



# Conditional Use Permit #25-0006

SUBMITTED BY AT&T MOBILITY

55-FOOT-TALL STEALTH MONO-PALM

3400 PARSONS AVE.

# Presentation



Background



Relevant Land  
Use Policies



Location Map



Site Plan &  
Elevations

# Background

1

Project originally went to the Site Plan Review Committee Meeting on 4/3/2025.

2

Due to interface review, a Public Hearing was held; where 5 speakers spoke against this project.

3

Due to community interest, the Site Plan Review Committee voted to refer this item to the Planning Commission (per MMC 20.68.050(C)(2))

# Relevant Land Use Policies:

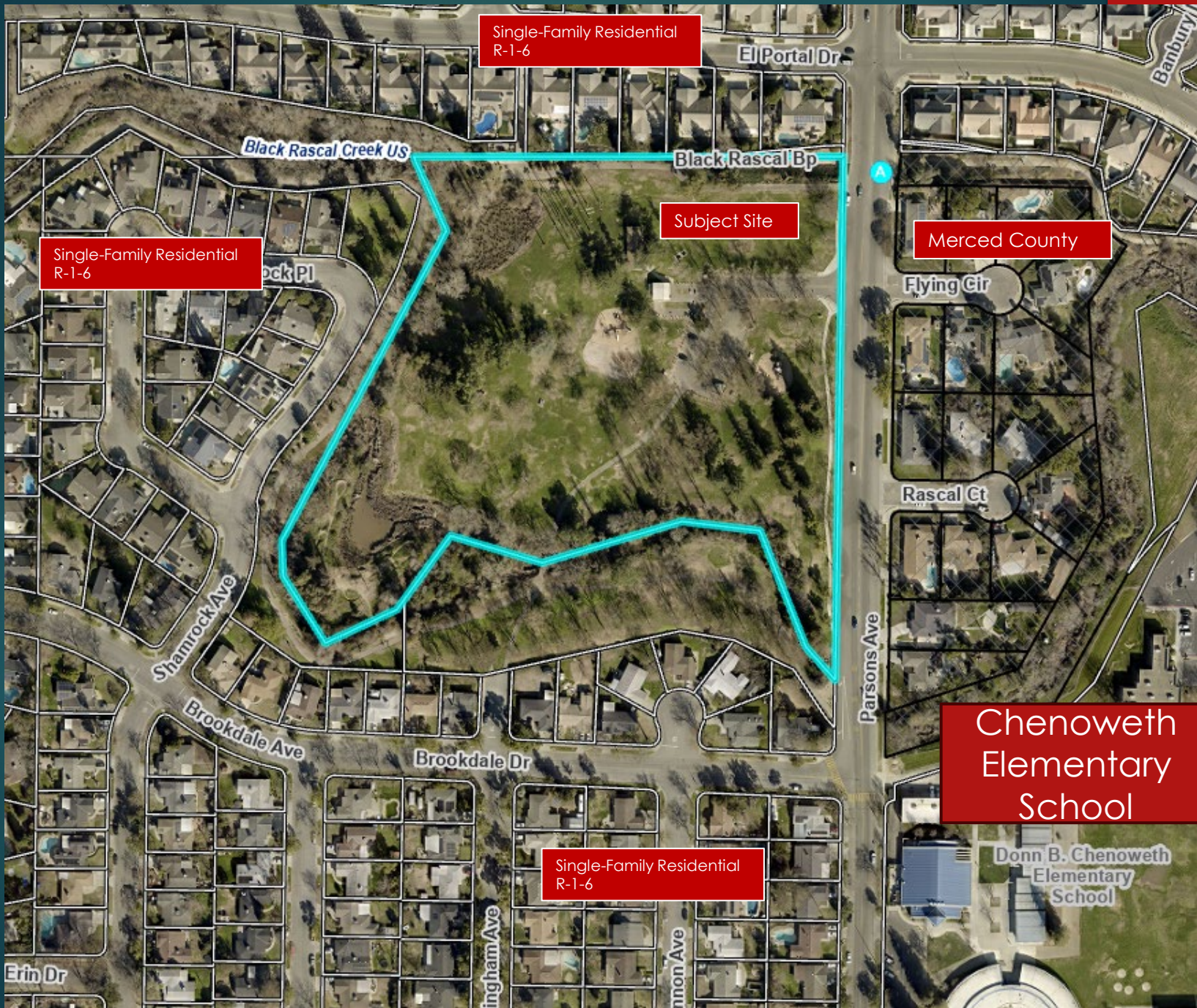
The project complies with the General Plan designation of Open Space and Zoning classification of (R-1-6).

