

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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TO: El Dorado County Planning Commission Agenda of: December 13, 2012

FROM: Gina Paolini, Senior Planner Item No.: 4.b

DATE: November 14, 2012

RE: S02-0002-R-5/ATC-White Hall

The Planning Commission reviewed the request for a five-year review of an existing 125-foot monopine cellular telecommunication facility and revision to the Special Use Permit at the Planning Commission hearing of November 8, 2012. The application was continued to the December 13, 2012 Planning Commission hearing to allow for Conditions of Approval to be brought back for consideration by the Commission.

Staff has identified minor corrections and changes to the conditions. The project description has been clarified to include the requested revision and to address the Commission's concerns. The changes to the Conditions of Approval are shown in ~~strikeout~~ and underline in Attachment 1. Findings for Approval have been provided in Attachment 2.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the previous Negative Declaration prepared for the project sufficiently analyzed the project and the modifications made to the Conditions of Approval do not raise new environmental impacts;
2. Find that for this five-year review period, the telecommunication facility is in substantial conformity with the Conditions of Approval for S02-0002-R-5; and
3. Approve revisions to Special Use Permit S02-0002-R-5 subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Site Plan
Exhibit B	Elevations/Details
Exhibit C	Elec./Grounding Sheet

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit S02-0002-R-5/ATC-White Hall
Planning Commission/December 13, 2012

El Dorado County Planning Services

1. This special use permit revision is based upon and limited to compliance with the project descriptions and Conditions of Approval set below:

Exhibit A.....Site Plan
Exhibit B.....Elevations/Details
Exhibit C.....Elec./Grounding Sheet

~~the Zoning Administrator hearing exhibits marked Exhibits A through I dated October 17, 2007, and conditions of approval set forth below. Further,~~

Any deviations from the project descriptions, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the described approval will constitute a violation of the permit approval and may subject the authorized activities to revocation hearings.

~~The project, as approved, consists of the following:~~

The project description is as follows:

Approval of a Special Use Permit allowing the construction and operation of a multi-user wireless telecommunication facility within an existing 431.35-acre parcel identified as APN 011-090-50 and consisting of the following:

- a. One, 125 foot steel monopine.
- b. A 100 foot by 100 foot fenced lease area, with fence being six feet tall and constructed of chain link with three strands of barbed wire on top.
- c. One, 12 foot by 20 foot equipment shelter, with cabinets enclosed within the shelter.
- d. One, 10 foot by 16 foot equipment shelter, with cabinets enclosed within the shelter.
- e. Six panel antennas and six tower mounted amplifiers at a 120 foot center line above ground level.

- f. Twelve panel antennas and six tower mounted amplifiers at a 110 foot center line above ground level.
- g. Sixteen panel antennas and six amplifiers at a 94 foot center line above ground level.
- h. Three panel antennas at an 84 foot center line above ground level.
- i. One, three foot microwave dish at a 90 foot center line above ground level.
- j. Two foot microwave dish at a 52 foot center line above ground level.
- k. A 16 foot by 10 foot metal grate equipment floor to accommodate four radio cabinets, a GPS unit, a 300-watt site light, a coaxial cable bridge, and a steel equipment access ladder.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

~~The construction and operation of a wireless telecommunications facility off Weber Mill Road, approximately one mile east of the intersection with Ice House Road in the South Fork American River Canyon. The facility will consist of a 125 foot mono-pine cellular tower and will be designed to accommodate up to four wireless service providers, including the anchor tenant, Cingular wireless. The facility will be unmanned (visited on an average of once per month by representatives from the individual service providers and the tower owner for routine maintenance purposes), will not be lit, nor emit noise or glare, and will not interfere with television or radio reception.~~

~~Revision No. 1 (S02-0002R1) shall consist of the co-location of a cell antenna facility consisting of 3 arrays holding up to 12 antennas at the 110 foot level and one flush mounted microwave dish on the existing 125 foot mono-pine tower, and a 12' x 20' equipment shelter to be placed within the existing fenced facilities yard.~~

