

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



**Agenda of:** July 1, 2009  
**Item No.:** 4.a.  
**Staff:** Tom Dougherty

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S98-0019-R-2/T-Mobile Communication Tower Co-location – Bass Lake Site

**APPLICANT:** T-Mobile

**AGENT:** Applied Wireless Consulting, Rama Gulati

**PROPERTY OWNER:** Kenneth and Eveline Welsh

**REQUEST:** Revision to a Special Use Permit to allow collocation of three additional wireless antennas to the three existing antennas at the 60-foot height. Additionally, one radio equipment cabinet would be installed within the existing lease area.

**LOCATION:** On the north side of Crystal View Drive approximately 840 feet from the intersection with Hollow Oak Drive in the El Dorado Hills area, Supervisorial District I. (Exhibit A)

**APN:** 119-090-59 (Exhibit B)

**ACREAGE:** 9.6 acres

**GENERAL PLAN:** Adopted Plan (AP) - Bass Lake Hills Specific Plan / Medium Density Residential (Exhibit C1)

**ZONING:** Agricultural (A) (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 S98-0019-R-2 based on the findings in Attachment 2 and subject to the conditions in Attachment 1.

**BACKGROUND:** Special Use Permit S96-0002 was approved on April 11, 1996 which allowed the development of a wireless telecommunication facility to consist of a 60-foot monopole with two antenna arrays within a 400-square-foot leased area. A building permit for the facility was issued on June 27, 1996.

On December 10, 1998, the Planning Commission approved Special Use Permit S98-0019 to allow Nextel Communications to co-locate nine panel antennas on the existing 60-foot concrete monopole at the 46-foot level and to utilize a 1,000 square-foot lease area enclosed by a six-foot tall redwood fence. A building permit for the facility was issued on August 31, 1999.

On May 24, 2001, the Planning Commission approved revisions to S96-0002-R and S98-0019-R to allow the removal of the “sunset clause” limiting the use to five years, with subsequent reviews necessary, that was originally placed on the facility in 1996.

On April 8, 2004, Special Use Permit S98-0019-R-1 was approved by the Planning Commission allowing the replacement of nine 4-foot tall by 1-foot wide wireless communication panel antennas mounted at 46 feet centerline with nine 8-foot tall panels measuring six inches across on the existing Cingular (currently T-Mobile) wireless monopole.

In January of 2005, T-Mobile acquired Cingular Wireless and is currently the owner and operator of the tower.

## **STAFF ANALYSIS**

**Project Description:** T-Mobile is proposing to co-locate three additional wireless antennas along with the three existing antennas at the 60-foot height. Also proposed is the removal and replacement of the existing stand-off arms, cross arms and three existing antennas. These would be replaced with dual antennas on new clamp-on ring with stand-off and cross arms as shown in Exhibits E1 to E3. A new cabinet with three radio remote units and one battery cabinet on a new pipe support rack would be added to the ground equipment. No exterior lighting is proposed and noise output would be minimal. The facility would be unmanned, but visited on an average of once per month for routine maintenance purposes.

**Existing Access:** Hollow Oak Road runs north to south bisecting the western portion of the property. Crystal View Drive runs along a portion of the southern property line eastward off of Hollow Oak Road. A graveled access road runs approximately 840 feet along the northern property line from Hollow Oak Road to the eastern property line.

**Site Description:** The site is relatively flat, ten-acres in size and slopes gently upward towards the east. Vegetation consists mainly of open grassland dotted with mature oaks. Structures on the

parcel consist of one large, main dwelling, a mobile home used as a temporary hardship dwelling, and a freestanding garage. The access road terminates in a circle around the cell tower facility. There are two enclosures side by side. The one enclosing the tower measures 20 feet by 20 feet. The one enclosing the Nextel the equipment shelter and air conditioning units is 25 feet by 40 feet in size. The facility, including monopole and antennas, are painted tan to blend in with its surroundings. A six-foot wooden fence surrounds the base of the monopole and the storage facility. Landscape shrubs are planted around the fence for buffering.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	A	AP	Residential/Wireless communication facility
<b>North</b>	A	AP	Residential/Single-family residence
<b>South</b>	A	AP	Residential/Single-family residence
<b>East</b>	RE-10	AP	Residential/EID water tanks.
<b>West</b>	A	AP	Residential/Single-family residence

**DISCUSSION**

**General Plan:** The General Plan designation of the subject site is Adopted Plan (AP) as the parcel is located within the Bass Lake Hills Specific Plan. That plan designates the subject parcel with a Medium Density Residential (MPD) land use designation. The Specific Plan was determined to be consistent with the General Plan which permits wireless communication facility in a residential land use with a Special Use Permit.

