

**EL DORADO COUNTY DEVELOPMENT SERVICES  
STAFF REPORT**



**Agenda of:** December 20, 2006  
**Item No.:** 6.a.  
**Staff:** Roman Anissi

**SPECIAL USE PERMIT**

**FILE NUMBER:** S04-0020R/Verizon Cool Collocation

**PROPERTY OWNER:** David and Mary Hopkins, Trustees

**APPLICANT/AGENT:** Verizon Wireless, Teresa Heine

**REQUEST:** Revision to existing special use permit to allow collocation of six (6) new RF antennas, twelve (12) coax cables, two (2) GPS antennas and a 12-foot by 30-foot equipment cabinet on an existing Sprint-Nextel wireless communication facility. (Exhibit F)

**LOCATION:** South side of Northside Drive approximately 750 feet northeast of the intersection at State Route 49 and State Route 193 in the Cool area. (Exhibit A)

**APN:** 071-500-34

**ACREAGE:** 0.92-acres

**GENERAL PLAN:** Commercial (C) (Exhibit B)

**ZONING:** General Commercial-Design Community (CG-DC) (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically exempt, pursuant to CEQA Guidelines Section 15301

**SUMMARY RECOMMENDATION:** Conditional approval

## **BACKGROUND:**

The Telecommunications Act of 1996 preserves the authority of a state or local government over decisions regarding the placement, construction and modification of personal wireless services, with the following pertinent limitations:

### SEC. 704.(7)B(iii)

Any decision by a state or local government or instrumentality thereof to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

### SEC.704.(7)B(iv)

No state or local government or instrumentality thereof may regulate the placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commissions regulations concerning such emissions.

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. Based on the FCC rules, an RF study was prepared to address cumulative exposure for the project. The results identified that the entire site will produce .63 percent of the public exposure limit at ground level and .71-percent at the second story when the project is complete. The cumulative exposure limits for this project are well below the maximum public exposure levels allowed by the FCC.

## **STAFF ANALYSIS**

Project Description: Verizon proposes to collocate six (6) new antennas 44.8-feet above grade on an existing 75-foot tall monopine. Currently, twelve (12) Sprint-Nextel antennas exist at a level of 63 feet on the facility. All equipment will be located on the facility and within the 2,500 square foot fenced ground lease area. Other equipment to be added includes two (2) new GPS antenna mounted on a new 12 foot by 30 foot pre-fabricated concrete ground shelter. Twelve (12) coax cables shall be screened and installed within the trunk of the existing monopine.

Access: A 15-foot wide gravel access drive serves the facility. Because naturally occurring asbestos exists at the site, this project must improve the surface of the access driveway to a depth of three inches using asbestos-free gravel if it has not already been done. A condition is added to address the issue.

Site Description: The .92-acre lot is located at 1051 Northside Drive and approximately 750-feet northeast from the intersection of State Routes 49 and 193. The site is relatively flat with existing oak trees screening the 75-foot tall Sprint-Nextel monopine and equipment area. The following table identifies surrounding zoning, land use, and/or improvements:

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CG-DC	C	Wireless Communication Facility
<b>North</b>	CG-DC	C	Undeveloped
<b>South</b>	CG-DC	C	Undeveloped
<b>East</b>	CG-DC	C	Undeveloped
<b>West</b>	CG-DC	C	Undeveloped

The site and surrounding properties are located within the General Commercial-Design Community (CG-DC) Zone District and a Commercial (C) land use designation. Retail shopping in the Northside Center is located on the west along Northside Drive and the Cool Mini-Storage is located to the east. There are no structures located within 300-feet of this facility. Because a Design Community (DC) District also overlays the site, this project was sent to the Cool/Pilot Hill Advisory Committee for review and comment. The original project and the collocation meet the Community Design Guide requirements for design and integration.

**General Plan:** The project is consistent with the policies of the General Plan for collocation of wireless communication antenna on existing facilities. The site is located about 500-feet from both State Routes 49 and 193. As intended by the General Plan, this project proposes full integration of antennas onto the existing monopine and equipment within the existing lease area. Findings for General Plan consistency are included in Attachment 2.

