

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: November 12, 2009
Item No.: 7.a
Staff: Tom Dougherty

SPECIAL USE PERMIT REVISION

FILE NUMBER: S05-0007-R-1/Metro PCS Communication Tower–Camino

APPLICANT: Metro PCS/Timothy Miller

PROPERTY OWNER: Sierra Pacific Industries/Gary Blanc

REQUEST: Revision to a Special Use Permit to allow collocation of six new wireless antennas on an existing monopine and the expansion of the lease area to accommodate radio equipment cabinets and support equipment. The total lease area would be 2,632 square feet.

LOCATION: South side of Carson Road, approximately 1,000 feet east of the intersection with Carson Road and U.S. Highway 50, in the Camino area, Supervisorial District III. (Exhibit A)

APN: 043-011-38 (Exhibit B)

ACREAGE: 43.16 acres

GENERAL PLAN: Medium Density Residential (MDR) (Exhibit C)

ZONING: Select Agricultural District (SA-10) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find the project is Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and

2. Approve Special Use Permit S05-0007-R-1 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

BACKGROUND: Special Use Permit S05-0007 was approved by the Planning Commission on July 27, 2006 allowing Nextel Wireless Communications to construct a wireless communication facility located within a 35-foot by 45-foot leased area. The permit included approval of a 95-foot tall monopine, twelve panel antennas at the 85-foot height, a 6-foot tall chain link fence enclosure with redwood-colored slats, with one gate opening and one 12-foot by 20-foot equipment shelter. The branches begin at 45 feet above ground level.

The approximately 50-foot wide parcel identified by APN 043-011-39 that transverses the subject parcel east to west was formerly used by a railroad which abandoned the parcel. It is currently owned by Sierra Pacific Industries who also owns the subject parcel as well as the 18-acre parcel to the east.

The project is being presented to the Planning Commission for review because Condition of Approval 4 for S05-0007 states *for collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that there is no increase in overall height.* The project proposes to add an additional 12-foot by 16-foot lease area to the south side of the existing fenced lease area.

STAFF ANALYSIS

Project Description: Metro PCS is requesting a minor revision to the Special Use Permit to add six panel antennas at the 60-foot height on the existing monopine. A new 12 foot by 16 foot lease area would be added to the south side of the existing fenced ground facilities area. The total lease area would be 2,632 square feet. The fencing would be extended to match the existing redwood-colored vinyl slats. New outdoor radio cabinets and other supporting equipment would be placed within the new lease area. The cabinets and antennas would be painted with non-reflective paint to match the existing facilities. No additional lighting, back-up generator or fuel source is proposed. Approximately 20 to 35 feet of trenching would be required to extend from the existing site utilities to the new facilities. The facility would remain unmanned, and the site would be visited up to two times per month for maintenance purposes.

Site Description: The project area lies at an elevation of approximately 4,000 feet above mean sea level. The 43.16-acre parcel adjoins U.S. Highway 50 on the south side. The parcel contains an existing single-family residence and a Sierra Pacific Industries research tree farm. The residence is located approximately 350 feet west of the monopine. The dwelling is separated from views of the existing pole by trees adjacent to the pole lease area.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	SA-10	MDR	Residential/Single-family residence and a wireless communication facility
North	R1A	MDR	Residential/ Single-family residence
South	SA-10	AL	U.S Highway 50/Two vacant 80-acre parcels south of Highway 50
East	I & R1	I & HDR	Residential/Single-family residence. Industrial/Vacant industrial buildings.
West	C	C	Commercial/Service station, retail shops

General Plan: The General Plan designation of the subject site is Medium Density Residential (LDR). This designation permits wireless communication facilities in a residential area with a Special Use Permit. *Policy 5.6.1.4* of the General Plan states, *Special Use Permits shall be required for the installation of community telecommunications facilities (e.g. microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety concerns are considered.* The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns. All project-related environmental issues have been evaluated. Therefore, staff finds that the project, as conditioned, would conform to the General Plan.

Zoning The proposed use is permitted in the Select Agricultural District (SA-10) Zone District, pursuant to Section 17.14.210 (D) of the County Code.

Use Permitted. Wireless communication facilities, as defined in Section 17.06.050 of the County Code, shall be permitted in all Zone Districts, subject to the following standards and permitting requirements.

Co-location of wireless telecommunication providers on existing facilities is permitted if reviewed and approved under the discretionary review process. Section 17.14.210(D)(4) states the placement of antennas on an existing approved monopole or tower may be permitted subject to approval of a Minor Use Permit by the Zoning Administrator. In this case, a revision to the approved Special Use Permit is requested to consider the co-location and prior to installation and/or operation of added equipment.

