

File No.
S95-0024-R-2
Location Map

Crown Castle North Shingle

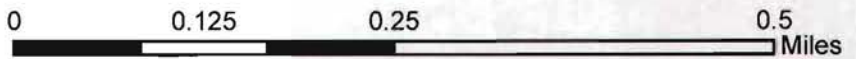


Exhibit A



15 SEP 21 AM 10:14
RECEIVED
PLANNING DEPARTMENT

El Dorado County
Planning Department
3800 N. Shingle Road
Shingle Springs, CA 95682
Phone: (916) 781-1234
Fax: (916) 781-1235
www.el-dorado-county.com

Five Year Review of Special Use Permit S95-0024-R
Crown 827136 – Shingle Springs
3800 N. Shingle Road, Shingle Springs, CA 95682

Carrier Contact Information

The facility is owned by Crown Castle and T-Mobile currently has antennas located on the tower. The contact information for all parties is below:

Crown Castle
222 East Carrillo Street, Suite 107
Santa Barbara, CA 93101

T-Mobile
12920 SE 38th Street
Bellevue, WA 98006

Compliance with Conditions of Approval

1. This Special Use Permit Revision is based upon and limited to compliance with the project description, the Staff Report exhibits marked Exhibits E through G and conditions of approval set forth below. Any deviations from the project description, 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 above described approval will constitute a violation of permit approval...

Compliant – the project was constructed as described in Special Use Permit S95-0024-R and Exhibits E through G.

2. The applicant shall assume full responsibility for resolving television reception interference cause by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.

Compliant – no written television reception interference notices have been received. Crown Castle and T-Mobile agree to resolve television reception interference caused by the facility.

3. The applicant shall obtain a building permit from El Dorado County Building Services prior to authorization of any use by this Special Use Permit.

Compliant – the facility received building permit 98900-1 prior to construction

4. The applicant shall construct a 6-foot-tall wooden fence, or chain link fence with wooden slats, around the entire perimeter of the 400-square-foot facility for safety reasons. Landscaping in the form of fast-growing columnar trees shall be placed on the outside perimeter of the fence that faces Highway 50 in order for screening in the long-term.

Compliant – the facility is surrounded by a wooden fence and landscaping screens site from view.

5. Co-locations may be administratively approved on the monopole subject to review and approval by the Development Services Director. The co-locations shall be consistent with design of the monopole as described in permit S95-0024 or as referenced in Condition I of this permit. Any expansion of lease area or major alteration of the monopole shall require approval of a revision to this use permit from the Zoning Administrator or Planning Commission.

Compliant – there is one carrier currently on the monopole.

6. All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project conditions.

Compliant – the facility has remained in use for the duration of the permit.

7. 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 present that report to the approving authority with a recommendation 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.

Compliant – Five year review in process

8. 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. All future development plans shall include this condition on the submitted plans.

Compliant – facility was reviewed prior to commencement of use and five year review is in process.

9. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.

Compliant – Notice of Exemption fee was paid in 2009

10. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

Compliant – All conditions of approval are being met and no zoning violations have been received.

11. All Development Services fees for processing this application shall be paid in full prior issuance of a Building Permit.

Compliant – all fees were paid in 2009 and a building permit was issued

12. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner 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. The applicant 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/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

Compliant – Crown Castle and T-Mobile continue to agree to this condition.

13. If this facility will store reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) or generate hazardous waste, prior to commencing operations the owner/operator shall:

a. Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.

b. Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.

c. Train all employees to properly handle hazardous materials and wastes.

d. Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

Compliant – facility does not store reportable quantities of hazardous materials or generator hazardous waste

14. The applicant shall submit site plan review fee. The District shall review and approve the improvement plans prior to issuance of a building permit.

Compliant – fire reviewed and approved prior to issuance of building permit

15. Provide a high-priority "Knox Box" to access the cabinets (if not already provided). The District shall verify the installation of the 'Knox Box' prior to issuance of a building permit.

Compliant – fire reviewed and approved prior to issuance of building permit

16. Provide keys for all cabinets to be placed in Knox box. Provide a low priority "Knox" padlock on access gate if not already provided. Applications for both high and low security Knox systems are provided at the district office for \$30.00 each. The District shall verify this compliance with this requirement prior to issuance of a building permit.