The General Plan does not specifically address the types of Special Use Permits that may be issued in each land use category. Lacking a specific policy either permitting or discouraging such a use, the long-term practice of allowing special uses as identified in the Zoning Ordinance is a practice deemed consistent with the General Plan. However, it can be considered consistent only when the use is found to satisfy the provisions and required findings of Chapter 17.22 of the Zoning Ordinance, and is consistent with applicable General Plan policies. Applicable General Plan policies are as follows:

**Policy 2.2.1.2:** The Adopted Plan (AP) land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area.

**Consistent:** The cell tower is located on parcel #61 within Village H of the Bass Lake Hills Specific Plan. The land use designation is Medium Density Residential. Under the Specific Plan’s General Public Services and Facility Standards, all new electrical and communication facilities shall be installed underground; however, pad-mounted transformers and electrical substations are permitted. This policy does not apply to 5-acre parcels or larger (Policy 5.1.2 of the Bass Lake

Hills Specific Plan). Specific Plan Policies 5.1.3 and 8.9 states that all above ground structures be designed to be consistent with residential architectural design including form, color and materials as appropriate and feasible. The Development Standards analysis discussed in the *Zoning* section below addresses these issues and assures consistency. As the parcel on which the tower is located is 10-acres, the General Plan policy regarding cell towers would apply.

**Policy 5.6.1.4** directs that *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.*

**Consistent:** The applicant has designed the wireless facility in compliance with County regulations, addressing aesthetics, environmental issues, and health and safety concerns.

In July 2001, Nextel replaced the wall-mounted HVAC units at the equipment building with ground-mounted units to reduce noise levels in accordance with Table 6-2 of the General Plan. Increase in traffic or noise would not be created as a result of antenna replacement and would not be intensified with the new antennas.

New antennas and equipment would not result in any new environmental or health and safety issues that were not previously identified and discussed during previous approvals. All project-related environmental issues have been evaluated. The project would be consistent with General Plan Policy 5.6.1.4 because the pole was designed to blend with the surrounding residential uses. Therefore, staff finds that the project, as conditioned, conforms to the General Plan.

**Zoning:** The proposed use is permitted in the Agricultural (A) Zone District, pursuant to Section 17.14.210 (D), which states that *wireless communication facilities, as defined in Section 17.06.050, shall be permitted in all Zone Districts, subject to the following standards and permitting requirements.* Co-location of wireless telecommunication providers on existing facilities is permitted if reviewed and approved under the discretionary review process. In this case, a Special Use Permit is requested in order to consider the co-location candidate site on an existing pole and prior to installation and/or operation of added equipment.

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

- E. **Visual:** The project has provided a photo-simulation to demonstrate the changes that would occur as a result of this proposal. The photo-simulation would be used during the plan check permit process to ensure compliance with project approval. Photo-simulations of the wireless facility are included as Exhibit G.
- F. **Development Standards:**
  - 1. **Screening:** The pole is sited where trees and tree canopy screen a large portion of the existing 60-foot tall monopole. The proximity to the existing water towers and allows for effective blending of like equipment and uses. The ground equipment is

effectively screened by existing landscape shrubs. The addition of only three visible antenna would not create undue visual impact to the surrounding area. The color scheme of antenna and equipment has been conditioned to match the approved and existing colors of the existing facility.

