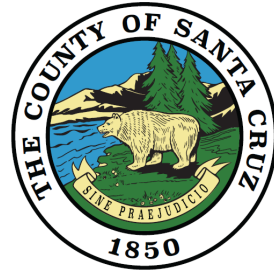


Community Development and Infrastructure



Project Description:

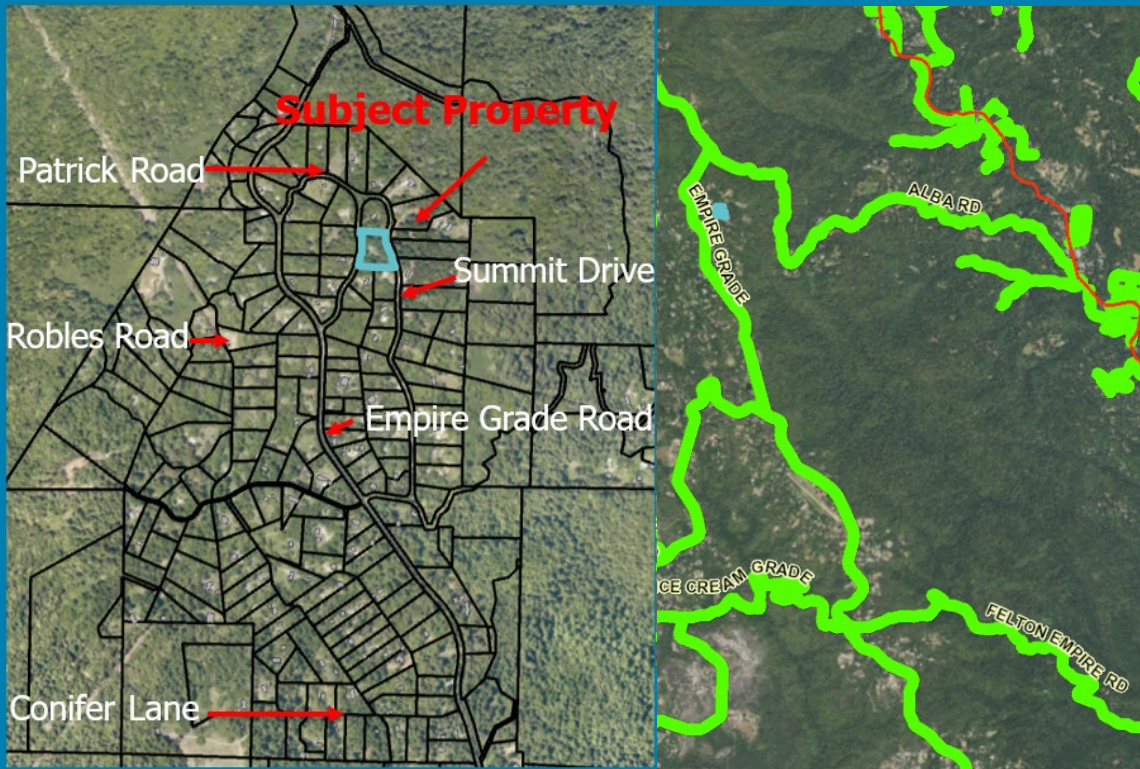
Hold “De Novo” Public Hearing to Consider Appeal of Planning Commission Denial of Application 221049

Proposal to modify an existing wireless communication facility to include:

- Removal of:
 - Existing 70.6 foot-tall lattice tower and related equipment
 - Satellite dish and shed
 - 12 foot 6 inch tall lattice tower
 - Chain link fencing
- Replacement with:
 - 151.1-foot tall wireless communication facility
 - camouflaged as a monopine with nine panel antennas and associated wireless equipment, generator within an existing equipment building
 - Outdoor propane tank, repainted equipment building
 - Landscape screening, and other miscellaneous improvements located within the existing building and site enclosure; and
 - New six- foot chain link fence with green slats and barbed wire above.

Requires a Commercial Development Permit and an Exception to Height. Consider adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

Vicinity Maps



Site Aerial



Zoning/ General Plan

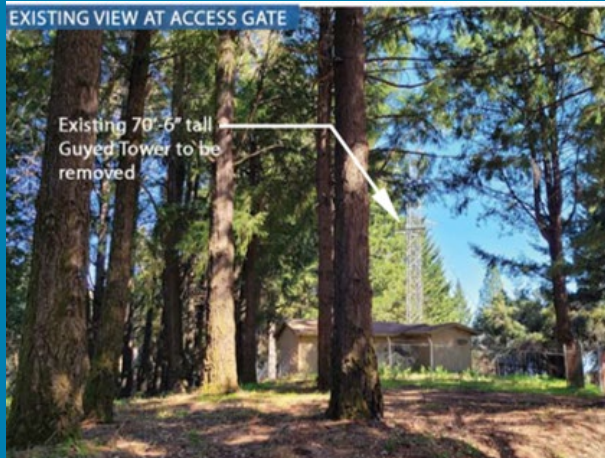


RR
(Rural Residential)

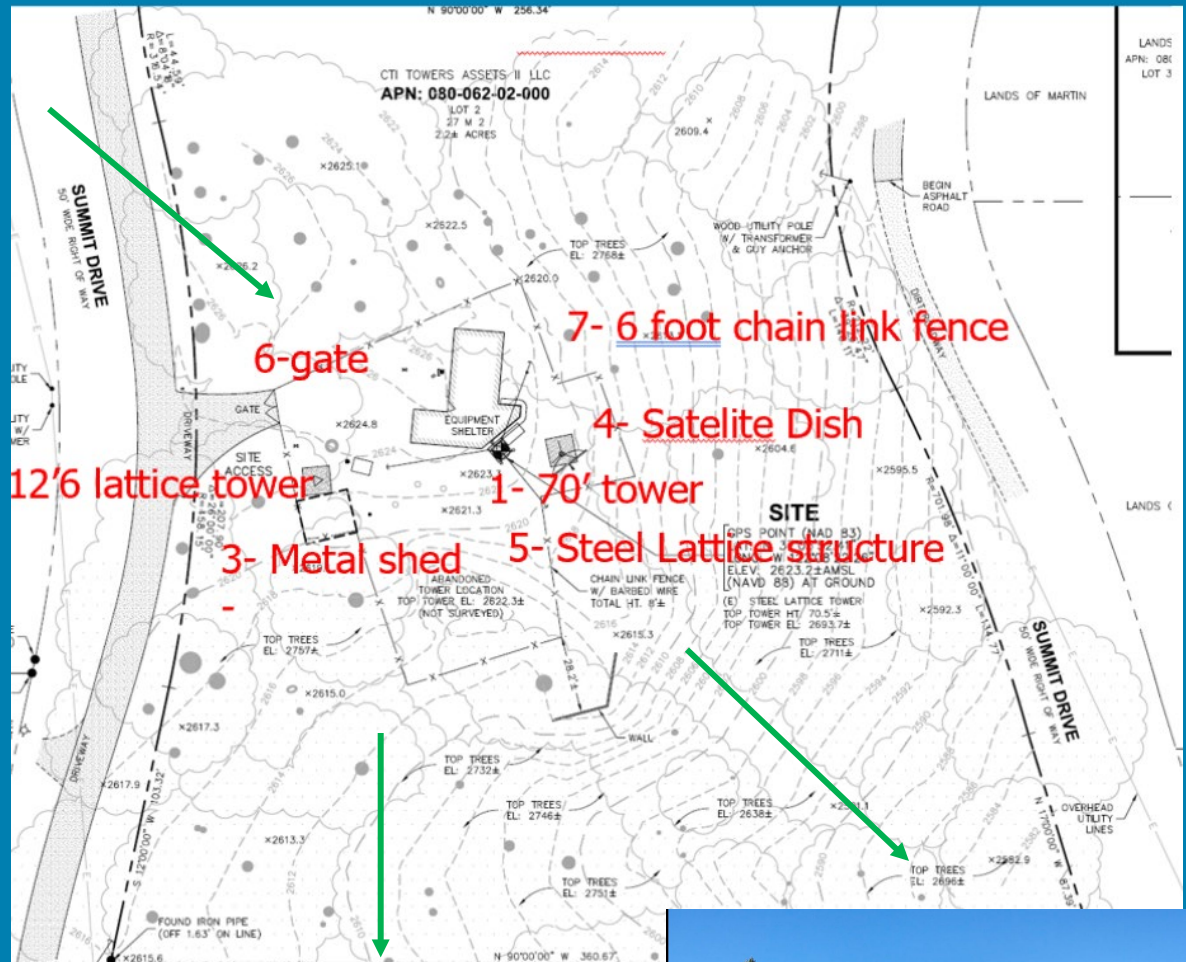
View from Summit Drive



Existing Site Plan



View From East



View from South (Cahill)



