

# Planning Commission Hearing

**CUP-R25-0005**

**ATC – Wooden Pole to Monopine**



APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Project Description

Conditional Use Permit - Revision to Special Use Permit S98-0023 to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

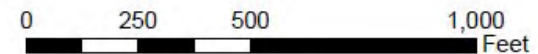
# Project Vicinity Map



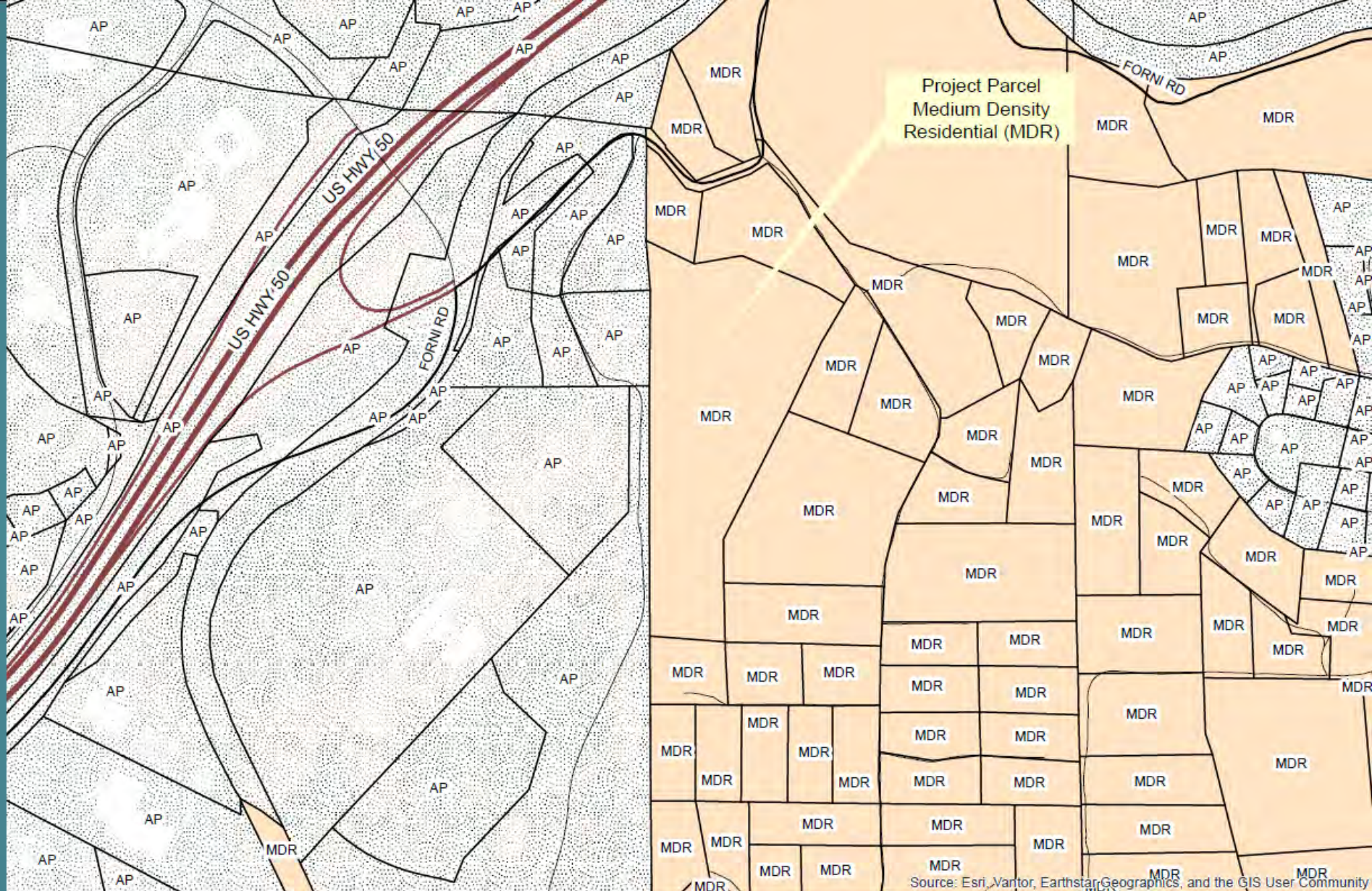
CUP-R25-0005/ATC - Wooden Pole to Monopine  
Exhibit A - Vicinity Map