2. **Setbacks:** The facility was previously approved at its current location, and the request for co-location would not create any further encroachments beyond the existing and disturbed project footprint of the at-grade lease and access areas. Refer to Site Plan in Exhibit F.
  3. **Maintenance:** The maintenance of the facility would continue to be a condition of approval. The attached Conditions of Approval require that the site be maintained, at all times.
- G. **Radio Frequency (RF) Requirements:** Section 17.14.210(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, as regulated by the Federal Communication Commission (FCC). The Site Analysis Report of Radio Frequency Electromagnetic Fields for Base station SCO9102A dated May 28, 2009. Based on the Site Analysis Report, the maximum public RF exposure from the site with the proposed configuration will be 39.97  $\mu\text{W}/\text{cm}^2$ , or 5.88 percent of the general public safety standard (uncontrolled environment) established by the FCC(47 C.F.R. §§1.1307(b) and 1.1310). The analytical methods have been performed in accordance with the FCC's Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65"). 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) 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 continued opportunities for co-location.
- I. **Unused Facilities:** Section 17.14.180 (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 #10).
- J. **Other Permit Requirements:** Section 17.14.210 (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 and this site is not governed by CC&Rs.

After review of the submitted site plan(s), visual simulations and an on-site reconnaissance, it has been determined that the proposed project meets the standards contained in Section 17.14.210 E thru J of the Zoning Ordinance.

Conclusion: As discussed above, staff finds the project, as proposed and conditioned, would be 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.

## 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 Site Analysis Report we provided of Radio Frequency Electromagnetic Fields for Base station SCO9102A dated May 28, 2009, the maximum public RF exposure from the site with the proposed configuration is 5.88 percent of the general public safety standard (uncontrolled environment) established by the FCC(47 C.F.R. §§1.1307(b) and 1.1310). Therefore, the above base station is compliant with FCC MPE emission guidelines. Additionally, as referenced on page 1 of the MPE analysis report provided, the site is classified as “Categorically Excluded” from routine environmental evaluation as the antenna height is greater than 10 meters and transmitting less than 3280W EIRP on any given sector for this site.

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.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Exemption.

### SUPPORT INFORMATION

#### Attachments:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C1 .....	General Plan Land Use Map
Exhibit C2 .....	Bass Land Specific Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E1 .....	Title Sheet, T-1 dated March 10, 2009
Exhibit E2.....	Site Plan, A-1 revised May 18, 2009
Exhibit E3.....	Enlarged Site Plan, A-1.1 revised May 18, 2009
Exhibit E4.....	Elevation/Details, A-2 revised May 18, 2009
Exhibits F1, F2, F3.....	Site Photos
Exhibit G .....	Aerial Photo
Exhibits H1, H2.....	Visual Simulations

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

Special Use Permit Revision  
File Number S98-0019-R-2/T-Mobile Communication Tower - Bass Lake Site  
Zoning Administrator/July 1, 2009

### PROJECT DESCRIPTION

1. This Special Use Permit is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibits A through H2 dated July 1, 2009, 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, as approved, consists of the following:

S98-0019 consisted of the following:

Installation of nine Nextel Communications panel antennas, 12 inches wide by 48 inches in height and five inches deep on the existing 60-foot concrete monopole centered at the 45-foot level. Installation of a 10 foot by 20 foot prefabricated "tan" equipment shelter to house the electronic equipment. Installation of two air conditioning units within the lease area. Installation of one small test antenna and two small global positioning antennas placed on the equipment shelter. Construction and utilization of a of a six-foot tall redwood panel fence enclosure with landscape buffering the fence. The landscaping and fence shall match the existing fence and landscaping of the tower enclosure. The total lease area shall be 25 feet by 40 feet in size.

Revision S98-0019-R-1 consisted of the following:

Replacement of nine existing T-Mobile 4-foot-high by 1-foot-wide wireless communication facility panel antennas mounted at 46 feet centerline with nine 8-foot-high panels measuring 6 inches across mounted at 44 feet centerline on the existing ~~Cingular~~ T-Mobile wireless monopole. Maximum height, as measured to the top of the new panels, shall not exceed the current height (48 feet).

Revision S98-0019-R-2 consists of the following:

- a) Collocation of three additional wireless antennas at the 60-foot height.
- b) Installation of one cabinet with three radio remote units and one battery cabinet on a new pipe support rack.
- c) Remove the existing T-Mobile stand-off arms, cross arms and existing three antennas and replace them with dual pol antennas on new clamp-on ring with stand-off and cross arms as shown in Exhibits E1 to E3, for a total of six antennas at the 60-foot level.

d) All antennas and related support equipment shall be painted with non-reflective paint to match the color of the tower.

