

**S17-0002/Varney Amateur Radio Station** – As approved by the Planning Commission on July 27, 2017

**Conditions of Approval**

**Planning Services**

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 A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Site Plan
- Exhibit G.....Parcel Map 13-45
- Exhibit H.....Visual Simulation
- Exhibit I.....Applicant-submitted Project Information; January 25, 2017

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 followed:

Conditional Use Permit allowing the construction and operation of an Amateur Radio Station with two 65-foot towers on a vacant parcel within the existing 5-acre parcel identified by Assessor’s Parcel Number 104-350-15, and consisting of the following:

- a. Erection of two lightweight 65-foot steel lattice towers with guy wires. Each tower has a small concrete footing, 2.5 square feet and 2 feet deep. Guy wire anchors will be screw-in steel anchors.
- b. Use an existing 8x12 foot shed as an equipment shelter.
- c. Installation of an overhead electric service drop (70 feet) from an existing PG&E pole. The services will be standard residential 120/240V single phase. All of the electrical equipment is low power consumer-grade devices. There will be no industrial-grade HVAC or generators installed.
- d. There is no grading proposed.
- e. A master power switch, remote controllable over the internet, shall be used to power down the station when not in use.
- f. Radio operations shall be intermittent and part time. The bulk of the operations shall be by remote control. Human visitation shall be minimal, only for occasional maintenance.

- g. All electrical work shall comply with the California Electrical Code. The towers shall be extensive lightning safety grounding installed.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures and parking areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. Pursuant to County Code Section 130.54.060, implementation of the project must occur within 24 months of approval of this Conditional Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
3. All site improvements shall conform to the site plans and elevations attached as Exhibit F.
4. All improvements associated with the communication facility, including equipment shelter and towers shall be properly maintained at all times. The steel lattice towers and the associated antennas shall be non-reflective.
5. 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 complaint.
6. 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 the Planning and Building Department at the time of abandonment, and all disturbance related to the radio transmission facility shall be restored to pre-project condition.
7. The operator/owner is responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

### **Building Services**

8. The applicant shall obtain all necessary grading and building permits prior to construction of any structures or commencement of any use authorized by the Conditional Use Permit.