

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** June 13, 2013  
**Item No.:** 8  
**Staff:** Gina Paolini

## **SPECIAL USE PERMIT REVISION**

**FILE NUMBERS:** S81-0116-R/El Dorado Hill Fire Department Station No. 84

**APPLICANTS:** El Dorado Hills Fire Department  
AT&T Mobility

**AGENTS:** James O’Camb  
Buzz Lynn

**REQUEST:** The request includes the following:

1. A revision to a Special Use Permit to replace an existing 4,144 square foot fire station with a new 10,556 square foot fire station, with a 50-foot tall hose drying tower;
2. AT&T cellular communication equipment to be installed on the upper portion of the hose drying tower of the fire station; and
3. Special Use Permits S96-0017 and S96-0017-R to be superseded with this permit.

**LOCATION:** On the west side of Francisco Boulevard, approximately one-fourth mile north of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District 1 (Exhibit B).

**APN:** 110-010-08 (Exhibit A)

**ACREAGE:** 0.88 acre

**GENERAL PLAN:** Adopted Plan (North West El Dorado Hills Specific Plan) (Exhibit C)

**ZONING:** One-Family Residential (R1) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Exempt pursuant to Section 15301(1)(3) and 15302 of the CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find the project is Exempt from CEQA pursuant to Sections 15301(1)(3) and 15302 of the CEQA Guidelines (Demolition of Commercial Structures and Replacement); and
2. Approve Special Use Permit S81-0116-R subject to the Conditions of Approval in Attachment 1, based on the Findings in Attachment 2.

## **STAFF ANALYSIS**

### **Project Description:**

The project includes the demolition of the existing 4,144 square foot fire station (Exhibit E) and replacement with a new two story 10,556 square foot station, with a training/hose drying tower. A detailed description of the proposed facility has been provided (Exhibit F).

The facility will be used essentially at the same level as it is today, with the ability to add staff in the future. Current staffing includes one captain, one engineer, one firefighter/paramedic, with the occasional ride along of apprentice firefighters. Public sewer and water would be provided to the site by the El Dorado Irrigation District (EID).

AT&T mobility proposes to install twelve stealthed antennas on the upper portion of the hose drying tower at 42 feet, with a rad center at 47 feet and antenna tips at 50 feet. Additional equipment for the cellular facility would include fifteen remote radio units (RRU), battery rack, telco connection box, 200 amp electrical panel, two in-door air handlers and cable tray. The antennas and associated equipment would be screened or located within the confines of the walls of the hose drying tower. A detailed project description has been provided (Exhibit G)

### **Background and Project Issues:**

Special Use Permit S81-116 was approved by the Planning Commission on November 5, 1981. The approval allowed Fire Station No. 84 to be established within the R1 zone district.

Special Use Permit S95-0017 was approved by the Zoning Administrator on November 1, 1995. The approval allowed for the installation of four "panel" type cellular antennas to be located on the upper portion of the existing hose drying tower of the fire station, installation of a 200 square foot equipment shelter, and an emergency generator and fuel supply system. Building Permit No. 97451 for the facility was issued on February 7, 1996 and finalized on May 7, 1996. A revision to S95-0017 was approved by the Planning Commission on February 23, 2012, allowing additional antennas to be mounted on the hose drying tower, if screened. The revision to the Special Use Permit was not implemented. With development of the new fire station and inclusion of the wireless facility with Special Use Permit S81-116-R, Special Use Permit S95-0017, and subsequent revisions would be

rescinded.

**Zoning:** The project site is zoned R1. A Special Use Permit application is required for the proposed fire station and the hose drying tower in excess of 40 feet in height pursuant to Section 17.28.030.C and 17.14.150 respectively, of the County Code.