### Legend

Parcel Lines



# General Plan Land Use Map

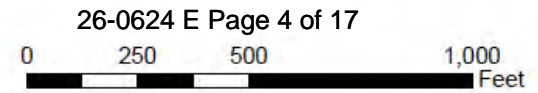


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

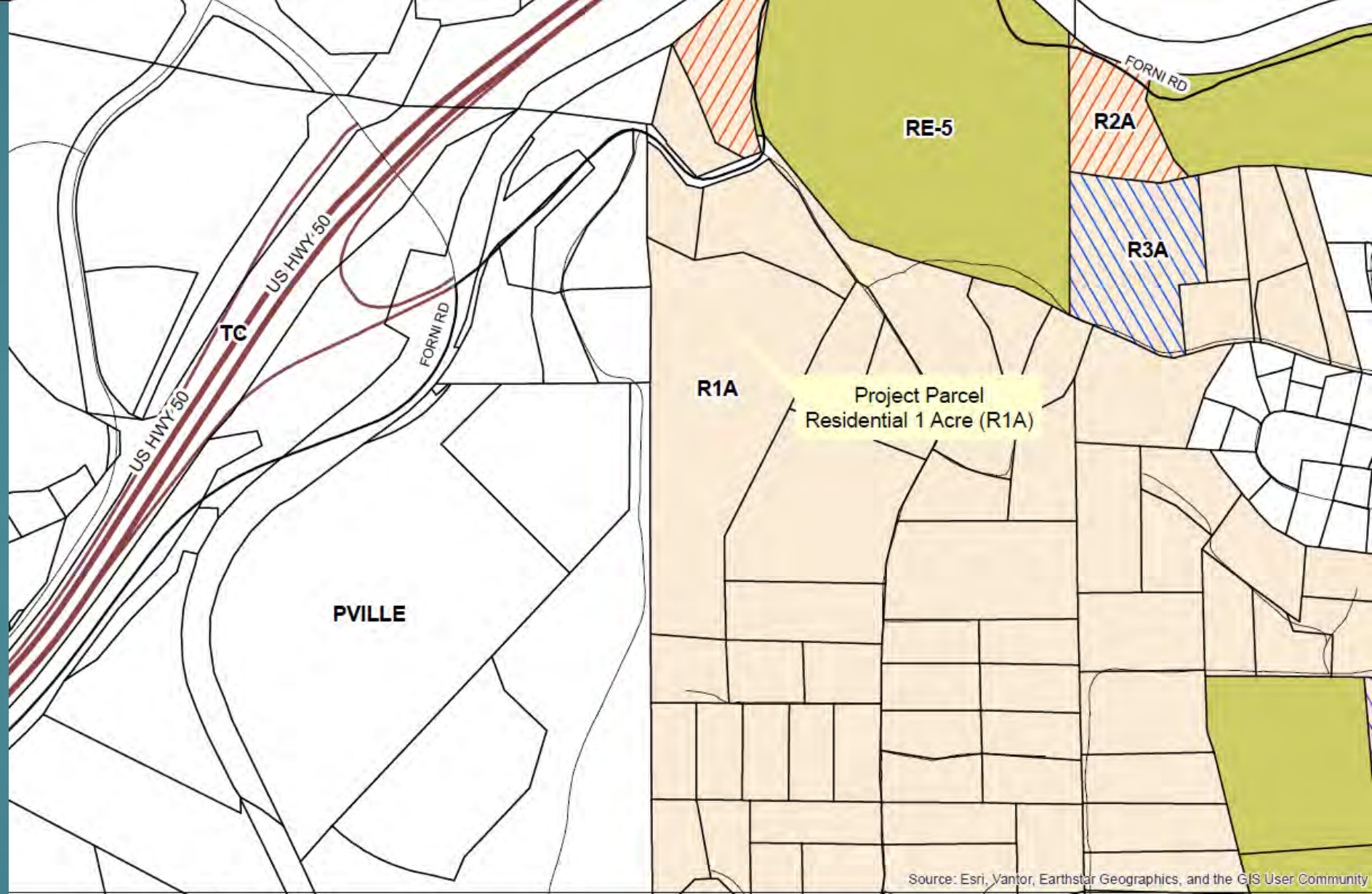


- Legend**
- Parcel Lines
  - Roads**
    - HIGHWAY
    - MAJOR
    - MINOR
    - RAMP
  - Adopted Plan
    - Medium Density Residential

