

1. Find the Special Use Permit S02-0008-R-3 to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines;
2. Find that based on this five-year review period, the approved telecommunication facility substantially conforms with the Conditions of Approval for S02-0008-R-2; and
3. Modify Condition of Approval number seven as outlined below:
 7. Due to the ever changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services ~~Department~~ Division every five years. At each five-year review, the permit holder shall provide the Development Services ~~Department~~ Division with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment. Development Services shall review the status and ~~present that report to the approving authority with a recommendations~~ 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.

Background: Special Use Permit S02-0008 was approved by the Planning Commission on September 1, 2002 allowing Cingular Wireless to construct a wireless communication facility within a 40-foot by 55-foot lease area. The permit included approval of an 83-foot tall Monopine, 12 panel antennas at the 80-foot height, a 6-foot tall chain link fence enclosure with green slats, one gate opening and one equipment shelter. The chain link fencing is screened by evergreen landscape shrubs.

Special Use Permit S02-0008-R-1 was approved by the Zoning Administrator on September 7, 2005 and permitted the collocation of nine panel antennas at a height of 68 feet. The support facilities are located within an equipment shelter building within a 12 foot by 20 foot fenced lease area added to the northeast side of the existing Cingular lease area.

Special Use Permit S02-0008-R-2 was approved by the Zoning Administrator on July 15, 2009 and permitted the collocation of six new wireless antennas on at a height of 60 feet. The support

facilities are located within an equipment shelter on a 12 foot by 16 foot concrete pad located within an expanded lease area totaling 2,632 square feet.

Staff Analysis: The applicant is requesting a five-year review of the existing Crown Castle cellular telecommunications facility. The applicant has provided the attached Status Report (see Attachment 1) that identifies that the facility is operating in compliance with all applicable conditions of approval for S02-0008-R-2 (see Attachment 2), and that all three approved operators are still operating at the facility. Also, Crown Castle has completed a wholesale re-branching of the Monopine facility as of December 13, 2014, and the applicant has provided the attached completed work packages with before and after photos of re-branching (see Attachment 3).

The proposed modification to Condition of Approval number seven will bring the condition up to date with the standard conditions now being placed upon Monopine stealth tower telecommunication facilities that require ongoing maintenance for aesthetic purposes. The modified condition allows for a more streamlined processing of five-year reviews for these types of telecommunication facilities.

Environmental Review: Staff has determined that, pursuant to CEQA Guidelines Section 15061(b)(3), this action is covered by the general rule that CEQA applies only to projects which have the potential for causing 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 for compliance with the conditions of approval for the special use permit includes any remedial measures to be taken to ensure compliance. It can be found that the compliance review will not have an impact on the environment and is therefore not subject to CEQA.

Attachments: Attachment 1 – Status Report; December 17, 2014
Attachment 2 – S02-0008-R-2 Conditions of Approval; July 15, 2009
Attachment 3 – Completed Work Packages; October 26, 2014



Crown Castle
222 East Carrillo Street
Santa Barbara, CA 93101

December 17, 2014

Mr. Tom Dougherty, Associate Planner
County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667

Sent via overnight delivery

RECEIVED
COUNTY OF EL DORADO
COMMUNITY DEVELOPMENT AGENCY
DEVELOPMENT SERVICES DIVISION
2850 FAIRLANE COURT
PLACERVILLE, CA 95667
DEC 17 2014

Re: Building Permit Application 227408, 2120 Broadway
Associated Case Special Use Permit S02-0008-R-2

Dear Mr. Dougherty,

Tim Page of Crown Castle (“Crown”) forwarded your July 9, 2014 email to me for a response. In your email, you advise Tim that pursuant to Condition No. 7 of Special Use Permit S02-0008-R-2, prior to the county granting Building Permit #227408, Crown must provide the county with a “status report” on the current use of the property and related equipment. The purpose of this letter is to provide the county with Crown’s status report, detailed below. As directed in your email, also attached is an Application for Special Use Permit.

Facility Description

Crown acquired this facility from T-Mobile Towers in 2013. The facility consists of an 83-foot tall monopine located at 2120 Broadway, in the Placerville area. The facility was first approved for Cingular Wireless in September 2002. The county approved two additional collocations to date, one in 2005 to Sprint/Nextel and one in 2009 to MetroPCS. All three operators are still currently operating at the facility.