View from southeast (lower Summit Drive)

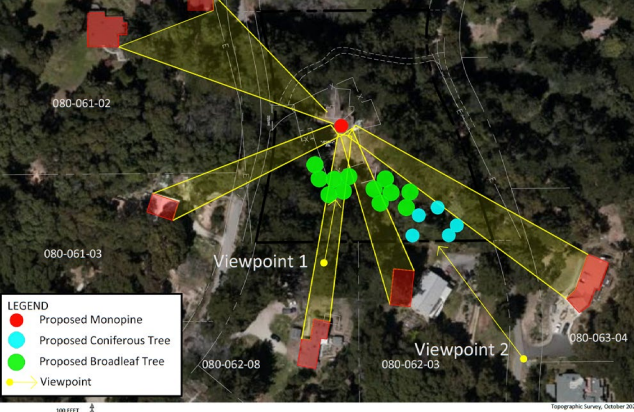
Proposed Site Plan



Proposed Understory View From Summit Drive

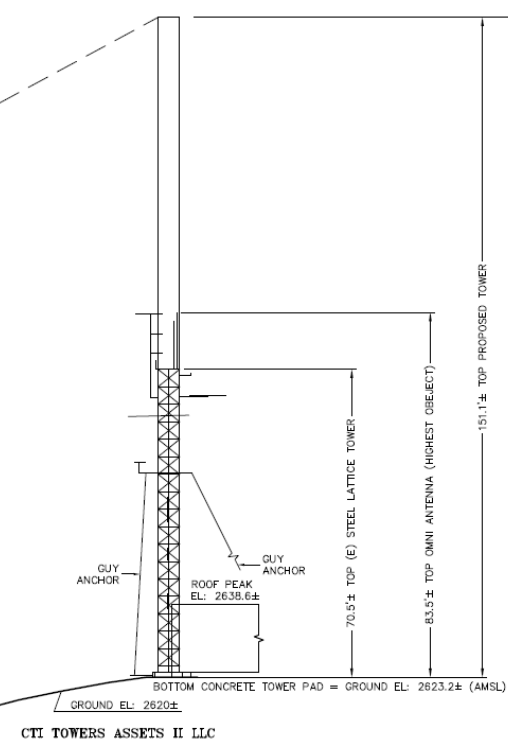
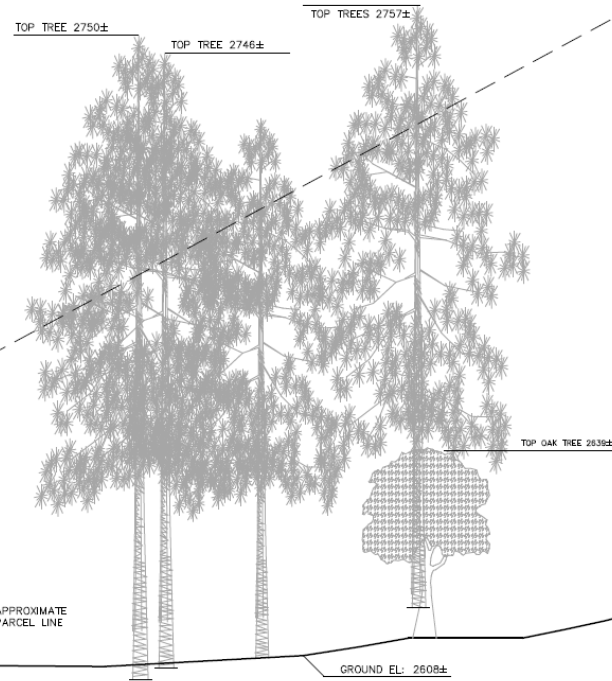
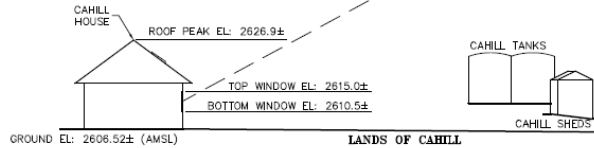


