

Verizon at Mora

Revisions to Conditions of
Approval

Conditions 1, 3, 11, and 36

- Individual equipment cabinets vs single prefabricated shelter
- Eliminate air conditioning units, with resulting dramatic reduction in noise level
- Solid wood vs. corral board fencing, 8 ft high (gate access specified)
- Acoustical lining (vs. fencing) on all four sides (vs. north only)
- Removal of exterior service light
- Size of plants on north side specified – 15 gal

Condition 1, Paragraph 4. The support equipment for the facility will be located on a concrete slab ~~in new 11 ft, 6 inch by 16 ft, 10.5 inch (194 sq ft) prefabricated equipment shelter with a maximum height of 10.5 feet located~~ within the fenced lease area. ~~The equipment shelter~~ and will include several new equipment cabinets; a new electrical pedestal; ~~and will have~~ underground power and Telco utilities; a surge protector; ~~and~~ a coaxial cable ice bridge to protect the cables from inclement weather; and two GPS antennas. ~~and two air conditioning units will be mounted on the side of the shelter.~~ The entire lease area perimeter fence shall be solid wood and eight feet in height, with a locked gate for access. Acoustical lining ~~fencing~~ shall be installed inside of the lease area fence along ~~the entire north~~ all four sides of the lease area.

- **Condition 1 Paragraph 5.** The lease area will also contain a 32 KW diesel emergency generator and 132 gallon fuel tank located on a new ~~6 ft by 13 ft (78 sq ft)~~ concrete slab. The emergency generator will temporarily serve the facility in the event of a power failure. In addition, the generator will operate for approximately 15 minutes per week during the daytime, for maintenance purposes. The emergency generator will be located on a concrete pad and stored inside an enclosure within the lease area. In the event of an accidental spill, the fuel would be contained within the enclosure on the concrete pad and would not be discharged off site.

Condition 1, Paragraph 6. The facility will be served by Pacific Gas and Electric and Verizon by a connection to existing utilities onsite. ~~With the exception of a security light, n~~ No exterior lighting is proposed. ~~The security light will be located above the equipment structure door and will be hooded, low wattage, and directed downward. The light will only be switched on if an emergency required personnel to access the site at night .~~

Condition 3. Aest-04 BAR Required. The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 14BAR-00000-00223). The entire lease area's perimeter fence shall be solid wood and eight feet in height with a locked gate for access. Acoustical lining shall be installed within and along all four sides of the lease area's perimeter fence. Additionally, the privet plants installed along the north side of the lease area shall be a minimum of 15 gallons in size. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Prior to final BAR approval, the BAR shall conduct field matching of the colors and materials of the faux tree to ensure their compatibility with the surrounding area.

Condition 11. Tel-02 Landscaping. Landscaping shall be installed along the north side of the lease area and maintained per the BAR and County approved landscaping plan, which shall be shown on project plans. The project shall include landscaping that, to the maximum extent feasible, reduces visibility of the telecommunications equipment and facilities and security light from the parcel to the north. The landscaping shall consist of privet hedge or other BAR-approved plants of at least 15 gallon size. The type, ~~size~~, density and configuration of new plants shall be selected to maximize successful establishment and growth to achieve this landscaping objective within a reasonable period of time after installation. At the discretion of the County, a biologist/arborist may be employed to provide consultations and assist with field inspections as necessary to monitor establishment and success of such landscaping. Such biologist/arborist, if employed by the County, shall be retained at the sole expense of the Permittee

Condition 36. Special Condition Noise -01

Acoustical Lining. ~~Fencing~~. In order to block facility-related noise from the surrounding properties ~~property to the north~~, the lease area's perimeter fence shall be of solid wood 8 ft in height with a locked gate for access. Additionally, acoustical lining ~~fencing~~ shall be installed inside all four sides of the lease area fence. ~~along the north side of the lease area.~~ **PLAN REQUIREMENTS:** The solid wood fence and Acoustical ~~fencing~~ lining shall be identified on BAR-approved final zoning plans submitted by the Permittee to the County prior to issuance of Zoning Clearance, as well as on final building plans.

Collocation

- Discretionary review and approval vs. 60 day shot clock depends on details of collocation proposal
- Does collocation “substantially change” the physical dimensions of tower or base station?

RECOMMENDATIONS & PROCEDURES

- ▶ Deny the Appeal, Case No. 15APL-00000-00006;
- ▶ Make the required findings for approval of the project specified in the revised findings dated June 2, 2015, including CEQA findings;
- ▶ Waive the Notice of Exemption 6-day posting requirement for good cause pursuant to CEQA Guidelines Section V.D.2 and direct staff to prepare a Notice of Exemption based on the project revisions made on June 2, 2015 by the Applicant; and
- ▶ Grant de novo approval of the project, Case No. 14CUP-00000-00024, subject to the conditions of approval dated June 2, 2015, thereby affirming the decision of the Planning Commission.

Additional CEQA Language

- The Board of Supervisors finds that there is good cause to waive the Notice of Exemption 6-day posting requirement based on the revisions to the Project Description made on June 2, 2015 by the Applicant.

Additional Slides

Example facility with individual
equipment cabins