~~Revision No. 2 (S02-0002R2) shall consist of the co-location of a cell antenna facility consisting of four panel antennas at the 96 foot level on the existing 125 foot monopine tower and one 10 foot x 16 foot pre-fabricated equipment shelter placed within the existing fenced facilities yard.~~

~~Revision No. 3 (S02-0002R3) shall allow co-location of six (6) antennas at a height of 84 feet on an existing 120 foot monopine; and the installation of up to three (3) radio cabinets within the existing fenced compound, a 16 foot by 10 foot (160 square feet)~~

~~metal grate equipment floor, a new Global Positioning System (GPS) unit, a new 300-watt site light, a coaxial cable bridge, and a new steel equipment access ladder.~~

~~The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.~~

2. **Development Fees:** All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
3. ~~In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.~~

~~The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37. County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.~~

Hold Harmless Agreement: In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

4. ~~All site improvements related to the original tower and cell site (S02-0002) shall conform to the submitted site plans attached on Exhibits D as found in the staff report for S02-0002. All site improvements related to Revision No. 1 shall be substantially compliant to Exhibits E-1, E-2, E-3, F, G-1, and G-2 as found in the staff report for S02-0002R1. All site improvements related to Revision No. 2 shall be substantially compliant to Exhibit F as found in the staff report for S02-0002R2.~~

45. **Obsolete Equipment:** All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased, or the facility has been abandoned. The applicant shall notify the Planning Services Department at the time of abandonment, and all disturbance related to the communication facility shall be restored to pre-project conditions.
56. **Maintenance:** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of towers and other improvements, including any improvements resulting from revisions, shall be maintained to ensure the appearance remains consistent with approved conditions relating to color.
6. **Television Interference:** The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
7. **Bi-Annual Review:** The applicant shall submit photographs of the cellular facility to Planning Services twice a year, no later than June 1st and December 1st of each year demonstrating that the appearance of the tower remains consistent with the approval, in particular branches and antenna socks shall be maintained to screen antennas. If Planning Services determines that branches and/or antenna socks are in disrepair, the applicant shall take corrective action within 30 days of notification from Planning Services.
8. ~~Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. The original facility, approved by the Planning Commission on September 12, 2002, and last reviewed for co-location by the Zoning Administrator on June 15, 2005, is still operational. Based upon the review conducted for this collocation application, staff recommends that this entire facility be considered to be approved for use through a date five years after Zoning Administrator approval of the revised special use permit, rather than be partially reviewed in June of 2010. At each five-year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to:~~
 - a. ~~Modify the conditions of approval in order to reduce identified adverse impacts; and~~
 - b. ~~Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system or;~~
 - c. ~~Allow the facility to operate under all applicable conditions.~~

~~By operation of this condition, it is the intent of the Planning commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this Special Use permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five-year review.~~

Five-Year Review: Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and determine whether to:

- a. Allow the facility to continue to operate under all applicable conditions; or
- b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

9. **Building Permit Finals:** The building permits required by Condition No. ~~10~~ 14 for the construction of any collocations shall not be issued until the building permits for any prior collocations have been finalized.
10. **Conformance Documentation:** Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis.
11. **Project Implementation:** Pursuant to County Code (Section 17.22.250) implementation of the project (i.e., obtaining building permit) must occur within twenty-four months (24) of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with the conditions of approval.
12. **Co-location:** For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the

proposed leased area and provided that any one of the proposed carrier installs no more than four antenna sectors and two antennas per sector (8 total antennas) per carrier at any one time, and that there shall not be an increase in overall height of the tower.

13. **Panel Antenna Screening:** All panel antennas shall be fitted with antenna socks, with simulated needles that shall be in a color that closely matches the antenna branches. The socks shall be approved by Planning Services prior to issuance of a building permit and photographs of sock installation shall be provided to Planning Services prior to building final.

