

Location Map



S05-0026/Telecommunications Facility-Stickland Mine Road
APN 329-020-28



0.08 Miles

1:7,000

Prepared By:
Gina Paolini
Planning Services Department
April 26, 2011

Exhibit A

**APPLICANT'S STATEMENT OF
USE PERMIT COMPLIANCE**

SITE NAME: EL DORADO ROAD
USE PERMIT # S05-0026

**4041 STRICKLAND MINE ROAD, PLACERVILLE, CA 95667
APN: 329-020-28**

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INTRODUCTION

In accordance with Condition of Approval No. 10 for the above-referenced Special Use Permit, issued on or about 1/26/06, which states: "[t]his special use permit shall be reviewed by the Planning Commission every five years. At each 5 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." Verizon Wireless submits that this facility is operating in compliance with the Use Permit compliance as set forth below:

Condition	Compliance
<p>1. The project, as approved, consists of the following: This special use permit approval is based upon and limited to compliance with the approved project description, dated January 26, 2006, 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. The project description is as follows: Issuance of Special Use Permit S05-0026 for a 69 foot steel monopine with up to 6 panel antennas mounted at a centerline of 60 feet and 2 future microwave dish antennas mounted at a centerline of 52 feet located at 5101 4041 Strickland Mine Road. The 6 panel antennas would be placed in 3 groups of 2 and would be located on a triangular mounting structure. The antenna panels are approximately 6.1</p>	<p>As depicted by the attached photographs, the site has been built and maintained in compliance with the conditions of approval.</p>

<p>to 8.1 inches wide, 47.4 to 48.2 inches long and 4.1 to 5.7 inches deep. All antennas are to be made of non-reflective materials. The pole and faux bark on the monopine will be painted a flat brown color. This special use permit authorizes Verizon Wireless to place the monopine and ground equipment within a 40 foot by 50 foot lease area to be enclosed by a 6 foot high chain link fence. The equipment for the facility would include a 240 sf. ft. equipment shelter, two air conditioning units, an emergency back up generator, and electrical and telco connections. A global positioning system (GPS) antenna would be mounted to the equipment shelter to provide for communication between the wireless and low orbiting satellites and a 300 watt light mounted near the entrance to the equipment shelter. The facility would be connected to land based electrical and telephone utilities located on a nearby joint utility pole. There would be a 12 foot wide gate, with a high priority security Knox padlock on the enclosure. Access to the site is provided from Strickland Mine Road to a paved driveway and a dirt road. Modifications have been required to accommodate fire apparatus per fire department conditions of approvals. This special use permit authorizes maintenance personnel to visit the site approximately once a month, at which time the facilities would be inspected to ensure proper operation.</p>	
<p>2. During all grading and construction activities in the project area, an archaeologist or Historian approved by the Deputy Director of Planning shall be on-call. 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 an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and</p>	<p>No heritage resource or other items of significance were found during construction.</p>

<p>authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determine 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. 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.</p>	
<p>3. 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 the 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.</p>	<p>No human remains were discovered during construction.</p>
<p>4. All site improvements shall conform to the site plan attached as Exhibit D and elevations shown on Exhibit E.</p>	<p>The site was constructed to conform to the site plans as specified.</p>
<p>5. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.</p>	<p>As depicted on the attached photographs, the cabinets and equipment have been painted in a matching color.</p>
<p>6. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located</p>	<p>There are no other carriers collocating on the facility at this time.</p>

<p>within the proposed leased area and provided that any one of four proposed carriers installs no more than 12 panel antennas per carrier are placed on the monopine, and there shall not be any increase in height.</p>	
<p>7. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent. A self timer will be required to be installed for the 300-watt light.</p>	<p>This facility has been maintained in compliance with the conditions of approval as reflected by the attached photographs.</p>
<p>8. 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.</p>	<p>No interference has been reported.</p>
<p>9. All obsolete or unused communications facilities shall be removed by the applicant within six (6) months after the use of the facility has ceased or the facility has been abandoned. The applicant shall notify the Planning Department at the time of abandonment and all disturbance related to the communication facility shall be restored to the pre-project condition.</p>	<p>This site is currently active.</p>
<p>10. 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)</p>	<p>This document and attachments constitute the request for the 5-year review.</p>

