



Legislation Details (With Board Report)

File #: PC 19-031 **Name:** PLN180544 - Church (AT&T Mobility)
Type: Planning Item **Status:** Agenda Ready
File created: 5/1/2019 **In control:** County of Monterey Planning Commission
On agenda: 5/8/2019 **Final action:**
Title: PLN180544/CHURCH (AT&T MOBILITY)
Public hearing to consider amending an existing Use Permit (PC-7890) to install new wireless communication equipment and increase the height of an existing monopole (aka "Crown Castle") facility by 10 feet.
Project Location: 17114 Cachagua Road, Carmel Valley, Cachagua Area Plan.
Proposed CEQA Action: Consider an addendum together with the adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Project Data Sheet, 3. Exhibit B - Draft Resolution, 4. Exhibit C - Vicinity Map, 5. Exhibit D - Project Description Report, 6. Exhibit E - Radio Frequency Compliance Report, 7. Exhibit F - Zoning Propagation Map, 8. Exhibit G - Visual-Simulation, 9. Exhibit H - Addendum to Negative Declaration, 10. Exhibit I - Resolution No. 92-005, 11. Exhibit J - Negative Declaration - GTE Mobilnet, 12. Exhibit K Cachagua LUAC - Minutes, February 27, 2019

Date	Ver.	Action By	Action	Result
5/8/2019	1	County of Monterey Planning Commission		

PLN180544/CHURCH (AT&T MOBILITY)

Public hearing to consider amending an existing Use Permit (PC-7890) to install new wireless communication equipment and increase the height of an existing monopole (aka "Crown Castle") facility by 10 feet.

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Proposed CEQA Action: Consider an addendum together with the adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

1. Consider the Addendum with the previously adopted Negative Declaration pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines; and
2. Amend Use Permit (PC-7890) to allow the installation of new wireless equipment, and increase the height to the existing Crown Castle monopole facility by 10 feet (from approximately 41 feet to approximately 51 feet).

The attached draft resolution includes findings and evidence for consideration. RMA Planning Staff recommends approval subject to ten (10) conditions of approval (**Exhibit B**).

PROJECT INFORMATION:

Agent: Tom Johnson, TSJ Consulting (representing AT&T)
Property Owner: PLN180544/CHURCH (AT&T MOBILITY)
APN: 197-161-037-000

Parcel Size: 15.90 acres

Zoning: “RDR/20” [Residential Rural Density / 20 acres per unit]

Plan Area: Cachagua Area Plan

Flagged and Staked: no

SUMMARY

The proposed project (PLN180544) is on a flat, rural site with large trees, shrubs, vegetation, propane tank, and 2 water tanks. The street address is 17114 Cachagua Road, Carmel Valley and the entrance to the project is on a gated, gravel, road off Cachagua Road along Buck Mountain Road. The project site is approximately 4 miles west of Carmel Valley Road.

On January 8, 1992, the Monterey County Planning Commission approved PC-7890 (Resolution No. 92-005) for a Combined Development Permit (CDP) that permitted: 1) a Use Permit to install a wireless communication facility, cellular antennas, radio equipment, and remove one oak tree; and 2) a Use Permit to construct a 40-foot tall communication tower referenced as the, “Crown Castle” monopole (5 feet higher than the allowed height of 35 feet). GTE Mobilnet, the original owner, served as the applicant for this wireless communication facility. As part of the approval process, GTE Mobilnet agreed to comply with 12 conditions of approval.

The subject project application (PLN180544) is brought before the Planning Commission because condition No. 6 (Resolution No. 92-005) states, “*.no additional antennas, dishes or buildings shall be added to the facility without approval of the Planning Commission*” (**Exhibit I**).

On December 6, 2018, an application was submitted to install new wireless communication equipment and to increase the height of the existing monopole tower an additional 10 feet. AT&T is now the current owner of the wireless communication facility and Tom Johnson is the agent representing AT&T.

DISCUSSION

Project Description

The project site is zoned “RDR/20” [Residential Density Rural/20 acres per unit] and allows the installation/operation of wireless communication facilities subject to a Use Permit (Monterey County Zoning Code Section 21.16.050). AT&T is the owner/applicant of the wireless communication facility and leases a portion of the Crown Castle monopole from Crown Castle GT Company, LLC.

Along with the 10 foot height increase, the proposed project will install new antennas, radio equipment and continue using the existing Crown Castle monopole facility (within a fenced enclosure). The purpose of the project is to close wireless coverage gaps while improving cellular service for the Cachagua area and Carmel Valley area. AT&T will continue to operate the communication facility 7-days a week and provide technical and maintenance service on a periodic, monthly basis.

The applicant has also submitted an Electromagnetic Energy Exposure (EME) report prepared by OSC Engineering on September 27, 2018 (**Exhibit E**). The report finds that the facility will comply with the Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy, including the installation of all proper required (FCC) signage and/or barriers. This frequency report also notes that the proposed project site is adequate for cellular service to the Cachagua area and Carmel Valley area.