**Zoning:** Collocation of wireless carriers is permitted by the Zoning Ordinance subject to specific standards and by the process of a special use permit. As designed, the project is consistent with the regulations of the underlying General Commercial (CG) Zone District and collocation design standards outlined by Zoning Ordinance Section 17.14.200 which is discussed below. The project has also been reviewed for conformity for a project located within the Design Community (DC) review district and design guide.

**Visual:** The project provides photo-simulations that reflect proposed changes. The new antennas will be screened by the leaves of the monopine and ground equipment shall be hidden behind existing oak trees. There will be minimal visual impact to the surrounding area with the approval of the collocation.

**Screening:** The existing 75-foot tall monopine provides stealth integration opportunities for new antennas. The project monopine was designed to blend with the natural surroundings. Collocation of Verizon antenna and equipment will have minimal visual impact to the surrounding area.

**Setbacks:** The facility was previously approved at its current location, and the request for collocation will not create any further encroachments beyond the existing and disturbed project footprint.

**Maintenance:** An original project condition requiring continued upkeep and maintenance of the facility is transferred to this project. All new antenna and equipment shall be painted to match the scheme of the existing facility and continued maintenance shall ensure that the visual quality of the facility is not compromised.

**Radio Frequency (RF) Requirements:** Federal Communication Commission (FCC) Standards regulate RF exposure limits. An RF report prepared to FCC Standards identifies that this project has maximum effective radiate power in any direction of 3,000 watts for the existing Sprint-Nextel antennas at 63-feet above grade. The six (6) new antennas will generate 162 watts at a height of 44.8-feet above grade. Based on these figures, the report identifies that the cumulative level of RF exposure at ground level is .63 percent of the public exposure limit and for second floor exposure of any nearby buildings to be a maximum cumulative level of .71 percent of the public exposure limit. The report identifies that the cumulative effects resulting from collocation is within RF exposure limits established by the FCC.

**Availability:** A condition for project approval is included that addresses appropriate and future collocation opportunities at this facility. Future collocations providing less than six (6) antenna and not adding height to the facility shall be reviewed by the Zoning Administrator. Collocation exceeding six (6) antennas or adding height shall be reviewed by the Planning Commission.

**Unused Facilities:** A condition for project approval is included that addresses the removal of wireless communication equipment should operation of equipment stop for a period exceeding six months.

**Other Permit Requirements:** This project is not located within 1000-feet of a school and Conditions, Covenants, and Restrictions (CCRs) do not exist for the site. The project is located within the General Commercial (CG) Zone District which is a preferred Zone District for wireless communication projects.

**Agency and/or Public Comment:** This project was forwarded to the Cool/Pilot Hill Advisory Committee. There have been no comments from the committee and limited comments from the multi-disciplinary review team about this project. Any new issues resulting from the public hearing notice will need to be resolved at the hearing.

## **ENVIRONMENTAL REVIEW**

This project has been found to be Categorically Exempt from further review pursuant to CEQA Guidelines Section 15301 for 'Existing Facilities'. The site is not located within environmentally sensitive lands and the project proposes a minor alteration that will not have any impact to the environmental. No further review is required under CEQA.

Pursuant to Resolution No. 240-93, a \$35.<sup>00</sup> processing fee is required by the County Recorder to file a CEQA Notice of Exemption for this project.

## **RECOMMENDATION**

1. Categorical Exemption pursuant to CEQA Section 15301; and
2. Approve the revision to Special Use Permit based on the conditions in Attachment 1 and findings in Attachment 2.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Assessor's Parcel Map
Exhibit E .....	Aerial Map
Exhibit F .....	Site Plan
Exhibit G .....	Photo-Simulations

**ATTACHMENT 1**  
**CONDITIONS OF APPROVAL**

File Number S04-0020R/Verizon Cool Collocation  
December 20, 2006 Zoning Administrator Hearing

**CONDITIONS/MITIGATION MEASURES**

1. This special use permit approval is based upon and limited to compliance with the project description, dated December 9, 2004 and revised on December 6, 2006, 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 will constitute a violation of permit approval.

