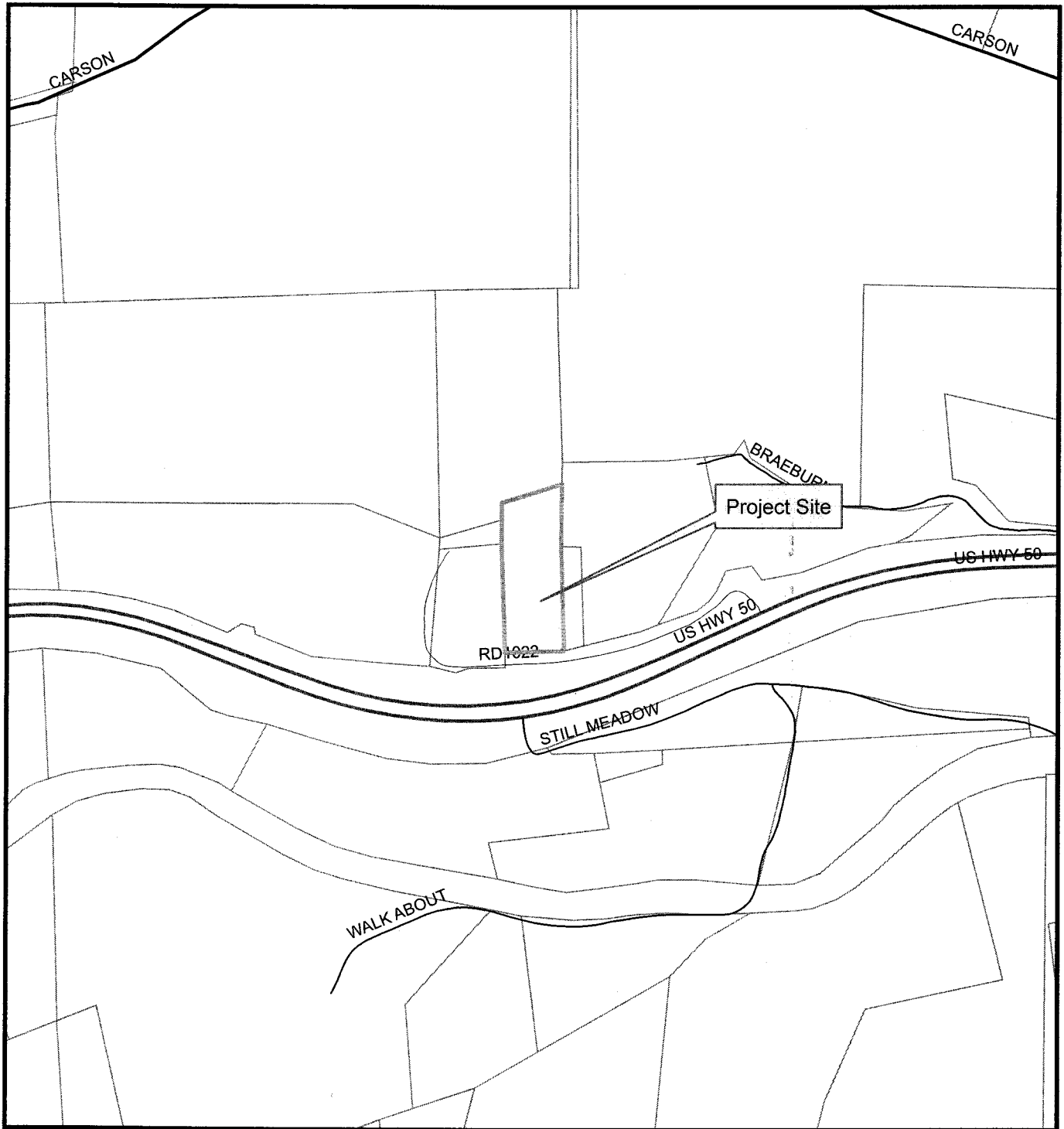


# Location Map



S06-0009-Verizon Wireless -Smith Flat 2  
APN 048-520-22



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: SMITH FLAT  
 USE PERMIT # S06-0009  
 2605 U.S HIGHWAY 50, PLACERVILLE, CA  
 APN: 048-520-221

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**INTRODUCTION**

In accordance with Condition of Approval No. 8 for the above-referenced Special Use Permit, issued on or about 11/09/06, 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 conditions as set forth below:

The project description is as follows: A special use permit to construct a 120 foot tall monopine wireless communications facility. The monopine will include 12 antennas mounted at 106 feet and two microwave dishes mounted at 98 feet. The antennas shall be painted green and the tower will be painted flat brown and faux bark covering it up to 47 feet. The branches start at 42 feet above ground level. The ground mounted equipment and fence slats will be painted a brown to match the tower. Additional ground mounted equipment including an equipment shelter and back up generator are to be located with the monopine within a 2000 square foot fenced lease area.