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Exhibit C - Land Use Designation Map



# Zoning Map



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

**Legend**

	Parcel Lines		R1A = Residential 1 Acre
<b>Roads</b>			R2A = Residential 2 Acres
	HIGHWAY		R3A = Residential 3 Acres
	MAJOR		RE-5 = Residential Estate 5 Acres
	MINOR		
	RAMP		

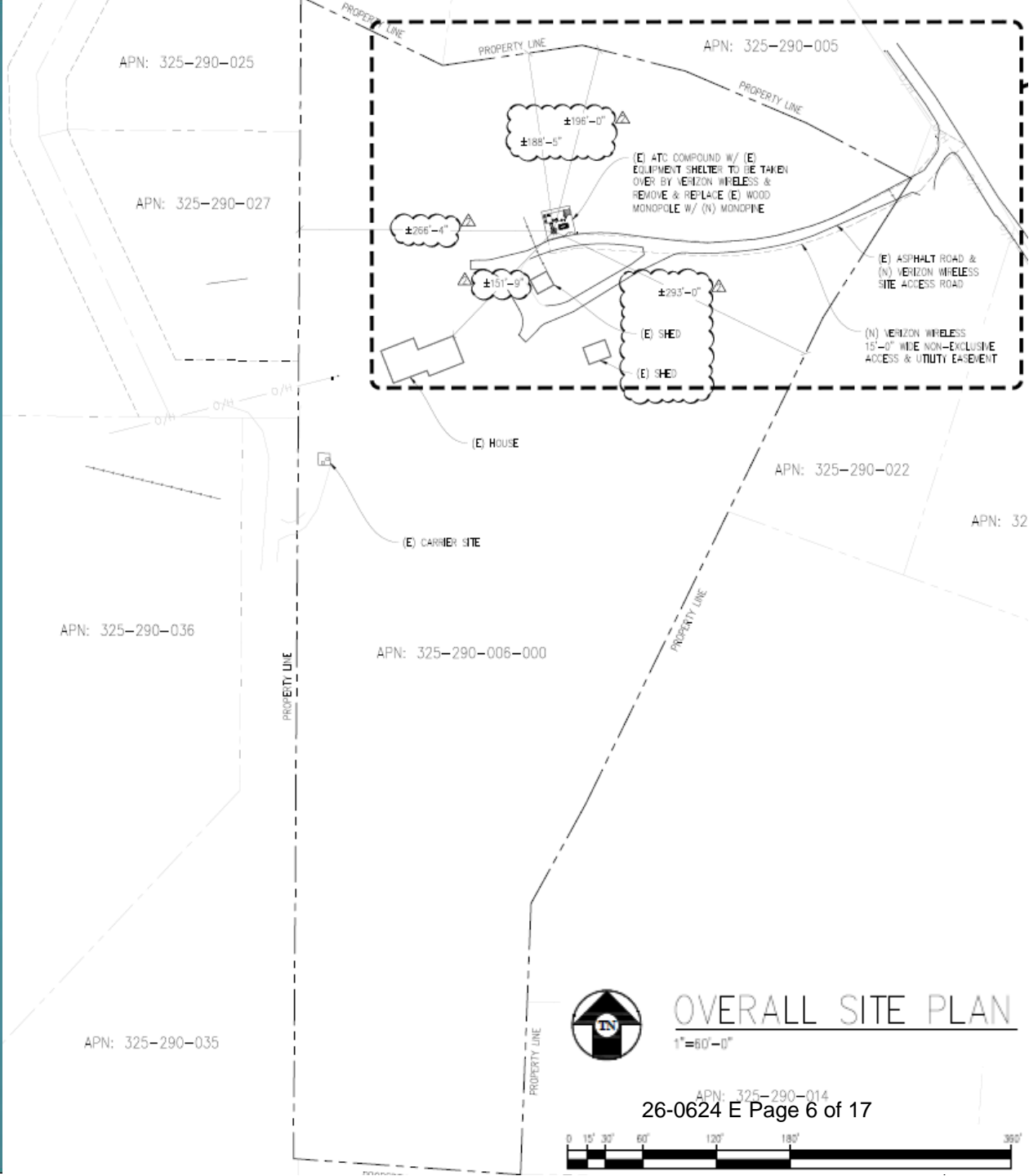
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Exhibit D - Zoning Designation Map