When Crown acquired the site, the faux tree was already in-need of rebranching. Please be aware that on December 13, 2014, Crown completed a wholesale rebranch of this tree. Photos of the before and after tree are enclosed with this report.

Condition Compliance

Crown has reviewed the enclosed conditions associated with S02-0008, as approved by the Zoning Administrator on July 5, 2009. A total of thirty-one (31) conditions of approval were placed on the original approval. The bulk of the conditions only applied to the original construction of the facility. The remainder of the conditions are “operational” in nature and Crown has reviewed each condition and is compliant with each condition.

Consequently, Crown believes we continue to operate in compliance with all conditions of approval of Permit S02-0008 and hereby requests that the county of El Dorado approve an additional 5-year term, consistent with county code timelines.

Thank you and please don't hesitate to contact me at (805)560-7844 or via email at jon.dohm@crowncastle.com.

Sincerely,

Jonathan Dohm, AICP

A handwritten signature in black ink, appearing to read 'Jonathan Dohm', with a long horizontal flourish extending to the right.

Zoning Manager, West Area

Cc: Tim Page, Crown Castle

14 DEC 24 AM 8:07

CONDITIONS OF APPROVAL

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PROJECT DESCRIPTION

1. The project as approved, consisted of the following: A Special Use Permit for Cingular Wireless to construct a new 83-foot-tall pine-tree cell tower with 12 panel antennas and 2 microwave dishes attached. An equipment shelter shall be located adjacent to the tower. Chain-link fencing surrounds the lease site area. All site improvements for S02-0008 shall conform to the approved site plan (Exhibit D) of the S02-0008 Staff Report.

Revision S02-0008-R-1 consisted of the following:

The revision amended the original permit by allowing the co-location of the following antenna and equipment on the existing wireless telecommunication facility: three (3) RF antenna, one (1) Rubix BTS equipment cabinet, one (1) GPS antenna, one (1) electric Telco cabinet, one (1) waveguard bridge, and related appurtenances and equipment. All equipment and site improvements shall be made on the existing monopole, within the existing 1,200 square foot ground lease area, and/or as referenced by attached Exhibit F (of S02-0008-R-1 Staff Report).

Revision S02-0008-R-2 consists of the following:

This Special Use Permit revision is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked A through H2 dated July 15, 2009, 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 shall constitute a violation of permit approval.

The revision amends the original permit to allow the replacement of six antennas at the 60-foot height on the existing 83-foot tall tower. The lease area shall be expanded by 12 feet by 16 feet and fenced to match the existing structure with dark green vinyl slats. New radio cabinets and other supporting equipment shall be placed within the lease area. The facility shall continue to be served via the existing access driveway traveling from the lease area to Broadway.

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 must be submitted for review and approval and shall be implemented as approved by the County.

2. All site improvements shall conform to the approved site plans and elevations shown in Exhibits E1 to E4.

3. The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
4. Additional antennas may be mounted on the monopole in addition to those described in Special Use Permits as referenced in Condition 1 of this permit as illustrated on the attached and referenced exhibits, and subject to review and approval by the Development Services Director. Should the Director find that an antenna may create a visual impact, the Director shall decide if the changes will be reviewed by the Zoning Administrator or the Planning Commission.
5. The applicant shall consent to the co-location of other wireless telecommunication communication users on their monopine when the increase in pole height would be undesirable. Any increase in pole height or addition of additional cellular antennas will require an amendment to this Special Use Permit.
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.
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.

8. All improvements associated with the facility, including equipment shelters, towers, antenna, fencing, and landscape shall be properly maintained in good visual repair, at all times. The monopine shall be maintained in order to provide a quality and aesthetically pleasing exterior finish, including maintenance and upkeep of the earth-tone color, as referenced by photo-simulation Exhibits G1 and G2. All facility RF antennas shall be painted with non-reflective paint and maintained to blend with the color of the branches. Colors of the monopine, antennas, and other appurtenances shall be maintained to ensure the appearance remains

consistent.

