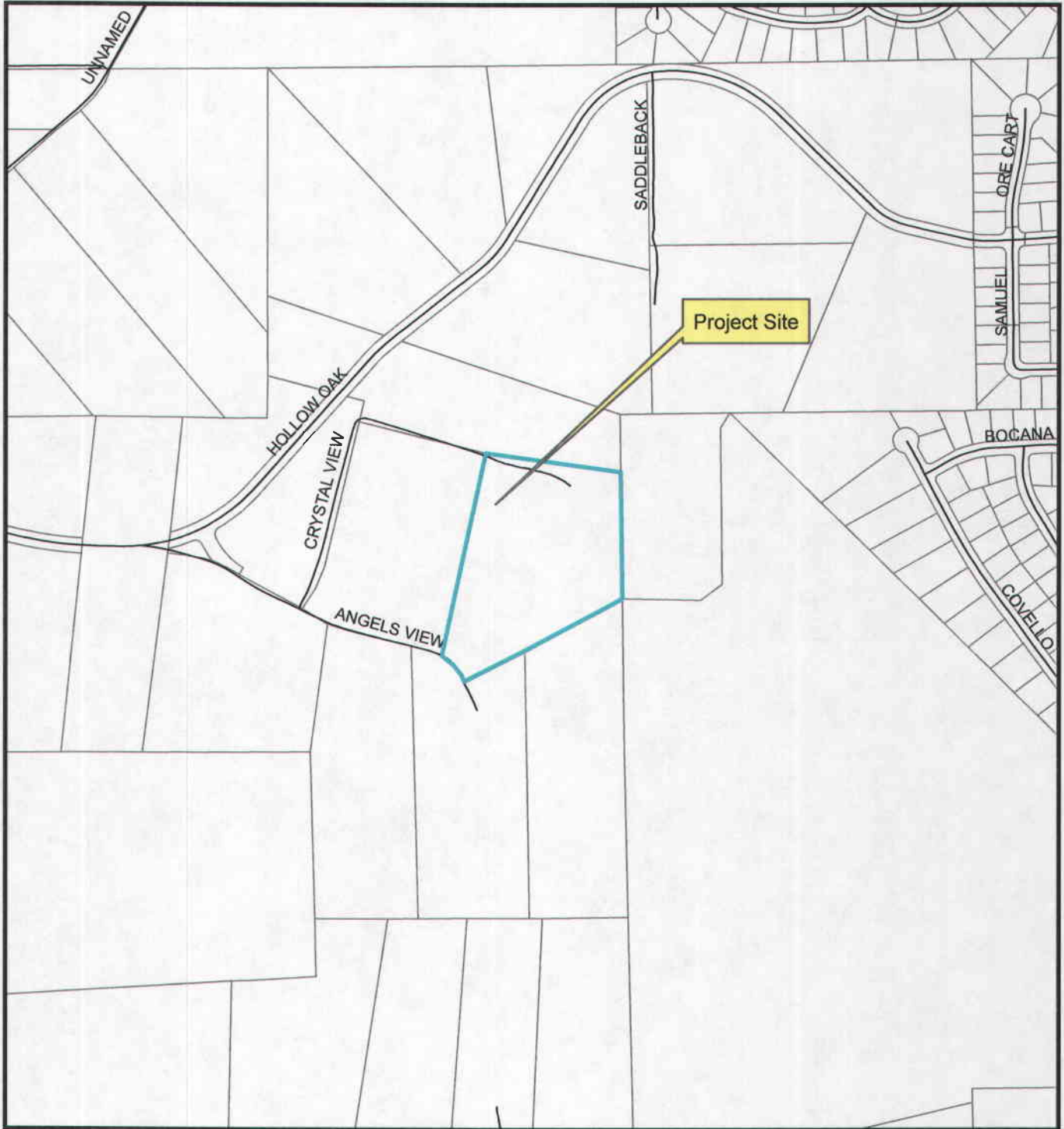
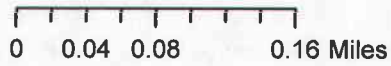


Location Map



SPR10-0012-Bass Lake-Five Year Cell Tower Review
APN-119-090-21



1:7,000



Prepared By:
Gina Paolini
Planning Services Department
October 26, 2010

Exhibit A

EL DORADO COUNTY
PLANNING DEPARTMENT
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

S90-057R/Verizon
Conditions (15)
ZA Approved SJ 10-19-05

ATTACHMENT 1
CONDITIONS OF APPROVAL

FILE NUMBER S90-0057R

El Dorado County Planning Services

1. The project, as approved, consists of the following:

Removal of antenna and co-location of 6 cellular antennas mounted at the 32.5 foot level of a 35 foot tower and installation of a 200 square foot prefabricated equipment shelter and power generator within an existing lease area.
2. The proposed equipment shelter shall not encroach into the setback any closer than 14.9 feet and the proposed backup generator shall also not encroach into the setback any closer than 3 feet from the property line adjoining an EID water storage tank site.
3. All site improvements shall conform to the site plan(s) attached as Exhibit D.
4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color.
5. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent.
6. 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 Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.