Elevation Plan



HELIX
Views and Approximate Proposed Tree Locations
Figure 1

Viewshed Screening



Landscape Screening



View From South



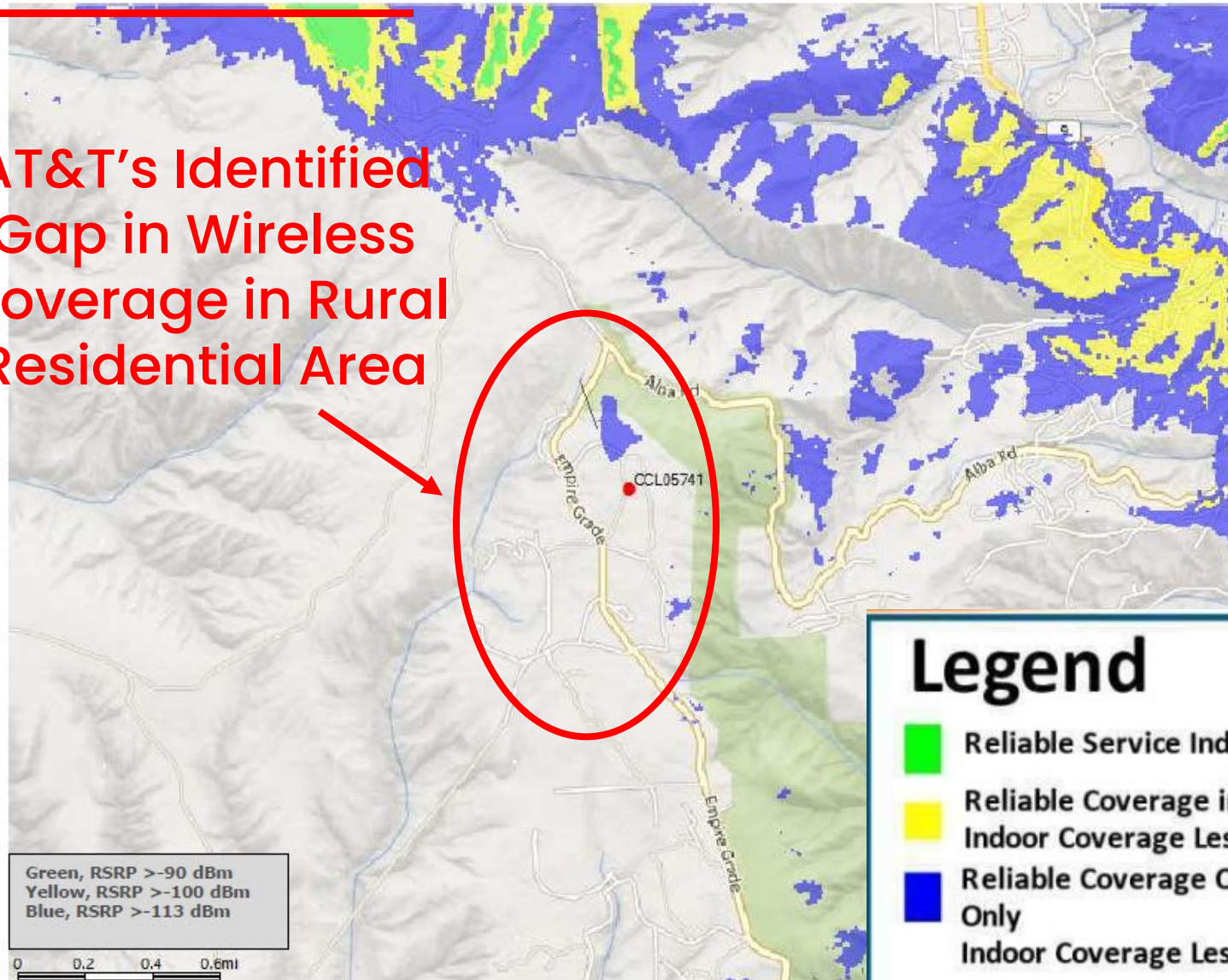
View From lower Summit Drive

AT&T's Existing Wireless Coverage

Existing LTE 700 Coverage

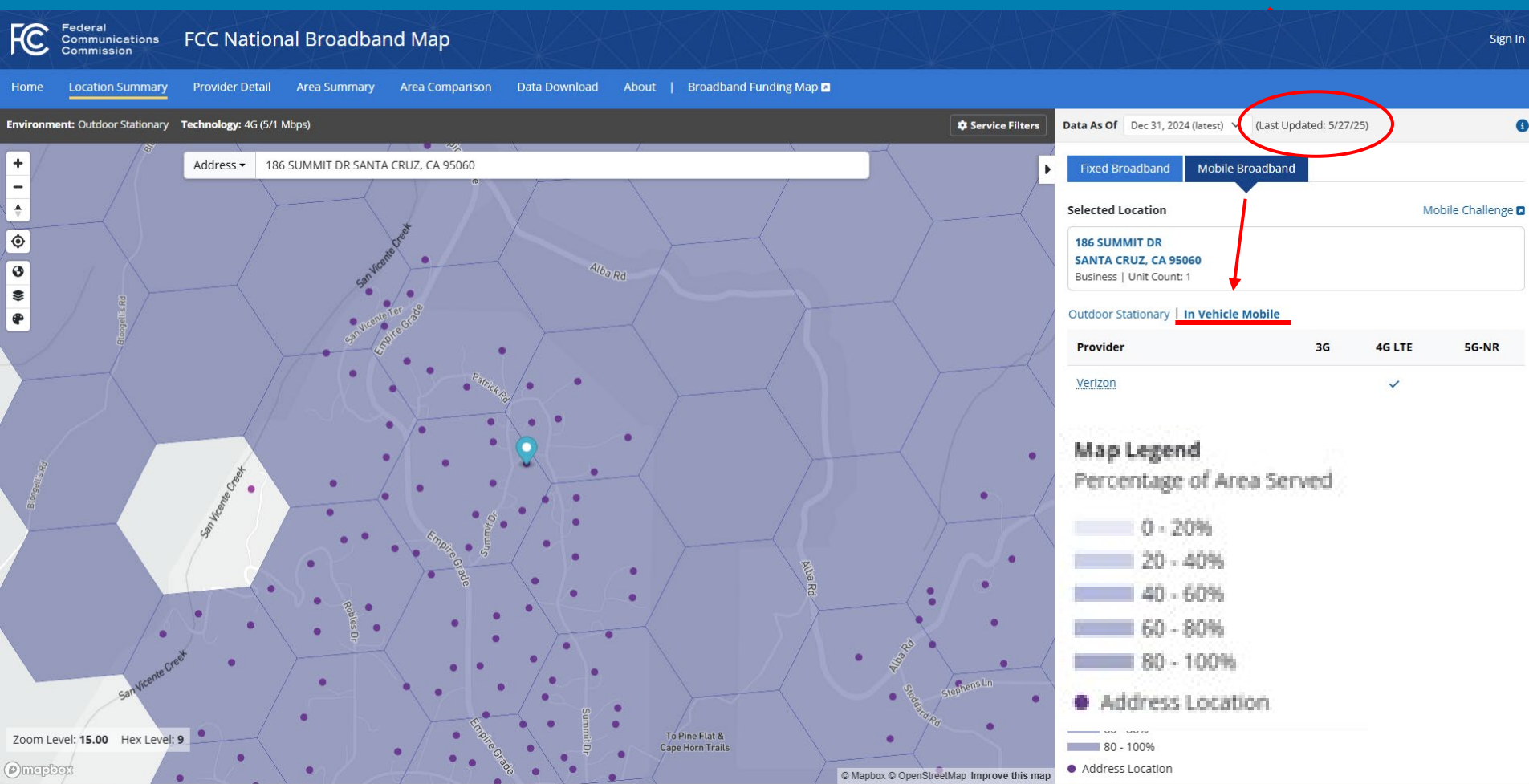
Exhibit 1

AT&T's Identified
Gap in Wireless
Coverage in Rural
Residential Area



FCC National Broadband Maps

Mobile Broadband – In Vehicle Mobile Coverage



AT&T HAS A GAP IN – IN VEHICLE MOBILE COVERAGE

FCC NATIONAL BROADBAND MAPS

Fixed Broadband Coverage

FCC National Broadband Map

Service: Residential Technology: All Terrestrial Speed: $\geq 100/20$

Address: 186 SUMMIT DR SANTA CRUZ, CA 95060

Map showing coverage status for 186 Summit Dr, Santa Cruz, CA 95060. The map displays a network of roads and green dots indicating coverage. A red dot indicates a location where coverage is not available, which is the selected location.

Data As Of: Dec 31, 2024 (latest) (Last Updated: 5/27/25)

Selected Location: 186 SUMMIT DR, SANTA CRUZ, CA 95060. Status: Served | Business | Unit Count: 1

Broadband Availability

Provider	Technology	Down (Mbps)	Up (Mbps)	Chall.
HughesNet	GSO Satellite	100	5	
Starlink	NGSO Satellite	220	30	
Viasat Inc	GSO Satellite	100	3	
Xfinity	Cable	1200	35	
Business-only Service				
GeoLinks	Licensed Fixed Wireless	50	50	
Verizon	Licensed Fixed Wireless	50	6	
Viasat Inc	GSO Satellite	150	4	

