

FINDINGS

Conditional Use Permit Revision CUP-R25-0023/ATC - Wooden Pole to Monopine As APPROVED by the Planning Commission on May 14, 2026

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

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 CUP-R25-0005 has been found to be Categorically Exempt pursuant to Section 15302 (Class 2, Replacement or Reconstruction), of the California Environmental Quality Act (CEQA) Guidelines. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced. As proposed, the project is consistent with this exemption classification under CEQA. Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions to exemptions found in CEQA Guidelines Section 15300.2.

Exception (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. The project is a Class 2 exemption; therefore, this exception does not apply.

Exception (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The proposed project does not anticipate further development. Therefore, this exception does not apply.

Exception (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances at the location of this proposed project; therefore, this exception does not apply.

Exception (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified Environmental Impact Report (EIR). The proposed project is not within a scenic highway corridor; therefore, this exception does not apply.

Exception (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The proposed project is not located on a hazardous waste site; therefore, this exception does not apply.

Exception (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The location of the proposed project on the subject site does not include historical resources. Therefore, this exception does not apply.

- 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 Planning and Building Department - Planning Division at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The proposed use is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 establishes an appropriate range of land use types and densities within the County. The Medium Density Residential (MDR) land use designation establishes areas for single-family residential development in a rural setting.

Rationale: The project proposes to expand the currently existing telecommunications facility which had been determined as consistent with the General Plan under prior approval of Special Use Permit, S98-0023. The proposed revision of the telecommunications site will not result in a new use, nor result in negative impacts to the general health, safety, and welfare of nearby residents. Therefore, the proposed replacement is consistent with the General Plan MDR land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Conditional Use Permit Revision (CUP-R) is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is sufficient in concealing the existing monopole. A portion of the increased height of the proposed monopine will extend above the existing tree canopy, and the monopine canopy is anticipated to provide adequate stealth concealment to avoid incompatibility with adjoining land uses. Therefore, the project is consistent with this policy.

2.4.1 The project is consistent with General Plan Policy 2.2.7.4.

General Plan Policy 2.2.7.4 requires the County coordinate with the incorporated cities to ensure that compatible development occurs within each city's sphere of influence and/or the Community Region adjacent to each city.

Rationale: Materials for this proposed project were shared with the City of Placerville Planning Division in February 2026. Staff from the City of Placerville Planning Division confirmed that the City of Placerville has no concerns about the project. Therefore, the project is consistent with this policy.

2.5 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The project was distributed to the El Dorado County Department of Transportation (DOT), Pacific Gas and Electric (PG&E), El Dorado County Fire Protection District, El Dorado County Emergency Medical Services and CAL FIRE for review. No issues or concerns were raised regarding the adequacy of public services and utilities to serve this project. Therefore, this project is consistent with this policy.

2.6 The project is consistent with General Plan Policy 5.2.1.2.

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The proposed project is located within a currently existing telecommunications site. The proposed addition will result in de minimis impacts to water needs for all uses, including fire protection. Therefore, the proposed addition is consistent with this policy.

2.7 The proposed use is consistent with General Plan Policy 5.6.1.4.

Special Use Permits shall be required for the installation of community telecommunication facilities in residential areas to ensure that siting, aesthetics, environmental issues, surrounding land uses, and health and safety are considered.

Rationale: This project shall serve as the special use permit to establish the installation and operation of the proposed telecommunications facility. Therefore, the project is consistent with this policy.

2.8 The project is consistent with General Plan Policy 6.2.3.2.

General Plan Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The proposed project will not result in any hindrances to site access as it currently exists. Therefore, the project will continue to maintain adequate site access in the event of emergency access and/or evacuation. Therefore, this project is consistent with this policy.

2.9 The project is consistent with General Plan Policy 6.5.1.7.

General Plan Policy 6.5.1.7 requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table HS-4 for noise-sensitive uses.

Rationale: The proposed project includes an emergency back-up generator to be used in instances of rolling power shut-offs. Emergency generators are exempt from this policy. Additionally, the back-up generator is not expected to exceed the noise level standards of Table HS-4 for noise-sensitive uses (Exhibit K). Therefore, the project is consistent with this policy.

2.10 The project is consistent with General Plan Policy 7.4.4.4.

General Plan Policy 7.4.4.4 requires all new development projects or actions that result in impacts to oak woodlands and/or individual native oak trees, including Heritage Trees, the County shall require mitigation as outlined in the El Dorado County Oak Resources Management Plan (ORMP). The ORMP functions as the oak resources component of the County's biological resources mitigation program, identified in Policy 7.4.2.8

Rationale: No oak trees are proposed to be removed as part of the proposed project. Therefore, the project is consistent with this policy.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.

The One-acre Residential (R1A) zone is used to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. Accessory structures and uses and low-intensity commercial agricultural pursuits (crop lands, orchards, raising and grazing of domestic farm animals) are considered compatible with this zone.