El Dorado County Building Services

- ~~10. Project facilities shall be subject to a building permit from the El Dorado County Building Department.~~
14. **Building Permit:** The applicant shall obtain a building permit from El Dorado County Building Services for project facilities prior to the commencement of construction.

El Dorado County Department of Transportation

- ~~1511. **Road Construction and Maintenance:** The applicant shall place a minimum of 3-inch thick x 12 foot wide aggregate base surfacing over the existing dirt road from Ice House Road to the project. Any damage to said access road shall be repaired prior to the finaling of the building permits required for the construction of any subsequent collocations. Further, The access road shall is to be maintained as required at all times.~~
- ~~12. The project shall comply with all applicable requirements of the El Dorado County Fire Protection District. Documentation of this compliance shall be presented to the Planning Division prior to or concurrent with the requirements of Condition 9.~~

El Dorado County Fire Protection District

- ~~13. Prior to final inspection, the applicant shall provide or verify the existence of a minimum 12 foot wide all weather access road to within 150 feet of all exterior portions of the structure(s) and tower. This access road shall have a minimum vertical clearance of 15 feet and be capable of supporting a load of at least 40,000 pounds. The minimum inside turning radius of this road shall be 40 feet. The grade of this road shall not exceed 15 percent. The access road must contain approved emergency vehicle turnouts approximately every 400 feet (30 feet by 10 feet with 25 foot tapers on each end) and a turn-around (minimum 40 foot inside radius or 60 foot hammerhead tee) within 50 feet of the structure(s).~~
- ~~14. Prior to final inspection, the applicant shall provide the site with high priority "Knox" access with keys for emergency access.~~
- ~~15. Prior to final inspection, any and all gates located on site shall comply with Fire Prevention Officers' standard. This gate standard is at least two feet wider than the road.~~

- ~~16. Prior to final inspection, the applicant shall provide or verify the existence of a fire extinguisher, rated 2A:10BC, mounted at the equipment shelter, not higher than 5 feet to the top and within 75 feet travel distance of all areas.~~
- ~~17. Prior to final inspection, the applicant shall provide or verify that all exit doors have "panic proof" hardware, allowing the door to be opened from the inside.~~
- ~~18. Prior to final inspection, the applicant shall post, or verify the existence of, the address for the property, clearly visible from both directions of the access road.~~

El Dorado County Environmental Management Department

16. **Hazardous Materials Plan:** The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department-Hazardous Materials Division for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation.

ATTACHMENT 2

FINDINGS

Special Use Permit S02-0002-R-5/ATC-White Hall Planning Commission/December 13, 2012

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Guidelines Section 15162, no subsequent Negative Declaration shall be prepared for the project as there has been no substantial change in the project based on the whole record that would cause a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the conditions, ensure compliance of the telecommunications facility with the special use permit.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ZONING FINDINGS

- 2.1 **The proposed use is specifically permitted by Special Use Permit.**

The cellular telecommunication facility use is permitted by Special Use Permit in the Timberland Preserve Zone (TPZ) district pursuant to Section 17.14.210 of the County Code.

- 2.2 **The Cellular Telecommunication Facility is in Compliance with the Conditions of Approval based on the 5-year Review Status Report.**

The Planning Commission reviewed the status report of the facility on November 8, 2012, and determined that the screening efforts to improve the monopine's appearance, including the addition of new branches and antenna socks has brought the site into conformance with the development standards contained within Section 17.14.210.F of the County Code, which include screening and maintenance requirements. The facility will be reviewed bi-annually to ensure continued compliance with County Code requirements.