**The project description is as follows:**

Issuance of Special Use Permit S04-0020 for a 75-foot steel monopine with up to twelve (12) panel antennas mounted at a centerline of 65 feet at 1051 Northside Drive. Twelve panel antennas in three groups of fours (sectors) would be mounted on an antenna array mount, to avoid horizontal expansion of the overall structure beyond the proposed foliage. The antenna panels would be approximately 7 inches wide, 96 inches long, and 8 inches deep. All antennas would be made of non-reflective materials.

This special use permit authorizes Sprint-Nextel to place the monopine and prefabricated ground equipment shelter within a 50-foot by 50-foot lease area to be enclosed by a 6-foot-high chain link fence. Two global positioning system (GPS) antennas would be attached to the roof of the shelter to provide for communication between the wireless facility and low-orbiting satellites. The facility would be connected to land-based electrical and telecommunications utilities located on a nearby joint-utility pole. There would be a 12-foot-wide gate on the north side of the enclosure.

Access to the site is provided from Northside Drive to a dirt driveway from the cul-de sac. The access to the tower is to be widened to 15 feet and will have a 4 inch thickness of three-quarter inch Class II aggregate base. A fire turnaround with a 4 inch Class II Base, 20 feet wide will be provided to comply with the Fire District requirements.

This special use permit authorizes maintenance personnel to visit the site approximately once a month, at which time the facilities would be inspected to ensure proper operation.

The revision S04-0020R amends the original permit by allowing the collocation of the following antenna and equipment on the existing wireless telecommunication facility: six (6) RF antennas, one 12-foot by 30-foot prefabricated equipment shelter for BTS equipment, two (2) GPS antennas, twelve (12) coax cables, one (1) 60 kilowatt standby diesel ground

generator, and related appurtenances and equipment referenced by Exhibit F. All equipment and site improvements shall be made on the existing monopine, within the existing 2,500 square foot ground lease area, and as referenced by attached Exhibit F.

**~~MITIGATION MEASURES FROM PROPOSED MITIGATED NEGATIVE DECLARATION~~**

- ~~2. During all grading and construction activities in the project area, an archaeologist or Historian approved by the Planning Director shall be on call. In the event a heritage resource or other item of historical or archaeological 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 the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~

~~**MONITORING:** The Planning Department shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.~~

- ~~3. 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 disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. The Planning Department shall review the grading plans prior to issuance of a grading permit.~~

~~**MONITORING:** The Planning Department shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.~~

**PROJECT SPECIFIC CONDITIONS**

2. In the event a heritage resource or other item of historical or archaeological 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 archaeologist can examine the find in place and determine its significance. If the finds is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after the appropriate

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- measures are taken or the site is determined not to be of significance. Planning Services shall review the grading plans prior to the issuance of a grading permit.
3. In the even 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 disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. Planning Services shall review the grading plans prior to the issuance of a grading permit.
  4. All site improvements shall conform to the original project site plan(s) attached to S04-0020 as Exhibit D. The revision shall conform to the site plan(s) attached to S04-0020R as Exhibit F.
  5. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. ~~The Planning Services Department~~ shall verify the painting of the structures prior to final inspection of the facility. All collocated Verizon antenna and equipment shall be painted to match the existing Sprint-Nextel monopine and ground equipment. The twelve (12) coax cables and all coax cables shall be installed within the trunk of the existing steel monopine, at all times.
  6. For co-location 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 no more than six (6) panel antennas are placed on the monopine at any one time, with no increase in height.
  7. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. ~~The Planning Department~~ 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.
  8. 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 ~~the Planning Services Department~~ of any written television interference complaint.
  9. All obsolete or unused communication facilities shall be removed by the applicant within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify ~~the Planning Services Department~~ at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
  10. Due to the ever-changing technology of wireless communication systems, ~~this~~ the original special use permit S04-0020 to include a comprehensive review of all collocated carriers and equipment shall be reviewed by the Planning Commission every five (5) 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.

