

Five Year Review of Special Use Permit S98-0019-R-2
Crown 827135 – Rt 50/Bass Lake
3021 Crystal View Drive, El Dorado Hills, CA 95762

Carrier Contact Information

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

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

Sprint/Nextel Property Services
Mailstop: KSOPHT0101-Z2650
6391 Sprint Parkway
Overland Park, KS, 66251

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

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JUN 01 2015
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DEVELOPMENT SERVICES DEPT

Compliance with Conditions of Approval

1. This Special Use Permit is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits A through H2 dated July 1, 2009, and conditions of approval set forth below. 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 above described approval will constitute a violation of permit approval...

Compliant – the project was constructed as described in Revision S98-0019-R-2 and Exhibits A through H2.

2. All site improvements shall conform to Exhibits E1 to E3.

Compliant – the project was constructed in conformance with Exhibits E1 to E3.

3. Landscaping required shall be properly maintained and shall be irrigated when necessary to promote and maintain growth. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit. Prior to issuance of final occupancy, applicants shall provide proof to Development Services that any dead or dying shrubs have been replaced.

Compliant – landscaping is property maintained and all trees and shrubs are in good health. The landscaping was recently pruned to remove overgrowth and promote plant health (see attached photos)

4. 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 televisions interference complaint.

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

5. Sound-proofing to meet the nighttime noise levels for rural areas as set forth in Table 6-2 of the General Plan shall be maintained. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written noise complaint.

Compliant – no written noise complaints have been received. The facility operates within the noise levels set forth in Table 6-2 of the General Plan.

6. Should it be determined by the Planning Commission at the time of tentative map consideration for the subject site, or adjacent properties within Village H as delineated by the Bass Lake Hills Specific Plan land use diagram, that a stealth tower or monopine would be desirable, the applicant shall submit plans for replacement of the existing tower with a stealth tower or monopine within one year of tentative map approval.

Compliant - Applicant has not been informed of tentative map consideration.

7. Antennas of similar nature and size may be mounted below the antennas, subject to the approval of the Planning Director; excepting microwave antennas, which will require a new use permit or an amendment(s) to the existing use permits and review and approval by the Planning Commission.

Compliant – no additional antennas have been installed.

8. Compliance with additional requirements of the El Dorado Hills Fire District as follows: In order to reduce the impact on this project from wildland fires and to provide the site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the Uniform Fire Code, a defensible space clearance of 30 feet of fuel modification shall be performed by June 15th or each year.

Compliant – With the exception of the landscaping immediately surrounding the facility fence, there is at least 30 feet of defensible space between the facility and all surrounding structures.

9. All owners and lessees of the subject communications tower facilities are required to participate in the Homeowners' Association road maintenance fund.

Compliant – Crown Castle, T-Mobile and Sprint/Nextel participate in the HOA road maintenance fund.

10. At such time that the applicant abandons the cellular communications site, the Planning Services must be notified. All obsolete or unused communication facilities shall be removed within (6) months after the use of that facility has ceased or the facility has been abandoned. The site shall be restored to pre-project condition. Restoration does not include removal of vegetation.

Compliant – the facility is still in use

11. Due to the ever-changing technology of wireless communication systems, this special use permit shall be revised 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 Planning Services Director to cover the cost of processing a five-year review on a time and materials basis.

Compliant – Five year review in process

12. 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 – use was authorized in 2009

