

CUP-R19-0008/Five Year Review of Special Use Permit S04-0028 – As approved by the Planning Commission on September 26, 2019

Conditions

1. This special use permit approval is based upon and limited to compliance with the project description, dated September 8, 2005, 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.

The project description is as follows:

Issuance of Special Use Permit S04-0028 for an 80-foot steel monopole with up to 12 panel antennas to be located at 1500 Old Station Road. Twelve panel antennas in three groups of fours (sectors) would be mounted on an antenna array mount. The antenna panels would be approximately 10.4 inches wide, 51 inches long and 4.6 inches deep. All antennas would be made of non-reflective materials.

This special use permit authorizes Cingular Wireless to place the monopole and ground equipment within a 20 by 20-foot lease area to be enclosed by a 6-foot-high chain link fence, with three strands of barbed wire. 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 east side of the enclosure.

Access to the site is provided from Old Station Road. An 830-foot access road is to be constructed to access the lease area and tower. The access to the tower is to be widened to 12 feet and will have a 4 inch thickness of three-quarter inch Class II aggregate base, as required by the Department of Transportation. Modifications have been required to accommodate fire turn-around access and to maintain a minimum 15 foot vertical clearance above the access road, as required by the Latrobe Fire Protection District.

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.

Mitigation Measures

2. During all grading and construction activities in the project area, an archaeologist or historian approved by the Deputy Director of Development Services shall be on-call. 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 the on-call 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 appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

3. 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. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

MONITORING: Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

Project Specific Conditions

4. All site improvements shall conform to the site plan(s) attached as Exhibit D and the elevations as shown on Exhibit E.
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.
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 24 panel antennas are placed on the monopole at any one time, with no increase in height.
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 all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
8. 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.

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.
10. Due to the ever-changing technology of wireless communication systems, this conditional use permit 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 current use of the subject site and related equipment, as well as an updated Radio Frequency (RF) Report that demonstrates compliance with the latest FCC Wireless Facility Standards for emissions and exposure levels. The Planning Commission shall review the above referenced materials 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 a determined by the Deputy Director of Development Services to cover the cost of processing a five-year review.
11. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 5 p.m. Monday through Friday.

El Dorado County Building Services

12. The applicant shall obtain a building permit from El Dorado County Building Services for the project facilities prior to the commencement of construction.

El Dorado County Environmental Management Department

13. The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation.

Latrobe Fire Protection District

14. The project shall comply with the following requirements of the Latrobe Fire Protection District which include but shall not be limited to:

- a. The Latrobe Fire Protection District shall review and approve the project plans prior to issuance of a building permit.
- b. The applicant shall install an approved all weather surface turnaround at the site of adequate size to turn a fire engine around. The access road and turnaround shall be approved by the Latrobe Fire Protection District and shall be installed prior to final inspection of the facility.
- c. The applicant shall install a minimum 10 foot wide traffic lane with a vertical clearance of 15 feet. The Latrobe Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.
- d. The applicant shall provide low priority “knox” access to the structure and “knox” padlock for emergency access to the 12- foot gate. The Latrobe Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
- e. The applicant shall install a sign with the emergency phone numbers on the fence by the gate. The Latrobe Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.
- f. The project shall comply with all California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the Latrobe Fire Protection District prior to issuance of a building permit.

El Dorado County Department of Transportation

15. The project shall comply with the requirements of the Department of Transportation which shall include the following:
 - a. The applicant shall place a minimum of 4 inch thickness of three-quarter inch Class II aggregate base along a 12-foot wide access easement from the leased area to Latrobe Road. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.
 - b. The access road shall be adequate for a vehicle to exit the site in a forward direction. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.