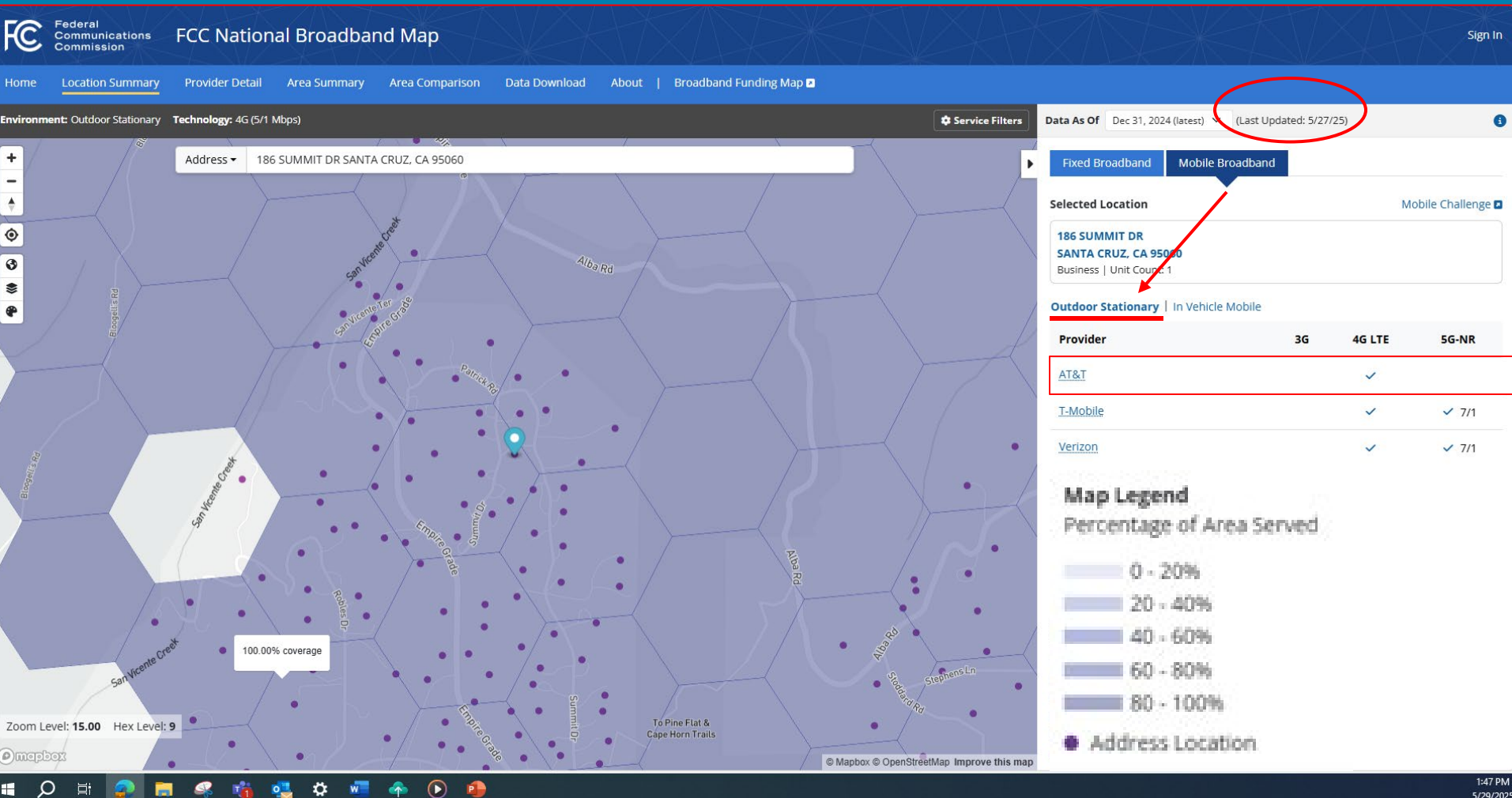
Map Legend

- Coverage available
- Coverage not available
- Not a mass market location

AT&T HAS A GAP IN FIXED BROADBAND COVERAGE

FCC National Broadband Maps

Mobile Broadband- Outdoor Stationary Coverage



5G:

- Higher Speeds (Faster Data Transfer)
- Lower Latency (Time to get data to and from locations)
- Greater Network Capacity (more connected devices)
- Improved Reliability

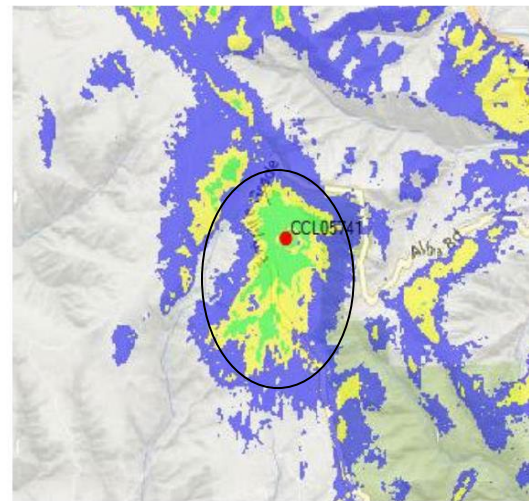
AT&T HAS A GAP IN OUTDOOR 5G-NR COVERAGE (AS OF MAY 27, 2025)

Alternative Analysis

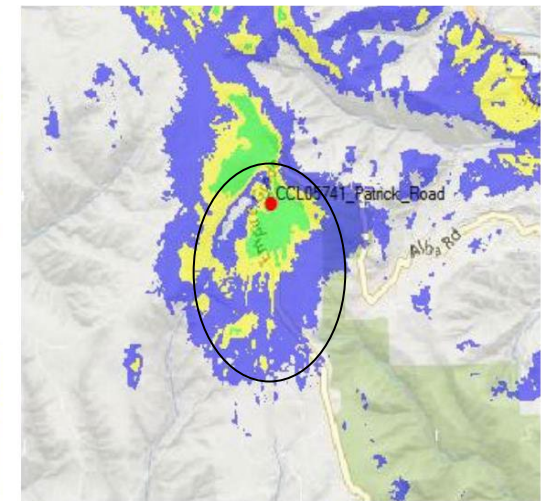
Candidates	Coverage Summary @ 130 Foot Centerline
CTI Tower	Connects the gap to the north and provides coverage to the south of Empire Grade. A 130' centerline is the lowest that AT&T would accept for a suitable design in to close the significant gap in service.
Patrick Rd	Elevation is 30' lower than CTI tower, would provide less coverage to the south of Empire Grade. Fails to close AT&T's significant gap in service.
PG&E Substation Robles Drive	[Note: PG&E representatives have indicated that PG&E would not allow a cell tower at this location] PG&E substation located 0.16 miles on the west side of Empire Grade, elevation is 180' lower than CTI location. Would not connect coverage to the north of Empire Grade and would provide less coverage to the south of Empire Grade. Fails to close AT&T's significant gap in service.



140' Summit Drive vs 140' Patrick Road



Green, RSRP > -90 dBm
Yellow, RSRP > -100 dBm
Blue, RSRP > -113 dBm



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Existing site
- Proposed site

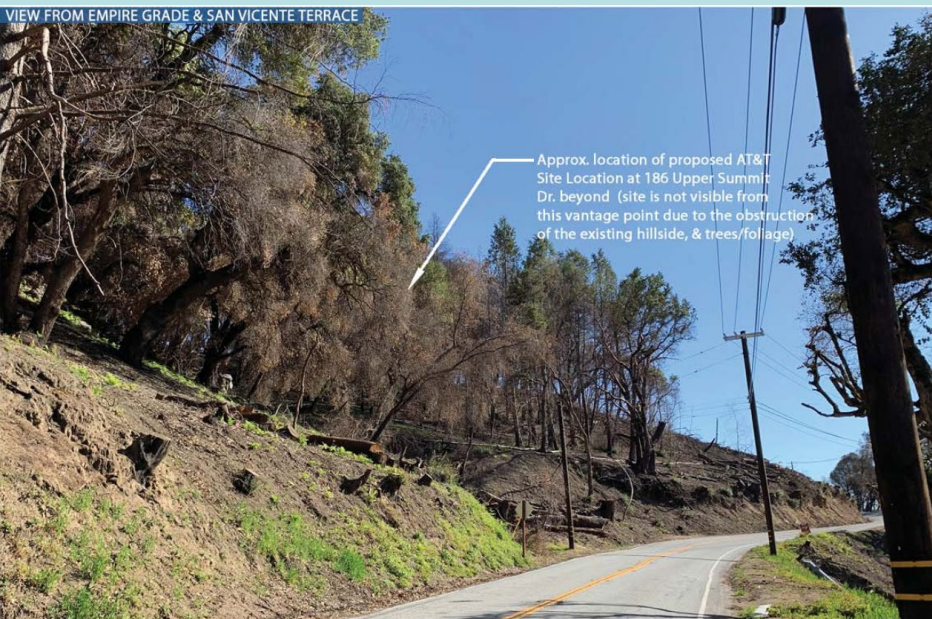
Summit Drive Site Only Fills Gap in Coverage

Comparison of Public Views From Empire Grade at San Vicente Road

Summit Drive
No public views

Patrick Road
Public Views

Conflicts with Visual Resource Protection Policy



Comparison of Private Views

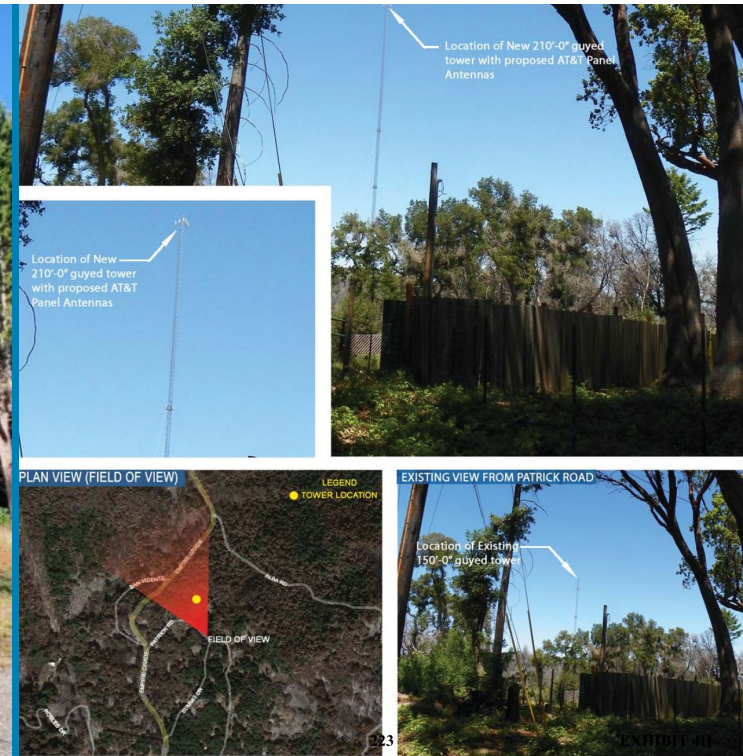
Summit Drive

150'



