

CONDITIONS OF APPROVAL

Special Use Permit S15-0003/Verizon Wireless Communication Facility (Mono-Pine) Planning Commission/July 9, 2015

Planning Services

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

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| Exhibit E-1 | Title Sheet, Sheet A-0, February 9, 2015 |
| Exhibit E-2 | Plot Plan/Site Topography, Sheet C-1, February 9, 2015 |
| Exhibit E-3 | Plot Plan/Site Topography, Sheet C-2, February 9, 2015 |
| Exhibit E-4 | Overall Site Plan, Sheet A-1, February 9, 2015 |
| Exhibit E-5 | Enlarged Site Plan, Sheet A-2, February 9, 2015 |
| Exhibit E-6 | Equipment/Antenna Layouts, Sheet A-3, February 9, 2015 |
| Exhibit E-7 | Elevations, Sheet A-4.1, February 9, 2015 |
| Exhibit E-8 | Elevations, Sheet A-4.2, February 9, 2015 |
| Exhibit E-9 | Generator Specification, Sheet A-5.1, February 9, 2015 |
| Exhibit E-10 | HVAC Unit Specification, Sheet A-5.2, February 9, 2015 |
| Exhibit E-11 | Shelter Plan, Sheet SH-1, February 9, 2015 |
| Exhibit F-1 | Photo Simulations, February 23, 2015 |
| Exhibit F-2 | Photo Simulations, February 23, 2015 |
| Exhibit F-3 | Photo Simulations, February 23, 2015 |
| Exhibit G-1 | Service Coverage, Site, April 14, 2015 |
| Exhibit G-2 | Service Coverage, Before, April 14, 2015 |
| Exhibit G-3 | Service Coverage, After, April 14, 2015 |
| Exhibit H | Radio Frequency Emissions Report, February 17, 2015 |

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.

Approval of the Special Use Permit allows the construction and operation of a new multi-user wireless communications facility to support cellular transmission within the existing 48-acre parcel identified by Assessor's Parcel Number 094-110-14, and consisting of the following:

- a. One 90-foot tall monopine with (3) sectors with (3) antennas per sector and (2) remote radio units (RRU) per sector for a total of nine antennas;
- b. Two 4-foot diameter microwave dishes
- c. One 16-foot 10.5-inch by 11-foot 6-inch ground equipment shelter within a 30-foot by 40-foot Verizon Wireless lease area to house equipment cabinets and associated equipment;
- d. One standby diesel generator with a 210 gallon fuel tank;

- e. One 1200-square-foot equipment compound surrounded by beige or tan, slatted and wire-topped chain link fencing; and
- f. A 650-foot gravel road extension around the existing accessory structure to provide access to the wireless facility.

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. 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.

Development Services Division (Planning)

1. Pursuant to County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Special 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.
2. The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
3. For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed lease area, any one of the proposed carriers installs no more than nine panel antennas per carrier at any one time, and there shall not be an increase in overall height of the tower and branches.
4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color to comply with the screening requirements of Section 130.14.210.F of the County Code. The pole shall have simulated bark, and the RF antennas shall be painted with non-reflective paint and maintained to match the color of the branch needles. All antennas shall be covered with antenna socks that shall match the color and texture of the branch leaves. The branches shall be installed with random lengths that create an asymmetrical appearance conforming to the shape of a natural Pine tree. No antenna shall project out past the branch tips. Planning Services shall verify the painting of all structures prior to final inspection and approval of the facility.

