



# Monterey County Zoning Administrator

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## Agenda Item # 3

Legistar File Number: ZA 16-034

October 13, 2016

Introduced: 10/3/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

### **PLN140648/GABILAN OAKS LLC (VERIZON WIRELESS)**

Public hearing to consider action on a Use Permit to allow the installation of a wireless communications facility.

**Proposed CEQA Action:** Exempt from CEQA per Section 15303 of the CEQA Guidelines.  
475 San Juan Grade Road, Salinas, Greater Salinas Area Plan

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- b. Approve a Use Permit to allow the installation of a wireless communications facility consisting of a 76-foot faux tree-pole, 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood perimeter fence, based on the findings and evidence and subject to ten (10) conditions of approval.

### PROJECT INFORMATION:

**Owner:** Gabilan Oaks LLC

**Applicant:** Verizon Wireless

**Project Location:** 475 San Juan Grade Road (Salinas Golf and Country Club)

**APN:** 113-281-001-000

**Zoning:** Low Density Residential (LDR) and Public/Quasi-Public (PQP)

**Parcel Size:** approximately 107 acres

**Plan Area:** Greater Salinas Area Plan

**Flagged and Staked:** No, but the Applicant submitted photo simulations as requested.

### SUMMARY:

The Applicant requests approval of a Use Permit to allow development of a wireless communications facility. The only potential issue with the project is possible visual impacts upon the surrounding area. Based on the photo simulations submitted by the applicant, as well as previous review of an existing, adjacent wireless site, the project would not result in an adverse visual impact. 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. Staff discussed alternatives with the Applicant, reviewed alternative locations proposed by the Applicant, and concurs with development of the site currently proposed. Therefore, staff recommends approval of this Use Permit, subject to 10 conditions. See **Exhibit A** for a detailed discussion.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Monterey County Regional Fire Protection District

The project was not referred to a Land Use Advisory Committee (LUAC) for review because there is no active LUAC for the Greater Salinas Area.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: John H. Ford, RMA-Services Manager x 5158

Approved by: John Guertin, RMA Deputy Director

Attachments:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan and Elevations

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; John Ford, RMA Services Manager; Complete Wireless Consulting, Inc. (Michelle Ellis), Agent; Gabilan Oaks LLC, Property Owner; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN140648