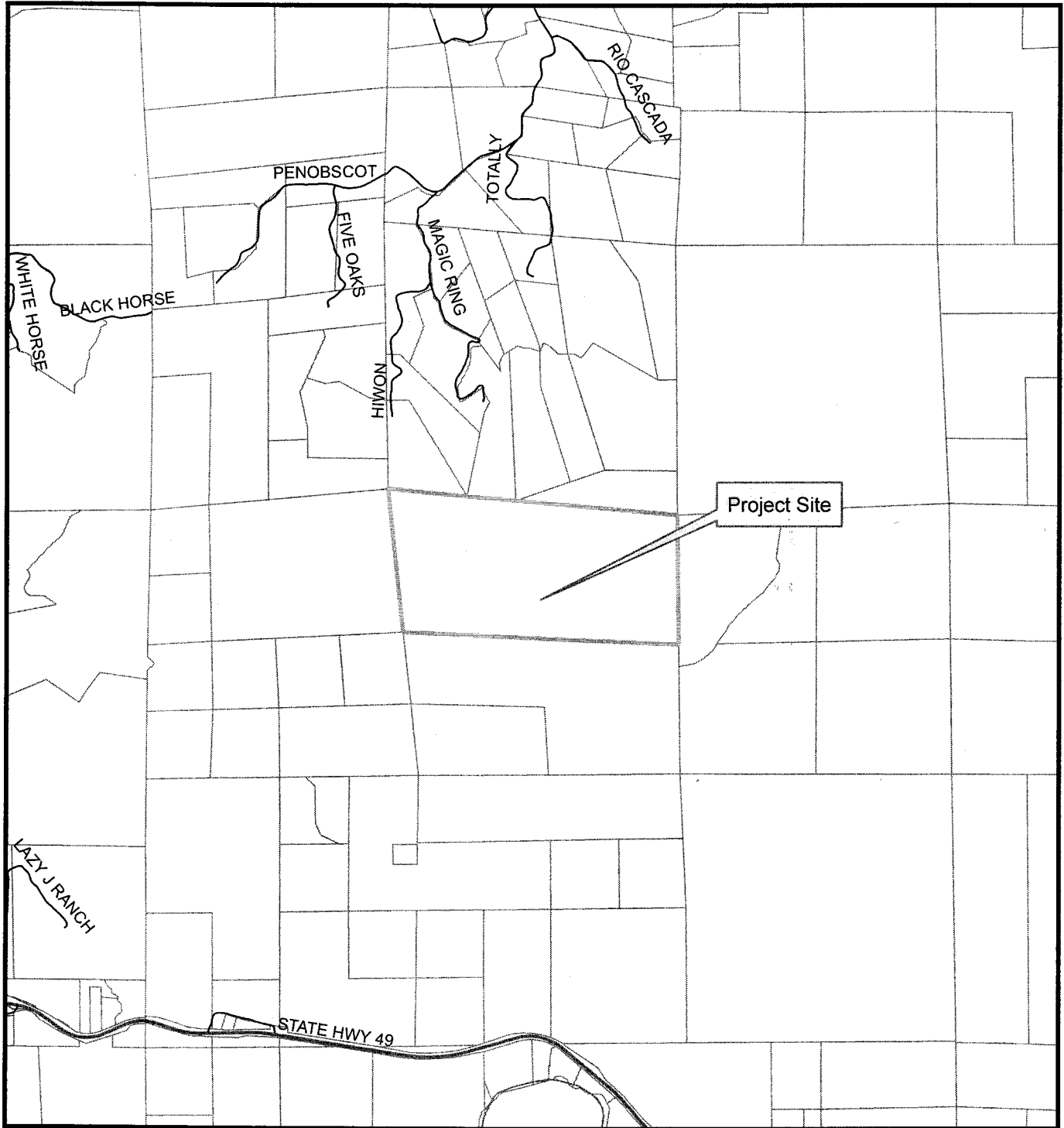


Location Map



S96-0007-R-Verizon Wireless
APN 074-050-28

0.3
Miles

1:35,000



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

Exhibit A

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

SITE NAME: MT. ARARAT
USE PERMIT # S96-0007R
6241 HWY 49, LOTUS, CA 95651
APN: 074-050-28

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INTRODUCTION

In accordance with Condition of Approval No. 21 for the above-referenced Special Use Permit, issued on or about 9/17/06, 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 transmission pole shall not exceed 97 feet in height, measured from natural ground level. Up to 11 antennas shall be permitted. The type of antennas permitted shall substantially conform to Exhibits D1, D2, E1, and E2. The project, as approved, consists of the following: Revision to Special Use Permit S96-0007 to collocate three wireless communication panel antennas, (three antenna sectors of one, eight foot tall, flush mounted antenna), to be placed at the centerline of 37 feet above ground level, and one, three foot diameter microwave dish mounted on the roof of the existing equipment shelter. The antennas would be attached to an existing 97 foot tall steel monopole that, with the existing lightening rod on the top of the tower, makes the overall height 101.2 feet above ground level. The existing tower along with an existing 20 foot by 30 foot concrete equipment building are located within an existing approximately 66 foot by 75 foot chain link fence enclosed lease area located at 6241 State Route 49 and identified by Assessor's Parcel number 074-050-28. Within the existing building is a propane supported back up generator. There is a propane tank 10 feet long located approximately 14 feet from the tower. Coaxial cable will be brought approximately 30 feet underground from the equipment building to the tower within a 6 foot wide</p>	<p>This site was built in compliance with this condition. Please see the attached photos.</p>

EXHIBIT B S 96-0007-R

<p>utility easement. Back up batteries have been added by Verizon and are stored within the existing building.</p>	
<p>2. All site improvements for S96-0007R shall conform to the site plan attached as Exhibits D1 and D2 and elevations attached as Exhibits E1 and E2. All site plan and elevation exhibits are dated 9/6/2006, (September 6, 2006). The pole, all antennas, and their ground support equipment shall be located within the chain link fence lease area.</p>	<p>This site was constructed in accordance to the site plans.</p>
