



**Monterey County**  
**Zoning Administrator**  
**Agenda Item No. 1**  
**Legistar File Number: ZA 19-105**

Board of Supervisors  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

May 30, 2019

**Introduced:** 5/21/2019

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Zoning Administrator

**PLN180362 - EATON (AT&T MOBILITY)**

Public hearing to consider the construction of a 100-foot tall wireless communication facility and installation of support equipment.

**Project Location:** 37501 Tassajara Road, Carmel Valley (Assessor's Parcel Number 418-293-006-000, Cachagua Area Plan.

**Proposed CEQA action:** Exempt per Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

**RECOMMENDATION:**

It is recommended that the Zoning Administrator remove this item from the Zoning Administrator hearing agenda.

**PROJECT INFORMATION:**

**Agent:** Tom Johnson, TSJ Consulting Inc (AT&T Mobility)

**Property Owner:** Robert W. Eaton

**APN:** 418-293-006-000

**Parcel Size:** 41.21 acres

**Zoning:** RC//40 (Resource Conservation, 40-acre minimum); RC/40-D (Resource Conservation, 40 acre-minimum with a Design Control overlay.

**Plan Area:** Cachagua Area Plan

**Flagged and Staked:** No

**SUMMARY:**

An application was submitted by Tom Johnson (Applicant) for the construction of a 100-foot tall, wireless communication facility (monopole) and support equipment. The property is located at 37501 Tassajara Road, Carmel Valley site and is approximately 42 acres.

The matter was scheduled for consideration before the Zoning Administrator at the May 30, 2019 public hearing, however, during the course of review and preparation for the public hearing, staff identified the potential for the proposed monopole to constitute "ridgeline development." Additional time is needed to conduct a more detailed visual analysis, including erection of a visual marker (s) for the purpose of determining whether the monopole would meet the definition of "ridgeline development" and if so, to determine if the project would result in a substantial adverse visual impact. If the project is determined to be "ridgeline development" this matter would be scheduled for Planning Commission consideration rather than Zoning Administrator consideration. New notices of future hearings on this matter will be required in any case. Therefore, staff is requesting that the Zoning Administrator remove this item from the agenda pending further review.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA-Environmental Services (complete/no conditions)

RMA-Public Works (complete/no conditions)

RMA-Environmental Health Bureau (complete/no conditions)

Cachagua Fire Protection District (complete/no conditions)

The Cachagua Land Use Advisory Committee (LUAC) will review the project application at their May 22, 2019 meeting.

Prepared by: S. Ted Lopez, Associate Planner, x5198

Reviewed by: Craig Spencer, Interim RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director Land Use and Community  
Development

cc: Front Counter Copy; Zoning Administrator; Craig Spencer, Interim Services Manager; S. Ted Lopez, Associate Planner; Tom Johnson, Agent; Robert W. Eaton, Property Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180362.