

CONTRA COSTA COUNTY  
1998 TELECOMMUNICATIONS POLICY

Prepared by:  
Community Development Department  
July 1, 1998

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I. PURPOSE

The purpose and intent of this policy is to establish development guidelines to regulate the placement and design of commercial wireless communication facilities in order to preserve the unique visual character of the County and are consistent with federal and state law related to the development of commercial wireless communication transmission facilities. This policy acknowledges the community benefit associated with the provision of commercial wireless communication services within the County and encourages the lease of publicly owned properties for the development of commercial wireless telecommunication facilities.

This policy also provides administrative direction to staff by indicating the factors, in addition to those required by §26-2.2006 of the County Code, the Board of Supervisors may consider in reviewing a land use permit and/or development plan application for a commercial wireless communications facility.

II. OBJECTIVES

Meet the present and future communications needs within Contra Costa County while minimizing the visual and environmental impacts on the landscape.

Employ disguising techniques of design so that a tower is aesthetically and architecturally compatible with the environment. *General Plan Policy 9-18, 9-19, 9-22.*

Ensure a broad range of telecommunications services and high quality telecommunications infrastructure to serve the community.

Encourage "stealth" design of wireless communications facilities if located at visually prominent sites. *General Plan Policy 9-18, 9-19, 9-21, 9-22*

Pursue additional public benefit by encouraging the leasing of publicly owned properties, where appropriate, for the development of wireless communications facilities.

III. DEFINITIONS

A. "Antenna" means any system of towers, poles, panels, rods, wires, drums, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves. The distinction is made between the support structure and the antenna(s) mounted thereon.

- B. "Antenna Support Structure" means any system of towers poles or other structures used to support an antenna.
- C. "Applicant" means owner(s) of property or leaseholder or representative (and, where applicable, easements) upon which wireless communications facilities are to be located.
- D. "Building Mounted Antenna" means an antenna whose support structure is mounted to a building or rooftop equipment screen, that transmits or receives electromagnetic signals.
- E. "Broadcast Station Tower": A structure or supporting antennas or other equipment that transmits or receives electromagnetic signals which is part of an AM, FM International or Television Broadcast Station or which supports antennas necessary for a Cable System "head end" facility.
- F. "Co-location" means the location of two or more wireless communications facilities on a single support structure, or otherwise sharing a common location. Co-location shall also include the location of wireless communications facilities with other utility facilities and structures such as, but not limited to, water tanks, transmission towers and light standards.
- G. "Commercial Wireless Communications Facility" means a facility that transmits and/or receives electromagnetic signals, including, but not limited to towers, antennas, monopoles support or accessory structures and related equipment. Amateur radio operators are not included in this definition.
- H. "Equipment Enclosure" means a cabinet or other structure used to house equipment associated with a wireless communications facility.
- I. "Free-Standing Telecommunication Tower": an antenna support structure that is over 18-feet in height from finished grade and is designated to support the antennas of a facility regulated by this Policy. Monopoles and self-supported or guyed structures of lattice construction are examples of this type of structure. Roof-mounted or building mounted antennas are excluded from this definition.
- J. "Ground-Mounted Antenna" means an antenna with its support structure placed directly on the ground, the total height of which does not exceed 15-feet including the height of the antenna.
- K. "Hearing Body" shall mean that as determined by the Community Development Director and one of the divisions of the planning agency defined in Section 26-2.202 of the County Code.

