

Agenda #1



Huckleberry Hill Tower Retrofit Project PLN180035 / 18CP00119

4039 Sunset Lane, Pebble Beach

Monterey County Planning Commission

Wednesday, May 9, 2018

Project Overview

- ❑ Retrofit existing 80-foot County radio communications tower
 - Compliance with revised structural industry standard (TIA-222)
 - Reinforce bottom half of tower
- ❑ Consolidation of antenna systems
 - Reduction in antennas to use tower space more efficiently
 - Enhanced cable management to reduce weight
- ❑ Aesthetic upgrade
 - Tower to be painted to blend with surrounding environment
- ❑ Construction
 - Duration of project: 12 weeks
 - OSHA compliant work site

Project Overview

❑ Tower Users:

■ Public Safety

- Monterey County (Sheriff and emergency medical services)
- Local and regional police and fire

■ Essential Utilities Agencies

- California American Water (Cal-AM)
- Pacific Gas & Electric (PG&E)

■ Essential Transportation Agencies

- Monterey-Salinas Transit (MST)

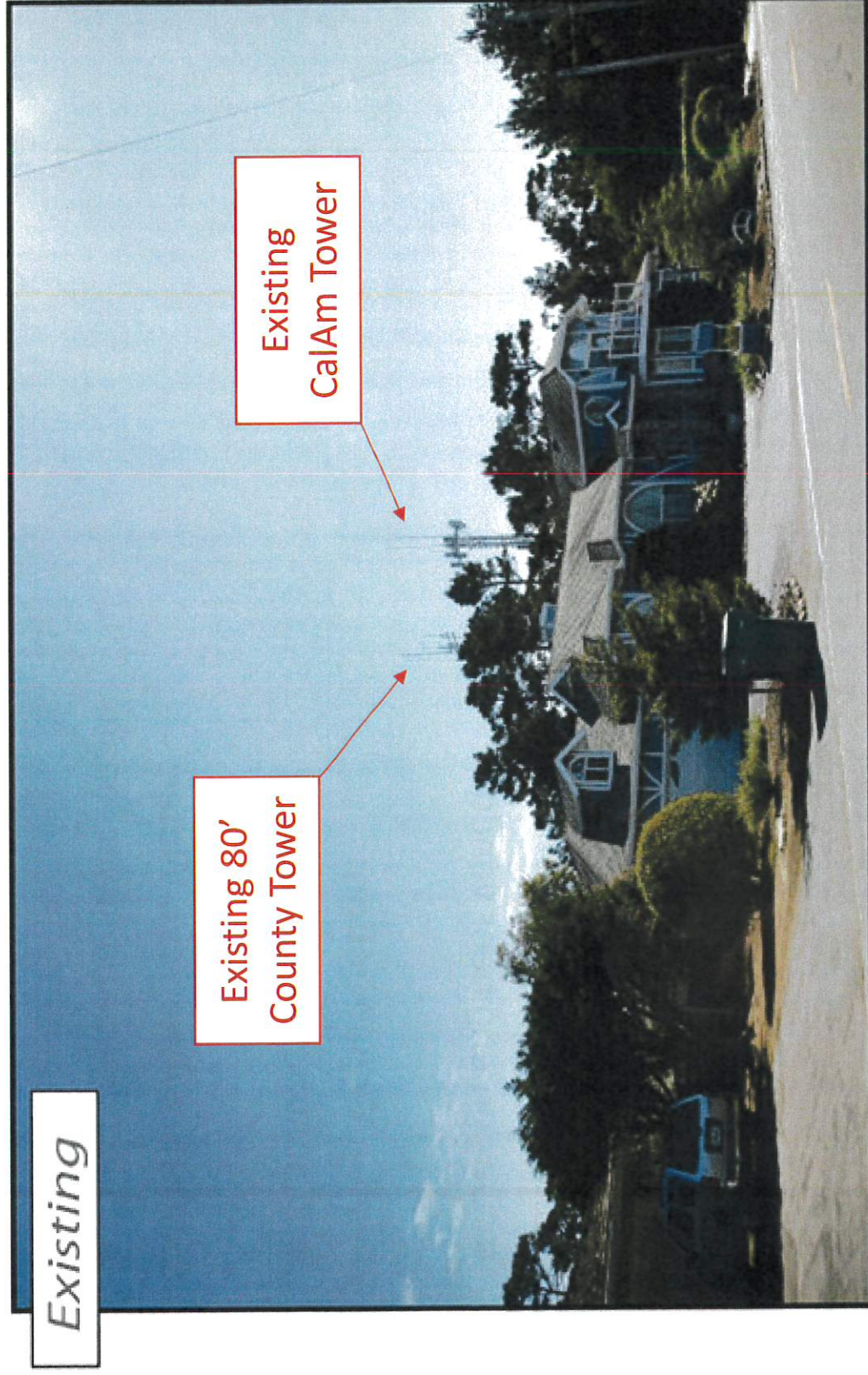
Key Benefits

- ❑ Reducing visual obstructions by eliminating seven (7) antennas
- ❑ Improving aesthetics by painting the tower to blend with the environment
- ❑ Improving tower performance by proactively maintaining compliance with revised structural standards
- ❑ Continuing to provide reliable public safety communications servicing the Monterey Peninsula, Pebble Beach and Carmel communities
- ❑ Continuing to provide reliable utility and transportation communications services for the benefit of the surrounding communities