Compliant – fire reviewed and approved prior to issuance of building permit

17. Mount one 2A10BC Fire Extinguisher inside a weather resistant fire extinguisher box. The District shall verify compliance with this requirement prior to issuance of a building permit.

Compliant – fire reviewed and approved prior to issuance of building permit

18. The applicant shall maintain vegetation control inside the fencing around the cabinets and tower. The vegetation control shall be maintained in perpetuity.

Compliant – there is no vegetation growing inside the fencing or around the cabinets and tower

SITE PHOTOS

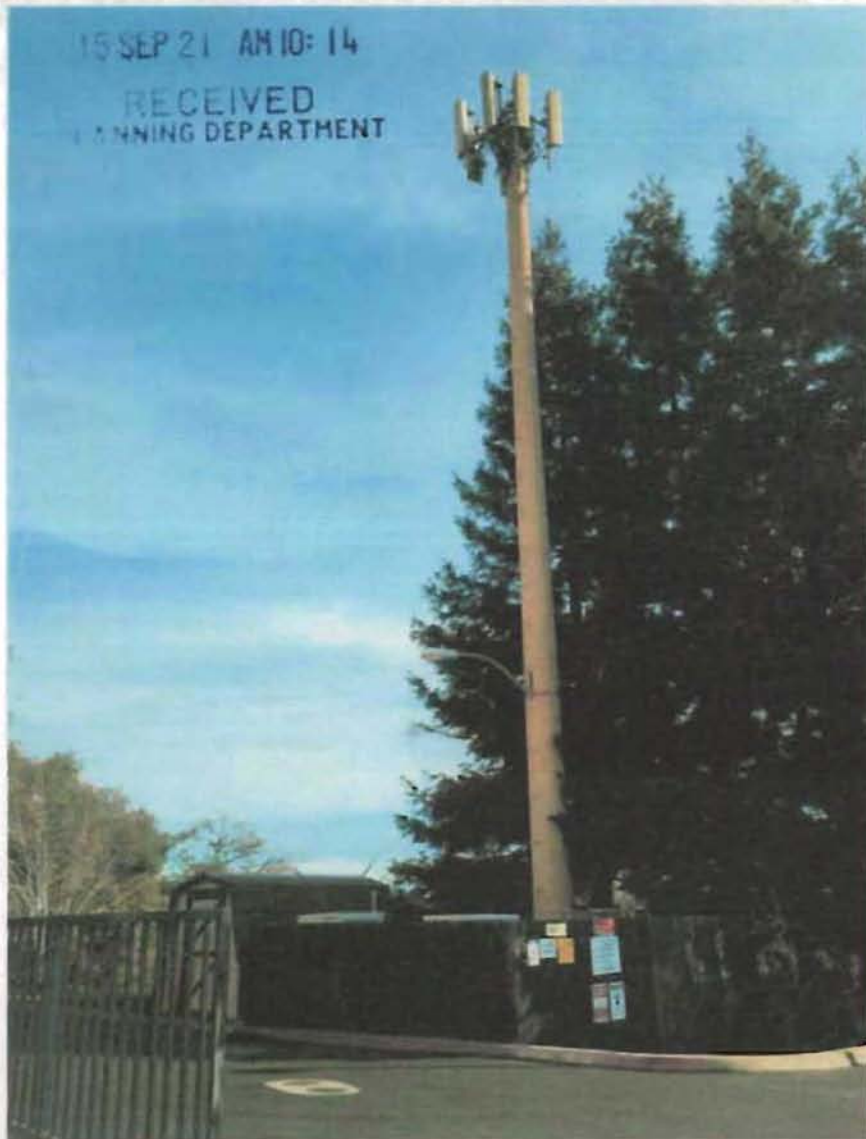
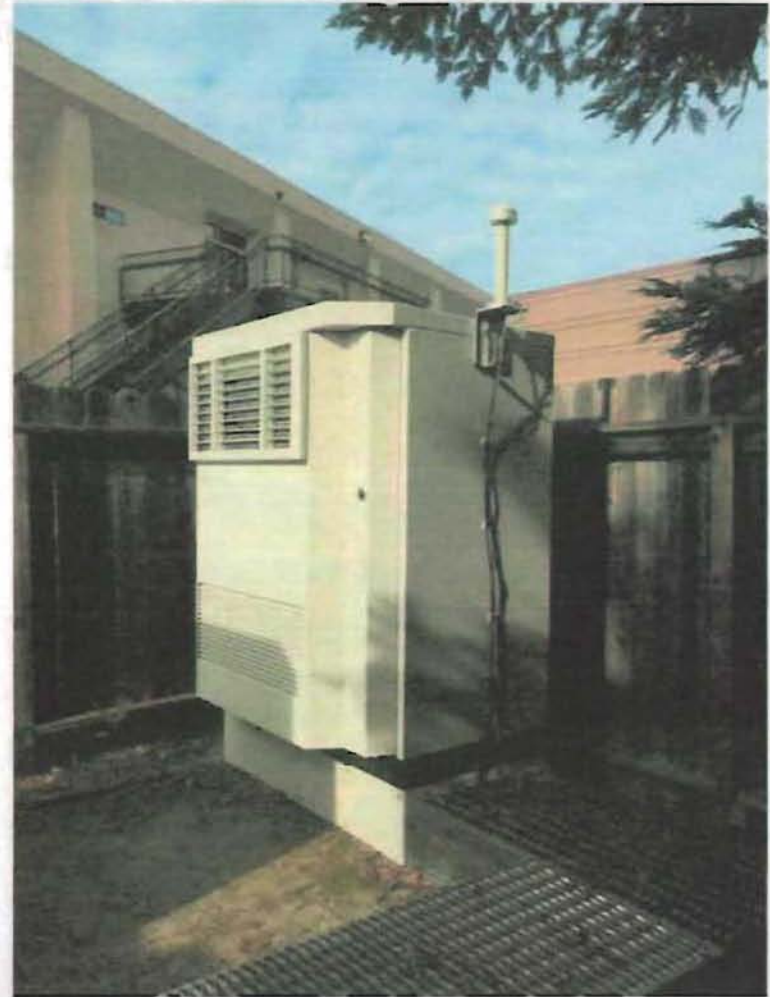
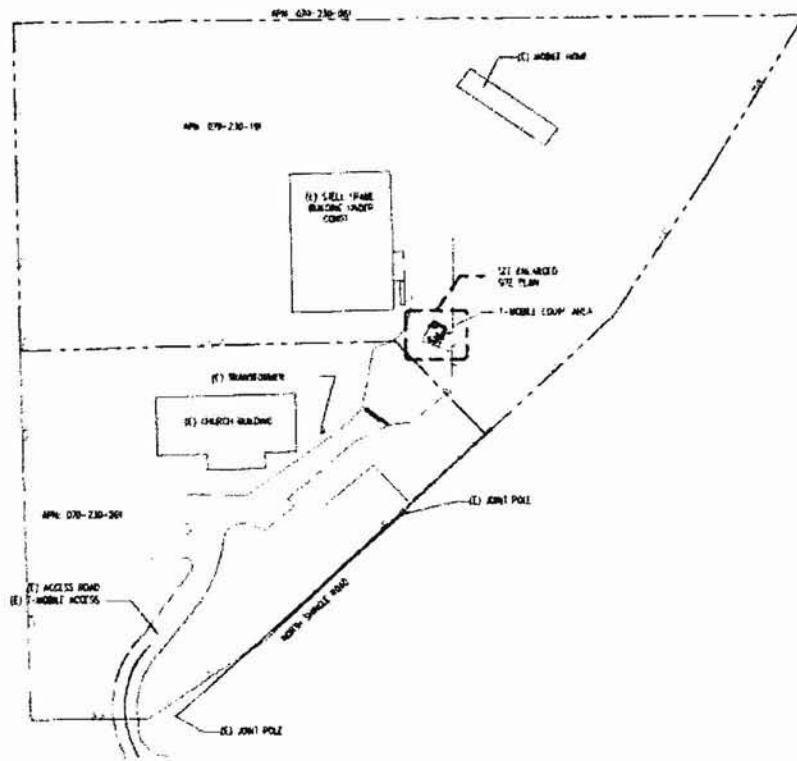