2. All site improvements shall conform to Exhibits ~~D, G, H, and I~~ E1 to E3.
3. Landscaping required shall be properly maintained and shall be irrigated when necessary to promote and maintain growth. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit. ~~Trees shall be properly staked to promote sturdy growth and prevent girdling of their trunks.~~
4. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by the Planning ~~Department~~ Services of any written television interference complaint.
5. Sound-proofing to meet the nighttime noise levels for rural areas as set forth in Table 6-2 of the General Plan shall be maintained. The applicant shall take corrective action within 30 days of receipt by the Planning ~~Department~~ Services of any written noise complaint.
6. Should it be determined by the Planning Commission at the time of tentative map consideration for the subject site, or adjacent properties within Village H as delineated by the Bass Lake Hills Specific Plan land use diagram, that a stealth tower or monopine would be desirable, the applicant (~~Nextel Communications~~) shall submit plans for replacement of the existing tower with a stealth tower or monopine within one year of tentative map approval.
7. Antennas of a similar nature and size may be mounted below the ~~Nextel~~ antennas, subject to the approval of the Planning Director; excepting microwave antennas, which will require a new use permit or an amendment(s) to the existing use permits and review and approval by the Planning Commission.
8. Compliance with additional requirements of the El Dorado Hills Fire District as follows: In order to reduce the impact on this project from wildland fires and to provide the site with fire and emergency medical services consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the Uniform Fire Code, a defensible space clearance of 30 feet of fuel modification shall be performed by June 15<sup>th</sup> of each year.
9. ~~Compliance with the recommendations of the El Dorado Hills Area Planning Advisory Committee to have both companies, Cingular T-Mobile and Nextel Communications, All~~ owners and lessees of the subject communications tower facilities are required to participate in the Homeowners' Association (HOA) road maintenance fund.
10. At such time that the applicant abandons the cellular communications site, the Planning ~~Department~~ Services must be notified. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased or the facility has been abandoned. The site shall be restored to pre-project condition. Restoration does not include

removal of vegetation.

11. ~~Due to the ever changing technology of wireless communication industry and systems, this special use permit shall be reviewed by the El Dorado County Planning Commission every five years. At the time of this review, the permit holder shall provide the Planning Commission with a status report on the current use of the subject property and the related on-site equipment.~~

~~The Planning Commission shall review the status report and based upon an assessment of the information provided, current wireless technology, and possible local and cumulative impacts, determine whether to:~~

- ~~a. Modify the condition of approval in order to reduce identified adverse impacts; and  
b. Initiate proceedings to revoke the special use permit, requiring the facility's removal, if no longer an integral part of the facility.~~

~~The intent of these provisions is to enable the Planning Commission to reserve the right to modify existing and new conditions consistent with the above mentioned language. The failure of the Planning Commission to conduct or complete the five year review as required shall not result in the expiration of this special use permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of the five year review process. 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 Planning Services Director to cover the cost of processing a five-year review on a time and materials basis.~~

12. 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.

13. A \$50.00 administrative 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.
14. 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.
15. All Development Services fees for processing this application shall be paid in full prior to issuance of a Building Permit.
16. 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.

### **Environmental Management/Hazardous Materials/Solid Waste**

17. 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  
File Number S98-0019-R-2/T-Mobile Communication Tower - Bass Lake Site  
Zoning Administrator/July 1, 2009

### **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 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 Policies 2.2.5.21(land use compatibility) and 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 tan color to match the existing tower. The proposed ground equipment will be screened from adjacent land uses by existing redwood board fence and landscape shrubs which also blend with the existing water tower. As designed, the proposed improvements are consistent with Sections 5.1.2, 5.1.3 and 8.9 of the Bass Lake Hills Specific Plan.

#### **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. At less than one 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 17.14.210 (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 17.14.210 (E) through (J) and 17.36.010 thru 17.36.100. As proposed, the project is consistent with these requirements.