



Administrative Permit

Legistar File Number: AP 26-049

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250356 - GARDNER EMILY SARAH ET AL (T-MOBILE)

Administrative hearing to consider the co-location of a wireless communications facility with associated improvements, including an increase in the height of the 62 feet monopole to 70 plus feet in height.

Project Location: 58 Asoleado Drive, Carmel Valley.

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 a Minor and Trivial Amendment to a previously approved Combined Development Permit (PC92-214, Planning Commission Resolution 93-012) consisting of:
 1. A Use Permit for cellular equipment; and
 2. A Use Permit in area of visual sensitivity.

This Amendment would allow for a co-location of a wireless communications facility with associated improvements, including an increase in the height of the 62 feet monopole to 70 plus feet in height.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Eric Lentz

Property Owner: GARDNER EMILY SARAH ET AL (T-MOBILE)

APN: 417-111--009--000

Parcel Size: 13.14 acres

Zoning: Permanent Grazing/40 acre building site minimum and Design Control District, Permanent Grazing/40 acre building site minimum, and Resource Conservation/20 acre building site minimum or "PG/40-D|PG/40|RC/20"

Plan Area: Cachagua Area Plan

Flagged and Staked: Photo-Simulations Provided

Planner: Taylor Price, Senior Planner

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SUMMARY

Staff are recommending approval of a Minor and Trivial Amendment to a Combined Development 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 building/grading permits and/or commencement of the approved use.

On May 20, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, May 19, 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

Prepared by: Taylor Price, Senior 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; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Taylor Price, Planner; Jacquelyn M. Nickerson, Principal Planner; Emily Sarah Gardner, Applicant; Eric Lentz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250356