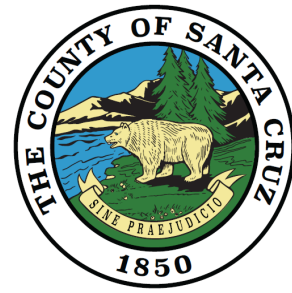


Community Development and Infrastructure



Project Description:

Jurisdictional Hearing to consider whether to take appeal of Planning Commission Denial of Application 221049

Proposal to modify an existing wireless communication facility to include removal of the existing 70 foot 6 inch tall guyed lattice tower and related equipment, satellite dish, shed, 12 foot 6 inch tall lattice tower, and chain link fencing, replacement with an approximately 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, proposed to be contained within an area surrounded by a 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 Map

Patrick Road

Subject Property

Summit Drive

Robles Road

Empire Grade Road

Conifer Lane



Proposed Facility Views from Summit Drive



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**

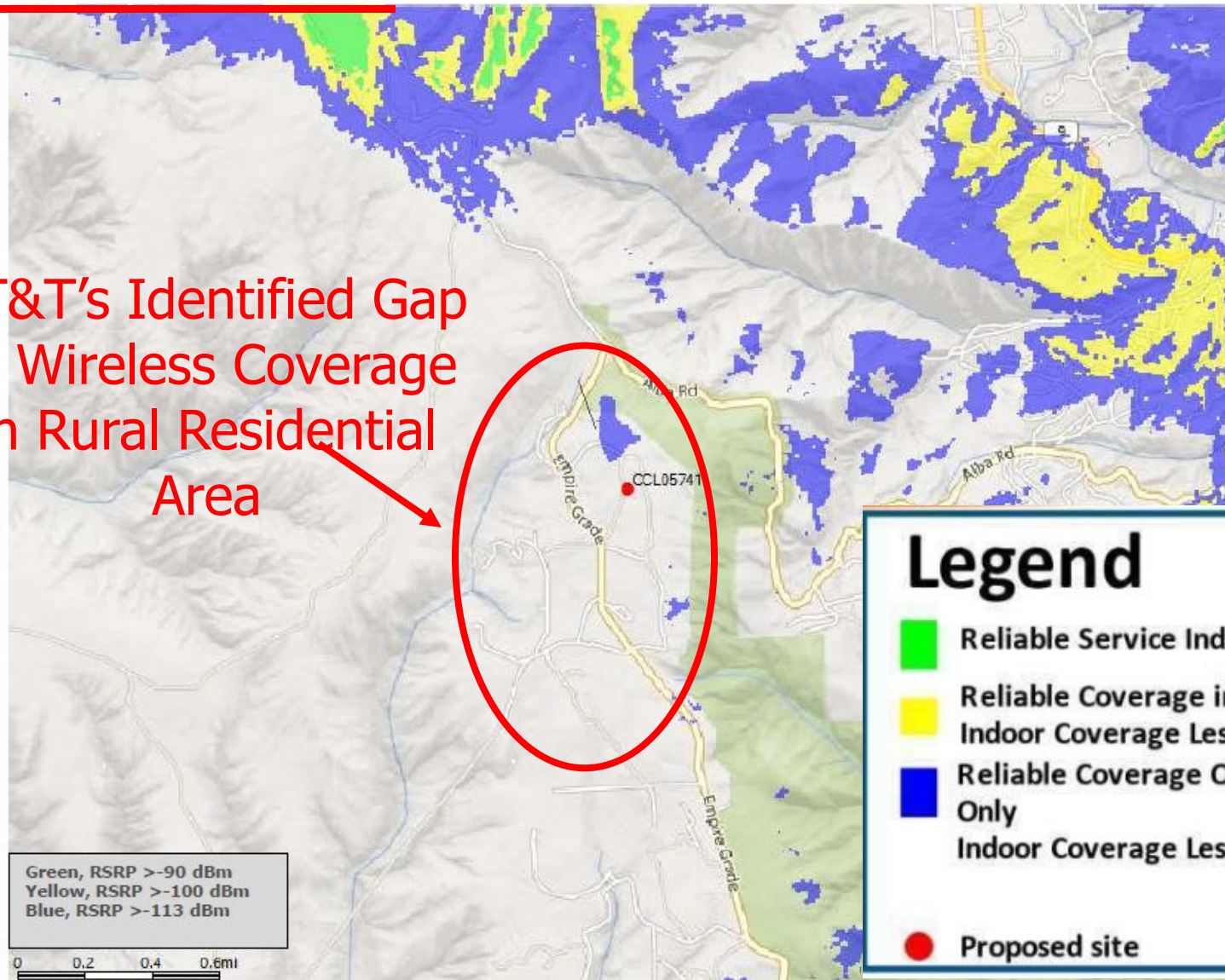
3) Least Visually Obtrusive Site:

- **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**

Grounds for Taking Jurisdiction

1. There was an error or abuse of discretion on the part of the Planning Commission, Zoning Administrator, or other officer; or
2. There was a lack of a fair and impartial hearing; or
3. The decision appealed from is not supported by the facts presented and considered at the time the decision appealed from as made; or
4. There is significant new evidence relevant to the decision which could not have been presented at the time the decision appealed from was made; or
5. There is either error, abuse of discretion, or some other factor which renders the act done or determination made unjustified or inappropriate to the extent that a further hearing before the Board is necessary. or