PROJECT
WEBER MILL ROAD Site No. SAC-395-LIE

LOCATION
304 WEBER MILL ROAD
MILLCREEK AVENUE, CA 95776

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	11/19/09
2	ISSUE FOR PERMITS	12/27/09
3	ISSUE FOR PERMITS	01/27/10

PREPARED FOR:

metro PCS
785 ORCHARD DR. Ste 200
FOLSOM, CA 95630

APPROVALS

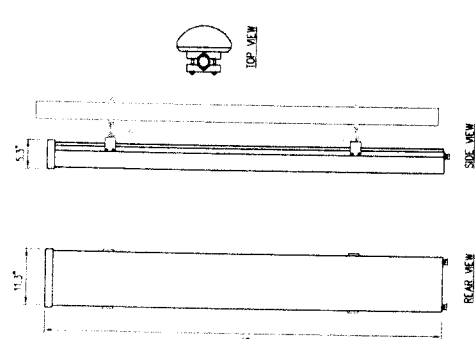
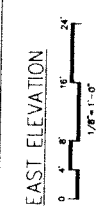
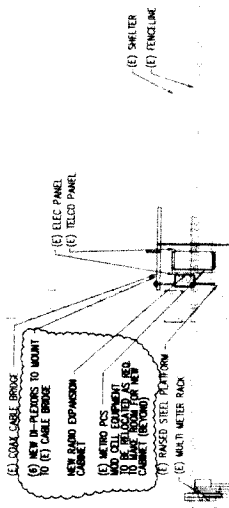
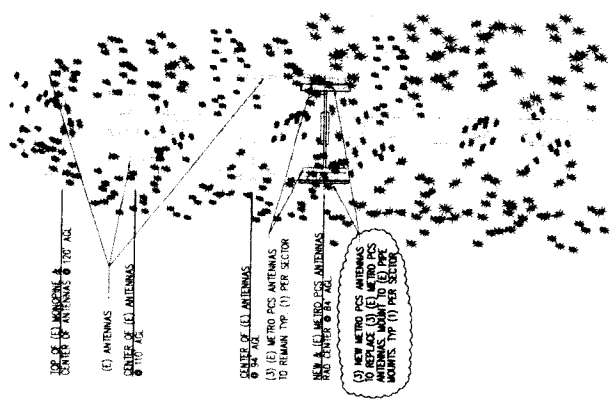
DATE	BY

The Project is subject to the jurisdiction of the City of Folsom, California. The applicant is responsible for obtaining all necessary permits from the City of Folsom, California.

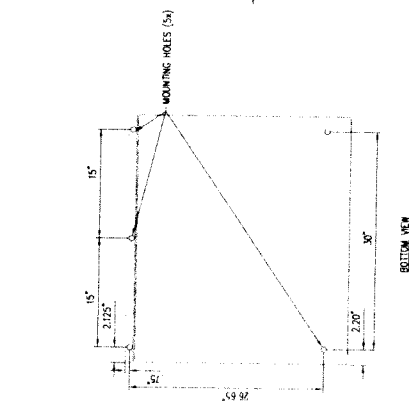
Peak Site-Com
19422 Latham Ave. Suite 101
Auburn, California 95602
Phone (916) 985-6140
E-Mail: info@peakwireless.com

ELEVATIONS/DETAILS

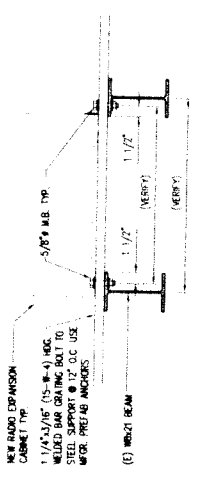
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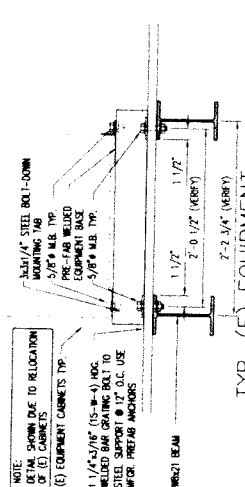
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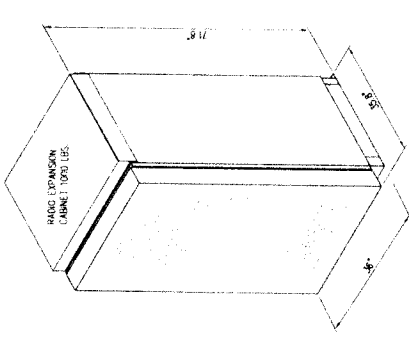
TYP. RADIO EXPANSION CABINET DETAIL
SCALE: N.T.S.



