

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
ZONING ADMINISTRATOR  
STAFF REPORT**



**Agenda of:** July 7, 2010  
**Item No.:** 4.a.  
**Staff:** Tom Dougherty

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S03-0024-R-4/Verizon Wireless Collocation–Diamond Springs

**APPLICANT:** Verizon Wireless

**AGENT:** Complete Wireless Consulting/Heather Jones

**REQUEST:** Request to revise a Special Use Permit to allow the collocation of three new panel antennas and six coaxial cables to the existing three antennas at the 54-foot level on the sides of an existing 60-foot tall water tower.

**LOCATION:** South side of Wedge Hill Road approximately 775 feet west of the intersection with Missouri Flat Road in the Diamond Springs area, Supervisorial District 2. (Exhibit A)

**APN:** 327-260-22 (Exhibit B)

**ACREAGE:** 0.06 acres

**GENERAL PLAN:** One–Acre Residential (R1A) (Exhibit C)

**ZONING:** Medium Density Residential (MDR) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Zoning Administrator take the following actions:

1. Find the project is Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
2. Approve Special Use Permit S03-0024-R-4 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

**BACKGROUND:** The water tower was constructed in 1924. The original Special Use Permit, S03-0024, was approved by the County Zoning Administrator (ZA) on December 3, 2003 and allowed Mountain Cellular to collocate six (6) antennas mounted at the 70-foot level on the water tower. Verizon Wireless then purchased Mountain Cellular. The project included an equipment shelter located on the ground at the base of the tower, situated within an existing chain-link fence enclosure. At the time of approval the water tower was listed as approximately 85 feet tall and 20 feet in diameter. The water tower has since been verified at a height of approximately 66 feet above ground level.

The first revision to the Special Use Permit, S03-0024-R1, was approved by the ZA on September 21, 2005, to allow Verizon to remove the existing antennas and installation of three (3) replacement antennas at approximately 60-feet above ground level and relocation of related ground equipment within an adjacent equipment shelter and addition of a back up generator constructed within a new woodcrete fenced enclosure with wooden gates.

The second revision to the Special Use Permit, S03-0024-R2, was approved by the ZA on May 7, 2008, to allow Metro PCS to collocate three (3) pipe mounted antennas at an overall height of 72 feet and installation of up to three (3) radio cabinets within an existing chain-link fenced compound, directly under the existing tower.

The third revision to the Special Use Permit, S03-0024-R-3, was approved by the ZA on January 21, 2009 and allowed AT&T to collocate eight (8) wireless antennas (3 proposed and 5 future) on three (3) sectors at two (2) centerline heights, 70-foot and 49.5-foot, on an existing 66-foot tall water tower. Additionally, AT&T could install up to six radio cabinets (2 proposed and 4 future) placed within a new 260 square foot (13' x 20') fenced enclosure with privacy slats. Additionally, the applicant was required to replace the chain-link fencing on the northern portion of existing fencing compound surrounding the existing water tower with woodcrete fencing designed to match the existing fencing of the Verizon Wireless compound.

The current project is being presented to the Zoning Administrator for review because Condition of Approval 12 for S04-0024-R-3 states that *future collocations shall be considered by the Zoning Administrator in accordance with Section 17.14.200(3) of the County Zoning Ordinance.*

## **STAFF ANALYSIS**

**Project Description:** Request to revise a Special Use Permit to allow the collocation of three new panel antennas and six coaxial cables alongside Verizon's existing three antennas at the 54-foot level on the sides of an existing 60-foot tall water tower. The three new antennas will have Long Term Evolution (LTE) technology which increases data speeds for wireless handsets and computers.

**Site Description:** The site is located on Wedge Hill Road, approximately 750 feet to the west of Missouri Flat Road at approximately 1,880 feet above mean sea level and is surrounded by single-family residential land uses. The site contains an existing water tower which was constructed in 1924. The water tower contains previously approved wireless collocations consisting of antennas and related ground equipment located directly under the water tower and in an adjacent fenced

compound. The site is accessed via an existing the gravel driveway off of Wedge Hill Road. No significant native or non-native vegetation exists on-site.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	R1A	MDR	Residential /Wireless communication facility and two single-family residences
<b>North</b>	R1A	MDR	Residential/Single-family residences
<b>South</b>	R1A	MDR	Residential/Single-family residences
<b>East</b>	R1A	MDR	Residential/Single-family residences
<b>West</b>	R1A	MDR	Residential/Single-family residences

Discussion: The closest residence to the communications facility is approximately 115 feet to the northwest which is the second residential unit for on the adjoining parcel with the same owner as the subject parcel.