Patrick Road

210'



150'

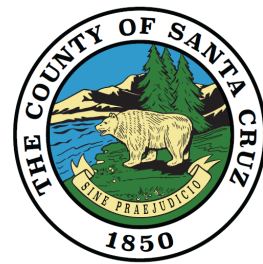
- Both sites would have Visual impacts on private neighborhoods
- Patrick Road, at 210 feet in height, (70 feet taller than Summit Drive) would have potentially significantly greater private visual impacts

Community Development and Infrastructure



- CEQA
- Basis for Approval and Conditions of Approval
- Public Input

Community Development and Infrastructure



Recommendation

1. Hold 'De Novo' public hearing to consider appeal of Application Number 221049, a proposed wireless communication facility;
2. Reverse the decision of the Planning Commission to deny Application 221049 and approve Application 221049, thereby upholding the Zoning Administrator's approval of the project, pursuant to the project plans, recommended fence plan, findings, and conditions of approval; and
3. Adopt the Mitigated Negative Declaration pursuant to the California Environmental Quality Act.

END

Basis for Zoning Administrator Project Approval

1) Alternative Analysis

- Significant gap in coverage identified - Certified by AT&T
- No viable or technically feasible sites available to substantially fill the gap in coverage at minimum height of 140 feet
- Alternative sites do not fill gap in coverage or are non-viable. The Patrick Road site also does not fill almost half the gap in coverage along southern portion of Empire Grade Road area

2) Public View Protection

- No visual impacts to mapped Public Roads/Resources
- Private views from Summit Drive addressed via pine tree camouflage design, landscaping, and as conditioned

3) Proposed Facility meets ordinance objectives to substantially fill the gap in coverage and minimize visual impacts to private views to maximum extent feasible (with proposed landscape screening, branching, and fencing) as required by the wireless ordinance

4) FCC Radio Frequency (RF) and Noise Compliance

Planning Commission Findings for Denial

1) Gap In Wireless Coverage:

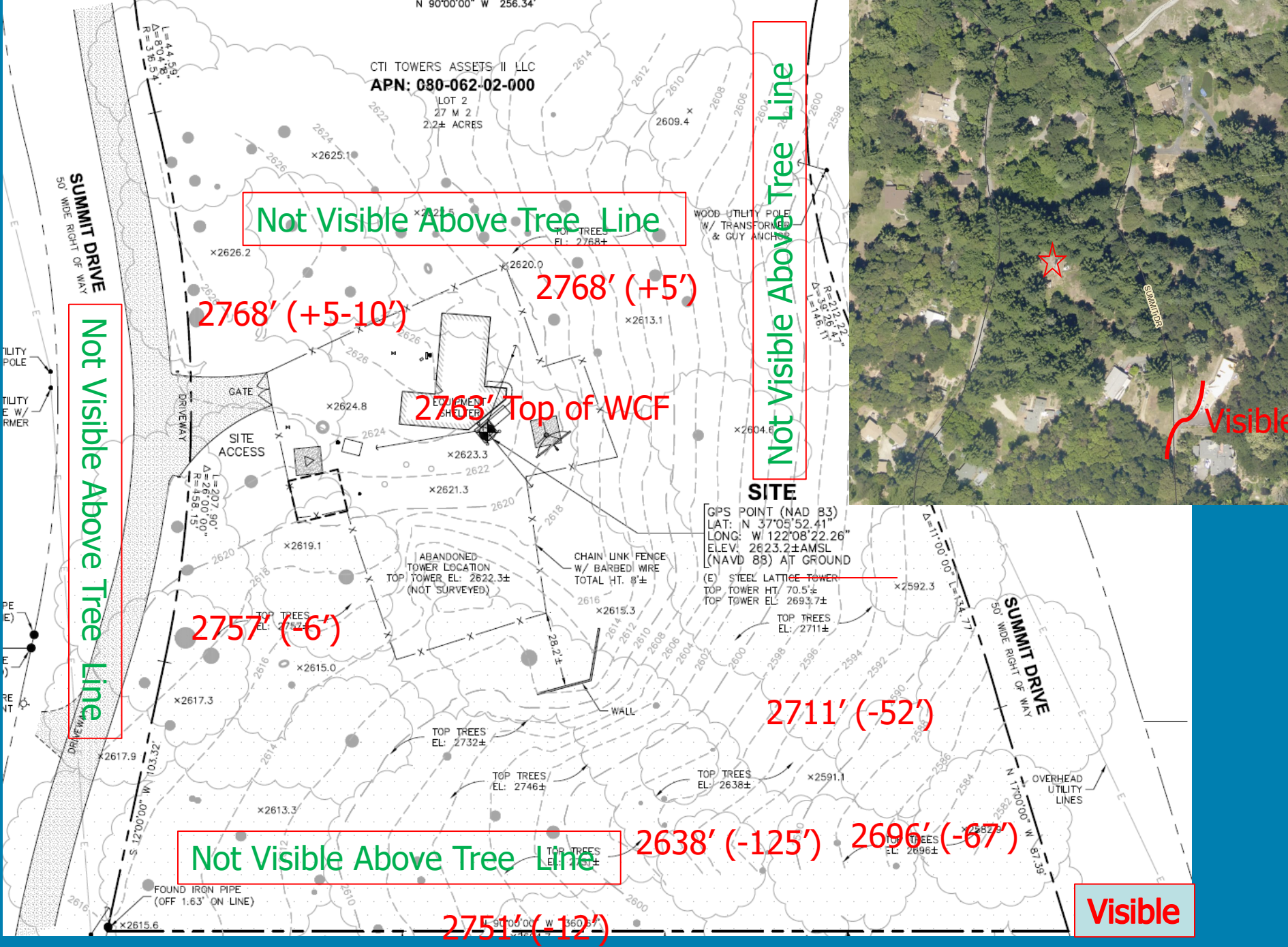
- **Commission determined no gap in AT&T's wireless coverage – per Carriers online website coverage Maps**

2) Alternative Analysis:

- **Commission determined that Patrick Road would equally fill the gap in wireless coverage**