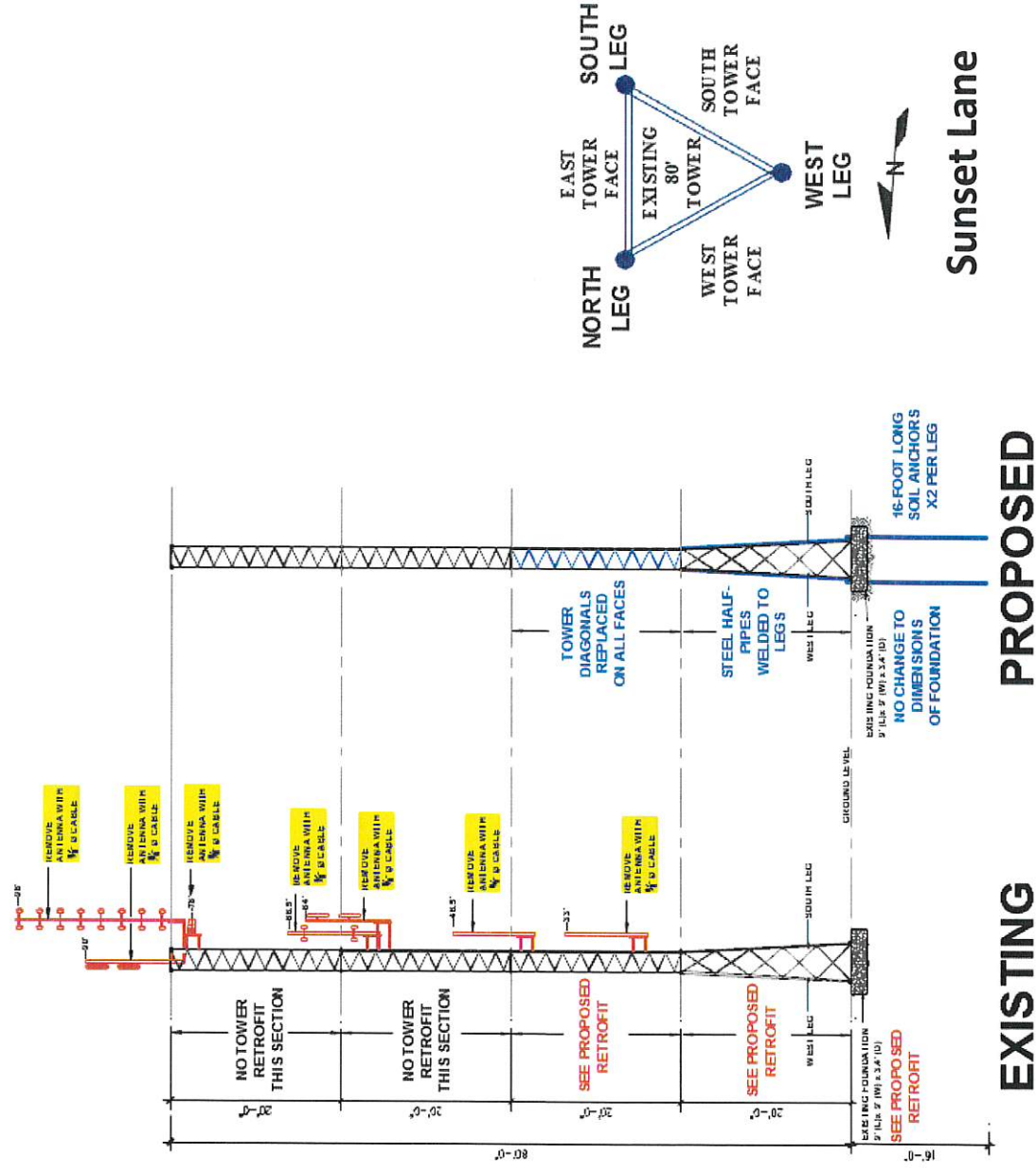
Project Participants

- ❑ **County of Monterey Dept of Information Technology:**
 - Project sponsor; Operations and maintenance team
- ❑ **Black & Veatch:**
 - Design engineer vendor
- ❑ **Newton Construction:**
 - Construction contractor
- ❑ **California American Water:**
 - Site owner and tower tenant
- ❑ **Tower Users**
 - Public Safety, utilities and transportation services