# Project Plans

CUP-R25-0005

ATC - Wooden Pole to Monopine

Exhibit E – Site Plan



OVERALL SITE PLAN

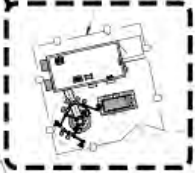
1" = 60'-0"

APN: 325-290-014  
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# Project Plan Details

SEE EQUIPMENT PLAN,  
SHEETS A-1.3 & A-1.4  
& SEE ANTENNA PLAN,  
SHEET A-2.1



APN: 325-290-006-000

(N) VERIZON WIRELESS 17"x30" U/G VAULT W/ TRAFFIC RATED 100 DARK FIBER "MEET ME" POINT, SEC 11/5-1.1

(N) VERIZON WIRELESS SITE ACCESS

(E) DATE & (N) VERIZON WIRELESS SITE ACCESS DATE

(E) ASPHALT ROAD & (N) VERIZON WIRELESS SITE ACCESS ROAD

(N) VERIZON WIRELESS 15'-0" WIDE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

(E) JOINT UTILITY HOLE W/ TRANSFORMER

(E) SHED

(E) SHED

APN: 325-290-032

CUP-R25-0005 ATC - Wooden Pole to Monopine  
Exhibit E – Enlarged Site Plan



ENLARGED SITE PLAN

1"=20'-0"

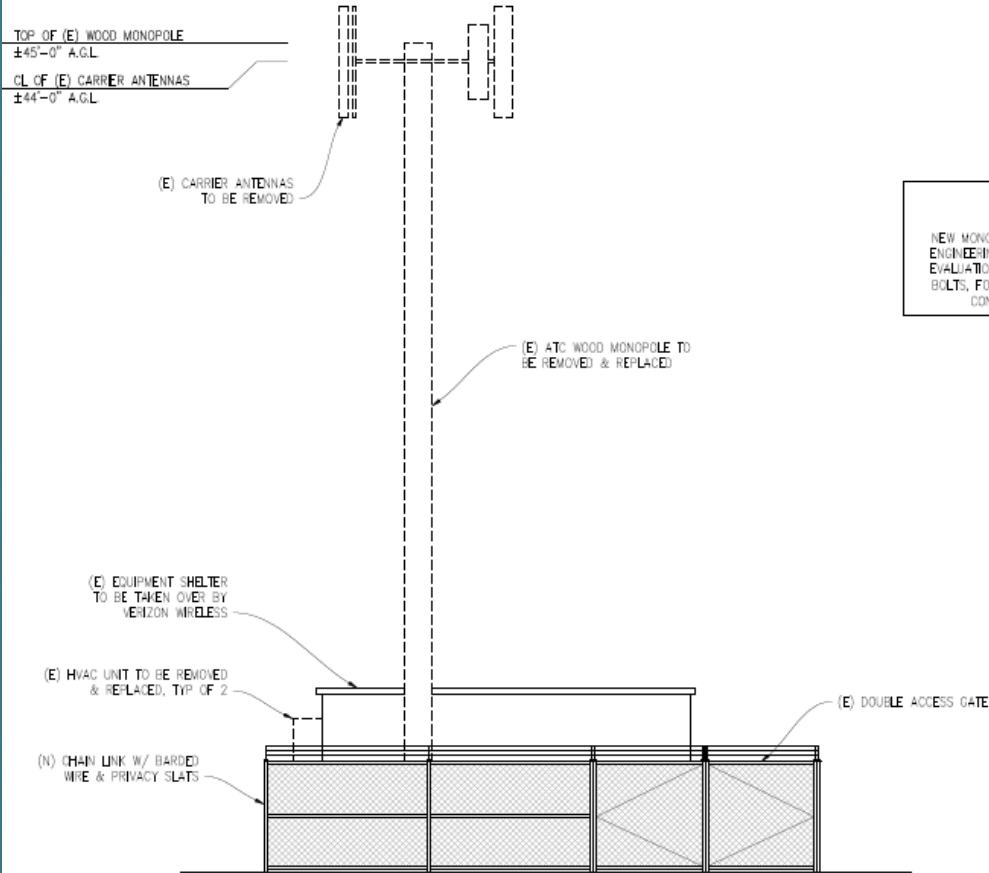


## NOTICE

NEW 26-0624 E Page 7 of 17  
ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE ANCHOR BOLTS, FOUNDATION OR ANTENNA/RAD MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

