

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> December 11, 2013 <b>Time:</b> 9:00 A.M.	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Consider a Use Permit for development of a new wireless telecommunications facility consisting of a 60 foot high mono-pine with 9 panel antennas; a 194 square foot equipment shelter and emergency generator.	
<b>Project Location:</b> 508 Echo Valley Road, Salinas	<b>APN:</b> 127-141-001-000
<b>Planning File Number:</b> PLN130338	<b>Owner:</b> John and Debra Robinett <b>Applicant:</b> Verizon Wireless <b>Agent:</b> Core Development Services
<b>Planning Area:</b> North County Area Plan (Non-Coastal)	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : RC/B-8 (Resource Conservation with Building Site Review Overlay)	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 of the CEQA Guidelines	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (Exhibit B) to:

- 1) Find the project Categorically Exempt per Section 15303; and
- 2) Approve PLN130338, based on the Findings and Evidence and subject to the Conditions of Approval (Exhibit B).

### PROJECT OVERVIEW:

The subject site is a 4.94-acre parcel located at 508 Echo Valley Road in the Prunedale Area (North County Area Plan). The applicant requests approval of a Use Permit to allow the development of a wireless telecommunications facility consisting of a 60-foot tall mono-pine with 9 panel antennas, a 194 square foot equipment shelter, and generator. The project site would be developed in a 790 square foot portion of the property which is to be fenced in and leased to Verizon Wireless. The primary concern with the project is the potential for visual impacts on public viewing areas in the surrounding area.

#### Parcel Layout and Access.

The project site is located on the southern portion of the subject property atop a densely forested knoll. The surrounding properties contain residential development of a rural nature. Access to the 790 square foot lease area would be through the primary access driveway off Echo Valley Road and an existing dirt access road which runs through and traverses the adjacent parcel (127-141-002-000). Both parcels are held in ownership by the Robinetts.

#### Visual Impacts

The project site is located adjacent to an existing group of trees (pine, oak, and eucalyptus) on the southern portion of the parcel in order to minimize disruption of views from existing homes and to provide screening from public roads, including Echo Valley Road and Frankie Lane (Exhibit B.3). In addition, the facility has been designed to look like a pine tree, which will also allow it to blend into a tree grove located within the vicinity of the project site.

As part of the evaluation of the application and per requirements of the Zoning Ordinance, Section 21.64.310(C)(5) of Chapter 21.64.310 (Regulations for the Siting, Design, and Construction of Wireless Communication Facilities), staff required the applicant to provide visual simulations, showing the proposed monopole, to assess any potential visual impacts associated with the project. Once the visual simulations were submitted, staff conducted a site

visit to evaluate those impacts to the surrounding public viewing areas, including visibility from adjacent public roads.

Staff has concluded the following: the proposed facility would not create a substantial visible impact from Echo Valley Road or Frankie Lane, as the surrounding trees provide screening. When viewed from the residential neighborhood to the east of the south-west-east, only the uppermost 1/4 of the pole would be visible with unaided vision; however, the proposed design and as a Pine Tree will allow for blending with surrounding Eucalyptus, Oak, and Pine Trees (Exhibit B.3).

#### Alternative Site Analysis/Co-location

As part of the evaluation of the application and per requirements of the Zoning Ordinance, Section 21.64.310(C)(7) of Chapter 21.64.310 (Regulations for the Siting, Design, and Construction of Wireless Communication Facilities), staff required the applicant to provide information on the possibility of co-location or alternative sites. No alternative sites were identified for placement of this facility, due to unavailability of site. There are no available sites within a 2.5 miles radius of the proposed project site; therefore no co-location sites could be identified, which would meet the coverage objectives of the proposed project. However, this project has been conditioned to allow co-location of future carriers, if appropriate (Condition 9).

Based on the visibility evaluation, staff has concluded that the project would not involve a significant adverse visual impact to the surrounding area, and has been located and designed to blend with the surrounding natural vegetation and in compliance with policies of the North County Area Plan (Non-Coastal). Therefore, staff recommends that the Planning Commission approve the Use Permit to allow the installation of the wireless facility as proposed.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

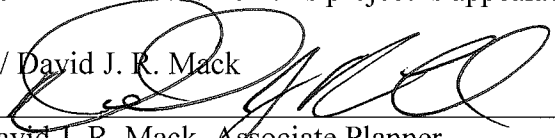
- RMA - Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- North County Fire Protection District
- RMA – Building Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Environmental Health and RMA-Planning have been incorporated into the Condition Compliance and Reporting Plan attached to the draft resolution (Exhibit B).

The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project and had discussions relative to the design and screening of the facility (fake branches to conceal the pole to within 15 feet from ground); however no formal recommendation could be made, due to the lack of a voting quorum. LUAC minutes have been attached as Exhibit F.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ David J. R. Mack

  
David J. R. Mack, Associate Planner  
(831) 755-5096, [dmackd@co.monterey.ca.us](mailto:dmackd@co.monterey.ca.us)  
November 13, 2013

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; RMA-Building Department (Karen Riley-Olms); Luis Osorio, Senior Planner, David J. R. Mack, Project Planner; John and Debra Robinett, Owners; Core Development (Lily Lim), Agent; The Open Monterey Project; LandWatch; Planning File PLN130338

- Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:
- Attachment 1 - Conditions of Approval
  - Attachment 2 - Site Plan, Floor Plan and Elevations
  - Attachment 3 – Visual Simulations
- Exhibit C Vicinity Map  
Exhibit D Radio Frequency Electromagnetic (RF-EME) Report  
Exhibit E Coverage Maps (Existing/Proposed)  
Exhibit F North County Non-Coastal LUAC Minutes

This report was reviewed by Luis Osorio, Senior Planner.



## EXHIBIT A

### Project Information for PLN130338

**Application Name:** Robinett John & Debra C (Verizon Wireless)  
**Location:** 508 Echo Valley Rd, Salinas  
**Applicable Plan:** North County  
**Primary APN:** 127-141-001-000  
**Advisory Committee:** North County Non-Coastal Advisory Committee  
**Coastal Zone:** No  
**Permit Type:** Use Permit  
**Final Action Deadline (884):** 12/2/2013  
**Environmental Status:** Categorical Exemption  
**Zoning:** RC/B-8  
**Land Use Designation:** Resource Conservation

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#### Project Site Data:

<b>Lot Size:</b> 215186	<b>Coverage Allowed:</b> 25%
<b>Existing Structures (sf):</b> 0	<b>Coverage Proposed:</b> .09%
<b>Proposed Structures (sf):</b> 194	<b>Height Allowed:</b> N/A
<b>Total Sq. Ft.:</b> 194	<b>Height Proposed:</b> 60
<b>Special Setbacks on Parcel:</b>	<b>FAR Allowed:</b> N/A
	<b>FAR Proposed:</b> N/A

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#### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b> IV	<b>Soils Report #:</b> N/A
<b>Erosion Hazard Zone:</b> High	<b>Biological Report #:</b> N/A
<b>Fire Hazard Zone:</b> High	<b>Forest Management Rpt. #:</b> N/A
<b>Flood Hazard Zone:</b> X (unshaded)	<b>Geologic Report #:</b> N/A
<b>Archaeological Sensitivity:</b> low	<b>Archaeological Report #:</b> N/A
<b>Visual Sensitivity:</b> None	<b>Traffic Report #:</b> N/A

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#### Other Information:

<b>Water Source:</b> N/A	<b>Grading (cubic yds.):</b> 0
<b>Water Purveyor:</b> N/A	<b>Sewage Disposal (method):</b> N/A
<b>Fire District:</b> North County FPD	<b>Sewer District Name:</b> N/A
<b>Tree Removal:</b> N/A	

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**JOHN AND DEBRA ROBINETT (PLN130338)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit for development of a new wireless telecommunications facility consisting of a 60 foot high mono-pole with 9 panel antennas; a 194 square foot equipment shelter and emergency generator.

[PLN130338, John and Debra Robinett (Verizon Wireless), 502 Echo Valley Road, Prunedale, North County Area Plan (APN: 127-141-001-000)]

**The Use Permit application (PLN130338) came on for public hearing before the Monterey County Planning Commission on December 11, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1.       **FINDING:**       **PROJECT DESCRIPTION** – The proposed project is a Use Permit for development of a new wireless telecommunications facility consisting of a 60 foot high mono-pole with 9 panel antennas; a 194 square foot equipment shelter and emergency generator.  
**EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130338.
  
2.       **FINDING:**       **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**       a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - North County Area Plan (Non-Coastal);
  - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) The property is located at 502 Echo Valley Road, Prunedale,

(Assessor's Parcel Number 127-141-001-000), North County Area Plan. The parcel is zoned RC/B-8, which allows wireless communication facilities pursuant to the issuance of a Use Permit and subject the regulations of Monterey County Code (MCC) Section 21.64.310 (Regulations for the Siting, Design, and Construction of Wireless Communication Facilities). The project has been designed and conditioned to comply with all regulations contained within MCC 21.64.310. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on September 3, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review on September 18, 2013; however no formal recommendation could be made, due to the lack of a voting quorum. No additional LUAC review was scheduled, since a the property owner for this application is member of the LUAC; therefore a voting quorum could not be obtained for future meetings.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130338.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, RMA-Building Department, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff did not identify potential impacts to Biological Resources, Archaeological Resources, or Soil/Slope Stability. The following reports have been prepared:
    - “Geotechnical Investigation – Proposed Telecommunications Facility” (LIB130279) prepared by BMI Geotechnical and Environmental Consultants, Folsom, California, August 16, 2013.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
  - c) Staff conducted a site inspection on September 3, 2013, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130338.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, North County Fire Protection District, Public Works, RMA-Building Department, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) A “Radio Frequency Electromagnetic (RF-EME) Compliance Report” was prepared for the project. The RF-EME report indicated that there are no physical or environmental impacts resulting from radio frequency emissions that would be detrimental to public health and safety. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).
  - c) Staff conducted a site inspection on September 3, 2013, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130338.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on September 3, 2013, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130338.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of new, small facilities or structures.
  - b) The project involves the construction of a new small wireless 60 foot tall telecommunications facility, including an approximate 194 square foot area (ground cover).

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 3, 2013.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project does not cumulative impacts of successive projects if the same type in the same place; is not located within or near a scenic highway, road or corridor; is not located on a hazardous waste site; and does not involve any change to a historical resource.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130338.

7. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. 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 Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of development of a wireless telecommunications facility including of a 60 foot high mono-pine with 9 panel antennas; a 194 square foot equipment shelter and emergency generator. The site is located at 502 Echo Valley Road, Prunedale in the North County Area Plan.
  - b) Staff analyzed potential visual impacts which could result from the placement of the facility, as part of the requirements contained in MCC 21.64.310, and concluded that the proposed facility would not create a substantial adverse visual impact on surrounding public viewing areas including roadways nor on the adjacent residential neighborhood. The project has been designed to camouflage as a Pine tree and blend with surrounding Eucalyptus, Oak, and Pine trees. Additionally, conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site (Conditions No. 8, 9, 10, 11, and 12).
  - c) The project is consistent with Monterey County Code (MCC) Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC Section 21.86.050 and the proposed height is within limitations outlined in MCC Section 21.86.060.



- d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project is located approximately 8.5 miles from the nearest airport (Salinas Municipal). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
- e) Staff site visit and project photos in project file 130431.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.  
**EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per California Environmental Quality Act (CEQA) Section 15303; and;
2. Approve a Use Permit for a new wireless telecommunications facility consisting of a 60 foot high mono-pine with 9 panel antennas; a 194 square foot equipment shelter and generator in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11th day of December, 2013 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

**NOTES**

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130338

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The term "applicant" or "owner/applicant" as used in these conditions means Verizon Wireless and its successors and assigns.

This Use Permit (PLN130338) allows the construction of a a new wireless telecommunications facility consisting of a 60 foot high mono-pine with 9 panel antennas; 194 square foot equipment shelter; and chainlink fence enclosure. The property is located at 502 Echo Valley Road, Prunedale (Assessor's Parcel Number 127-141-001-000), North County Area Plan (Non-Coastal). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number \_\_\_\_ ) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 127-141-001-000 on December 11, 2013. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."  
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

### 4. PD009 - GEOTECHNICAL CERTIFICATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to RMA-Building Services showing project's compliance with the geotechnical report.

### 5. PD025 - ANTENNA TOWER HEIGHT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The tower shall not exceed the 60 feet in height. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the applicant shall submit 3 copies of an elevation plan which shall indicate the maximum height of the tower to RMA - Planning for review and approval.

Prior to final building inspection, the Owner/Applicant shall coordinate with RMA - Planning staff to inspect the project site after construction to ensure compliance with condition.

### 6. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of \_\_\_ years, to expire on \_\_\_ unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**7. PD039(A) - WIRELESS INDEMNIFICATION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

**8. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

**9. PD039(C) - WIRELESS CO-LOCATION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 60 feet.

**10. PD039(D) - WIRELESS REMOVAL**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** If the applicant abandons the facility or terminates the use, prior to the issuance of grading or building permits or on an on-going basis, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

**11. PD039(E) - WIRELESS EMISSION**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of RMA - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

**12. EHSP01 - HAZ MAT BUSINESS RESPONSE PLAN – MOU (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory).

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading/building permits the owner/applicant shall submit the signed Business Response Plan – Memorandum of Understanding (Form available from EHB) that specifies an approved Business Response Plan must be on file with HMMS prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to date Business Response Plan.



# ECHO VALLEY

502 ECHO VALLEY ROAD  
PRUNEDALE, CA 93907  
MONTEREY COUNTY

PS# 260283

APPROVALS	
VERIZON - CONST.	DATE: _____
VERIZON - RF ENG.	DATE: _____
VERIZON - EQUIP ENG.	DATE: _____
VERIZON REAL ESTATE	DATE: _____
PROPERTY OWNER	DATE: _____
CORE - CONST.	DATE: _____
CORE - LEASING	DATE: _____
CORE - ZONING	DATE: _____



Client:



V-D Design Group, Inc.  
5100 Clayton Rd., #4  
Ste. 353  
Concord, CA 94521

Project Architect:

100% ZONING

Drawing Phase:

ECHO VALLEY  
502 ECHO VALLEY ROAD  
PRUNEDALE, CA 93907  
MONTEREY COUNTY  
PS #260283

Site:

Professional Seal:

It is a violation of law for any person, unless they are acting under the direction of a Licensed Professional Architect/Engineer, to alter this document.



