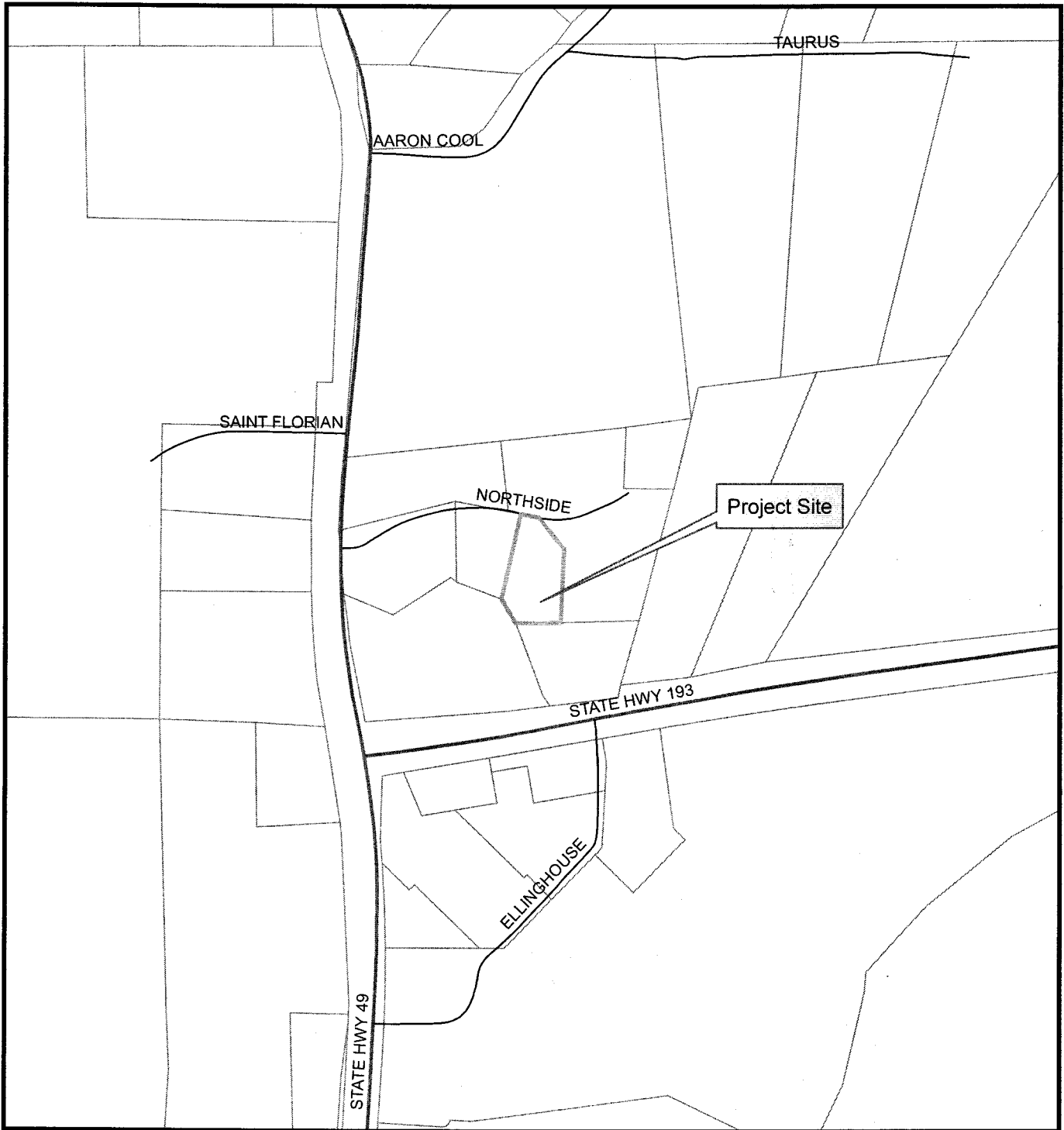


# Location Map



S04-0020-R-Verizon Wireless -Northside Drive  
APN 071-500-34



0.04  
Miles

1:5,000

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

## Exhibit A

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

SITE NAME: COOL  
 USE PERMIT # S04-0020R  
 1051 NORTHSIDE DRIVE, COOL, CA 95614  
 APN: 071-500-34

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**INTRODUCTION**

In accordance with Condition of Approval No. 10 for the above-referenced Special Use Permit, issued on or about 12/20/06, 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. This special use permit approval is based upon and limited to compliance with the project description, dated December 9, 2004 and revised on December 6, 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. <b>The project description is as follows:</b> Issuance of Special Use Permit S04-0020 for a 75-foot steel monopine with up to twelve (12) panel antennas mounted at a centerline of 65 feet at 1051 Northside Drive. Twelve panel antennas in three groups of fours (sectors) would be mounted on an antenna array mount, to avoid horizontal expansion of the overall structure beyond the proposed foliage. The antenna panels would be approximately 7 inches wide, 96 inches long, and 8 inches deep. All antennas would be made of non-reflective materials. This special use permit authorizes Sprint-Nextel to place the monopine and prefabricated ground equipment shelter within a 50-foot by 50-foot lease area to be enclosed by a 6-foot-high chain link fence. Two global positioning system (GPS) antennas would be attached to the roof of the shelter to provide for communication between the</p>	<p>This site was built in compliance with this condition. Verizon Wireless has collocated three (3) six-foot panel antennas on the existing monopine, installed a 12' x 20' pre-fab equipment shelter, one (1) GPS antenna, and a standby diesel generator all located within the existing fenced compound.</p>

Exhibit B

**S 04-0020 R**  
*Five Year Review*

<p>wireless facility and low-orbiting satellites. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. There would be a 12-foot-wide gate on the north side of the enclosure. Access to the site is provided from Northside Drive to a dirt driveway from the cul-de-sac. The access to the tower is to be widened to 15 feet and will have a 4 inch thickness of three-quarter inch Class II aggregate base. A fire turnaround with a 4 inch Class II Base, 20 feet wide will be provided to comply with the Fire District requirements. 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. <b>The revision S04-0020R amends the original permit by allowing the collocation of the following antenna and equipment on the existing wireless telecommunication facility:</b> six (6) six-foot tall RF antennas, one 12-foot by 30-foot prefabricated equipment shelter for BTS equipment, two (2) GPS antennas, twelve (12) coax cables, one (1) 60 kilowatt standby diesel ground generator, and related appurtenances and equipment referenced by Exhibit F. All equipment and site improvements shall be made on the existing monopine, within the existing 2,500 square foot ground lease area, and as referenced by attached Exhibit F.</p>	