Condition	Compliance
1. All site improvement shall conform to the site plan and elevations attached as Exhibit D.	This site was built in compliance with this condition. Please see the attached photos.
2. 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 and approval of the facility.	This site was constructed in accordance to the site plans. Please see the attached photos.
3. 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 any one of the proposed carriers installs no more than 12 panel antennas per carrier are placed on the monopine, and that there shall not be any increase overall height of the tower and branches.	This site currently does not have any collocations.
4. All improvements associated with the communications facility, including equipment shelters, antenna, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment	This site is in compliance with this condition.

<p>enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.</p>	
<p>5. The applicant shall assume full responsibility for resolving electronic device reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of receipt of any written complaint.</p>	<p>No complaints have been received.</p>
<p>6. Construction activities shall occur between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and federally recognized holidays.</p>	<p>This site was build in compliance with this condition.</p>
<p>7. All obsolete or unused communications 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 still in operation.</p>
<p>8. Due to 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 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 Development</p>	<p>This document and attachments constitute the request for the 5-year review.</p>

**S 06-0009**  
*5 year Review*

<p>Services Director or designee to cover the cost of processing the five year review.</p>	
<p>9. 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.</p>	<p>No such items were discovered in the construction of this site.</p>
<p>10. 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.</p>	<p>No human remains were discovered in the construction of this site.</p>
<p>11. Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Exemption.</p>	<p>This site was developed in compliance with this condition.</p>
<p>12. The applicant shall replace the three (3) removed oak trees with a 1:1 oak woodland (Replacement Land Area/Replacement Tree/Replacement Acorn-Density Ratio) replacement ratio as defined in the November 9, 2006 Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4. Replacement trees shall be planted on site to the satisfaction of the Development Services Director or designee. An agreement to the satisfaction County Counsel and the</p>	<p>This condition was met prior to issuance of a building permit.</p>

<p>Development Services Director or designee shall be required to ensure the long term maintenance and preservation of the replacement trees. Replacement shall be subject to intensive to moderate management and 10 to 15 years of monitoring, respectively. Any trees that do not survive during this period shall be replaced. The replacement trees shall be planted prior to final inspection and the maintenance agreement shall be provided the Planning Services prior to issuance of a building permit.</p>	
<p>13. The applicant is required to comply with District Rules during project construction. The applicant shall submit a fugitive dust plan application with appropriate fees paid to the District. The District shall review and approve the plan prior to commencement of construction.</p>	<p>This condition was met prior to commencement of construction.</p>
<p>14. Under the Certified Unified Program Agency (CUPA) programs, if the operation, at any time, will involve the storage of reportable quantities of hazardous materials for back up power generation, a hazardous materials business plan for the site must be submitted to the Department and applicable fees paid.</p>	<p>This site was developed in compliance with this condition.</p>
<p>15. A commercial grading plan is required. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval prior to issuance of a building permit. The commercial grading 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.</p>	<p>This site was developed in compliance with this condition.</p>

**S 06-0009**  
*5 year Review*

16. The applicant shall comply with the following requirements of the El Dorado County Fire Protection District:

- a. The applicant shall pay the site plan review fee of \$150.00 to the fire district prior to commencement of any work performed.
- b. The applicant shall install an access road which shall provide a minimum 12 foot road width. Access roads shall maintain a 13 foot 6 inch vertical clearance and be capable of supporting 40, 000 pound load. Road grades shall not exceed 16 percent. The access road shall be located within 50 feet of the project site. The Fire District shall review and approve the location and design of the access road prior to issuance of a grading permit.
- c. The applicant shall install a Fire District approved turn-a-round. The applicant may install a Fire District approved fire suppression system in place of a turn-a-round. The turn-a-round or fire suppression system will be reviewed by the Fire District prior to final inspection of the facility.
- d. The applicant shall install the address of the facility at the intersection of County Road 1022 and US Hwy 50. The Fire District shall verify installation of the signage prior to final inspection of the facility.
- e. The applicant shall install a 'knox' box padlock at the equipment shelter and at the access gate. The Fire District shall verify vegetation clearance prior to final inspection of the facility.
- f. The applicant shall provide vegetation clearance to meet "Fire Safe" standards, which shall be 16 feet from the centerline of the access road and within the fenced equipment area. The Fire District shall verify vegetation clearance prior to final inspection of the facility.
- g. The applicant shall install an exterior mounted fire extinguisher within 75 feet of the generator. The fire extinguisher shall be mounted in a weather proof cabinet and shall have a minimum 20BC rating. The Fire District shall verify the installation of the fire extinguisher prior to the final inspection of the facility.