Rev.	Date	Description
01	01/28/13	91% Zoning Drawg
02	01/30/13	100% Zoning Drawg
03	02/18/13	100% Zoning Drawg
04	02/11/13	91% Zoning Drawg

Project No.: V-12 CA2035

Date: 03/11/13 Job No.:

Scale: AS SHOWN CAD File:

Designed By: RB Checked By: JG

TITLE SHEET

Sheet Title:

T-1

Sheet No.:

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SITE INFORMATION	
PS PROJECT I.D.#:	260283
OWNER:	JOHN AND DEBRA ROBBINET 502 ECHO VALLEY RD PRUNEDALE, CA 93907
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598
AGENT:	CORE DEVELOPMENT SERVICES 2749 SATURN ST BREA, CA 92621
APN:	127-141-002
SITE ADDRESS:	502 ECHO VALLEY ROAD PRUNEDALE, CA 93907
COUNTY:	MONTEREY COUNTY
LATITUDE:	35° 49' 35.4" NORTH (NAD83)
LONGITUDE:	121° 38' 45.6" WEST (NAD83)
GROUND ELEVATION:	636.5' AMSL
ZONING:	RC-B-8 - RESOURCE CONSERVATION
ZONING JURISDICTION:	MONTEREY COUNTY



PROJECT TEAM	
CORE DEVELOPMENT SERVICES 2749 SATURN STREET BREA, CA 92621	
PROJECT MANAGER: MIEE WATSON	
PHONE: (714) 333-2612	FAX: (714) 333-4441
EMAIL: miee@core-us.com	
CONSTRUCTION MANAGER: VICTOR SALAS	
MOBILE: (510) 684-4297	EMAIL: vsalas@coredevelopment.com
ZONING AGENT: LK FARRA	
MOBILE: (510) 847-8911	FAX: (714) 333-4441
EMAIL: lkf@core-us.com	
ARCHITECT/ENGINEER:	
V-D DESIGN GROUP, INC. 5100 CLAYTON RD, #4 STE. 353 CONCORD, CA 94521	
CONTACT: ROONEY BARNES MOBILE: (907) 573-1924 EMAIL: rooney@v-ddesign.com	
VERIZON WIRELESS 2785 MITCHELL DRIVE, SUITE 9 WALNUT CREEK, CA 94598	

PROJECT DESCRIPTION	
PROPOSED	
1. INSTALL CHAINLINK FENCING AROUND 39'-4" X 20' LEASE AREA.	
2. INSTALL 50' HI. MONOPINE MONOPOLE WITH 9' TOTAL ANTENNAS (3 PER SECTION).	
3. INSTALL 9' TOTAL ANTENNAS (3 PER SECTION).	
4. INSTALL 11'-4" X 16'-10.5" LONG EQUIPMENT SHELTER	
5. PROVIDE UNDERGROUND UTILITY TRENCH FROM POINT OF CONNECTIONS TO LEASE AREA.	
6. INSTALL 30KW GENERATOR ON CONCRETE PAD WITH 132 GAL. BASE UL-142 FUEL TANK.	
7. INSTALL (2) GPS ANTENNAS ON SHELTER WALL.	

DRAWING INDEX	
SHEET NO.:	SHEET TITLE
T-1	TITLE SHEET
LS-1	BOUNDARY DETAIL
LS-2	SURVEY DETAIL
A-1	OVERALL SITE PLAN
A-2	ENLARGED LEASE AREA
A-3	LEASE AREA PLAN, ANTENNA CONFIGURATION
A-4	ELEVATIONS

CODE COMPLIANCE	
CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:	
1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLE 24 & 25) 2. 2010 CALIFORNIA BUILDING CODE 3. 2010 CALIFORNIA MECHANICAL CODE 4. 2010 CALIFORNIA PLUMBING CODE 5. 2010 CALIFORNIA ELECTRIC CODE 6. 2010 CALIFORNIA ENERGY CODE 7. 2010 CALIFORNIA FIRE CODE 8. 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE 9. NFPA 72, 2010 EDITION - NATIONAL FIRE ALARMS CODE, AS AMENDED 10. ANSIS/A22-G LIFE SAFETY CODE (NFPA-10) 11. LOCAL BUILDING CODE 12. CITY/COUNTY ORDINANCES	
ACCESSIBILITY REQUIREMENTS	
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH THE 2007 CALIFORNIA BUILDING CODE PART 2, TITLE 24, PART 2, VOLUME 1, CHAPTER 11B, SECTION 11208.2, SECTION 11208.3	

DRIVING DIRECTIONS	
DIRECTIONS FROM VERIZON WIRELESS RF MARKET OFFICE:	
1. HEAD SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN 2. TURN LEFT ONTO N WIGET LN 3. TURN RIGHT ONTO YGNACIO VALLEY RD 4. CONTINUE ONTO HILLSIDE AVE 5. TURN LEFT TO MERGE ONTO I-680 S TOWARD SAN JOSE 6. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES 7. TURN RIGHT ONTO ECHO VALLEY RD 8. SITE WILL BE ON LEFT DOWN FROM LA ENCHANA DRIVE	

ADMINISTRATIVE REQUIREMENTS	
CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT. DRAWINGS WILL BE HALF SCALE	

HANDICAP REQUIREMENTS	
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA ADMINISTRATIVE STATE CODE PART 2, TITLE 24, CHAPTER 11B, SECTION 11208.	

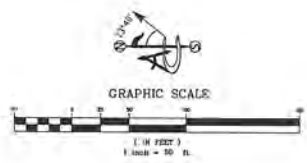
UNDERGROUND SERVICE ALERT  
CALL TOLL FREE  
1-800-227-2600

FIELD NUMBER: 019 BEFORE YOU DIG

Exhibit B-2

**LEGEND**

- NG NATURAL GRADE
- BLDG TOP OF BUILDING
- FC FACE OF CURB
- CONC RIGHT OF WAY
- AP ASPHALT
- D/W ACCESS DRIVEWAY
- SW SIDEWALK
- CLF CHAIN LINK FENCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.C.V. WATER CONTROL VALVE
- HS FIRE HYDRANT
- HW FIRE HYDRANT
- SW CUT WIRE
- AS NOTED
- TP POWER POLE
- POSITION OF GEOLOGIC COORDINATES
- SPOT ELEVATION
- LIMITS OF LESSOR'S PROPERTY
- EASEMENT



**DIRECTIONS TO SITE**  
FROM THE VERIZON WIRELESS OFFICE IN WALNUT CREEK, CA  
TAKE SURFACE STREETS TO MERCE CANTO  
I-680S TOWARD SAN JOSE. TAKE EXIT  
US-101 TOWARD LOS ANGELES. TURN RIGHT  
ONTO ECHO VALLEY RD. & FOLLOW TO THE  
SITE ON THE LEFT.

REV	DATE/BY	DESCRIPTION
1	12/18/12 MF	COMMENTS
2	01/22/13 MF	ACCESS ROUTE
3	02/01/13 MF	LEASE AREA
4	03/01/13 MF	LEASE AREA
5	03/12/13 MF	COMMENTS

ENGINEER / CONSULTANT

1450 SOUTH PRICE ROAD STE. 209C  
CHANDLER, ARIZONA 85286 (602)463-0472

SITE BUILDER

2785 MITCHELL DRIVE  
SUNNYVALE, CALIFORNIA 94085

ARE DEVELOPMENT

2778 Bahia Street  
Irvine, California 92617  
(714)729-8484 (714)833-4441 fax  
www.core.us.com

APPROVALS

APPROVED BY	INITIALS	DATE
LANDLORD		
VIEW SITE AGD		
ZONING		
VIEW RT		
VIEW INTERCONNECT		
VIEW BILITY		
VIEW CONVT		
VIEW PROJ. MGR.		

SITE INFORMATION

SITE NAME  
**ECHO VALLEY**

SITE ADDRESS  
508 ECHO VALLEY ROAD  
PRUNEDALE, CALIFORNIA 93907

MONTEREY COUNTY  
SHEET TITLE

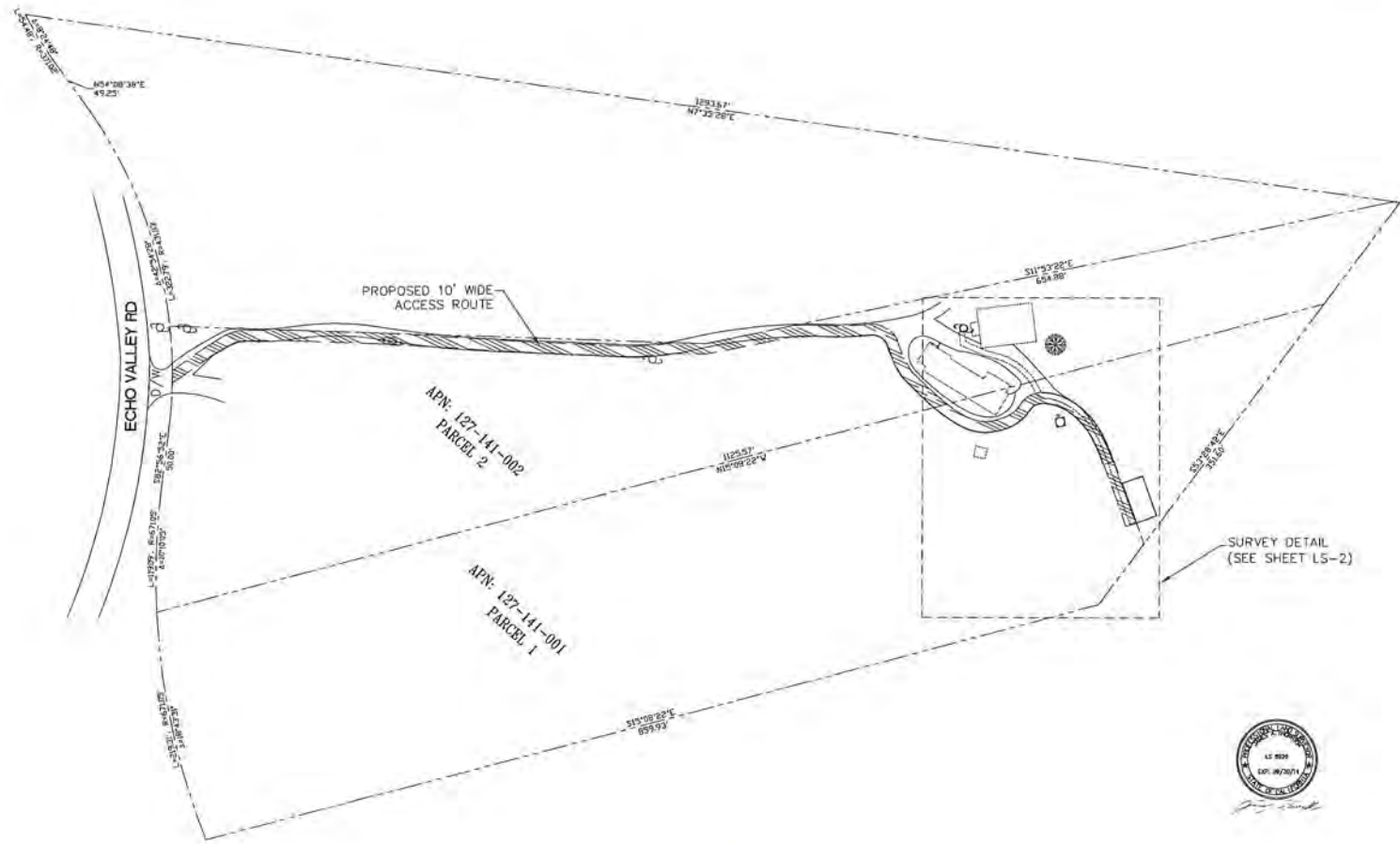
**BOUNDARY  
DETAIL**

DRAWING INFORMATION

DRAWN BY	CHECKED BY	ISSUE DATE
MF	DA	07.22.2011

SHEET NUMBER

**LS-1**





**LEGEND**

HC	NATURAL GRADE
BLIC	TOP OF BUILDING
FC	FACE OF CURB
COMC	RIGHT OF WAY
AS	ASPHALT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
C/F	CHAIN LINK FENCE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
WC	WATER CONTROL VALVE
WV	WATER VALVE
RI	RIVE HYDRANT
Q/W	QUIP WIRE
AS	AS NOTED
PO	POWER POLE
PO	POSITION OF GEODETIC COORDINATES
SP	SPOT ELEVATION
---	LIMITS OF LESSOR'S PROPERTY
---	EASEMENT

POSITION OF GEODETIC COORDINATES:  
 LATITUDE 39° 45' 35.4" NORTH (NAD83)  
 LONGITUDE 121° 38' 48.6" WEST (NAD83)  
 GRID ELEVATION @ 637.7' (NAVD88)

**UTILITY NOTES**  
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**BENCHMARK**  
 PROJECT ELEVATIONS ESTABLISHED FROM OPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID" OR MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

