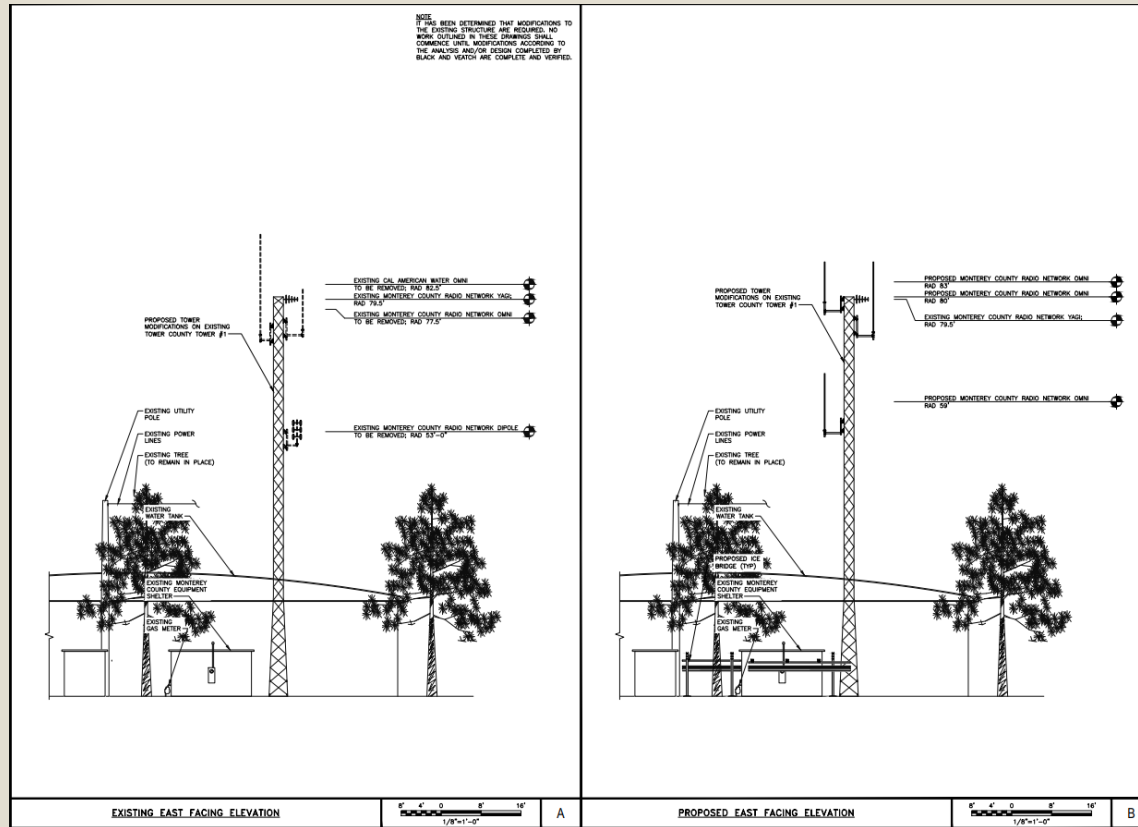


Cal-Am/Monterey County IT PLN180035



Board of Supervisors
July 15, 2018

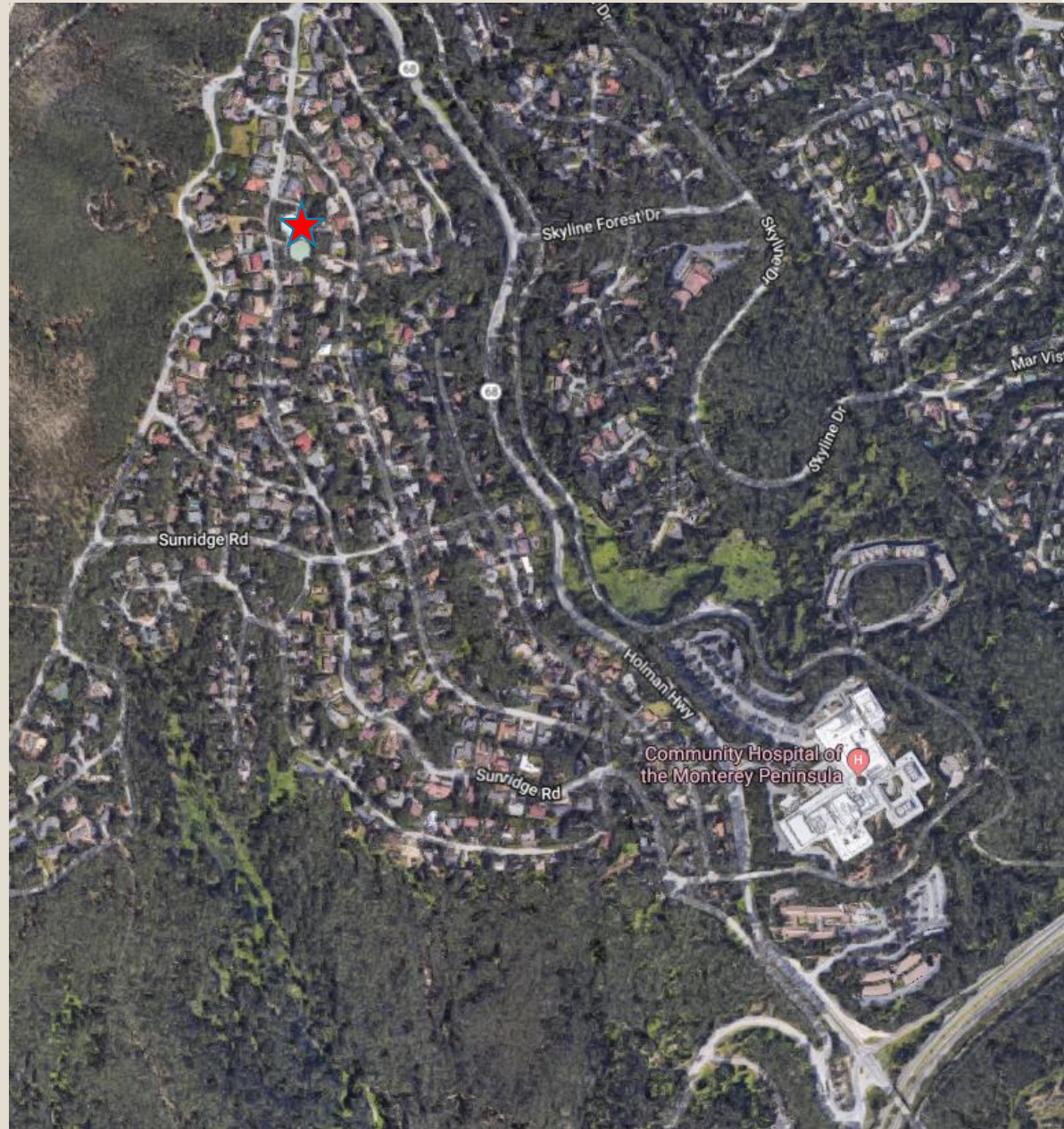
- Project Location:

4039 Sunset Lane,
Pebble Beach

- Zoning:

MDR/4-D (CZ)

Del Monte Forest
LUP Area



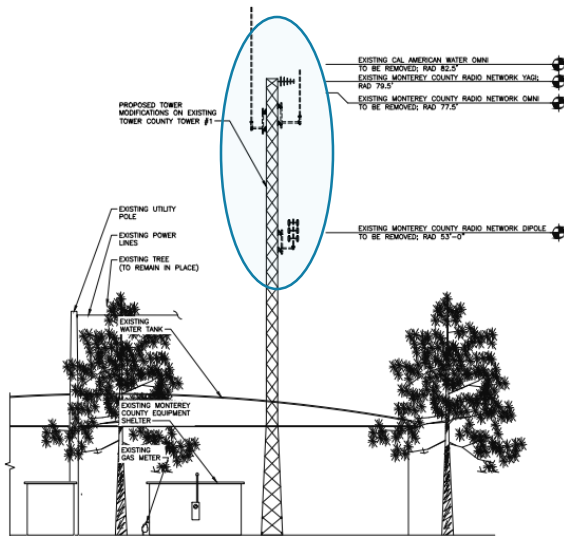
Proposed project

- Cal-Am is the property owner
- County Information Technology leases a portion of the site from Cal-Am
 - 80 foot tall tower supporting public communications systems
 - Sheriff, Fire, MST, and others
 - Related equipment shelter and accessories
- Design Approval to:
 - Replace 16 structure mounted antennas with 9
 - Structurally reinforce tower
 - New ice bridge to support cables
 - Paint tower flat brown color

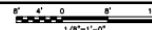
Plans and modifications

Existing tower elevation

NOTE
IT HAS BEEN DETERMINED THAT MODIFICATIONS TO THE EXISTING STRUCTURE ARE REQUIRED. NO WORK OUTLINED IN THESE DRAWINGS SHALL COMMENCE UNTIL MODIFICATIONS ACCORDING TO THE ANALYSIS AND/OR DESIGN COMPLETED BY BLACK AND VEATCH ARE COMPLETE AND VERIFIED.

