

**Agenda of:** December 8, 2005

**Item No.:** 10.a.

**Staff:** Tom Dougherty

## **STAFF REPORT - SPECIAL USE PERMIT**

**FILE NUMBER:** S05-0024

**APPLICANT/AGENT:** Verizon Wireless (Agent: Complete Wireless/Jennifer Walker)

**PROPERTY OWNERS:** Sierra Pacific Industries

**REQUEST:** Special use permit to allow the construction and operation of a wireless telecommunications facility to include ground-mounted equipment and a 120-foot monopine tower designed for future collocation.

**LOCATION:** On the north side of Weber Mill Road, approximately one-half mile southeast of the intersection with Ice House Road, in the Ice House/American River Canyon Area. (Exhibit A)

**APN:** 011-090-07 (Exhibit B)

**ACREAGE:** 500.63 acres

**GENERAL PLAN:** Natural Resource (NR) (Exhibit C)

**ZONING:** Timberland Preserve Zone (TPZ) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration

**SUMMARY RECOMMENDATION:** Conditional Approval

### **BACKGROUND:**

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.

On August 28, 2001, the El Dorado County Board of Supervisors adopted Sections 17.22.500 and 17.14.200 of the Zoning Ordinance to regulate special use permits and wireless communication facilities. By adopting these ordinances, the Board of Supervisors acted to maintain the County's authority over decisions regarding wireless facilities.

On September 12, 2002, the El Dorado County Planning Commission approved Special Use Permit S02-0002 which authorized the construction of the existing 125 foot monopine cell tower which will be adjacent to this proposed tower site if approved. Nextel later submitted an application to revise that permit to add additional antennas, S02-0002R1, on August 3, 2004, was deemed complete on September 9, 2004, and approved by the Zoning Administrator on April 6, 2005. Cingular Wireless submitted S02-0002R2 on March 25, 2005, and their application was deemed complete on April 13, 2005, and approved by the Zoning Administrator on June 15, 2005. The new proposed Verizon cellular communications facility is proposed to be located just 10 feet to the east of the American Tower owned enclosed lease area that measures 74 feet x 70 feet. All carriers share a 15-foot wide access easement.

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:

<b>Frequency Range (F) (MHz)</b>	<b>Occupational Exposure (mW/cm<sup>2</sup>)</b>	<b>General Public Exposure (mW/cm<sup>2</sup>)</b>
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 proposed Verizon facility analysis (Dan Neumann, Sr. RF Engineer, Verizon Wireless, August, 5 2005, and computation, the maximum power density at this location is 0.4365 uW/cm<sup>2</sup> at 1000 feet from the base of the tower, 0.0080 uW/cm<sup>2</sup> at the base of the tower, and 0.3332 uW/cm<sup>2</sup> at 100 feet from the base of the tower. The ANSI standard for this facilities frequency is 587 uW/cm<sup>2</sup>. Therefore, this maximum permissible exposure for the general population at this site for this project alone is 0.07 per cent of the FCC public exposure standards for these frequencies at 1000 feet from the tower where the concentration would be presumed to be the greatest.

Should this proposed project be approved, there would then be four total carriers on the site, Cingular Wireless, Nextel, T-Mobile and Verizon. The applicant submitted a report (Jerald Bushberg, Health and Medical Physics Consulting, October 10, 2005) listing the potential

cumulative RF exposures of all four carriers operating at once. It concluded that the maximum public RF (radio frequency) exposure to be less than  $2.5 \text{ uW/cm}^2$  or 0.44 per cent of the FCC public safety standard at cellular frequencies. The maximum contribution to the ambient ground level RF environment from all three existing carriers would be less than 1.5 per cent of the public safety standard. Thus the maximum cumulative exposure from all three carriers will be less than 1.94 per cent of the public safety standard. Therefore, the risk of release of hazardous materials or emissions to the public is remote.

## **STAFF ANALYSIS**

**Project Description:** Special use permit to allow the construction and operation of a new wireless communications facility. Construction of a 120-foot steel monopine communications tower with 12 panel antennas mounted at 110 feet above ground level and 2 future microwave dishes mounted at 80 feet above ground level at 4041 Weber Mill Road in the American River Canyon area. All antennas would be made of non-reflective materials. The tower is authorized for collocation purposes of up to 4 carriers.

The monopine and appurtenant ground equipment are proposed to be constructed and installed within a 50 by 50 foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop along with a 12-foot entrance closed by two 6-foot gates. The tower pole will be covered by faux bark up to 47 feet, and the branches begin at 42 feet above ground level. The tower pole above the bark, the two microwave dishes, and ground support equipment will all be painted a flat non-reflective brown. Also proposed is a 240 square-foot equipment enclosure with two air conditioning units, and one backup generator all to be placed within the lease area.

