



3 Rovina Lane
 Petaluma, CA 94952
 (415) 529-8868
 jason@beacondev.net

2012 JUN 8 PM
 Special Use Permit Revision S04-0047-R/AT&T Telecommunications Tower-Pilot Hill
 RECEIVED
 PLANNING DEPARTMENT
 Planning Commission/November 8, 2012
 Final Findings/Conditions of Approval

Planning Services

1. This Special Use Permit revision is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

- Exhibit E-1Overall Site Plan and Enlarged Site Plan, Sheet A-1, dated April 26, 2012
- Exhibit E-2Elevations, Sheet A-2, dated April 26, 2012
- Exhibit E-3Enlarged Antenna Plan Details, Sheet D-1, dated April 26, 2012
- Exhibit FColor Board, dated July 24, 2012
- Exhibits G-1, G-2Visual Simulations, dated April 20, 2012

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.

*No substantial deviations from original approval

Approval of S04-0047 allowed the erection of an 80-foot wood monopole with 6 panel antennas, 3 mounted at centerlines of 78 feet and 3 at 73 feet at Assessor's Parcel Number 071-050-04. The antenna panels are approximately 10.4 inches wide, 51 inches long, and 4.6 inches deep. All antennas were made of non-reflective materials. That special use permits authorized Cingular Wireless (now AT&T) to place the monopole and 4 equipment cabinets within a 40-foot by 30-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop. The facility was connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. A 12-foot-wide gate was constructed on the northeast side of the enclosure.

*There have been a number of modifications to the pole, all permitted, please note via as-built photos and drawings, changes are proposed by at&t, but not with this 5-year renewal.

Approval of S04-0047-R allows the removal of the existing wooden monopole and replacement with a monopine. The new monopine shall be the same height as the existing tower (80 feet) and shall add six new antennas, for a total of 12, to be mounted at the centerline of 72 feet above ground level. The monopine, along with the equipment cabinets and other support equipment as shown in the approved project plans listed in the exhibits above, would be located within the existing 30-foot by 40-foot chain link fenced lease area enclosure with no expansion permitted.

*Monopole (wooden) was removed.

Exhibit A

CUP-R18-0010

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking, access roads and vehicle turnaround 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. *This was completed.

This special use permit authorizes maintenance personnel to visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation and ongoing maintenance. *This is happening, no reported issues.

2. County Recorder Fee: The applicant shall submit a \$50.00 administrative processing fee prior to filing the Notice of Determination which may be filed immediately upon approval of the project. The payment is to be submitted to Planning Services and must be made payable to El Dorado County. *This was paid, no active fees are due.
3. Project Conformance: Project improvements shall be completed in conformance with the plans submitted and in conformance with the conditions of approval herein and shall substantially comply with Exhibits E-1 to G-2. Minor variations are allowed, however, any major changes in any element of the approved project shall require review and approval by the Development Services Director. Should the Director find that additional lease area, height or antennas or other changes to the approved project may create a significant visual impact, the Director shall decide if the changes can be approved administratively or will be reviewed by the Zoning Administrator or the Planning Commission through an amendment to this Special Use Permit. This review shall always occur prior to any approved project modifications. *The existing site is within substantial compliance of the original approval.
4. Facility Appearance and Maintenance: All equipment shelters, cabinets or other auxiliary structures for all carriers shall be painted with substantially consistent colors to meet the screening requirements of Section 17.14.210.F. All facility RF antennas shall be painted with non-reflective paint and maintained to match the color of the branch needles. All antennas shall be covered with antenna socks that shall match the color and texture of the branch needles. The "branches" shall be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural pine tree. The fenced enclosure shall contain dark green or brown slats and shall not have gaps at any portion where it touches ground level. No antenna shall project out past the "branch" tips. Colors of the tower, facade, antennas, and other appurtenances shall be maintained to ensure the appearance remains consistent and so that nothing on the tower causes a reflection of light. 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 applicants shall provide proof to Planning Services that the painting of the structures and antennas, are painted as conditioned prior to final approval for the Building Permit.
*The existing facility is off the main road and is within substantial compliance of the original approval / inspection. Please see as-built photos from main road.