<p>2. 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 finds 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. Planning Services shall review the grading plans prior to the issuance of a grading permit.</p>	<p>No items were found during the grading and construction that had any archaeological significance.</p>
<p>3. In the even of the discovery of human</p>	<p>No human remains were found during the grading</p>

<p>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. Planning Services shall review the grading plans prior to the issuance of a grading permit.</p>	<p>and construction.</p>
<p>4. All site improvements shall conform to the original project site plan(s) attached to S04-0020 as Exhibit D. The revision shall conform to the site plan(s) attached to S04-0020R as Exhibit F.</p>	<p>This site was developed in compliance with this condition.</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. All collocated Verizon antenna and equipment shall be painted to match the existing Sprint-Nextel monopine and ground equipment. The twelve (12) coax cables and all coax cables shall be installed within the trunk of the existing steel monopine, at all times.</p>	<p>The associated equipment and antennas have been painted to match the existing facility.</p>
<p>6. For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than six (6) panel antennas are placed on the monopine at any one time, with no increase in height.</p>	<p>No additional collocations have been proposed.</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 that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.</p>	<p>This site has been maintained and remains consistent with the appearance of the existing facility.</p>
<p>8. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant</p>	<p>No Complaints have been received.</p>

<p>shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.</p>	
<p>9. All obsolete or unused communication facilities shall be removed by the applicant 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.</p>	<p>This site is currently active.</p>
<p>10. Due to the ever-changing technology of wireless communication systems, the original special use permit S04-0020 to include a comprehensive review of all collocated carriers and equipment shall be reviewed by the Planning Commission every five (5) 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.</p>	<p>This document and attachments constitute the request for the 5-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 of approval was met prior to commencement of work.</p>
<p>12. The project is within the Asbestos Review</p>	<p>This condition of approval was met.</p>