- L. "Monopole" means a single free-standing pole, post, or similar structure over 18-feet in height from finished grade used to support equipment associated with a commercial wireless communications facility.
- M. "Mount Diablo Area" is defined to be the Mt. Diablo State Park Boundary as determined at the time of application, and those areas depicted on Figure 1 attached to this Policy.
- N. "Non-Urban Area" means those areas designated in the County General Plan as "Agriculture", "Public and Semi-Public", "Watershed", or "Parks and Recreation".
- O. "Related Equipment" means all equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.
- P. "Roof-Mounted Antenna" means an antenna directly attached or affixed to the roof of an existing structure which transmits or receive electromagnetic signals.
- Q. "Open Space" means those General Plan designations that include publicly owned, open space lands which are not designated as "Public and Semi-Public", "Watershed", or "Parks and Recreation". Lands designated "Open Space" included, without limitation, wetlands and tidelands and other areas of significant ecological resources or geologic hazards.
- R. "Scenic Ridges" means those areas identified as such in the Open Space Element and as depicted on Figure 9-1 of the County General Plan.
- S. "Service Provider" means any authorized provider of commercial wireless communications services.
- T. "Stealth Facility" means any commercial wireless communications facility which is designated to blend into the surrounding environment by means of screening, concealment, or camouflage. The antenna and supporting antenna equipment are either not readily visible beyond the property on which it is located, or, if visible, appear to be part of the existing landscape or environment rather than the wireless communications facility.

#### IV. DEVELOPMENT GUIDELINES

In consideration of an application for a land use permit and/or development plan, all new commercial wireless communication facilities shall be reviewed by the hearing body for compliance with the following General Development Guidelines

A. General Development Guidelines: The following development guidelines shall be met by all new commercial wireless communication facilities:

1. All-proposed commercial wireless telecommunication facilities shall be located so as to minimize their visibility.
2. In order to use any telecommunications facility type and placement (such as ground-mounted, facade-mounted, roof-mounted or towers), the applicant will be required to demonstrate why a telecommunication type with a lesser adverse visual impact cannot be used.
3. In addition to the photo simulations showing before and after scenarios, applicants may be required to submit further visual analysis (such as line of sight analysis).
4. If the hearing body deems it necessary, applicants may be required to construct a full scale "mock-up" of a proposed facility, using materials and colors that resemble the actual facility for proposed ground-mounted facilities and roof mounted facilities. The mock-up shall be installed 10 days prior to the scheduled public hearing date, and left in place for a period of 10 days from the date of any final administrative action taken on the project application. The notice of public hearing shall contain information about the location and placement of the "mock" structure. Additionally, all "mock" structures shall be removed by the applicant within one month from the date of final administrative action on the project application, and the site shall be restored to its original condition, if the application is denied.
5. All commercial wireless communications facilities shall comply at all times with all Federal Communications Commission (FCC) rules, regulations, and standards, and any other applicable federal, state or County law or regulation.
6. Sufficient anti-climbing measures shall be incorporated into the facility, as needed, to reduce the potential for trespass and injury.
7. Building mounted antennas are preferred over free-standing antenna structures, provided that each facility adheres to applicable County zoning ordinance height restrictions.
8. To minimize overall visual impact, new commercial wireless communication facilities shall be co-located with existing facilities and with other planned new facilities, whenever feasible. In addition, whenever feasible, service providers are encouraged to co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. To facilitate co-location in appropriate

cases, conditions of approval for land use permits shall require all applicants to cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site. Whenever possible, the applicant shall agree to allow future co-location of additional antennas and not to enter into a lease for the exclusive use of the site.

9. All related equipment, equipment enclosures, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline (such as "whip" or "stick" antennas) shall be painted light gray, camouflage patterns or other approved color, with a reflectivity less than 55% otherwise, except where the antenna structure owner or registrant is required to mark (paint) the antenna structure otherwise by the terms of the FCC Antenna Structure Registration applicable to the facility.
10. The applicant shall demonstrate through manufacturer and industry information that the latest technology available to minimize visual impacts relating to the design of the commercial wireless telecommunications facility is being used.
11. Commercial wireless communication facilities shall avoid any unreasonable interference with views from neighboring properties, whenever feasible.
12. Development of commercial wireless communication facilities on vacant sites shall be temporary. Whenever feasible, when the site is developed, such facilities will be removed and replaced with building mounted antennas.
13. All commercial wireless communication facilities which are not mounted on existing structures shall be (1) screened from the view of surrounding properties as much as possible and the public view or co-located with existing facilities or structures so as not to create substantial visual, noise or thermal impacts; or (2) sited within areas with substantial screening by existing vegetation; or (3) designed to appear as natural features found in the immediate area, such as trees or rocks, so as to be effectively unnoticeable; or (4) screened with additional trees and other native or adapted vegetation which shall be planted and maintained around the facility, in the vicinity of the project site, and along access roads in appropriate situations, where such vegetation is deemed necessary to screen telecommunications facilities. Such landscaping, including irrigation, shall be installed and maintained by the applicant, as long as the permit is in effect. This may require installing an automated, mechanical irrigation system. If the proposed commercial wireless communication facility is to be located on public land, the managing agency shall be consulted and provided 30-days to review and comment on any proposed landscape plans

