

CUP20-0006/Oak Ridge High School Verizon Wireless Cell Tower – As Approved by the Board of Supervisors July 20, 2021

Conditions of Approval

Planning Department

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit F	Project Plans
Exhibit G	Alternative Site Analysis
Exhibit H	Radio Frequency Report
Exhibit I	Photosimulations
Exhibit J	Elevation Plans

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 proposes the installation of a new cell tower for the purpose of providing wireless high-speed internet and enhanced wireless network coverage 24 hours a day, 7 days a week. To meet this goal the following development activities will occur:

Two existing 55-foot tall stadium light standards- which sit on the eastern side of the football stadium bleachers- along with associated light arrays and speakers will be removed. Both stadium light poles will be replaced with an 80-foot tall stadium light standard. Each light standard will stand at a total of 85 feet tall due to the light standard mounts having been integrated within each end of the stadium bleachers adding an additional five feet of height. The currently existing light arrays, each containing five lights, will be installed on the two new poles at a height of approximately 76 feet and 80 feet. The currently existing stadium speaker panels will each be installed on their respective new standards at a height of 40 feet. There are no proposed cell tower uses for the stadium light standard installed on the northeastern corner of the bleachers. The stadium light standard installed on the southeastern corner of the bleachers will include three antenna arrays at a height of 61 feet. Each array will contain three Verizon Wireless antennas, three radio units, and one surge protector. This cell tower stadium light pole will sit within a 175 square foot lease area. An additional 320 square foot lease area will reside to the south of the cell tower site. This additional lease area will house cell tower equipment including four cabinets and other standard cell tower equipment to be concealed by a six-foot tall chain link fence with green privacy slats.

Both lease areas will be connected by a six-foot wide non-exclusive Verizon Wireless Access and Utility Route easement which will contain a six-inch underground conduit with two hybrid trunk cables running between both lease areas. Existing transportation

access to the football stadium is from a private drive aisle which encroaches onto Harvard Way, approximately 100 feet west of the intersection with Silva Valley Parkway. Underground conduit for dark fiber will be installed starting from a proposed underground vault for a dark fiber “meet me” point adjacent to the drive aisle encroachment onto Harvard Way, then following the non-exclusive easement line ending at the location of the proposed 320 square foot equipment lease area. Underground conduit for dark fiber will connect the proposed 320 square foot lease area to an existing underground telco box on the northwest side of the football stadium. Electric utility access will be provided via underground connections to both an existing on-site electrical building and from an existing wood utility pole adjacent to Silva Valley Parkway (Exhibit F).

Existing perimeter fencing and landscaping, including several rows of mature trees along Silva Valley Parkway, will help conceal the cell tower antennas from view off-site. The stadium light arrays- aimed directly down at the stadium- will be in view from Silva Valley Parkway. However, street light standards along Silva Valley Parkway will aid in blending the new stadium light standards within the currently existing urban infrastructure surrounding the site (Exhibit I).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below.

2. **Facility Maintenance and Visual Screening:** All improvements associated with the communication facility, including equipment shelters, cabinets, and other auxiliary structures shall be properly maintained at all times. Supporting equipment within the lease area shall be screened from view by earth-tone slats placed within the chain link fencing surrounding the lease area. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent. Planning Services shall verify the painting of the structures prior to final inspection and approval of the facility.
3. **Collocation Review:** For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed lease area and does not increase the overall height of the light standard.
4. **Responsibility for Interference:** 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 complaints.

5. **Obsolete Equipment:** All obsolete or unused communication facilities shall be removed by the applicant 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 conditions.

6. **Five Year Review:** Due to the ever-changing technology of wireless communication systems, this conditional use permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning Department with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment, and a Radio Frequency Report demonstrating compliance with current FCC emission regulations. Planning Services 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:
 - a. Allow the facility to continue to operate under all applicable conditions; or
 - b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the conditional use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of the County to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the conditional use permit. The applicant shall pay a fee as determined by the Planning and Building Department to cover the cost of processing a five-year review.