<p>3. The applicant shall submit a site improvement/grading plan to the Department of Transportation for review and approval. The plan shall only be for the portion of new road to be constructed accessing the tower location. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, and the Grading, Erosion, and Sediment Control Ordinance, modified as acceptable to the Department of Transportation, given the limited use and scope of the project.</p>	<p>This site was developed in compliance with this condition.</p>
<p>4. The applicant shall be subject to the general permit fee commensurate with the scope of the proposed project.</p>	<p>This site is in compliance with this condition.</p>
<p>5. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code, respectively. If archaeological artifacts are discovered, the subdivider shall retain an archaeologist to make recommendations for treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the Development Services Director or designee.</p>	<p>No human remains or artifacts were discovered during construction.</p>
<p>6. The project is subject to the applicable regulations of the El Dorado County Air Pollution Control District especially as it relates to dust emission control, burning of "land development clearing," and generation equipment. Approval of the</p>	<p>This condition was met prior to construction of this site.</p>

<p>Building Permit by the Environmental management Department/ Air Pollution Control District shall satisfy this condition.</p>	
<p>7. 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>8. The applicant shall obtain a building permit for the proposed tower and related equipment building, as well as for all new antennas and the microwave dish that is mounted on a separate pole by itself.</p>	<p>A building permit was obtained for the necessary improvements.</p>
<p>9. The tower and antennas shall be painted ionosphere gray, and the chain link fencing and equipment building shall be painted a non-reflective dark color consistent with the vegetation in the area. Colors of the tower and other improvements shall be maintained to ensure the appearance remains consistent. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. The existing fencing surrounding the enclosure shall be improved so that it touches the dirt on all four sides to prevent and potential for entrance.</p>	<p>This site was developed in compliance with this condition.</p>
<p>10. The emergency power generator shall be located inside the equipment building. Testing of the generator shall only occur between the hours of 8:00 a.m. and 6:00 p.m. Monday thru Friday. The generator shall be equipped with an exhaust muffler system. Exhaust and generator sounds shall not exceed the General Plan hourly noise level standard for rural areas at the nearest property line of 50 Leq dB. Hospital type generator/muffler (lower sound) shall be installed in the equipment building.</p>	<p>This site was developed in compliance with this condition.</p>

