

CONDITIONS OF APPROVAL

Special Use Permit Revision S03-0001-R-3/Cingular Wireless/T-Mobile (Pacific House) Planning Commission/November 13, 2014

1. The project, as originally approved, consists of the following:

A 153-foot tree pole, with 12 panel antennas mounted at centerline approximately 148 feet. A pre-fabricated exposed aggregate equipment shelter is proposed within a 1,225 square foot leased area. Access will be provided to the site by a 310-foot long driveway with a fire turnaround. The facility is to be enclosed by a 6-foot-tall chain-link fence, with 3 strands of barbed wire at the top of the fence. The tree pole has been designed as a pine tree to blend in with the surrounding forested area. The pole has been designed to accommodate four (4) co-location antennas.

2. All site improvements shall conform to the site plan(s) attached as ~~Exhibit D~~.
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 existing leased area.
4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color.
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 the tower and other improvements shall be maintained to ensure the appearance remains consistent.
6. 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~~ Development Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
7. The approval of this special use permit revision (S03-0001-R-3) is based upon and limited to compliance with the approved project description, the following hearing exhibits, and Conditions of Approval set forth below:

Exhibit E.....Site Plan

Exhibit F.....Photos 1-9, Dated: August 22, 2014

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:

- a. Change-out three existing antenna panels and replace with four newer, similar sized antenna panels, at the 149-foot height. Antennas shall not extend beyond the branches;
 - b. Install a new T-Mobile battery cabinet to be located within the existing equipment shelter; and
 - c. Approval of the five-year review of the existing cellular telecommunications facility located at 3041 Hazel Valley Road in Pollock Pines.
8. The project shall adhere to the provisions of the El Dorado County Air Pollution Control District Rule 223: Fugitive Dust to prevent impacts associated with fugitive dust. To ensure compliance with the rule, the project proponent shall submit a Fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.
 9. During construction water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. As a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph.
 10. The tree protection recommendations provided in the Robert L. Bjorgum Arborist Report, dated April 2, 2003, shall be incorporated into the project. The arborist shall submit a letter to ~~the Planning Department~~ Development Services indicating that all protective fencing has been installed, as recommended, prior to issuance of a grading permit.
 11. ~~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.

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.

12. The recommendations provided in the Brown and Mills, Inc., soils report, dated January 21, 2003, shall be incorporated into the design of the project and shall be reviewed by the Department of Transportation prior to issuance of a grading permit.
13. The project shall be modified to incorporate the requirements required by the El Dorado County Fire District and shall be reviewed and approved by the Fire District prior to the issuance of the building permit.
- ~~14. Due to the ever-changing technology of wireless communication systems, this special use permit 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 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 as determined by the Planning Director to cover the cost of processing a five year review.~~

14. 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 County Development Services Division with a status report on the then current use of the subject site and related equipment. The County Development Services Division shall review the status and determine whether to:

Allow the facility to continue to operate under all applicable conditions; or

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 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 the 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.

15. Project facilities shall be subject to issuance of a building permit from the El Dorado County Building Department.
16. The project shall comply with all requirements of the El Dorado County Air Pollution Control District.
17. The project shall comply with all requirements of the Solid Waste and Hazardous Materials Division, including the filing of a Hazardous Materials Business Plan, if required by the Division.
18. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado Design and Improvement Standards Manual, the Grading, Erosion, and Sediment Control Ordinance, the Drainage Manual, the Off-Street Parking and Loading Ordinance, and the State of California Handicapped Accessibility Standards. A commercial grading permit shall be required.
19. The applicant shall be subject to encroachment permits, standard plan 103C.
20. The applicant shall be subject to a grading permit commensurate with the scope of the proposed project prior to commencement of any work performed.
21. The applicant shall provide a 15-foot wide all weather surfaced (Class II aggregate base) access road (Fire Safe Standards) from the end of the roadway encroachment to the project site.
22. The applicant shall provide adequate area at the leased site for a vehicle to exit the site in a forward direction.
23. The proposed dirt drainage swales shall be rock lined with 8 inch minimum sized rock (24" deep) and shall be graded at a maximum of a 2 percent slope for a minimum length of 20 feet and provide an overflow characteristic to convert channel flow to overland type flow.
24. The project shall comply with all requirements of the El Dorado County Fire Protection District.