



County of Monterey

Item No.6

Administrative Permit

Legistar File Number: AP 26-006

January 07, 2026

Introduced: 12/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150141-AMD1 - ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS (T-MOBILE)

Administrative hearing to consider an Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment..

Project Location: 16041 Castroville Boulevard, Castroville.

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Minor & Trivial Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the installation of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Sarah Wilson

Property Owner: Frank Cerny Elsberry & Joyce Fuller Elsberry TRS

APN: 131-131-002-000

Parcel Size: 10 acres

Zoning: Rural Density Residential with a density of 5 acres per unit in the Coastal Zone or "RDR/5(CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked:

Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of a Minor and Tivial Amendment 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 January 7, 2026, 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, January 6, 2026. 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 Board of Supervisors.

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
North County Fire Protection Distrcit

Prepared by: Jade Mason, 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, Floor Plans & Elevations

Exhibit B - Vicinity Map

Exhibit C - Radio Frequency Report

Exhibit D - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Frank Cerny Elsberry & Joyce Fuller Elsberry TRS, Property Owners; Sarah Wilson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN150141-AMD1