<p>11. The applicant shall engage Hatfield and Dawson, Seattle, Washington, in consultation with Dr. Asher Sheppard to review the March 29, 1996, study by Hammett and Edison regarding radio frequency emission and potential electronic interference within 15 days of final approval of this use permit. Any significant variation or deviation of their findings with the Hammett and Edison study shall be immediately reported to the Development Services Director or designee.</p>	<p>This condition was met upon approval.</p>
<p>12. For a two year period following the installation of the pole and antennas, the applicant shall engage Hatfield and Dawson, Seattle, Washington, in consultation with Dr. Asher Sheppard to conduct semi-annual field monitoring at a reasonable number of locations on the adjacent Rothenberg property, not to exceed eight such locations.</p>	<p>This site was developed in compliance with this condition.</p>
<p>13. The equipment building shall be partially recessed into the hillside to reduce visibility as indicated on Tab 2 in the report dated July 25, 1996.</p>	<p>This site was developed in compliance with this condition.</p>
<p>14. The pole shall be relocated not less than 100 yards but not more than 200 yards to the southeast subject to obtaining FCC approvals and to confirmation (sic) that range of coverage is not affected.</p>	<p>This site was developed in compliance with this condition.</p>
<p>15. The applicant is to work with the Department of Transportation to relocate the road to the west and north side of Mt. Ararat in order to minimize the visual impact from the adjacent property.</p>	<p>This site was developed in compliance with this condition.</p>
<p>16. Space on the pole shall be reserved for the Sheriff's Department (and fire and other services) at the discretion of the Sheriff's Department at no cost for the use to the Sheriff's Department.</p>	<p>This site was developed in compliance with this condition.</p>
<p>17. Install low impact, low visibility antenna where possible.</p>	<p>This site was developed in compliance with this condition.</p>
<p>18. No microwave dishes shall be installed on the monopole without prior approval of the Development Services Director or designee.</p>	<p>This site was developed in compliance with this condition.</p>

<p>19. For a period of 30 years, the applicant agrees not to seek a special use permit to place any additional pole or tower on the real property it owns and which is visible from the adjacent Rothenberg property.</p>	<p>This site was developed in compliance with this condition.</p>
<p>20. 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>21. 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 Services Director or designee to cover the cost of processing the five year review.</p>	<p>This document and attachments constitute the request for the 5-year review.</p>
<p>22. 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>23. Should the new microwave dish be visible from the adjacent properties, landscaping shall be installed to screen the dish, subject to approval of Planning Services.</p>	<p>No such landscaping was required.</p>

24. 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.

This site was developed in compliance with this condition.

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 # S96-0007R. 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 Shelter

