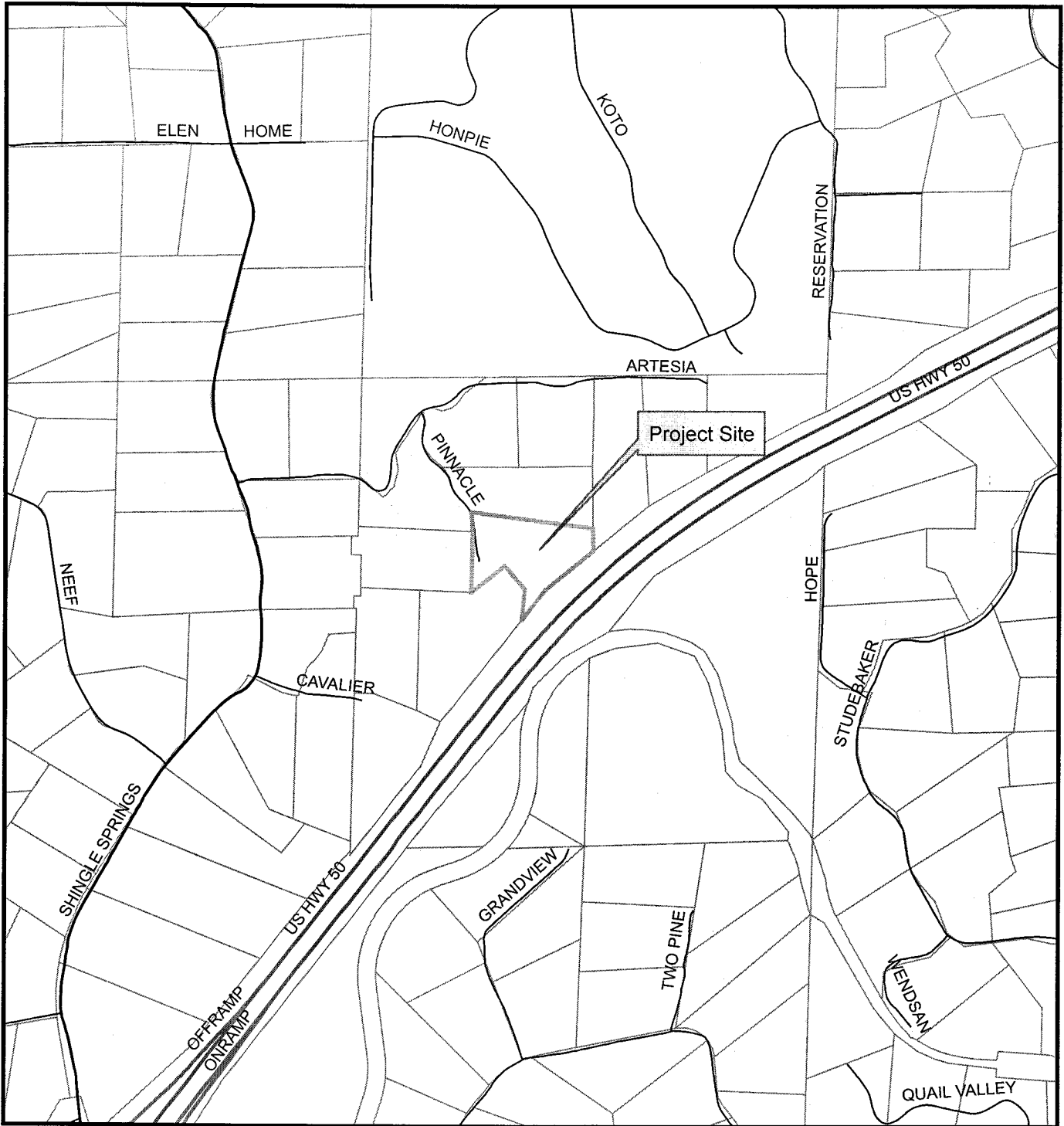
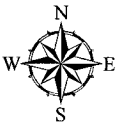