14. Landscaping may be required in informal natural looking clusters in the vicinity of any proposed commercial wireless telecommunication facility, in addition to screening of the facility.
15. Applicants proposing to irrigate landscaping used for screening commercial wireless telecommunication facilities shall provide written proof of the availability of the necessary water supply to sustain any landscaping required for visual screening prior to permit issuance. This may be in the form of a letter from the owner of the land allowing the applicant the use of required water facilities for landscaping installed improvements in the area.
16. Proposed equipment cabinets/structures and accessory structures shall be maintained in good condition over the term of the permit. This shall include keeping equipment cabinets and structures graffiti-free and maintaining security fences in good condition.
17. Antennas, towers, dishes or mountings shall not be used for advertising.
18. Exterior lighting shall not be allowed on commercial wireless communication facilities except for that required for use of authorized persons on site during hours of darkness or where antenna structure owner or registrant is required to light the antenna structure by the terms of the FAA Antenna Structure Registration applicable to the facility.
19. The applicant shall be required to provide evidence in the form of a license or construction permit from the FCC and/or FAA that the FCC and/or FAA has accepted the applicant's certification that the facility meets the FCC and/or FAA standard or provide evidence that the FCC and/or FAA has categorically exempted the applicant from demonstrating compliance with the FCC and/or FAA standard. If a license or construction permit has not yet been obtained by the applicant, the furnishing of such FCC and/or FAA license or construction permit shall become a condition of approval for the land use permit and/or development plan.
20. Where three (3) or more commercial wireless communications facilities operate in the same location, the carriers operating those facilities shall provide documentation of testing done by an electromagnetic field (EMF) expert to verify that the cumulative EMF levels conform to standards adopted by the FCC.
21. Free standing telecommunications towers shall not be located within the required front yard setback of any property.

22. All freestanding telecommunications towers shall be designed at the minimum functional height required for the coverage area unless related to a County approved plan to reduce the impact(s) of future installations.
23. A technical review by the County Communications Officer of the General Services Department to determine if the proposed installation will have electromagnetic interference with other facilities or uses in the area may be required. If a review of compatibility of the facility is necessary, the County Communications Officer, acting jointly with the Community Development Department (CDD), may consult with a California registered professional engineer with known expertise in this specialty. The CDD may retain the services of a private-sector consultant for this purpose to provide professional recommendations to the CDD. The applicant may be asked to describe the electromagnetic frequency needs of the wireless provider and to identify alternative sites which meet the applicant's telecommunications needs and can be readily or reasonably leased. The wireless provider will present its data and offer straightforward information to Community Development Department staff regarding its electromagnetic frequency needs. The wireless provider will also make staff aware of those alternative sites where leases can be secured that are suitable for its system. When deemed necessary by Community Development Department staff, the wireless provider will also host information sessions for County staff and Board of Supervisors and County Planning Commission. The cost of such reviews shall be paid by the applicant and deposited with the County as part of the application fee.
24. In appropriate cases, the proposed wireless communication facilities can be located on County-owned or controlled property or County rights-of-way.
25. Application review and all other subsequent reviews of proposed or existing commercial wireless communication facilities shall include photo documentation of existing conditions and equipment for comparison with past conditions and in order to facilitate policy goals related to minimizing site disturbance and visibility.
26. At the time of permit review, these photo documentation shall be updated. Additional equipment will only be allowed where the cumulative visual impacts are decreased through replacement with smaller equipment or additional mitigation to decrease visibility.