#### El Dorado County Building Department Services

11. The applicant shall obtain a building permit from the El Dorado County Building Services ~~Department~~ for the project facilities prior to the commencement of construction.

#### El Dorado County Environmental Management Department

12. ~~The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation.~~ The project is within the Asbestos Review area. The Air Pollution Control District (APCD) will require the access road to be improved and maintained to a depth of three inches with asbestos-free gravel at all times. The improvements must meet Fire Safe and Department of Transportation standards.
13. ~~The applicant shall submit a Fugitive Dust Prevention and Control Plan and Contingent Asbestos Hazard Dust Mitigation Plan to the El Dorado County Air Quality Management District for review and approval prior to issuance of a grading permit. The plan shall comply with the requirements of California Code of Regulation "Title 17 Asbestos Airborne Toxic Control Measure For construction, Grading, Quarrying, and Surface Mining Operations."~~ Prior to the approval of building permits, the applicant shall submit an Asbestos Dust Mitigation Plan (ADMP), with appropriate fees, to be reviewed and approved by the County's Air Pollution Control District. The plan must conform to District Rule 223.2 during the construction process.
14. The project shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving materials and the County ordinance concerning asbestos dust.
15. ~~The applicant shall obtain a permit from the El Dorado County Air Pollution Control District for the burning of wastes that result from "Land Development Clearing." Only vegetative waste material shall be disposed of using an open outdoor fire.~~ Burning of wastes that result

from “Land Development Clearing” must be permitted through the APCD. Only vegetative waste material may be disposed of using a permitted open outdoor fire (Rule 300).

16. The applicant shall obtain a permit from the El Dorado County Air Pollution Control District for construction/installation of any new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers internal combustion engines, generators, etc.). Submittal of applications shall include facility diagrams) equipment specifications and emission factors. The following measures shall be implemented during construction activities to maintain the air quality standards established by the APCD. The standards include: use of low emission on-site mobile construction equipment, maintenance of on-site equipment to manufacture’s specifications, retardation of on-site diesel engine injection timing by two to four degrees, use of electricity from power poles rather than temporary gasoline or diesel generators, use of reformulated low-emission diesel fuel, use of catalytic converters on gasoline powered equipment, substitution of electric and gasoline powered equipment for diesel-powered equipment where feasible, inactive construction equipment shall not remain idling for periods in excess of two minutes, materials shall be scheduled for delivery during off-peak hours.
17. Prior to the installation or approval of any new point source emission units or non-permitted emissions units such as emergency generators, an authority to construct (and install) application shall be submitted for approval by the APCD. The applicant shall include facility diagrams, equipment specifications, and emission factors.

El Dorado County Fire Protection District

18.17.—The project shall comply with the following requirements of the El Dorado County Fire Protection District ~~which include but shall not be limited to:~~

- a. The applicant shall be subject to a site plan review fee commensurate with the scope of the proposed project. The site plan review fee shall be due to the District prior to commencement of any work performed. Prior to the approval of building permits for the collocation of Verizon equipment, the applicant shall submit a Site Plan and review fee for review and approval by the Fire District to illustrate that all required Sprint-Nextel site improvements are made for the original Special Use Permit S-04-0020 to satisfaction.
- b. Prior to approval of a final inspection, the applicant shall install an approved turnaround to be a minimum of 20 feet wide with a 25 foot radius at the intersection of Northside Drive and the project access road. The access road shall have an all weather surface and be within 150 feet of all exterior portions of the structure. The access road and turnaround shall be approved by the El Dorado County Fire Protection District and shall be installed prior to final inspection of the facility.
- c. Prior to approval of a final inspection, the applicant shall install an access road with a vertical clearance of 13 feet 6 inches. The road shall be capable of supporting

a 40,000 pound load and shall not exceed a road grade of 15 percent. El Dorado County Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.