# Elevations

## CUP-R25-0005 ATC - Wooden Pole to Monopine Exhibit E – Plan Elevations



(E) SOUTH ELEVATION

1/4"=1'-0"



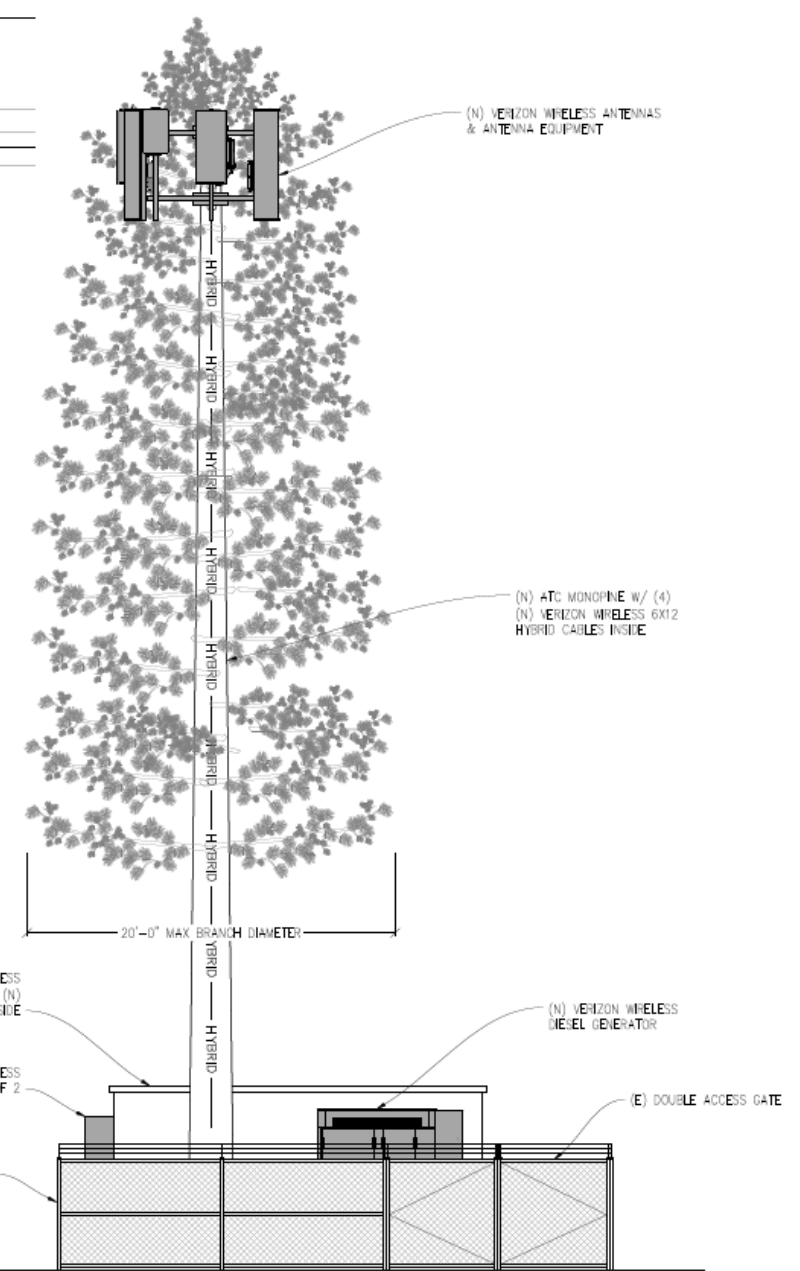
- TOP OF (N) ATC MONOPINE BRANCHES  
±66'-0" A.G.L.
- TOP OF (N) MONOPINE STEEL  
±63'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS  
±61'-10" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS  
±61'-0" A.G.L.
- CL OF (N) VERIZON WIRELESS ANTENNAS  
±60'-0" A.G.L.

**NOTICE**

NEW MONOPINE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW MONOPINE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR NEW LOADING CONDITIONS.

- BOTTOM OF (N) MONOPINE BRANCHES  
±20'-0" A.G.L.