<p>area. The Air Pollution Control District (APCD) will require the access road to be improved and maintained to a depth of three inches with asbestos-free gravel at all times. The improvements must meet Fire Safe and Department of Transportation standards.</p>	
<p>13. Prior to the approval of building permits, the applicant shall submit an Asbestos Dust Mitigation Plan (ADMP), with appropriate fees, to be reviewed and approved by the County's Air Pollution Control District. The plan must conform to District Rule 223.2 during the construction process.</p>	<p>This condition was met prior to building permit approval.</p>
<p>14. The project shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving materials and the County ordinance concerning asbestos dust.</p>	<p>This site was built to comply with this condition of approval.</p>
<p>15. Burning of wastes that result from "Land Development Clearing" must be permitted through the APCD. Only vegetative waste material may be disposed of using a permitted open outdoor fire (Rule 300).</p>	<p>No burning was needed in constructing this site.</p>
<p>16. The following measures shall be implemented during construction activities to maintain the air quality standards established by the APCD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacture's specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours.</p>	<p>This site was built to comply with this condition of approval.</p>
<p>17. Prior to the installation or approval of any new point source emission units or non-permitted emissions units such as emergency generators, an authority to construct (and install) application shall be submitted for approval by the APCD. The applicant shall include facility diagrams,</p>	<p>This site was built to comply with this condition of approval.</p>

<p>equipment specifications, and emission factors.</p>	
<p>18. The project shall comply with the following requirements of the El Dorado County Fire Protection District:</p> <p>a. Prior to the approval of building permits for the collocation of Verizon equipment, the applicant shall submit a Site Plan and review fee for review and approval by the Fire District to illustrate that all required Sprint-Nextel site improvements are made for the original Special Use Permit S 04-0020 to satisfaction.</p> <p>b. Prior to approval of a final inspection, the applicant shall install an approved turnaround to be a minimum of 20 feet wide with a 25 foot radius at the intersection of Northside Drive and the project access road. The access road shall have an all weather surface and be within 150 feet of all exterior portions of the structure. The access road and turnaround shall be approved by the El Dorado County Fire Protection District and shall be installed prior to final inspection of the facility.</p> <p>c. Prior to approval of a final inspection, the applicant shall install an access road with a vertical clearance of 13 feet 6 inches. The road shall be capable of supporting a 40,000 pound load and shall not exceed a road grade of 15 percent. El Dorado County Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.</p> <p>d. Prior to approval of a final inspection, the applicant shall provide high priority "knox" access to the structure and "knox" padlock for emergency access to the 12- foot gate.</p> <p>e. Prior to approval of a final inspection, the applicant shall install the address of the facility at the turnaround with the letters to be a minimum of 12 inches in height. El Dorado County Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.</p> <p>f. Prior to approval of a final inspection the applicant shall illustrate that gates for the facility shall comply with Fire Prevention Officers standard, as reviewed and approved</p>	<p>a. This site complied with this condition prior to building permit approvals.</p> <p>b. This site was developed with the proper turn around and is in compliance with this condition.</p> <p>c. The site was developed with the proper access road and is in compliance with this condition.</p> <p>d. The site was developed to meet this condition.</p> <p>e. This site was developed to meet this condition.</p> <p>f. This condition was met prior to being issued a building permit.</p> <p>g. The fire extinguisher was verified prior to final inspection.</p> <p>h. Vegetation control was verified prior to final inspection approval.</p>

<p>by the El Dorado County Fire Protection District prior to issuance of a Building Permit.</p> <p>g. Prior to approval of a final inspection, the El Dorado County Fire Protection District shall verify the installation of one 2A10BC Fire Extinguisher inside the structure prior to final inspection of the facility.</p> <p>h. Prior to approval of a final inspection, the El Dorado County Fire Protection District shall verify vegetation control within the fenced area of the project.</p>	
<p>19. Prior to the approval of building permits, the applicant shall coordinate all required grading and improvement activities with the Department of Transportation should grading and improvements be required. The applicant shall pay applicable plan review fees to the Department of Transportation prior to submitting a grading and improvement plan review.</p>	<p>This site was developed in compliance with this condition.</p>

**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 # S04-0020R. 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](mailto:alesa@completewireless.net) should you have any questions regarding the above or require any further information.

