

2. Find that, based on this five-year review period, the approved telecommunication facility substantially conforms with the Conditions of Approval for S05-0045-R-2 with removal of original Condition of Approval No. 8; and
3. Addition of new Condition of Approval
 8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

Background: The existing wireless facility was originally approved under Special Use Permit S05-0045 on December 14, 2006. The facility, which is encompassed in a 260 foot lease fenced area, features a non-stealth 80-foot tall pole with three 8-foot tall antennas.

A minor revision to the special use permit was approved by the Zoning Administrator on December 16, 2009 under application S05-0045-R. This revised permit composed of collocation of three wireless antenna and three microwave dishes on the pole. The original lease area was expanded with an additional 110 square foot to accommodate the enclosed ground equipment (Exhibit C).

This facility is currently operated solely by T-Mobile.

Staff Analysis: This application is a request for a 5-year review of the approved facility for consistency with the special use permit. As required under the Condition of Approval No.8, this periodic review would ensure that the facility is operating in conformance with the approved plans and conditions of approval of the permit. Staff has reviewed the supporting information verifying consistency with permit conditions and concludes that the facility is operating within the provisions of the permit (Exhibit D).

Condition No. 8 of the Special Use Permit requires a five-year review by the Planning Commission. To streamline future reviews, staff is recommending removal of the condition so as to permit future five-year reviews to be conducted administratively at staff level. Staff has found that most of the cellular telecommunications facilities are compliant with the Conditions of Approval and can be administered at staff level with minimal administrative review.

A new condition of approval is recommended to be added that would regulate the operation of the generator. This condition shall be designated as the new Condition of Approval No.8. (Exhibit E).

Environmental Review: Staff has determined that, pursuant to CEQA Guidelines Section 15061(b)(3), this action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review for compliance with the conditions of approval for the special use permit includes any remedial measures to be taken to ensure

compliance. It can be found that the compliance review will not have an impact on the environment and is therefore not subject to CEQA.

SUPPORT INFORMATION

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Facility Exhibit
Exhibit D.....	Conformance Status Report
Exhibit E.....	Revised Conditions of Approval