7. **Heritage Resources:** 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.

8. **Discovery of Human Remains:** 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.

9. **Compliance Responsibility:** Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval.
10. **Generator:** Any routine maintenance that requires running the generators or automatic recycling of the generator shall be performed between the hours of 9:00a.m. to 5:00p.m. Monday through Friday.
11. **Road Repair:** The applicant shall provide to Planning Services, evidence of the condition of the private high school football stadium access drive prior to issuance of Building and Grading Permits. Prior to finaling of Building and Grading Permits the applicant shall provide evidence to Planning Services of the post-construction condition of the private high school stadium access drive. Any damage sustained to private access drive by construction activities shall be repaired by the project applicant.

El Dorado Hills Fire Department

12. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 2019-1 as well as State Fire Safe Regulations and shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width. Depending on final heights of each building, the final layout of fire apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
13. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Conformance with this condition shall be verified during review of the improvement plans.
14. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed twenty percent (20%). Pavement/Concrete shall be required on all grades twelve percent (12%) or greater. For grades of sixteen percent (16%) – twenty percent (20%), a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction. Conformance with this condition shall be verified during review of the improvement plans.

15. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
16. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are forty (40) foot inside radius and a fifty-six (56) foot outside radius on through streets, and a minimum fifty (50) foot radius from center point to face of curb for Cul-De-Sacs and Hammerhead turnarounds. If requested, the fire code official may reduce the minimum turning radius to a thirty (30) foot inside radius and a fifty (50) foot outside radius on a case-by-case basis. Conformance with this condition shall be verified during review of the improvement plans.
17. **Turnouts & Turnarounds:** Turnouts are required on driveways that exceed one-hundred fifty (150) feet in length and shall be placed near the midpoint of the driveway. If the driveway extends beyond eight-hundred (800) feet in length, then turnouts shall be required every four-hundred (400) feet. Turnouts shall be designated to be ten (10) feet wide and thirty (30) feet in length with a minimum twenty-five (25) taper on each end. Dead-end fire apparatus access roads in excess of one-hundred fifty (150) feet in length shall be provided with an approved area for turning around fire apparatus. Turnarounds shall be located within fifty (50) feet of the structure(s) to be protected and shall have a minimum 50-foot radius. Conformance with this condition shall be verified during review of the improvement plans.
18. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard B-002. All gates shall be paired with the appropriate Knox Lock or key entry system as approved by the fire code official.
19. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
20. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required, that residential buildings also add a Knox box and main front door key for improved emergency access.
21. **Parking and Fire Lanes:** All parking restrictions as stated in the El Dorado Hills County Water District Ordinance 36 shall be in effect. All streets with parking restrictions will be signed or marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled "No Parking-Fire Lane." All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet "no parking fire lane." This shall be white letters on a red background, as per El Dorado County Standard B-004.

22. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all Emergency Vehicle Access and the property in accordance with El Dorado County Code of Ordinances Chapter 8.09 (Vegetation Management and Defensible Space).
23. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
24. **Landscaping:** The landscaping plan shall be reviewed by El Dorado Hills Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
25. **Building and Fire Plans:** Building, fire sprinkler and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features.

Air Quality Management District (AQMD)

26. **Fugitive Dust:** The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (FDP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to the start of project construction if a Grading Permit is required from the Building Department pursuant to AQMD Rules 223 and 223.1.
27. **Painting and Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215- Architectural Coatings.
28. **Open Burning:** Burning of wastes that result from “Land Development Clearing” must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire pursuant to AQMD Rule 300- Open Burning.
29. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operation of each piece of equipment.

30. **Self-Propelled Diesel-Fueled Engines:** All self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets. ARB is responsible for enforcement of this regulation.

31. **New Point Source:** Prior to construction/installation of any new point source emissions units, Authority to construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications, and emissions factors pursuant to AQMD Rules 501 and 523.