13. 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 filed in 2009

SITE PHOTOS

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DEVELOPMENT SERVICES DEPT**

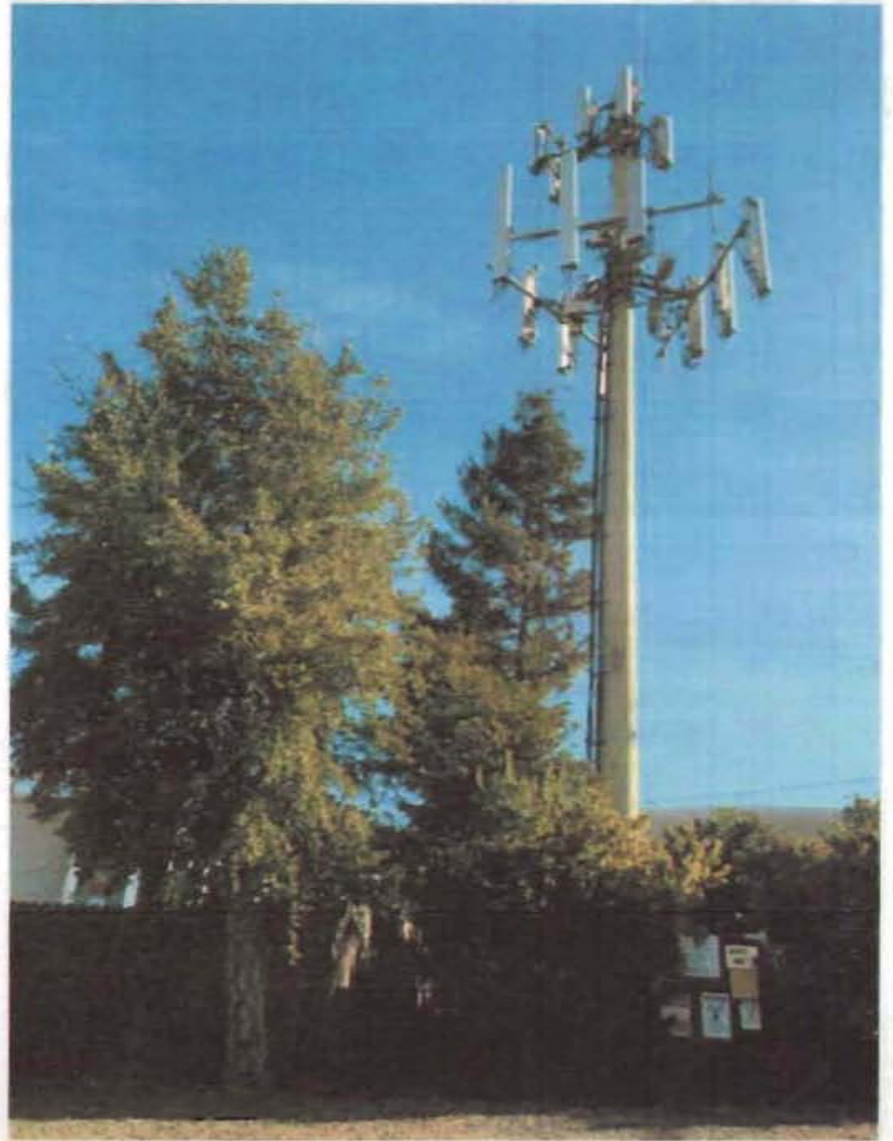
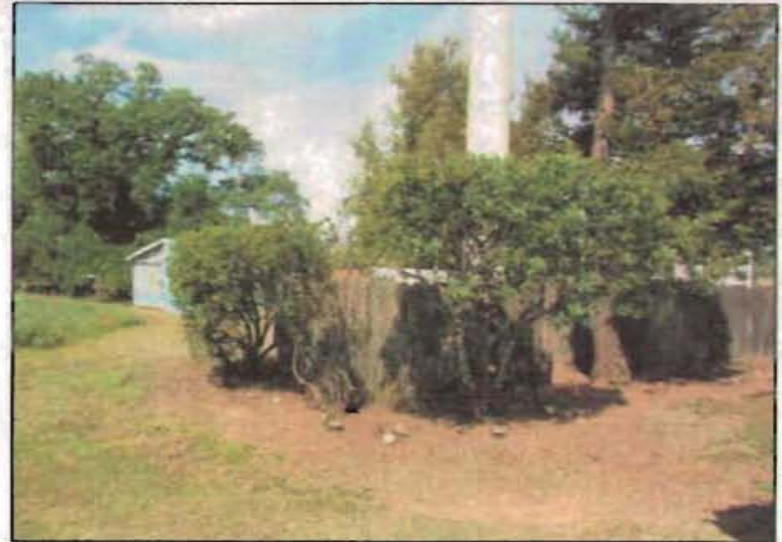