Project plans are included as Exhibit D.

**Proposed Access:** Access to the cell site is from a 15-foot wide access easement that directly encroaches onto the graveled Weber Mill Road which encroaches onto Ice House Road to the west. Each carrier shares the graveled access easement.

**Site Description:** The property on which the project is located is approximately 4,280 feet above mean sea level, and the vegetation was burned by the Cleveland Fire of 1992. The area as a whole contains pine saplings, now 6 to 8 feet in height and additional coverage of shrubs and other assorted vegetation. The existing tower currently is a 125 feet supported by associated shelters and equipment contained within a brown-slatted 6-foot tall chain link fence surrounding an approximate 70x 75-foot lease area. There is also a Sierra Pacific maintenance facility located to west-northwest on the subject project site.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	TPZ	NR	Regenerating Timberland.
<b>North</b>	TPZ	NR	Timberland
<b>South</b>	RA-160	NR-NJ	Non-jurisdictional-USFS; Rock Quarry
<b>East</b>	RA-160, TPZ	NR, NR-NJ	RA-160 zoning is non-jurisdictional USFS, TPZ is Timberland
<b>West</b>	RA-160, TPZ	NR, NR-NJ	RA-160 zoning is non-jurisdictional USFS, TPZ is Timberland

**Discussion:** The project parcel is surrounded by Eldorado National Forest land and private timberland. This new monopine tower somewhat resembles the native conifers that normally grow the area, in height and structure. This project, as proposed and conditioned, shall remain as compatible with the surrounding environment as the previous approved special use permits for the existing tower and supporting ground equipment. Planning staff believes that the monopine provides the best camouflage for this site given the existing technology.

**General Plan:** The General Plan designates the subject site as Natural Resource. This designation permits agriculture, rangeland, forestry, wildlife management, recreation, water resource development, and supports single-family dwelling uses.

*Policy 5.6.1.4: 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 are considered.*

Policy 5.6.1.4 states that the use of telecommunications facilities is permitted only by issuance of a special use permit. This special use permit is evaluated in conjunction with the requirements of the County Wireless Ordinance (17.14.200) to ensure that siting, aesthetics, and other environmental issues are addressed.

*Policy 6.5.1.2: Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-2 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.*

Discussion: The project parcel is surrounded by Eldorado National Forest land and private timberland. Construction of the facility would consist of moderate grading for the driveway and pad, setting the monopine, placing ground equipment in the lease area, and installing a fence. These activities would occur weekdays only over an approximate four to six-week period during daylight hours and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration. Operation of the ground equipment, including the backup generator, would generate noise comparable to a household air conditioner or refrigerator. Verizon Wireless has provided a backup generator

“Cheat Sheet” and Verizon Wireless Shelter/AC Units Sound Pressure Graph. Staff feels the studies presented on generator and air conditioner noise eliminates the need for further acoustical analysis. In addition, routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along Ice House Road with the addition of the maintenance vehicle(s) would not be measurable.

The discretionary review associated with this special use permit requires compliance with the California Environmental Quality Act, which ensures that all potential environmental impacts have been considered for this project. The visual simulations show the monopine cellular tower as having no significant aesthetic impact with the surrounding natural landscape.

**Zoning:** The proposed use is permitted in the Timberland Preserve Zone District, pursuant to Section 17.44.030. In order to approve the use, the approving authority must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood. Based on comments received from public agencies, as discussed below, staff finds that the project will not be detrimental to the public health, safety, and welfare, and will not be injurious to the neighborhood.

**Special Use Permit Request:** To comply with County requirements, the project has been designed as a multi-carrier facility, to allow for future collocation. The agent for the applicant has stated that four total carriers can be accommodated with a maximum of 12 antennas per carrier. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once or twice a month to ensure proper performance of the facility.

Although communication transmission facilities are permitted by right, pursuant to Section 17.44.030 (D) of the TPZ Zone District, the proposed monopole tree tower exceeds the maximum building height of 50 feet for the zoning district development standards (Section 17.44.060 (C)). Therefore, the proposed project is subject to special use permit.

After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 E and F of the County Code. It can be found that the use will not conflict with the adjacent uses and will provide a benefit to the area by improving cellular service.

### **Design and Development Standards:**

Section 17.14.200(E) through (J) of the County Code requires that all wireless communication facilities meet certain criteria. Below is an analysis of these standards.

