



Administrative Permit

Legistar File Number: AP 24-030

June 26, 2024

Introduced: 6/17/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230034 - SINGLETON PROPERTIES LLC

Consider an Amendment to a previously approved Combined Development Permit (PC92216) to allow the removal of two existing 24 foot tall wooden wireless communication towers with associated equipment and construction of a new 23 foot tall metal tower for future location of a wireless communication facility.

Project Location: 67602 Hwy 198, San Lucas

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and there are no exceptions to the exemption per Section 15300.2 of the CEQA Guidelines; and
- b. Approve a Minor and Trivial Amendment to previously approved Combined Development Permit (PC92216, Resolution No. 93-039) to allow the removal of two existing 24 foot tall wooden wireless communication towers with associated equipment and construction of a new 23 foot tall metal tower for future location of a wireless communication facility.

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

PROJECT INFORMATION:

Agent: Richard Hofman, Derna Group

Property Owner: Singleton Properties LLC

APN: 247-012-007-000

Parcel Size: 1317.97 acres

Zoning: Permanent Grazing, 40 acres minimum and Farmland 40 acres minimum or "PG/40 and F/40"

Plan Area: South County Area Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Minor and Trivial Amendment to a previously approved permit (PC92216) subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and

subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 26, 2024, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 25, 2024. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

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
CalFire

Prepared by: Christina Vu, Assistant Planner, x5139

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Photo Simulations

Exhibit C - Planning Commission Resolution 93-039

Exhibit D - Vicinity Map

cc: Front Counter Copy; CalFire; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Ginette Quenga, AICP, Principal Planner; Singleton Properties LLC, Property Owners; Richard Hofman, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN230034.