

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: October 12, 2011

To: Planning Commission

From: Paula Bradley, MCP, AICP, Associate Planner

Subject: HOLMAN RANCH HOLDINGS, LLC (AT&T Mobility/PLN090385) - Continuance Request

This application by AT&T Mobility includes a Use Permit for the development of a permanent wireless telecommunication facility and a Use Permit for the temporary use of a "Cellular on Wheels" (COW) portable telecommunications facility on a site at Holman Ranch. The temporary facility would substitute for the COW currently located at the Carmel Valley Village fire station. The project for the temporary and permanent facility at Holman Ranch was considered by the Planning Commission on March 30, and June 29, 2011. On June 29, the Commission continued the hearing to October 12, 2011 to allow the applicant time to further analyze the feasibility of an alternative site known as "Hawk Ridge" for the proposed permanent wireless facility. An Initial Study/Negative Declaration for the Hawk Ridge site is circulating, and the public review period for the Initial Study will close on October 14th.

Because the public review period for the Initial Study on the alternative permanent site will not have concluded by October 12, staff scheduled and noticed the hearing for the relocation of the temporary facility on October 12, 2011 and the hearing for the permanent facility on October 26, 2011 (See attached notice.). The notice was published in the newspaper and distributed to property owners within 300 feet of both the Holman and Hawk Ridge sites and staff provided the notices to the applicant to post. However, the applicant did not post the notice. Therefore, staff recommends that the Commission continue the hearing on the application for the COW and permanent facility to October 26, 2011.

CC:Front Counter Copy; Planning Commission; Monterey Regional/Carmel Valley Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wendy Strimling Deputy County Counsel; Luis Osorio Senior Planner; Paula Bradley, Project Planner; Carol Allen, Senior Secretary; Holman Ranch Holdings, LLC, Owner; Tyler Potter, DDA Associates, Inc., Agent; Tony Poletti, Black Dot Wireless; Karianne Kerr, Ericsson; Tasha Skinner, AT&T Mobility; Bettye Saxon, AT&T Mobility; Michael Urquides, Fire Chief, Carmel Valley Fire District; John Bridges, Esq.; Dale Ellis, Lombardo & Gilles, LP; Christine Kemp; Christine Williams CVA; Marj Ingram, Agent; Margaret Robbins; Mel Spehn, Frank Hennessey; Jay Murray; Dave McCauley; Doris Fabre; Don and Tiffany Buraglio; Dale M. Agron, Kent & Laura Ciucci; James Velarde; Sharon O'Connor; Terri Britton; Anthony Karabetyan, Owner, Chic Event Rentals; Mike Collins, President, Gamblers Express Inc.; Chuck Ham, Chief Engineer, Bernardus Lodge; Mary Claypool, Advisor, Claypool Consulting, Joan Cobb Hopkins; Jacqueline Sedgwick, MD., MPH and Michael Sedgwick; Melinda Moore; Sam Johnston; Elizabeth Vitarisi Suro, Managing Director, Carmel Valley Chamber of Commerce; Linda Rodgers Cope; Donna Clare Lawson; Richard & Linda Averett; Beth Buzza; Katina & George Powell; Rosemary Matson; Sophie De Beukelaer; Marissa Shaw; Planning File PLN090385s

Notice of Public Hearing

Monterey County Planning Commission

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission, State of California will hold Public Hearings to consider the project described below. The hearings will be held on **Wednesday, October 12, 2011** at the hour of **9:00 a.m.** and **Wednesday, October 26, 2011** at **9:00 a.m.** with each hearing date focusing on different components of the project as further described below. The hearings will be held in the Monterey County Board of Supervisors Chambers, County Government Center, 168 West Alisal St, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

Owner:	HOLMAN RANCH HOLDINGS LLC (AT&T Mobility)
Project File No:	PLN090385
Project Location:	60 Holman Rd, Carmel Valley, CA 93924
Assessors Parcel No:	187-481-001-000
Permit Type:	Use Permit
Planning Area:	Carmel Valley Master Plan
Environmental Status:	Negative Declaration
Project Description:	Combined Development Permit consisting of: 1) A Use Permit to allow the temporary use of a Cellular on Wheels (COW) or portable wireless telecommunications facility to be used during the construction period of a permanent wireless telecommunications facility; 2) a Use Permit and Design Approval to allow the installation of a 40 foot high "tree-pole" permanent wireless telecommunication facility, a 12 foot by 20 foot equipment shelter with a mounted GPS antenna, a 20 foot long by 4 foot high CMU retaining wall, and a six foot tall wood fence enclosure; and 3) a Use Permit for ridgeline development. Grading is approximately 30 cubic yards (30 cubic yards cut and 30 cubic yards fill). The site of the proposed COW and permanent facility is located at Holman Ranch, 60 Holman Road, Carmel Valley (Assessor's Parcel Number 187-481-001-000), Carmel Valley Master Plan Area. An alternative location for the proposed COW and permanent facility will also be considered at a site known as "Hawk Ridge" located at 64 Camino de Travesia, Carmel Valley (Assessor's Parcel Numbers 189-411-003-000 & 189-411-007-000).

The Planning Commission will consider the project on two separate dates as follows:

- 1) On October 12, 2011, the Planning Commission will consider the Use Permit to allow the temporary Cellular on Wheels (COW) wireless telecommunications facility located at 60 Holman Ranch.
- 2) On October 26, 2011 the Planning Commission will consider the Use Permit and related approvals for the permanent wireless telecommunication facility at the proposed site located at 60 Holman Road and at the alternative "Hawk Ridge" site located at 54 Camino del Travesia, Carmel Valley (Assessor's Parcel Number 189-411-003-000 & 189-411-007-000).

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.

FOR ADDITIONAL INFORMATION CONTACT:

Paula Bradley, Associate Planner
Monterey County Resource Management Agency-Planning Department
168 West Alisal St, 2nd Floor, Salinas CA, 93901
831-755-5158 or bradley@co.monterey.ca.us