Location Map



S05-0027-Verizon /Greenstone Communications Tower
APN 319-110-13



0.08
Miles

1:10,000

Prepared By:
Gina Paolini
Planning Services Department
April 1, 2011

Exhibit A

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

SITE NAME: GREENSTONE
USE PERMIT # S05-0027

**3051 PINNACLE COURT, SHINGLE SPRINGS, CA 95682
APN: 319-110-13**

INTRODUCTION

In accordance with Condition of Approval No. 17 for the above-referenced Special Use Permit, issued on or about 4/13/06, 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 April 13, 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: A special Use Permit to construct a 60 foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes. A 240 square foot equipment shelter and emergency back-up generator and proposed to be located within a 30 foot by 50 foot ground lease area at the base of the monopine.</p>	<p>As depicted by the attached photographs, the site has been built and maintained in compliance with the conditions of approval.</p>

RECEIVED
PLANNING DEPARTMENT
11 MAR - 3 PM 1:09

<p>2. District Rule 223, which addresses the regulation and mitigation for fugitive dust emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 403 of the South Coast Air Quality Management District. A fugitive dust prevention and control plan and contingent asbestos hazard dust mitigation plan shall be submitted to and approved by the Air Pollution Control District prior to the start of project construction. Monitoring: Prior to building permit issuance, the Air Quality Management District shall review and approve a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan for the proposed project.</p>	<p>The site was developed and maintained in accordance with the conditions of approval.</p>
<p>3. Burning of wastes that result from "Land Development Clearing" must be permitted through the Air Quality Management District. Only vegetative waste material may be disposed of using an open outdoor fire. (Rule 300) Monitoring: Prior to the burning of wastes for "land development clearing," the Air Quality District shall review and permit such activity.</p>	<p>The site was developed and maintained in accordance with the conditions of approval.</p>
<p>4. Project construction involving the application of architectural coating shall adhere to District Rule 215 regarding Architectural Coatings. Monitoring: The Air Quality Management District shall ensure adherence to Rule 215 during the construction process.</p>	<p>The site was developed and maintained in accordance with the conditions of approval.</p>
<p>5. Prior to construction/installation of any new point source emission units or non-permitted emission units (ie: gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the Air Quality Management District. Submittal of applications shall include facility diagrams(s), equipment specifications and emission factors. Monitoring: Prior to building permit issuance, the Air Quality management District shall review and approve any applications</p>	<p>The Condition of Approval was met prior to commencement of work.</p>

<p>for new point source emission units or non-permitted emission units.</p>	
<p>6. 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 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 determined not to be of significance. Monitoring: The Department of Transportation (DOT) shall monitor the above referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon the discovery of and item of historical or archaeological interest and only allow grading activities to continue once the issue has been resolved.</p>	<p>No heritage resource or other items of significance were found during construction.</p>
<p>7. 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. Monitoring: The Department of Transportation (DOT) shall monitor the above referenced activities as part of the issuance of a commercial grading permit. If deemed necessary, DOT shall issue a stop work order upon discovery of any human remains on the project site and only allow grading activities to continue once the issue has been</p>	<p>No human remains were discovered during construction.</p>

resolved.	
8. The project shall be modified, including the construction of a fire safe turnaround area, as necessary, to incorporate the requirements by the El Dorado County Fire Protection District and shall be reviewed and approved by the El Dorado County Fire Protection District prior to the issuance of a building permit. Monitoring: The El Dorado County Fire Protection District shall review and approve the project prior to building permit issuance to ensure compliance with all District regulations.	The Condition of Approval was met prior to issuance of Building Permit.
9. Grading and construction activities on the site shall be limited to daylight hours from 7:00 Am to 7:00 PM Monday through Friday, and 9:00 AM to 5:00 PM Saturday. No construction or grading activities shall take place on Sundays or holidays. Monitoring: Department of Transportation shall investigate any noise complaints received regarding the occurrence of grading and construction activities in violation of the mitigation measure discussed above.	The site was developed and maintained in accordance with the conditions of approval.
10. Only equipment with properly maintained mufflers shall be used during construction. Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment maintenance during project construction.	The site was developed and maintained in accordance with the conditions of approval.
11. Construction equipment shall not idle on the property (construction site) when not in active use. Monitoring: The Air Quality Management District shall monitor and investigate any complaints received regarding proper equipment use and potential air quality impacts during project construction.	The site was developed and maintained in accordance with the conditions of approval.
12. All site improvements shall conform to the site plans attached as Exhibit D.	The site was constructed to conform to the site plans as specified.
13. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground mounted equipment is located	The site is in compliance with the Condition of Approval.