- GROUND LEVEL  
0'-0"



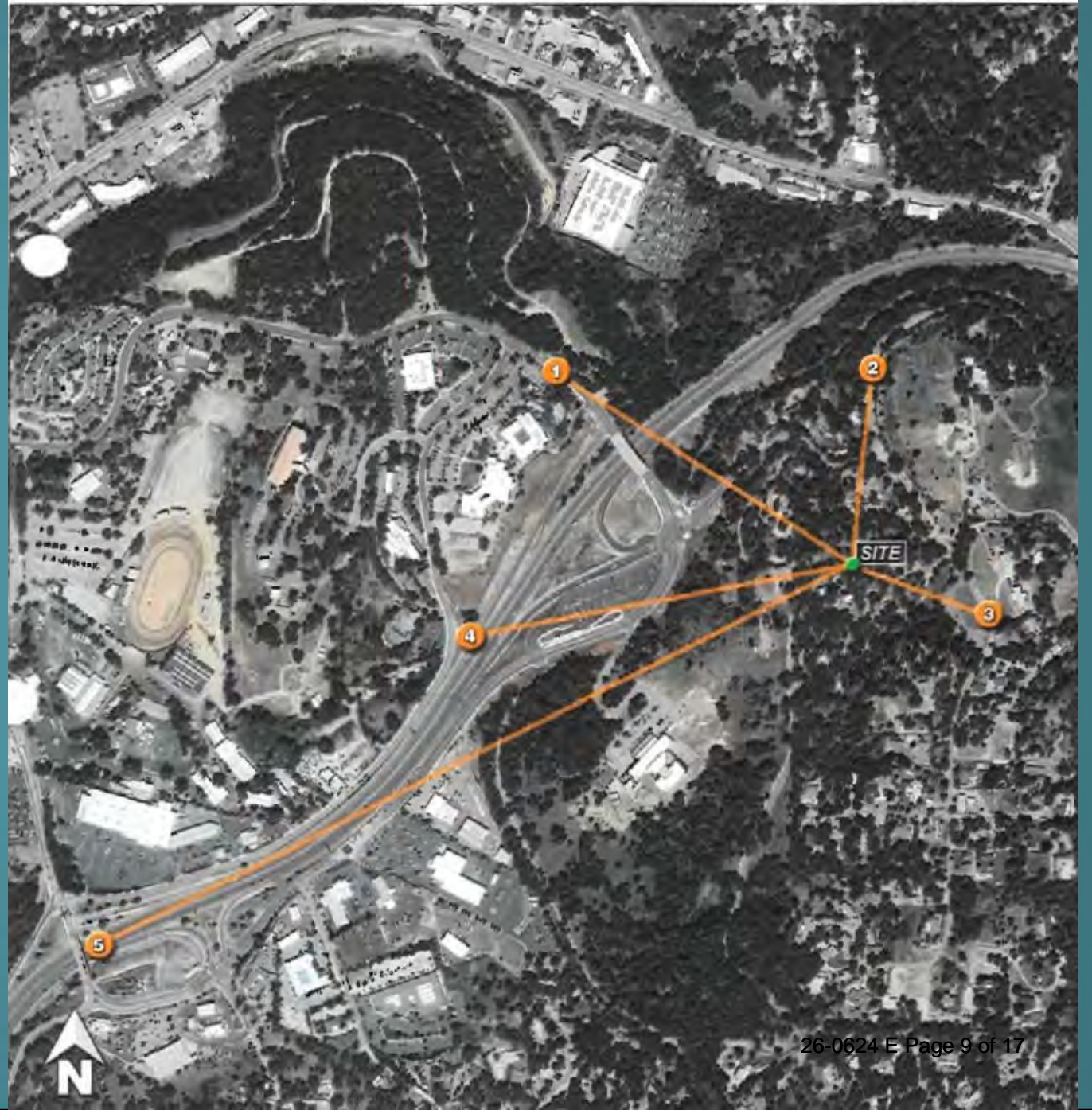
(N) SOUTH ELEVATION

1/4"=1'-0"



# Visual Simulations

Viewpoints (1-5)



# Visual Simulations

## Viewpoint 1



Photosimulation of the view looking southeast along Ray Lawyer Drive at Fair Lane.



# Visual Simulations

## Viewpoint 2



Photosimulation of the view looking south at a brief glimpse along Forni Road, approaching Cribbs Road.