**BASE OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FOUR, DETERMINED BY GPS OBSERVATIONS.

**SURVEY DATE**  
 11/01/12

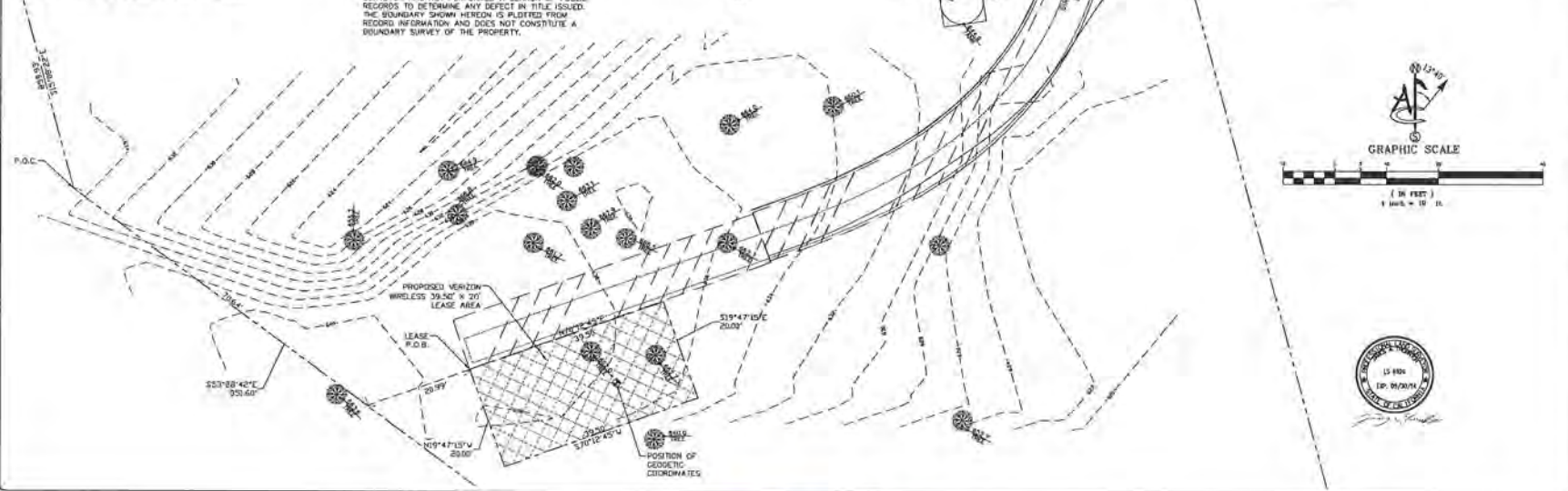
**SCHEDULE "B" NOTE**  
 REFERENCE IS MADE TO THE TITLE REPORT ORDER #2636643, ISSUED BY LAWYERS TITLE COMPANY, DATED AUGUST 19, 2012. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

**LESSOR'S LEGAL DESCRIPTION**  
 ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 CERTAIN REAL PROPERTY SITUATE, LINGO AND BEING IN THE RANCHO BOCA NUEVA Y MORO COZO, BEING A PART OF LOT 4 IN BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 155, ROLLING HILLS RANCHOS" SUBDIVISION NO. 2, FILED FOR RECORD JANUARY 20, 1948 IN VOLUME 5 OF MAPS, "CITIES AND TOWNS", AT PAGE 104 IN MONTEREY COUNTY RECORDS, SAID PART PARTICULARLY DESCRIBED AS FOLLOWS, 10-W/1 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY THEREOF, (1) S. 16°41' E., 809.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, (2) S. 55°30'20" E., 351.6 FEET; THENCE LEAVE LAST MENTIONED BOUNDARY AND RUNNING (3) N. 10°41' W., 1125.57 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID LOT 4, THENCE ALONG SAID MENTIONED BOUNDARY, (4) ON THE ARC OF A CIRCULAR CURVE TO THE LEFT (THE CENTER OF WHICH BEARS S. 47°35' E., 871.05 FEET DISTANT) THROUGH AN ANGLE OF 18° 43' 1/2" FOR A DISTANCE OF 219.31 FEET TO THE PLACE OF BEGINNING; COURSES ALL THE WAY, EXCEPTING AN UNDIVIDED ONE-TENTH (1/10) PART OF ALL OIL, GAS AND OTHER HYDROCARBONS, IN, UNDER OR THAT MAY BE TAKEN FROM SAID REAL PROPERTY, AS INCURRED IN THE DEED FROM SHARLEY HOUGHTON, ET AL. TO C.K. STEPHANK, BY DEED DATED MARCH 25, 1946 AND RECORDED APRIL 25, 1946 IN VOLUME 804, OFFICIAL RECORDS, AT PAGE 70; MONTEREY COUNTY RECORDS, PARCEL 3.

A PART OF LOT 4 IN BLOCK 2, AS SHOWN ON THE MAP ENTITLED, "TRACT NO. 155, ROLLING HILLS RANCHOS" SUBDIVISION NO. 2, FILED JANUARY 20, 1948, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND NOW ON FILE IN SAID OFFICE IN MAPS, "CITIES AND TOWNS", AT PAGE 104 THEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, AND RUNNING THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT, (1) N. 50°19'20" W., 118.40 FEET TO A POINT, THENCE LEAVING LAST MENTIONED BOUNDARY AND RUNNING (2) N. 10°41' W., 1125.57 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF SAID LOT; THENCE IN AN EASTERLY DIRECTION ALONG SAID BOUNDARY, (3) ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT (THE CENTER OF WHICH IS 871.05 FEET DISTANT) THROUGH AN ANGLE OF 18°43' 1/2" FOR A DISTANCE OF 219.31 FEET, THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, (4) S. 84°29'30" E., 50.00 FEET TO A POINT, THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY IN AN EASTERLY DIRECTION, (5) ON THE ARC OF A CIRCULAR CURVE TO THE LEFT (THE CENTER OF WHICH IS 431.03 FEET DISTANT) THROUGH AN ARC OF 18°43' 1/2" FOR A DISTANCE OF 400.00 FEET; THENCE LEAVING LAST MENTIONED BOUNDARY, (6) S. 0°00'00" E., 500.00 FEET TO A POINT, THENCE RUNNING (7) S. 13°26' E., 654.98 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM AN UNDIVIDED 1/10 PART OF ALL OIL, GAS AND OTHER HYDROCARBONS, IN, UNDER OR THAT MAY BE TAKEN FROM SAID REAL PROPERTY AS INCURRED IN DEED FROM SHARLEY HOUGHTON, ET AL. TO C.K. STEPHANK, DATED MARCH 25, 1946 RECORDED APRIL 25, 1946 IN BOOK NO. 804 OF OFFICIAL RECORDS AT PAGE 70, MONTEREY COUNTY RECORDS.

**LEASE AREA LEGAL DESCRIPTION**  
 A PORTION OF LOT 4, IN BLOCK 2, AS SAID LOT AND BLOCK ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 155, ROLLING HILLS RANCHOS" SUBDIVISION NO. 2, FILED FOR RECORD JANUARY 20, 1948 IN VOLUME 5 OF MAPS, "CITIES AND TOWNS", AT PAGE 104 IN MONTEREY COUNTY RECORDS, SAID PART PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A GRANT DEED RECORDED AS INSTRUMENT NUMBER 200650233, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 33°28'42" EAST ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 70.84 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE NORTH 70°24' EAST, A DISTANCE OF 20.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 70°12' EAST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 19°41'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 70°24' WEST, A DISTANCE OF 39.50 FEET; THENCE NORTH 19°41'15" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT, OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, INGRESS, EGRESS, PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES.

**SURVEYOR'S NOTES**  
 SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.



REV	DATE/BY	DESCRIPTION
1	12/15/12 MF	COMMENTS
2	01/21/13 MF	ACCESS ROUTE
3	03/22/13 MF	LEASE AREA
4	03/22/13 MF	LOCAL AREA
5	03/22/13 MF	COMMENTS

ENGINEER / CONSULTANT

**Ambit**  
 1490 SOUTH PRICE ROAD STE. 209C  
 CHANDLER, ARIZONA 85226 (602)463-0472  
 SITE BUILDER

**verizon wireless**  
 2785 WINDOL DRIVE  
 WANAU, CALIFORNIA 94095  
 A&E DEVELOPMENT

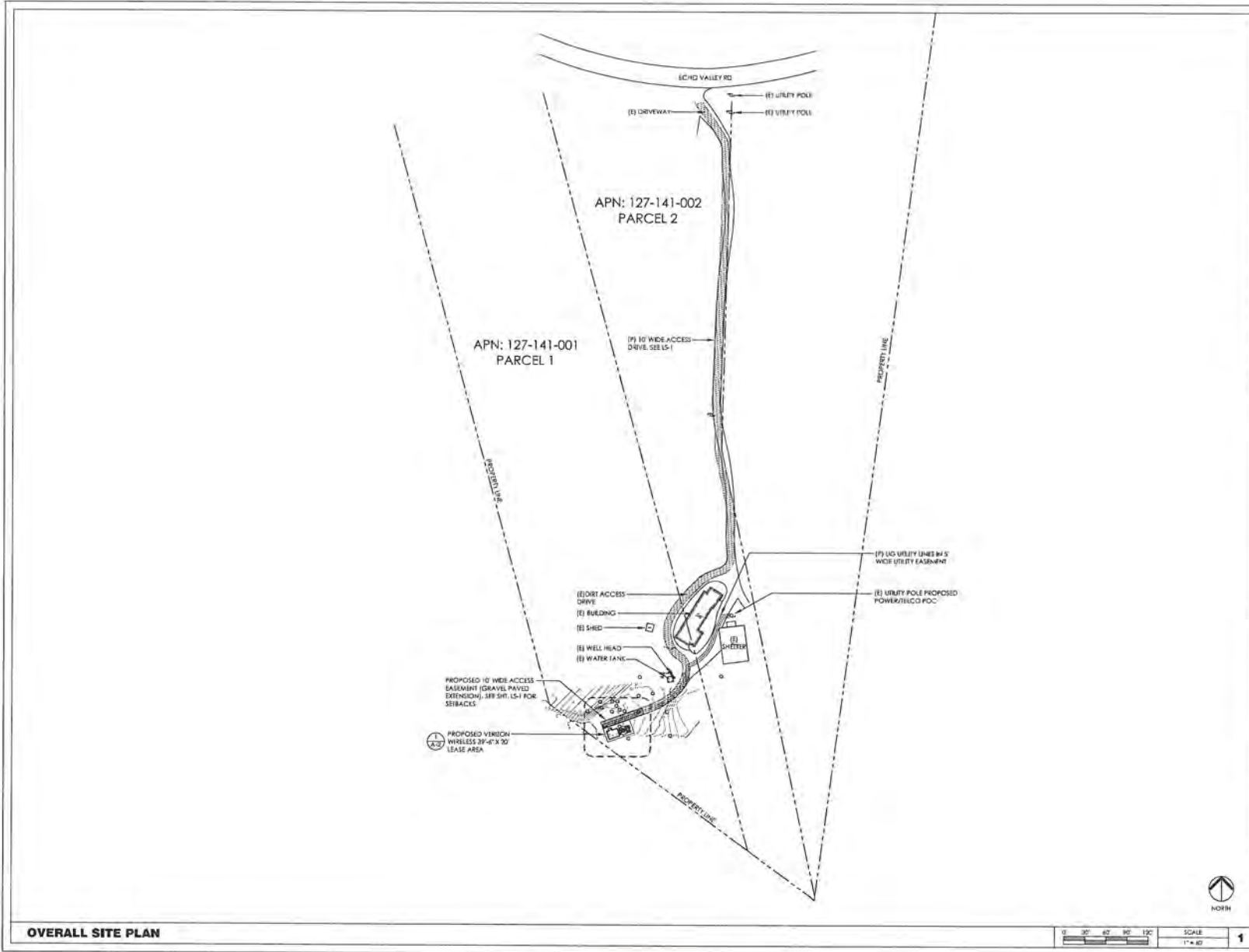
**core**  
 DEVELOPMENT SERVICES  
 A&E SERVICES  
 2748 SOUTH BUREAU  
 BREA, CALIFORNIA 92623  
 (714)729-8484 (714)233-4441 fax  
 www.cpsa.com

APPROVED BY	INITIALS	DATE
LANDLORD		
VIEW SITE A&E		
ZONING		
VIEW N		
VIEW W		
VIEW S		
VIEW E		
VIEW CONE		
VIEW PROJ. NO.		

SITE NAME:  
**ECHO VALLEY**  
 SITE ADDRESS:  
 505 ECHO VALLEY ROAD  
 PRUNEDALE, CALIFORNIA 93907  
 MONTEREY COUNTY  
 SHEET TITLE

**SURVEY DETAIL**  
 DRAWING INFORMATION:  
 DRAWN BY: MF  
 CHECKED BY: DA  
 ISSUE DATE: 07.22.2011  
 SHEET NUMBER

LS-2



**verizon**wireless  
 Verizon Wireless  
 2785 Mitchell Drive  
 Suite 9  
 Walnut Creek, CA 94598

Client:

**Voone Design Group Inc.**  
 Voone Design Group, Inc.  
 5100 Clayton Rd. B-1  
 Ste. 354  
 Concord, CA 94521

Project Architect:

**100% ZONING**

Drawing Phase:

**ECHO VALLEY**  
 302 ECHO VALLEY ROAD  
 PRUNEDALE, CA 93907  
 MONTEREY COUNTY  
 PS #260283

Site:

Professional Seal:

If it is a violation of law for any person, unless they are acting under the direction of a licensed Professional Architect/Engineer, to offer this document.