<p>within the existing leased area and provided that no more than four antennas are placed on the pole at any one time with no increase in height.</p>	
<p>14. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color.</p>	<p>As depicted on the attached photographs, the cabinets and equipment have been painted in a matching color.</p>
<p>15. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent. Prior to final occupancy, the color of the tree pole foliage shall be painted to match the foliage of the surrounding trees within the project area. The tree pole structure shall also be painted in a manner which matches the tree trunks of the existing trees in the project vicinity.</p>	<p>This facility has been maintained in compliance with the conditions of approval as reflected by the attached photographs.</p>
<p>16. 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 condition.</p>	<p>This site is currently active.</p>
<p>17. 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,</p>	<p>This document and attachments constitute the request for the 5-year review.</p>

<p>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>18. Prior to final occupancy, a sign conforming with ANSI C95.2 color, symbol and content, and other markings as appropriate, should be placed close to the antennas with appropriate contact information in order to alert maintenance or other workers approaching the antennas to the presence of RF transmissions and to take precautions to avoid exposures in excess of FCC limits.</p>	<p>The site was developed and maintained in accordance with the conditions of approval.</p>
<p>19. The lease area is to be enclosed by a six-foot tall slatted chain link fence prior to final occupancy.</p>	<p>As depicted in the photos the site was developed and maintained in accordance with the conditions of approval.</p>
<p>20. Except during unanticipated emergency situations, the generator shall run only one hour per week between the hours of 7:00 AM and 7:00 PM for routine maintenance purposes.</p>	<p>The site has been maintained in accordance with the conditions of approval.</p>
<p>21. Prior to building permit issuance, the applicant shall submit a site plan review fee of \$150.00 to the El Dorado County Fire Protection District.</p>	<p>The Condition of Approval was met prior to issuance of Building Permit.</p>
<p>22. Prior to final occupancy, fire access shall be provided to meet fire safe standards.</p>	<p>Prior to occupancy the site was developed and maintained in accordance with the conditions of approval.</p>
<p>23. Prior to final occupancy, the site address shall be posted on Pinnacle Court at a minimum of 12 inches in</p>	<p>Prior to occupancy the site was developed and maintained in accordance with the conditions of approval.</p>

size.	
24. A minimum 12-foot wide all weather access road to within 50 feet of the equipment shelter shall be provided prior to final occupancy.	The site was developed and maintained in accordance with the conditions of approval.
25. Those sections of the existing access road that do not meet 40-foot required turning radius must be widened to 20-foot prior to final occupancy, a determined by the El Dorado County Fire Protection District.	The site was developed and maintained in accordance with the conditions of approval.
26. All equipment and debris currently blocking the access gate shall be removed prior to final occupancy.	The site was developed and maintained in accordance with the conditions of approval.
27. Prior to final occupancy, the applicant shall confirm that a "Knox" padlock is on the gate and a "Knox Box" is on any equipment shelters at the subject site.	The site was developed and maintained in accordance with the conditions of approval.
28. Prior to final occupancy, a Fire District approval turnaround area shall be constructed at the project site.	The site was developed and maintained in accordance with the conditions of approval.
29. All project access roads shall have 13-foot 6-inch tall vertical clearance and be capable of supporting 40,000 pound load prior to final occupancy.	The site was developed and maintained in accordance with the conditions of approval.
30. Road grades shall not exceed 16 percent prior to final occupancy.	The site was developed and maintained in accordance with the conditions of approval.
31. All project gates shall comply with Fire Prevention Officer's standard as determined by the El Dorado County Fire Protection District.	The site was developed and maintained in accordance with the conditions of approval.
32. Under the Certified Unified Program Agency (CUPA) programs, if the operations will involve the storage of reportable quantities of hazardous materials for backup power generation, a hazardous materials business plan for the site must be submitted to the Environmental Management Department and applicable fees paid.	The site was developed and maintained in accordance with the conditions of approval.
33. Prior to the start of project construction, an asbestos dust	This condition was met prior to commencement of work.

