

PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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TO:	Planning Commission	Agenda of:	May 23, 2019
FROM:	Tom Purciel, Associate Planner	Item No.:	3
DATE:	May 14, 2019		
RE:	CUP18-0007/AT&T Gold Hill-Coloma; Recommended New Conditions of Approval		

Staff recommends the addition of two new conditions of approval that would address potential concerns regarding changing technology and noise. These are standard conditions of approval are normally applied but were inadvertently excluded in the recommended current list of conditions of approval.

The Commission could also add a third (optional) condition, if needed, regarding the repair of road damage as a result of project construction.

RECOMMENDED NEW CONDITIONS OF APPROVAL

- Five-Year Review Requirement: Due to the ever-changing technology of wireless communication systems, this Conditional Use Permit shall be reviewed by the Planning and Building Department every five years. At each five-year review, the permit holder shall provide the Planning and Building 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 conditional 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 Conditional 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.

• Noise: Any routine maintenance that requires running the generators or automatic recycling of the generators shall be performed between the hours of 9:00 a.m to 5:00 p.m Monday through Friday.

OPTIONAL NEW CONDITION OF APPROVAL

Access Road Maintenance: The applicant shall provide to Planning Services, evidence of the condition of Big Sky Ranch Road prior to issuance of Building Permits. After construction activities cease the applicant shall provide evidence to Planning Services of the post-construction condition of Big Sky Ranch Road. Any damage sustained to Big Sky Ranch Road by construction activities shall be repaired by the project applicant.

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