**core**  
 LICENSED PROFESSIONAL ARCHITECT  
 2749 SATURN ST  
 BREA, CA 92821

Rev.	Date	Description
01	01/28/13	10% Zoning Design
02	01/30/13	100% Zoning Design
03	02/19/13	100% Zoning Design
04	03/11/13	100% Zoning Design

Project No.: V-12-CA2035  
 Date: 03/11/13 Job No.:  
 Scale: AS SHOWN CAD File:  
 Designed By: RB Checked By: JC

**OVERALL SITE PLAN**

Sheet Title:

**A-1**

Sheet No.:

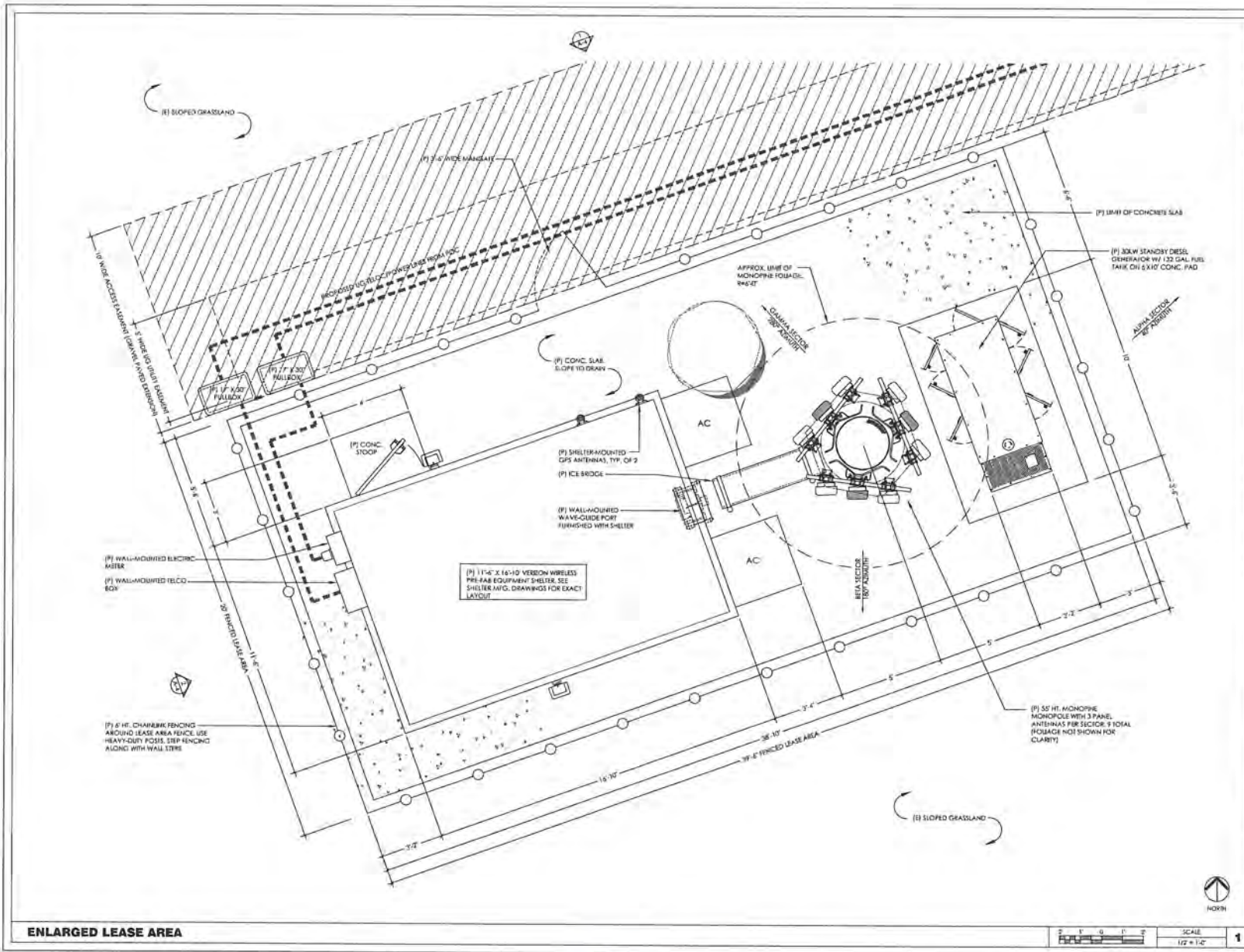
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**OVERALL SITE PLAN**

Exhibit B-2

Page 4 of 7 Page



**verizon wireless**  
 Verizon Wireless  
 2785 Mitchell Drive  
 Suite 9  
 Walnut Creek, CA 94598

Client:  
  
 V-one Design Group, Inc.  
 5100 Clayton Rd. S-1  
 Ste. 354  
 Concord, Co 94521

Project Architect:  
**100% ZONING**  
 Drawing Phase:  
**ECHO VALLEY**  
 502 ECHO VALLEY ROAD  
 PRUNEDALE, CA 93907  
 MONTEREY COUNTY  
 PS #260283  
 Site:

Professional Seal:  
 It is a violation of law for any person, unless they are acting under the direction of a Licensed Professional Architect/Engineer, to offer this document.

**core**  
 2749 SATURN ST  
 BREA, CA 92821

Rev.	Date	Description
01	01/28/13	100% Zoning Depts.
02	01/30/13	100% Zoning Depts.
03	02/01/13	100% Zoning Depts.
04	03/11/13	100% Zoning Depts.

Project No.: V-12-CA2035  
 Date: 03/11/13 Job No.:  
 Scale: AS SHOWN CAD File:  
 Designed By: JB Checked By: JG

**ENLARGED LEASE AREA**  
 Sheet Title:  
**A-2**  
 Sheet No.:  
 © V-one Design Group, Inc. 2012

Exhibit B-2

**verizon**wireless  
 Verizon Wireless  
 2785 Mitchell Drive  
 Suite 7  
 Walnut Creek, CA 94598

Client:  
  
 V-one Design Group, Inc.  
 5100 Clayton Rd., B-4  
 Ste. 304  
 Concord, CA 94501  
 Project Architect:

**100% ZONING**  
 Drawing Phase:  
**ECHO VALLEY**  
 502 ECHO VALLEY ROAD  
 PRUNEDALE, CA 93907  
 MONTEREY COUNTY  
 PS #260283

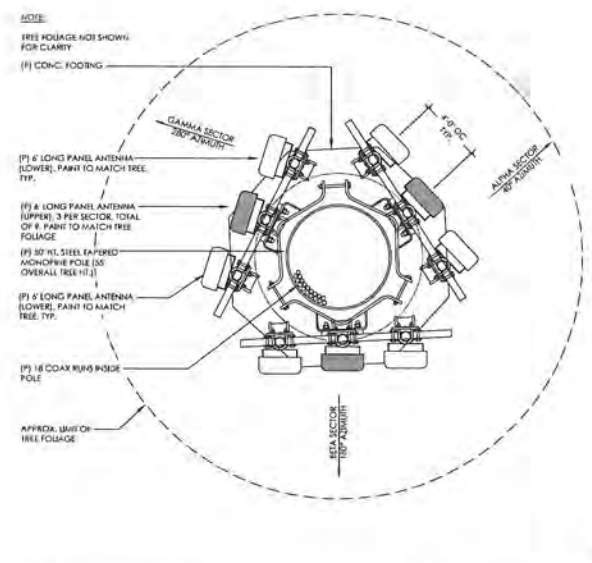
Site:  
 Professional Seal:  
 If it is a violation of law for any person, unless they are acting under the direction of a Licensed Professional Architect/Engineer, to alter this document.

**core**  
 DEVELOPMENT SERVICES  
 2749 SATURN ST  
 BREA, CA 92821

Rev.	Date	Description
01	01/28/13	100% Zoning Drawg.
02	01/06/13	100% Zoning Drawg.
03	02/18/13	100% Zoning Drawg.
04	02/11/13	100% Zoning Drawg.

Project No.: V-12-CA2035  
 Date: 03/11/13 Job No.:  
 Scale: AS SHOWN CAD File:  
 Designed By: RB Checked By: JD

**ENLARGED SITE PLAN**  
 Sheet Title:  
**A-3**  
 Sheet No.:  
 V-one Design Group, Inc. 2012



**NOT USED**

**1 ANTENNA CONFIGURATION**



**NOT USED**

**3 NOT USED**

**NOT USED**

Exhibit B-2

Page 6 of 7 Pages

Client:

Project Architect:

**100% ZONING**

Drawing Phase:

**ECHO VALLEY**  
502 ECHO VALLEY ROAD  
PRUNEDALE, CA 93907  
MONTEREY COUNTY  
PS #260283

Site:

Professional Seal:

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Architect/Engineer, to alter this document.

Rev.	Date	Description
01	01/28/13	10% Zoning Draw
02	01/30/13	100% Zoning Draw
03	02/18/13	100% Zoning Draw
04	03/11/13	100% Zoning Draw

Project No.: V-12-CA-2035

Date: 03/08/13 Job No.:

Scale: AS SHOWN CAD File:

Designed By: RB Checked By: JG

ELEVATIONS

Sheet Title:

**A-4**

Sheet No.:

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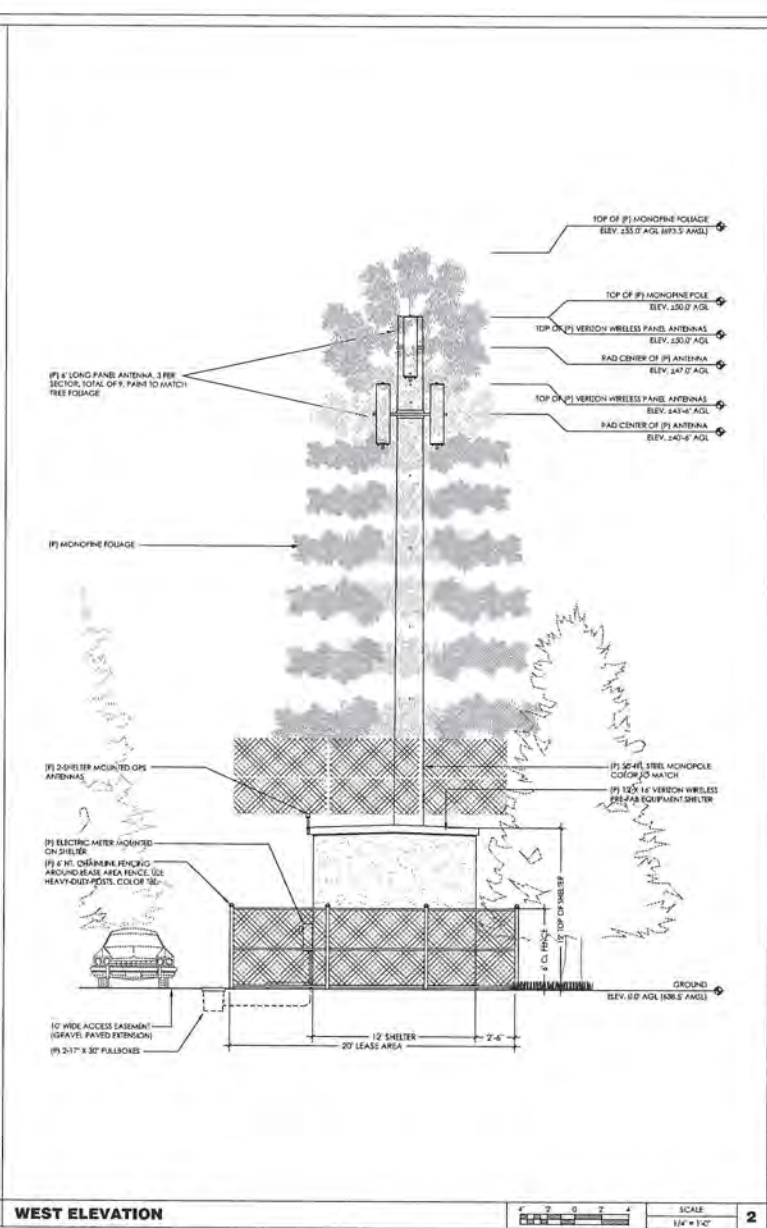
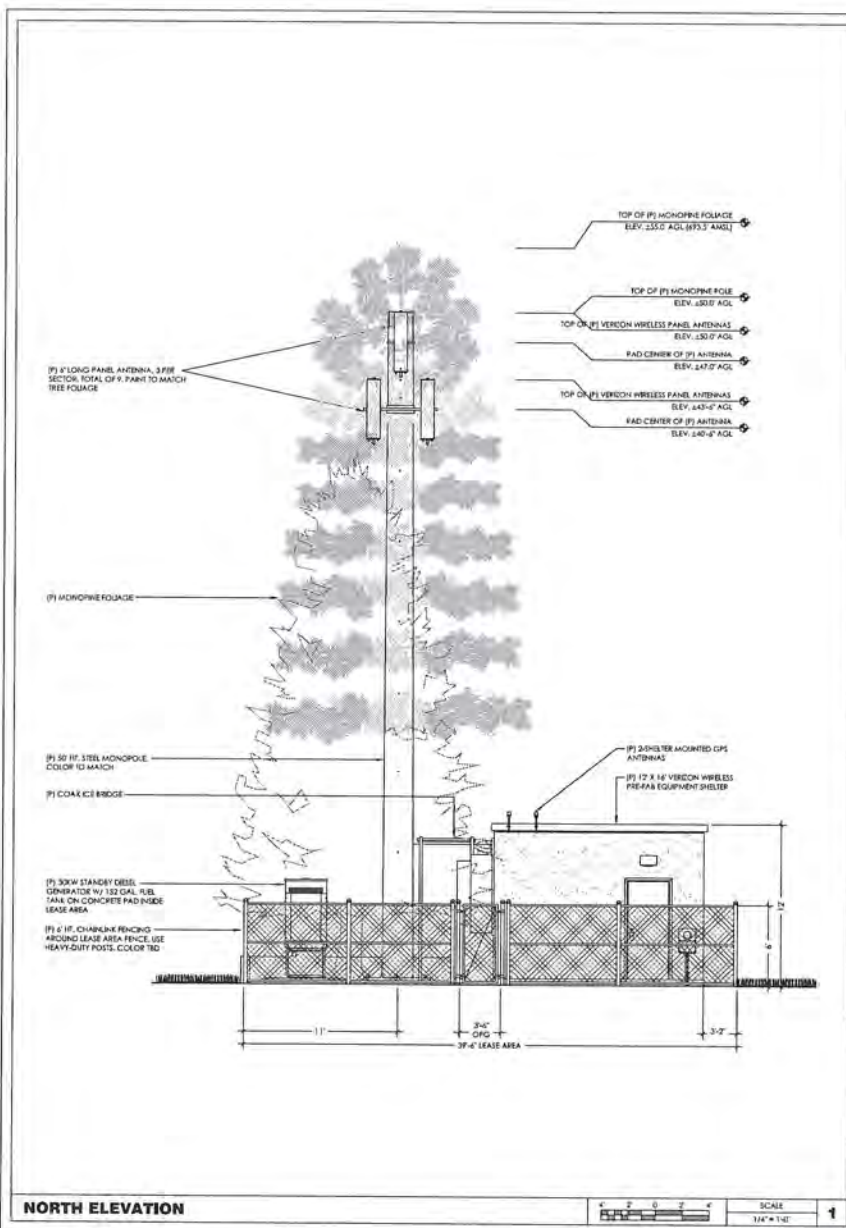
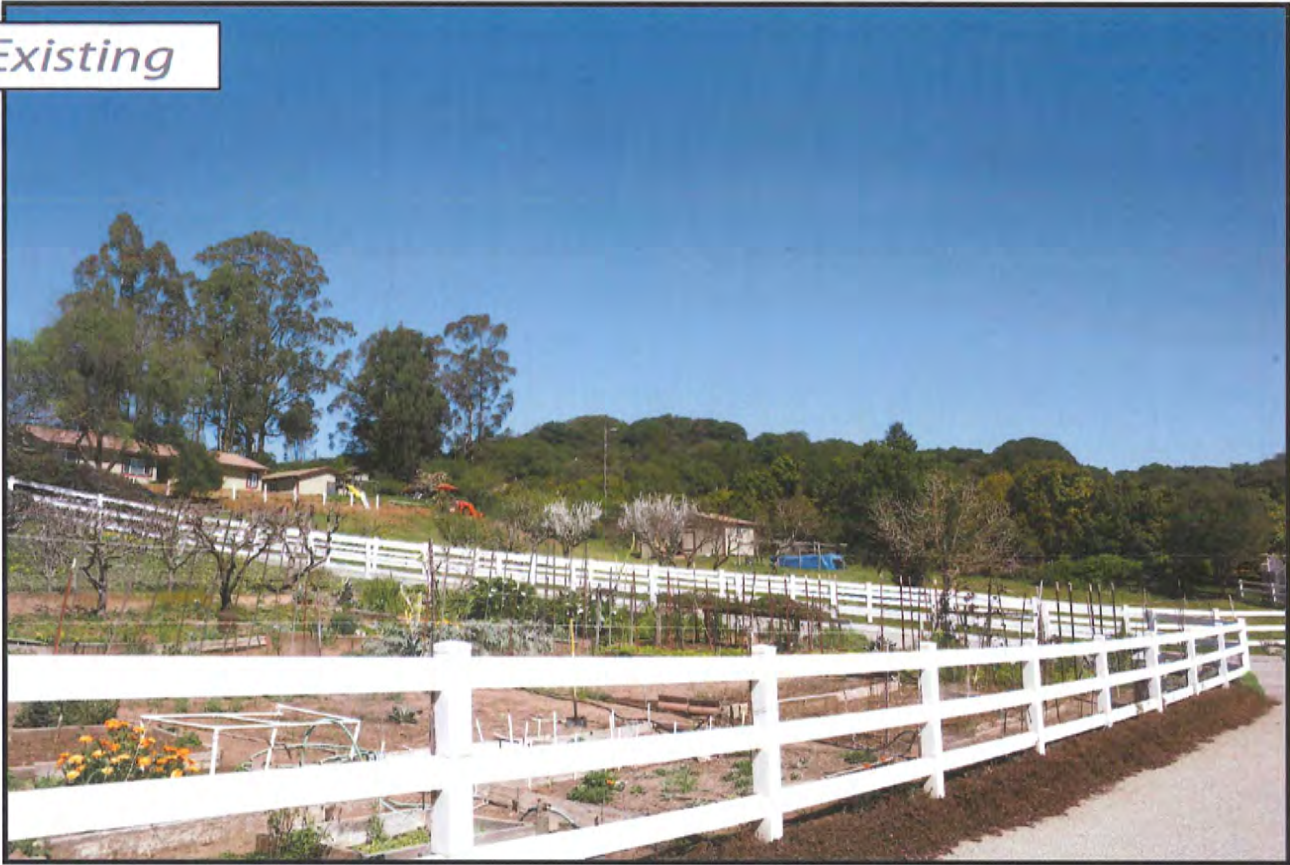


