

Exhibit A

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EXHIBIT A

PROJECT DISCUSSION

The Applicant requests approval of a Use Permit to allow development of a wireless communications facility consisting of a 76-foot mono-pole, 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fencing. The only potential issue with the project is possible visual impacts upon the surrounding area, and this potential issue is addressed below.

Setting –

The 107-acre parcel contains the Salinas Golf and Country Club. The area between the golf course and San Juan Grade Road contains single-family residential development; however, the nearest residence is over 1,400 feet from the site of the proposed wireless communications facility. All other surrounding parcels are in agricultural cultivation. Numerous trees of various sizes and heights are located on the golf course, and within and around the perimeter of the residential neighborhood. The trees lining the surrounding golf course fairways vary in height from approximately 20 to 50 feet in height. Access to the leased wireless communications facility would be from San Juan Grade Road via an existing driveway. The proposed site would be constructed immediately adjacent to an existing wireless communications facility operated by a different carrier. The existing site consists of a 70-foot mono-pole, 12 antennas, a 297 square foot equipment shelter within a 420 square foot enclosure, associated equipment, and approximately 82 linear feet of 8-foot wood fencing (Planning Commission Resolution No. 13-039, approved October 30, 2013; RMA-Planning File No. PLN130431/AT&T). The existing 70-foot monopole is camouflaged to resemble a eucalyptus. The question of co-location will be discussed below.

Visual Resources and Design –

The existing AT&T facility, as well as the proposed site, is screened by trees and medium-height vegetation. In addition, the proposed monopole would be camouflaged to resemble a broadleaf tree, which would allow it to blend with the other deciduous trees in the vicinity. The Applicant also proposes to cover all panel antennas and remote radio head (RRH) converter units with “leaf socks” to further camouflage the pole-mounted equipment. All antennas and pole-mounted equipment would also be painted non-reflective flat green, and the monopole would be painted non-reflective flat brown.

According to the applicant, the proposed facility has been designed at its minimum functional height, and needs to be a total of 76 feet above grade for the signal to reach the intended service area. The antennas will be mounted at a 65-foot centerline, and the mono-pole will be 72 feet tall. The additional 4 feet height will allow for a treelike “hat” to sit atop the tower, resembling the top of a real tree. As stated above in Setting, the trees lining the surrounding golf course fairways vary in height from approximately 20 to 50 feet in height. Based on staff’s analysis, the proposed facility would not be visible from San Juan Grade Road, and only the upper 20 feet of the mono-pole would be visible when viewed from the residential neighborhood adjacent to San Juan Grade Road; however, the proposed colors and camouflage would blend visibility of the facility with the other trees in the vicinity. Based on the photo simulations, as well as staff’s previous review of the existing and adjacent AT&T facility, the project would not result in an

adverse visual impact.

Location and Alternative Site Analysis –

According to the applicant, the proposed facility would improve coverage for residential and commercial uses in Bolsa Knolls and along San Juan Grade Road, and would offload capacity from the nearest Verizon facilities in north Salinas and south Prunedale. The applicant states that this area currently suffers from poor signal strength due to a high volume of usage and the distance between existing Verizon sites. The proposed site would improve call quality, signal strength, and connection services. The applicant initially proposed another site located on a commercial property at 340 San Juan Grade Road, approximately 1 mile from the site under consideration. This site would have involved construction of a 55-foot tall faux water tank, or mono-pole with tree camouflage, on a property with a single-story commercial structure. However, after further consideration and discussions with County staff, the Applicant submitted new materials for the proposed site at 475 San Juan Grade Road.

Co-Location –

The proposed Verizon facility has been designed to structurally accommodate additional antennas, and additional ground space is available within the equipment enclosure area for at least one additional carrier. Verizon stated that they contacted AT&T about potential co-location on the existing tower; however, AT&T allegedly informed Verizon that the existing facility was not constructed to accommodate collocation or additional antennas. Verizon also stated that a height extension would be necessary to achieve the required centerline antenna height of 65 feet, yet the existing AT&T tower cannot be extended without compromising its structural integrity. Therefore, Verizon did not pursue collocation on the AT&T tower.

Recommendation –

Staff recommends the Zoning Administrator find the project categorically exempt per Section 15303 of the CEQA Guidelines, and approve a Use Permit to allow the development of a wireless communications facility, based on the findings and evidence and subject to ten (10) conditions of approval.