The maximum height of a structure allowed within the R-1-6 Zone is 35-feet. The Municipal Code (MMC 20.58.2) allows a Stealth Wireless Communication Facility and Antenna over 140% of height limit with the approval of a land use permit.

Stealth facilities are intended to blend-in with the surrounding environment. Some examples include wireless towers disguised as trees or flagpoles.

The communication tower would not block any of the scenic corridors identified in the General Plan (Policy OS-1.3.B)





Single-Family Residential  
R-1-6

Single-Family Residential  
R-1-6

Subject Site

Merced County

Chenoweth  
Elementary  
School

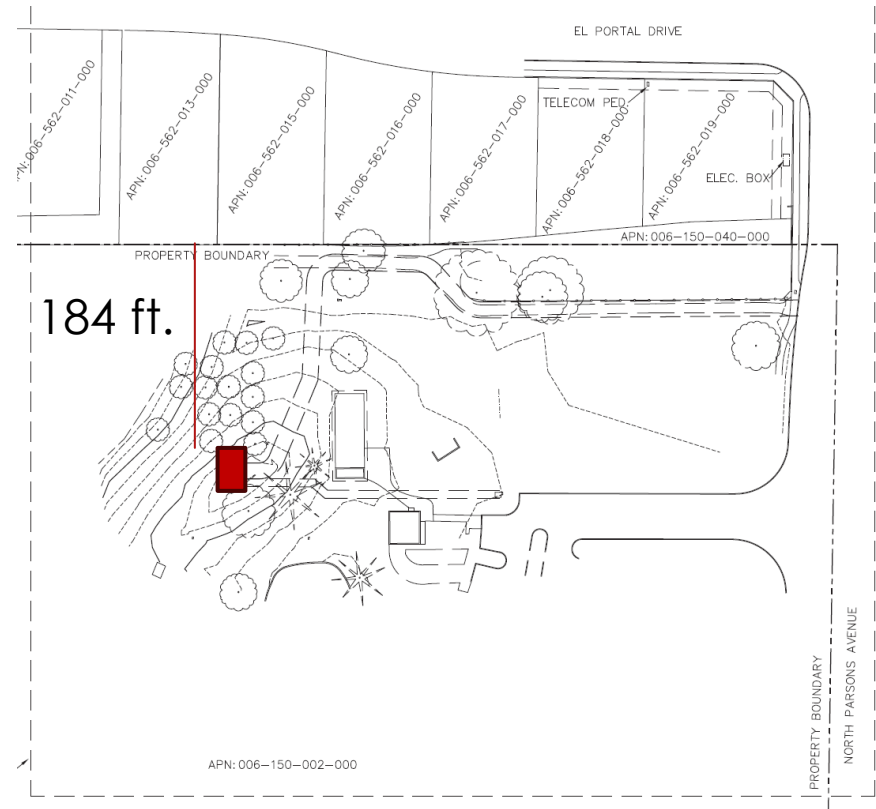
Single-Family Residential  
R-1-6

Donn B. Chenoweth  
Elementary  
School

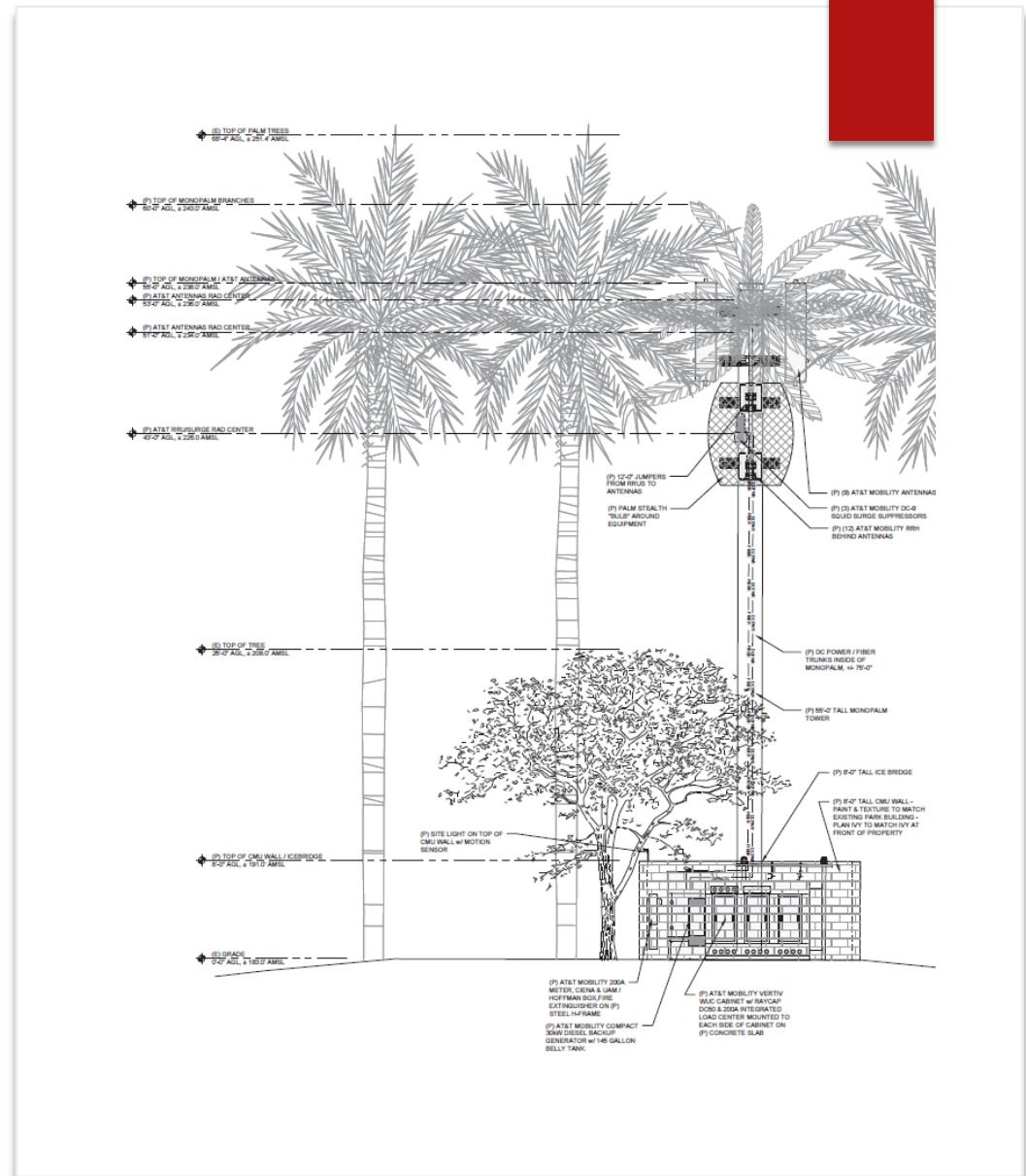


# SITE PLAN

- ▶ Proposed Tower to be located on ground level, on the northeast quadrant of the subject site
- ▶ Tower Equipment to be located inside an 8-foot-tall CMU block wall.
- ▶ 184 ft. setback from properties to the north.



- ▶ Stealth Mono-palm Tower Design
- ▶ Height of structure is 55ft.
- ▶ Mono-palm branches up to 60ft.
- ▶ Antennas shall be painted green to blend in (Condition #13).
- ▶ Ancillary cabinet ground equipment. Will be enclosed by an 8-foot-tall sound-proof fence.







View from Shamrock Place





View from Nottingham Ave.





View from Cascade Creek





View from Parsons Ave.





Proposed AT&T  
Installation

View from Rahilly Park





Views  
from  
adjacent  
properties  
to Rahilly  
Park.



# Conditions

- ▶ **Condition #8** At the time of building permit submittal, the applicant shall provide certification by a Radio Frequency Engineer, stating the RFR measurements and that they meet FCC radio frequency radiation standards.
- ▶ **Condition #9** The applicant shall work with the Merced Regional Airport and comply with all of their requirements for this type of structure and obtain all proper permits. Said requirements may include, but are not limited to, obtaining approval from the Airport Land Use Commission, or showing proof of submitting an FAA Form 7460-1 to the FAA.
- ▶ **Condition #10** The maximum overall height of the “Mono-Pine” stealth facility shall not exceed 55 feet. Antennas mounted to the stealth facility shall not be mounted higher than 60 feet in height.
- ▶ **Condition #13** The color of the Mono-Pine shall match that of a real pine tree. These colors tend to be green (leaves) and brown (bark) and shall be consistently maintained. The antennas and any mounting equipment shall be painted to match the colors of the “tree.”
- ▶ **Condition #21** Any noise generated by the facility from the equipment or the tower shall be kept to a minimum, so as not to cause a nuisance to the neighborhood.

