



Monterey County Zoning Administrator

Agenda Item No. 1

Legistar File Number: ZA 18-066

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PLN180317 - ZAMORA (AT&T WIRELESS)

Public hearing to consider Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree.

Project Location: 76310 Hesperia Road, Bradley (Assessor's Parcel Number 424-051-065-000), South County Area Plan

Proposed CEQA action: Exempt per 15303 of the CEQA Guidelines construction and location of limited numbers of new, small facilities or structures.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a) Find the project in the installation of a new wireless communication facility, which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small structures), and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree, and associated equipment consisting of twelve (12), six foot tall panel antennas, twenty two (22) remote radio units, four (4) DC surge compressors, one (1) microwave dish antenna, and one (1) back-up Diesel Generator with a 900 square foot leased area enclosed by a seven foot high wooden fence.

The attached resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends that the Zoning Administrator adopt the resolution approving PLN180317 subject to nine (9) conditions of approval.

PROJECT INFORMATION:

Agent: Tom Johnson, AT&T Wireless

Property Owner: Gloria J & Jose L Zamora

APN: 424-051-065-000

Parcel Size: 44.7 acres

Zoning: RG/40 (Rural Grazing/40-acre minimum)

Plan Area: South County Area Plan (Non-Coastal Advisory Committee)

Flagged and Staked: No

SUMMARY:

The applicant (Tom Johnson), representing AT&T Wireless, is requesting approval of a Use Permit to construct and operate a wireless communication facility camouflaged as a 120-foot mono pole eucalyptus tree, and associated equipment. The proposed AT&T wireless facility will be located at the northwest boundary of the subject parcel lot Access Parcel Number 424-051-065-000 west of

Hesperia Road and will include a 900-square foot leased area enclosed by a seven foot high wooden fence.

AT&T's objective in locating a wireless communication facility on this site is to provide improved in-building and in-transit wireless coverage. The proposed Facility is necessary to close significant service coverage gap areas roughly bounded along Hesperia Road (**Exhibit E**). The proposed facility will provide coverage to the surrounding residential areas, including the agricultural areas that are present within this zone that currently have no AT&T mobile service.

DISCUSSION

Setting:

The property site currently has an existing single-family residential trailer structure on a 44.7+ acre(s) lot surrounded by grazing fields and open space lands. The project site is located on the northeast corner of the lot adjacent to Hesperia Road. The following table below identifies the land uses immediately surrounding the project site.

The project setting can also be seen in the following chart below for this Project Analysis:

Surrounding Land-Uses

Project Site	Land Use	Zoning	General Plan
North	Single-family unit/Open space	RG-40	Rural Grazing
South	Open space	RG-40	Rural Grazing
East	Single-family/Open space	RG-40	Rural Grazing
West	Single-family unit/Open space	RG-40	Rural Grazing

Once constructed and operational, the proposed facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will only be servicing the facility on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur about once a month during working hours of 8 a.m. to 5 p.m. Monday through Saturday. Beyond this intermittent service, AT&T requires 24-hour access to the proposed facility to ensure that technical support is immediately available in the event of an emergency or natural disaster.

Location and Alternative Site Analysis:

The applicant evaluated an alternative site located at a 2570 Bryson Road, Bradley. Unfortunately, due to the mountainous terrain access and road constraints the proposed site was not physically feasible for the construction of the proposed tower. Therefore, the applicant selected the proposed location at 76310 Hesperia Road recommended by AT&T's Radio Frequency Engineer as the most appropriate site to accommodate their proposed wireless communication facility as described in the applicant's Project Description (**Exhibit D**).

Co-Location

There are no other wireless communication facilities stations at the site or nearby vicinity of the proposed project site. The proposed facility has been designed in a manner that will structurally accommodate additional antennas, and the applicant has submitted a statement to allow co-location in the future (**Exhibit D**).

Visual Resources and Design:

The site is relatively flat and has been historically been used for agricultural purposes. There is no designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. As described, the applicant evaluated the feasibility of locating the proposed facility at nearby existing facilities, but could not provide the necessary coverage for the identified proposed coverage area. Generally, a wireless communications facility is not a use that is inherently compatible with the character of the surrounding rural grazing/ agricultural uses; however, the proposed project is a stealth design that would blend with the surrounding mixture of tall mature oak and eucalyptus trees.

The applicant submitted photo simulations (**Exhibit G**) of the standard monopole design as well as a mono-eucalyptus tree. Both options are attached to the staff report. The basic monopole design is visually obtrusive in comparison to mono-eucalyptus tree disguised blending with the existing rural setting and surrounding areas. As conditioned, the applicant will be required to provide specifications on the mono-eucalyptus to ensure that it is as natural appearing as possible. Where visible, the mono-eucalyptus would appear in character with the surrounding mature trees and would not be easily recognizable as a wireless communications facility.

As indicated on the Applicant's Project Information (**Exhibit D**); the project is proposing the development of a 120-foot tall wireless communication facility camouflaged mono pole eucalyptus tree. The proposed project complies with the Monterey County General Plan, Rural Grazing Ordinance (RG-40), Wireless Facilities Design Guidelines (Findings), and other development standards and design guidelines.

Radio Frequency

The applicant has submitted a Radio Frequency compliance report prepared by EBI Consulting Engineers on June 15, 2018 (**Exhibit F**). The report finds that the facility will comply with the Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy, including the installation of all proper required (FCC) signage and/or barriers. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the (FCC).

CEQA EXEMPTION

The project is exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act Guidelines. The project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2. The project involves the installation to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree. Therefore, the proposed development is consistent with the parameters of this exemption. The technical reports prepared for the project do not identify any potential significant or cumulative impacts, and no evidence of significant adverse environmental effects was identified during staff review of the development application.

RECOMMENDATION



Staff recommends the Zoning Administrator approve the project. This recommendation is supported by the findings and evidence provided and conditions of approval in (**Exhibit C**).

OTHER AGENCY INVOLVEMENT:

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

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

The proposed project was not referred to a Land Use Advisory Committee because there is no Land Use Advisory Committee for the South County Area.

Prepared by: Kenny Taylor, Associate Planner, x5096 
Reviewed by: Brandon Swanson, RMA Planning Services Manager 
Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet
Exhibit B - Vicinity Map
Exhibit C - Draft Resolution including:

- Draft Conditions of Approval
- Project Plans

Exhibit D - Project Description/Coverage Justification
Exhibit E - Site Coverage Map
Exhibit F - Radio Frequency Compliance Report
Exhibit G - Photo Simulations

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager, Att&t Wireless, Agent; Tom Johnson, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180317