Exhibit C

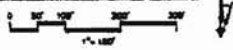
S 95-0024-R-2

SITE PHOTOS





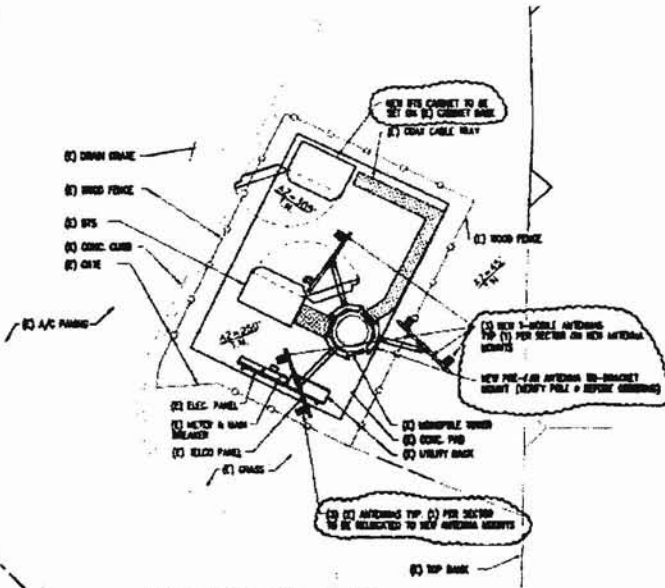
OVERALL SITE PLAN



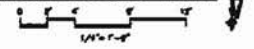
GENERAL NOTES

- A. ALL SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS.
- B. IN ADDITION TO EQUIPMENT AND "OVER SPACE" REQUIREMENTS, LEASEE WHEN SHALLS CONSIDER SUCH ITEMS AS: MAINTENANCE, CURB ACCESS AND LANDSCAPING.
- C. CABINETS SHOWN ARE NOT TO BE INSTALLED CONTRACTOR TO PROVIDE (3) 1725W CONE CONDUIT SPACE BOX BY ALL CONDUITS NECESSARY FOR FUTURE CABINETS.

15 SEP 21 AM 10:15
 RECEIVED
 PLANNING DEPARTMENT



ENLARGED SITE PLAN



SITE ADDRESS
 2800 N. SHINGLE SPRINGS RD
 SHINGLE SPRINGS, CA 95662

T-Mobile
 OMNIPONT COMMUNICATIONS
 7700 Sandstone Blvd, Suite 100, San Diego, CA 92121

Peek Site-Com
 853 Lincoln Way, Suite 108
 Alhambra, California 91803
 Phone: (626) 885-6160
 E-Mail: info@peeksitecom.com

Please contact the information shown in this plan for any questions or to schedule a site visit. The information shown is for informational purposes only and does not constitute an offer of any financial product or service.

REVISIONS

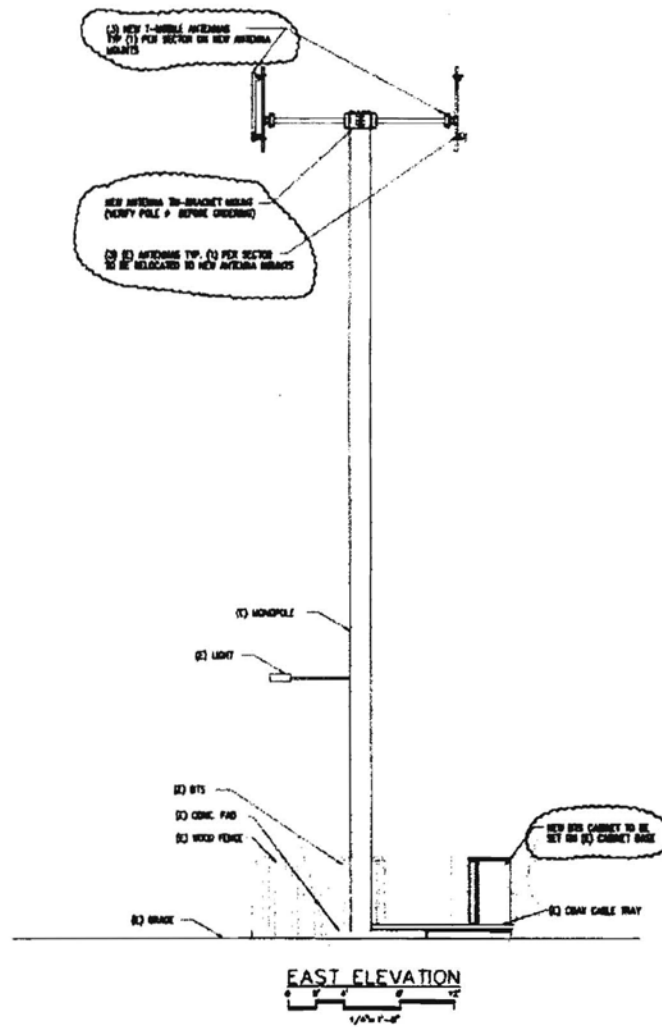
NO.	DESCRIPTION	DATE	BY
1	MOB. CABINETS LOC. 3	3-10-09	WBT
2	TRANS. CABINET LOC. 3	3-30-09	WBT
3			
4			
5			
6			