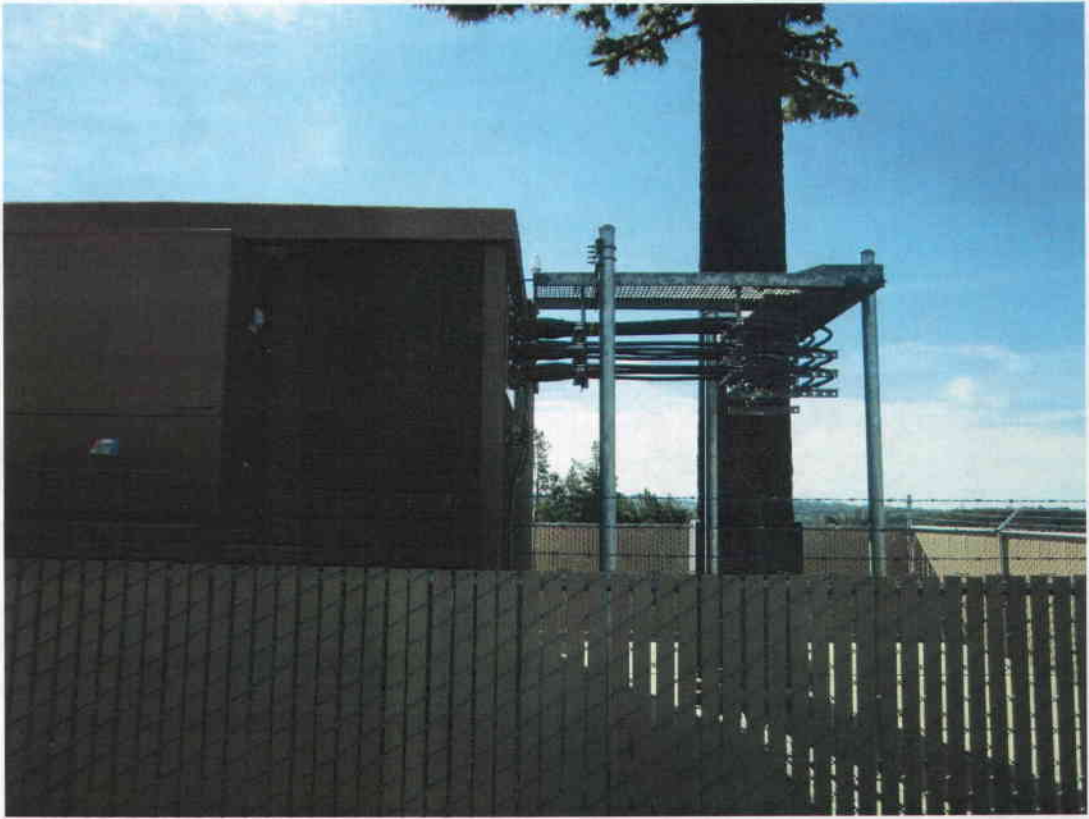
<p>Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent 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>11. The applicant shall obtain a building permit from the El Dorado County Building Services for the project facilities prior to the commencement of construction.</p>	<p>This condition was satisfied prior to commencement of work.</p>
<p>12. The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental management Department for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation, prior to issuance of a building permit.</p>	<p>This condition was satisfied prior to issuance of a building permit.</p>
<p>13. The applicant shall comply with the following requirements of the Diamond Springs/El Dorado Fire Protection District which include but shall not be limited to:</p> <ul style="list-style-type: none"> a. The applicant shall meet with the District to determine for easy access by fire and emergency apparatus during incidents that occur at the building. b. The project shall comply with all building and California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the Fire District prior to issuance of a building permit. c. Fire flow to the building is 1,000 	<p>The site was developed and maintained in accordance with the conditions of approval.</p>

<p>GPM for duration of two hours at 20 psi. This may require a new fire hydrant to be installed. Fire hydrant placement shall be approved by the Fire District.</p> <p>d. Knox Box with keys for emergency access shall be installed per District requirements to be monitored with electrical shunt. The Fire District shall verify the installation of the security system prior to final inspection of the facility.</p> <p>e. Fire apparatus access road shall be provided within 150 feet to all portions of the building.</p> <p>f. Additional requirements may be necessary once a full set of plans are submitted to this district for review.</p>	
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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 05-0026. We respectfully request that the above information serve to satisfy the "5-year review" Condition.

Please contact Andrew Lesa at 916-539-7066 or alesa@completewireless.net should you have any questions regarding the above or require any further information.



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EXHIBIT C

Equipment

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