A related note, on June 4, 2003, the Planning Director approved an Administrative Permit for a Combined Development Permit that permitted the construction of a second wireless facility and wireless communication

monopole at the same project site. The monopole, “SBC Tower,” is approximately 41 feet high and owned by Sprint Communications. The facility and monopole share the same address and location with AT&T Mobility.

Site Analysis:

The proposed project will continue to use the wireless communication facility that was approved by the Planning Commission on January 8, 1992. Potential visual impacts are a typical concern associated with this type of use due to the height of towers on which wireless communication antennas are mounted. The applicant is proposing to increase the height of the existing Crown Castle monopole facility 10 feet, from approximately 41 feet to 51 feet. The height increase is minimal, and its rural setting is an ideal location. The wireless facility is surrounded by oak trees and heavy vegetation. The Crown Castle monopole is not in a high visual sensitivity area and the natural environment including topography and vegetation screens it from Cachagua Road and Carmel Valley Road. Therefore, the increase in height would not significantly change or cause any adverse visual impact to the Cachagua and Carmel Valley communities. A visual-simulation of the Crown Castle monopole shows an existing and proposed view of the tower (**Exhibit G**).

Below is a table that also identifies the land uses surrounding the project site. The land uses adjacent to the project site are rural density, rural conservation and open space.

<u>Adjacent to Project</u>	<u>Land Use</u>	<u>Zoning</u>	<u>General Plan</u>
North	Single-Family Dwelling/OS	RDR/20	Rural Density
South	Open Space	PG/40	Rural Grazing
West	Open Space	RC/1000	Rural Conservation
East	Open Space	RDR/20	Rural Grazing

Subsequently, the proposed wireless communication facility complies with the Monterey County General Plan, Rural Density Residential, “RDR/20” zoning district, Wireless Facilities Design Guidelines (Findings), and all applicable development standards and design guidelines.

CEQA

In November of 1991, staff prepared an Initial Study/Negative Declaration (IS/ND) for the construction of the GTE Mobilnet wireless communication facility (PC-7890). An Archaeological Report was prepared for the project that evaluated potential archaeological resources on the site. The IS/ND concluded that the Archaeological Report found no cultural or archaeological resources present on the site. The IS/ND also evaluated the public viewshed from the Carmel Valley Village and Cachagua area. This evaluation determined that the wireless facility would not significantly impact the Carmel Valley Village and Cachagua area.

On January 8, 1992, the Monterey County Planning Commission adopted a Negative Declaration with the determination that the GTE Mobilnet proposed wireless facility would not have a significant effect on the environment (**Exhibit J**).

Staff has reviewed the IS/ND that was adopted for the GTE Mobilnet wireless communication facility in conjunction with this proposed project. Pursuant to Section 15162(a) of the CEQA Guidelines, the lead agency is not required to prepare a subsequent environmental document, unless the lead agency finds:

- 1) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
- 2) Significant effects previously examined will be substantially more severe than shown in the previous EIR; or
- 3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative;
- 4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based on these criteria, RMA staff has determined that there is no need to prepare a subsequent environmental document. The project site will use an existing wireless communication facility with a minor change or alteration in the Crown Castle monopole height. The installation of new antennas, support radio equipment and increase in height to the existing monopole by 10 feet within a fenced area qualifies as a minor addition and is not a significant impact. Therefore, an addendum to the previously adopted Negative Declaration pursuant to Section 15164 in accordance with CEQA Guidelines has been prepared for this project.

OTHER AGENCY INVOLVEMENT:

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

- ✓ RMA-Environmental Services (no conditions)
- ✓ RMA-Public Works (no conditions)
- ✓ RMA-Environmental Health Bureau (no conditions)
- ✓ Cachagua Fire Protection District (no conditions)

LAND USE ADVISORY COMMITTEE:

On February 27, 2019, the project was reviewed by the Cachagua - Land Use Advisory Committee (LUAC). The LUAC reviewed the proposed project and recommended approval by a 4-0 vote with minor suggested changes to the communication facility. The LUAC recommended the tower be painted green and use non-reflective materials. In addition, members of the public expressed the need for greater cellular communication coverage and backup power to eliminate power outages. RMA staff discussed these recommendations with the applicant and will include a condition of approval to paint and/or apply non-reflective material on the Crown Castle monopole (**Exhibit B1, condition No. 7**).

Prepared by: S. Ted Lopez, Associate Planner, Ext. 5198

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

Approved by: John M. Dugan, FAICP, 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:

- Draft Conditions of Approval
- Plan Set

Exhibit C - Vicinity Map

Exhibit D - Project Description Report

Exhibit E - Radio Frequency Compliance Report
Exhibit F - Zoning Propagation Map
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Exhibit K - Cachagua LUAC - Minutes, February 27, 2019

cc: Front Counter Copy; Brandon Swanson, Interim RMA Chief of Planning; Craig Spencer, Interim , RMA Services Manager; S. Ted Lopez, Associate Planner; Tom Johnson, Agent; John P. Church, Property Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180544