NEW RADIO EXPANSION CABINET BOLT DOWN DETAIL
SCALE: N.T.S.



TYP. (E) EQUIPMENT CABINET BOLT DOWN DETAIL
SCALE: N.T.S.



TYP. RADIO EXPANSION CABINET DETAIL
SCALE: N.T.S.

S 02-0002-R(5)

WEER MILL ROAD S/N No. SAC-395-1E
 4041 WEER MILL ROAD
 POLLOCK PINES, CA 95776

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	11/14/00
2	FOR PERMITS	11/14/00
3	FOR PERMITS	11/14/00

PREPARED FOR:
metro PCS
 785 ORCHARD DR. STE. 200
 FOLSOM, CA 95630

APPROVALS

DATE	BY

This drawing is the property of the contractor and shall remain the property of the contractor. It is not to be used for any other project without the written consent of the contractor.

Peak Site-Com
 17857 Eganet Ave, Suite 101
 Auburn, California 95602
 Phone (916) 865-6800
 E-Mail: info@peaksite.com

ELEC./GROUNDING SHEET

PROJECT NO.	SAC-395-1E
DATE	11/14/00
DESIGNED BY	
CHECKED BY	
AS NOTED	
DATE	
BY	
SCALE	

E-1

GROUNDING LEGEND

- 1. THE 4" THICK CONCRETE FOUNDATION SHALL BE REINFORCED WITH 4" DIA. #4 BARS AT 12" ON CENTER.
- 2. THE 4" THICK CONCRETE FOUNDATION SHALL BE REINFORCED WITH 4" DIA. #4 BARS AT 12" ON CENTER.
- 3. THE 4" THICK CONCRETE FOUNDATION SHALL BE REINFORCED WITH 4" DIA. #4 BARS AT 12" ON CENTER.
- 4. THE 4" THICK CONCRETE FOUNDATION SHALL BE REINFORCED WITH 4" DIA. #4 BARS AT 12" ON CENTER.
- 5. THE 4" THICK CONCRETE FOUNDATION SHALL BE REINFORCED WITH 4" DIA. #4 BARS AT 12" ON CENTER.

GROUNDING NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS.
2. ALL ELECTRICAL WORK SHALL BE APPROVED BY THE LOCAL PERMITS OFFICE AND SHALL BE SUBJECT TO INSPECTION BY THE LOCAL PERMITS OFFICE.
3. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE STATE AND LOCAL REGULATIONS.
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GENERAL NOTES:

- 1. PROVIDE MIN. 3" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIPMENT.
- 2. ALL BREAKERS SHOULD BE RATED MIN. 100% OF THE LOAD AND BE INSTALLED BY THE UTILITY, WHOEVER IS PROVIDED BY THE UTILITY, WHOEVER IS PROVIDED BY THE UTILITY.
- 3. ALL WIRING SHALL BE RATED 75 DEG. C.