5. **Collocations:** The applicant shall consent to the co-location of other wireless telecommunication communication users on this tower when feasible and without an increase in the height of the tower, and/or antennas. All new collocations, and/or addition of any new piece of equipment that creates noise, shall be subject to the submittal of equipment noise specification report, and/or a full site acoustical analysis, as determined by Planning Services, for review and approval by the Development Services Director if generators, air conditioners or any other noise making piece of equipment are included in the project proposal. Should the Director find that additional noise may create a significant impact; the Director shall decide if the changes can be approved administratively through the building permit process or will be reviewed by the Zoning Administrator or the Planning Commission through an amendment to this Special Use Permit. *The Crown Castle business model is to design "co-locatable" facilities.
6. **Conditions Compliance:** Prior to issuance of a building permit or 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 prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
*Completed.
7. **Responsibility for 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.
*We have received no complaints.
8. **Obsolete Equipment:** All obsolete or unused communication facilities shall be removed by the applicant 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 condition.
*Agreed, as our "lease space" is valuable and we require carriers to remove all antiquated equipment, please also note, we require the carriers to "rent" their particular equipment placement, so removing larger pieces of equipment is a benefit to both of us.
9. **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 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. *This request is for the (5) year review. We agree and feel as though we have complied with the above.

10. **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.

*Agreed, please advise if you need anything further from us.

El Dorado County Fire Protection District

11. **Site/Inspection review fee:** The applicant shall submit a site review fee of \$150.00 prior to issuance of building permit. *This was completed.
12. The applicant maintains the 12-foot wide all-weather access road with a vertical clearance of 13 feet 6 inches with a minimum of six-foot side-of-the-road branch and brush clearance. The road shall be capable of supporting a 40,000-pound load. The applicants shall provide the Fire District with proof that the vegetation has been pruned to provide the required vertical and horizontal clearance prior to building permit final. *The current road has been used and is in operation since initial construction. We maintain and use the road at least twice a month.
13. The applicant shall maintain the Fire District approved tum-a-round existing within 50 feet of the project site with vegetation control and by assuring the graveled surface continues to have the ability to support a 40,000-pound load and provide. *This is in place and operational.

14. Padlocks: Gates to have Knox padlocks. Knox Box: Provide a Knox Box for any shelter if not currently installed. Application can be obtained at the District office.
*This has been adhered to.
15. Street address signs: The applicant shall post 12" minimum street address at main entrance if not already provided.
*This has been adhered to.
16. Keys: The applicant shall provide keys to the Fire District for the shelter, generator and any locked cabinet prior to building permit final.
*This has been adhered to.
17. Vegetation Management: Vegetation shall be controlled inside the fence perimeter.
*This has been adhered to.
18. Defensible Space: The applicant shall maintain defensible space of 100 feet from each side and from the front and rear of the structure. (For the purposes of clarification, defensible space shall conform to the Applied Forest Management Report, PRC 4291 fire safe clearance).
*This has been adhered to.
19. Fire Extinguisher: The applicant shall provide a fire extinguisher with a minimum 20BC rating. The extinguisher must be within 75 feet of any generator and mounted in weatherproof cabinet.
*This has been adhered to.

EI Dorado County Department of Transportation

20. The applicant shall provide adequate area at the leased area site for a vehicle to exit the site in a forward direction. If existing access way is determined to be adequate by the Fire District, this condition shall be deemed fulfilled.
*This has been adhered to.

Mitigation Measures from Mitigated Negative Declaration

During all grading and construction activities involving ground disturbing activities in the project area, an archaeologist approved by the Planning Director shall be on-site. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit. *This has been adhered to.

Monitoring: The Planning Services shall review the contract for services with the archeologist prior to issuance of a grading permit. *This has been adhered to.

21. In the event of the discovery of human remains, all work is to stop, and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

Monitoring: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

*This has been adhered to.

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SITE NUMBER: CVL01602/CNU1602
SITE NAME: UMBRELLA HILL 856738

3641 HIGHWAY 49
COOL, CA 95614

REV.	DATE	REVISION
1	5/18/18	

Jason F. Osborne
Beacon Development, LLC
3 Rovina Lane
Petaluma, Ca 94952
(415) 529-8868 mbl
Jason@beacondev.net



CC Project No.	BUB56738
CC Site Name	UMBRELLA HILL
CC Site Address	3641 HIGHWAY 49 COOL CA, 95614
BEACON Project Category	C.U.P. RENEWAL
Date	5/18/18
DRAWN BY:	SJS
REVIEWED BY:	JFO