Rationale: The subject parcel is zoned R1A (Exhibit D). The residential zone matrix of allowed uses (Table 130.24.020) establishes those uses that are permitted and those that require approval by a Conditional Use Permit (CUP) in the R1A zoning designation. The matrix includes communication facilities as a use that is allowed by the issuance of a CUP approved by the PC.

The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Residential Zone Development Standards) for minimum lot size, dimensions, height, and building setbacks. The project, as proposed and conditioned, is consistent with the Zoning Ordinance and complies with all applicable standards. Therefore, the project is consistent with this policy.

3.2 The project is consistent with Section 130.40.130(D)(7)(a-b).

The construction or placement of communication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:

a. In all commercial, industrial, and research and development zones, except where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. In all other zones, or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone, new towers or monopoles shall be subject to Commission approval of a CUP in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Rationale: The proposed project is located on a residential zone and is within 500 feet of a residential zone. The application for a CUP fulfills the necessary requirements and is consistent with requirements found in Section 130.40.130(D)(7)(a-b) Telecommunication Facilities. Therefore, the project is consistent with this policy.

3.3 The project is consistent with Section 130.40.130(E).

Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.

Rationale: Photo-simulations of the facility are provided, which demonstrate how the facility will blend with the existing tree canopy, excepting a portion which exceeds the height of the surrounding tree canopy (Exhibit F). Therefore, the project is consistent with this policy.

3.4 The Project is consistent with Section 130.40.130(F)(1-13)

1. **Screening.** All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).

Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed stealth monopine makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a 6-foot-tall chain link fence with earth-toned privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(1).

2. **Setbacks.** Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.

Rationale: The facility, which includes a proposed 63-foot-tall monopine, must be at least 95 feet from all residential structures and all property lines shared with a residential use or a residentially-zoned parcel. The proposed facility is approximately one hundred eighty-eight (188) feet from the nearest

property line shared with a residentially-zoned parcel that contains an existing residence. An existing storage shed structure currently at a closer distance to the existing tower than the existing single-family home is not subject to this setback requirement. The existing facility is approximately one hundred fifty-one (151) feet from the residential structure associated with this parcel. Therefore, as proposed and conditioned, the project is consistent with Section 130.40.130(F)(2).

3. **Maintenance.** All improvements associated with the communication facility, including equipment shelters, towers, antenna, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

Rationale: The project has been conditioned to conduct routine wireless facility maintenance for the ongoing operation and safety of all equipment. Additional immediate visits would occur if the site equipment is not functioning. Conditions shall ensure that the colors and materials of the stealth enclosure and ground equipment enclosure would be maintained at all times and would be consistent with the features as depicted in the project plan elevations and visual simulations (Exhibits E and F). Therefore, as conditioned, the project is consistent with Section 130.40.130(F)(3).

4. **Location Preferences.** Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse effects be noted. The following preferences should be considered in locating new facilities.

- a. Industrial and research and development, including corporation yards and mineral resource uses.
- b. Commercial.
- c. Agricultural, rural, and open space.
- d. Residential.

Rationale: The new 63-foot-tall steel monopine will be located in the exact same location as the currently existing 47-foot-tall wooden monopole. The surrounding parcels are zoned for one-acre minimum residential lot sizes. Additionally, the monopine location is surrounded by tree canopy which is

sufficient in concealing the existing monopole. However, a portion of the increased height will extend above the existing tree canopy (Exhibit F). Alternative sites on other parcels were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site on this project parcel (Exhibit I) was previously approved by the Planning Commission with CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and the Conditional Use Permit expired on November 18, 2023. Therefore, as proposed, the project is consistent with Section 130.40.130(F)(4).

5. **Historic Resources.** No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determined that the facility would have no adverse effect on the building's visual integrity, structure or eligibility for historic designation.

Rationale: The project is not located on a parcel that is within a Federal, State or local historic register thereby making the project consistent with Section 130.40.130(F)(5).

6. **Accessibility.** Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).

Rationale: No aspect of the project creates a barrier as defined in the ADA and the project is consistent with Section 130.40.130(F)(6).

7. **Written Approval of Owner.** A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.

Rationale: Written approval of parcel owner is on file making the project consistent with Section 130.40.130(F)(7).

8. **Underground Equipment.** Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.

Rationale: Only electrical lines would be routed underground and would be entirely underground. The project is consistent with 130.40.130(F)(8)

9. **Site Security Measures.** Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.

Rationale: The proposed project is located on a previously developed site within the existing ATC 40-foot by 60-foot lease area, enclosed by a 6-foot-high chain link fence with privacy vinyl slats and three (3) strains of barbed wire along the top of the enclosure. Access to the lease area is through a double-swing gate with a lock making the project consistent with Section 130.40.130(F)(9).

10. **Signage.** All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.