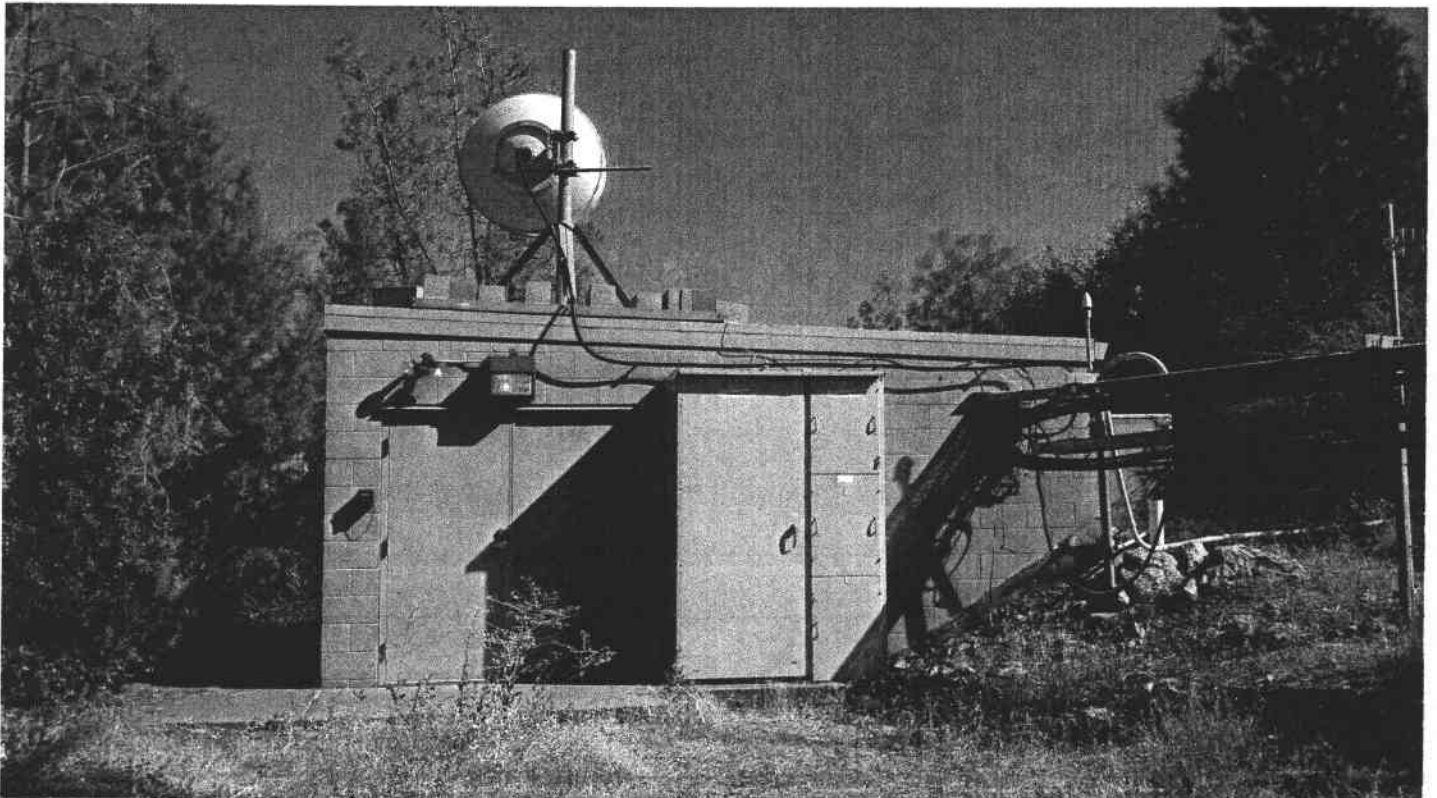


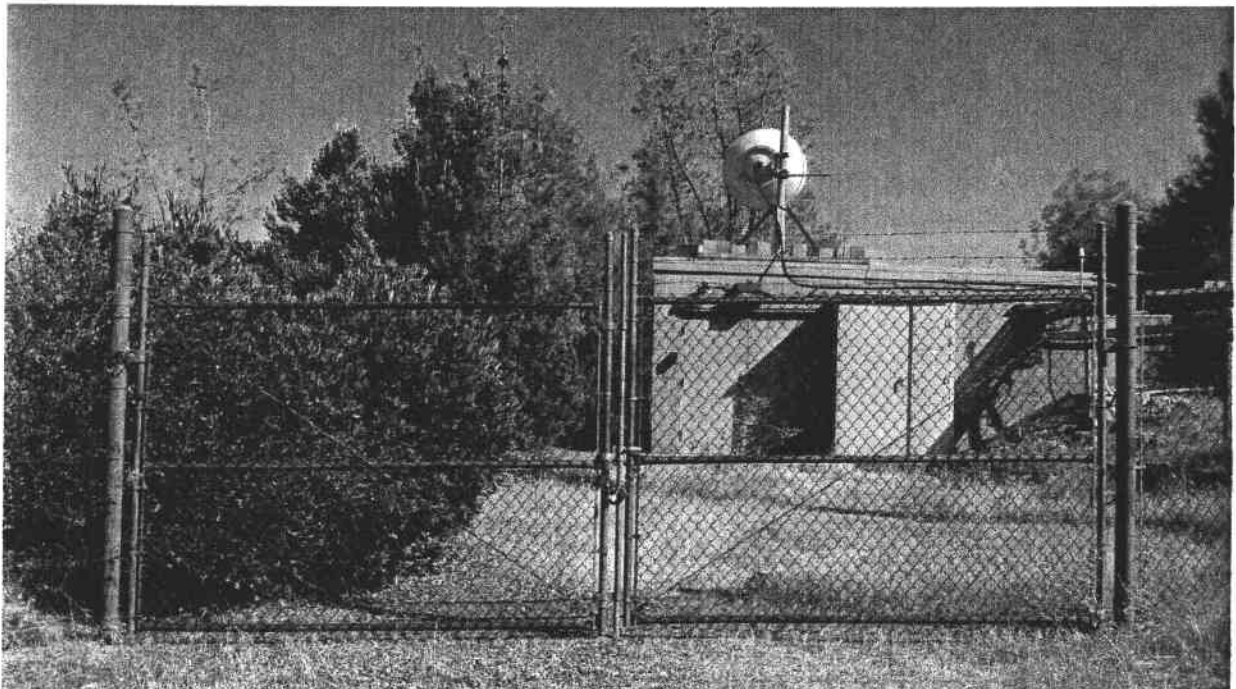
EXHIBIT C

Propane Tank

SEP-8 AM 8:26
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