B. Development Guidelines for Building Mounted Antennas: In addition to all other applicable development guidelines, Section IV.A., commercial wireless communication facilities proposed to be mounted or attached onto existing buildings shall be reviewed by the hearing body for compliance with the following:

1. Building mounted antennas and any ancillary equipment should be in scale and architecturally integrated with the building design in such a manner as to be visually unobtrusive. Screening designs may include locating the facility within attics, steeples, towers, behind and below parapets, or concealed with an architecturally compatible addition to a building.
2. When viewed directly against a building wall, colors and materials of the antennas should match the existing building.
3. Building mounted antennas and any ancillary equipment should avoid any unreasonable interference with views from neighboring properties.
4. The equipment cabinets and structures shall be located to minimize visibility from public places, and to have minimal visual impacts. Any visible portion of the equipment cabinet shall be painted or treated in order to be architecturally compatible with the surrounding buildings and/or it shall be screened, using appropriate techniques, to camouflage, disguise and/or blend into the surrounding environment, as determined by the Hearing body.
5. The applicant shall make every attempt to flush-mount and locate antennas below the roof line of the building. Antennas and the associated mounting generally shall not project beyond a maximum of 18-inches from the face of the building.

C. Development Guidelines for Roof Mounted Antennas: In addition to all other applicable development guidelines in Section IV.A., commercial wireless communication facilities proposed to be mounted or attached to the roof of existing buildings shall be reviewed for compliance with the following:

1. Roof mounted equipment and antennas, other than facade antennas, shall be aesthetically compatible with and located as far away from the edge of the building as technically feasible as determined by the hearing body. Antennas attached to the building shall be painted or otherwise treated to match the exterior of the building or the antennas' background color.
2. Roof-mounted antennas shall not be allowed when they are to be placed in direct line of sight of scenic corridors or where they will significantly affect scenic vistas, unless the facilities incorporate appropriate techniques to camouflage, disguise and/or blend them into the surrounding environment, as approved by the hearing body.
3. The height of roof-mounted antennas, including the support structure, generally shall not exceed 15-feet above the roof plate of the existing building on which they are placed

4. The equipment cabinet or structure, if located on the rooftop of buildings, shall be located so as to be minimally visible from public places. If any portion of the equipment cabinet is visible, it shall be camouflaged or screened from view, to the fullest extent possible.

D. Development Guidelines for Ground-Mounted Telecommunication Facilities:  
 In addition to all other applicable development guidelines in Section IV.A., ground-mounted telecommunications facilities proposed in any allowed zoning district shall comply with the following:

1. Commercial wireless communication facilities visible on or above the ridgeline shall be prohibited unless, prior to approving the application, the hearing body determines that the applicant has shown that there is no feasible alternative.
2. Ground mounted facilities by different systems operators generally shall not be allowed within 1,000 feet of one another, unless the hearing body determines that the cumulative visual or other physical environmental impacts can be reduced by allowing such facilities within 1,000 feet of one another.  
  
 The hearing body shall determine the number of antennas allowed per site on a case by case basis, with the goal of minimizing the visual impacts of the antennas from public viewpoints.
3. Ground mounted antennas should be the minimum feasible height, but no taller than 15 feet in total height. In addition, for any ground mounted antennas over 10 feet in height, the applicant shall demonstrate that the additional height, up to a maximum of 15-feet total, is structurally required to meet the applicant's objectives and that visual impacts, if any, have been mitigated by specified means, satisfactory to the hearing body.
4. All proposed facilities should be located within easy reach of existing access roads, whenever possible. Unless visual impacts can be adequately mitigated, no new access roads on the ridgeline shall be allowed with any proposed telecommunication facility.
5. All facilities shall incorporate appropriate techniques to camouflage, disguise and/or blend them into the surrounding environment (stealth techniques) to minimize visual impacts. A sample list of such techniques is set forth in Subsection E. below (Development Guidelines for Free-standing Telecommunication Towers).