4301 Hacienda Drive, Suite 410,
PLEASANTON, CA 94588

TITLE SHEET

T-1

DRIVING DIRECTIONS

1. HEAD NORTH ON HACIENDA DR; 2. MAKE A U-TURN;
3. TURN RIGHT AT THE 1ST CROSS STREET ONTO STONERIDGE DR;
4. USE THE RIGHT LANE TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO; 5. MERGE ONTO I-680 N; 6. KEEP LEFT TO STAY ON I-680 N; 7. KEEP LEFT TO STAY ON I-680 N; 8. KEEP LEFT AT THE FORK TO STAY ON I-680 N; 9. CONTINUE STRAIGHT TO STAY ON I-680 N; 10. KEEP LEFT AT THE FORK TO CONTINUE ON I-680; 11. USE THE RIGHT 2 LANES TO TAKE EXIT 71A TOWARD I-80 E/SACRAMENTO; 12. MERGE ONTO I-80 E; 13. CONTINUE STRAIGHT TO STAY ON I-80 E; 14. KEEP LEFT AT THE FORK TO STAY ON I-80 E; 15. KEEP RIGHT AT THE FORK TO STAY ON I-80 E, FOLLOW SIGNS FOR RENO; 16. TAKE EXIT 119C FOR ELM AVE; 17. TURN LEFT ONTO ELM AVE (SIGNS FOR DOWNTOWN/AUBURN); 18. TURN LEFT ONTO CA-49 S/EL DORADO ST/HIGH ST; 19. TURN RIGHT ONTO CA-193 E/CA-49 S/EL DORADO ST; 20. TURN RIGHT ONTO CA-193 E/CA-49 S

PROJECT SUMMARY

PROPERTY OWNER:
GEORGE & NOLA NIEGEL
3641 HIGHWAY 49
COOL, CA 95614

APPLICANT:
CROWN CASTLE
4301 HACIENDA DRIVE, SUITE 410
PLEASANTON, CA 94588

APPLICANTS REPRESENTATIVE:
JASON F. OSBORNE
BEACON DEVELOPMENT, LLC
3 ROVINA LANE
PETALUMA, CA 94952
(415) 529-8868 MBL
JASON@BEACONDEV.NET

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

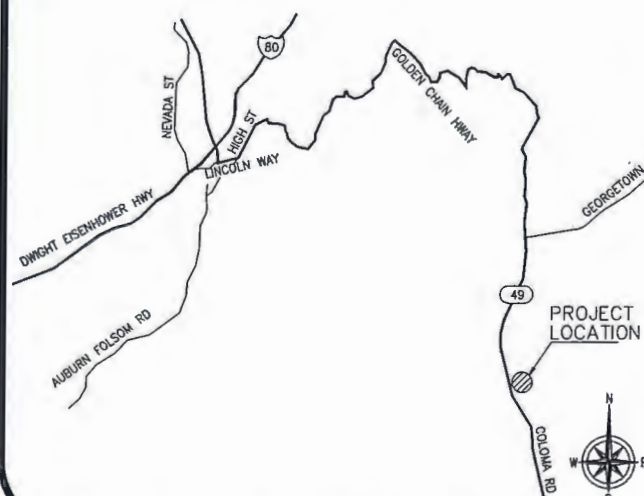
2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

- PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- PART 2 CALIFORNIA BUILDING CODE
- PART 2.5 CALIFORNIA RESIDENTIAL BUILDING CODE
- PART 3 CALIFORNIA ELECTRICAL CODE
- PART 4 CALIFORNIA MECHANICAL CODE
- PART 5 CALIFORNIA PLUMBING CODE
- PART 6 CALIFORNIA ENERGY CODE
- PART 8 CALIFORNIA HISTORICAL BUILDING CODE
- PART 9 CALIFORNIA FIRE CODE
- PART 10 CALIFORNIA EXISTING BUILDING CODE
- PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PART 12 CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

VICINITY MAP-NTS



BUILDING/SITE DATA LEGEND

LATITUDE: N 38°51'49.77"
LONGITUDE: W 121°00'58.74"
LAT/LONG TYPE: NAD 83

A.P.N.: 071-410-15
ZONING: RE-5
OCCUPANCY: U (UNMANNED TELECOMMUNICATIONS FACILITY)

