

MONO COUNTY

Planning Division

NOTICE OF DECISION / USE PERMIT

USE PERMIT #: 31-05-05

APPLICANT: Nextel

ASSESSOR PARCEL NUMBER: 01-100-50

PROJECT TITLE: Proposed placement of a 40' cell tower

PROJECT LOCATION: Antelope Valley

On February 9, 2006, a duly advertised and noticed public hearing was held, and the necessary findings, pursuant to Chapter 32, Section 32.010 of the Mono County General Plan, were made by the Mono County Planning Commission. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 31-05-05 subject to the following conditions:

CONDITIONS OF APPROVAL

1. No additional antenna poles, arrays, equipment shelters, and/or towers shall be placed on the lease site without the approval of the Planning Commission.
2. The facility shall be designed for co-location of multiple carriers for cellular and P.C.S. technologies.
3. The height of the antenna poles shall be that proposed for the site (40'). Additional height of antennas maybe reviewed and granted by the Community Development director, but in no case shall exceed a 10% increase in height; increases greater than 10% are subject to additional public hearings and approval by the Planning Commission.
4. No reflective construction materials shall be used in the antenna pole(s), antennas and equipment shelters to house necessary radio and associated equipment.
5. The design, color and building materials for equipment structures shall be compatible with the surrounding natural environment.
6. No general nighttime lighting is proposed.

7. The site shall be restored with the removal of all equipment upon the non-functionality of the site or upon the termination of the lease agreement.
8. The pole and antennas shall be painted dark green to blend with the natural area.
9. No signs are permitted. Required FCC sign notices will be provided.
10. Except for the subject tower, all new utilities shall be installed underground, in conformance with applicable provisions of the General Plan.
11. Earthwork, grading, and vegetative removals shall be minimized for site development.
12. The lease site shall be an unmanned, uninhabitable communication site.
13. No noise, odor or vibrations shall be emitted that exceed the general level of noise, or odor or vibration emitted by uses outside of the lease site.
14. Parking shall not be converted to other uses, unless it can be demonstrated that sufficient on-site parking exists.
15. Access to the facility shall be reviewed to meet Caltrans encroachment requirements. An encroachment permit from Caltrans shall be obtained if required.

DATE OF DECISION: February 9, 2006

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

DATED: February 9, 2006

cc: X Applicant
 _____ Engineer
 _____ X Assessor's Office
 _____ X Compliance Specialist