- a. This condition was met prior to commencement of work.
- b. This site was developed in compliance with this condition.
- c. This site was developed in compliance with this condition.
- d. This site was developed in compliance with this condition.
- e. This site was developed in compliance with this condition.
- f. This site was developed in compliance with this condition.
- g. This site was developed in compliance with this condition.

**S 06-0009**

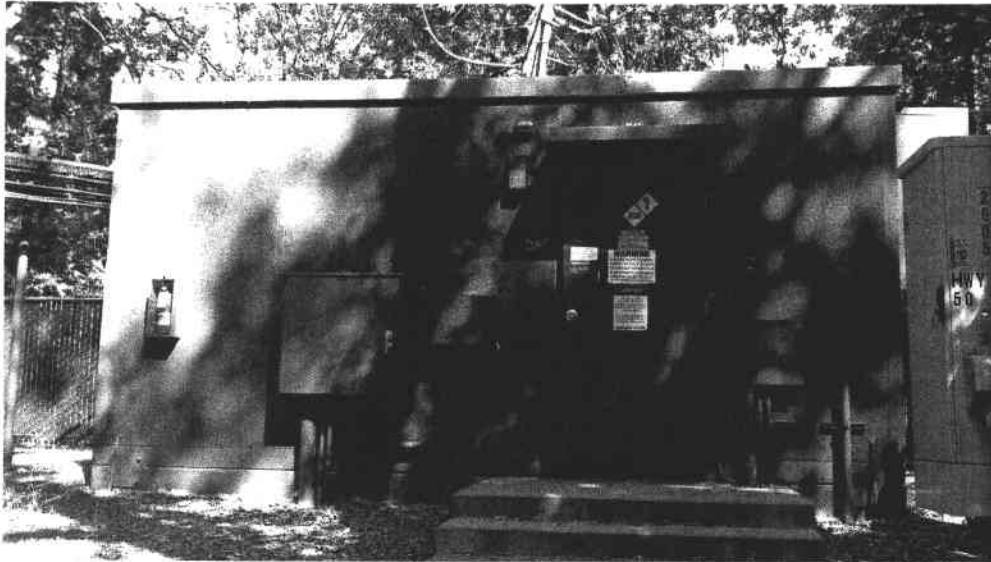
*5-year Review*

**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 # S06-0009. 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**