TYPE OF CONSTRUCTION: V-B

PROJECT DESCRIPTION

C.U.P. RENEWAL

SHEET INDEX

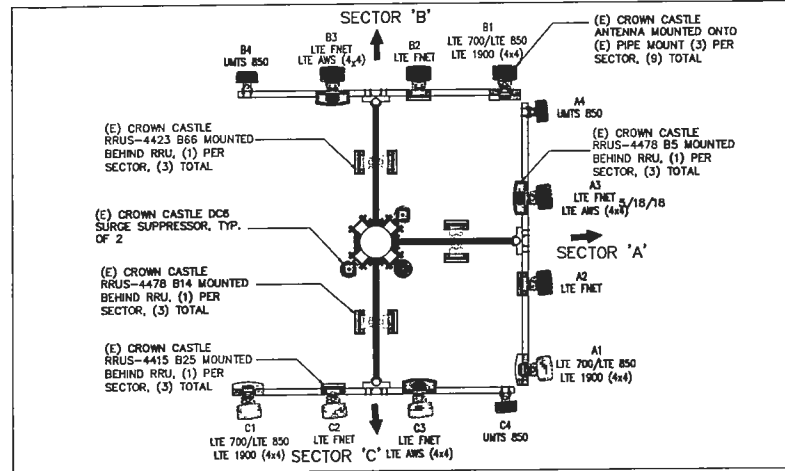
		REV.
T-1	TITLE SHEET	1
A-1	SITE PLAN	1
A-2	AERIAL VIEW	1
A-3	ELEVATION VIEWS	1

Exhibit B

CUP-R18-0010

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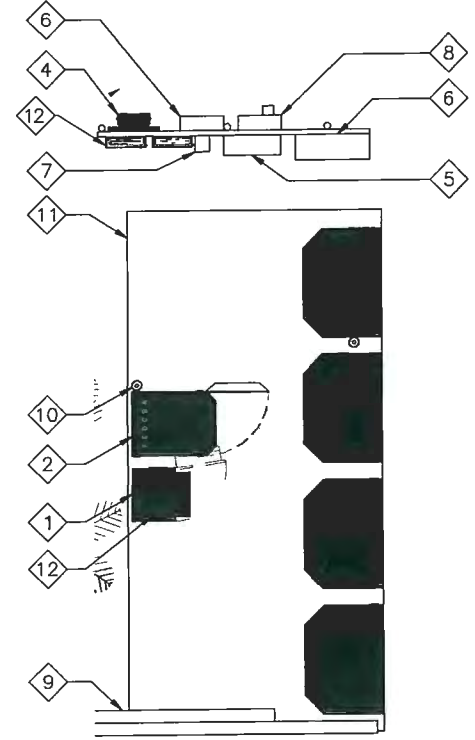
NOTE:
 1. PLANS ARE NOT TO SCALE AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE.
 2. BOUNDARY LINES ARE APPROXIMATE A BOUNDARY SURVEY WAS NOT COMPLETED FOR THIS PROJECT.
 3. PLANS ARE NOT INTENDED FOR CONSTRUCTION, ONLY FOR REFERENCE.