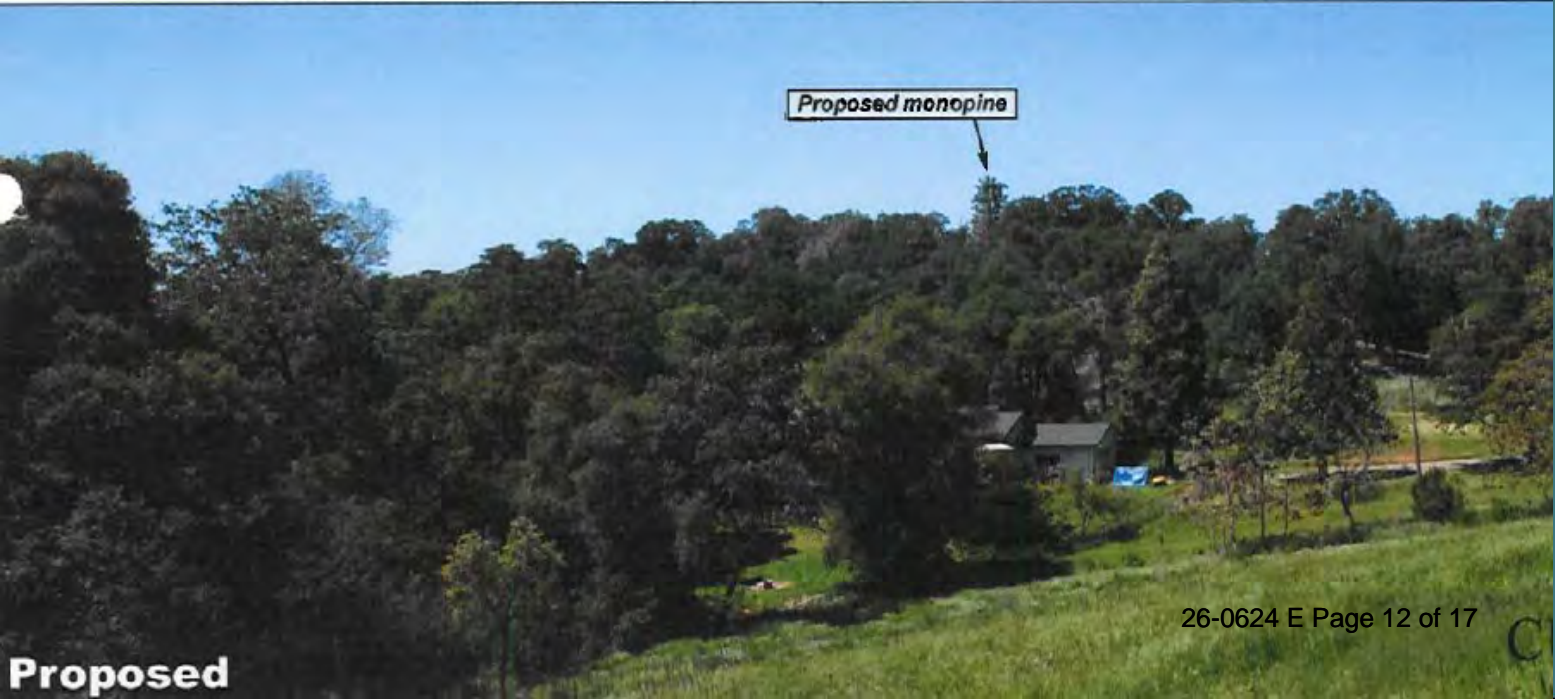


# Visual Simulations

## Viewpoint 3



Photosimulation of the view looking northwest from the clearest view along Excalibar Road.



# Visual Simulations

## Viewpoint 4

4

*Existing tower and proposed monopine. In this view, the proposed new height is not tall enough to clear the tree tops.*



