



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-070

November 13, 2025

Introduced: 11/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)

Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.

Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953

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) Coastal Development Permit and Design Approval for the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Eric Lentz

Property Owner: Cypress Point Club (AT&T MOBILITY)

APN: 008-271-006-000

Parcel Size: 33 acres

Zoning: Open Space Recreation with Design Control and Historic Resources overlays in the Coastal Zone or "OR-D-HR(CZ)"

Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)

Flagged and Staked: No

Project Planner: Joseph Alameda. Associate Planner

Alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The property is located at 3150 17 Mile Drive, Pebble Beach (APN 008-271-006-000), within Del Monte Forest Land Use Plan, Coastal Zone. The Applicant (AT&T Mobility) proposes the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components. No ground disturbance would occur as the project proposes to utilize existing electrical conduits.

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 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Location and Analysis. Photographic simulations and site analysis confirm that the proposed wireless communication facility (WCF) would not substantially alter the visual impact when viewed from 17 Mile Drive nearby scenic viewpoints. The WCF would be entirely contained within the existing structure, and the faux chimney extension will match the existing, consistent with DMF LUP Policy 48.

Co-Location: Although no existing WCFs met the coverage objectives for co-location, the project utilizes the same location as existing infrastructure, minimizing new infrastructure and visual clutter. Title 20 section 20.64.310 encourages co-location, and Condition No. 7 has been added to support future co-location by other carriers. Additionally, the proposed 6-foot height increase of the faux chimney is allowable under Title 20 section 20.62.030.A and is justified here due to the limited visual change and compliance with siting and design standards.

Design and Visual Resources. DMF LUP Figure 3 identifies this subject area to be within the 17-Mile drive public viewshed and near a designated vista point. DMF LUP Policy 48 indicates that new development within visually prominent settings, as illustrated on the Del Monte Forest Visual Resources Map (Figure 3), shall be sited and designed in such a manner that will not take away the scenic value of the area. The proposed WCF would be entirely contained within the existing structure and the antenna extension will be entirely contained within faux chimney, which will match the existing faux chimney. Additionally, the existing structure is surrounded by screening vegetation. Pursuant to Title 20 section 20.64.310.H.1, wireless communication facilities should not be sited to create visual clutter or negatively affect specific views. The proposed development would be installed within an existing structure and will match the existing colors and materials. Although there would be an increase in height (6 feet), it is still subordinate to the surrounding environment, similar to the existing height of the adjacent vegetation, and entirely contained within a faux chimney cover made of white fiber-reinforced polymer to match the existing. Therefore, as proposed and designed, the project is consistent with the design control regulations and is subordinate to the surrounding environment.

The proposed development is consistent with the DMF LUP Policies 123 and 137 as the project would not block significant public views towards the ocean and would not adversely impact the public

viewshed or scenic character in the project vicinity. The design and siting of the proposed wooden WCF does not significantly increase the height of the existing faux chimney and would not significantly increase the visual impacts over the existing baseline. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the DMF LUP.

Radio Frequency. The applicant has submitted a Radio Frequency Emissions Compliance Report prepared by Waterford Consultants, evaluating the proposed WCF (**Exhibit D**). The report 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. According to Monterey County Geographic Information System (GIS) records identifies the subject property is identified as being within a high archaeological sensitivity area and within a potentially known archaeological resource area. The Archaeological report prepared for the subject property concluded that while the subject property does contain positive archaeological resources, the project would not involve any ground disturbance and therefore would have no impact on cultural resources. The potential for inadvertent impacts to cultural resources is limited and would be controlled by use of the County's standard 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 construction of small facilities or new structures. The project involves construction of a small WCF on an existing structure within 750 feet of a known archaeological resource. 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. Views from the 17-Mile Drive scenic corridor and designated vista points near the proposed development would not be significantly impacted.

LUAC:

The proposed project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 5th, 2025. The LUAC voted unanimously to recommend approval of the project.

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

Prepared by: Joseph Alameda, Associate Planner, x7079
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Plans

Exhibit B - Vicinity Map

Exhibit C - Historical Report

Exhibit D - Radio Frequency Study

Exhibit E - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Cypress Point Club, Property Owner; Eric Lentz, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File PLN240224.