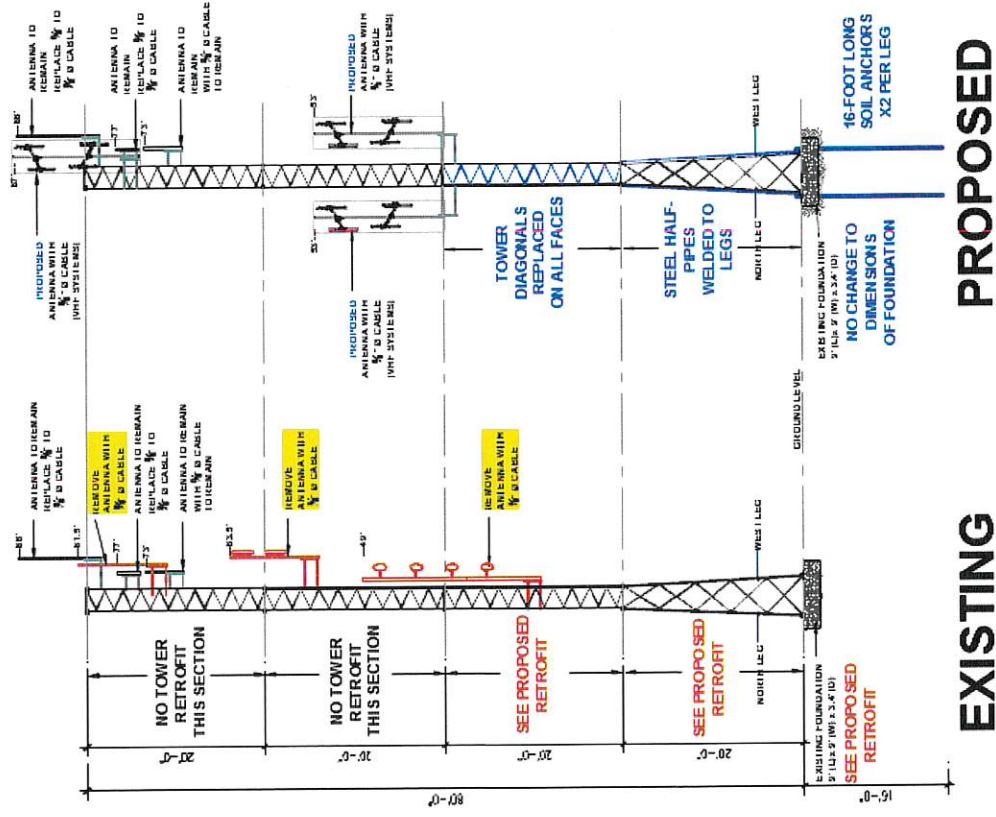
Existing Sunset Lane View



South Tower Elevations



West Tower Elevations

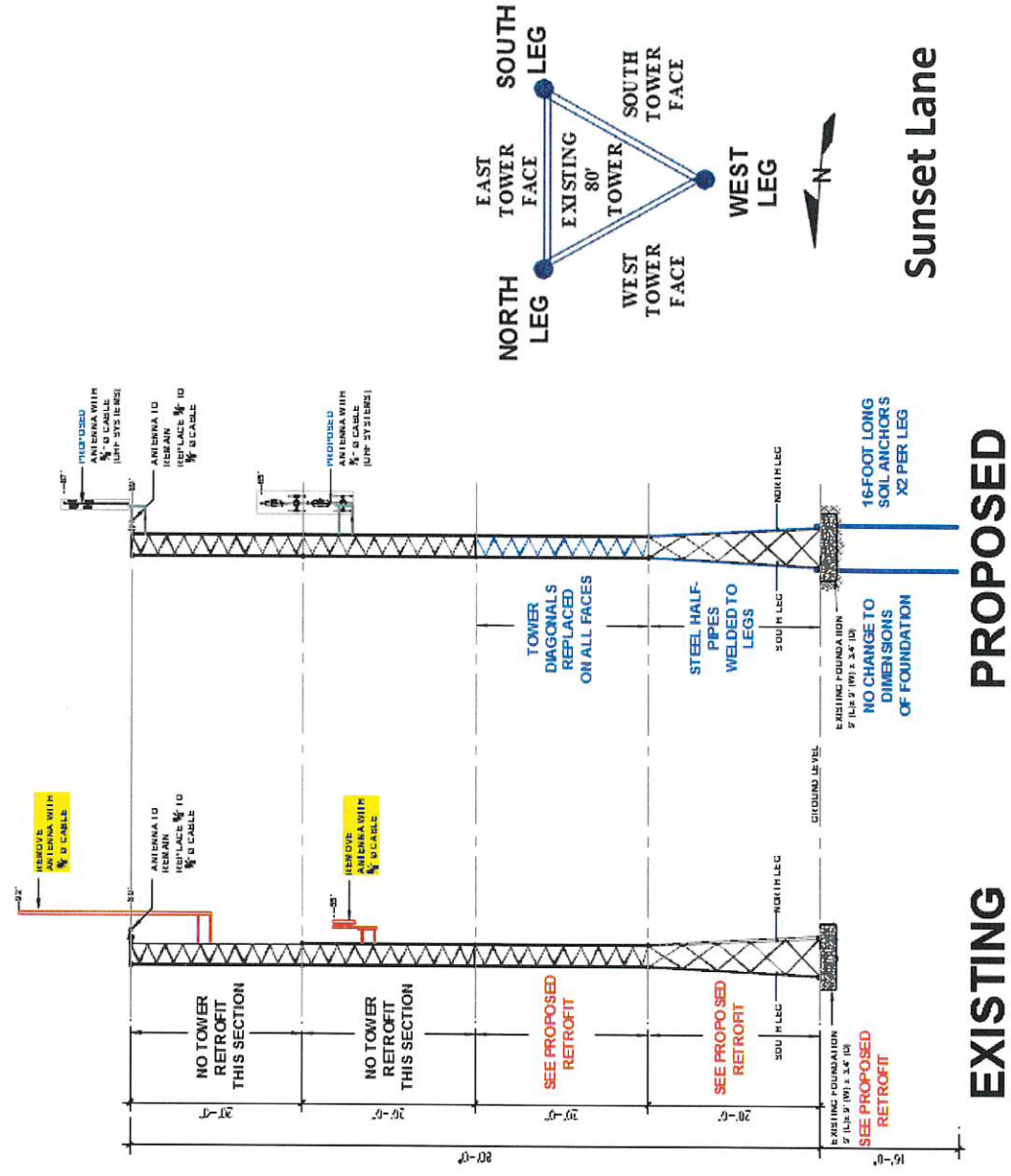


PROPOSED

EXISTING

Sunset Lane

East Tower Elevations



Summary of Reductions in Visual Obstructions

Net Tower Steel Surface Area Change (40' - 80' no retrofits)	No change
Net Tower Steel Retrofit Surface Area Change (20' - 40')	+ 6.948 sq.ft.
Net Tower Steel Retrofit Surface Area Change (0' - 20')	+ 2.500 sq.ft.
Net Antenna Surface Area Change	- 50.980 sq.ft.
Net Cable Surface Area Change	- 39.007 sq.ft.
Total Net Surface Area Change (Tower Steel Retrofits, Antennas, and Cables)	- 80.539 sq.ft.