EXHIBIT B

7. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. 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: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) 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. 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.
8. The applicant shall minimize or eliminate any electronic equipment interference directly attributable to the operation of the towers. If documentation is submitted to Planning Services after said towers are replaced that significant electronic interference is occurring, the matter will be returned to the Planning Commission for further hearing and determination.
9. The proposed antennae, equipment shelter and backup generator, shall be started and diligently pursued within two years from the date of the approval of the special use permit or the use permit shall be declared null and void.
10. The Planning Director may approve minor modifications to the site plan. Major modifications, as determined by the Planning Director, shall be reviewed and approved by the Zoning Administrator.
11. If it is determined at any time in the future that this project creates a nuisance or changes the character of the neighborhood, this project shall be considered for revocation by the planning Commission.

El Dorado Hills Fire protection District

12. The applicant shall be required to develop and implement a wild-land fire safety plan for this project.
13. The new equipment buildings shall be equipped with a fixed fire protection system that will suppress any fire within the enclosure.
14. The access roadway shall be designed and maintained to support the weight (50 tons) of fire apparatus.
15. The access gate shall be equipped with a knox lock the provides access for all emergency response agencies.

**APPLICANTS PROJECT
SUPPORT STATEMENT**

USE PERMIT 5-YEAR REVIEW

SITE NAME: BASS LAKE
USE PERMIT # S 90-57R

**3026 CRYSTAL VIEW DRIVE, EL DORADO HILLS, CA 95762
APN: 108-120-21**

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PLANNING DEPARTMENT

INTRODUCTION

In regard to the above-referenced Special Use Permit for Verizon Wireless, Pursuant to Condition No. 7 of the Use Permit, "the permit holder shall provide the Planning Commission with a status report on the then current use of the subject side and related equipment."

This project was originally approved on 10/19/2005 with the following conditions:

Condition	Compliance
1. The project, as approved, consists of the following: Removal of antenna and co-location of 6 cellular antennas mounted at the 32.5 foot level of a 35 foot tower and installation of a 200 square foot prefabricated equipment shelter and power generator within an existing lease area.	The facility still consists of 6 antennas mounted at the 32.5 level (upper most antennas) as reflected in the attached pictures.
2. The proposed equipment shelter shall not encroach into the setback any closer than 14.9 feet and the proposed back up generator shall also not encroach into the setback any closer than 3 feet from the property line adjoining an EID water storage tank site.	The equipment remains at the location of initial installation and continues to meet the required setbacks.
3. All site improvements shall conform to the site plan (s) attached as Exhibit D	The site was constructed to conform to the site plans as specified.
4. All equipment shelters cabinets or other auxiliary structures shall be painted in a matching color	As depicted on the attached photographs, the equipment has been painted to match as seen in the attached photographs.
5. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent	This facility has been properly maintained.
6. 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 Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.	This site is currently active.

<p>7. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide 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 cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) 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. 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. .</p>	<p>This document and attachments constitute the request for the 5-year review.</p>
<p>8. The applicant shall minimize or eliminate any electronic equipment interference directly attributable to the operation of the towers. If documentation is submitted to Planning Services after said towers are replaced that significant electronic interference is occurring, the matter will be returned to the Planning Commission for further hearing and determination</p>	<p>There have been no complaints of interference received.</p>
<p>9. The proposed antennae, equipment shelter and backup generator shall be started and diligently pursued within two years from the dated of the approval of the special use permit of the use permit shall be declared null and void.</p>	<p>Condition satisfied at time of Building Permit.</p>
<p>10. The Planning Director may approve minor modifications to the site plan. Major modifications, as determined by the Planning Director, shall be reviewed and approved by the Zoning Administrator.</p>	<p>No modifications are sought at this time.</p>
<p>11. If it is determined at any time in the future that this project creates a nuisance or changes the character of the neighborhood, this project shall be considered for revocation by the Planning Commission.</p>	<p>There have been no complaints of a nuisance received.</p>

<u>El Dorado Hills Fire protection District</u>	
12. The applicant shall be required to develop and implement a wild-land fire safety plan for this project.	Condition satisfied at time of Building Permit.
13. The applicant shall be required to develop and implement a wild-land fire safety plan for this project.	Condition satisfied at time of Building Permit.
14. The new equipment buildings shall be equipped with a fixed fire protection system that will suppress any fire within the enclosure	Condition satisfied at time of Building Permit.
15. The access roadway shall be designed and maintained to support the weight (50 tons) of fire apparatus	Condition satisfied at time of Building Permit.
16. The access gate shall be equipped with a Knox lock that provides access for all emergency response agencies.	Condition satisfied at time of Building Permit

CONCLUSION

As shown by the above statement and the attached photographs, this site is operating in full compliance with the Conditions of Approval for Special Use Permit # S 05-0016. We respectfully request that the above information serve to satisfy the "5-year review" Condition.

Please contact Lana M. Shearer at 916.217.7510 or lshearer@completewireless.net should you have any questions regarding the above or require any further information.