



Attachment 8

CITY OF SOUTH LAKE TAHOE

SPECIAL USE PERMIT

File # 19-026

1360 Ski Run Blvd (APN 025-580-07)

Project Name: Verizon Wireless Ski Run Monopine
File: 19-026
Location: 1360 Ski Run Blvd
Project APN: 025-580-07
Owner: Nel Gulliam
Applicant: Joseph Sharp for Verizon Wireless

CONDITIONS of APPROVAL

General:

- 1) This permit is for a Special Use Permit for a new 112-foot stealth monopine wireless telecommunication facility to be located at 1360 Ski Run Blvd. The permit also includes related equipment and a new equipment shed for the wireless facility.
- 2) The City will file a Notice of Exemption for this project with the County Clerk's Office for posting, within five days of project approval, as required by CEQA. The filing of a Notice of Exemption and the posting on the list of notices start a 35-day statute of limitations period on legal challenges to the City's decision that the project is exempt from CEQA. If a Notice of Exemption is not filed, a 180-day statute of limitations will apply.
- 3) This Special Use Permit shall expire and become null and void one year after the date of granting, unless such variance is utilized prior to the date of expiration.
- 4) Each Special Use Permit granted and utilized shall be valid for a period not to exceed the term specified by the granting authority. If a term is not so specified, such permit shall be valid until terminated or revoked. This Special Use Permit granted and utilized shall run with the land, shall apply to the parcel specified in the variance, regardless of any change of ownership but may not be transferred to another parcel (SLTCC § 6.55.640.G).
- 5) This Special Use Permit shall become effective and will be issued no sooner than five business days after the date of the granting of the Special Use Permit. If prior to the expiration of such five-day period an appeal is filed, the Special Use Permit shall not be issued until the granting of the variance is affirmed on appeal (SLTCC § 6.55.640.H).
- 6) This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue,

the City may rescind this approval or take other appropriate action. Approval of this permit is only for what is described in this permit based on the plan submittals.

- 7) All improvements associated with the telecommunication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and all other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
- 8) 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 Division at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project conditions.

Prior to Staff Acknowledgement of this Permit:

- 9) The applicant shall submit monopine branch material and colors for staff review if not submitted prior to the Planning Commission meeting.
- 10) The applicant shall submit a revised plan set to include the following revisions:
 - a) The elevations for the equipment shed shall be based on a 5:12 roof pitch.
 - b) The elevations shall specify the material and colors for the equipment shed.
 - c) The plan set shall be revised to show a wood fence around the equipment shed. Chain link fencing may not be used for this project.
 - d) Any mechanical equipment located outside of the fenced area shall be painted a non-reflective flat earth tone color to blend with the surrounding environment or an approved color per TRPA.
 - e) The applicant shall submit color samples for staff review.
- 11) The authorized representative or owner shall acknowledge this permit and the conditions contained within by satisfying all conditions of approval and signing below.

Prior to Issuance of a Building Permit:

- 12) The applicant will submit evidence that the underground gas line has been removed, as indicated on Sheet C-1.

Prior to issuance of Final Building Permit:

- 13) The applicant shall schedule an inspection by the Planning Division prior to Building Permit final for verification of compliance with applicable Conditions of Approval.
- 14) The applicant will apply for an Encroachment Permit from the Public Works Department before any work in the City right-of-way.

After issuance of Final Building Permit:

- 15) Verizon Wireless shall submit a Radio Frequency report at the end of construction by a neutral third-party vendor and annually upon request to the Planning Division.