Key Take Aways

- ❑ No change in tower structure height (80')
- ❑ Reduced antenna quantity, size and height
 - Number of existing antennas reduced from sixteen (16) to nine (9)
 - New antennas will be smaller reducing overall appearance
 - Reduced highest antenna height by 11'
- ❑ Reduced overall RF power through more efficient antenna design while maintaining FCC compliance
- ❑ Reduced cabling quantity and size
 - Net reduction of cables from 16 to 9
 - Cabling diameters reduced from 7/8" to 1/2"
- ❑ Tower to be painted to blend with surrounding environment

Questions

HEARING SUBMITTAL

Project No./Agenda No. PLN180035/1

Date Received: 5/4/18

Submitted by: Staff/Email

Distribution to/Date: PC 5/8/18

Date of Hearing: 5/9/18

MINUTES

Del Monte Forest Land Use Advisory Committee

Thursday, May 3, 2018

1. Meeting called to order by Leitzke at 3:00 pm
2. **Roll Call**
Members Present: Lietzke, Verbanec, VanRoekel, Bruno, Getreu, Stock
Members Absent: Caneer
3. **Approval of Minutes:**
A. March 15, 2018 and April 5, 2018 minutes
Motion: VanRoekel (LUAC Member's Name)
Second: Bruno (LUAC Member's Name)
Ayes: all present (6)
Noes: none
Absent: Caneer (1)
Abstain: none
4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.
none
5. **Scheduled Item(s)**
see below
6. **Other Items:**
A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects
none
B) Announcements
none
7. Meeting Adjourned: 3:30 pm
Minutes taken by: Verbanec



Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: May 8, 2018

1. **Project Name:** MAC LEAN-CLAIR PARTNERS ET AL
File Number: PLN171024
Project Location: 3326 17 Mile Drive, Pebble Beach
Assesor's Parcle No. 008-423-042-000
Project Planner: Jamie Scott Guthrie, Associate Planner
Area Plan: Del Monte Forest Land Use Plan, Coastal Zone
Project Description: Coastal Development Permit and Design Approval to allow development within 750 feet of a known positive archaeological site including construction of a 259 square foot lower level addition and 259 square foot addition to main level.
Recommendation to: Zoning Administrator

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Jun Suliano, IDG

Was a County Staff/Representative present at meeting? Yes – Craig Smith, Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			



LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
none		

ADDITIONAL LUAC COMMENTS

none

RECOMMENDATION:Motion by VanRoekel (LUAC Member's Name)Second by Bruno (LUAC Member's Name)☒ Support Project as proposed☐ Support Project with changes☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: all present (6)NOES: noneABSENT: Caneer (1)ABSTAIN: none

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: May 8, 2018

2. **Project Name:** CALIFORNIA-AMERICAN WATER CO (COUNTY OF MONTEREY INFORMATION TECHNOLOGY)
- File Number:** PLN180035
- Project Location:** 4039 Sunset Lane, Pebble Beach
- Assesor's Parcle No.** 008-111-017-000
- Project Planner:** Craig Spencer, Planner
- Area Plan:** Del Monte Forest Land Use Plan, Coastal Zone.
- Project Description:** Design Approval to allow structural reinforcement of an existing 80 foot tall 3 leg self-supporting tower and replacement of 16 tower-mounted antenna's with 9 antenna's in substantially the same location. Proposed structural changes include placement of soil anchors, replacement of diagonal members and tower leg supports, and construction of an ice bridge attaching the bottom of the tower to the existing antenna equipment shelter at the site.
- Recommendation to:** Planning Commission

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Steve ? , County project rep

Was a County Staff/Representative present at meeting? Yes – Craig Smith, Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Ron Hempel	X		EM energy exposure is hazardous per European standards Potential exists for additional antennas/increased exposure in future

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
none		RECEIVED MAY 04 2018 MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION

ADDITIONAL LUAC COMMENTS

Current project seems to avoid issues raised with project of a few years ago

Stated: no increase in height, reduced visual footprint, no increase in power consumption or EM field strength

RECOMMENDATION:

Motion by VanRoekel (LUAC Member's Name)

Second by Getreu (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: all present (6)

NOES: none

ABSENT: Caneer (1)

ABSTAIN: none