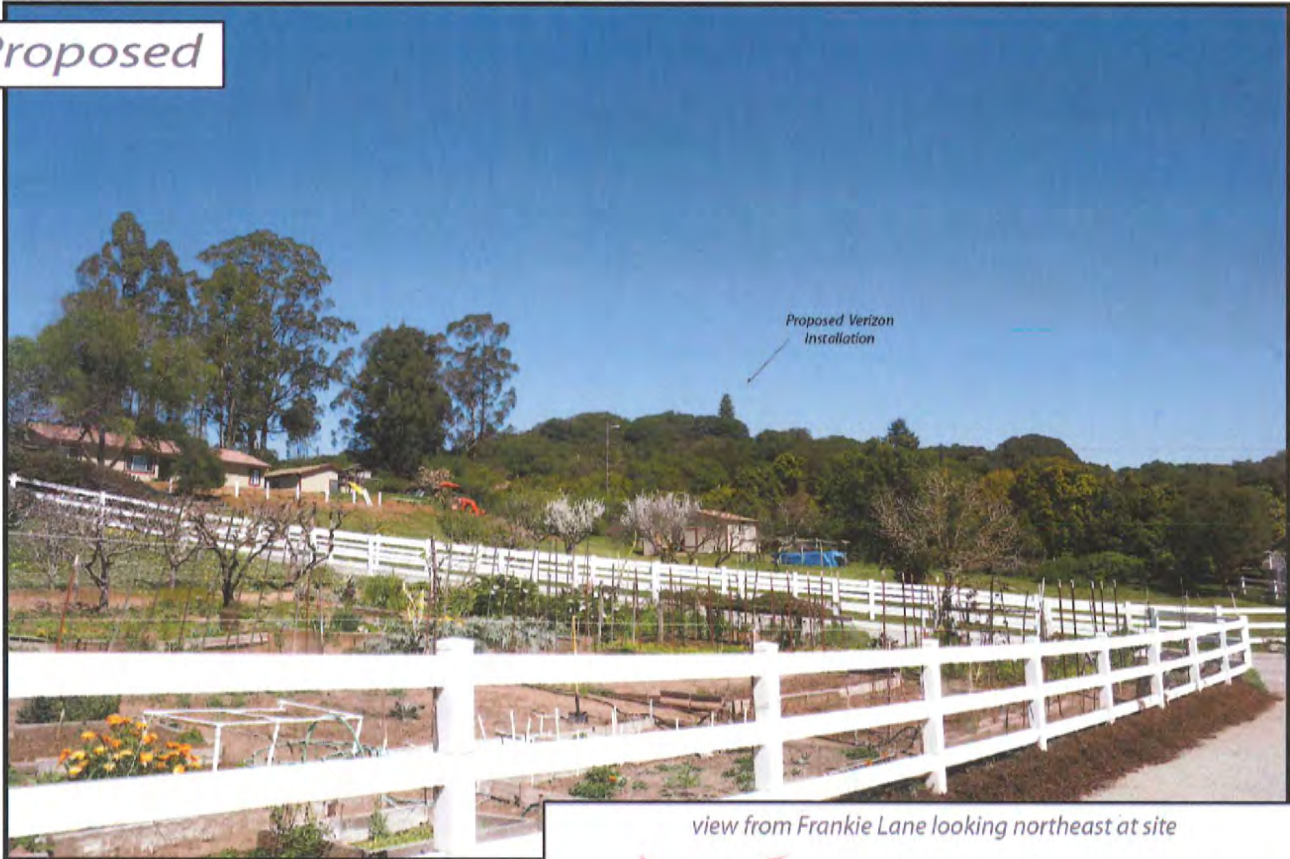
Exhibit B-2

Page 7 of 7 Pages

*Existing*



*Proposed*

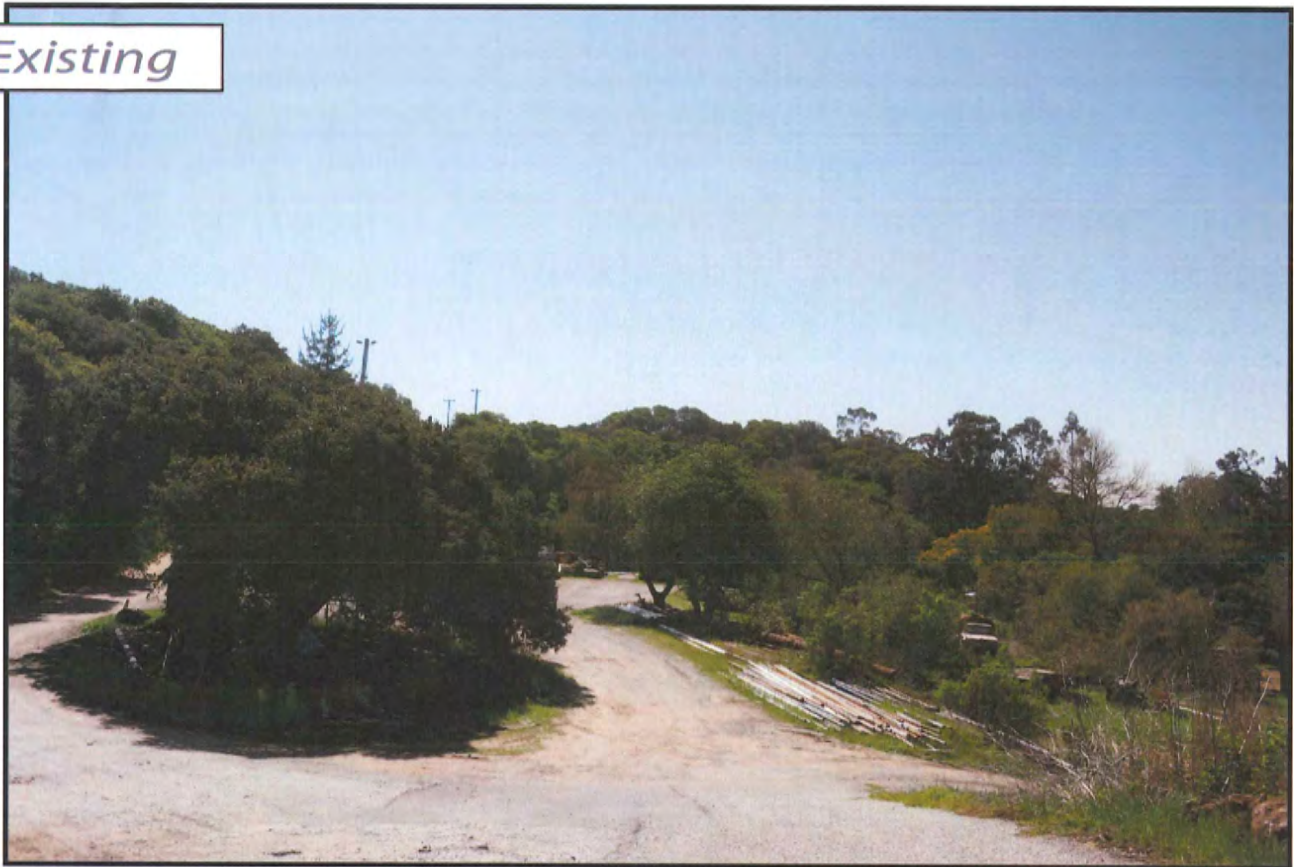


view from Frankie Lane looking northeast at site

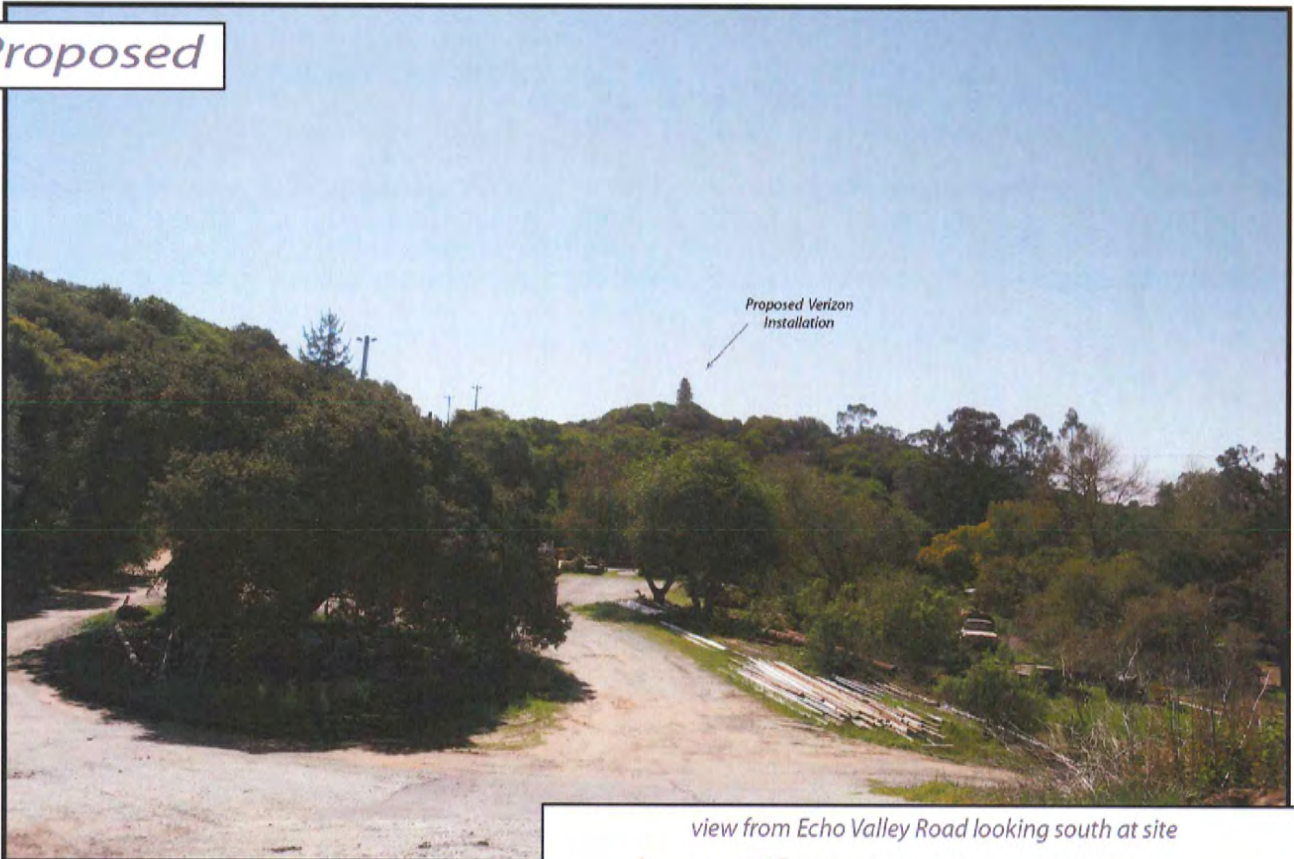


260283 Echo Valley  
502 Echo Valley Road, Prunedale, CA

Existing



Proposed

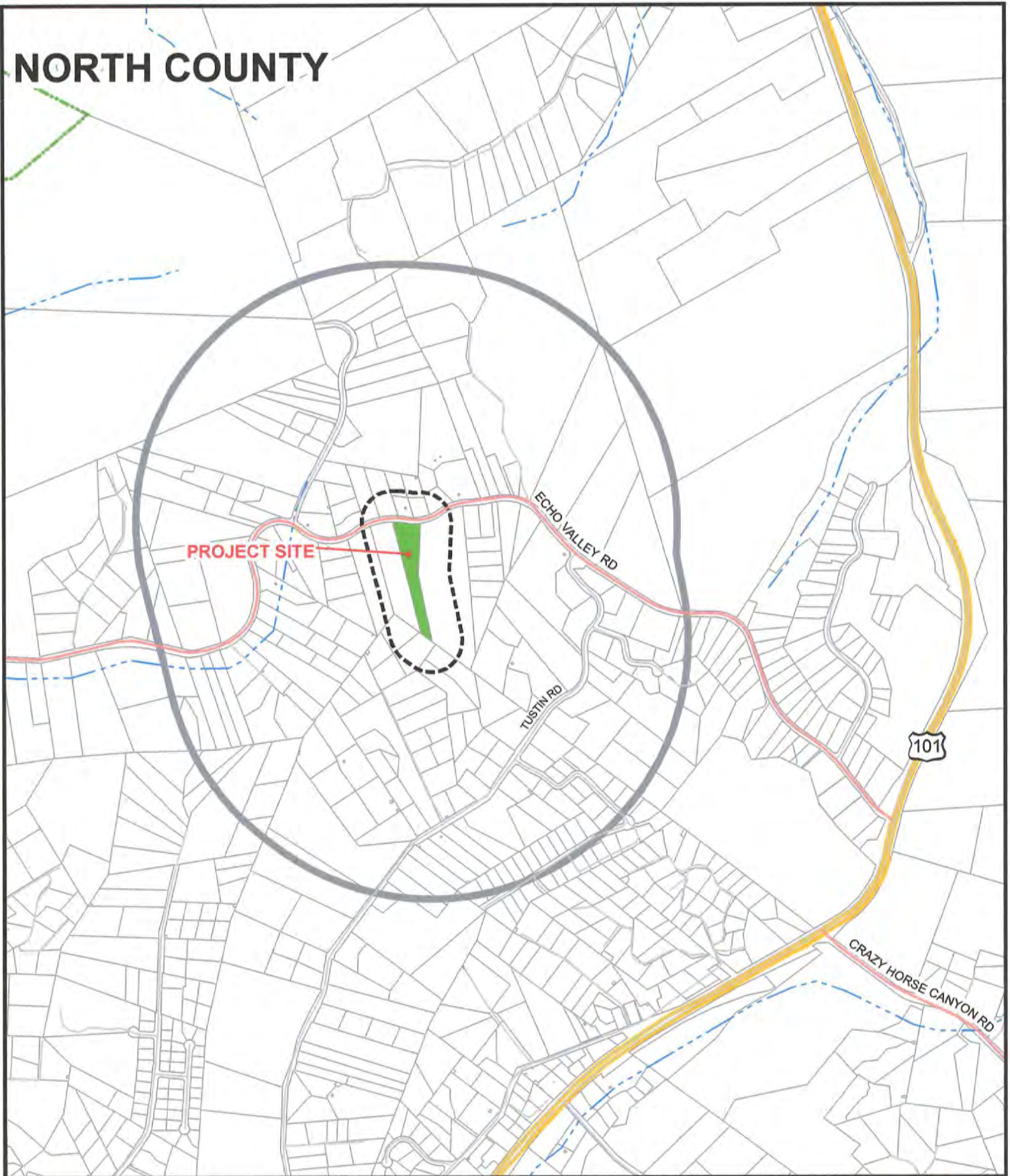


view from Echo Valley Road looking south at site



260283 Echo Valley  
502 Echo Valley Road, Prunedale, CA

# NORTH COUNTY



APPLICANT: ROBINETT

APN: 127-141-002-000

FILE # PLN130338

2500' Limit 300' Limit Water City Limits



EXHIBIT C

PLANNER: MACK

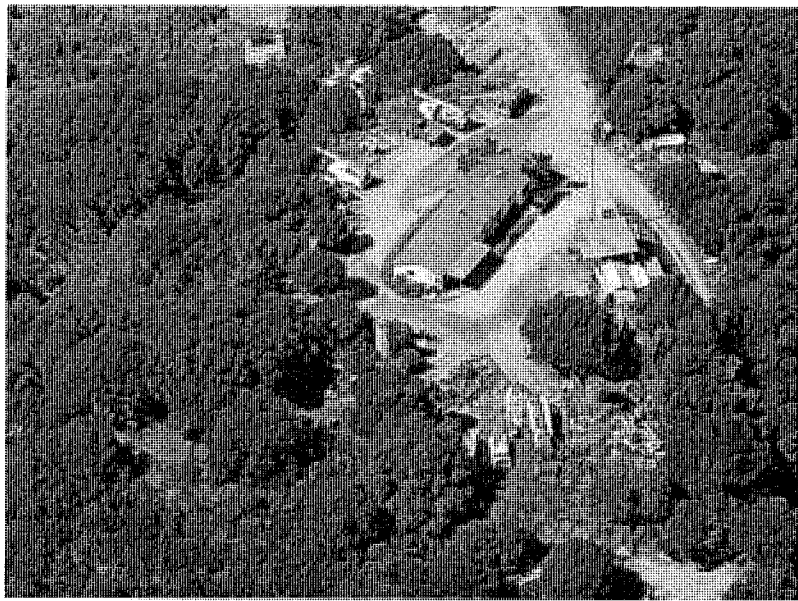


# Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report

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Echo Valley Road  
502 Echo Valley Road  
Prunedale, California 93907  
Monterey County  
36.826528; -121.646889 NAD83

EBI Project No. 62135575  
May 2, 2013



Prepared for:

Verizon Wireless  
c/o Core Communications Group, LLC  
2903 Saturn Street; Suite H  
Brea, California 92821

Prepared by:

 **EBI Consulting**  
environmental | engineering | due diligence

EXHIBIT D

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- APPENDIX A CERTIFICATIONS**
- APPENDIX B RADIO FREQUENCY ELECTROMAGNETIC ENERGY SAFETY / SIGNAGE PLANS**
- APPENDIX C ROOFVIEW® EXPORT FILES**

## EXECUTIVE SUMMARY

### Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for a Verizon Site located at 502 Echo Valley Road in Prunedale, California to determine RF-EME exposure levels from proposed Verizon wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

### Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes instructions to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

**1.0 INTRODUCTION**

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

**2.0 SITE DESCRIPTION**

This project site includes nine (9) wireless telecommunication antennas (at three sector locations) on a monotree located at 502 Echo Valley Road in Prunedale, California.

Verizon Antenna Information (proposed Configuration)									
Antenna# and Model	Frequency (MHz)	# of Transmitters	Transmit Power (Watts)	Azimuth	Gain (dBd)	Feet above Ground (CL)	X	Y	Z
A1 Andrew LNX-6514DS-AIM	700	8	20	40°	13.55	47	10	9	44
A2 Andrew LNX-6514DS-AIM	850	1	40	40°	14.15	40.5	10	8	37.5
A3 Andrew HBXX-6517DS-VTM_00DT_1920	1900	6	16	40°	16.95	40.5	10	7	37.38
B1 Andrew LNX-6514DS-AIM	700	8	20	180°	13.55	47	8	5	44
B2 Andrew LNX-6514DS-AIM	850	1	40	180°	14.15	40.5	7	5	37.5

B3 Andrew HBXX- 6517DS- VTM_00DT_1920	1900	6	16	180°	16.95	40.5	5	6	37.38
C1 Andrew LNX- 6514DS-AIM	700	8	20	280°	13.55	47	5	8	44
C2 Andrew LNX- 6514DS-AIM	850	1	40	280°	14.15	40.5	6	9	37.5
C3 Andrew HBXX- 6517DS- VTM_00DT_1920	1900	6	16	280°	16.95	40.5	7	9	37.38

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Section 3.0. Appendix B presents a site safety plan that provides a plan view of the monotree with antenna locations.

### 3.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

**Occupational/controlled exposure limits** apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

**General public/uncontrolled exposure limits** apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not

employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

