

S02-0025-R-2/T-Mobile-Skyline Drive – As approved by the Planning Commission on October 13, 2016.

Conditions of Approval

1. The Special Use Permit authorizes the addition of three new antennas on the existing monopole, and the installation of three electrical cabinets.
2. All site improvements shall conform to the submitted site plans, dated June 6, 2003, attached on Exhibit D.

Federal Aviation Administration

3. The aeronautical study conducted for the project revealed that the structure does exceed obstruction standards, but would not be a hazard to air navigation provided the following condition(s), if any, is (are) met:

As a condition to this determination, the structure should be marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 70/7460-1, Obstruction Marking and Lighting, a mec - dual system – Chapters 4,8 (M-Dual), &12.

It is required that the FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to the Western Pacific Regional Office any time the project is abandoned or:

- At least 10 days prior to start of construction
- Within 5 days after the construction reaches its greatest height (7460-2, Part II).

As a result of this structure being critical to flight safety, it is required that the FAA be kept apprised as to the status of the project. Failure to respond to periodic FAA inquiries could invalidate the FAA's Determination of No Hazard to Air Navigation.

El Dorado County Planning Department

4. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased, or the facility has been abandoned. The applicant shall notify the Planning Department at the time of abandonment, and all disturbance related to the communication facility shall be restored to pre-project condition.
5. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of towers and other improvements shall be maintained to ensure the appearance remains consistent with approved conditions relating to color. Fencing surrounding the equipment shelter/electrical cabinets shall be of solid wood fencing, and

consist of natural wood color, dark brown, dark green, or black in color. If other types of fencing are used, the fencing shall be utilized to screen the equipment shelter/electrical cabinets from public view, and shall consist of dark brown, dark green, or black in color. Prior to issuance of a building permit, the plot plan and elevation plan for the building permit shall delineate a perimeter solid wood fence surrounding the equipment shelter/electrical cabinets, and shall be of sufficient height to adequately screen the equipment shelter/electrical cabinets from public view.

6. The applicant shall assume full responsibility for resolving television reception interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of the written complaint.
7. All underground utilities shall be located before any construction begins.
8. Due to the ever-changing technology of wireless communication systems, Special Use Permit 02-25 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 communication 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 the Special Use Permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five-year review.
9. During all grading and construction activities in the project area, an archaeologist or Historian approved by the Planning Director 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/condition on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.
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. The project grading plans shall include this mitigation/condition on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit".

11. Applicant is required to submit an application to FAA to request a deviation from the FAA standard paint scheme with a report back to Planning Staff within one year.

El Dorado County Building Department

12. Project facilities shall be subject to a building permit from the El Dorado County Building Department.