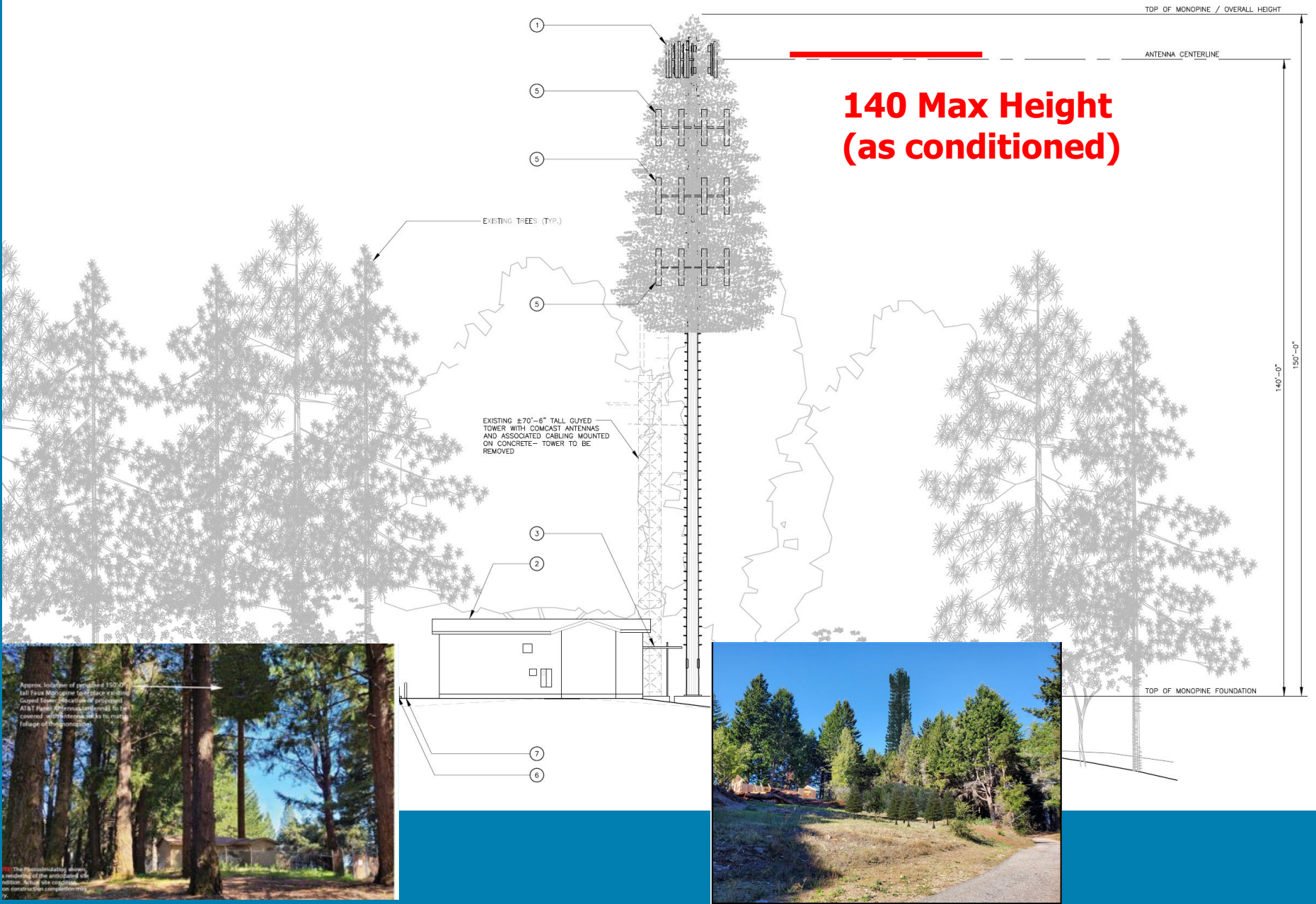
3) Least Visually Obtrusive Site:

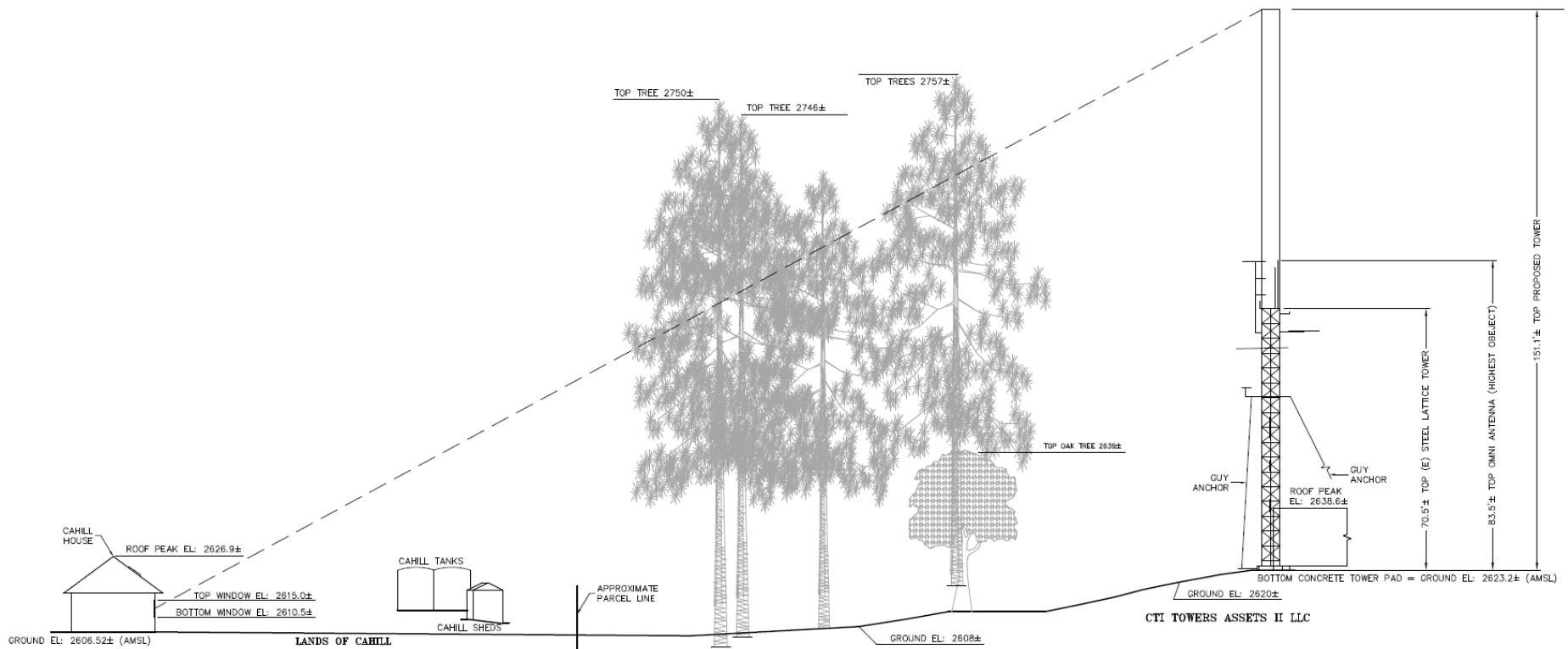
- **Commission determined that the proposed facility would not result in the least visually obtrusive site because is it visible to the Summit Drive private neighborhood**