Exhibit B

S98-0019-R-3

SITE PHOTOS



SITE PHOTOS



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DEVELOPMENT SERVICES DEPT

T-Mobile OMNIPOINT COMMUNICATIONS

GENERAL NOTES

1. GENERAL AND SPECIFIC NOTES ARE LOCATED THROUGHOUT THIS PROJECT AND SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFIC NOTES TO THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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T-MOBILE	INITIALS	DATE
PROPERTY		
CONTRACT		
CONTRACT		
BY		

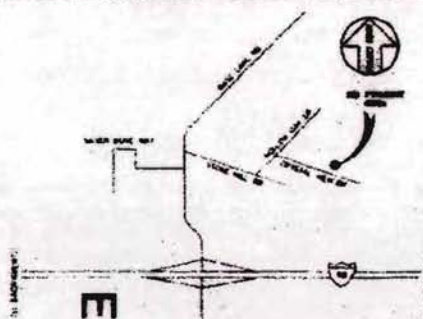
SITE ADDRESS
3021 CRYSTAL VIEW DR.
DUNELA SPRING, CA 95821



Peek Site-Com
353 Lincoln Way, Suite 108
Dubuque, CA 95821
Phone (530) 883-6180
E-Mail: peek@peeksitecom.com

LEGEND	PROJECT SUMMARY	SHEET INDEX
— A — ALUMINUM CHANNEL (GROUNDING)	SITE NAME: RT 50-BASS LAKE RD.	T TITLE SHEET
— T — TELEPHONE SERVICE (GROUNDING)	SITE NUMBER: SC09102A	A-1 SITE PLAN
— E — POWER SERVICE (GROUNDING)	SITE ADDRESS: 3021 CRYSTAL VIEW DR. DUNELA SPRING, CA 95821	A-11 ENLARGED SITE PLAN
— B — SPENDING RING (GROUNDING)	SITE CONTACT: GINA SMOOK 3021 CRYSTAL VIEW DR. DUNELA SPRING, CA 95821	A-2 ELEVATIONS / DETAILS
— F — TELEPHONE SERVICE (GROUNDING)	OWNER: RT 50-BASS LAKE RD. DUNELA SPRING, CA 95821	E-1 ELECTRICAL SHEET
— C — POWER SERVICE (GROUNDING)	OWNER ADDRESS: 3021 CRYSTAL VIEW DR. DUNELA SPRING, CA 95821	E-2 GROUNDING SHEET
— G — GROUNDING RING (GROUNDING)	APPLICANT: OMNICOMMUNICATIONS, INC. 1200 CRENSHAW, SUITE 400 SACRAMENTO, CALIFORNIA 95833	D-1 T-MOBILE CONST REQ
	APPLICANT'S ADDRESS: 1200 CRENSHAW, SUITE 400 SACRAMENTO, CALIFORNIA 95833	
	ADJUTANT PARCEL NUMBER: 001-100-00	

VICINITY MAP



CONTACTS

EL DORADO COUNTY
DEVELOPMENT SERVICES DEPT
1700 CRENSHAW SUITE 400
SACRAMENTO, CALIFORNIA 95833

OMNICOMMUNICATIONS, INC.
1200 CRENSHAW SUITE 400
SACRAMENTO, CALIFORNIA 95833

SCOPE OF WORK

LABOR PROVIDED TO INSTALL (1) ONE (1) T-MOBILE ANTENNA AND (2) ONE (1) T-MOBILE ANTENNA ON A NEW 10'x10'x10' TOWER. ALSO PROVIDE ALL NECESSARY GROUNDING AND WIRING TO THE ANTENNAS AND TO THE TOWER AND TO THE TOWER FOUNDATION AND TO THE TOWER FOUNDATION.