6. All associated equipment cabinets or structures for ground mounted facilities shall be designed and located so as to minimize visual impacts and/or be screened from public view. Screening techniques may include landscaping and/or architectural treatment to make them compatible with existing buildings and/or partial burial of the cabinets or structures.

E. Development Guidelines for Free-standing Telecommunications Towers: In addition to all other development guidelines in Section IV. A., free-standing telecommunications towers proposed in any allowed zoning district shall comply with the following:

1. Free-standing telecommunications towers shall be located and designed to minimize visual impacts. When appropriate, monopoles in areas where adverse visual impacts cannot be avoided (as in some commercial areas), shall be camouflaged, disguised and/or blended into the surrounding environment, or disguised as pieces of art/sculpture, flag poles, telephone poles, light standards, or other visual forms to avoid an adverse visual impact.
2. Freestanding telecommunications towers shall generally not be allowed within 1,000 feet of each other, unless the hearing body determines that the cumulative visual impacts will be reduced by allowing facilities within 1,000 feet of one another.
3. All applicants for telecommunications towers shall provide to the hearing body a written commitment to allow other wireless carriers, using compatible technology, to co-locate antennas on the proposed towers.
4. The smallest available and least visible antennas that provide the coverage objective shall be mounted on towers.
5. Lightning arrestor rods and beacon lights shall not be included as part of the tower design, unless the applicant can demonstrate that such are necessary for safety reasons.

Minor modifications to the communications equipment design, location, elevations, and other elements of the approved tower may be allowed by the hearing body, if such modifications are in keeping with the architectural statement and layout design of the original approval.

F. Development Guidelines for Broadcast Station Towers: In addition to all other applicable development guidelines, in Section IV.A. above, commercial wireless communication facilities proposed in any allowable zoning district shall comply with the following:

1. Broadcast station towers shall be the minimal functional size. Any proposed towers of 250 feet in height or more may be approved by the hearing body only if the applicant can demonstrate that there is no feasible alternative.
2. Broadcast station towers shall be set back 110 percent of their height from adjacent residential buildings or building envelopes.
3. Broadcast station towers shall not be placed on or above the ridgeline unless approved by the hearing body and upon the applicant's showing that there is no feasible alternative.
4. The applicant shall be required to satisfy complaints of blanketing interference as set forth in Part 73 of the FCC Rules.

G. Development Guidelines for Major Ridge/Open Space Areas/Non- Urban Areas:

In addition to all other applicable development guidelines in Section IV.A. above, commercial wireless communication facilities proposed to be located within an area identified in the County General Plan as Scenic Ridge, Open Space or Non-Open Space areas, shall be subject to the following:

1. Compliance with Section IV.E., "Development Guidelines for Free-standing Telecommunications Towers" and Section IV.F., "Development Guidelines for Radio and Television Towers."
2. No commercial wireless communication facility shall be located within 50 vertical feet of a County General Plan identified Major Ridge, as measured from the base of the facility, unless an exception is granted by the hearing body. An exception may be granted by the hearing body only if any of the following findings can be made:
  - a. Due to the specific location and design of the proposed facility, the facility will not be visible from surrounding properties or public view; or
  - b. Due to existing development or existing vegetation at the site, the proposed facility will be substantially screened from the view of surrounding properties and public view and will not result in an adverse visual impact; or
  - c. The applicant can demonstrate to the satisfaction of the hearing body that there is no feasible alternative.

3. Special design considerations, including designs which simulate natural features found in the immediate area, i.e. trees or rocks, may be taken into account by the hearing body when facilities within the County General Plan identified major ridge line areas are proposed.
4. Development of a commercial wireless communication facility shall conform generally with the natural contours to avoid excessive grading.