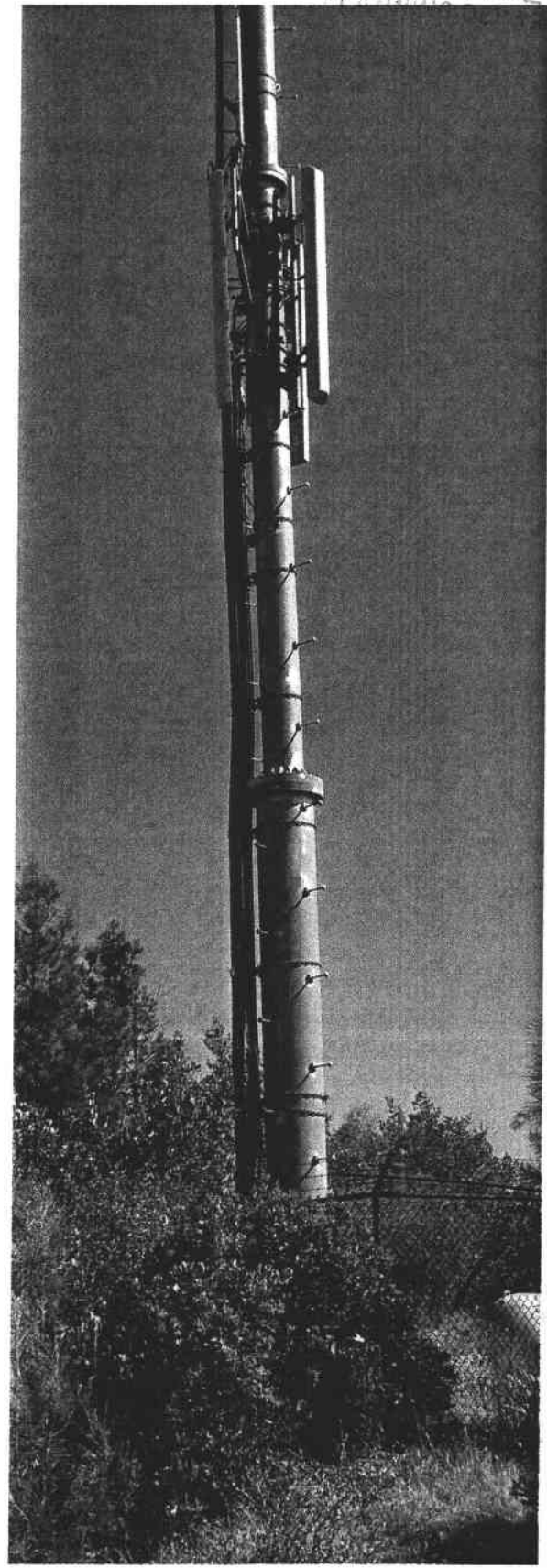
Access Gate



S 96-0007-R

Tower and Antennas

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S 96-0007-R