

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
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Prepared April 2, 2021 (for April 15, 2021 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for April 2021

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, and emergency CDPs for the Central Coast District Office are being reported to the Commission on April 15, 2021. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from staff at the Commission's Central Coast District Office in Santa Cruz. Staff is asking for the Commission's concurrence on the items in the Central Coast District Director's Report and will report any objections received and any other relevant information on these items to the Commission when it considers the Report on April 15th during the virtual online hearing.

With respect to the April 15th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the Report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on April 15, 2021 (see attached)

CDP Waivers

- 3-21-0003-W, Moss Landing Marine Lab Weather Towers (Moss Landing)
- 3-21-0158-W, Portola Hotel Wireless Equipment (City of Monterey)

CDP Amendments

- None

CDP Extensions

- None

Emergency CDPs

- None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 1, 2021
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-21-0003-W
Applicant: Moss Landing Marine Laboratories

Proposed Development

Installation of one 30-foot-tall temporary weather tower, one 20-foot-tall temporary weather tower, and related electrical cabling within an existing hardscape area for a period of six months at 7722 Sandholdt Road in the community of Moss Landing, Monterey County (APN 133-232-006).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed weather towers would be installed from April 2021 through November 2021, at which point the towers would be completely removed and the site restored. The towers are part of a research project designed to improve meteorological forecasting in the nearshore environment. The towers would be installed on existing hardscape and will not have any impacts to surrounding habitat. The towers are within the Monterey County Local Coastal Program's (which may act as guidance at this location) 35-foot height limit and will be located between existing buildings, and thus impacts to public views will be minimized. In addition, the project includes Best Management Practices for debris containment and daily housecleaning to ensure the ocean's water quality is protected during installation of the weather towers. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on April 15, 2021 during the virtual online hearing. If three or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Susan Craig (Susan.Craig@coastal.ca.gov) in the Central Coast District office.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. Monterey County, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review thus did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(f)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal, and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 1, 2021
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Alexandra McCoy, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-21-0158-W
Applicant: New Cingular Wireless PCS, LLC (AT&T)

Proposed Development

Replace existing wireless facilities and visual screening infrastructure located atop the Portola Plaza Hotel and Spa in the City of Monterey, Monterey County (APN 011-567-019).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

FirstNet is a dedicated portion of the 700 MHz Frequency that provides first responders (Police, Fire, EMS, etc.) with their own wireless bandwidth. The proposed project includes replacement of existing wireless facilities (AT&T Antennas and Remote Radio Units (RRUs) with compatible components capable of transmitting the dedicated 700 MHz frequency required for FirstNet. The scope of work includes removing the existing wireless facilities, replacing the existing Fiber Reinforced Plastic (FRP) screening with new FRP screening that is 16 inches taller to cover the proposed new antennas, and installation of the new equipment. Specifically, the project includes removal and replacement of nine antennas, removal of six RRUs, installation of fifteen new RRUs, installation of associated radio equipment, and installation of four new backup batteries. While the proposed FRP screening is 16 inches taller than the existing screening in order to screen views of the taller antennas, the FRPs will be painted to match the color of the building façade and the visual change in height will be indiscernible from public vantage points around the building, as shown in the visual simulations for the proposed project.

In sum, the proposed project will not significantly adversely impact coastal resources, and is consistent with the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, April 15, 2021,

during the virtual Coastal Commission meeting. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Alexandra McCoy (Alexandra.McCoy@coastal.ca.gov) in the Central Coast District office.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The City of Monterey, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15303 (as construction and installation of small new equipment), and thus the City did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(f)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal, and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).