Equipment





Tower and Antennas

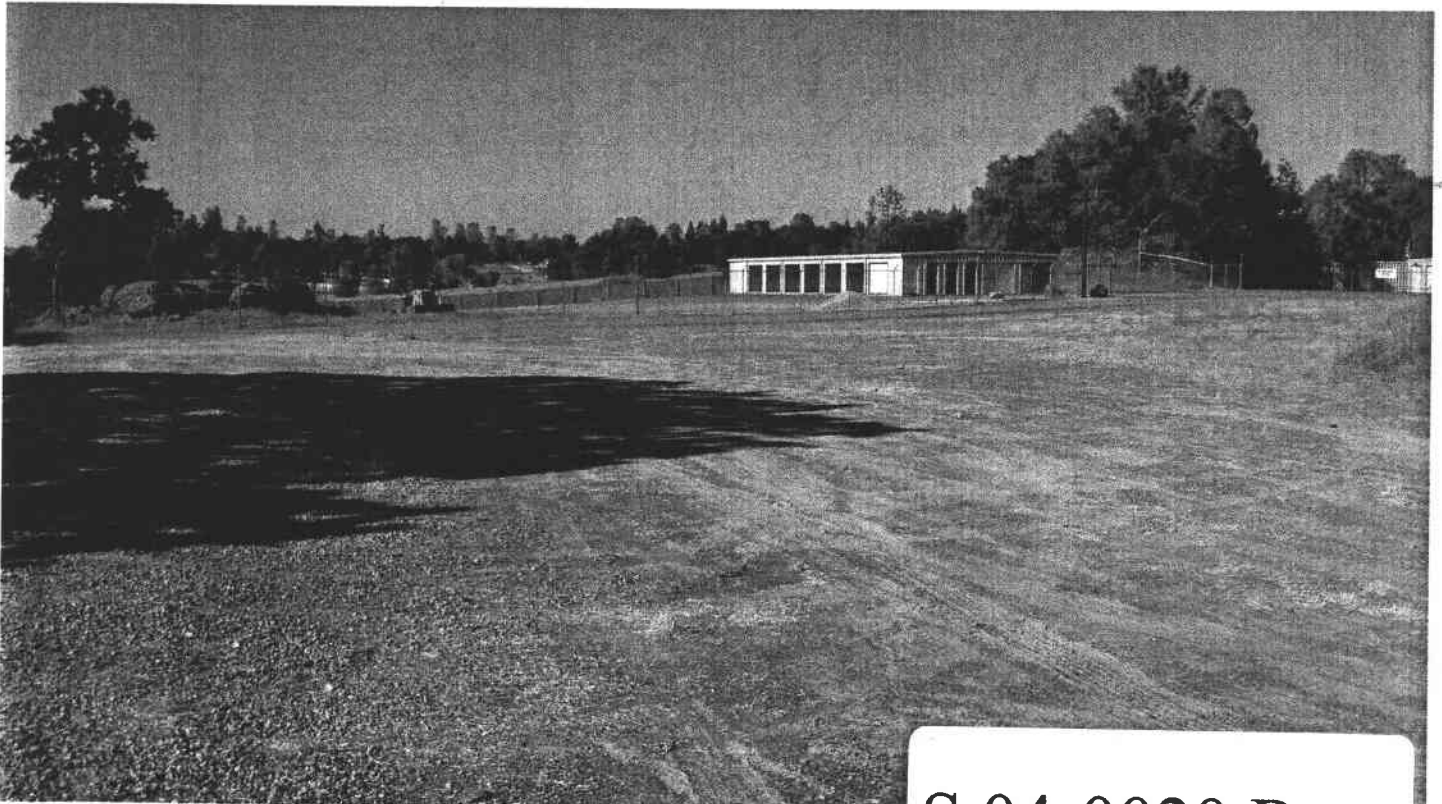
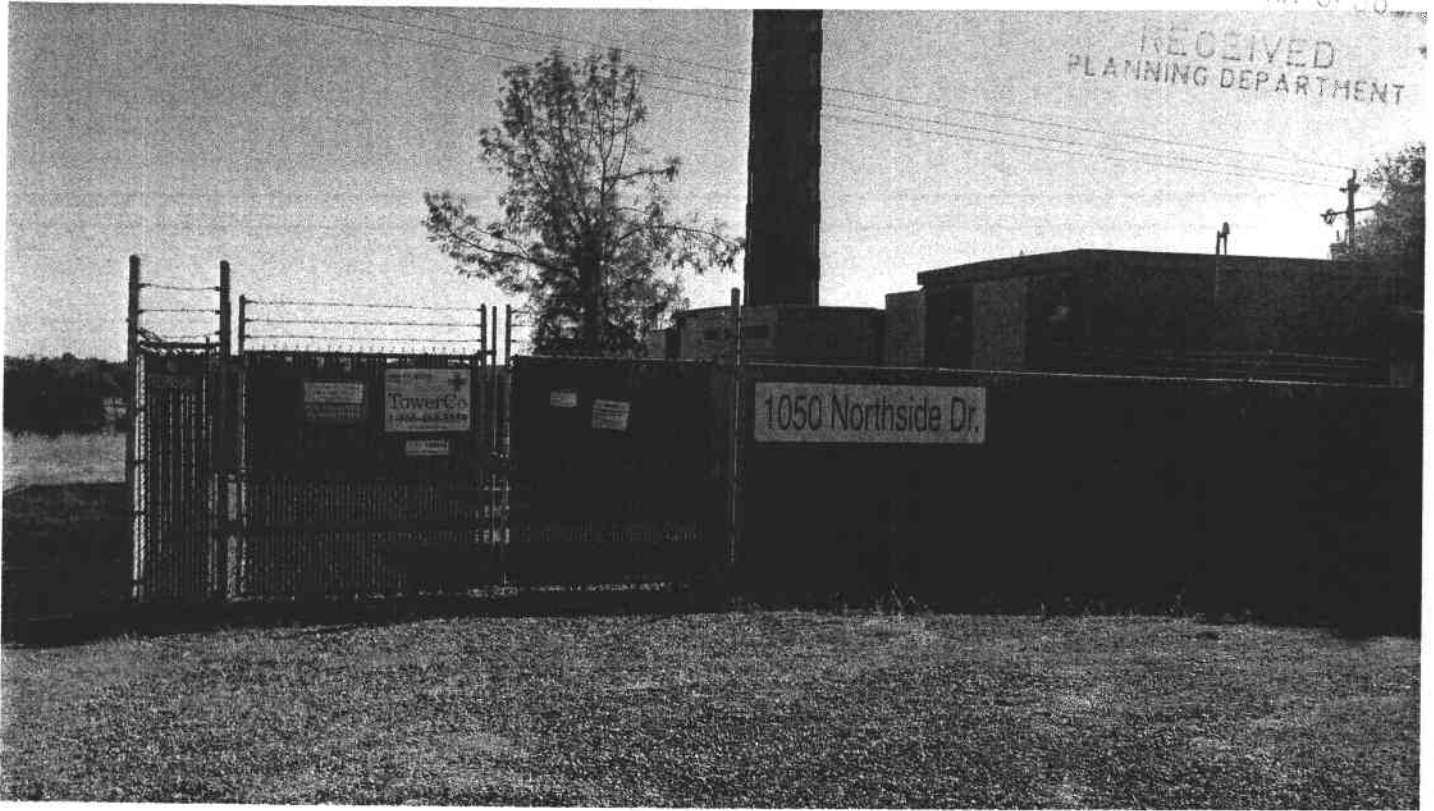
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Exhibit C

S 04-0020 R  
Five Year Review

Access Gate and Turn-a-round



S 04-0020 R  
Five Year Review