Visible

Proposed Elevation Plan





Existing Condition **Existing**



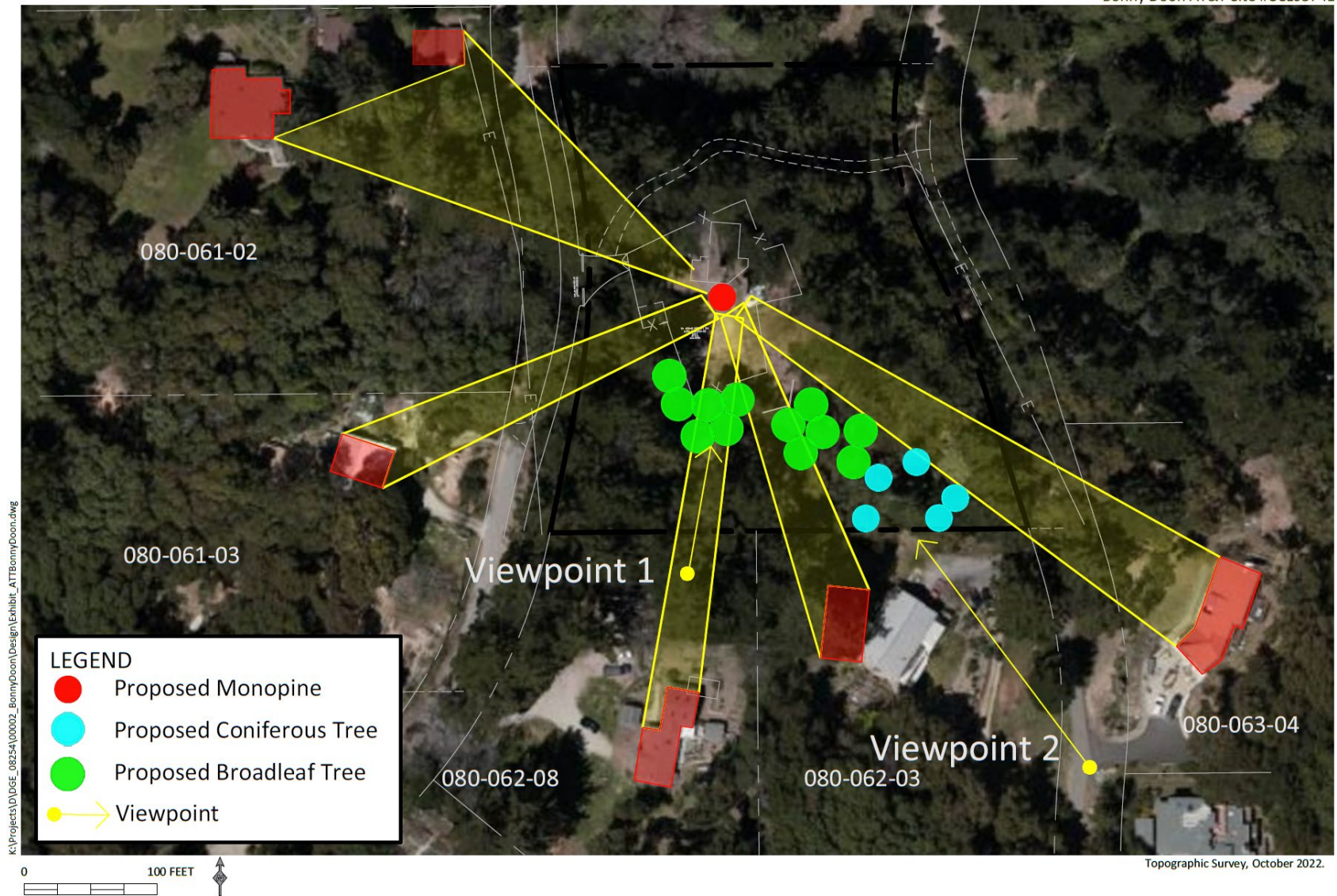
Viewpoint 1 - At Planting

At planting

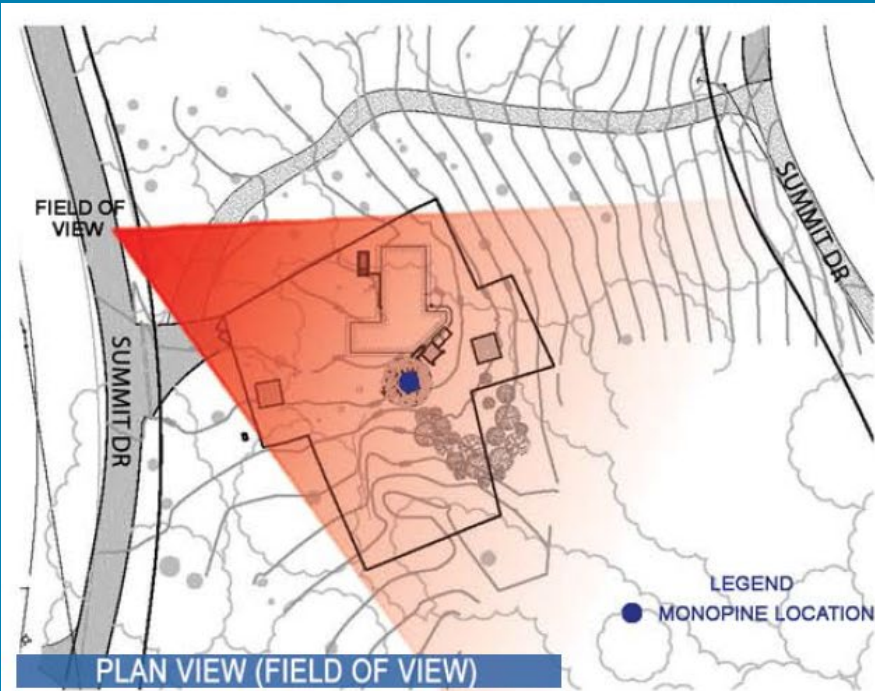


For Planting

At 10 years



Private Views



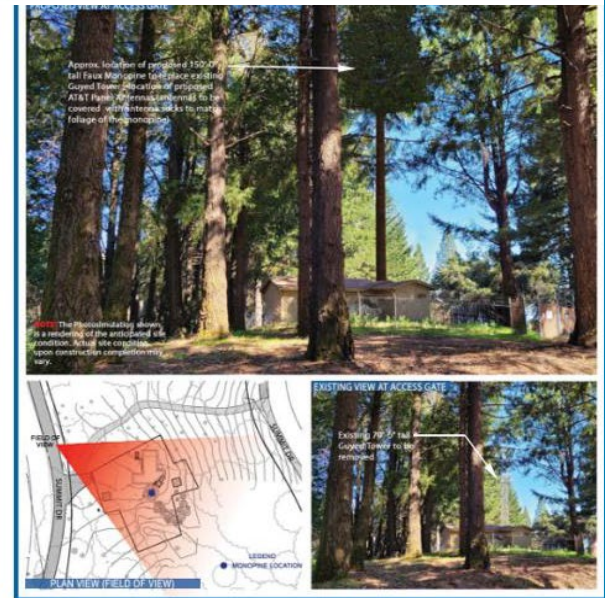
Condition of Approval

Project required to provide 8-foot solid board fence

Project branching by required by ZA to be elevated high on the tree trunk so it would be least visually obtrusive to Summit Drive, a private roadway

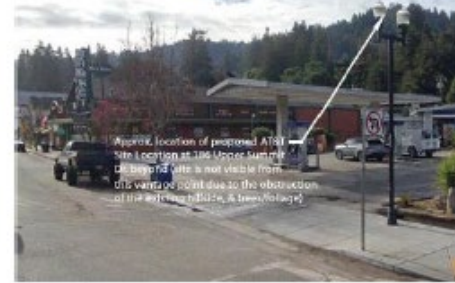
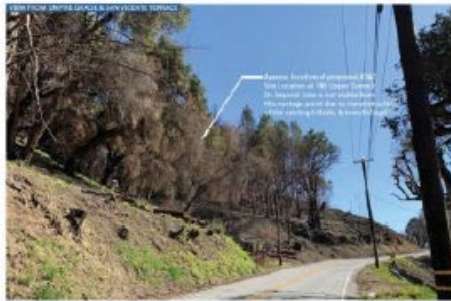


