



Monterey County Zoning Administrator

Agenda Item No. 1

Legistar File Number: ZA 19-080

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Current Status: Agenda Ready

Matter Type: ZA

PLN180500 - PEBBLE BEACH COMPANY (VERIZON WIRELESS)

Public hearing to consider the installation of a wireless communication facility (34-foot high faux chimney) and development within 750 feet of known archaeological resources.

Project Location: 1576 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider an Addendum together with a previously-approved Mitigated Negative Declaration (SCH#1999101085) pursuant to Section 15164 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Consider an Addendum together with a previously-approved Mitigated Negative Declaration (SCH#1999101085), per CEQA Guidelines Section 15164; and
- b. Approve a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow installation of a wireless communications facility (34-foot high faux chimney attached to the Beach and Tennis Club), and 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

Staff recommends approval subject to 10 conditions.

PROJECT INFORMATION:

Owner: Pebble Beach Company

Applicant/Agent: On Air LLC, consulting on behalf of Verizon Wireless

APNs: 008-411-019-000 and 008-411-020-000

Zoning: Visitor-Serving Commercial, with a Design Control Overlay (Coastal Zone)
[VSC-D (CZ)]

Project Site Size: approximately 2.34 acres

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: The Applicant submitted photo simulations as requested by staff.

SUMMARY:

The Applicant (Verizon Wireless) proposes to develop a wireless communications facility consisting of a roof-mounted pole contained within a 34-foot high faux chimney including three (3) 6-foot panel antennas, six (6) radio units, and surge suppressor; and a 193 square foot ground equipment area with two (2) equipment cabinets and a 20KW diesel generator on a 92 gallon fuel tank. The property owner (Pebble Beach Company) submitted a letter to the County identifying that they had discussed and reviewed alternatives with the applicant and concur with the design and development as proposed.

The project area is a portion of a larger legal lot of record and is under common ownership with the Pebble Beach Company Lodge facilities. The existing structural development at the site is comprised of approximately 20,250 square feet of club facilities. The property has also been extensively landscaped and developed with parking, pathways, swimming pool, retaining walls, and a pier. The nearest private residence is over 250 feet from the proposed site.

The proposed wireless facility complies with the applicable standards for development contained in the Del Monte Forest Land Use Plan and the coastal zoning ordinance (Title 20). The facility will be mounted on the roof of the existing beach club. The pole and antennas will not be visible because they will be contained within an enclosure constructed to look like a chimney. The wireless facility will provide additional coverage for Verizon customers in the area without creating visual clutter or degrading the visual integrity of the site and surrounding vicinity. The equipment enclosure and generator will be located between an existing structure and hedge, and would not be visible to the general public. Construction of the equipment enclosure and generator pad could potentially impact archaeological resources. Conditions have been carried forward to require an archaeological monitor on site during all earth disturbing activities.

DISCUSSION:

Visual Resources and Design

The project includes development near the 17-Mile Drive public viewshed and a designated vista point, as shown on Figure 3, Visual Resources, of the Del Monte Forest Land Use Plan (LUP). In accordance with applicable LUP policies and the Monterey County Zoning Ordinance (Title 20), the project must not block significant public views or adversely impact public views or scenic character. Based on the proposed siting of the wireless communications facility, including the equipment cabinets, the development proposal would not be visible from 17-Mile Drive nor interfere with visual access along 17-Mile Drive or to the ocean (see the photo simulations at **Exhibit F**). Although the project site would be visible from the Stillwater Cove vista point identified on LUP Figure 3 (i.e., the pier and beach), the proposed faux-chimney would be constructed to match and blend into the existing structure. The ground equipment area would not be visible from any common public viewing areas.

The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, will not block significant public views toward the ocean, and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed faux-chimney does not significantly increase the bulk and mass of the existing structure if viewed from Stillwater Cove, 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 Del Monte Forest Land Use Plan.

Location Analysis

According to the Applicant, this area of Pebble Beach currently has poor coverage, and the proposed facility would provide clear and consistent mobile service in the area in and around the Pebble Beach golf course. See **Exhibit E** for the Existing and Proposed Coverage Maps which provide a visual representation of this lack of coverage. The proposed site would also aid the surrounding sites with call volume and call hand-off, and would improve call quality, signal strength, and wireless connection services throughout the area.