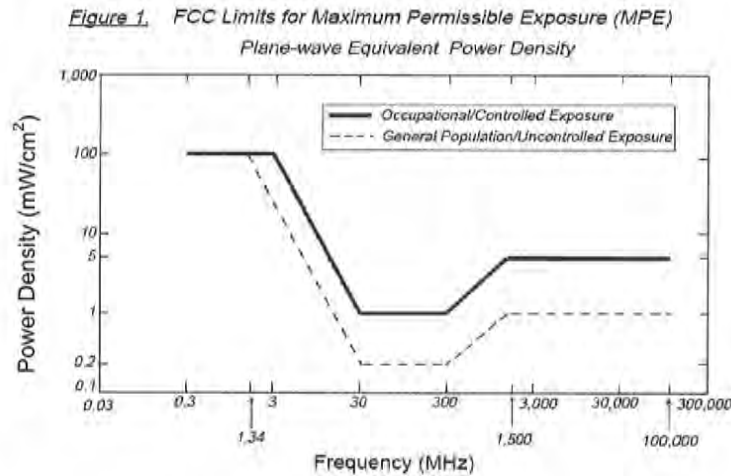
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm<sup>2</sup>). Known as the power density, the FCC has established an occupational MPE of 2.83 milliwatts per square centimeter (mW/cm<sup>2</sup>) and an uncontrolled MPE of 0.57 mW/cm<sup>2</sup> for equipment operating in the 700 MHz or 850 MHz frequency ranges. These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f <sup>2</sup> )*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm <sup>2</sup> )	Averaging Time [E] <sup>2</sup> , [H] <sup>2</sup> , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f <sup>2</sup> )*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

\* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
Cellular Telephone	870 MHz	2.90 mW/cm <sup>2</sup>	0.58 mW/cm <sup>2</sup>
Specialized Mobile Radio	855 MHz	2.85 mW/cm <sup>2</sup>	0.57 mW/cm <sup>2</sup>
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm <sup>2</sup>	0.20 mW/cm <sup>2</sup>

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-sight paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

#### 4.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of

spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. The modeling assumes a maximum 15-15-15 radio configuration for Sectors A, B and C, with a power level of 43 dBm (20 watts) per transmitter for the 700 frequency, 42 dBm (16 watts) per transmitter for the 1900 frequency and 46 dBm (40 watts) for the 850 frequency, in order to provide a worst-case evaluation of predicted MPE levels. The assumptions used in the modeling are based upon information provided by Verizon, and information gathered from other sources. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 7.40 percent of the FCC's general public limit (1.48 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

## 5.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In order to alert people accessing the site, an "NOC Information" sign is recommended at each access point to the tower, as depicted on the Electromagnetic Energy Signage Plan – Appendix B.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the roof should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and signify their understanding of the Site Safety Plan.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.



## 6.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed at a Verizon Site located at 502 Echo Valley Road in Prunedale, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

## 7.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

## Appendix A

### Certifications

Reviewed and Approved by:



A handwritten signature in black ink that reads "H. Stockinger".

---

Herbert J. Stockinger, PE  
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

## Preparer Certification

I, Mary Hubbard, state that:





- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

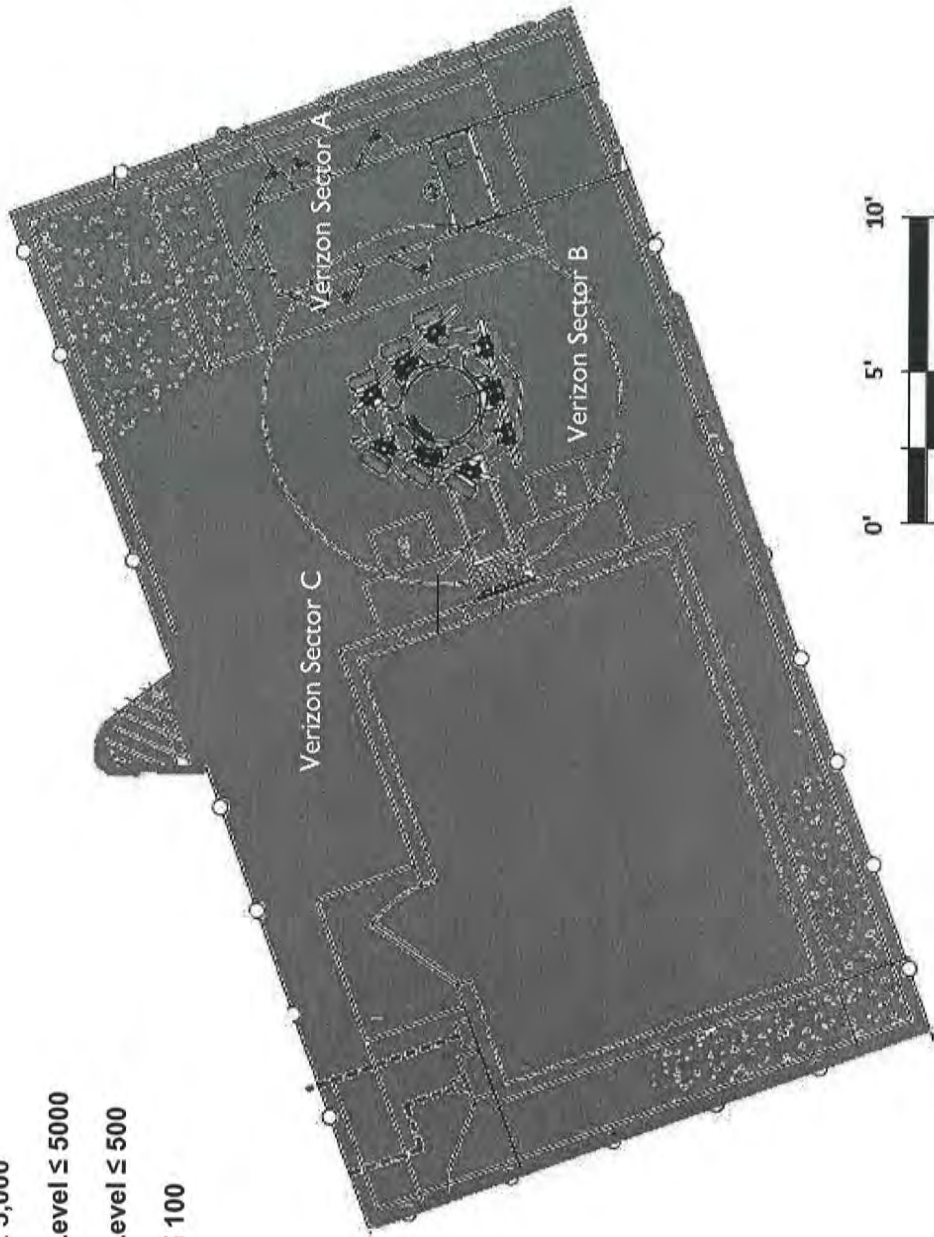
*M. Hubbard*

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**Appendix B**  
**Radio Frequency Electromagnetic Energy Safety/ Signage**  
**Plans**

