

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT**Planning Commission****STAFF REPORT****Date:** May 23, 2019**FILE:** CUP #12, Map #165-34
S.D.: #2 - Scrivner**TITLE:** Conditional Use Permit Case No. 12, Map No. 165-34**PROPOSAL:** A Conditional Use Permit to allow a 65-foot-tall monopine wireless communication facility with associated equipment shelter (Section 19.12.030.F) in an A (Exclusive Agriculture) District**APPLICANT:** AT&T Mobility by Jerry Ambrose; Eukon Group (PP19183)**PROJECT SIZE:** 800 square feet of a 20.5-acre parcel**LOCATION:** 22757 Creekside Court in the Tehachapi area**GENERAL PLAN DESIGNATION/ZONE CLASSIFICATION:** 8.2 (Resource Reserve, Min. 20 acre parcel size); 8.2/2.7 (Resource Reserve, Min 20 acre parcel size/Liquefaction Risk) 5.7 (5 acres per unit); 5.7/2.7 (5 acres per unit/Liquefaction Risk) (Greater Tehachapi Area Specific & Community Plan)**SURROUNDING LAND USE SURROUNDING LAND USE/ZONING:** North – Residential/A (Exclusive Agriculture); East - Undeveloped/E (5) RS FP (Estate - 5 acres - Residential Suburban Combining - Floodplain Combining); South - Residential/A (Exclusive Agriculture); West - Undeveloped/A (Exclusive Agriculture)**PROJECT ANALYSIS:** Subsequent to setting this proposed Conditional Use Permit for hearing by your Commission, Staff has determined that AT&T is currently processing seven (7) wireless communication facility applications within the same general vicinity of Greater Tehachapi Area, which includes Bear Valley Springs and Cummings Valley. AT&T has retained multiple outside consultants to process these applications, which were not submitted simultaneously as a single package for Staff to evaluate the potential environmental and surrounding impacts in a comprehensive manner.

The concurrent processing of seven (7) cell towers within the Bear Valley Springs and Cummings Valley rural communities represent a cumulative significant and unavoidable impact to aesthetics, wildfire hazards and growth inducement under the California Environmental Quality Act (CEQA). As such, Staff has determined that a Supplemental Environmental Impact Report (SEIR) to the Greater Tehachapi Area Specific & Community Plan EIR (SCH# 2010051064) will be required to continue processing this request.

Based on potential cumulative impacts as discussed above and the need to prepare additional environmental analysis as required by CEQA, it is the recommendation of Staff that your Commission refer this project back to Staff.

PUBLIC INQUIRY OR CORRESPONDENCE: Kern County Public Works, Floodplain Management**CEQA ACTION:** Environmental Review: Categorically Exempt, Section 15303**DEPARTMENT RECOMMENDATION:** Refer Back to Staff

AS:PFS:es

Attachments

Maps

CUP 12, Map No. 165-34

Vicinity Map

AT&T Mobility
by: Jerry Ambrose

- ★ SITE
- == NAMED HWY
- == STATE HWY
- == Arterials
- Township/Range
- - - Sections
- Water Bodies
- City Limits

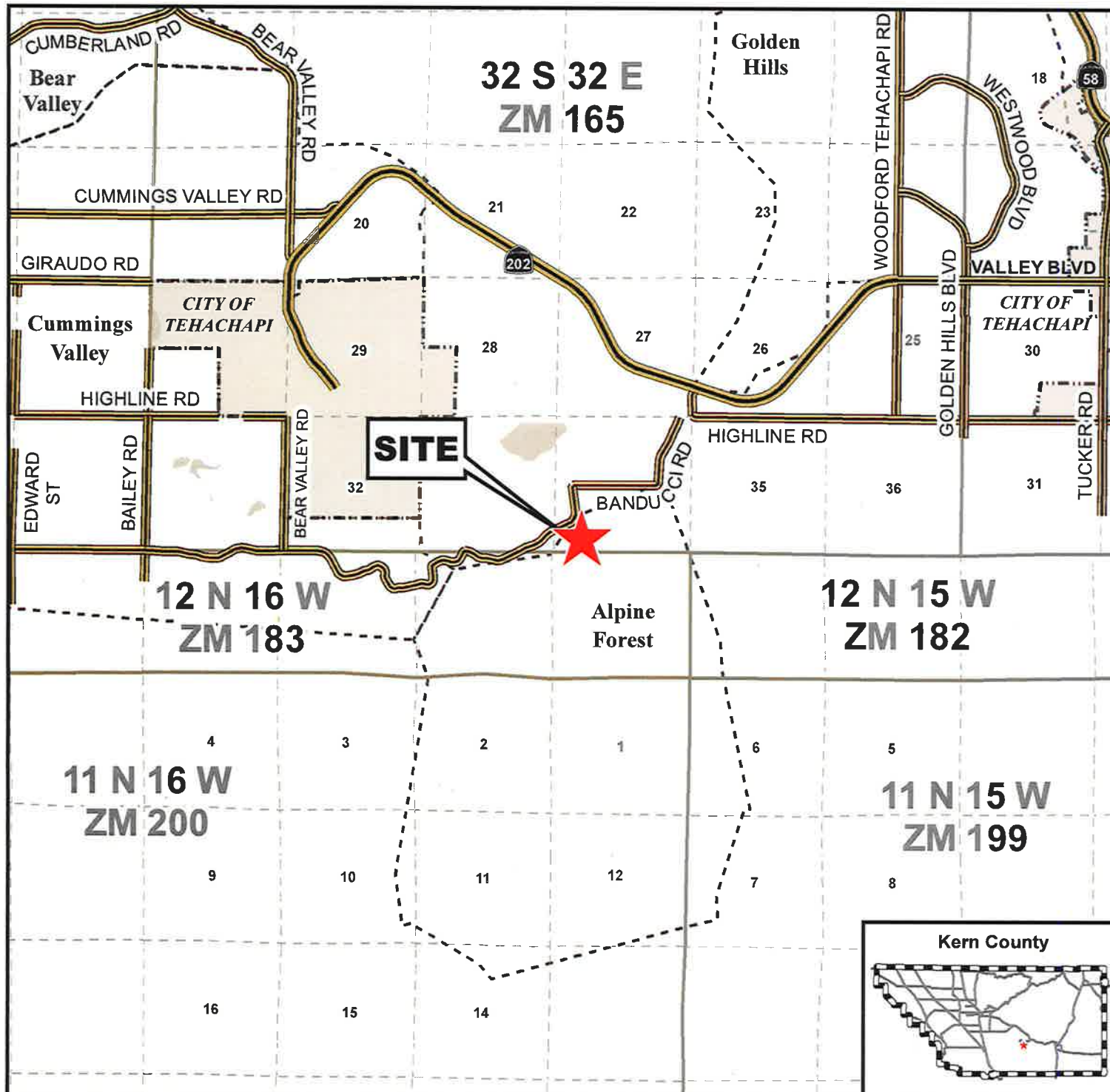
APN: 378-060-02
Sec. 34 - T32S/ R32E

Created on: 4/16/2019

0 2,000 4,000 6,000 8,000 Feet



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CUP 12, Map No. 165-34

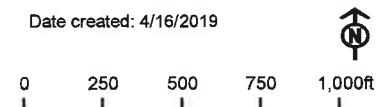
Assessor's Parcelization Map

**AT&T Mobility
by: Jerry Ambrose**

-  Proposed Cell Tower
-  Parent Parcel Boundary
-  Parcel Boundaries
-  ROADS

APN: 378-060-02
Sec. 20 - T32S/ R32E

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