



County of Monterey Zoning Administrator

Item No.4

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

October 30, 2025

Legistar File Number: ZA 25-064

Introduced: 10/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 1063 Wrangers Trail Road, Pebble Beach, CA 93953 (Coordinates 36.602223 N, -121.947405 W)

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Combined Development Permit consisting of a 1.) Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and 2.) Use Permit to exceed the required height of 30 feet established by the district.

The attached draft resolution includes findings and evidence for consideration (Exhibit B). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Justin Giarritta

Property Owner: PEBBLE BEACH COMPANY (AT&T MOBILITY)

APN: 007-232-016-000

Parcel Size: N/A

Zoning: N/A

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: N/A

Project Planner: Jade Mason, Assistant Planner

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SUMMARY/DISCUSSION

The subject property is located within a utility easement (Coordinates 36.602223 N, -121.947405 W) adjacent to 1063 Wranglers Trail Road, Pebble Beach, within the Del Monte Forest Inland Area. The applicant (AT&T Mobility) proposes the installation of a small cell wireless telecommunication facility (WCF) on a replacement wood pole. The existing utility pole is within an easement, owned and managed by Pacific Gas & Electric (PG&E). PG&E submitted a letter to the County authorizing AT&T Mobility for the proposed development. This project does not include an increase in wastewater generation or installation, upgrade, or repairs to any onsite wastewater treatment system components.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan (General Plan), Greater Monterey Peninsula Area Plan (GMPAP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 21).

Site Location and Analysis

The development is proposed to be located within an existing utility easement owned by PG&E on Wrangler Trail Road, which is a private road, owned and maintained by Pebble Beach Company. The General Plan does not specify a land use designation for privately or publicly owned roads; however, the County considers such land use as Public/Quasi Public use, serving the public at large. Accordingly, Title 21, section 21.40.050.O allows for WCF subject to a Use Permit in each case. Staff analyzed the proposed development for the best siting and location for the WCF. There is an existing utility pole, and the proposed development would replace this pole to allow AT&T to provide maximum coverage to its customers. The Applicant provided Service Coverage Maps illustrating this area to have poor coverage, and the proposed WCF would provide a clear and consistent mobile service within the area (Exhibit F). According to these Service Coverage Maps, the proposed facility is necessary to close significant service coverage gap area within Del Monte Forest.

Co-Location

Title 21 section 21.64.310 encourages co-location of wireless facilities when possible. Co-location opportunities were analyzed for the proposed project. There are no existing WCF that could be used for co-location and meet the coverage objectives identified in the plan provided. However, the proposed development would be installed in the same location where an existing PG&E utility pole is located. The project includes the removal of the existing 27-9 foot utility pole and install a 40-5 foot WCF which includes two antennas, two radios and associated equipment. The project includes a condition to encourage future co-location by other wireless carriers (Condition No. 6).

Design and Visual Resources

The project site is located within a Design Control Zoning District ("D" zoning overlay) as designated by Title 21, Chapter 21.44 of the Monterey County Code. This overlay is intended to preserve neighborhood character and protect public viewsheds by regulating the location, size, configuration, materials, and colors of structures and fences. The proposed WCF will utilize the same dark brown wooden material as the existing utility pole, ensuring visual consistency with surrounding infrastructure and minimizing contrast with the natural environment. The site is surrounded by mature vegetation, which provides a natural screen and helps the facility blend into the landscape.

Title 21 section 21.64.310.H requires wireless communication facilities including towers, monopoles, and support structures to be constructed of metal or other non-flammable materials and painted in approved colors, the proposed design has been tailored to mitigate potential visual impacts through material and color selection consistent with existing conditions.

The proposed pole height exceeds the standard zoning limit; however, Title 21 section 21.62.030.B allows for structures such as poles and towers to be erected beyond the district's height restrictions with approval of a Use Permit. The surrounding tree canopy, which meets or exceeds the proposed height, further reduces potential visual prominence (Exhibit G). The is identified as Sensitive for Visual Sensitivity in Figure 14 of the Greater Monterey Peninsula Area Plan (GMPAP), due to its proximity to the Monterey Peninsula Country Club. In accordance with Title 21 section 21.64.310.H.1, the facility has been sited and designed to avoid visual clutter and preserve key view corridors. The project will not obstruct significant public views or degrade the scenic character of the area, and its design reflects a thoughtful approach to minimizing adverse visual impacts. As proposed, the WCF is consistent with applicable visual resource policies and regulations under MCC Title 21 section 21.64.310 and chapter 21.44.

Radio Frequency

The applicant has submitted a report prepared by Waterford Consultants (Exhibit D), evaluating the proposed facility. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) and Occupational Safety and Health Administration (OSHA) standards for limiting public exposure to radio frequency energy. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.

Cultural Resources

Monterey County Geographic Information System (GIS) records identify the subject property to be within a high archaeological sensitivity area and is within 250 feet of a known or potential archaeological resource area. An Archaeological Report (LIB070089) was previously conducted on the adjacent parcel and concluded the site to not have evidence of potential significant archaeological resources. The proposed project would be adjacent to this parcel in an area previously disturbed by the existing utility pole. The WCF would be in the same location and depth of the existing pole. An archaeological waiver was submitted to and approved by a designee of the Chief of Planning given that the proposed development does not involve land clearing and land disturbance of previously disturbed land due to the replacement pole going in the exact same location as the existing pole, and no cultural resources were discovered in the initial installation of the original existing pole. Staff has deemed that an archaeological report is not required under the Title 21 section 21.66.050. There is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural re-sources is limited due to the development being located on previous minimal ground disturbance to replace a pre-existing wood pole. This will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small new equipment and facilities on small structures. The proposed project is to install a small cell wireless telecommunication facility on a replacement wood pole. The project does not involve the removal of trees or major vegetation. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No evidence of known historical resources was identified that may cause a substantial adverse change. The project site will not impact scenic resources within the scenic highway, such as trees, rock outcroppings, and historical buildings.

LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by the Del Monte Forest Advisory Committee on September 18th, 2025. The LUAC voted unanimously 3-0 to recommend approval of the project (Exhibit C).

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
Pebble Beach Community Services 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 - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval

- Site Plans

Exhibit C - LUAC Minutes

Exhibit D - Radio Frequency Report

Exhibit E - Vicinity Map

Exhibit F - Coverage Maps

Exhibit G - Photo Simulations

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company (AT&T Mobility), Property Owner; Justin Giarritta, Agent; The Open Monterey Project (Molly Erickson); Landwatch: Planning File
PLN250239