% of FCC Public Exposure Limit

-  Exposure Level  $\geq 5,000$
-   $500 < \text{Exposure Level} \leq 5000$
-   $100 < \text{Exposure Level} \leq 500$
-  Exposure Level  $\leq 100$



Legend

-  Verizon Antennas

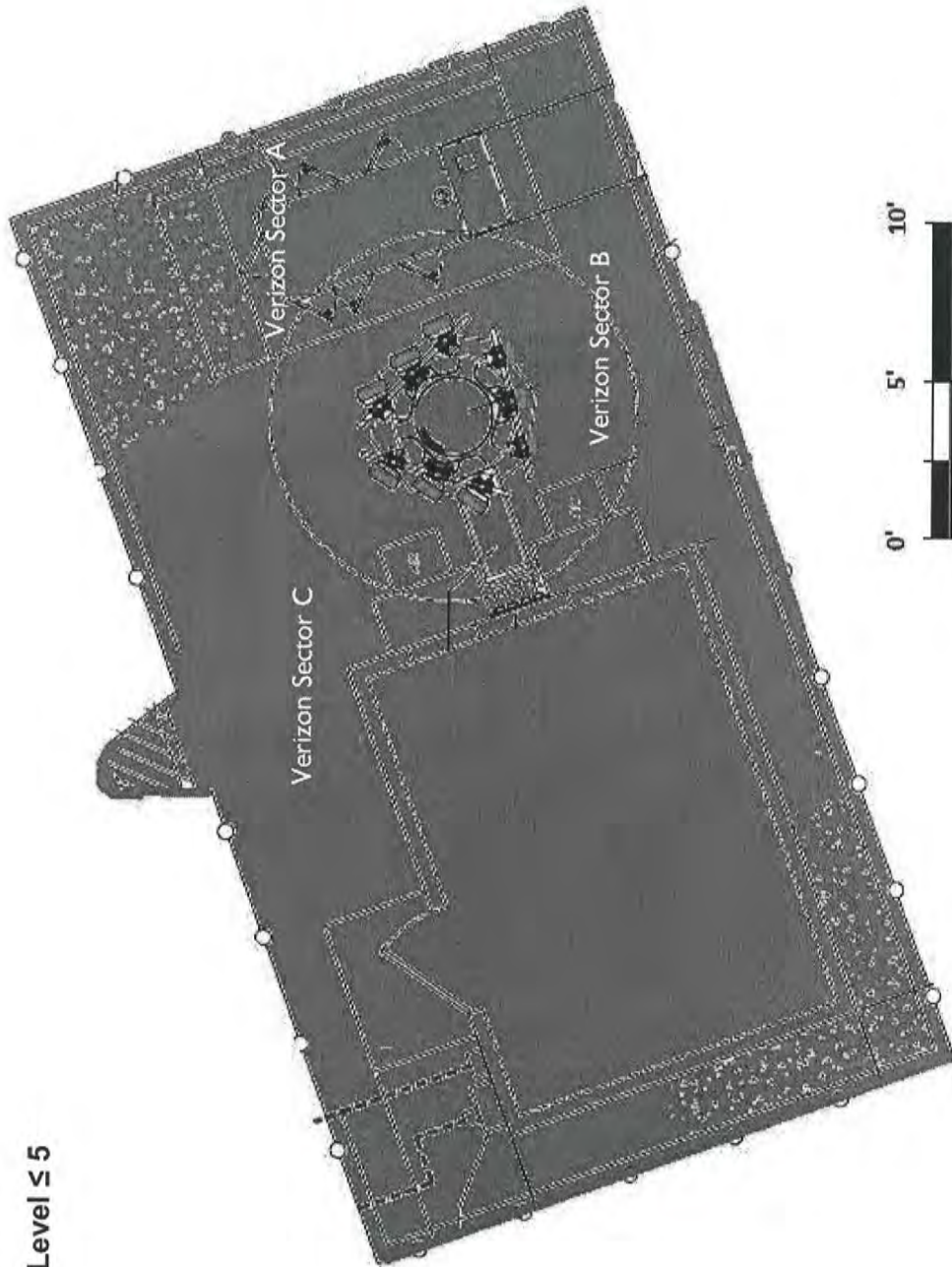
**Roofview: Composite Exposure Levels**  
Facility Operator: Verizon Wireless  
Site Name: Echo Valley Road  
Report Date: 05-02-13



Exhibit D

% of FCC Public Exposure Limit

- Exposure Level >5
- Exposure Level ≤ 5



Legend

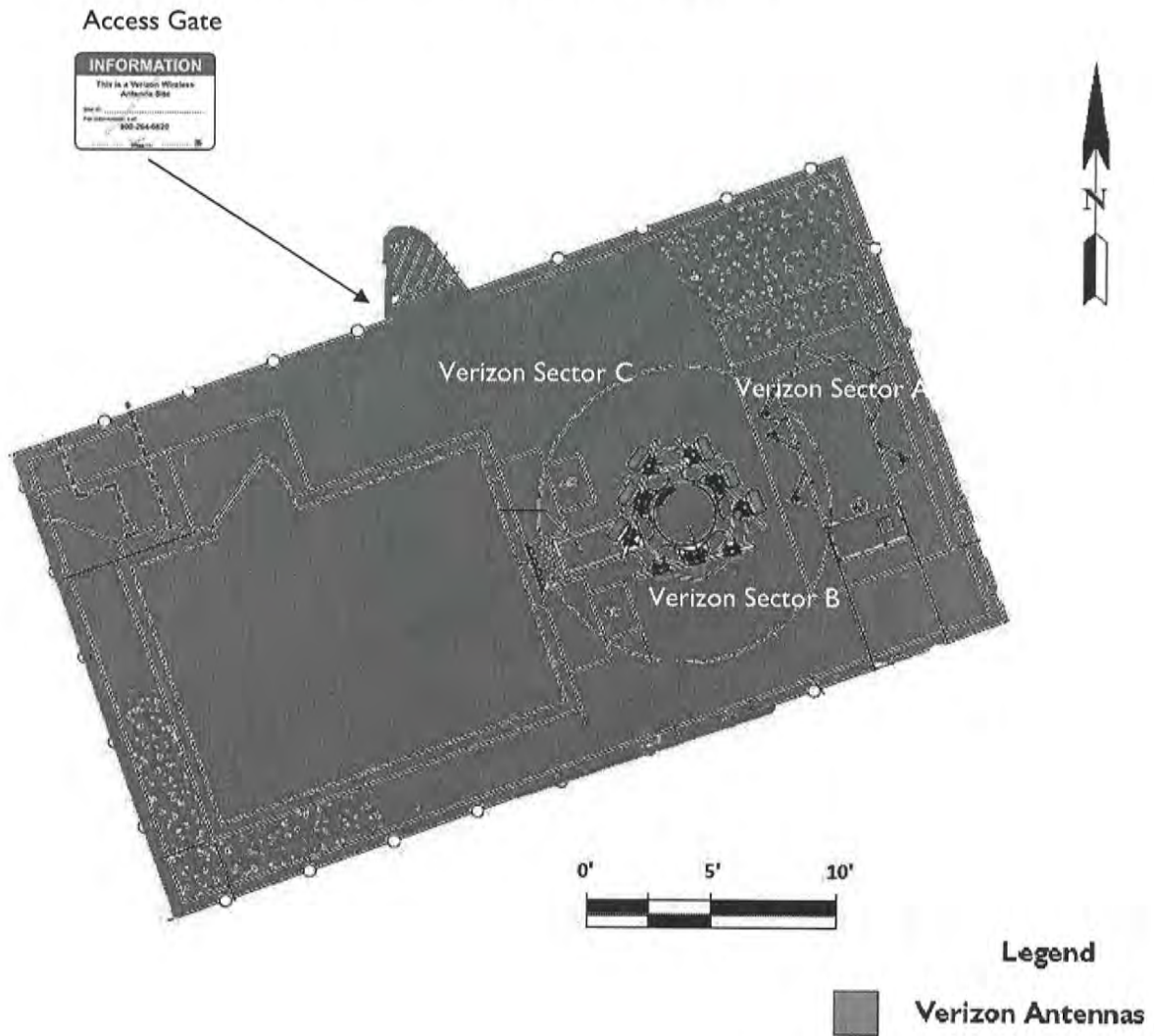
- Verizon Antennas


**Roofview: Verizon Exposure Levels**  
Facility Operator: Verizon Wireless  
Site Name: Echo Valley Road  
Report Date: 05-02-13



Exhibit D

# Verizon Signage Plan



Sign Image	Description	Posting Instructions	Required Signage
	<b>NOC Information Sign</b> Informational sign with NOC Phone Number and Base Transceiver Station (BTS) Number.	Securely post at every point of access to the site.	1 at access gate to tower compound



**Appendix C**  
**Roofview® Export File**

StartMapDefinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope
120	100	150	120	20	20	1 \$AES81:\$D \$AES81:\$DZ\$200

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Trans Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
VZN A1	Verizon	700	20	8	60	7/8 LDF	1.46	101.2325	Andrew	LNX-6514DS-A1M		10	9	44		6	13.55	65;40		ON*
VZN A2	Verizon	850	40	1	50	7/8 LDF	1.46	24.38148	Andrew	LNX-6514DS-A1M		10	8	37.5		6	14.15	65;40		ON*
VZN A3	Verizon	1900	16	6	50	7/8 LDF	1.46	58.51554	Andrew	HBXX-6517DS-VTM_00DT_1920		10	7	37.37833		6.243333	16.95	65;40		ON*
VZN B1	Verizon	700	20	8	60	7/8 LDF	1.46	101.2325	Andrew	LNX-6514DS-A1M		8	5	44		6	13.55	65;180		ON*
VZN B2	Verizon	850	40	1	50	7/8 LDF	1.46	24.38148	Andrew	LNX-6514DS-A1M		7	5	37.5		6	14.15	65;180		ON*
VZN B3	Verizon	1900	16	6	50	7/8 LDF	1.46	58.51554	Andrew	HBXX-6517DS-VTM_00DT_1920		5	6	37.37833		6.243333	16.95	65;180		ON*
VZN C1	Verizon	700	20	8	60	7/8 LDF	1.46	101.2325	Andrew	LNX-6514DS-A1M		5	8	44		6	13.55	65;280		ON*
VZN C2	Verizon	850	40	1	50	7/8 LDF	1.46	24.38148	Andrew	LNX-6514DS-A1M		6	9	37.5		6	14.15	65;280		ON*
VZN C3	Verizon	1900	16	6	50	7/8 LDF	1.46	58.51554	Andrew	HBXX-6517DS-VTM_00DT_1920		7	9	37.37833		6.243333	16.95	65;280		ON*

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description ( notes for this table only )
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