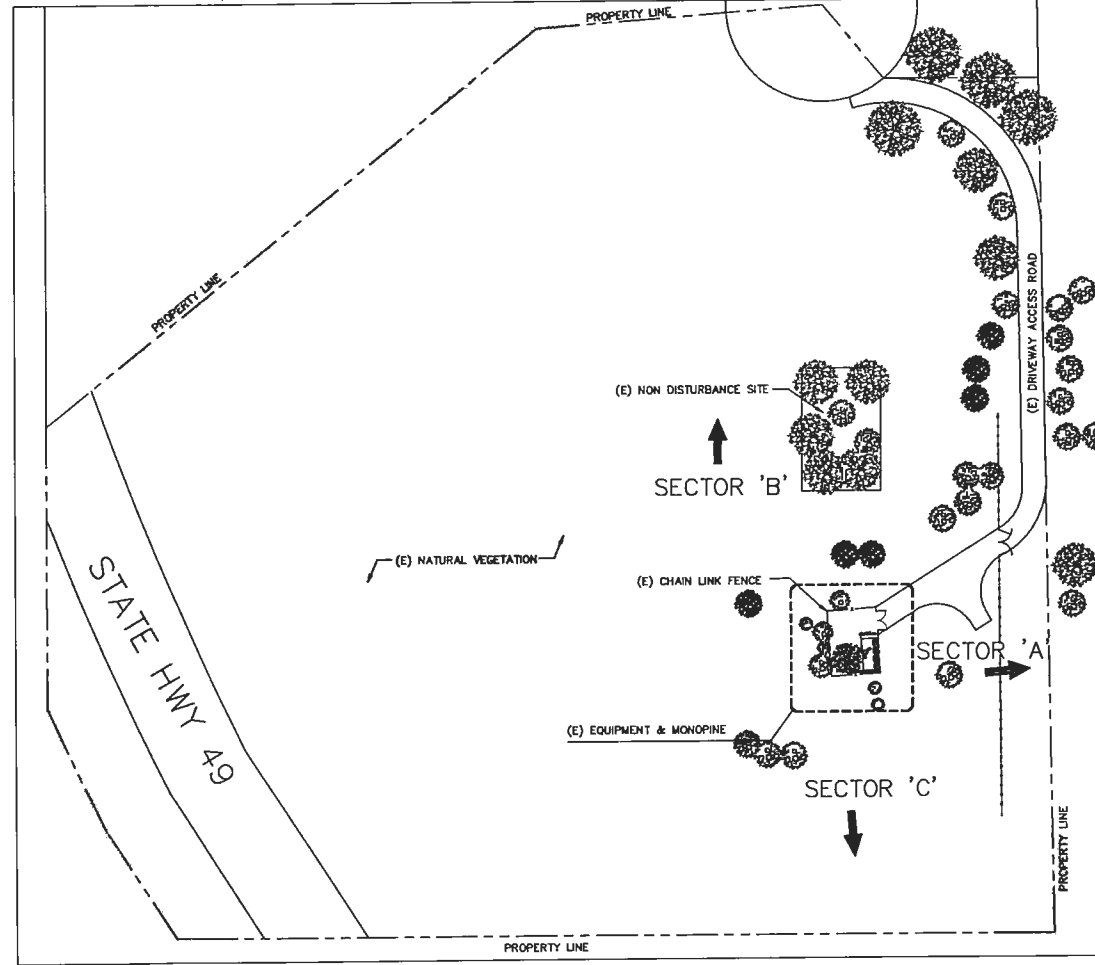
ANTENNA LAYOUT PLAN
 NOT TO SCALE

EXISTING EQUIPMENT LAYOUT KEY NOTES

- 1 (E) CROWN CASTLE PURCELL CABINET
- 2 (E) CROWN CASTLE POWER CABINET
- 3 (E) CROWN CASTLE BTS EQUIPMENT CABINET
- 4 (E) CROWN CASTLE FIBER CABINET
- 5 (E) CROWN CASTLE PPC CABINET
- 6 (E) CROWN CASTLE RELCO CABINET
- 7 (E) CROWN CASTLE GENERATOR INTERFACE
- 8 (E) CROWN CASTLE METER
- 9 (E) CROWN CASTLE GPS ANTENNA
- 10 EXISTING COAX CABLE LADDER
- 11 (E) CROWN CASTLE CONCRETE PAD
- 12 (E) CROWN CASTLE DC-12 OUTDOOR



ENLARGED EQUIPMENT AREA
 NOT TO SCALE



OVERALL SITE PLAN
 NOT TO SCALE

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CROWN CASTLE
 4301 Hacienda Drive, Suite 410,
 PLEASANTON, CA 94588