Development Standards: Section 17.14.210(E) thru (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- E. **Visual:** The project provides photo-simulation to adequately reflect the changes that are being requested under this action. The photo-simulation would be used during the plan check permit process to ensure that the project adequately reflects approval of the Planning Commission and as part of the exhibits approved with the application. Photo-simulations of the wireless facility are included as Exhibits F1 and F2.

F. Development Standards:

1. **Screening:** The existing trees and tree canopy screens a large portion of the existing 95-foot tall monopine. The new antenna and replacement of antennas would not create a significant negative visual impact to the surrounding area. The color schemes of antenna and equipment have been conditioned to match the approved and existing colors of the existing facility. The new fenced area would be screened by additional redwood-colored slats to match the existing screening of the ground supporting equipment.
2. **Setbacks:** The request for co-location would expand the lease area by 192 square feet. The 30-foot setbacks required in the SA-10 zone district would be maintained. Refer to Site Plan in Exhibit E2.
3. **Maintenance:** The site is required to be maintained at all times. A Condition of Approval has been included requiring the maintenance of the facility.

G. Radio Frequency (RF) Requirements: Section 17.14.210(G) of the County Code requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site, as regulated by the Federal Communication Commission (FCC). Metro PCS has submitted a *Power Density Study* dated July 30, 2008 indicating that the total maximum power density at ground level operations produced by the both the proposed Metro PCS equipment and existing Sprint equipment would be 0.00703 (mW/cm²), which is 0.703 percent of the ANSI maximum exposure limit. The report validates the figures based on the FCC Regulations for measurements identifying quantitative standards for human exposure limits based on radio frequency emissions.

H. Availability: Section 17.14.210(H) of the County Code requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been conditioned to allow continued co-location at this facility, with approval of a Special Use Permit reviewed by either the Zoning Administrator or the Planning Commission, depending on future requests and project conformance with the applicable regulations.

I. Unused Facilities: Section 17.14.210(I) of the County Code requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement (Condition 6).

J. Other Permit Requirements: Section 17.14.210(J) of the County Code states certain notification requirements for projects located within 1,000 feet of a school or in subdivisions governed by CC&Rs. There are no schools within 1,000 feet of the site and this site is not governed by CC&Rs.

After review of the submitted project plans, including site plan, elevations, and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.210 E through J of the County Code.

Conclusion: As discussed above, staff finds the project, as proposed and conditioned, is consistent with all applicable provisions of County Zoning Ordinance Title 17.

Federal Communication Commission (FCC): The Federal Communication Commission (FCC) prohibits local governments from denying a wireless facility project based on concerns about the dangers of exposure to radio frequency/EMF. This is due to inconclusive evidence about the health risk of exposure to radio frequency EMF.

Agency and Public Comments: At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which would be discussed at that time.

ENVIRONMENTAL REVIEW

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704(7)B(iii) requires any denials to be in writing and supported by “substantial evidence.” Section 704(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IRRR C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communications sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3-1.34	100	100
1.34-3.0	100	180/F ²
3.0—30	900/F ²	180/F ²
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

Based on the submitted *Power Density Study* dated July 30, 2008, the total maximum power density at ground level operations produced by both the proposed Metro PCS equipment and existing Sprint equipment would be 0.00703 (mW/cm²), which is 0.703 percent of the ANSI maximum exposure limit. The report validates the figures based on the FCC Regulations for measurements identifying quantitative standards for human exposure limits based on radio frequency emissions. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines which states that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures which include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Although not specifically listed, collocation of wireless communication equipment at an existing facility is similar to the items listed in Section 15303 of the CEQA Guidelines.

A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Location Map
Exhibit B	Assessor's Parcel Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E1	Title Sheet, T, revised November 11, 2008
Exhibit E2.....	Plot Plan and Site Topography, C-1, revised March 20, 2009
Exhibit E3.....	Site Plan, A-1, revised November 11, 2008
Exhibit E4.....	Elevations, A-2, revised November 11, 2008
Exhibits F1, F2	Visual Simulations
Exhibits G1 to G3.....	Site Photos
Exhibits H1, H2.....	Aerial Photos

ATTACHMENT 1

CONDITIONS OF APPROVAL

Special Use Permit Revision
File Number S05-0007-R-1/Metro PCS Communications Tower-Camino
Planning Commission/November 12, 2009