# Echo Valley Road – Coverage Without Proposed Site

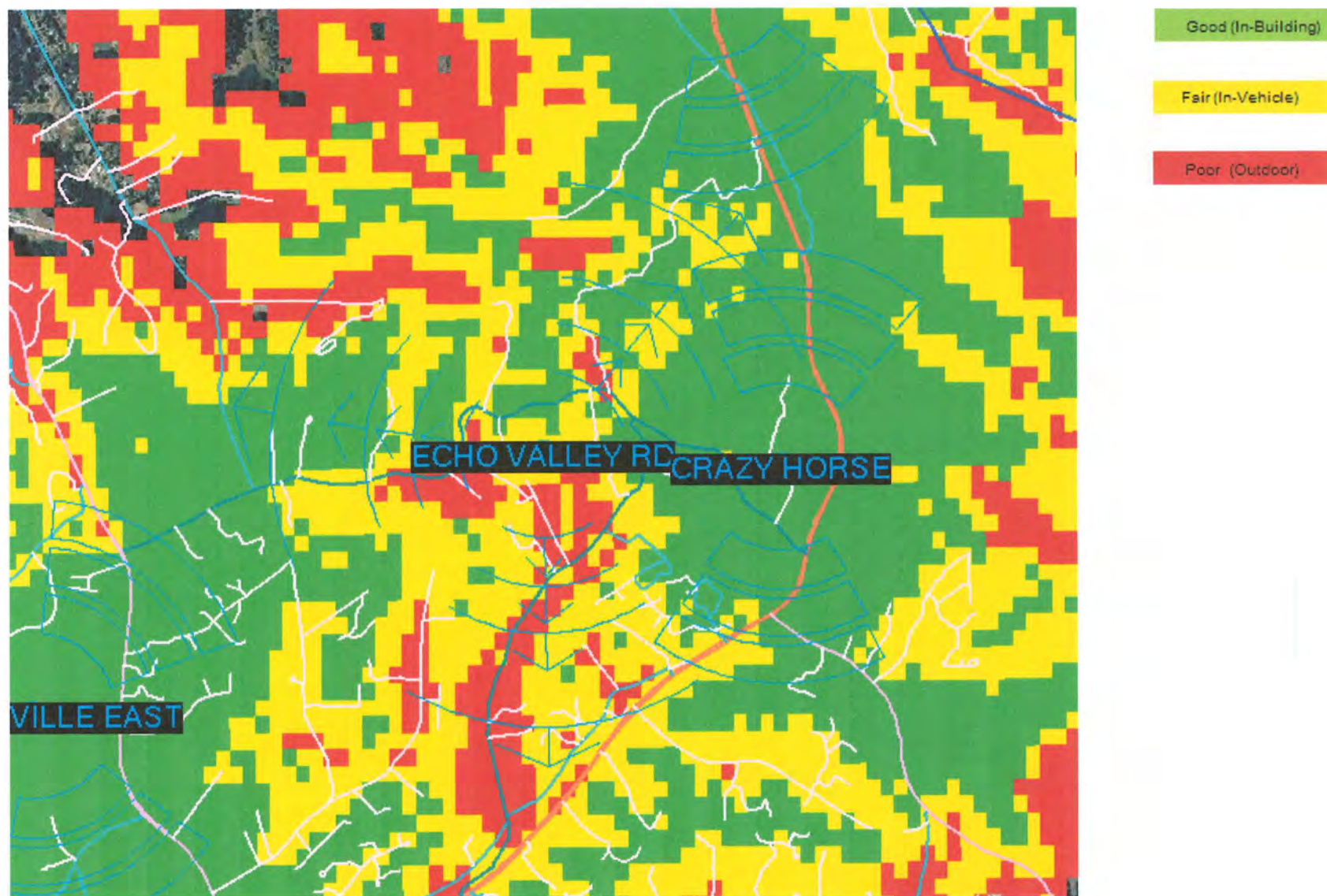


Exhibit E

# Echo Valley Road – Coverage With Proposed Site

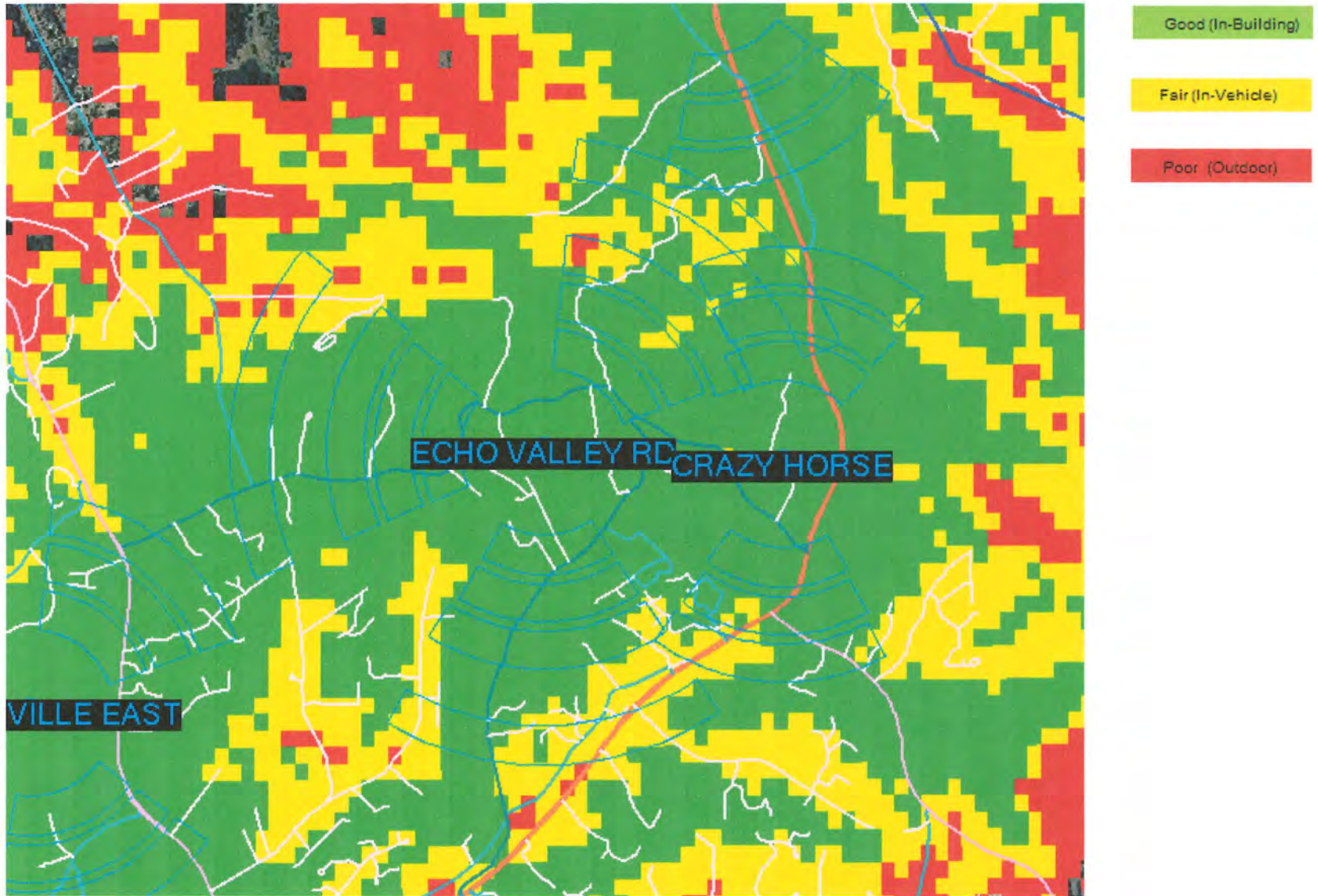


Exhibit E

Page 2 of 2 Pages

MINUTES

North County Non-Coastal Land Use Advisory Committee

Wednesday, September 18, 2013

1. Meeting called to order by Emily Tafoya at 5:00 pm

2. Roll Call Tafoya, Guier & Robinette

Members Present: All 3

Members Absent: None (0)

3. Approval of Minutes:

A. June 19, 2013 minutes

Motion: DL Guier (LUAC Member's Name)

Second: J Robinette (LUAC Member's Name)

Ayes: 3 (Guier, Robinette, Tafoya)

Noes: 0

Absent: 0

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

NONE

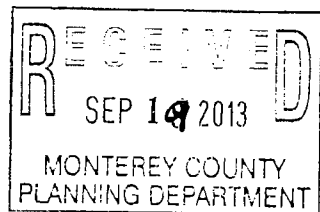
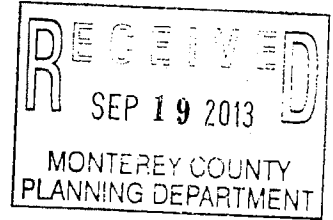


EXHIBIT F



5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Not Happening  
until we get enough people

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

LUAC member nominated for Secretary: \_\_\_\_\_

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

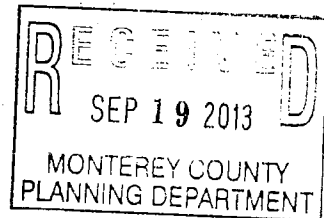
NONE

C) Announcements

NONE

7. Meeting Adjourned: 5:32 pm

Minutes taken by: DL Grier

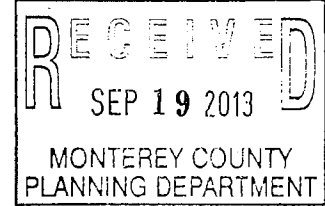


# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **North County Non-Coastal**

Please submit your recommendations for this application by: September 18, 2013



**Project Title:** GLOBAL AG PROPERTIES USA LLC (VERIZON WIRELESS)

**File Number:** PLN120606

**File Type:** PC

**Planner:** LISTER

**Location:** 655 N EL CAMINO REAL SALINAS

**Project Description:**

Combined Development Permit consisting of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 38 foot high mono-pine with 12 panel antennas (tree facade will extend to a total elevation of 45 feet in height), 2 GPS antennas, approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, and 130 linear feet of 8 foot high chain-link fencing with barbed-wire top; and 2) a Use Permit to allow ridgeline development. The property is located at 655 North El Camino Real, Salinas (Assessor's Parcel Number 113-071-014-000), Greater Salinas Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes \_\_\_\_\_ No X

Was a County Staff/Representative present at meeting? Delinda Robinson (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

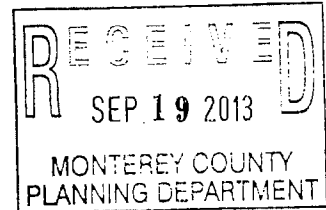


**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

NONE



**RECOMMENDATION :**

Motion by: DL Grier (LUAC Member's Name)

Second by: John Robinette (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 3 (Grier, Robinette, Tafuya)

NOES: 0

ABSENT: 0

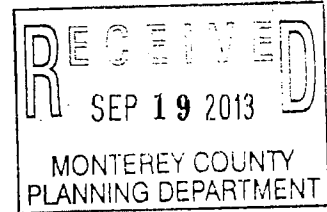
ABSTAIN: 0

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **North County Non-Coastal**

Please submit your recommendations for this application by: September 18, 2013



**Project Title:** ROBINETT JOHN & DEBRA C (VERIZON WIRELESS)

**File Number:** PLN130338

**File Type:** PC

**Planner:** MACK

**Location:** 508 ECHO VALLEY RD SALINAS

**Project Description:**

Use Permit to allow a new 60' Verizon Wireless faux monotree with 9 antennas including a 11'-6" x 16'-10.5" equipment shelter and generator. The property is located at 508 Echo Valley Road, Salinas (Assessor's Parcel Number 127-141-002-000), Prunedale area, North County Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No \_\_\_\_\_

*Robinett Recused himself  
Verizon Lilly Lina*

Was a County Staff/Representative present at meeting? Delinda Robinson (Name)

**PUBLIC COMMENT:**

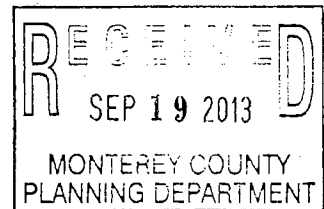
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
<del>Edge Branches</del> To conceal pole to 15 FT of ground		

**ADDITIONAL LUAC COMMENTS**

Edge Branches To conceal the pole to within 15' of ground.



**RECOMMENDATION :**

Motion by: Motion to send forward (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Recommend Changes (as noted above)

\_\_\_\_\_ Continue the Item

Reason for Continuance: No Quorum Present to vote

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_

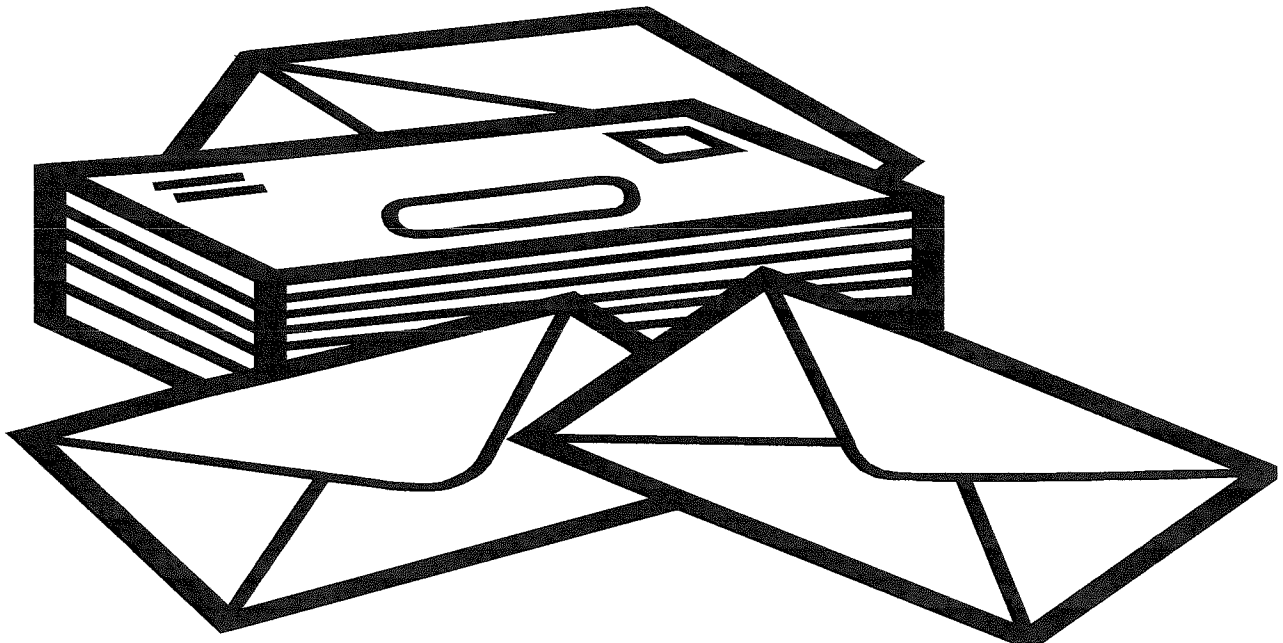
NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: John Robinette Recused himself

Meeting Adjourned 5:32 PM

**COMMENT  
LETTERS FOR  
ITEM #2  
PLN130338  
DECEMBER 11,  
2013**





Montesino County Planning Department  
1200 North Main Street  
Montesino, CA 95361  
Phone: (530) 938-1234  
Fax: (530) 938-1235  
www.montesinocountyplanning.com


November 20, 2013


RE: Proposed Verizon Wireless Project at 502 Echo Valley Road, Prunedale CA

To Whom It May Concern,

This letter is to confirm my preference for a monopine design rather than a monopole for the proposed tower located on my property. I believe a monopine is better suited for the surrounding area and will blend in with the natural surroundings. Additionally, I prefer to see a tree on my property than a monopole.

Kind Regards,

By:   
Name: John T. Robinett  
Date: 11/20/13

By:   
Name: Debra C. Robinett  
Date: 11/20/13

**Mack, David x5096**

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**From:** Lou Solton [mlmkd005@gmail.com]  
**Sent:** Saturday, November 23, 2013 1:02 PM  
**To:** Mack, David x5096  
**Subject:** Project File No. PLN130338



Dear Mr. Mack:

I am the owner of property at 483 Echo Valley Rd., APN 127-192-021 - Louis and Melodie Solton. In connection with your Notice of Public Hearing regarding the above captioned project, I want to be on record in support of this project. My property lies directly across the street from the proposed improvements. Even though there will be a nominal sight obstruction to the skyline, I believe the anticipated improvement in cellular capability outweighs visual concerns. Currently, I have no cell service due to my isolated location. The proposed improvement by Verizon will resolve that problem in my area.

Thank you for your consideration.

Lou Solton  
483 Echo Valley Rd.  
[mlmkd005@gmail.com](mailto:mlmkd005@gmail.com)