- a. **Screening:** The applicant is proposing to place the equipment shelter and steel monopine within a six-foot-tall chain link fence enclosure. Visual simulations of the wireless facility have been submitted (Exhibit E). As illustrated in the simulations, the monopine and ground equipment are designed as best as possible to blend into the surrounding area. The ground equipment will be partially screened from the road by existing trees as they mature.

- b. Setbacks: The monopine and equipment shelter would be located within a fenced enclosure, well within the 500-acre parcel. There would be no setback infringements from the proposed project.
- c. Maintenance: Maintenance personnel would visit the site approximately once or twice a month, at which time the facilities would be inspected to ensure proper operation. The project has been conditioned to require that the colors and materials of the monopine and equipment shelter be maintained at all times and consistent with the features depicted in the visual simulations.
- d. Radiofrequency Radiation (RF) Requirement: Section 17.14.200(G) 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. Verizon Wireless has submitted a report indicating that the maximum power density at this location will be 0.4365 milliwatts per square centimeter (mW/cm<sup>2</sup>). This maximum permissible exposure for the general population at this site is reported to be 1,000 times lower than the FCC public exposure standards for these frequencies. This is well within the allowable limitations established in ANSI standard C95.1-1992, the prevailing standard for RF exposure levels.
- e. Availability: Section 17.14.200 (H) 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 for collocation, with no further review by the Planning Commission required provided that all ground-mounted equipment is located within the proposed leased area and provided that no more than 12 panel antennas are placed on the tree pole at any one time by any one carrier.
- f. Unused Facilities: Section 17.14.200 (I) 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 7).
- g. Other Permit Requirements: Section 17.14.200(J) 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 or subdivisions governed by CC&Rs.

After review of the submitted site plan and a visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. As designed and conditioned, there are no unresolved issues with the project.

**Agency and Public Comments:** The following agencies provided comments on this application. Copies of their written comments are available at the Planning Services office. From these comments, the following issues were raised:

**Air Quality Management District:** The District responded with issues need to be addressed during the course of carrying out this project. These issues are listed in Conditions 17 through 20.

**El Dorado County Fire Protection District:** The Fire District has reviewed the project and has recommended changes be incorporated to comply with the Districts requirements. These requirements have been incorporated in Attachment 1, Conditions 11 through 16.

The following agencies were solicited for comments and either did not respond with concerns or responded they had no recommended conditions of approval:

El Dorado County Department of Transportation  
El Dorado County Pioneer Cemeteries

Copies of the responding agency's written comments are available at the Planning Services office. At the time of the preparation of this report, staff had not received any comments from the public.

## **ENVIRONMENTAL REVIEW**

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study, staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.00 processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

## **RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Negative Declaration, based on the Initial Study prepared by staff.
2. Approve Special Use Permit S05-0024 subject to the Conditions of Approval in Attachment 1 based on the Findings in Attachment 2.

**SUPPORT INFORMATION**

**Attachments to Staff Report:**

- Attachment 1 .....Conditions of Approval
- Attachment 2.....Findings
  
- Exhibit A.....Vicinity/Assessor’s Page/Topographic Maps
- Exhibit B .....General Plan Land Use Map
- Exhibit C .....Zoning Map
- Exhibit D.....Site Plan/Elevations
- Exhibit E .....Visual Simulations
- Exhibit F.....Site Photos
- Exhibit G.....Justification Statement
- Exhibit H.....Initial Study

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

**FILE NUMBER S05-0024**

El Dorado County Planning Services

1. This special use permit approval is based upon and limited to compliance with the approved project description 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:

Construction of a 120-foot steel monopine communications tower with 12 panel antennas mounted at 110 feet above ground level and 2 future microwave dishes mounted at 80 feet above ground level at 4041 Weber Mill Road in the American River Canyon area. All antennas would be made of non-reflective materials. The tower is authorized for collocation purposes of up to 4 carriers.

The monopine and appurtenant ground equipment within a 50 by 50 foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop along with a 12-foot entrance closed by two 6-foot gates. The tower pole will be covered by faux bark up to 47 feet and the branches begin at 42 feet above ground level. The tower pole above the bark, the two microwave dishes, and ground support equipment will all be painted a flat non-reflective brown. Also proposed is a 240 square-foot equipment enclosure with 2 air conditioning units, and 1 backup generator all to be placed within the 50 by 50 foot fenced lease area.

Access to the site is provided from Weber Mill Road to an access easement on a 15-foot gravel driveway which would dead end at the site. A fire turnaround will be provided to comply with the fire district requirements.

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

2. All site improvements shall conform to the site plan and elevations attached as Exhibit D.
3. All equipment shelters, cabinets, or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.