Co-Location

As proposed and designed, the wireless communications facility would conform to the height limit of 35 feet for the applicable zoning district and would not structurally accommodate additional carriers antennas. However, Condition No. 7 encourages future co-location by other wireless carriers. Based on County records, and the Applicant's planned coverage area, there are no other wireless sites within the vicinity that would accommodate co-location of this wireless facility.

Cultural Resources

The project site is in an area identified in County records as having a high archaeological sensitivity and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources. Previous archaeological reports (LIB130237, prepared by Archaeological Consulting on November 19, 1985; LIB180402, prepared by Archaeological Consulting on September 12, 1993; a letter update prepared by Archaeological Consulting on July 22, 1999; and LIB180403, prepared by Archaeological Consulting on January 28, 2002) were prepared and/or submitted for a project to remodel and construct additions to the Beach and Tennis Club facility (RMA-Planning File No. PLN990305).

These reports concluded that potential impacts to archaeological resources could be significant and recommended on-site monitoring during all ground disturbing activities. The potential archaeological impacts were addressed in a Mitigated Negative Declaration prepared for the Beach and Tennis Club facility project (RMA-Planning File No. PLN990305). Mitigations were applied to that project (Condition No. 10 under RMA-Planning File No. PLN990305) to require an archaeological monitor on site during all earth disturbing activities. This same requirement would apply to the current proposal, and the County will require the applicant to have an archaeological monitor on site during all earth disturbing activities (e.g.; clearing and grading the area for the equipment cabinets, and excavating trenches for utility connections) (Condition No. 10). The archaeological monitor will have the authority to stop work if resources are discovered during clearing and excavation for the equipment pad and utility trenching. The archaeologist would assess any resources and work with the County to ensure proper handling, treatment, testing, and disposition of resources.

ENVIRONMENTAL REVIEW:

The County prepared, circulated, considered, and adopted a Mitigated Negative Declaration (MND) (**Exhibit H**) for a Combined Development Permit (RMA-Planning File No. PLN990305) the County approved on January 25, 2000, for a project to remodel and construct additions to the existing Beach and Tennis Club facility. The MND concluded that the project as designed and mitigated had reduced potential impacts to a less than significant level. The current proposal does not alter the analysis or conclusions reached by this MND. The proposed wireless communications facility does not raise any new potential significant impacts that were not previously analyzed and/or mitigated under the permit and MND approved in 2000. Minimal grading and excavation will be required for the ground equipment area, as well as installation of utility connections within the existing roadbed of Cypress Drive. An Addendum (**Exhibit G**) has been prepared for RMA-Planning File No. PLN180500 to reflect the minor change in the project description which will now include a new wireless communication facility with minimal land disturbance to construct an equipment enclosure and utility trenching. The Addendum concludes that none of the conditions described in Section 15162 of the



CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, there are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous MND was adopted. No unresolved issues remain and the project, as proposed, is consistent with applicable policies regarding hazards and protection of environmental resources.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

RMA-Public Works
RMA-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District (Fire Protection District)

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on January 3, 2019, voted 6 to 0 to support the project as proposed.

Prepared by: Joe Sidor, Associate Planner, x5262 
Reviewed by: Craig Spencer, Interim RMA Services Manager 
Approved by: John M. Dugan, FAICP, RMA Deputy Director for Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A	Draft Resolution, including:
	<ul style="list-style-type: none">• Recommended Conditions• Site Plan and Elevations
Exhibit B	Del Monte Forest LUAC (1/3/19)
Exhibit C	Vicinity Map
Exhibit D	Existing Verizon Locations
Exhibit E	Existing and Proposed Coverage Maps
Exhibit F	Photo Simulations
Exhibit G	Addendum
Exhibit H	Mitigated Negative Declaration

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Craig Spencer, Interim RMA Services Manager; On Air LLC (Christopher Fowler), Agent; Pebble Beach Company (Cheryl Burrell), Property Owner; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN180500