



Board Report

File #: 12-1117, **Version:** 1

Public hearing to consider:

- a. Granting in part and denying in part an appeal by Jameson Halpern from the Planning Commission's approval of Combined Development Permit (PLN100516) (Huckleberry Hill site) consisting of: 1) a Coastal Development Permit to allow the development of a public safety, non-commercial wireless telecommunications facility including a 100-foot monopole with ten (10) Omni-directional antennas, two 4-foot diameter microwave dishes and three panel antennas; a 276 square foot (11.5 x 24.0) equipment shelter; two GPS antennas mounted to the roof of the shelter; demolition of an abandoned 50,000 gallon water tank and grading (less than 100 cubic yards cut and fill); 2) a Coastal Development Permit to allow ridgeline development; and 3) Design Approval.
- b. Vacating the adoption of the Mitigated Negative Declaration as applicable to the Combined Development Permit for the Huckleberry Hill site (PLN 100516) and vacating the approval of the Combined Development Permit for the Huckleberry Hill site; and
- c. Directing staff to prepare an Environmental Impact Report on the proposed Combined Development Permit for the Huckleberry Hill site.
[PLN100516/ (County of Monterey Next Generation Emergency Telecommunications Network (NGEN)/California American Water Company, 4041 Sunset Lane, Pebble Beach (APN: 008-111-017) Del Monte Forest Land Use Plan]

PROJECT INFORMATION:

Planning File Number: PLN100516
Owner: California-American Water/County of Monterey
Project Location: 4041 Sunset Lane, Pebble Beach
APN: 008-111-017-000
Agent: DeAnna Hilbrants, County of Monterey
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: No

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment B) to:

- a. Grant in part and deny in part an appeal by Jameson Halpern from the Planning Commission's approval of Combined Development Permit (PLN100516) (Huckleberry Hill site) consisting of: 1) a Coastal Development Permit to allow the development of a public safety, non-commercial wireless telecommunications facility including a 100-foot monopole with ten (10) Omni-directional antennas, two 4-foot diameter microwave dishes and three panel antennas; a 276 square foot (11.5 x 24.0) equipment shelter; two GPS antennas mounted to the roof of the shelter; demolition of an abandoned 50,000 gallon water tank and grading (less than 100 cubic yards cut and fill); 2) a Coastal Development Permit to allow ridgeline development; and 3) Design Approval.
- b. Vacate the adoption of the Mitigated Negative Declaration as applicable to the Combined Development Permit for the Huckleberry Hill site (PLN 100516) and vacate the approval of the Combined Development Permit for the Huckleberry Hill site (PC Resolution No.12-042); and

- c. Direct staff to prepare an Environmental Impact Report on the proposed Combined Development Permit for the Huckleberry Hill site.

SUMMARY:

The County of Monterey, through its Emergency Communications Department, and other local public safety agencies are participating in a project to deploy the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout Monterey County. The project is proposed to upgrade the regional public safety wireless communications systems used by County and city emergency responders. The system would consolidate 33 existing telecommunications equipment sites into 18 sites. Four of the projects require discretionary permits and review by the County. On September 26, 2012 the Planning Commission considered and approved the four projects requiring discretionary permits consisting of wireless communications facilities at four sites: Lewis Road, Laguna Seca, Pinyon Peak, and Huckleberry Hill (File Nos. PLN100501, PLN100502, PLN100515 and PLN100516 respectively). The Commission also adopted by separate resolution a Mitigated Negative Declaration which included a separate analysis of the potential environmental impacts of the four individual projects.

On October 8, 2012, Jameson Halpern filed an appeal from the Planning Commission's approval of the project proposed at the Huckleberry Hill site (PLN100516) and of the Commission's adoption the Mitigated Negative Declaration as it relates to that site. The project site is owned by the California American Water Company (Cal Am). County of Monterey staff and Cal Am are negotiating a lease agreement for the use of the site which would require approval by the Board of Supervisors prior to any construction. The project at the Huckleberry Hill site requires a Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the development of a public safety, non-commercial wireless telecommunications facility including a 100-foot monopole with ten (10) Omni-directional antennas, two 4-foot diameter microwave dishes and three panel antennas; a 276 square foot (11.5 x 24.0) equipment shelter; two GPS antennas mounted to the roof of the shelter; demolition of an abandoned 50,000 gallon water tank and grading (less than 100 cubic yards cut and fill); 2) a Coastal Development Permit to allow ridgeline development; and 3) Design Approval.

Staff recommends the preparation of an EIR for the project at the Huckleberry Hill site. If the Board concurs in that recommendation, staff recommends that the Board adopt the attached resolution which would grant the appeal in part and deny the appeal in part, vacate the adoption of the MND as it pertains to the Combined Development Permit for the Huckleberry Hill site, vacate the approval of that Combined Development Permit, and direct staff to prepare an EIR.

DISCUSSION:

Detailed discussion is provided in Attachment A, Project Discussion/Project Plans.

OTHER AGENCY INVOLVEMENT:

The following agencies reviewed the project, commented, and/or had recommended conditions applied as part of the September 26, 2012 Planning Commission action:

- Environmental Health Bureau
- Public Works Department
- Water Resources Agency
- Pebble Beach Community Service District
- Del Monte Forest Land Use Advisory Committee

FINANCING:

Pursuant to Section 20.86.030.D of the Monterey County Zoning Ordinance (Title 20), “No appeal fee shall be charged for Coastal Development Permits that are appealable to the Coastal Commission.”

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Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

<mailto:> Benny Young, Director Resource Management Agency

This report was prepared with assistance by Dan Lister, Assistant Planner.

cc: Front Counter Copy; California Coastal Commission; Wanda Hickman, Planning Services Manager; DeAnna Hilbrants/County of Monterey, Applicant/Owner; The Open Monterey Project; LandWatch; Project File PLN100516

The following attachments on file with the Clerk of the Board:

- Attachment A Project Discussion/Project Plans
- Attachment B Draft Board Resolution
- Attachment C Notice of Appeal by Jameson Halpern, Esquire, filed with the Clerk of the Board on October 8, 2012
- Attachment D Planning Commission Resolution No. 12-042 approving the Huckleberry Hill NGEN site (PLN100516) on September 26, 2012
- Attachment E Planning Commission Resolution No. 12-039 adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the projects under File Nos. PLN100501, PLN100502, PLN100515 and PLN100516 on September 26, 2012
- Attachment F Mitigated Negative Declaration