



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-010

January 21, 2026

Introduced: 1/13/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250162 - CUERVO HOLDINGS LP (T-MOBILE)

Administrative hearing to consider the co-location of a wireless communications facility at 29-foot height on an existing 50-foot tall monopole with associated improvements.

Project Location: 51950 Pine Canyon Rd, King City.

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve an Administrative Permit to allow the co-location of a wireless communications facility at 29-foot height on an existing 50-foot tall monopole with associated improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Ruth Segura

Property Owner: CUERVO HOLDINGS LP

APN: 420-071-67-000

Parcel Size: 156 acres

Zoning: Rural Grazing/20 acres per unit, Permanent Grazing /40 acre building site minimum, and Low Density Residential ~~/5~~ acres per unit or "RG/20|PG/40|LDR/5"

Plan Area: Central Salinas Valley Area Plan

Flagged and Staked: Photo-Simulations Provided

Planner: Jade Mason, Assistant Planner

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SUMMARY

Staff is recommending approval of an Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 21, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 20, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services

Environmental Health Bureau

HCD-Environmental Services

South County Fire Protection District

Prepared by: Jade Mason, Assistant Planner

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

Exhibit C - Radio Frequency Report

Exhibit D - Photo Simulations

cc: Front Counter Copy; South County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson , Principal Planner; Cuervo Holdings LP, Property Owners; Ruth Segura, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250162