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



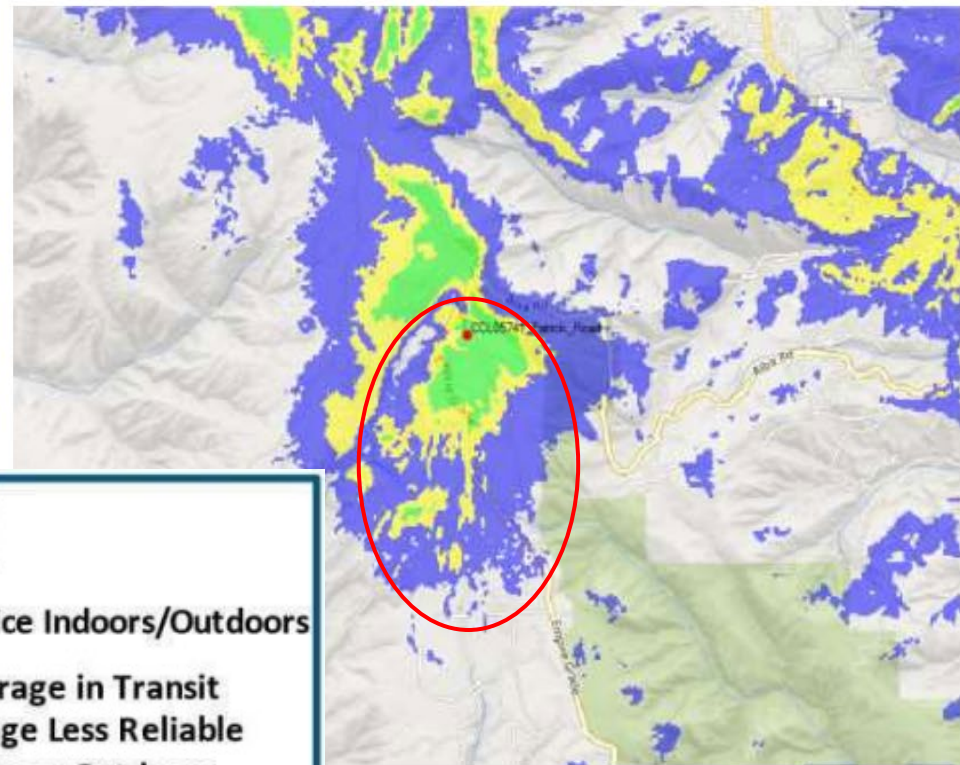
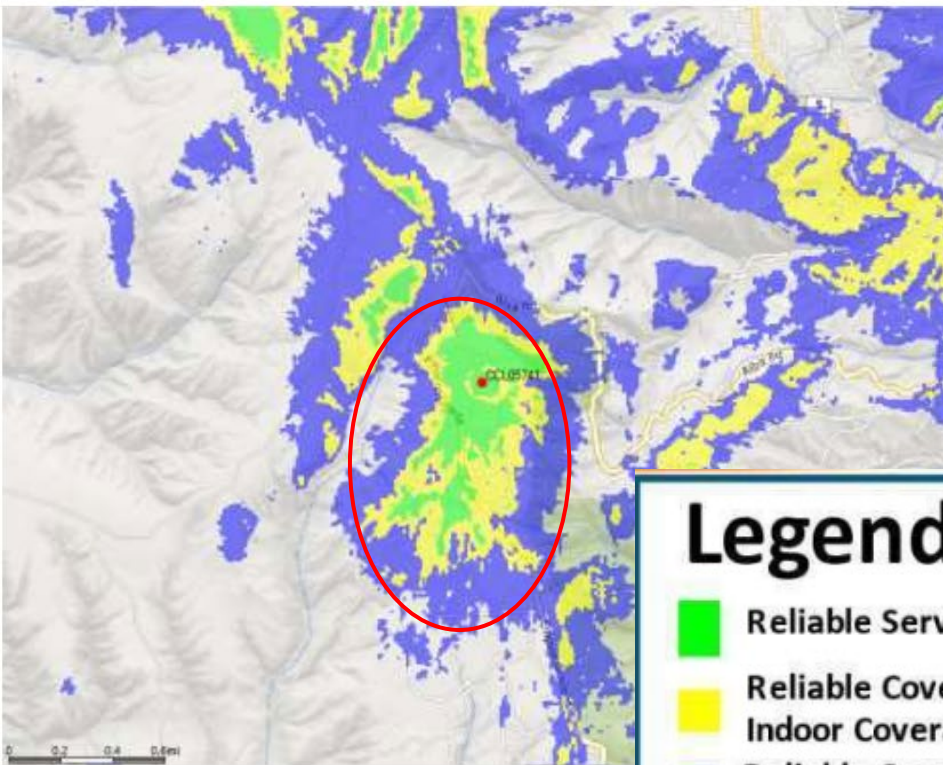
Wireless Coverage at 150-foot facility height

Summit Drive

Patrick Road

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

Comparison of Public Views From Empire Grade at San Vicente Road

**Summit Drive - No public views
From Empire Grade Road**

**Patrick Road - Public Views
From Empire Grade Road**



Private Road - Visual Impact Comparison

View from Summit Drive

View from Patrick Road



**Private Views of Both
Sites**

Community Development and Infrastructure



Recommendation

- 1. Conduct a public hearing to consider whether to take jurisdiction of the appeal of Application Number 221049, a proposed wireless communication facility;**
- 2. Take jurisdiction of the appeal of Application Number 221049;**
- 3. Schedule a "de novo" public hearing for June 10, 2025;**
- 4. Direct the Clerk of the Board to provide written notice as required by County Code Section 18.10.340(E)(1) at least 21 days in advance of the public hearing; and**
- 5. Direct Community Development and Infrastructure staff to provide additional notice as required by 18.10.117 (A) at least 10 calendar days prior to the hearing.**