**Development Standards:** The following development standards have been reviewed for the project:

- a. **Setbacks:** A detailed site plan has been provided (Exhibit H). The project is required to comply with the minimum setbacks established for the R1 zone district. As designed, the project complies with the zone district setback requirements.
- b. **Lot Coverage:** The maximum lot coverage allowed for the zone district is 35 percent of the lot. The building would cover approximately 8,045 square feet and the covered generator/fuel tank would cover approximately 472 square feet. A floor plan of the building has been provided (Exhibit I). The project would have a lot coverage of approximately 22 percent and would comply with the maximum building coverage requirements.
- c. **Building Materials/Elevations:** The maximum height limitation within the R1 zone district is 40 feet. The proposed hose drying tower would be 50 feet. Section 17.14.150 of the County Code allows for exceptions to the height limits for towers, flagpoles, chimneys and similar structures with the issuance of a use permit. The building design would incorporate a mixture of exterior materials such as metal siding, brick veneer and concrete masonry to add interest and break up large façade elements (Exhibits J-1 and J-2). The color elevations provided (Exhibits K-1 and K-2) demonstrate how the use of color and materials will break-up some of the large masses.
- d. **Access, Circulation and Parking:** Site access would be provided from Francisco Drive. The Department of Transportation (DOT) has reviewed the project and has determined that all existing encroachments are adequate for the project.

Parking requirements for a fire station are not provided within the County Code. The project would have a maximum of four staff members at the facility at any given time. The proposed site plan includes four staff parking spaces and five public parking spaces for a total of nine parking spaces. There would be no public meeting rooms at the facility. Activities would be limited to staff use and occasional public counter assistance. The applicant has demonstrated that there would be sufficient off-street parking for the use.

There is an existing open gate providing access through the adjacent property to the south. This property is owned by the Knowledge Learning Corporation; however, through Conditions of Approval for Special Use Permit S99-0018, the El Dorado County Transit Authority (EDCTA) was provided a perpetual easement for a park and ride facility (Exhibit L). Because of the configuration of the existing parcel and the design of Francisco Drive upon which the parcel fronts, access into the project site is restricted, particularly for large

emergency service vehicles. Therefore, the Fire Department has obtained an access easement agreement between the property owner and the EDCTA for vehicular ingress, egress, access and driveway use for the use of emergency vehicles and equipment (Exhibit M).

- e. **Landscaping:** A preliminary landscape plan has been provided (Exhibit N). The landscape buffers along the public road and street is consistent with the requirements provided within Section 17.18.090 of the County Code. A retaining wall/sound wall was built between the fire station use and adjacent residential use when the site was originally developed. Landscaping is not proposed between the uses and is not required. A final landscape plan would be submitted prior to issuance of a building permit. An onsite inspection would be required to verify that the landscaping has been planted consistent with the final approved landscape plan prior to building final (Condition No. 8).
- f. **Lighting:** The project includes a preliminary lighting plan (Exhibit O), which includes the use of pole mounted fixtures and wall lights. Four of the pole mounted fixtures would be motion sensed, with the pole located at the north end of the property to be a fixed LED light. There would be nine wall mounted lights for the facility. The photometric plan (Exhibit P) demonstrates that the project would be in compliance with Section 17.14.170 of the County Code.
- g. **Signage:** The project would include wall signage, as demonstrated on the east elevation of the project plans. The project would not include freestanding signage at this time. Any additional signage for the facility would be processed under a separate permit.

The project would comply with all applicable development standards contained in Section 17.28.040, with the issuance of a Special Use Permit for the facility. The Special Use Permit would also allow for the hose drying tower to exceed the height limitation allowed within the R1 zone district.

**Special Use Permit:** In order to approve the use, the Planning Commission must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on staff analysis and comments received from affected public agencies, staff recommends the Planning Commission find that the project would not be detrimental to the public health, safety and welfare and would not be injurious to the neighborhood. Findings for conditional approval are provided in Attachment 2.