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DEVELOPMENT DEPARTMENT
JUN 01 2015

RT 50-BASS LAKE RD.
Title Sheet
Site No. SC09102A

REVISIONS	DATE	BY
1. NON CONST. SHEET	3-10-09	SAB
2. NON CONST. SHEET	3-20-09	WET
3. PLAN SHEET	3-19-09	SAB
4.		
5.		
6.		

RT 50-BASS LAKE RD.

TITLE SHEET

DATE: 3-10-09
BY: SAB
CHECKED BY: WET
DATE: 3-20-09
BY: WET

T-1

S98-0019-R-3

Exhibit C

Exhibit E1

KEY NOTES

1. NEW BBS ARE MOUNTED TO UTILITY POLE
2. NEW BATTERY GROUP
3. NEW 1-WIRELESS POLE APPROXIMATE TOP OF (1) POLE TO BE AT NEW CLAMP ON END, TOP OF (2)
4. (1) ANTENNA TO BE RELOCATED ON NEW CLAMP ON END, TOP OF (1) POLE APPROXIMATE TOP OF (2)
5. NEW 48 VOLT BATTERY GROUP, APPROXIMATE TOP OF NEW ANTENNA APPROXIMATE CLAMP ON END OF (1) ANTENNA TO BE REPLACED BY ANTENNA STUBBY AND NEW ANTENNA
6. (2) ANTENNA TO BE REMOVED FROM (1) POLE AND MOUNTED ON NEW 1-WIRELESS POLE
7. NEW 48 VOLT BATTERY TO BE MOUNTED ON UTILITY POLE APPROXIMATE TOP OF (1) POLE TO BE AT NEW CLAMP ON END, TOP OF (2)

NO SURVEY WAS PERFORMED BY PEAK FOR-COM THE LAYOUT WAS DERIVED FROM INFORMATION / ORIGINAL DRAWINGS PROVIDED BY CLIENT

SITE ADDRESS

3021 CRYSTAL VIEW DR
DUBLIN, CALIFORNIA 94568



Peek Site-Com
853 Linden Way, Suite 102
Dubuque, California 95645
Phone (916) 882-6160
E-Mail info@peeksitecom.com

No warranty is made by the engineer or architect for the accuracy of the information shown on this drawing unless otherwise stated.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUE DRAWING	3-10-09	SSD
2	ISSUE DRAWING	3-10-09	SSD
3	Plan Com	3-10-09	SSD
4			
5			
6			

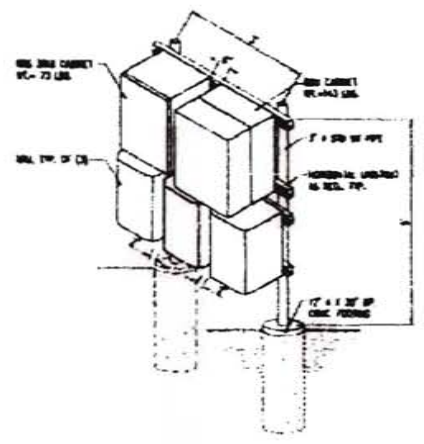
RT 50-BASS LAKE RD.

ENLARGED SITE PLAN

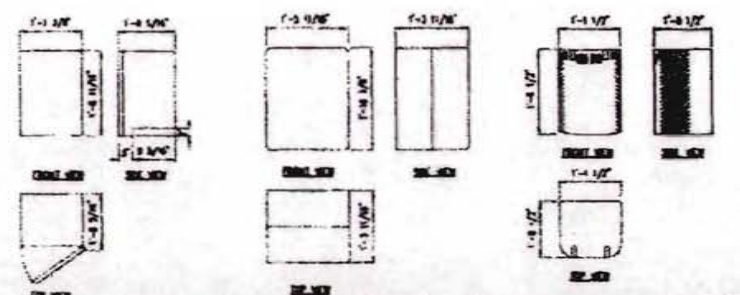
SCALE: 1/4" = 1'-0"