PROJECT DESCRIPTION

1. The project as approved, consisted of the following: Nextel Wireless Communications proposes to construct Special Use Permit to allow the construction of a new wireless tower disguised as a 95-foot monopine style monopole and a 12 foot by 20 foot equipment shelter located inside a 35-foot by 45-foot leased area. The monopole will shall be disguised as a pine tree with bark detail and branches beginning at ground level to 45-feet. The monopole will shall have up to three antenna sectors with four antennas per sector, and one future collocation antenna per sector. The facility would shall be connected to land-based electrical and telecommunications utilities located within the equipment shelter. Access to the site is shall be provided from the south side of Carson Road, 1,000-foot east of the intersection with U.S. Highway 50 in the Camino area. This sSpecial uUse pPermit authorizes maintenance personnel to visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation and ongoing maintenance.

Revision S05-0007-R-1 consists of the following:

This Special Use Permit revision is based upon and limited to compliance with the project description, the hearing exhibits marked A through H2 and conditions of approval set forth below. 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 shall constitute a violation of permit approval.

The revision amends the original permit to allow the replacement of six antennas at the 76-foot height on the existing 95-foot tall tower. The lease area shall be expanded by 12 feet by 16 feet and fenced to match the existing structure with redwood-colored vinyl slats. Up to four new radio cabinets and other supporting equipment shall be placed within the lease area. The facility shall continue to be served via the existing access driveway traveling from the lease area to Carson Road.

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.

2. All site improvements shall conform to the site plan and elevations in Exhibits ~~D~~E1 to E4 of the staff report on file in Planning Services.
3. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. All facility RF antennas shall be painted with non-reflective paint and maintained to blend with the color of the branches. Planning Services shall verify the painting of the structures and antennas prior to issuance of final occupancy of the facility through Building Services.
4. ~~For collocation purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that there is no increase in overall height.~~ Expansions to the lease area or additional antennas mounted on the monopine shall be subject to review and approval by the Development Services Director. Should the Director find that additional lease area or antennas may create a visual impact, the Director shall refer the project to the Planning Commission for review and approval.
5. The applicant shall consent to the co-location of other wireless telecommunication communication users on their monopine when the increase in pole height would be undesirable. Any increase in pole height, expansion of the lease area, or addition of additional cellular antennas will require an amendment to this Special Use Permit.
- ~~5.6.~~ All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent. The monopine shall be maintained in order to provide a quality and aesthetically pleasing exterior finish, including maintenance and upkeep of the earth-tone color, as referenced by photo-simulation Exhibits G1 and G2. Colors of the monopine, antennas, and other appurtenances shall be maintained to ensure the appearance remains consistent.
- ~~6.7.~~ The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
- ~~7.8.~~ All obsolete or unused communication facilities shall be removed by the applicant 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 conditions.
- ~~8.9.~~ 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. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and present that report to the approving authority with a recommendation 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.~~

~~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.~~

- ~~9. Access road shall be constructed prior to final occupancy.~~
- ~~10. 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 also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.~~
- ~~11. A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.~~
- ~~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. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.~~

14. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees 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 applicant 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.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

El Dorado County Department of Transportation

~~10. 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 from Department of Transportation is required.~~

~~11. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.~~

~~12. The applicant shall provide a 12-foot wide all weather surfaced (gravel) access road (Fire Safe Standards) from the maintained road to the project site. As an alternative, the El Dorado County Fire Protection District may provide a letter addressing their requirements to provide fire protection and access to the cell site.~~

~~13.15. The applicant shall be subject to an encroachment permit, Standard Plan 103B-1, minimum driveway width of 20 feet for the access to Carson Road. The applicant shall construct/verify the encroachment onto Carson Road per El Dorado County Design Improvement Standards Manual 103B-1. The improvements shall be completed to the satisfaction of the Department of Transportation or the applicant shall obtain an approved improvement agreement with security, prior to issuance of a building permit.~~

~~14. In the event a heritage resource or other item of historical or archeological 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 an archeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.~~

~~15. 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 deposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission.~~

16. If human remains are discovered at any time during the improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource.

If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist, and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by Planning Services.