**Wireless Facility:** In accordance with Section 17.14.210 (D)(1) of the County Code, building façade mounted antenna may be permitted subject to an administrative permit provided the following criteria are met:

- a. No portion of the antenna, support equipment or cables project above the roofline;
- b. The surface area of all antenna panels shall not exceed 10 percent of the surface area of the façade of the building on which it is mounted or 30 feet, whichever is greater;
- c. No portion of the antenna or equipment shall extend out more than twenty-four (24) inches from the façade of the building;

- d. Antennas and equipment shall be constructed and mounted to blend with the predominant architectural and color of the building or otherwise appear to be part of the building to which it is attached;
- e. The lowest portion of all antennas shall be located a minimum of fifteen (15) feet above grade level; and
- f. All equipment shelters, cabinets, or other ancillary structures shall be located within the building being utilized for the communication facility or on the ground screened from public view. Equipment located on the roof must be screened from public view from adjacent streets and properties.

The antennas would be mounted on the hose drying tower and fully screened from public view by a corrugated metal panel that has been designed to fit the architectural style of the building. All equipment would be contained within the interior of the building. Project plans have been provide to demonstrate compliance (Exhibit Q). The project would be consistent with Section 17.14.210(D)(1) of the County Code. Although the wireless facility would typically be permitted through an Administrative Permit, the site will be governed through a Special Use Permit; therefore, the wireless facility will be subject to the Special Use Permit and the applicable Conditions of Approval.

### **ENVIRONMENTAL REVIEW**

This project has been found to be categorically exempt from the requirements of CEQA pursuant to Section 15301(1)(3) and 15302 of the CEQA Guidelines allowing the demolition and removal of individual small structures, and the replacement with a new commercial structure. The Special Use Permit would allow for the demolition of the existing structures and the replacement with one building on the existing site. As conditioned, the project would be consistent with the R1 Zone District which requires a Special Use Permit for a Fire Station. A \$50.00 processing fee shall be 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 Parcel Map
Exhibit C .....	General Plan Map
Exhibit D .....	Zoning Map
Exhibit E .....	Existing Site Photos
Exhibit F .....	Project Description and History; El Dorado Hills Fire Station No. 84
Exhibit G .....	Project Description; AT&T Mobility
Exhibit H .....	Site Plan
Exhibit I .....	Floor Plan
Exhibits J-1 to J-2 .....	Building Elevations

Exhibits K-1 to K-2.....Colored Elevations  
Exhibit L .....Easement and Agreement; September 20, 2001  
Exhibit M .....Access Easement Agreement  
Exhibit N.....Preliminary Landscaping Plan  
Exhibit O.....Lighting Plan  
Exhibit P .....Photometric Plan  
Exhibit Q.....AT&T Wireless Plans

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

**Special Use Permit Revision S81-0116-R/El Dorado Hill Fire Department Station No. 84  
Planning Commission/June 13, 2013**

### Conditions of Approval:

1. This Special Use Permit approval is based upon and limited to compliance with the project description and following hearing Exhibits:

Exhibit H.....Site Plan  
Exhibit I .....Floor Plan  
Exhibits J-1 to J-2 .....Building Elevations  
Exhibit N.....Preliminary Landscaping Plan  
Exhibit O.....Lighting Plan  
Exhibit P .....Photometric Plan  
Exhibit Q.....AT&T Wireless Plans

Any deviations from the project description, exhibits, or Conditions of Approval set forth below shall 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:

Demolition of the existing 4,144 square foot El Dorado Hills Fire Station No. 84 located at 2081 Francisco Boulevard (Assessor's Parcel Number 110-010-08) and replace with a new station. The new fire station is to be two stories and be 10,556 square feet, with a 50 foot tall training/hose drying tower. The facility will be staffed with one captain, one engineer, one firefighter/paramedic, with the occasional ride along of apprentice firefighters, with room to expand staffing in the future.