SITE
 PLAN

A-1

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NTS

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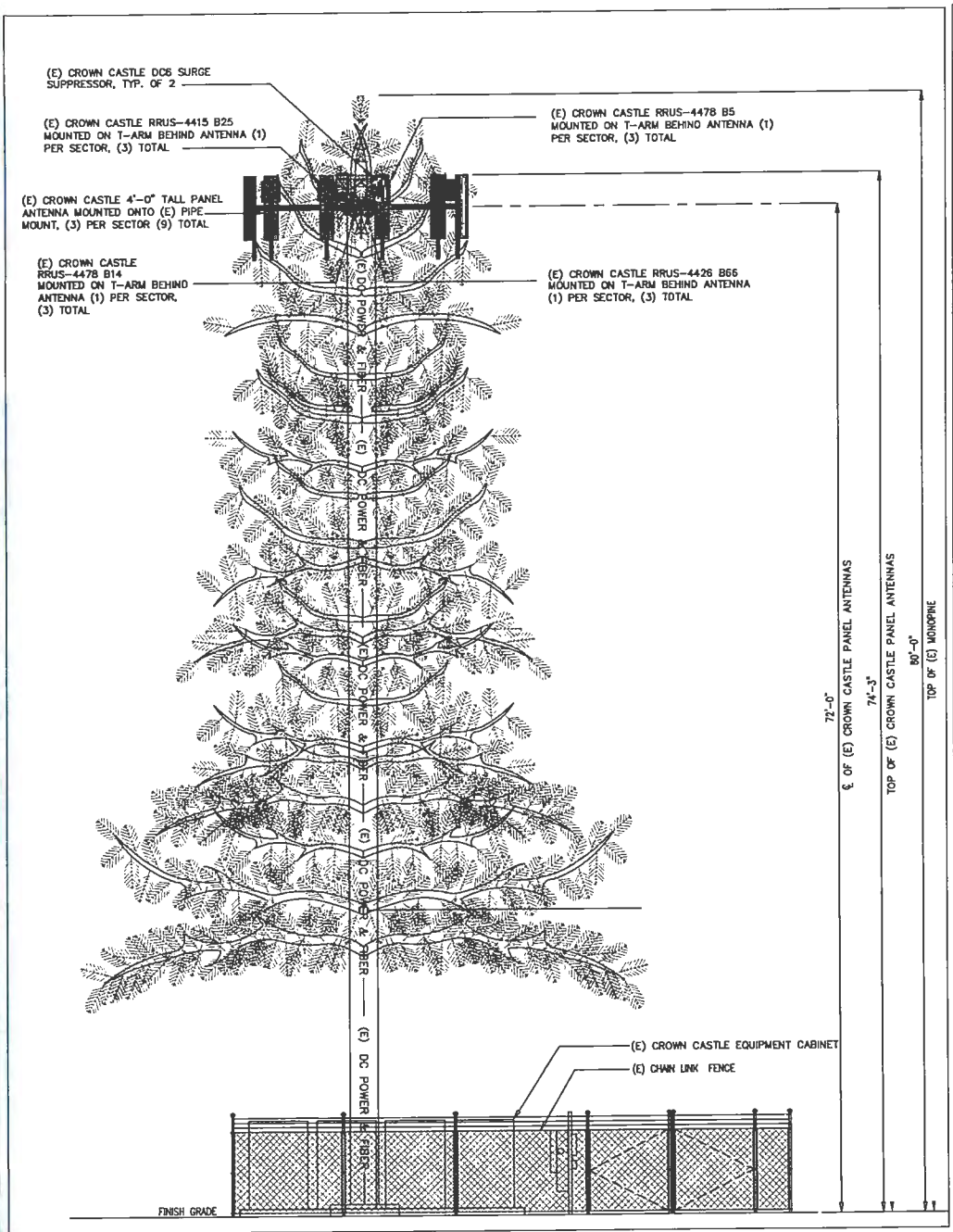
CC CROWN CASTLE
 4301 Hacienda Drive, Suite 410,
 PLEASANTON, CA 94588