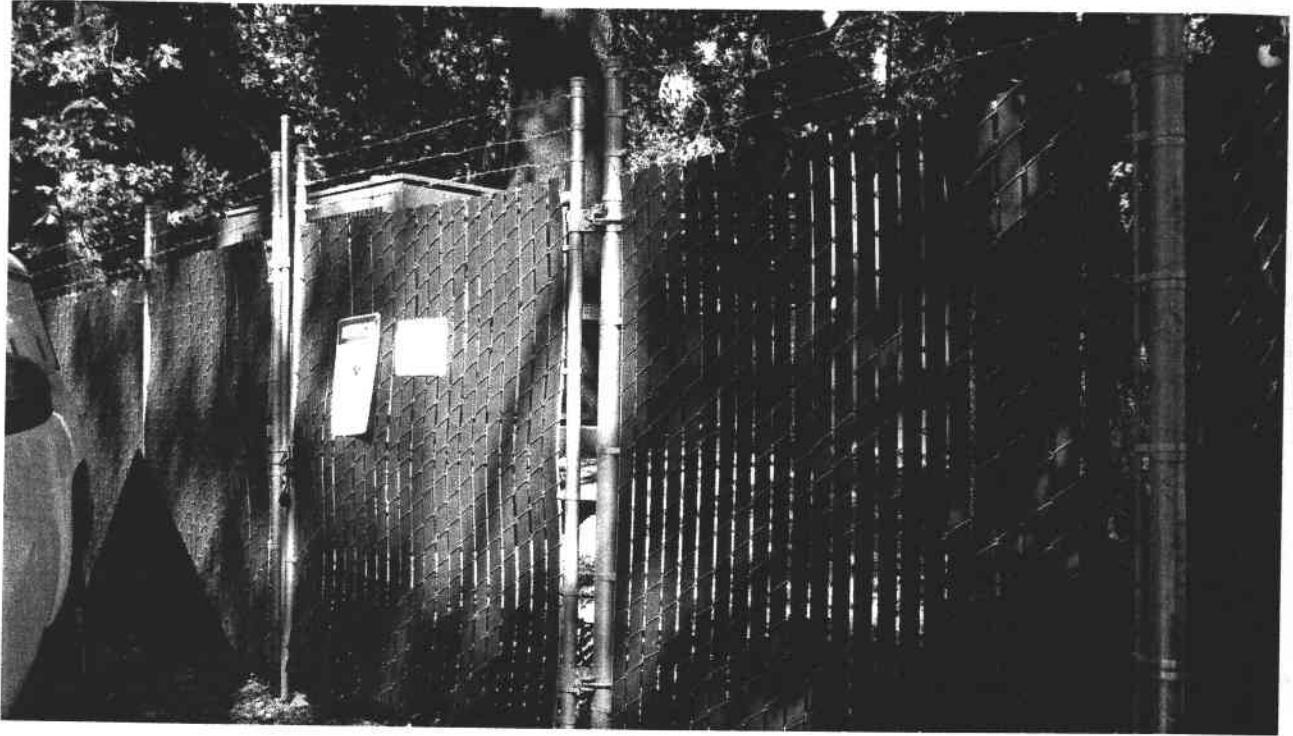
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**S 06-0009**