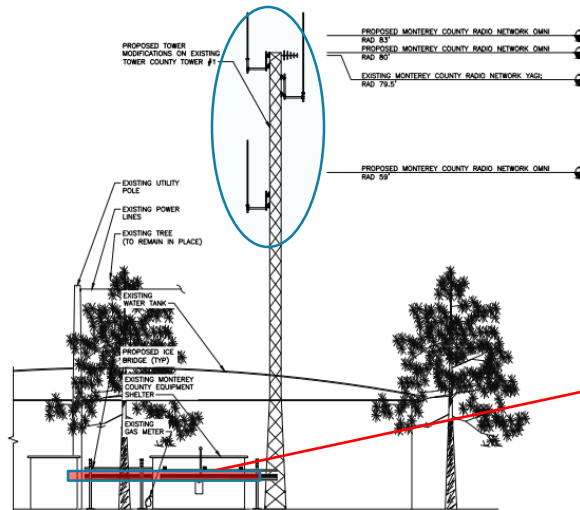


EXISTING EAST FACING ELEVATION

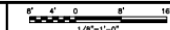


A

Proposed tower elevation

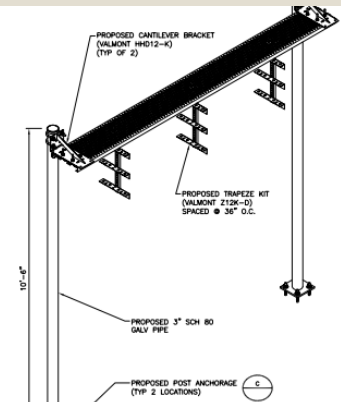


PROPOSED EAST FACING ELEVATION



B

Ice Bridge



12" ICE BRIDGE DETAIL

E



View of Existing Towers



View of tower from El Bosque Dr.



County IT tower
View from Sunset Ln

Other tower on Cal-Am property – Not part of this project

Project Review

- Minor alterations to an existing wireless communication facility
 - Exempt from a Coastal Development Permit – 20.70.120.B
 - Co-located antennae on existing tower
 - Decrease number and size of antennas
 - No change in height or location of existing tower
 - Ice bridge
 - 10 feet above ground
 - Screened from view by vegetation
 - Cables already exist – minimal change
- Design Approval
 - Notice of intent to consider DA provided by Chief of Planning
 - Request for Public Hearing received

Del Monte Forest LUAC and Planning Commission

- Not Required pursuant to Board adopted guidelines
- Referred to LUAC following request for hearing
 - Voted 6-0 to recommend approval
 - Public comment
 - Concerned with potential exposure to radiation
 - No change from existing conditions
 - Well under FCC limits
- Request for hearing on Design Approval referred to PC
 - Appellant not present at hearing
 - PC unanimously approved project as proposed
- Appeal of PC approval filed

Appeal

- Jameson Halpern on behalf of Huckleberry Hill Neighborhood Association
 - Object to approval of project
 - Hearing not fair
 - Consistency with laws, policies, and regulations
 - Visual Impacts/Analysis
 - Compatibility with residential setting
 - Coverage maps and airport advisory committee review
 - Past Practice – Fake tree design
 - Staking and Flagging criteria

Staff Response/Analysis

- Adequate notice has been provided
 - Four public notices:
 - Design Approval, LUAC, PC, and Board
- Past Practice and Consistency
 - Tower already exists – Not a new tower
 - No current plans to add more antennas
 - Not related to the NGEN project
- Staking and Flagging not required in this case
 - Existing antennas and tower provide visual representation already
- Airport Land Use Advisory Committee
 - More than 3 miles from airport, no change in height or location
- Compatible Land Use
 - Wireless communication facilities are permitted in all zoning districts
 - Radio frequencies will not change and are under FCC exposure limits

Visual – Figure 3 DMFLUP

Not visible from:

- Point Lobos (hatched)
- 17 mile drive (green);
- Designated viewing areas (red icon); or
- Highway 68

Views from private roads
and residences are not
protected

Project to consolidate size
and number of antennas
and paint tower brown –
reduction in visual clutter



Figure 3

Recommendation

- Find the project categorically exempt from CEQA pursuant to Section 15301
- Adopt a resolution
 - Denying the appeal of the Planning Commission decision; and
 - Approving a Design Approval to allow antenna replacement, structural reinforcement, and ice-bridge