

LAND USE COMMITTEE (LUC)

Report to the North Coast Advisory Council for August 21, 2024

The LUC has completed a review of the proposal by Atlas Towers for the Green Valley Cattle Cellular Tower. Please see the NCAC website under Land Use / Current LUC Activities for detailed information on this and other projects the LUC has or is in the process of reviewing.

C-DRC2024-00027 Green Valley Cattle Cellular

A request by Atlas Towers for a Conditional Use Permit to allow the construction and operation of a new wireless broadband communications facility consisting of three sectors of two antennas each, totaling six panel antennas along with six remote radio units (RRUs) mounted below/adjacent to the antennas. The proposed facility will be designed as a sixty-five-foot monopole with antennas at a tip height to sixty-five-feet. The proposed project is within the Agricultural land use category and is located at 400 Monte Cristo Place in the Coastal Zone of the North County Planning Area.

To learn about the project, on July 5, 2024, committee members Jeff Kwasny, Steve Cole, and Brian Glusovich met on-site with David Fiscalini, owner of the property. For additional technical questions, on July 9, 2024, committee members (Jeff Kwasny, Brian Glusovich, Steve Cole, Dan Crowe, Christina Galloway) met via zoom meeting with Atlas Towers representatives Cornelius White and Sandra Layton.

The LUC has no objections to approval of the Conditional Use Permit with the following recommendations:

1. Currently, the site and its 65-foot-high tower would not be visible from Highway 1 because of the Monterey Pine Forest in the foreground but will be visible from the southeast end of Pineridge and Ellis Avenues. We are concerned that a natural or unnatural event, i.e. disease, insects, or fire could remove enough of the Monterey Pine Forest to expose the tower to public view from Highway 1, both a Scenic Corridor and National Scenic Byway.

Recommendation: To mitigate visual impacts from Pineridge and Ellis Avenues and potentially Highway 1, the LUC recommends the proposed Monopole tower be constructed as a Stealth tower to resemble a large pine tree.

2. Back-up diesel powered generators will be installed onsite to mitigate power outages. To ensure generators are always working properly, operators will typically run them 10 minutes a month for testing purposes.

Recommendation: To mitigate any noise heard by the nearby homes and to ensure sparks generated in the combustion process are not emitted where they potentially could spark a fire, the LUC recommends:

- a. Enclose the generator in a noncombustible storage box with sound - absorbing materials (NFPA 37¹, Chapter 4.1.2.2.1).
- b. Install a spark arrested silencer, minimum residential grade, that meets the National Fire Protection Association standards (NFPA 37, Chapter 8.2.1, 8.2.3.1) and Coastal Zone Land Use Ordinance 23.06.044 – Exterior Noise Level Standards.

¹ National Fire Protection Association 37, Standards for the Installation and Use of Stationary Combustion Engines and Gas Turbines. 2024 Edition.