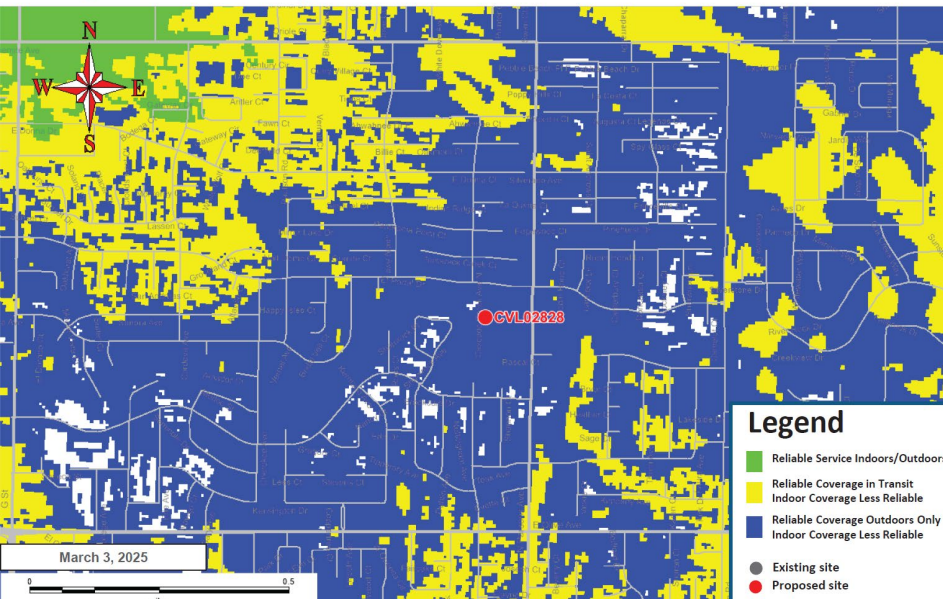


# Mandatory Findings

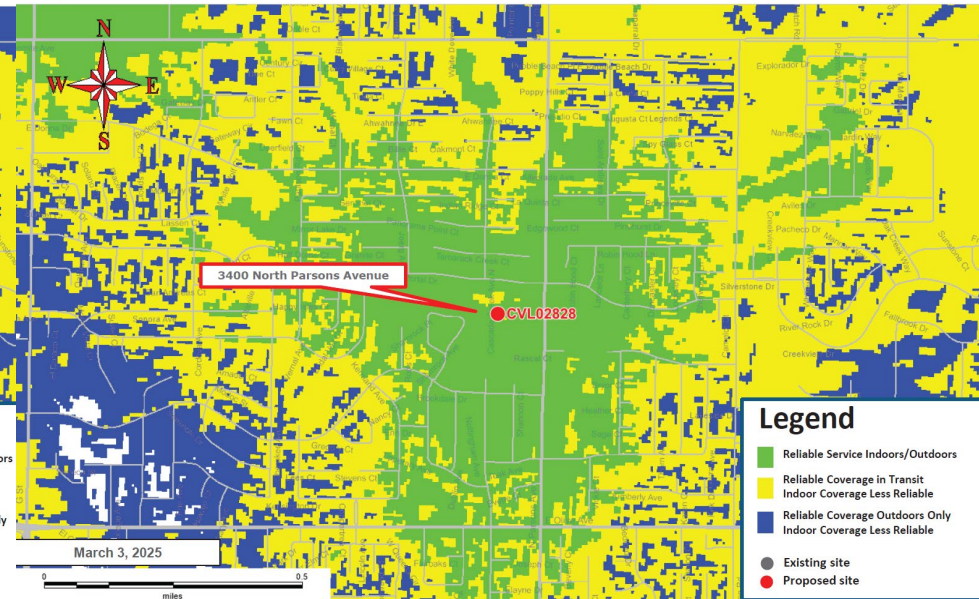
- ▶ Development Standards MMC 20.92.060 (Finding H, Exhibit B)
- ▶ Mandatory Findings for Conditional Use Permit MMC 20.68.020 (Finding J, Exhibit B)
- ▶ Wireless Communication Facilities Findings MCC 20.68 (Finding K, Exhibit B)