- d. Prior to approval of a final inspection, the applicant shall provide high priority “knox” access to the structure and “knox” padlock for emergency access to the 12-foot gate. El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
- e. Prior to approval of a final inspection, the applicant shall install the address of the facility at the turnaround with the letters to be a minimum of 12 inches in height. El Dorado County Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.
- f. Prior to approval of a final inspection, the applicant shall illustrate that the gates for the facility shall comply with Fire Prevention Officers standard, as reviewed and approved by the El Dorado County Fire Protection District prior to issuance of a Building Permit.
- g. Prior to approval of a final inspection, the El Dorado County Fire Protection District shall verify the installation of one 2A10BC Fire Extinguisher inside the structure prior to final inspection of the facility.
- h. The project shall comply with all California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the El Dorado County Fire Protection District prior to issuance of a building permit. Prior to approval of a final inspection, the El Dorado County Fire Protection District shall verify vegetation control within the fenced area of the project.

#### El Dorado County Department of Transportation

19. 18. Prior to the approval of building permits, the applicant shall coordinate all required grading and improvement activities with the Department of Transportation should grading and improvements be required. The applicant shall pay applicable plan review fees to the Department of Transportation prior to submitting a grading and improvement plan review.

The project shall comply with the requirements of the Department of Transportation which shall include the following:

- a. If more than 1 acre of land shall be disturbed while installing the wireless facilities, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval prior to issuance of a grading permit. 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*.

- b. ~~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. The grading permit fees shall be due prior to issuance of a grading permit.~~
- e. ~~The applicant shall place a minimum of 4 inch thickness of ¾ inch Class II aggregate base along a 12 foot wide access easement from the leased area to East Green Springs Road and install culverts as required to maintain existing drainage ways. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.~~
- d. ~~The access road shall be adequate for a vehicle to exit the site in a forward direction. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.~~
- e. ~~The Rescue Fire Protection District shall review and approve the site and access road for accessibility and turnaround area requirements prior to issuance of a grading permit. A letter of approval from the Fire District shall be provided to the Department of Transportation prior to issuance of a grading permit.~~

## **ATTACHMENT 2 FINDINGS**

File Number S04-0020R/Verizon Cool Collocation  
December 20, 2006 Zoning Administrator Hearing

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

### **1.0 CEQA FINDINGS**

1.1 The collocation proposes minor exterior alterations of an existing private facility and is exempt from further CEQA review pursuant to CEQA Guidelines section 15301 'Existing Facilities'.

### **2.0 PROJECT SPECIFIC FINDINGS**

#### **2.1 SPECIAL USE PERMIT**

2.1.1 *The issuance of this permit is consistent with the General Plan.*

This project meets the intent of the General Plan by eliminating the need to install a new facility and collocating antenna on an existing stealth monopine. The site is located in close proximity to State Routes 49 and 193 and the existing 75-foot tall monopine provides stealth collocation opportunities for multiple carriers. As designed, the collocation of six (6) Verizon antennas will not have a significant visual impact on the surrounding area and is consistent with the policies of the General Plan.

2.1.2 *The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.*

As designed, the addition of six (6) additional Radio Frequency (RF) antennas to the existing twelve (12) antennas will not be detrimental to the public health, safety, and welfare, and will not be injurious to the neighborhood. The additional service provides necessary wireless communication coverage area for Verizon customers. An RF study was prepared and submitted for the project that identifying that the cumulative emissions from the RF antenna and equipment was found to produce .63-percent of the FCC public exposure limit at ground level and .71 percent at the second story. The project effectively screens existing antenna and equipment the stealth monopine facility and provides limited visual impacts on the surrounding neighborhood.

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

The project is located within the General Commercial (CG) Zone District and collocation is allowed under the Special Use Permit process. The collocation of Verizon equipment has been assessed

based on the specific criteria established for wireless communication facilities. The project meets the requirements established for collocation including specific required elements for visual/screening, setbacks, maintenance, RF requirements, availability (collocation opportunities), unused facilities and other permit requirements were evaluated. The project meets the intent of the policies outlined for wireless communication facilities and collocation.