**Existing and Proposed (no visible change)**

# Visual Simulations

5



**Existing**

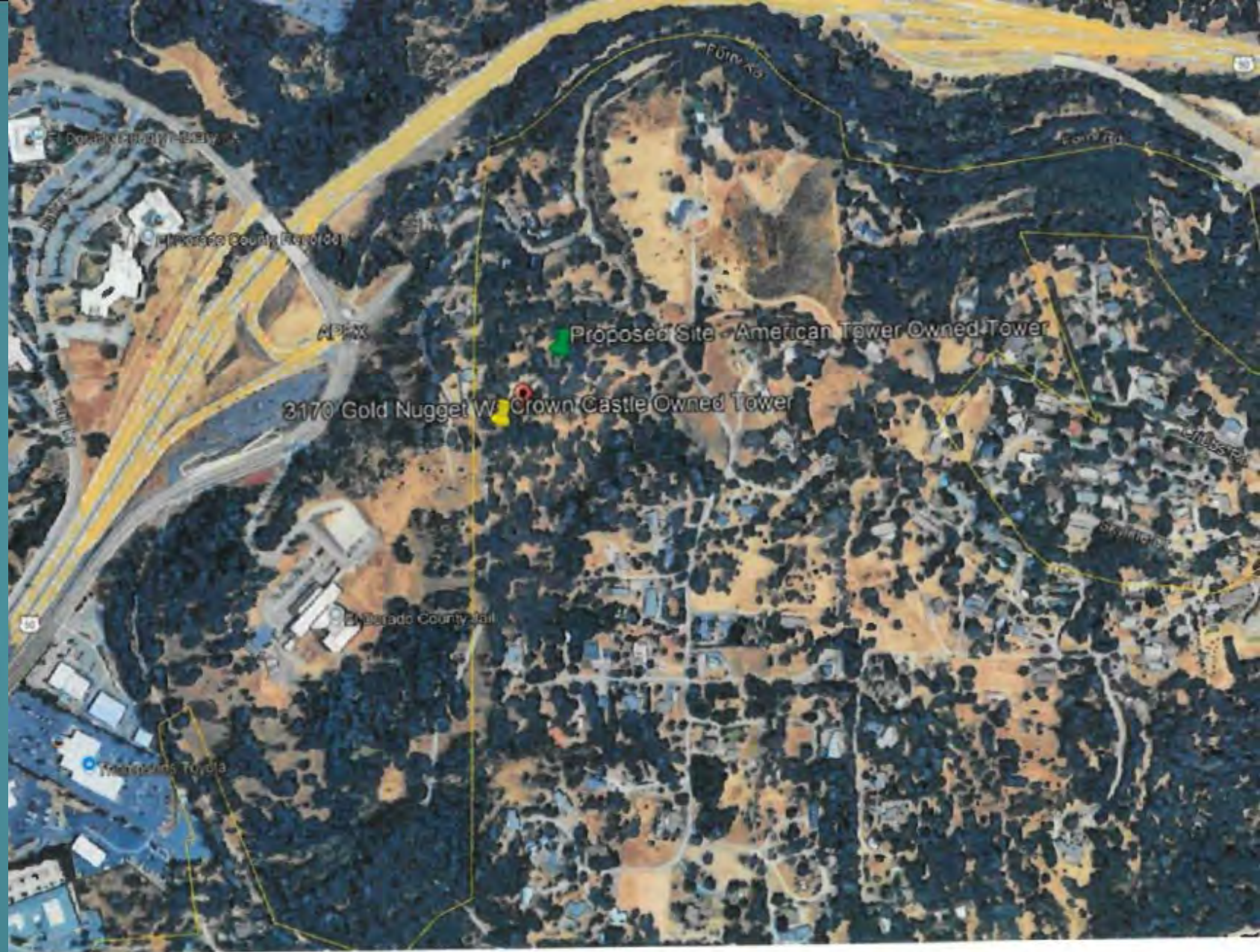
Photosimulation of the view looking northeast from eastbound Hwy 50, crossing under the Forni Road overpass.



**Proposed**

# Exhibit I

Alternative Site Location  
Previously approved on  
CUP-R21-0008



Green pin - Currently proposed site location (American Tower owned structure)  
Yellow pin - The previously evaluated candidate—a Crown Castle-owned structure—  
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approval under CUP-R21-0008; however, lease constraints prevented the project from moving forward.

# Environmental Review

Staff has reviewed the project and has determined Conditional Use Permit CUP-R25-0005 is Categorically Exempt pursuant to Section 15302 (Replacement or Reconstruction), of the CEQA Guidelines. Class Two categorical exemptions “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.” Approval of this Conditional Use Permit would allow for replacement or reconstruction of existing structures and facilities located on the same site as the replaced structure and will have substantially the same purpose and capacity as the structure replaced.

# Staff Recommendation

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.