DATE: 3-10-09

PROJECT NO: A-1.1



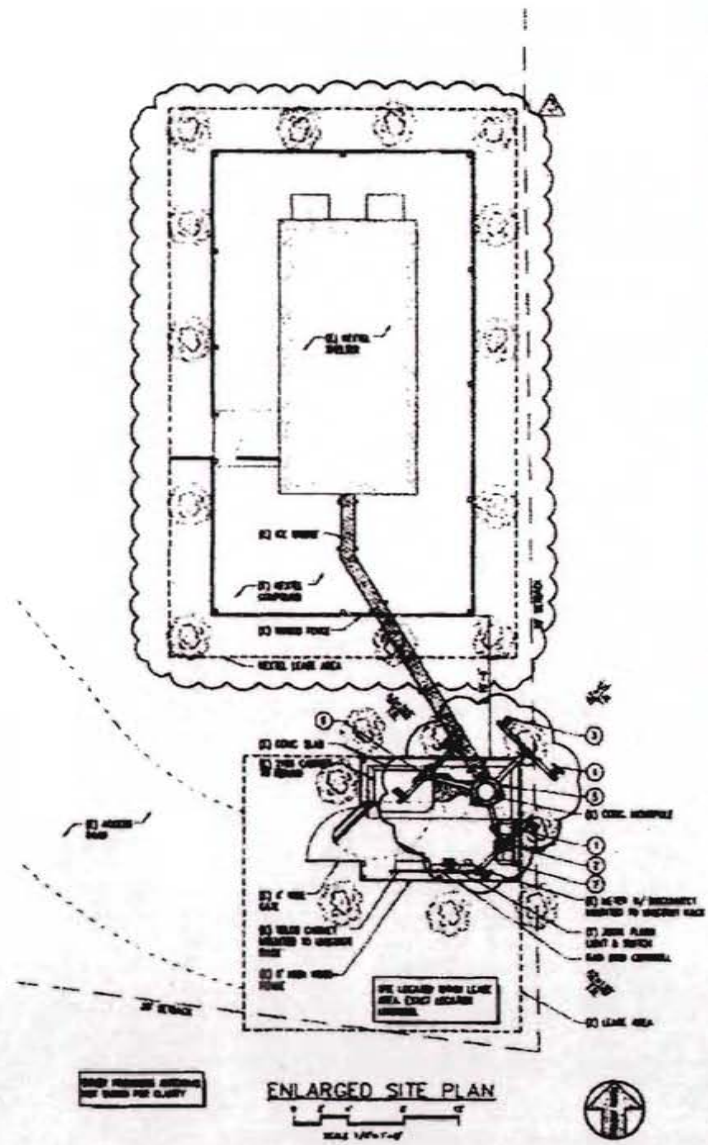
RRU RACK DETAIL



RBS 5518 CABINET SCALE: 1/4" = 1'-0"

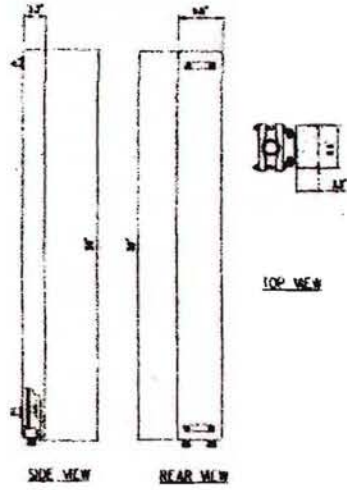
RRU CABINET SCALE: 1/4" = 1'-0"

RRU UNIT SCALE: 1/4" = 1'-0"