RT. 50 & SHINGLE SPRINGS

SITE PLAN

PROJECT NO: SC09033A
 SHEET NO: 004 PAGES 48
 DATE: 3-10-09
 DRAWN BY: WBT
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

A-1



SITE ADDRESS
3800 N. SHINGLE SPRINGS RD
SHINGLE SPRINGS, CA 95962

T-Mobile
OMNIPONT COMMUNICATIONS
1700 Broadway, New York, NY 10019

Peek Site-Com
853 Lincoln Way, Suite 100
Auburn, California 95603
Phone (530) 885-6160
E-Mail info@peekstec.com

We hereby certify that the information contained herein is true and correct to the best of our knowledge and belief.

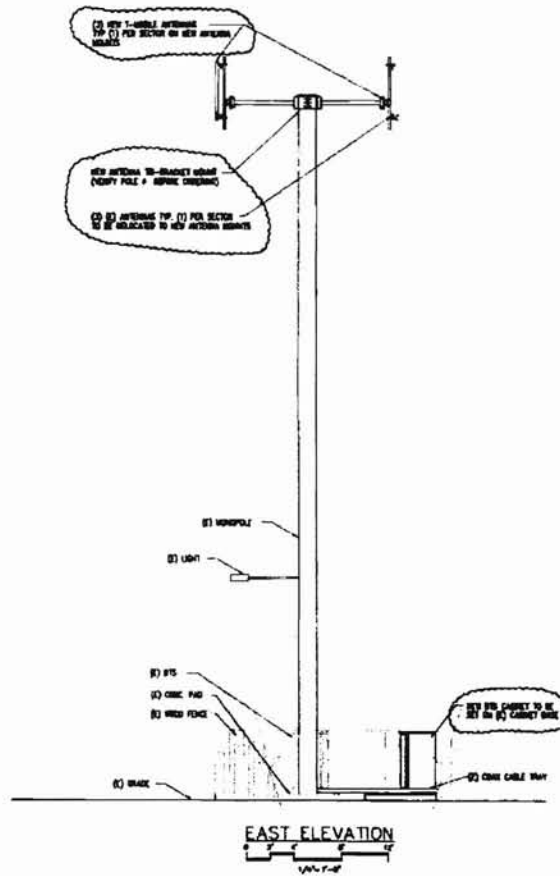
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ADD CABINET DOC'S	3-16-09	WBT
2	ADD CABLE TRAY DOC'S	3-30-09	WBT
3			
4			
5			
6			

PROJECT
RT. 50 & SHINGLE SPRINGS

REVISIONS
ELEVATIONS

	DRAWN BY WBT	PROJECT NO. SC09-03A
	CHECKED BY WBT	DATE FOR ISS. 03/16/09
SCALE AS SHOWN		SHEET NO. A-2
TOTAL SHEETS 1		DATE



SITE ADDRESS
 2000 N SHINGLE SPRINGS RD
 SHINGLE SPRINGS, CA 95963

T-Mobile
 OMNIPONT COMMUNICATIONS
THE ASSOCIATED TELEPHONE AND TELEGRAPH COMPANY

Peek Site-Com
 853 Lincoln Way, Suite 106
 Auburn, California 95603
 Phone (530) 887-6160
 E-Mail info@peekstacom.com

We warrant equipment, installation, work on the equipment, and materials for a period of 90 days from the date of completion of the work. This warranty does not cover other services.

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUE CONSTRUCTION	3-14-08
2	ISSUE CONSTRUCTION	3-20-08
3		
4		
5		
6		

PROJECT
RT. 50 & SHINGLE SPRINGS

WORK SHEET
ELEVATIONS

	DATE OF ISSUE	ISSUED BY	APPROVED BY
	DATE OF REVISION	REVISION NO.	REVISION BY
	DATE OF REVIEW	REVIEWED BY	REVIEWED BY
	DATE OF APPROVAL	APPROVED BY	APPROVED BY

A-2