# Reason for Request

Existing LTE 700 Coverage



Proposed LTE 700 Coverage – 3400 North Parsons Avenue @ RC = 51 ft

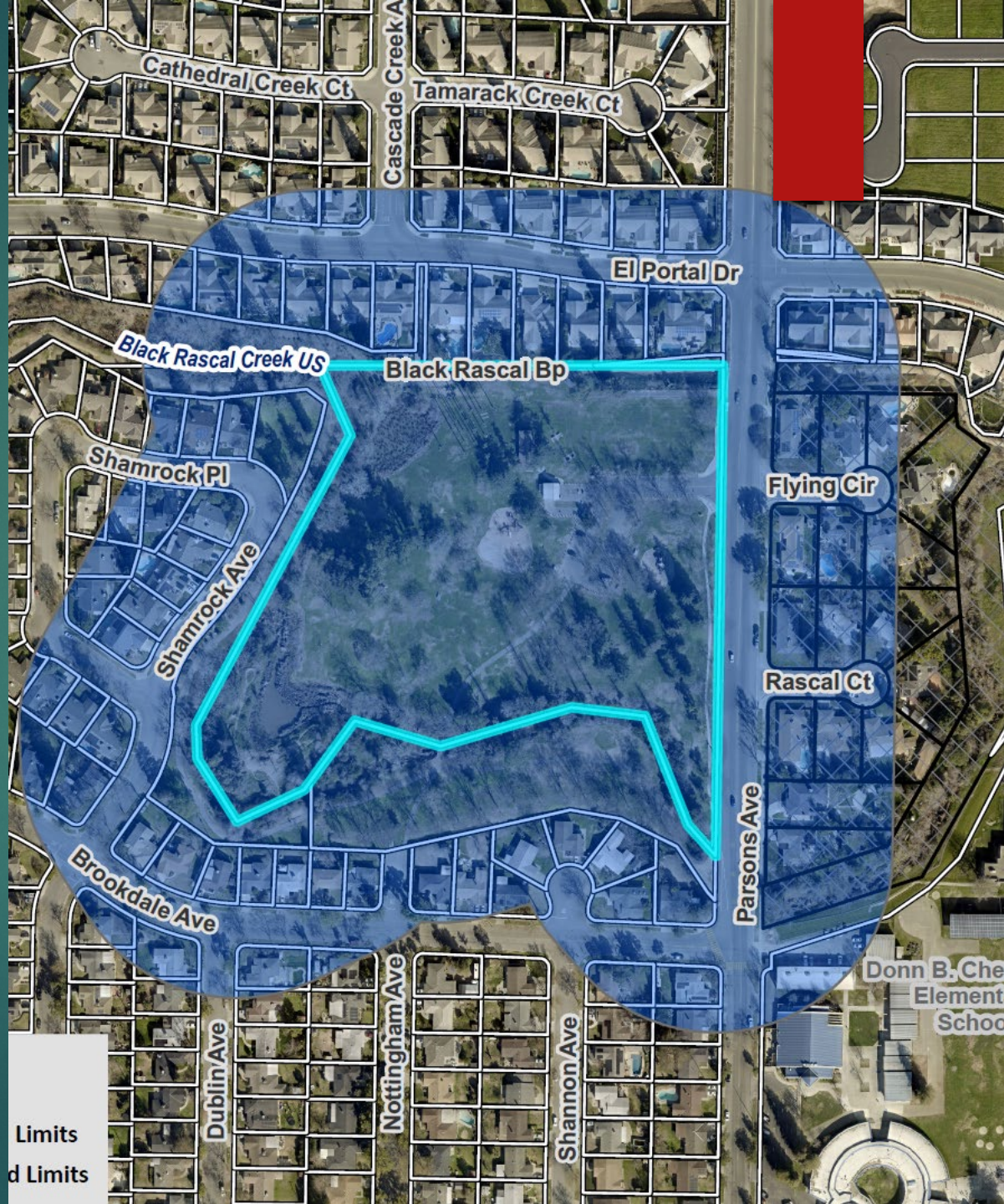


- ▶ The communication tower will be used by AT&T Mobility to improve local LTE coverage for the area and FirstNet (Federal Responder Network Authority).



# Public Hearing Notice

- ▶ Per MMC 20.68.050(E) SPR for interface review required notifying only property owners directly adjacent to the subject site.
- ▶ For the May 7, 2025, public hearing, a notice was mailed out to all property owners within the 300-foot radius.





# Public Comments

- ▶ Site Plan Review – Staff received 3 emails in opposition to the project. At the meeting, there were 5 speakers in opposition to the project.
- ▶ Planning Commission – Staff has not received the project prior to this presentation being prepared.



# Planning Commission Action

- ▶ After the Public Hearing, the Planning Commission may Approve/Disapprove/Modify:
  - ▶ Environmental Review #25-0002
  - ▶ Conditional Use Permit #25-0006