5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. Any routine maintenance that requires running the generator or automatic recycling of the generator shall be performed between the hours of 9:00 a.m. to 3:00 p.m. Monday through Friday.
7. 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 make the actual and full payment of Planning and Building Division processing fees for the Special Use Permit and Building Permits prior to issuance of a Building Permit. The applicant shall also schedule an inspection by the Planning Division prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
8. 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 Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
9. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Division every five years. At each five-year review, the permit holder shall provide the Development Services Division with a status report on the then current use of the subject site and related equipment. The Development Services Division shall review the status and determine whether to: (A) Allow the facility to continue to operate under all applicable conditions or modify the conditions of approval in order to reduce identified adverse impacts; or (B) initiate proceedings to revoke the special 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 County to reserve the right to modify 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 Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.
10. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

11. The following shall be incorporated as a note on the grading/improvement plans:

In the event archeological resources are discovered during grading and construction activities, the applicant shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place. If the find is determined to be a “unique archaeological resource”, contingency funding, and a time allotment sufficient to allow recovering an archaeological sample or to employ one of the avoidance measures may be required under the provisions set forth in Section 21083.2 of the Public Resources Code. Construction work could continue on other parts of the project site while archaeological mitigation takes place.

If the find is determined to be a unique archeological resource, the archaeologist shall determine the proper method(s) for handling the resource or item in accordance with Section 21083.2(b-k). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken or the site is determined a nonunique archeological resource.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

12. The following shall be incorporated as a note on the grading/improvement plans:

In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with

this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

Planning Services shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

13. The following shall be incorporated as a note on the grading/improvement plans:

If construction or clearing takes place between February 1 and August 31, the applicant will be required to conduct a pre-construction survey for active nests on and immediately surrounding the project site and for great gray owl nests within ¼-mile of the project site, as access allows, within 14 days prior to the start of construction. In addition, the edges of the pasture should be surveyed for owl pellets and feathers using the protocol techniques described by United States Fish and Wildlife. If any active nests are found, a buffer should be established as recommended by the project biologist to avoid impacts to the nest. The nest should be monitored until the young have fledged. The results of the pre-construction survey and any avoidance recommendations should be submitted to the County.

If any non-listed special-status plant or animal species are found on or adjacent to the project site, work should be stopped in the immediate area and the project biologist should be consulted for avoidance measures. If a listed species is found on or adjacent to the project site, take necessary measures to protect the species in coordination with the state Department of Fish and Wildlife or the California Native Plant Society. Grading and construction activities may begin after appropriate measures are taken.

The Planning Division shall verify the inclusion of this notation on the grading plans prior to the issuance of a grading permit.

14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit.

Environmental Management-Solid Waste and Hazardous Materials Division

15. Under the Unified Program Agency regulations, if the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 pounds, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site must be recorded on the California Environmental Reporting System (CERS) and applicable fees paid to the Environmental Management Division.

Transportation Division

16. The applicant shall improve the existing driveway (proposed wireless facility access) in accordance with County Standard Plan 103C. Such improvements shall be completed within 1 year from the date of approval.

Air Quality Management District

17. Asbestos Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM10) in the form of 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 (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.1)
18. Paving: Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials (Rule 224).
19. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
20. Construction Emissions: During construction, 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 (Section 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf. Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
21. New Point Source: Prior to construction/installation of any new point source emissions units (i.e., emergency standby engine greater than 50hp, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors (Rule 501 and 523).

22. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit 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, daily hours of operations of each piece of equipment.

Pioneer Fire Protection District

23. Grading and construction permits shall be reviewed by the Pioneer Fire Protection District to ensure that the structure, primary access gate, and surrounding vegetation is constructed and maintained in accordance with the applicable fire safety standards and regulations.
24. The project shall be revised to specify that all fences will be constructed from non-combustible materials.
25. The structure shall have a fire department approved KNOX box installed to contain the master key to open all exterior doors.
26. The primary access gate shall have a fire department approved KNOX box padlock installed to allow for emergency access.
27. A KNOX Key shunt system shall be installed to terminate power to generators, if installed.
28. The applicant shall provide and maintain a minimum of one 2A 10B: C fire extinguisher. The extinguisher shall be mounted where readily available within the enclosure to the equipment.
29. The applicant shall maintain a 30-foot clearance of dry weeds to a height of 2 inches or less around the structures, to be completed annually by June 1.