Original proposal



Revised Proposal

Empire Grade/Highway 1/Highway 236 Visual Simulations

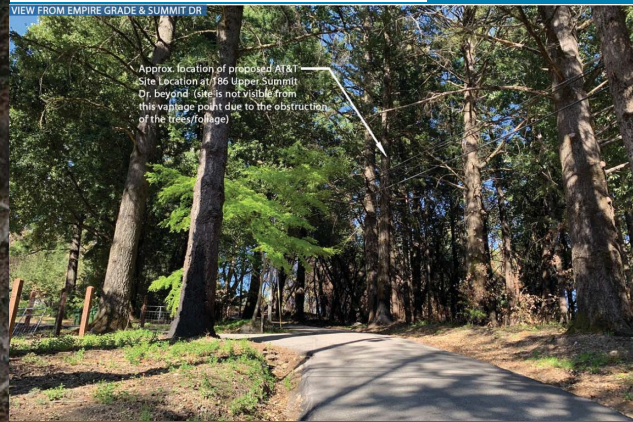


Empire Grade Road

Empire Grade Road

Highway 1

Highway 236

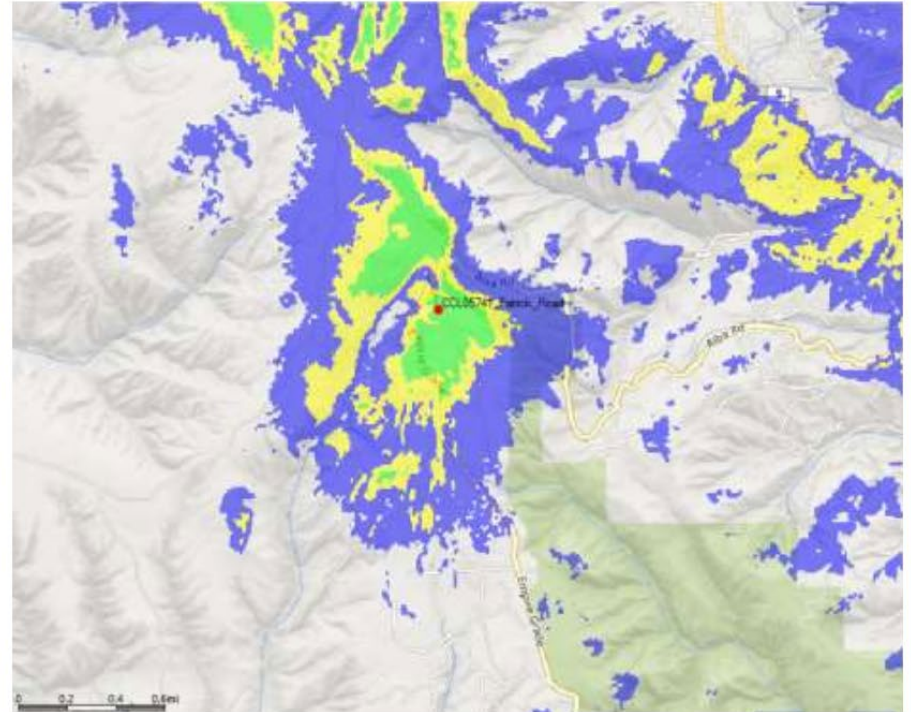
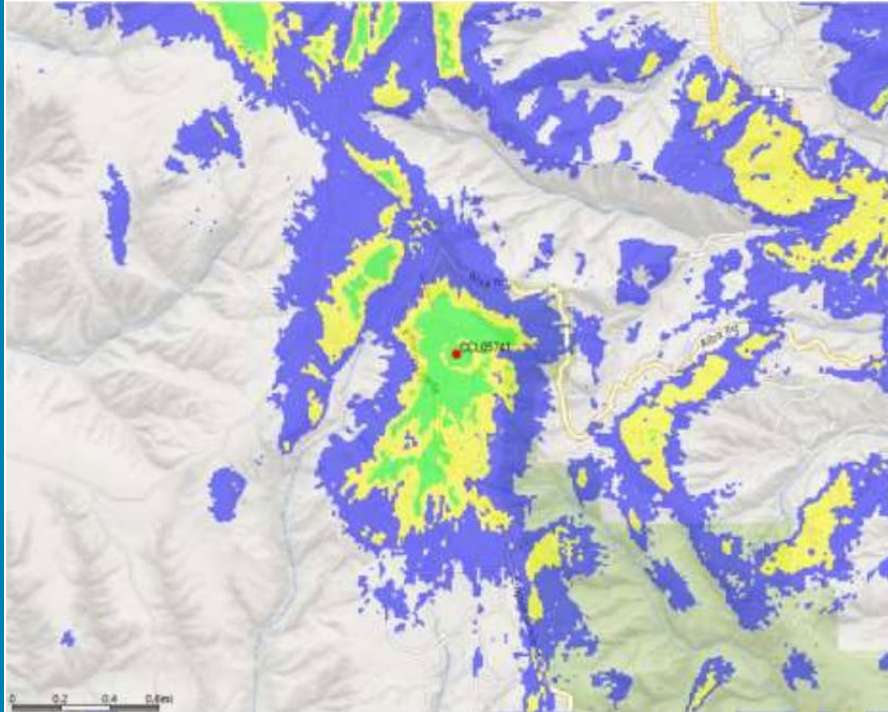


Site Not Visible From any Public Roads in the County

Subject Property vs Patrick Road Site

CTI Tower CL @ 140' vs. Patrick Road CL 140' LTE 700 Coverage

Exhibit 8



Legend

- Reliable Service Indoors/Outdoors
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable
- Proposed site

Site and Environmental Review

Geology/Soils Report – No Impacts

- Site not mapped on fault zone, Soils Report accepted for foundation design and site safety

Radio Frequency Report – No Impacts

- At ground, maximum RF exposure level is calculated to be 4.2% of the applicable public exposure limit.
- The maximum calculated level at the second-floor elevation of any nearby building is 3.8% of the public exposure limit.

*results include several “worst-case” assumptions and therefore are expected to overstate emissions

Section 47 USC 332(c)(7)(B)(iv) of the Telecommunications Act of 1996 forbids jurisdictions from regulating the placement, construction, or modification of Wireless Communications Facilities based on the environmental effects of radio frequency (RF) emissions if these emissions comply with Federal Communication Commission (FCC) standards.

Traffic – No Impacts

- Use proposes one trip a month for facility maintenance
- Single family dwelling trip rate is 10 trips per day (Institute of Traffic Engineers)

Hazardous Materials - No Impacts

- Propane tanks are not considered to be a significant source of hazardous materials
- Site is not listed as hazardous materials site list by Environmental Health
- PVC is not listed as a hazardous material (material for bark and needles)

Site and Environmental Review

Noise Study – No Impacts

- **Temporary construction** noise is exempt with standards construction hours 8 am to 5 pm
- **Generator and project in compliance** with General Plan noise thresholds at property line (80 feet) for equipment building emergency generator
 - 43.2dBA maximum **daytime noise < 50 dBA daytime limit** (adjusted downward from 60 dBA by 10 dBA ambient noise levels)
 - 42.9 maximum **nighttime noise < 45 dBA nighttime limit**
 - 46.5 dBA (CNEL- **community average**) **at nearest property line < 60 dBA limit**

Noise levels even less at nearest receiving property (130 feet away)

- Project **requires post construction operation noise study** to re-confirm compliance

Aesthetics – No Impacts

- CEQA does not regulate private views, improvements not visible from public roadways – No impacts

Biological –

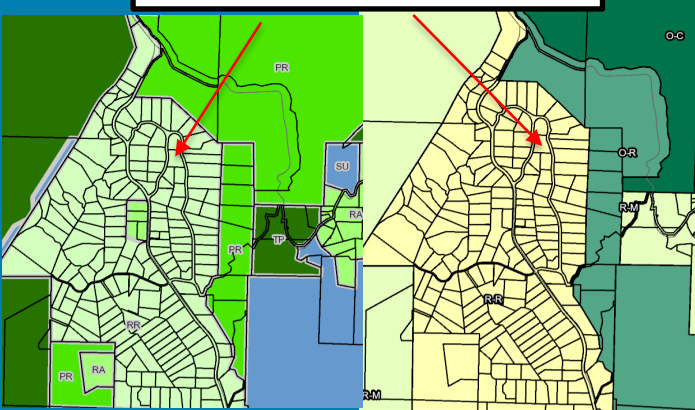
- No biotic mapping
- Mitigation measure to ensure avoidance of potential for nesting birds included in project (Fed Migratory Bird Treaty Act)

CONDITIONS of APPROVAL

- **Revise Plans to reduce WCF height to 140 feet**
- **Plant landscaping per approved plans to further screen private views of faux monopine above tree line to southeast**
- **Replace chain link fence with 8 foot solid board fence**
- **Pave roadway on east side of property along frontage along north property line**
- **Provide post construction RF report**
- **Provide post construction noise report**

Zoning/ General Plan

RR
(Rural Residential)



Existing Facility
View from Summit
Drive

EXISTING VIEW AT ACCESS GATE



Site Aerial

Subject Property



Code Basis for Project Approval

1. **Gap in Coverage**

- **Propagation** map, test drive data, and FCC maps support applicant's statement

2. **Location**- Alternative Analysis shows that no other facilities can substantially fill the gap in coverage at 140 feet in height with less visual impacts

3. **Use is allowed** in the Rural Residential Zone District, project meets setbacks

4. Radio Frequency emissions – compliant < 4 percent of FCC emissions threshold

4. **Noise Compliance**

5. **Height/Visual** -Reduction of the facility to a maximum height of 140 feet ensures it still effectively fills the coverage gap and minimizes views across the top of the facility to the extent feasible to make it least visually obtrusive

6. **Design**- The facility includes a faux monopine, designed to blend into the forest setting to maximize screening. This includes considerations such as branching location on the trunk, foliage color matching surrounding foliage, landscaping screening, and wood fencing to suit the forest

7. **Landscaping/Tree Replacement and Maintenance** - Project conditions of approval require maintenance of excising trees, and replacement of trees (should they die), surrounding the facility throughout its operation to ensure continued screening.

8. **Road Paving** required at rear Summit Drive portion of the road along frontage.

These factors contribute to a WCF project that is visually unobtrusive and compliant with the wireless regulations, demonstrating a comprehensive approach to mitigating visual impacts while ensuring adherence to regulatory standards to fill the gap in coverage.