



Monterey County Zoning Administrator

Agenda Item No. 1

Legistar File Number: ZA 18-033

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PLN170734 - EPISCOPAL DIOCESE OF EL CAMINO REAL

(Precision Site Development DBA Sprint)

Public hearing to consider the installation of a wireless communications facility consisting of a 50-foot high monopole with eight (8) antennas, all associated transmission cables; outdoor cabinets, and fenced perimeter.

Proposed Location: 65000 Jolon Road, Lockwood

Proposed CEQA Action: Categorically Exempt per section 15303 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find 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;
- b. Approve a Use Permit to allow the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

Staff recommends approval subject to fourteen (14) conditions.

PROJECT INFORMATION:

Owner: Episcopal Diocese of El Camino Real

APN: 215-011-003-000

Agent: Precision Site Development d/b/a Sprint

Zoning: Public/Quasi-Public (PQP)

Plan Area: South County Area Plan

Flagged and Staked: Photo-simulations Provided

SUMMARY:

The applicant requests approval of a Use Permit to allow development of a wireless communications facility (WCF) on a 1.13 acre parcel in the Public/Quasi-Public Zoning designation. A church and affiliated building currently exists on the site. The applicant submitted visual simulations showing the 50' monopole from the surrounding areas. The proposed monopole will be visible from neighboring properties and Jolon Road but, not visible from Highway 101. The monopole design is appropriate with the rural nature of the surrounding area.

DISCUSSION:

Setting:

The proposed site is in a rural area in southern Monterey County, approximately 10 miles west of Highway 101 situated off Jolon Road (public county road). The parcels bordering this section of the highway are zoned Permanent Grazing and Farmland. Surrounding areas include farming related structures and residential homes. The subject 1.13 acre parcel, has two permanent buildings on the southern side of the parcel, both are part of the Saint Luke Episcopal Church. The church has been designated as a historic structure. However, the proposed monopole and associated equipment will be approximately 150'-200' northwest of the existing buildings. Additionally, the site has been previously developed with other modern structures that remove any concern about historical context of the parcel. Access to the leased WCF would be through a gravel 12-foot wide non-exclusive easement that will run through the parcel.

Visual Resources and Design:

The subject site is not in a designated Visually Sensitive area. From Jolon Road, the existing view is of utility poles and buildings. There are no tall trees in the immediate surrounding area; however, there are sparse clusters of oak trees.

The applicant submitted photo simulations (Exhibit F) of the standard monopole design, the basic monopole design is visible, but better blends with existing utility poles in the surrounding areas. The proposed facility has been designed at its minimal functional height and needs to be a total of 50 feet to reach its intended service area. The proposed monopole shall be painted brown to blend with the existing natural landscape, which will help filter its presence from the existing historic property. (Condition No. 13).

Tree Assessment:

A Tree Resource Assessment was prepared by Frank Ono, Certified Arborist, dated December 18, 2017 (Exhibit G) was submitted. Although no tree removal is being proposed, there are 10 Blue Oaks (ranging 6"-36" diameter) close to the proximity of the proposed project. Due to the necessity of the construction of the concrete pad to accommodate the monopole and appurtenance equipment; the oaks would require some trimming and protection from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials (Condition No. 12).

Location, Alternative Site Analysis, & Co-Location:

Since there is currently no Sprint WCF in this region (Exhibit C), the proposed facility will allow coverage surrounding the Jolon area, within an approximately 3 mile radius. The proposed site location will help provide coverage between Fort Hunter Liggett Military Base and Martinus Corner/Lockwood along Mission Rd. and Jolon Rd., as well as coverage from Jolon to the north along Jolon Road towards Hwy 101.

There are two (2) privately owned parcels in the location where Sprint is trying to place a site, and both are owned by the Episcopal Diocese of El Camino Real. They have parcel number 215-011-003-000 which is where the proposed site is located, and parcel number 201-021-003-000. The church would only allow Sprint to locate on the one parcel as proposed. The surrounding parcels are owned by the US Government. However, the US Government is not open to

any new towers on this land, which is why this site is selected.

AT&T is the only provider with a wireless communications facility in the vicinity for cell phone coverage as detailed in the applicant submitted Alternative Site Analysis (Exhibit D). According to the applicant, existing nearby AT&T site was considered for co-location but, was deemed unsuitable since the height of the pole is only 15' and the pole diameter is 3". The exposed, highly visible location near to the public road was not considered appropriate. The new proposed site will have capacity for co-location. The location was selected as the best option to minimize visual impacts while achieving Sprint's coverage objectives for the area.

Radio Frequency

The applicant has submitted a statement that the proposed facility was evaluated by David C. Cotton, Registered Professional Engineer (Exhibit E). The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) standards for limiting public exposure to radio frequency energy. The highest calculated level in publicly accessible areas is much less than the FCC standards allow for exposures of unlimited duration.

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
- State Responsibility Area

The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission.

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 Adopted Budget for RMA-Planning.

Prepared by: Son Pham-Gallardo, Assistant Planner 
Reviewed by: Brandon Swanson, RMA Planning Services Manager 
Approved by: John M. Dugan, 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 Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan and Elevations

Exhibit C Coverage Maps

Exhibit D Alternative Sites Analysis

Exhibit E Radio Frequency Study

Exhibit F Photo Simulations

Exhibit G Forest Management Plan

Exhibit H Vicinity Map

cc: Front Counter Copy; Brandon Swanson, RMA Planning Services Manager; Episcopal Diocese of El Camino Real, Property Owner, Precision Site Development d/b/a Sprint c/o Complete Wireless Consulting Attn: Jeremy Jordan (Applicant/Agent); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170734.