**General Plan:** The General Plan designation of the subject site is Medium Density Residential (MDR). This designation permits wireless communication facilities in a residential area with a Special Use Permit. *Policy 5.6.1.4* of the General Plan states, *Special Use Permits shall be required for the installation of community telecommunications facilities (e.g. microwave towers) in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety concerns are considered.* The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns. All project-related environmental issues have been evaluated. Therefore, staff finds that the project, as conditioned, would conform to the General Plan.

**Zoning** The proposed use is permitted in the One–Acre Residential (R1A) Zone District, pursuant to Section 17.14.210 (D) of the County Code.

*Use Permitted. Wireless communication facilities, as defined in Section 17.06.050 of the County Code, shall be permitted in all Zone Districts, subject to the following standards and permitting requirements.*

Collocation of wireless telecommunication providers on existing facilities is permitted if reviewed and approved under the discretionary review process. Section 17.14.210(D)(4) states the placement of antennas on an existing approved monopole or tower may be permitted subject to approval of a Minor Use Permit by the Zoning Administrator. In this case, a revision to the approved Special Use Permit is requested to consider the co-location and prior to installation and/or operation of added equipment.

**Development Standards:** Section 17.14.210(E) thru (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- E. **Visual:** The project provides photo-simulation to adequately reflect the changes that are being requested under this action. The photo-simulation would be used during the plan check permit process to ensure that the project adequately reflects approval of the Planning Commission and as part of the exhibits approved with the application. Photo-simulations of the wireless facility are included as Exhibits F1 and F2.
- F. **Development Standards:**
1. **Screening:** The new antennas and equipment shelter would not create a significant negative visual impact to the surrounding area as the predominate view of the site is from an industrial area and the new antennas will not project above the tower. The color schemes of antenna and equipment have been conditioned to match the approved and existing colors of the existing facility.
  2. **Setbacks:** The request for co-location would not expand the lease area. The 30-foot setbacks required in the R1A zone district would be maintained.
  3. **Maintenance:** The site is required to be maintained at all times. A Condition of Approval has been included requiring the maintenance of the facility.
- G. **Radio Frequency (RF) Requirements:** Section 17.14.210(G) of the County Code requires that the applicant submit a report or summary of the estimates of non-ionizing radiation generated by the facility and maximum electric and magnetic field strengths at the edge of the facility site, as regulated by the Federal Communication Commission (FCC). Verizon Wireless has submitted a *Power Density Study* dated July 30, 2008 indicating that the total maximum power density at ground level operations produced by the proposed Verizon Wireless equipment and the existing equipment would be 0.0084 (mW/cm<sup>2</sup>), which is 3.6 percent of the ANSI maximum exposure limit. The report validates the figures based on the FCC Regulations for measurements identifying quantitative standards for human exposure limits based on radio frequency emissions.
- H. **Availability:** Section 17.14.210(H) of the County Code requires that all existing communication facilities be available to other carriers as long as structural or technological obstacles do not exist. The project has been conditioned to allow continued co-location at this facility, with approval of a Special Use Permit revision reviewed by the Zoning Administrator or the Planning Commission, depending on future requests and project conformance with the applicable regulations.
- I. **Unused Facilities:** Section 17.14.210(I) of the County Code requires that all obsolete or unused communication facilities be removed within six months after the use of that facility has ceased or the facility has been abandoned. The project has been conditioned to comply with this requirement (Condition 6).
- J. **Other Permit Requirements:** Section 17.14.210(J) of the County Code states certain notification requirements for projects located within 1,000 feet of a school or in

subdivisions governed by CC&Rs. There are no schools within 1,000 feet of the site and this site is not governed by CC&Rs.