AERIAL VIEW

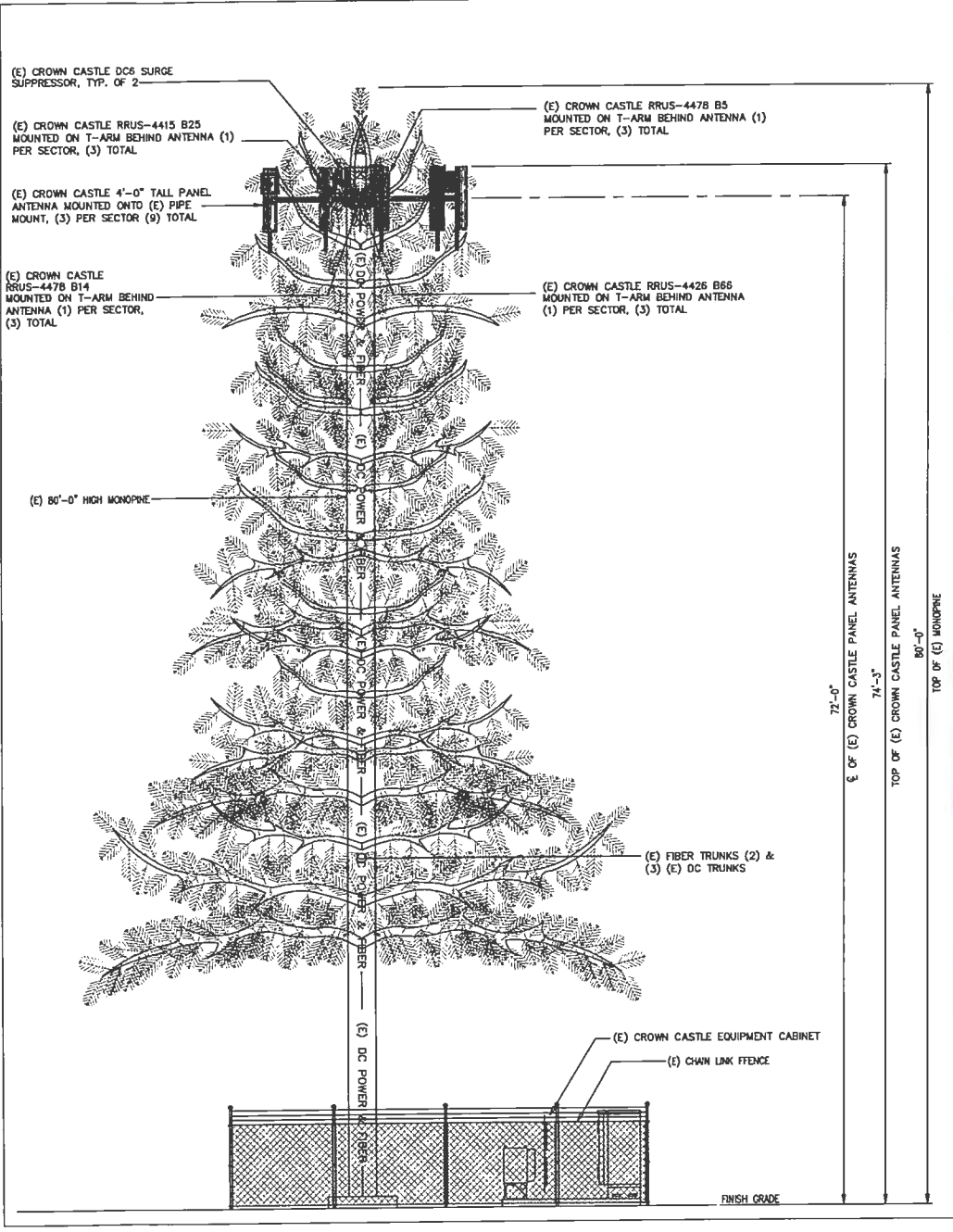
A-2

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NORTH ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE

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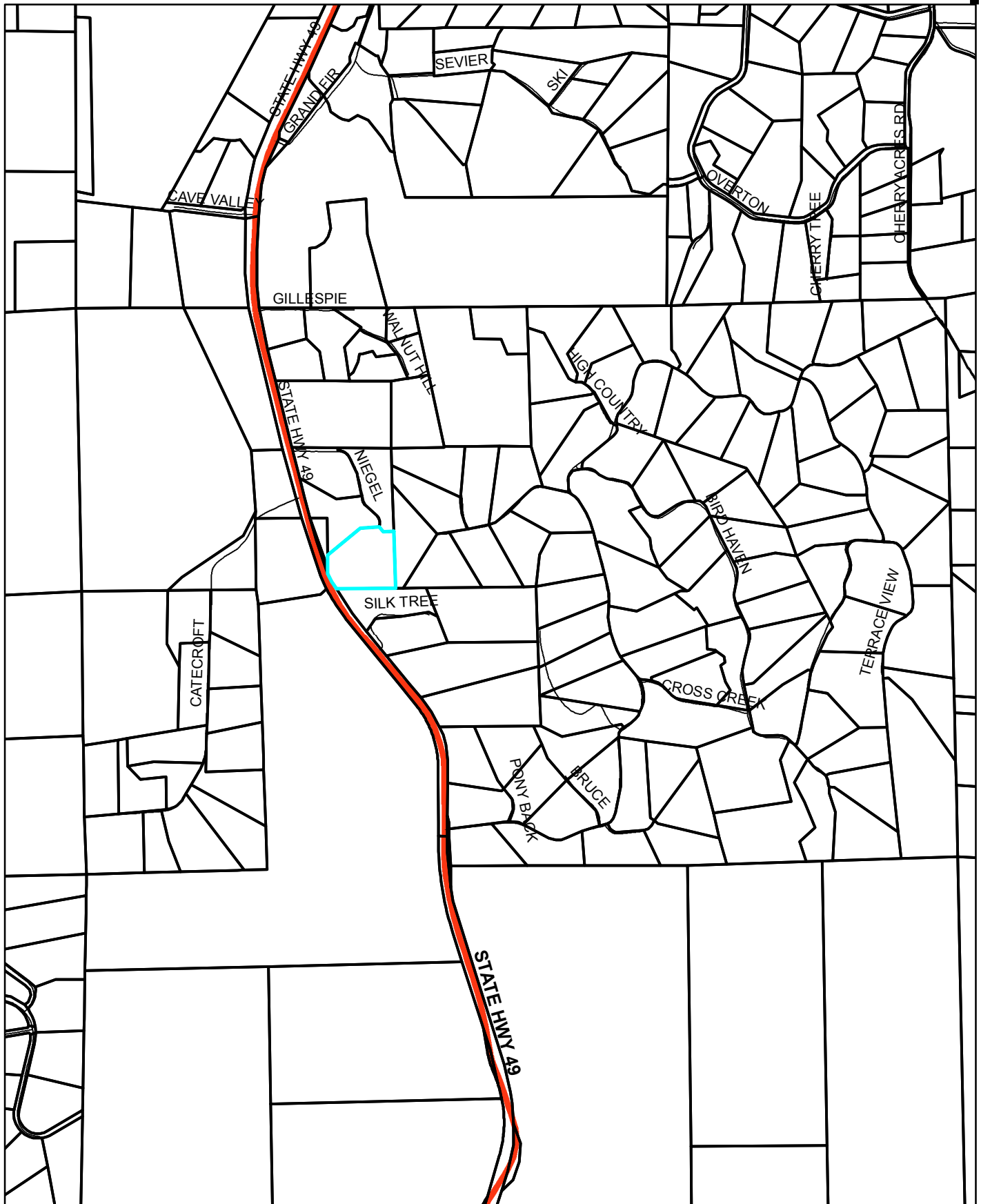


