

PD15-0005/S14-0012/Verizon Wireless Communication Facility Auburn Lake Trails
Monopine – As approved by the Planning Commission on November 12, 2015

Conditions of Approval

Planning Services

1. This Development Plan and 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:

Exhibit A	Location Map
Exhibit B	Assessor's Parcel Number Map
Exhibit C	General Plan Land Use Designations Map
Exhibit D	Zoning Designations Map
Exhibit E	Aerial Photo
Exhibit F-1	Title Sheet, Sheet T1.1
Exhibit F-2	General Notes, Sheet T1.2
Exhibit F-3	Overall Project Area and Lease Area Detail, Sheet C-1
Exhibit F-4	Lease Area Detail, Sheet C-2
Exhibit F-5	Plot Plan and Site Topography, Sheet C-3
Exhibit F-6	Overall Site Plan and Utility Point of Connection Site Plan, Sheet A1.1
Exhibit F-7	Equipment Layout Plan, Sheet A2.1
Exhibit F-8	Antenna Layout Plan, Sheet A2.2
Exhibit F-9	Project Elevations, Sheet A3.1
Exhibit G	Photo Simulations, Pages 1 through 3; September 30, 2014
Exhibit H-1	Coverage Map, Verizon Coverage as of October 2014
Exhibit H-2	Coverage Map, Coverage from Proposed Verizon Auburn Lake Trails Site with Surrounding Sites; October 2014
Exhibit H-3	Coverage from proposed Verizon Auburn Lake Trails Site; October, 2014
Exhibit I	El Dorado County Fire Protection District Red-Lined Project Plan, Sheets A1.1 and A2.1
Exhibit J	Project Support Statement Verizon Wireless Site: "Auburn Lake Trails" 1930 State Highway 193, Cool, CA 95614
Exhibit K	Proposed Negative Declaration and Initial Study

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:

Development Plan and Special Use Permit allowing the construction and operation of a new multi-user wireless communications facility to support cellular transmission within the existing 45.03-acre parcel identified by Assessor's Parcel Number 071-032-46, and consisting of the following:

- a. One 82-foot tall monopine with six antennas, three sectors with two antennas per sector, three remote radio units (RRU), and two surge protectors at 70-feet;
- b. Up to four outdoor equipment cabinets, a 30kw standby diesel generator, and related ground equipment on a 12- by 26-foot concrete slab;
- c. One 50- by 50-foot (2,500-square foot) equipment compound surrounded by chain link fencing with tan slats and three rows of barbed wire on top; and
- d. An approximately 2,000-foot on-site gravel/partially paved access road with three turnouts and a hammerhead turn to provide access to the wireless facility. The proposed access road will connect to the existing gravel road that provides access to the project site.
- e. Allowance of a temporary wireless site adjacent to the permanent site during construction of the wireless facility consisting of a utility trailer with a mast and three antennas that would be raised to the height of the proposed permanent antennas.

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

2. In Compliance with 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.
3. Placement and Operation of the temporary wireless site may occur once the building permit for the permanent wireless communication facility has been issued. The temporary wireless site shall be removed within 30 days of finaling the building permit for the permanent wireless communication facility.
4. 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.

5. For co-location purposes, no further review by the Planning Commission shall be required provided that the project is not determined to constitute a substantial change of the physical dimensions of the tower or base station as identified by the criteria set forth in section 6409 of the Spectrum Act (codified at 47 U.S.C. 1455).
6. 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 radio frequency 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.
7. 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.
8. 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. and 3:00 p.m., Monday through Friday.
9. Prior to issuance of a building permit or 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 Services' 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 Planning Services prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
10. 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.
11. 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 to include dated photos of the tower and equipment. Development Services shall review the status and determine whether to:

- a. Allow the facility to continue to operate under all applicable conditions; or
- b. 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 consistent with County Code section 130.22.260 Revocation.

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.

12. 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.

13. 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.

14. 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.

15. All outdoor lighting shall conform to Section 130.14.170 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.

Should final, installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Development Services.

16. In accordance with California Fish and Game Code Section 711.4, the project is subject to a fee of \$ 2,210.00 after approval, but prior to the County filing the Notice of Determination (NOD) on the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The payment is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost of managing and protecting the State's fish and wildlife resources. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working

days from the project approval. The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

17. 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.

Development Services Division – Building

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

Environmental Management Division – Solid Waste and Hazardous Materials

19. Under the Certified Unified Program Agencies (CUPA) program, 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 submitted online at the California Environmental Reporting System Website (<http://cers.calepa.ca.gov/>) and applicable fees paid to the Community Development Agency / Environmental Management Division.

Air Quality Management District

20. Asbestos Dust: Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if a grading permit is required by the County, or if the project moves more than 20 cubic yards of soil (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rules 223 and 223.2.
21. Paving: Project construction may involve road development and shall adhere to AQMD Rule 224 Cutback and Emulsified Asphalt Paving Materials. (Rule 224)
22. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.

23. 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 (§ 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.
24. 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)
25. 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.

El Dorado County Fire Protection District

26. The applicant shall submit a payment of \$246.00 for the civil site plan review. Payments shall be submitted to the El Dorado County Fire Protection District at 4040 Carson Road, Camino, CA 95709.
27. The access road shall have turnouts placed in the areas designated by the red correction cloud on Sheet A1.1 (Staff Report Exhibit J). Turnouts can be omitted if the road width is increased to 18 feet in width with 1 foot shoulders on each side. Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum of 25 foot taper at each end.
28. The access road shall be paved with an all-weather surface on all portions with a 16% or greater grade. All other portions of the access road shall have a surface able to support 40,000 pounds. Minimum recommended surfacing on 90% minimum compacted soil is 6 inch aggregate base.
29. All gates that are locked shall be equipped with a Knox Lock. Applications for this lock can be obtained through the El Dorado County Fire Protection District.
30. Vegetation control is required inside the fence perimeter.

31. A person who owns, leases, controls, operates or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands or land that is covered with flammable material shall maintain defensible space of 100 feet from each side and from the front and rear of the structure. (for the purposes of clarification, defensible space shall conform to the Applied forest Management Report, PRC 4291 fire safe clearance).
32. Twelve inch address numbers shall be installed so they are visible from both directions of State Highway 193. An additional address sign shall be installed at the split of the road to identify the road to the cell tower site.
33. The applicant shall provide a fire extinguisher with a minimum 2A20BC rating. The extinguisher must be within 75 feet of the generator and mounted in weatherproof cabinet. See the red correction cloud on Sheet A2.1 (Staff Report Exhibit I) for the approved location.
34. A Knox Box shall be installed on the exterior side fence. See the red correction cloud on Sheet A2.1 (Staff Report Exhibit I) for the approved location. Applications for the Knox Box can be obtained through the El Dorado County Fire Protection District.
35. The Applicant shall submit a plan for the installation of the 210 gallon fuel tank.
36. A designated shutoff switch shall be installed to disconnect the generator supplying power to the building.
37. All breakers shall be labeled to function.
38. A Department of Transportation (DOT) placard shall be placed on the shelter door identifying the sulfuric acid in the batteries.