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

El Dorado County Fire Protection District

~~16.17.~~ A site plan review fee of ~~\$200.00~~ \$150.00 shall be submitted to the Fire District prior to the issuance of a building permit

~~17. The applicant shall post address at Carson Road with (12 inch minimum size) prior to final occupancy by Building Services.~~

~~18. The applicant shall construct a Fire District approved turn a round at project site prior to final occupancy by Building Services.~~

~~19. Access roads shall have a 13-foot 6-inch vertical clearance and capable of supporting a 40,000 pound load.~~

~~20. Road grades shall not exceed 16 percent.~~

21.18. Gates shall have Knox padlocks. The applicant shall provide a low priority "Knox" padlock on the access gate if not already provided. Applications for both high and low security "Knox" systems are provided at the District office. Proof of compliance with said condition shall be received by the District prior to issuance of final occupancy of a building permit.

22.19. The equipment shelter shall be required to have a Knox box with keys. Applicant shall provide a high priority "Knox Box" to access the cabinets, (if not already provided), and keys for all cabinets shall be placed within the "Knox Box." Proof of compliance with said condition shall be received by the District prior to issuance of final occupancy of a building permit.

20. The applicant shall install one 2A10BC Fire Extinguisher shall be mounted inside a weather resistant fire extinguisher box within the lease area. Proof of compliance with said condition shall be received by the District prior to issuance of final occupancy of a building permit.

El Dorado County Environmental Management Department (Air Quality District)

23-21. District Rule #223, which addresses the regulation and mitigation measures for fugitive dust emissions, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 403 of the South Coast Air Quality Management District. A fugitive dust prevention and control plan and contingent asbestos hazard dust mitigation plan shall be submitted to and approved by the Air Pollution Control District prior to the start of project construction.

24-22. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire.

25-23. The District’s goal is to strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board and to minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The following measures shall be used to reduce impacts on air quality from equipment exhaust emissions:

Heavy Equipment and Mobile Source Mitigation Measures

1. Use low-emission on-site mobile construction equipment.
2. Maintain equipment in tune per manufacturer specifications.
3. Retard diesel engine injection timing by two to four degrees.
4. Use electricity from power pole rather than temporary gasoline or diesel generators.
5. Use reformulated low-emission diesel fuel.
6. Use catalytic converters on gasoline powered equipment.
7. Substitute electric and gasoline powered equipment for diesel powered equipment where feasible.
8. Do not leave inactive construction equipment idling for prolonged periods (i.e. more than two minutes).
9. Schedule construction activities and material hauls that affect traffic flows to off-peak hours.
10. Configure construction parking to minimize traffic interference.
11. Develop a construction traffic management plan that includes, but is not limited to: Providing temporary traffic control during all phases of construction activities to improve traffic flow; rerouting construction trucks off congested streets; and provide dedicated turn lanes for movement of construction trucks and equipment on and off-site.

26-24. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines etc.) authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagrams, equipment specifications and emissions factors.

Environmental Management – Solid Waste/Hazardous Material Division

25. If this facility will store reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) or generate hazardous waste, prior to commencing operations the owner/operator shall:
- a. Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
 - b. Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
 - c. Train all employees to properly handle hazardous materials and wastes.
 - d. Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

ATTACHMENT 2 **FINDINGS**

Special Use Permit
File Number S05-0007-R-1/Metro PCS Communication Tower–Camino
Planning Commission/November 12, 2009

1.0 CEQA FINDINGS

- 1.1 Although collocation of wireless telecommunication facilities is not specifically listed in Section 15303 of the CEQA Guidelines, the items listed in Section 15303 are similar to collocation of wireless communication equipment at an existing facility. Staff has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines. Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures... include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

2.0 SPECIAL USE PERMIT FINDINGS

2.1 The issuance of the permit is consistent with the General Plan;

The proposed use is consistent with the policies in the El Dorado County General Plan, as discussed in the General Plan section of this staff report. The proposed use is consistent with all applicable policies including Policy 5.6.1.4 (special use permit required) because the aesthetics of the proposed collocation and related ground equipment have been designed to minimize the effects on adjacent properties. The proposed antennas will be painted to match the existing branches. The proposed ground equipment will be screened from adjacent land uses by existing chain-link fencing with redwood-colored slats which will blend with the existing enclosure.

2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

The proposed use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. At less than one percent of the public safety standard established by the FCC, the risk of emissions to the public is remote.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

Section 17.14.200 (D) (3) of the County Code requires a Special Use Permit for collocation of new antennas on existing non-building structures or public facilities. Section 17.22 outlines the requirements for Special Use Permits and the project and associated materials have been reviewed in accordance with this section. The proposed use complies with the requirements of County Code Sections 17.14.210 (E) through (J) and 17.36.210 thru 17.36.260. As proposed, the project is consistent with these requirements.