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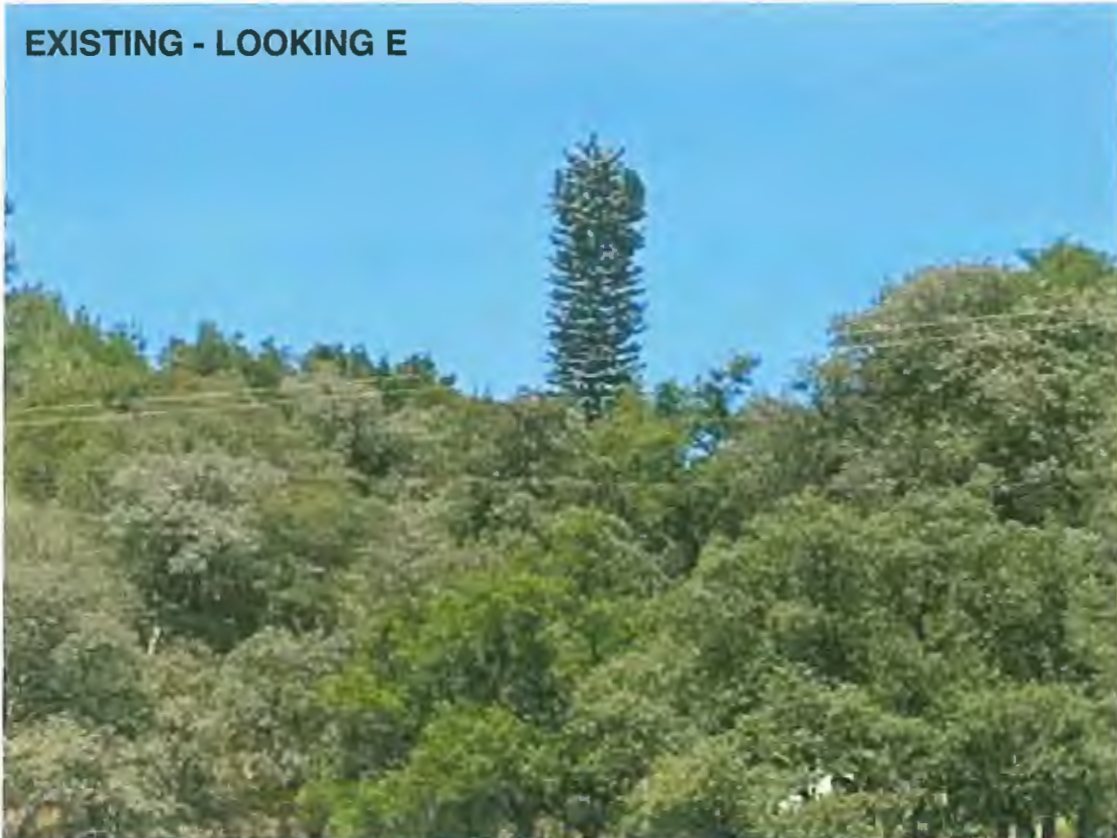
ELEVATION
VIEWS

A-3

Exhibit C: Location Map



EXISTING - LOOKING E



PROPOSED - LOOKING E



ADL Simulations, Inc. ♦ (415) 529-8568 ♦ jason@beacondev.net



CVL01602/CNU1602 - UMBRELLA HILL
3641 HIGHWAY 49
COOL, CA 95614



Exhibit D

CUP-R18-0010

18-1506 E 2-6-12