H. Development Guidelines for Mt. Diablo Area: In addition to all other applicable development guidelines, in Section IV.A. above, commercial wireless communication facilities proposed to be located in the Mt. Diablo Area (as defined in this policy) shall be subject to the following:

1. Compliance with Section IV.E., "Development Guidelines for Radio and Television Towers", and Section IV.F., "Design Guidelines for Free-Standing Telecommunications Towers".
2. No commercial wireless communication facility shall be located within 50 vertical feet of any peak within the Mt. Diablo Area, which as measured from the base of the facility, unless an exception is granted. An exception may be granted by the hearing body only if any of the following findings can be made:
  - a. Due to the specific location and design of the proposed facility, the facility will not be visible from surrounding properties or public view; or
  - b. Due to existing development or existing vegetation at the site, the proposed facility will be substantially screened from the view of surrounding properties and public view and will not result in an adverse visual impact; or
  - c. The applicant can demonstrate to the satisfaction of the hearing body that there is no feasible alternative.
  - d. Consideration will be given to existing facilities where they have successfully adhered to these guidelines.
  - e. The applicant can demonstrate significant public safety benefits.
3. Special design considerations, including designs which simulate natural features found in the immediate area, i.e. trees or rocks, shall be taken into account by the hearing body when approving facilities

V. LENGTH OF PERMIT/DISCONTINUANCE OF USE/FINANCIAL GUARANTEE

All permit approvals for commercial wireless communication facilities may be valid for up to a maximum of ten (10) years, with administrative or public hearing reviews every three years to demonstrate continuing compliance with the Conditions of Approval. When reviewing existing facilities for renewal, the hearing body shall determine whether substantial progress has been made in decreasing the visibility of these facilities.

At the time of each three year review, modifications may be required to the approved land use permit and/or final development plan, if technology has advanced to the point where commercial wireless telecommunication facilities can be made safer or less visually obtrusive, to conform to similar Commercial Wireless Community facilities that are currently being installed in California at the time of permit review.

Application review and subsequent reviews of proposed or existing commercial wireless communication facilities shall include photo documentation of existing conditions and equipment for comparison with past conditions and in order to facilitate policy goals related to minimizing site disturbance and visibility.

All land use permit and/or development plan applications shall include conditions of approval that require modifications to the approved site plan if technology has advanced to the point where commercial wireless telecommunication facilities can be made safer or less visually obtrusive, to conform to equipment that is currently being installed at the time of permit review.

All structures and equipment associated with a commercial wireless communications facility shall be removed within thirty (30) days of the discontinuation of the use and the site shall be restored by the permittee to its original pre-development condition. In addition, the permittee shall provide the Community Development Department with a notice of intent to vacate the site a minimum of thirty (30) days prior to vacation. For facilities located on County owned or leased property, this removal requirement shall be included within the terms of the lease.

Prior to constructing a telecommunications tower, or prior to renewing a use permit for an existing tower, the applicant or permittee shall provide a financial guarantee, which shall be indexed annually for inflation, satisfactory to the hearing body, for the removal of the facility in the event that the use is abandoned or the use permit expires, or is revoked, or otherwise terminated. The amount of the guarantee per free-standing tower may be reduced or eliminated (a) if the applicant has more than one free-standing tower in the County. If the owner or lessee does not remove any obsolete or unused facilities, as described above, the financial guarantee shall be used by the County to remove any obsolete or unused facilities and to return the site to its pre-development conditions. Any unused financial guarantee shall be returned to the applicant upon termination of the use and removal of facility or transfer of the lease accompanied by a financial guarantee by the new lessee or owner. -

VI. TESTING OF COMMERCIAL WIRELESS TELECOMMUNICATION SITE

All requests for testing of commercial wireless telecommunication facilities may be submitted to the Community Development Department for consideration, in any zoning district which permits commercial wireless telecommunication facilities, following the issuance of a land use permit and/or development plan. The height of the proposed facility shall not exceed the maximum height allowed for structures in the zoning district in which it is proposed, and the facility shall be removed within six (6) months. A bond sufficient to cover the cost of removal shall also be provided to the Community Development Department and shall be provided by the applicant.