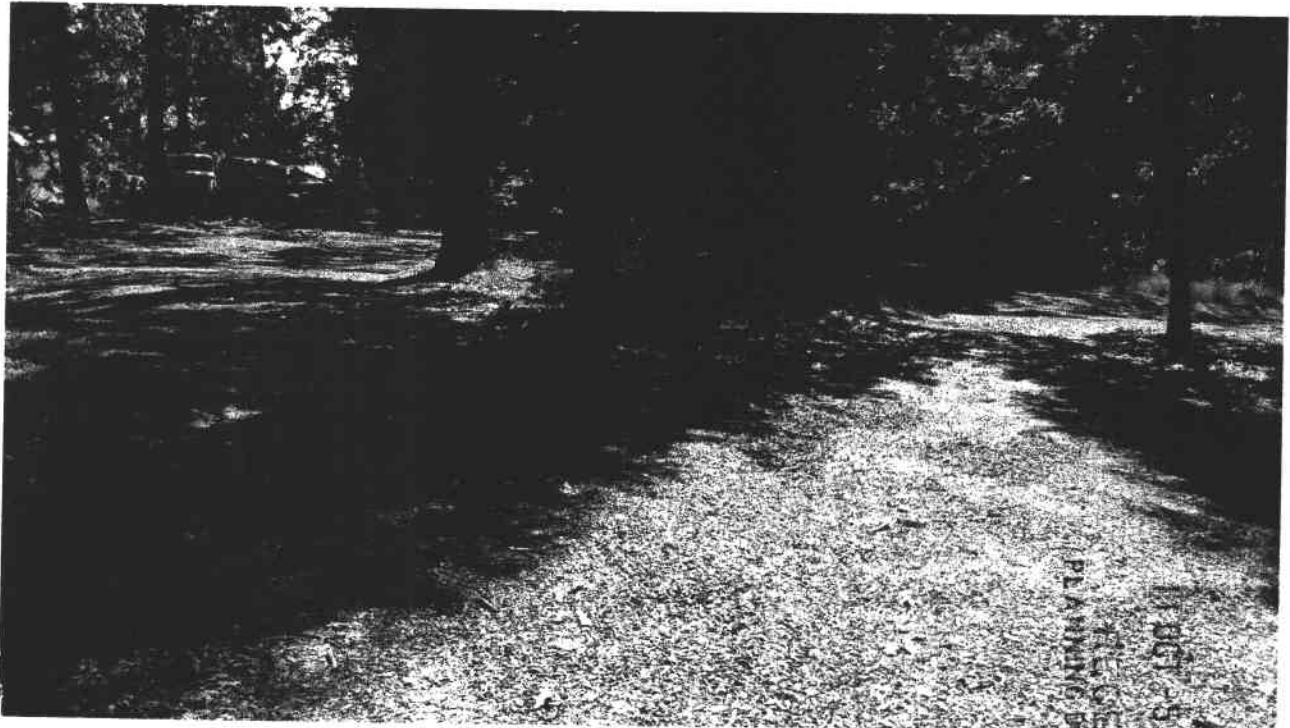
*5 year Review*

Exhibit C

Access Gate



Access Road

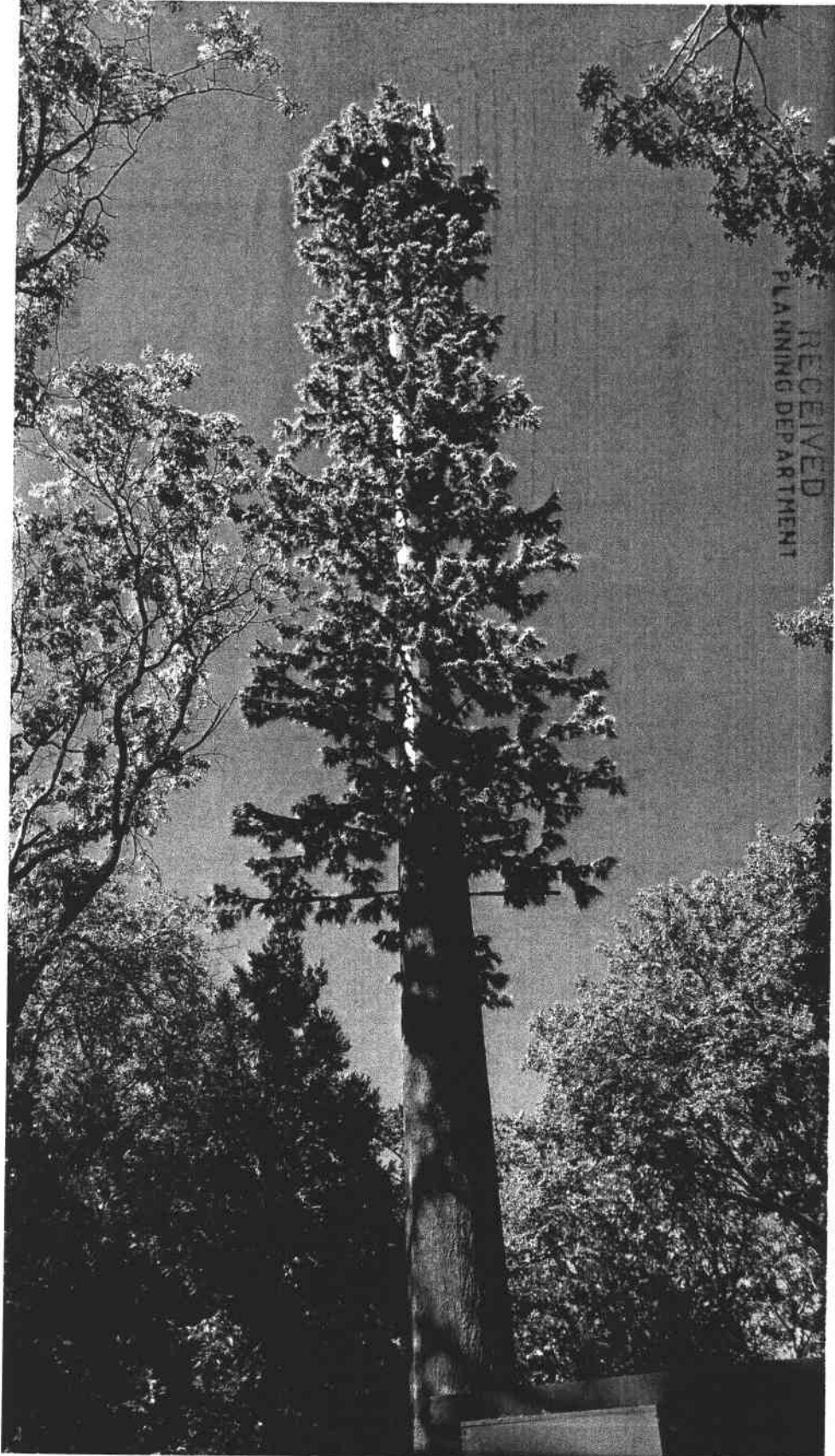


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**S 06-0009** 5 year Review



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**S 06-0009**  
*5 Year Review*