9. The foothill pine (*pinus sabiniana*) immediately adjacent to the lease area on the east side shall have all branches pruned a minimum of ten feet back from the branches of the monopine tower. Proof that the pruning has occurred shall be received by Planning Services prior to issuance of a building permit.
10. Landscape shrubs to match the existing shrubs shall be planted around the entire fenced area and any missing shrubs shall be replaced as shown in Exhibit E2. All landscaping associated with the communications facility 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 landscaping plan in perpetuity or unless otherwise modified through any future permit. Proof that the landscaping has been installed as described shall be received by Planning Services prior to issuance of final occupancy.
11. For fire safety, there shall be no vegetation growing within the fenced lease areas of the subject communications facility at any time. Pine needle and leaves shall be removed from within the fenced area on a regular basis. Proof that the vegetation, and vegetative debris has been removed shall be received by Planning Services prior to issuance of final occupancy.
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.
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.
14. 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.
15. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
16. 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.

El Dorado County Fire Protection District

17. Fire extinguishers rated 2A: 10BC shall be mounted at the equipment shelter, not higher than 5 feet to the top and within 75 feet travel distance of all areas. Proof of compliance with this condition shall be received by the District prior to issuance of final occupancy.
18. Submit Fire Department site review/inspection fee of \$50.00 prior to issuance of a building permit.
19. Provide a "Knox" padlock for emergency access at gate. The application form is available at the El Dorado County Fire Protection District, 4040 Carson Road, Camino. Proof of compliance with this condition shall be received by the District prior to issuance of final occupancy.
20. Post address visible from both directions of Broadway. Proof of compliance with this condition shall be received by the District prior to issuance of final occupancy.
21. Maintain 10-foot-wide, 15-foot-vertical clearance, all-weather vehicle access to within 150 feet of all portions of the exterior of all structures, maximum grade 15 percent. Proof of compliance with this condition shall be received by the District prior to issuance of final occupancy.

Department of Transportation

22. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual," the "Grading, Erosion, and Sediment Control Ordinance," the "Drainage Manual," the "Off-Street Parking and Loading Ordinance," and the State of California Handicapped Accessibility Standards.
23. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
24. The applicant shall place a minimum of 3-inch thickness of ¾-inch class 2 aggregate base along a 12-foot-wide access easement from the existing driveway to the leased area. Install culverts as required to maintain existing drainage ways.
25. Provide adequate area at the leased area site for a vehicle to exit the site in a forward direction.

26. The El Dorado County Fire Protection District should review the site and access road for accessibility and turnaround area requirements.

Resource Conservation District

27. The applicant shall meet the applicable requirements of the El Dorado County Resource Conservation District. See conditions in letter prior to issuance of any grading permit.

Air Pollution Control District

28. The applicant shall meet the applicable requirements of the El Dorado County Air Pollution Control District prior to issuance of any grading permit.

Environmental Management – Solid Waste/Hazardous Material Division

29. Prior to construction of the subject facility, the applicant shall provide plans of sufficient detail to clearly identify the alternative or back-up power source, should the same exist. This plan(s) shall identify all fuel sources together with a detail of any proposed fuel storage areas. Based on the information contained on the plan(s), the Environmental Management Department will determine whether a Hazardous Materials Business Plan is required. Should a plan be required, the applicant will be responsible for the preparation of such a plan together with the payment of all appropriate fees to the Environmental Management Department.
30. 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.

The Placerville Airport

31. The applicant shall meet the applicable requirements of the Placerville Airport; including completion of the required FAA forms, if applicable prior to issuance of any building permit.

Cell Trees Inc.
5401 S. Canada Place
Tucson, AZ 85706



Phone: 1(805)934-4535 Fax: 1(805)980-4703

Date: 10/26/14 **Customer:** CCI **COP:** 14-570
Site Name: BUN#827202 2120 Broadway Blvd. Placerville, CA 95667
Project Description: Close out package for work completed
Attention: Jason Koltun **e-mail:** jason.koltun@crowncastle.com

10-24-14 Cell Trees Inc. performed modifications to existing MonoTree to remove all old branches and install all new fuller branches and possibly antenna tip branches.