After review of the submitted project plans, including site plan, elevations, and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.210 E through J of the County Code.

**Conclusion:** As discussed above, staff finds the project, as proposed and conditioned, is consistent with all applicable provisions of County Zoning Ordinance Title 17.

**Federal Communication Commission (FCC):** The Federal Communication Commission (FCC) prohibits local governments from denying a wireless facility project based on concerns about the dangers of exposure to radio frequency/EMF. This is due to inconclusive evidence about the health risk of exposure to radio frequency EMF.

**Agency and Public Comments:** At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which would be discussed at that time.

## ENVIRONMENTAL REVIEW

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704(7)B(iii) requires any denials to be in writing and supported by “substantial evidence.” Section 704(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

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. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines. The following table represents the FCC limits for both occupational and general population exposures to different radio frequencies:

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm <sup>2</sup> )	General Public Exposure (mW/cm <sup>2</sup> )
0.3-1.34	100	100
1.34-3.0	100	180/F <sup>2</sup>
3.0—30	900/F <sup>2</sup>	180/F <sup>2</sup>
30-300	1.0	0.2
300-1,500	F/300	F/1500
1,500-100,000	5.0	1.0

Based on the submitted *Power Density Study* dated July 30, 2008, the total maximum power density at ground level operations produced by the proposed Verizon Wireless equipment and the existing equipment would be 0.0084 (mW/cm<sup>2</sup>), which is 3.6 percent of the ANSI maximum exposure limit. The report validates the figures based on the FCC Regulations for measurements identifying quantitative standards for human exposure limits based on radio frequency emissions. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines which states that Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures which include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. Although not specifically listed, collocation of wireless communication equipment at an existing facility is similar to the items listed in Section 15303 of the CEQA Guidelines.

A \$50.00 administrative processing fee is required by the County Recorder to file the Notice of Exemption.

## **SUPPORT INFORMATION**

### **Attachments to Staff Report:**

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Applicant's Project Support Statement
Exhibit F-1 .....	Title Sheet, T1.1
Exhibit F-2.....	Equipment Layout Plan& Construction Details, A1.1
Exhibit F-3.....	Project Elevations, A1.2
Exhibits G-1, G-2 .....	Applicant Submitted Photo Simulations
Exhibits H-1, H-2 .....	Site Photos
Exhibits I-1, I-2 .....	Aerial Photos

# ATTACHMENT 1 CONDITIONS OF APPROVAL

## Special Use Permit Revision

File Number S03-0024-R-4/Verizon Wireless Collocation–Diamond Springs  
Zoning Administrator/July 7, 2010

### PROJECT DESCRIPTION

1. This ~~s~~Special ~~u~~Use ~~p~~Permit revision is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked A through I-2 ~~dated January 21, 2009~~, and ~~e~~Conditions of ~~a~~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, as originally approved, consisted of the following:

The project shall consist of the co-location of six (6) antennas at the sixty-foot (60') level onto an existing and abandoned water tower, approximately sixty-six feet (66') in height. The supporting facilities are to be one (1) 69" x 34¼" x 31¾" equipment cabinet within a fenced 55" x 66" area on a concrete pad.

Revision S03-0024-R-1 consisted of the following:

The project shall consist of the removal of three (3) antennas and the installation of three (3) replacement antennas at the sixty (60') level onto an existing and abandoned water tower, approximately 66 feet in height. The supporting facilities are to be a 12' x 20' equipment shelter and a 9' x 3.75' backup generator within the 23' x 28' ground lease area.

Revision S03-0024-R-2 consisted of the following:

A revision to a ~~s~~Special ~~u~~Use ~~p~~Permit to allow collocation of three (3) pipe mounted antennas at a height of 72 feet on an existing 66-foot tall water tower. Additionally, MetroPCS will install up to three (3) radio cabinets within the existing chain-link fenced compound.