4. For collocation 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 any one of the 4 proposed carriers installs no more than 12 panel antennas per carrier are placed on the monopine, and there shall not be any increase overall height of the tower and branches.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning 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.
6. 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 Planning Services of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed by the applicant within six months after the use of that facility has ceased or 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.
8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the Planning Commission every five 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 o 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 Deputy Director of Planning to cover the cost of processing a five-year review.
9. 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 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 the appropriate measures are taken or the site is determined not to be of significance.

10. 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.

El Dorado County Fire Protection District

11. The applicant shall be subject to a site plan review fee of \$200.00. The site plan review fee shall be due to the District prior to commencement of any work performed.
12. The applicant shall install a minimum 12-foot wide all weather access road to within 50 feet of the equipment shelter. The road shall be capable of supporting a 40,000 pound load, shall have a vertical clearance, and shall not exceed a road grade of 16 percent. The fire access is to meet Fire Safe standards. 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.
13. The applicant shall provide high priority Knox padlock on any equipment shelter and one for emergency access through the 12-foot gate and into the fenced enclosure site. The El Dorado County Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.
14. All project gates must comply with Fire Prevention Officer's standards, as determined by the fire protection district.
15. Address (12-inch minimum) shall be posted at the bottom of Weber Mill Road.
16. Additional requirements may be necessary depending on building construction and use.

El Dorado County Air Quality Management District

17. If the project construction will involve grading and excavation operations which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust District Rules 223, 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emission, shall be adhered to during the construction process. Mitigation measures for the control of fugitive dust and asbestos shall comply with the requirements of Rule 223, 223.1 and 223.2, whichever rule is appropriate. In addition, the appropriate Fugitive Dust Plan (FDP) application or Asbestos Dust Mitigation Plan (ADMP) application shall be submitted to and approved by the district prior to the start of project construction.
18. Burning of wastes that result from 'Land Development Clearing' must be permitted through the District. Only vegetative waste material may be disposed of using an open outdoor fire (Rule 300).

19. Project construction may involve road development and shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials and the County ordinance concerning asbestos dust.
20. Prior to construction/installation of the back up generator, or any other new point source emission units or non-permitted emission units (i.e. gasoline dispensing facility, boilers, internal combustion engines, emergency generators, etc.), authority to construct applications shall be submitted to the district. Submittal of applications shall include facility diagram(s), equipment specifications, and emission factors.

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

### **FILE NUMBER S 05-0024**

Special Use Permit S05-0024 has been requested by Verizon Wireless for the purpose of installing a 120-foot steel monopine with 12 panel antennas mounted at a centerline of 110 feet and 2 microwave dishes at 80 feet at 4041 Weber Mill Road. This special use permit authorizes Verizon Wireless to place the monopine and ground equipment within a 50 by 50-foot lease area to be enclosed by a 6-foot-high chain link fence with barbed wire atop and a 12-foot wide gate on the east side of the enclosure. The special use permit shall only be approved or conditionally approved if all of the following findings are made:

1. The proposed project will not have a significant effect on the environment, based on the analysis contained in the Staff Report, Environmental Questionnaire, and site visit. Further, the project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
2. The proposed use is consistent with the policies in the 2004 El Dorado County General Plan, because the applicant has designed the cellular facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns, as required by the General Plan.

The project is consistent with the Natural Resource land use designation of the adopted General Plan and Policy 5.6.1.4, which requires the approval of a special use permit for the proposed use. The proposed site currently supports another cellular facility and timberland. Verizon Wireless proposes a monopine to provide enhanced cellular service within the Highway 50 corridor and El Dorado National Forest areas. The main use of the site is for timber harvesting purposes. The cellular facility would be incidental to that use of the property when developed. The design of the monopine and location on the site has been carefully considered and will blend with the surroundings as best as possible. Therefore, it is found that the project is consistent with the specific, fundamental, and mandatory land use development goals, objectives, and policies of the General Plan and is consistent with the development standards contained within the El Dorado County Zoning Ordinance. It can be found that the project, as conditioned, conforms to the General Plan.

3. The use is found to comply with the requirements of County Code Section 17.14, Wireless Communication Facilities, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report.

This is a new wireless proposal designed as a multi-carrier facility, to allow for future collocation, which is encouraged by the County. To address maintenance issues, the applicant proposes to have a technician service the wireless facility and equipment approximately once or twice a month to ensure proper performance of the facility. It is found that the use will not conflict with the adjacent uses and will provide a benefit to the area by improving cellular service. After review of the submitted site plan and visual simulations, it has been determined that the proposed project meets the standards contained in Section 17.14.200 F through J of the County Code. The aesthetic impacts associated with the project have been fully considered. There will be no discernable visual impact from the addition of the monopine in the American River Canyon area.