VII. SUBMITTAL REQUIREMENTS

- A. **General:** In addition to the general requirements for a Land Use Permit application, an application for a commercial wireless communication facility shall include the following information:
1. Site and landscape plans drawn to scale;
  2. Statement of ownership of the proposed site or authorization to use it;
  3. Reference to any necessary easements;
  4. A USGS Topographic map or survey with existing topographic contours showing the proposed antennas, accessory structures, new roads and the surrounding area extending at least one hundred fifty (150) feet beyond any proposed towers and at least fifty (50) feet beyond other proposed telecommunications facilities;
  5. The number, type and dimensions of antennas and equipment cabinets and structures proposed for use by the applicant and a map identifying all existing telecommunication facilities within a 3,000 foot radius of the proposed facility;
  6. If determined necessary by the Community Development Department, a description indicating whether the proposed telecommunications facility is intended to increase capacity within an existing covered area or extend service to an unserved area, describing the extent or degree of each proposed increased or extended service;

7. For applications to extend service to an unserved area, if determined necessary by the Community Development Department, a map based on either radio frequency propagation maps (or similar engineering data) or drive tests at the proposed site and its vicinity showing the estimated coverage area of the proposed telecommunications facility;
8. A map showing how the proposed antennas fit within the network of the applicant's existing and proposed antenna sites within 3,000 feet of the project vicinity;
9. A statement of intent to design the facility to allow for co-location;
10. A description of the site selection process, including information about at least two other sites in the same search ring that were considered and the reasons for their rejection;
11. A statement to the hearing body, including:
  - a. The power rating for all antennas and back-up equipment proposed with the first application; and
  - b. A description of the system, including the number of antennas, and associated equipment cabinets and structures which conforms to the radio-frequency exposure standards adopted by the FCC, and will operate within the frequency assigned by the FCC; and
  - c. Assurance that operation of the facility, in addition to ambient radio-frequency exposure levels, will not exceed adopted FCC standards with regard to human exposure in "uncontrolled areas" (i.e., areas subject to general public exposure, as defined by the National Council on Radiation Exposure Prevention or the then applicable FCC standard.
12. The applicant's proposal to establish and maintain maximum visual screening of unsightly public views of the facilities, including landscape and irrigation plans, sample exterior materials and colors of towers, antennas, and accessory structures, including equipment structures and cabinets and security fences; and
13. Visual impact demonstrations, including before and after photo-simulation, showing height and location of the proposed facility as viewed from public places

14. A list of the names, addresses, and types of business users who will occupy the site.
15. All applications and reviews shall include a list and photo documentation of transmission, reception and other equipment initially proposed, justifying the need for the range of equipment. At each three year permit reviews, these lists and photo documentation shall be updated. Additional equipment will only be allowed where the cumulative visual impacts are decreased through replacement with smaller equipment or additional mitigation to decrease visibility.

B. Broadcast Station & Telecommunication: Applications for telecommunication towers, in addition to the above submittal requirements in Section VII.A., shall include the following:

1. A description of the tower, with technical reasons for its design and size;
2. A report from a civil engineer regarding the number and type of antennas the structure is designed to support;
3. A statement to the hearing body indicating how the facilities have been designed to allow co-location of other carriers, wherever technically feasible;
4. A statement of the reasons for not co-locating on any of the existing monopoles and lattice towers identified in the area survey. This may include a statement from the telecommunications carrier for the existing facility giving reasons for not permitting co-location, or a statement of structural reasons, with a copy of the structural calculations to be reviewed by the County Building Inspection Department;
5. A statement indicating whether each site identified is essential for completion of the coverage objective and reasons; and
6. To the extent required by the hearing body, a visual study depicting representative locations within a maximum three mile radius from which any portion of the proposed tower would have a substantial, demonstrable negative aesthetic effect, including public and private viewpoints, streets, parks or scenic areas. The visual study shall not be required for co-locations on existing towers that do not result in an increase in height of the tower.

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