Project equipment shall be located within a 16-foot by 10-foot (16' x 10', 160 square feet) lease area, within an existing six (6) foot tall chain-link fenced enclosure with brown colored slats. The lease area shall support up to three (3) new radio equipment cabinets, adjacent to the base of the water tower and west of an existing concrete equipment shelter and woodcrete fenced enclosure now operated by Verizon Wireless. The existing fencing shall not be enlarged to accommodate the additional equipment. All damaged or missing slats shall be replaced. All MetroPCS equipment within the leased area shall be mounted atop a 16 foot by 10 foot (16' x 10', 160 square feet) concrete slab. Proposed construction would also include a new 200 amp electrical panel and meter, a Global Positioning System (GPS) unit, and a motion-controlled fully-shielded floodlight.

The facility shall continue to be served via an existing approximately 100-foot long gravel driveway. The facility shall remain unmanned, and visited approximately once to twice per month for maintenance purposes.

Revision S03-0024-R-3 consists of the following:

A revision to a Special Use Permit to allow collocation of eight (8) wireless antennas (3 proposed and 5 future) on three (3) sectors at two (2) centerline heights, 70-foot and 49.5-foot, on an existing 66-foot tall water tower. Additionally, AT&T will install up to six (6) radio cabinets (2 proposed and 4 future) placed within a new 260 square foot (13' x 20') fenced enclosure with privacy slats.

The proposed project would be located within a 14-foot (14-foot at west end and 13-foot on south end) by 20-foot lease area, and include an eight (8) foot tall chain-link fenced enclosure with brown colored slats. The lease area will support up to six (6) new radio equipment cabinets, adjacent to the existing fenced compound south of the base of the water tower and west of an existing concrete equipment shelter and woodcrete fenced enclosure now operated by Verizon Wireless. All damaged or missing slats on existing project fencing shall be replaced. All AT&T equipment within the leased area shall be mounted atop a concrete slab. Proposed construction also includes a new AT&T Telco panel, a Marconi electrical cabinet, a Global Positioning System (GPS) unit, and a motion-controlled floodlight with glare shield.

Additionally, the applicant shall replace the chain-link fencing on the northern portion of existing fencing compound surrounding the existing water tower with panel fencing designed to match the existing fencing of the Verizon Wireless compound along the north elevation.

The facility shall continue to be served via an existing approximately 100-foot long 12-foot wide gravel driveway. The facility will remain unmanned, and all facilities shall be visited approximately once to twice per month for maintenance purposes.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Revision S03-0024-R-4 consists of the following:

Revision to a Special Use Permit to allow the collocation of three new panel antennas alongside Verizon's existing three antennas mounted on new H-frame pipe mounts at the 54-foot level on the sides of an existing 60-foot tall water tower. The three new antennas will have Long Term Evolution (LTE) technology which increases data speeds for wireless handsets and computers. Six new coaxial cables runs shall be installed and painted to match the existing tower color. One new GPS antenna shall be installed on the existing Verizon Wireless equipment shelter.



## EL DORADO COUNTY PLANNING SERVICES

2. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
3. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the applicant and landowner agrees to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The applicant and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Special Use Permit.

The County shall notify the applicant/owner of any claim, action, or proceeding and County will cooperate fully in the defense.

4. All site improvements shall conform to Exhibits ~~E, F, and I-1 through I-3~~ E through G2. Conformance to these Exhibits shall include:
  - a. All antennas and connecting infrastructure shall be painted and maintained in a rust/brown color matching that of the existing tower (tank and legs).
  - b. The fence surrounding the equipment yard area shall be a minimum of six feet (6') in height. At no time shall any supporting equipment housed within the equipment yard extend above the top of the fence.
  - c. The equipment yard fence shall be lined with slats, and both the fence and the slats shall be painted a rust/brown color such that a blending of the fence and slats with the surrounding area is achieved.
5. The project shall be subject to a building permit from the El Dorado County Building Department. During the construction and location of the facilities allowed by this special use permit and the building permit referenced above, all reasonable precautions shall be taken to protect the existing tower from damage or deterioration. The measures by which this shall be done shall be shown on the building permit.
6. The applicant shall repair all damage to the access road (Wedge Hill Road) from Missouri Flat Road to the project site.
7. All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Colors of towers and other improvements shall be maintained to ensure the appearance remains consistent with approved conditions relating to color. Should the colors change as the result of time or conditions currently unforeseen, appropriate modifications to the facility colors must be changed as well.