Rationale: The facility would be conditioned to include all necessary signage (Exhibit E) and would have no other signage or advertisements thus making it consistent with Section 130.40.130(F)(10).

11. **Compliance with Health and Safety Regulations.** All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.

Rationale: As proposed and conditioned, this wireless telecommunication facility would be designed, operated, and maintained in compliance with all generally applicable health and safety regulations including regulations for human exposure to RF emissions, ADA, California Building Code, and County Code. Therefore, making it consistent with Section 130.40.130(F)(11).

12. **Lighting.** All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards,

except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).

Rationale: No lighting is proposed on the monopine structure and therefore no light would be visible from publicly accessible areas. The walk-up cabinet comes with two spotlights that would only be utilized during site maintenance visits or in case of an emergency. The project is consistent with Section 130.40.130(F)(12).

13. **Aesthetics.** All reviews shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunications facility and an evaluation of the character of the area.

Rationale: The project site is located on a previously developed site. Dense tree canopy exists surrounding the existing monopole. The proposed monopine makes use of this tree canopy to aid in concealment efforts. However, a portion of the increased height will extend above the existing tree canopy. As detailed in the project narrative in the application packet the monopine steel pole structure would be painted brown. The antenna mounts would be painted green to match the monopine needles to blend with the surrounding tree canopy. The lease area would consist of a six (6) foot tall chain link fence with privacy vinyl slats, to screen ground-mounted equipment. The facility has been designed to blend in with the surrounding natural setting and is consistent with Section 130.40.130(F)(13).

3.5 **The Project is consistent with Section 130.40.130(G)**

Radio Frequency (RF) Requirements: The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be planed or operated in a manner that violates FCC's standards for human exposure to RF emissions.

Rationale: The submitted application includes an RF analysis report that confirms compliance with the applicable FCC Regulations under 47 C.F.R Section 1.1307(b)(3) and 1.1310 (Radio Frequency Radiation Exposure Limits) (Exhibit G).

3.6 The Project is consistent with Section 130.40.130(H)

Availability: All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.

Rationale: The project proponents have confirmed adequate space would be available for future collocations with other cellular service providers.

3.7 The Project is consistent with Section 130.40.130(I)

Unused Facilities: The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunications facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned.

Rationale: The project has been conditioned to comply with this requirement.

3.8 The Project is consistent with Section 130.40.130(J)

Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

- a. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.
- b. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.
- c. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.
- d. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations (HOAs) that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under

Subsections J.1 or J.2 above. Any HOAs that are identified shall be notified during the initial consultation.

Rationale: The proposed project is not located within 1,500 feet of a school or on a property within an HOA, and no adjacent properties are within an HOA. Notices have been sent out to all property owners within 1,500 feet of the proposed facility. The project complies with the notification requirements.

3.9 **The Project is consistent with Section 130.40.130(K)**

Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.

Rationale: An Alternative Site Analysis (Exhibit I) has been provided detailing the various and meaningful efforts of alternative siting. Alternative sites were analyzed previously and found to be insufficient per the coverage goals of Verizon. An alternative site was previously approved on this parcel by the Planning Commission under CUP-R21-0008 on November 18, 2021; however, lease constraints prevented the project from moving forward and CUP-R21-0008 expired on November 18, 2023. The project is consistent with 130.40.130(K).

3.10 **The Project is consistent with Section 130.40.130(L)**

Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.

Rationale: The applicant has paid the initial deposit fee consistent with the County's Planning and Building Department Fee Schedule at the time of application. Any other processing fees would be paid prior to building permit issuance.

3.11 The Project is consistent with Section 130.40.130(M)

Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they would interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.

Rationale: This wireless telecommunication facility is not located near any airport and therefore would not interfere with airport operations.

3.12 The Project is consistent with Section 130.40.130(N)

Five Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the county shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.

1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.
2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.

Rationale: As conditioned, the project is consistent with Section 130.40.130(N)

3.13 The Project is consistent with Section 130.40.130(O).

Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).

Rationale: As conditioned, the project is consistent with Section 130.40.130(O).

4.0 CONDITIONAL USE PERMIT FINDINGS

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

Rationale: The proposed use is consistent with all applicable policies and requirements of the General Plan as discussed above in Section 2.0 in the General Plan Findings section of the Staff Report.

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

Rationale: The use would not conflict with the adjacent uses as the ground-support equipment and towers are sited on a parcel which is zoned and developed for residential use and for which a telecommunication facility is a use allowed by CUP. As conditioned, the project is not anticipated to result in significant environmental impacts or impacts to neighboring parcels. The proposed use is not anticipated to 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.

4.3 The proposed use is specifically permitted by Conditional Use Permit.

Rationale: The project complies with the requirements of Zoning Ordinance Section 130.40.130. A through O, as proposed and conditioned, the telecommunication facility is a specifically permitted use with a CUP.