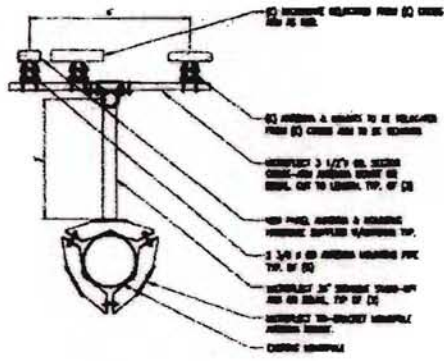


ENLARGED SITE PLAN

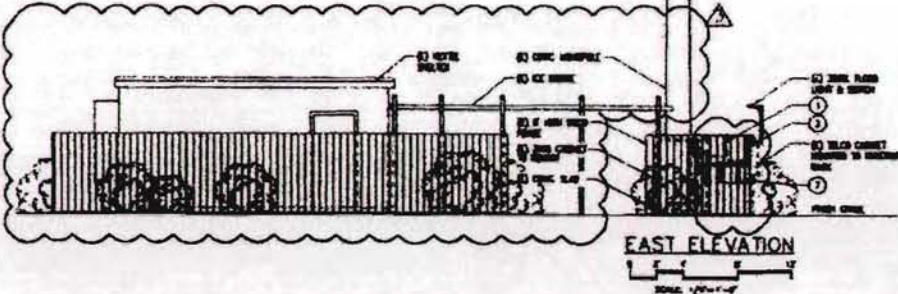
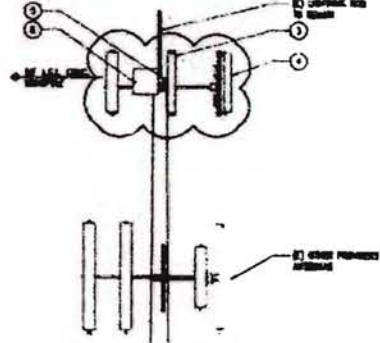
Exhibit E3



TYP. ANTENNA DETAIL
SCALE: N.T.S.
UNLESS NOTED OTHERWISE
FOR T.S. AND S.C. DRAW



CLAMP ON RING MOUNT DETAIL
SCALE: N.T.S.



KEY NOTES

- SEE NOTE FOR DIMENSIONS TO 1/4" TYP. BACK
- SEE NOTE FOR DIMENSIONS TO 1/4" TYP. BACK, TOP OF (2)
- SEE 1/4" TYP. BACK, FOR DIMENSIONS, TOP OF (2) FOR SECTION ON WEST CLAMP AND WEST, TOP OF (2)
- (2) ANTENNA TO BE RELEASED FROM WEST CLAMP ON EAST, TOP OF (1) FOR SECTION, TOP OF (2)
- SEE AN ANTENNA MOUNTING DETAIL, SHOWN FOR REF. AND, ANTENNA MOUNTING DETAIL, SHOWN FOR REF. TO REPLACE (2) ANTENNA MOUNTING DETAIL AND CLAMP FROM (3) SHOWN
- (2) ANTENNA TO BE RELEASED FROM (3) SHOWN AND REPLACE ON NEW 1/4" CLAMP FROM (3) SHOWN
- SEE NOTE FOR DIMENSIONS TO 1/4" TYP. BACK, SHOWN ON EAST ELEVATION, BEHIND THE WEST CLAMP AND THE EAST, TOP OF (2)

NO SURVEY WAS PERFORMED BY PECK SITE-COM THE LARGEST AND BESTEST FROM INFORMATION / ORIGINAL DRAWINGS PROVIDED BY T-SYSTEMS

SITE ADDRESS
3000 CRYSTAL HILLS DR
DUNBAR, TEXAS, TX 75842

T-Mobile
OMNIPONT COMMUNICATIONS
400 DUNBAR DR, DUNBAR, TX 75842

Peek Site-Com
853 LEXINGTON WAY, SUITE 106
HUBERT, CALIFORNIA 95803
PHONE (530) 885-8160
E-MAIL info@peeksitecom.com

The above information was prepared by the company or its representative and is not to be used for any other purpose without the written consent of the company.

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	BASE CLAMP DETAIL	3-10-09	SAD
2	BASE CLAMP DETAIL	3-20-09	AK
3	BASE CLAMP	3-10-09	SAD
4			
5			
6			

RT 50-BASS LAKE RD
ELEVATION / DETAILS

PROJECT NO. A-2

DATE: 3-10-09

SCALE: 1/4" = 1'-0"

BY: SAD

CHECKED BY: AK

APPROVED BY: SAD

RECEIVED
ENGINEERING DEPARTMENT

Exhibit E4