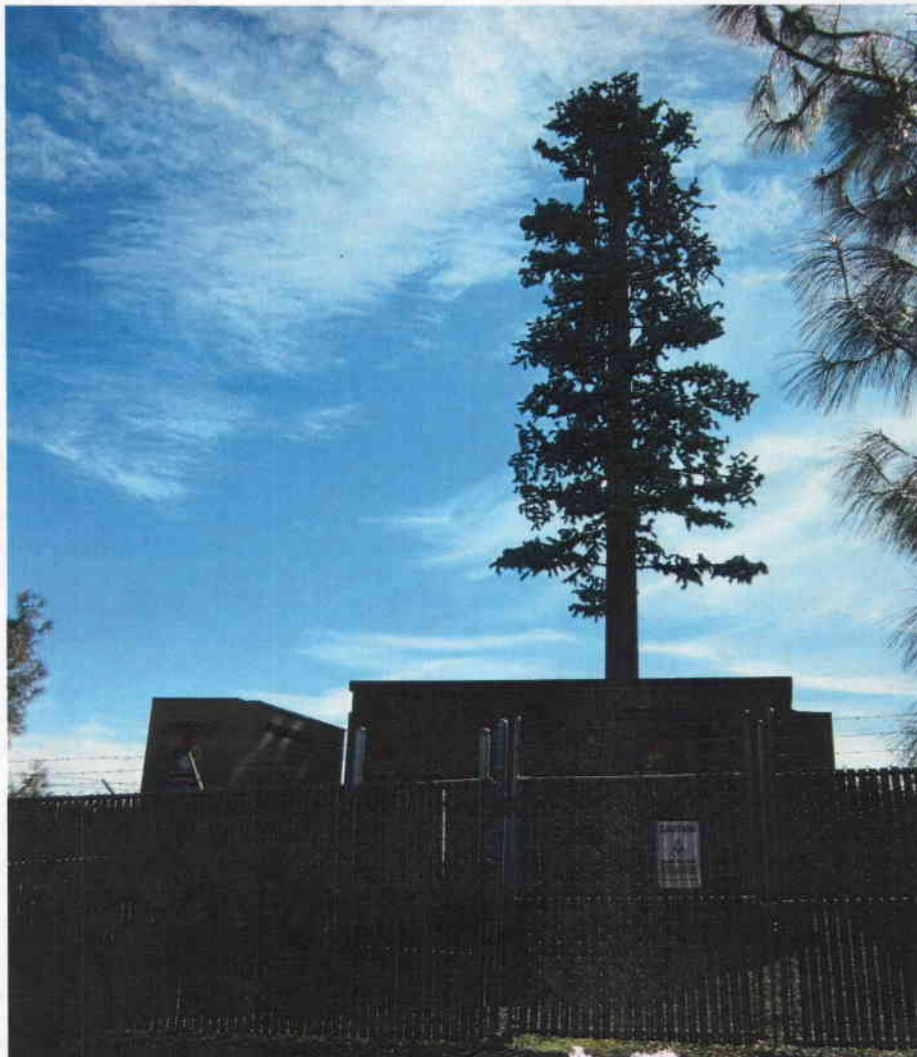
mitigation plan application shall be submitted to and approved by the Air Quality Management District.	
34. Any project road construction shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County Ordinance concerning asbestos dust.	The site was developed and maintained in accordance with the conditions of approval.

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 05-0027. 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.

Equipment



RECEIVED
 11 MAR -3 PM 1:09
 PLANNING DEPARTMENT



11 MAR -3 PM 1:09
RECEIVED
PLANNING DEPARTMENT





11 MAR -3 PM 1:09
RECEIVED
PLANNING DEPARTMENT