Crew arrived on site at 7AM. NOC was called and site logged into. JHA was reviewed and signed by all. Equipment was staged and pre-work photo was taken. Once all the branches had been removed the photo was taken of the bare pole. As the crew was installing the branches they found that there were receivers on the pole that were not part of the SOW. We found 18 additional receivers over the 56 that were in the original SOW. The top antennas did need the antenna tip branches and Jason Koltun was notified and he approved the add of the antenna tips. A CO quote was sent to Jason at that time. All 56 branches were installed from the top down and the crew left 6 out in the middle as those will require 8' long branches. They continued to install the 10' branches below this point and there are 12 more receivers toward the bottom that will require 10' branches. Work was not completed until 7PM so final photos could not be taken. The crew went back to the site Saturday morning to take the final pictures. Weather was not good for pictures as it was raining but the pictures were taken.

Change Order: 24 Antenna tip branches \$964.00

We will provide a proposal for the additional branches and install Monday 10-27-14.

Attached are the photos from the work performed.

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Cell Trees Inc.
5401 S. Canada Place
Tucson, AZ 85706



Phone: 1(805)934-4535 Fax: 1(805)980-4703

Date: 12/13/14 **Customer:** CCI **COP:** 14-570
Site Name: BUN#827202 2120 Broadway Blvd. Placerville, CA 95667
Project Description: Installed 9 additional branches for additional receivers
Attention: Jason Koltun **e-mail:** jason.koltun@crowncastle.com

12/13/2014

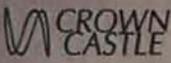
Cell Trees, Inc. crew arrived on site at 930am. The site was logged into, JHA was filled out, and safety meeting was conducted with all crew members present. Jobs hazards were recognized and preventive measures were put into place. The lift was driven from the main road up to the site. Two crew members went up and installed the missing branches. Once work was complete the lift was driven back down to the main road, the site was secured, cleaned, and logged out of.

Close out photos attached.

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Cell Trees Inc.
5401 S. Canada Place
Tucson, AZ 85706
Phone: (520) 663-1330
Fax: (520) 663-1361

 **www.crowncastle.com**

FOR LEASE INFORMATION: **877-406-9377**

FOR EMERGENCY 24 HOUR SERVICE: **800-788-7011**

CROWN BUSINESS UNIT NUMBER: **827202**

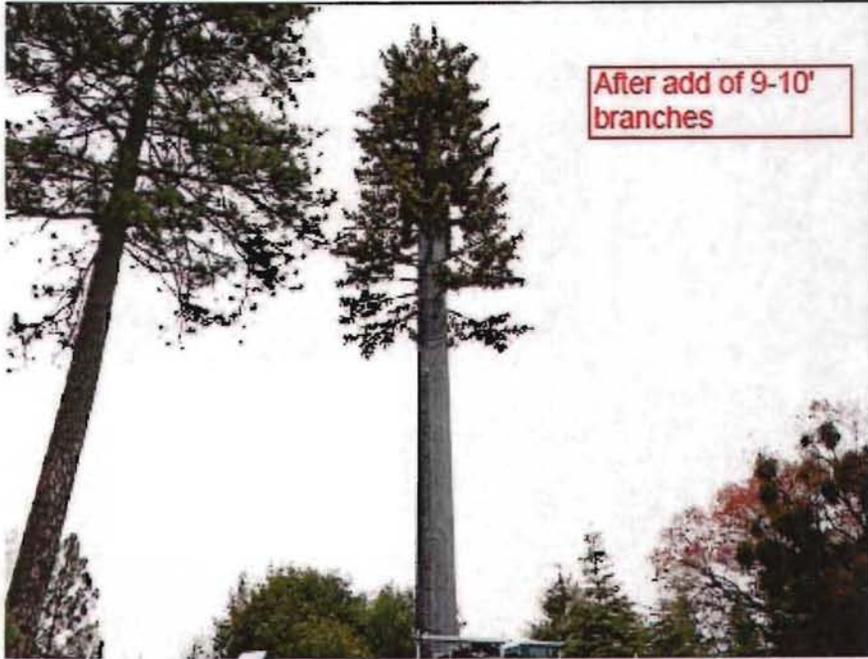
SITE ADDRESS: 2120 Broadway
Placeville, CA 95667

SITE NAME: SA503 Smith Flat

FCC TOWER REGISTRATION NO.: **1234779**

Site ID

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After add of 9-10' branches



Tree before work started

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