S-02-0002-R(5)

ELECTRICAL LEGEND

- 1. 120V 1PH TRANSFORMER
- 2. 120V 1PH TRANSFORMER
- 3. 120V 1PH TRANSFORMER
- 4. 120V 1PH TRANSFORMER
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- 8. 120V 1PH TRANSFORMER
- 9. 120V 1PH TRANSFORMER
- 10. 120V 1PH TRANSFORMER

ELECTRICAL NOTES

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GROUNDING DETAIL

Labels: (A) 4" DIA. #4 BARS AT 12" ON CENTER, (B) 4" DIA. #4 BARS AT 12" ON CENTER, (C) 4" DIA. #4 BARS AT 12" ON CENTER, (D) 4" DIA. #4 BARS AT 12" ON CENTER, (E) 4" DIA. #4 BARS AT 12" ON CENTER, (F) 4" DIA. #4 BARS AT 12" ON CENTER, (G) 4" DIA. #4 BARS AT 12" ON CENTER, (H) 4" DIA. #4 BARS AT 12" ON CENTER, (I) 4" DIA. #4 BARS AT 12" ON CENTER, (J) 4" DIA. #4 BARS AT 12" ON CENTER.

TYP. CABINET GROUNDING DETAIL

Labels: (A) 4" DIA. #4 BARS AT 12" ON CENTER, (B) 4" DIA. #4 BARS AT 12" ON CENTER, (C) 4" DIA. #4 BARS AT 12" ON CENTER, (D) 4" DIA. #4 BARS AT 12" ON CENTER, (E) 4" DIA. #4 BARS AT 12" ON CENTER, (F) 4" DIA. #4 BARS AT 12" ON CENTER, (G) 4" DIA. #4 BARS AT 12" ON CENTER, (H) 4" DIA. #4 BARS AT 12" ON CENTER, (I) 4" DIA. #4 BARS AT 12" ON CENTER, (J) 4" DIA. #4 BARS AT 12" ON CENTER.

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PARTIAL ONE LINE DIAGRAM

Labels: (A) 4" DIA. #4 BARS AT 12" ON CENTER, (B) 4" DIA. #4 BARS AT 12" ON CENTER, (C) 4" DIA. #4 BARS AT 12" ON CENTER, (D) 4" DIA. #4 BARS AT 12" ON CENTER, (E) 4" DIA. #4 BARS AT 12" ON CENTER, (F) 4" DIA. #4 BARS AT 12" ON CENTER, (G) 4" DIA. #4 BARS AT 12" ON CENTER, (H) 4" DIA. #4 BARS AT 12" ON CENTER, (I) 4" DIA. #4 BARS AT 12" ON CENTER, (J) 4" DIA. #4 BARS AT 12" ON CENTER.

LOAD CENTER METRO PCS PANEL SCHEDULE

NO.	DESCRIPTION	AMPS	VOLTS	PHASES	WIRE SIZE	TERMINALS
1	120V 1PH TRANSFORMER	100	120	1	1/0	1
2	120V 1PH TRANSFORMER	100	120	1	1/0	1
3	120V 1PH TRANSFORMER	100	120	1	1/0	1
4	120V 1PH TRANSFORMER	100	120	1	1/0	1
5	120V 1PH TRANSFORMER	100	120	1	1/0	1
6	120V 1PH TRANSFORMER	100	120	1	1/0	1
7	120V 1PH TRANSFORMER	100	120	1	1/0	1
8	120V 1PH TRANSFORMER	100	120	1	1/0	1
9	120V 1PH TRANSFORMER	100	120	1	1/0	1
10	120V 1PH TRANSFORMER	100	120	1	1/0	1

GROUNDING DETAIL

Labels: (A) 4" DIA. #4 BARS AT 12" ON CENTER, (B) 4" DIA. #4 BARS AT 12" ON CENTER, (C) 4" DIA. #4 BARS AT 12" ON CENTER, (D) 4" DIA. #4 BARS AT 12" ON CENTER, (E) 4" DIA. #4 BARS AT 12" ON CENTER, (F) 4" DIA. #4 BARS AT 12" ON CENTER, (G) 4" DIA. #4 BARS AT 12" ON CENTER, (H) 4" DIA. #4 BARS AT 12" ON CENTER, (I) 4" DIA. #4 BARS AT 12" ON CENTER, (J) 4" DIA. #4 BARS AT 12" ON CENTER.

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EXHIBIT C