



# County of Monterey

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

## Board Report

---

**File #:** 13-0193, **Version:** 1

---

Public hearing to consider:

- a. Granting an appeal by Verizon Wireless from a decision of the Monterey County Planning Commission approving a Coastal Development Permit to allow a new wireless communication facility to include a 60-foot tall ground-mounted monopole antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator; and
- b. Finding the project categorically exempt from CEQA per CEQA Guidelines section 15303; and
- c. Approving a Coastal Development Permit to allow a new wireless communication facility to include a 60-foot tall ground-mounted monopine (faux tree) antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator.

(Coastal Development Permit - Central Coast Baptist Association/Verizon Wireless, 45 Sill Road, Royal Oaks, North County Land Use Plan)

### PROJECT INFORMATION:

**Planning File Number:** PLN120492  
**Owner:** Central Coast Baptist Association  
**Applicant:** Verizon Wireless  
**Project Location:** 45 Sill Road, Royal Oaks  
**APN:** 119-153-002-000  
**Agent:** Aaron DeLao (On Air)  
**Plan Area:** North County Coastal  
**Flagged and Staked:** No  
**CEQA Action:** Exempt per 15303

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Grant an appeal by Verizon Wireless from a decision of the Monterey County Planning Commission approving a Coastal Development Permit to allow a new wireless communication facility to include a 60-foot tall ground-mounted monopole antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator; and
- b. Find the project categorically exempt from CEQA per CEQA Guidelines section 15303; and
- c. Approve a Coastal Development Permit to allow a new wireless communication facility to include a 60-foot tall ground-mounted monopine (faux tree) antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator, subject to the Conditions of Approval.

### SUMMARY:

On December 12, 2012, the Planning Commission approved Verizon Wireless' application for a Coastal Development Permit application for a 60' tall telecommunication tower at 45 Sill Road in Las Lomas (Assessor's Parcel No. 119-153-002-000) (Planning Commission Resolution 12-052). The Commission was presented with the option of both a monopine (faux tree) antenna and a monopole (plain antenna) design option and approved the project only under the plain antenna option. The applicant (Verizon Wireless) has subsequently appealed this decision, stating that the owner of the property on which the antenna would be

situated (Central Coast Baptist Church) “will not agree to the installation of a monopole” and requesting that the monopine design be approved. The hearing before the Board is de novo.

DISCUSSION:

Although staff recommended the monopine version of the antenna, both the monopine and monopole antennas were presented to the Planning Commission for their consideration. Some Commission members expressed their dislike for monopine antennas. The applicant’s representative did not inform the Planning Commission that the monopole design was unacceptable to the applicant, and the Planning Commission approved the project exclusively as a monopole. The motion was passed with a unanimous vote of 10-0. In its appeal, Verizon Wireless indicated for the first time that the property owner, Central Coast Baptist Association, who intends to lease a small portion of their parcel to Verizon Wireless, will not agree to the monopole antenna design (See Attachment C - “Notice of Appeal”).

As staff recommended to the Planning Commission, staff is recommending that the Board grant the applicant’s appeal and approve the antenna as a monopine instead of a monopole. Both designs are compatible with the 1982 General Plan, the North County Land Use Plan, the North County Coastal Implementation Plan and the Title 20 (Zoning Ordinance), and the applicant has presented new evidence since the Planning Commission hearing that the monopole is not feasible, as the lessor will not allow it.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- Public Works Department
- Water Resources Agency
- North County Fire Protection District
- North County Coastal Land Use Advisory Committee

FINANCING:

Funding for staff time associated with this project is included in the FY12-13 Adopted Budget for the Planning Department.

Prepared by:

Approved by:

---

Steve Mason, Assistant Planner  
(831) 755-5228; masons@co.monterey.ca.us

---

Mike Novo, Director  
RMA - Planning Department

cc: Front Counter Copy; California Coastal Commission; Laura Lawrence, Planning Services Manager; Central Coast Baptist Association, Applicant/Owner; Aaron De Lao (Agent), The Open Monterey Project; LandWatch; Project File PLN120492

The following attachments are attached to the Board report and are on file with the Clerk of the Board:

- |              |   |
|--------------|---|
| Attachment A | Draft Board Resolution and Conditions of Approval   |
| Attachment B | Vicinity Map  |
| Attachment C | Notice of Appeal/Applicant Letter/ Planning Commission Resolution 12-052                        |
| Attachment D | Technical Reports: Photo Simulations (Monopine and Plain Antenna) and Alternative Site Analysis |