8. All obsolete or unused communication facilities shall be removed within six (6) months after the use of the facility has ceased or after the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment, and all disturbance related to the communication facility shall be restored to pre-project condition.
9. Due to the ever-changing technology of wireless communication systems, this ~~sSpecial~~ ~~uUse~~ ~~pPermit~~ shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and present that report to the approving authority with a recommendation whether to:
  - (1) Allow the facility to continue to operate under all applicable conditions; or
  - (2) Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the ~~sSpecial~~ ~~uUse~~ ~~pPermit~~, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Planning Services Director to cover the cost of processing a five-year review on a time and materials basis.

10. Prior to commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services for verification of compliance with applicable conditions of approval. The operator shall pay Planning Services for the time spent reviewing the site on a time and materials basis. All future development plans shall include this condition on the submitted plans.
11. ~~Pursuant to Resolution No. 240-93, a~~ ~~A~~ \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption. This fee must be delivered to the El Dorado County Planning Services prior to the issuance of any development permit being issued on the project parcel.
12. Future collocations shall be considered by the Zoning Administrator in accordance with Section 17.14.200(3) of the County Zoning Ordinance.
13. Outdoor lighting shall only be used for night-time maintenance and shall operate by a motion sensor only, be directed downward, and be fully-shielded.
14. At the time of building plan submittal, the project applicant will submit a structural analysis on the water tank to demonstrate conformance with the safety requirements of the Uniform Building Code.

15. The operator (lessee) and property owner (lessor) are responsible for complying with all conditions of approval contained in this Special Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the owner and the operator.

**Environmental Management – Solid Waste/Hazardous Material Division**

16. If this facility will store reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) or generate hazardous waste, prior to commencing operations the owner/operator shall:
  - a. Prepare, submit and implement a hazardous materials business plan and pay appropriate fees.
  - b. Obtain a hazardous waste generator identification number from the California Department of Toxic Substances Control.
  - c. Train all employees to properly handle hazardous materials and wastes.
  - d. Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

# **ATTACHMENT 2** **FINDINGS**

## **Special Use Permit Revision**

File Number S03-0024-R-4/Verizon Wireless Collocation–Diamond Springs  
Zoning Administrator/July 7, 2010

### **1.0 CEQA Findings**

- 1.1** Although collocation of wireless telecommunication facilities is not specifically listed in Section 15303 of the CEQA Guidelines, the items listed in Section 15303 are similar to collocation of wireless communication equipment at an existing facility. Staff has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines. Class 3 exemptions consist of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures... include, but are not limited to: (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- 1.2** The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department, Planning Services, at 2850 Fairlane Court, Placerville, CA.

### **2.0 Special Use Permit Findings**

#### **2.1 The issuance of the permit is consistent with the General Plan;**

The proposed use is consistent with the policies in the 2004 El Dorado County General Plan, as discussed in the General Plan section of this staff report. The proposed use is consistent with all applicable policies including 5.6.1.4 (Special Use Permit Required) because the aesthetics of the proposed collocation and related ground equipment have been addressed and the design attempts to minimize the effects on adjacent properties. The proposed antennas will be painted a rust brown color to match the existing tower. The proposed ground equipment will be screened from adjacent land uses by existing chain-link fencing with brown colored slats which also blend with the existing water tower.

#### **2.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The proposed use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the Staff Report. Because the projected RF emissions for all three carriers have been determined to be 3.6 percent of the public safety standard established by the FCC, the risk of emissions to the public is remote.

**2.3 The proposed use is specifically permitted by Special Use Permit pursuant to this Title.**

Section 17.14.200 (D) (3) of the County Code requires a Special Use Permit for collocation of new antennas on existing non-building structures or public facilities. Section 17.22 outlines the requirements for special use permits and the project and associated materials have been reviewed in accordance with this section. Also, the proposed use complies with the requirements of County Code Sections 17.14.200 (E) through (J) and 17.28.050 thru 17.28.080. As proposed, the project is consistent with these requirements.