



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 26-028

March 26, 2026

Introduced: 3/20/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)

Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.

Project Location: 330 Boronda Road, Salinas, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Combined Development Permit consisting of a: 1) Use Permit to allow the construction of a wireless communication facility consisting of a 71 foot monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta

Property Owner: CAMPOS ROBERTO & MARIA M (AT&T)

APN: 261-081-022-000

Parcel Size: 21,954 square feet

Zoning: Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR".

Plan Area: Greater Salinas Area Plan

Flagged and Staked: N/A

Project Planner: Jordan Evans-Pollockow, Assistant Planner

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SUMMARY/DISCUSSION

The subject property is located at 330 Boronda Road, Salinas, within the Greater Salinas Area Plan. The applicant (AT&T) proposes the installation of a small cell wireless telecommunication facility (WCF). This project does not include an increase in wastewater generation or installation, upgrade, or

repairs to any onsite wastewater treatment system components. This project was duly noticed and scheduled before the Monterey County Zoning Administrator on March 26th, 2026. As discussed below, the proposed development will not cause a significant adverse visual impact.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Salinas Area Plan (GSAP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 21).

Site Location and Analysis

The development is proposed to be located 330 Boronda Road. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The subject property is zoned Medium Density Residential, 4 acres a unit, with Limited Agricultural District and Urban Reserve Zoning District overlays, or "MDR/4-A-UR". Accordingly, Title 21, section 21.12.050.U allows for WCF's subject to a Use Permit in each case. Title 21 section 21.64.310 provides regulations for the siting, design and construction of a WCF. Staff analyzed the proposed development for the best siting and location. The WCF is sited in the back of the property, more than 100 feet from Boronda Road as illustrated in the attached plans. The subject property is accessed through an existing easement for road purposes traversing over the adjacent parcel. The application proposes non-exclusive access and utility easements as part of this application to ensure accessibility to the proposed WCF.

The applicant reviewed potential alternative sites (Exhibit F) within the vicinity and have reached out to property owners for these locations. Each of these sites did not provide an option for AT&T to install a WCF. The proposed development would allow AT&T to provide maximum coverage to the surrounding neighborhoods, as well as serving FirstNet for city and county first responders. The Applicant provided Service Coverage Maps illustrate this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit F). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Greater Salinas.

Co-Location

Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF within the vicinity that could be used for co-location and meet the coverage objectives identified in the plan provided. Several other sites were inquired upon by the applicant within the surrounding area, but the owners either neglected to respond or turned down the leasing of the land for the WCF development proposal. The WCF includes the installation an 71-foot Monopine tower which includes antenna mounting, 9 panel antennas, and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The proposed WCF would utilize a nature design and colors as the surrounding trees within the area, which are tall wooden dark brown with dark green foliage. The development is surrounded by existing vegetation and structures, and as designed would blend with the surrounding environment. The nature-based design and colors of the Monopine WCF blend with the surrounding environment and match existing nearby trees, with all proposed antennas and tower mounted appurtenances to be covered with leaf socks. Consistent with the Greater Salinas Area Plan Policy GS-3.2, the design of the Monopine WCF mimicking a tree, plant-like materials are proposed to be used to integrate the man-made environment with the natural environment and to screen or soften any potential of visual impact. The Monopine design was selected by the applicant over other designs including an unscreened monopole and lattice tower in order to decrease the overall visual impact to the area for the least amount of silhouette within this mixed-use area of residential, commercial, and agricultural uses. Staff found that the proposed development blends with the surrounding area and does not have any impact to any public views.

Although the WCF exceeds the maximum height allowed for MDR zoning district, Title 21 section 21.62.030 allows for towers, poles, water tanks and similar structures may be erected to a greater height than the limit established by the zoning district subject to a Use Permit. As proposed, the project would be consistent with design and visual resource policies of the GSAP and Title 21.

Radio Frequency

The applicant has submitted a report prepared by EBI Consultants (Exhibit D), evaluating the proposed facility. The RFE report (LIB260005) finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. 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.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is not within a known or potential archaeological resource area. An Archaeological Report (LIB260004) was conducted on the parcel and concluded the site did not have any potential significant archaeological resources and no evidence of significant historical resources. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a wireless telecommunication facility. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no

cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Services District
- California Coastal Commission

Prepared by: Jordan Evans-Polockow, Assistant Planner

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A- Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Radio Frequency Report

Exhibit C - Vicinity Map

Exhibit D - Coverage Map

Exhibit E - Photo Simulations

Exhibit F - Alternative Site Analysis

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Roberto & Maria M. Campos, Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN250310