Installation of twelve stealthed antennas on the upper portion of the hose drying tower at 42 feet, with a rad center of 47 feet and antenna tips of 50 feet. Additional equipment for the cellular facility will include fifteen remote radio units (RRU), battery rack, telco connection box, 200 amp electrical panel, two in-door air handlers and cable tray. The antennas and associated equipment will be screened and within the confines of the walls of the hose drying tower. Special Use Permits S96-0017 and S96-0017-R shall be superseded with this permit.

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.

2. **Project Modifications:** Building design and building placement shall be completed in conformance with the plans submitted and in conformance with the Conditions of Approval herein. Minor variations are allowed, however, any major changes in the design of buildings, location of buildings, access ways, and parking shall require Planning Services review and approval.
3. **Condition Compliance:** Prior to issuance of certificate of occupancy of a building permit or 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.
4. **Hold Harmless Agreement:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree 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 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 by El Dorado County. County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

5. **Notice of Exemption Fee:** A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services upon project approval.
6. **Permit Implementation:** Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (24) months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.
7. **Parking Lot Improvements:** All on-site parking shall comply with the parking lot design standards contained in Section 17.18.030 of the County Code. The required on-site parking shall be provided as shown on the approved Site Plan.
8. **Parking Lot Landscaping and Buffering:** The applicant shall submit a final landscape plan consistent with the approved landscape plan, prior to issuance of a building permit.



Development Services staff shall conduct an on-site inspection to verify compliance with the final landscape plan prior to occupancy.

9. **Lighting:** All outdoor lighting shall conform to Section 17.14.170 of the County Code and be fully shielded pursuant to the Illumination Engineering Society of North America (IESNA) full cut-off designation. Development Services shall verify compliance prior to issuance of a building permit.
10. **Responsibility for Interference:** The applicant shall assume full responsibility for resolving television reception interference or other electrical interference caused by the operation of this facility. The applicant shall take corrective action within 30 days of the receipt of any written complaint.
11. **Co-locating:** For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the building and provided that any one of the proposed carriers installs no more than 12 panel antennas per carrier at any one time, and that all antennas are screened from public view.
12. **Conditions Compliance:** Prior to issuance of a building permit or 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 prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
13. **Obsolete Equipment:** All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project conditions.
14. **Five-Year Review:** Due to the ever-changing technology of wireless communication systems, this Special Use Permit 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:
  - a. Allow the facility to continue to operate under all applicable conditions; or
  - b. 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 special use permit, 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 Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

15. **Compliance Responsibility:** 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.
16. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the Special Use Permit and Building Permits prior to issuance of a Building Permit.

#### **Environmental Management Department – Solid Waste and Hazardous Materials**

17. **Green Buildings:** The applicant shall comply with the 2010 Green Building Standards Code (CAL Green) Sections 5.408 and 5.713 and the 2012 Supplement to CAL Green Diversion Requirements.
18. **Trash and Recycling:** The applicant shall provide sufficient space for both trash and recycling dumpsters. All solid waste, including animal waste shall be stored in trash containers with tight fitting lids and hauled from the site at least once every seven days for proper disposal.
19. **Hazardous Materials:** Under the CUPA programs, because the operation will involve the storage of reportable quantities of hazardous materials (55 gallons, 500 lbs, 200 cubic feet) for backup power generation, a hazardous materials business plan for the site shall be submitted to the Environmental Management Department and applicable fees paid prior to issuance of a Building Permit.

#### **Air Quality Management District**

20. **Asbestos Dust:** Current county records indicate this property is located within the Asbestos Review Area. If the project requires more than 20 cubic yards of grading, the project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction. (Rules 223 and 223.2).
21. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).

22. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Architectural Coatings AQMD (Rule 215).
23. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>. An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf). Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
24. **New Point Source:** Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., emergency standby engine, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emission factors. (Rule 501 and 523)
25. **Portable Equipment:** All portable combustion engine equipment with a rating of 50 horsepower or greater shall be under permit from the California Air Resources Board (CARB). A copy of the current portable equipment permit shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

## **ATTACHMENT 2**

### **FINDINGS**

#### **Special Use Permit Revision S81-0116-R/El Dorado Hills Fire Department Station No. 84 Planning Commission/June 13, 2013**

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA FINDINGS**

- 1.1 The proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15301(1)(3) and 15302 of the CEQA Guidelines which allows for the demolition and removal of individual small structures, and the replacement with a new commercial structure. The Special Use Permit would allow for the demolition of the existing fire station and the replacement with a new fire station on the same site; and
- 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, 95667.

##### **2.0 GENERAL PLAN FINDINGS**

- 2.1 **The project is consistent with General Plan Policies 2.2.5.21 and 2.2.5.22.**

General Plan Policy 2.2.5.21 requires development projects to be designed to avoid incompatibility with adjoining land uses and Policy 2.2.5.22 requires public facilities be directed to community regions and rural centers where feasible and designed in a manner that avoids any substantial incompatibility with land uses permitted on adjoining lands. The project site is located within the El Dorado Hills Community Region. A fire station facility was established at the site in 1981 with a Special Use Permit. To avoid any substantial incompatibility with the adjoining residential land uses, while providing the area with needed fire protection services, a retaining wall/sound wall was developed between the uses.

The existing fire station will be demolished and be replaced with a modern facility that will provide fire protection services to the community region. There will be no adverse impact to the adjoining properties with the replacement fire station, as the retaining wall/sound wall will remain in its current condition.

- 2.2 **The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate water for the use be provided. The current facility is served by public water through the El Dorado Irrigation District. There would be no change with the new facility.

**2.3 The project is consistent with General Plan Policy 10.2.1.6.**

General Plan Policy 10.2.1.6 directs that provision of new infrastructure and facilities be coordinated with existing infrastructure and facilities to maximize the use of existing facilities capacity. The El Dorado Hills Fire Department (EDHFD) has dealt with limitations at Fire Station 84 for the past 5 years, with the lack of space and the approach into the apparatus bay. The El Dorado Hills Fire Department Board of Directors has proposed to remedy the site issues by utilizing the existing fire station site to maintain response times within the area while building a new modern facility that would meet the safety needs for the next 30 years. By doing this, the plan for the new fire station meets the intent of General Plan Policy 10.2.1.6.

**3.0 ZONING FINDINGS**

**3.1 The proposed use is consistent with Title 17.**

In accordance with Section 17.28.030.C and 17.14.150 of the County Code, a Special Use Permit may be granted for construction of fire station and hose drying tower within the One-Family Residential (R1) Zone District. The project is consistent with the development standards and parking and landscape buffer requirements.

**4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT**

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

The project is consistent with the General Plan as set forth in Findings 2.1 through 2.3.

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

The proposed use will fit within the context of the surrounding mix of residential and commercial land uses adjacent to the project site and result in insignificant environmental, visual, noise, and traffic impacts to surrounding residents and businesses. Further, the new fire station would provide enhanced fire protection services to the El Dorado Hills community.

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

The proposed use is specifically permitted in the One-Family Residential (R1) Zone District pursuant to Section 17.28.030.C of the County Code which allows public buildings or structures after obtaining a Special Use Permit. In addition, Section 17.14.150 of the County Code allows for exceptions to the height limits, allowing for the 50 foot hose drying tower to be built.

**5.0 ADMINISTRATIVE FINDINGS FOR THE WIRELESS FACILITY**

**5.1 The proposed wireless facility is consistent with Section 17.14.210(D)(1) of the County Code.**

The wireless facility will be completely screened from public view and all equipment associated with the use will be contained within the building. The wireless facility is consistent with the provisions established within Section 17.14.210(D)(1) of the County Code, however, because the site will be governed through a Special Use Permit, the wireless facility is subject to the Special Use Permit for the site. The wireless facility will provide a public service to the surrounding community.