

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 8, 2011 Time: 1:30 p.m.	Agenda Item No.: 1
Project Description: Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence with a 15 foot fence.	
Project Location: 681 Monterey Salinas Highway, Salinas	APN: 161-251-012-000
Planning File Number: PLN110144	Owner: Cypress Community Church Agent: Clarence Chavis
Planning Area: Toro Area Plan	Flagged and staked: No
Zoning Designation: "PQP/B-8-VS(20)" or "Public Quasi-Public with Building Site Review and Visually Sensitive Zoning District"	
CEQA Action: CEQA per CEQA Guidelines Section 15301 (b)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301(b); and
- 2) Approve PLN110144, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW:

The subject site is located at 681 Monterey Salinas Highway, Salinas at the Cypress Community Church property. The applicant proposes to replace four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence with a 15 foot fence. Monterey County Code Section 21.40.040 of Title 21 allows additions to wireless communication facilities provided that an Administrative Permit is first obtained. An Administrative Permit hearing date was set for, October 26, 2011; however, staff received objection to the approval on October 25, 2011 regarding visibility of the project site. Because of the issues raised, staff set the item for the next Zoning Administrator hearing. See **Exhibit B** for further discussion.

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

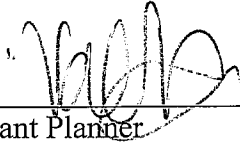
- RMA - Public Works Department
- Environmental Health Bureau
- Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Monterey County Regional Fire Protection District and RMA – Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to the Toro Land use Advisory Committee base on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-

338 which requires LUAC review of Variances, Lot Line Adjustments with conflicts, non-exempt project under CEQA and Design Approvals that will be heard at by the Zoning Administrator or Planning Commission. The subject application is an Administrative Permit, where the appropriate authority is the RMA- Director of Planning.

/S/ Valerie Negrete



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
November 14, 2011

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Delinda Robinson, Senior Planner; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Cypress Community Church, Owner; Clarence Chavis, Agent; The Open Monterey Project; LandWatch; Michael Weaver; Planning File PLN110144

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan & Floor Plan and Elevations
Exhibit D Email from Michael Weaver for Public Hearing
Exhibit E Vicinity Map

This report was reviewed by Delinda Robinson, Senior Planner and Laura Lawrence, Planning Services Manager *wrk for*

EXHIBIT A

Project Information for PLN110144

Project Information:

Project Name:	CYPRESS COMMUNITY CHURCH		
Location:	681 MONTEREY SALINAS HWY SALINAS		
Permit Type:	Administrative Permit		
Environmental Status:	Exempt	Final Action Deadline (884):	11/20/2011
Existing Structures (sf):	0	Coverage Allowed:	25%
Proposed Structures (sf):	0	Coverage Proposed:	6%
Total Sq. Ft.:	0	Height Allowed:	20'
Tree Removal:	NONE	Height Proposed:	15'
Water Source:	WELL	FAR Allowed:	NA
Water Purveyor:	PRIVATE	FAR Proposed:	NA
Sewage Disposal (method):	SEWER	Lot Size:	16.94
Sewer District:	ADCOCK'S CALIFORNIA UTILITIES SERVICE	Grading (cubic yds.):	0

Parcel Information:

Primary APN:	161-251-012-000	Seismic Hazard Zone:	IV,UNDETERMINED
Applicable Plan:	Toro Area Plan	Erosion Hazard Zone:	High
Advisory Committee:	Toro Advisory Committee	Fire Hazard Zone:	NA
Zoning:	PQP-D-S,PQP/B-8-VS(20')(see note)	Flood Hazard Zone:	NO
Land Use Designation:	PUBLIC QUASI-PUBLIC	Archaeological Sensitivity:	high
Coastal Zone:	NO	Viewshed:	Sensitive
Fire District:	Monterey County Regional FPD	Special Setbacks on Parcel:	NONE

Reports on Project Parcel:

Soils Report #:	NA
Biological Report #:	NA
Geologic Report #:	NA
Forest Management Rpt. #:	NA
Archaeological Report #:	NA
Traffic Report #:	NA

EXHIBIT B DISCUSSION

Project Description

The subject site is located at 681 Monterey Salinas Highway, Salinas at the Cypress Community Church property. The project site is zoned "PQP/B-8-VS (20)" or "Public Quasi-Public with Building Site Review and Visually Sensitive Zoning District. The applicant proposes to replace four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence with a 15 foot fence.

Project Review

Monterey County Code Section 21.64.310.D of the Wireless Communications Section exempts ground mounted antennas, which are defined as "any antenna with its base placed directly on the ground or a mast less than 10 feet tall and six inches in diameter and not exceeding the height limit for the zoning district." The existing antennas were exempt from the provisions of this section at 10 feet tall. The applicant is requesting to raise the height of the antennas by (5) five feet for a total of 15 feet tall. To block the view of a higher antennas, the applicant proposes to raise the height of the existing fence by 5 (5) feet for a total fence height of (15) fifteen feet. Section 21.40.040 of Title 21 allows additions to wireless communication facilities provided that an Administrative Permit is first obtained.

The project is located within a "VS" zoning district as the project site is visible from Highway 68 which is designated as a scenic highway. Monterey County Code Section 21.64.030 requires an assessment be made to determine whether or not a project, after staking, will have the potential to create a substantial adverse impact when viewed from a common public viewing area. If the project does not have the potential to create a substantial adverse impact from a common public viewing area, it is processed as a Design Approval according to Monterey County Code 21.63.030.E.

The site is visible from Highway 68 however, there are existing wireless carriers at the site and the project would not be more visible than what already exists. The project includes the increase of the existing fence height to limit the visibility of the poles; therefore the visual impact will not be significant. Lastly, the project site is only visible if you turn towards the site as you are driving down Highway 68. Staff is going to place a condition of approval which will require the applicant to submit a landscaping plan which includes plants that will gradually grow towards the fence and trees or bush that will grow taller than fence, over fifteen feet.

Correspondence Received during Appeal Period

An Administrative Permit hearing was set for October 25, 2011 for the addition to the existing antennas in accordance with Section 21.40.040 of Title 21. Prior to the Administrative Permit hearing date, October 25, 2011, staff received correspondence from Michael Weaver (**Exhibit D**). In response to Mr. Weaver's correspondence, staff made corrections to the water source from an existing well and from septic to Adcock's California Utilities Service for sewage disposal. The staff report specified square footage for the church; however the project will not involve the addition of square footage. Mr. Weaver is concerned that the project is visible from a common public viewing area. Although the site is visible from Highway 68, it was not found that the project would create a substantial adverse impact from a common public viewing area. Existing landscaping shields a portion of the fence. The project meets the development standards of the zoning designation at 15 feet and is an addition to an existing cell site. Because of the

issues raised by Weaver, staff set the item for the next Zoning Administrative hearing. In addition, as a condition of approval, the applicant will be required to submit a detailed landscaping plan which will include native vegetation that will grow more than 15 feet high to further shield the existing fence and wireless antennas from view.

Environmental Review

The project was found to be categorically exempt per CEQA Guidelines Section 15301 (b), for existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services. In this case, the project is an addition to an existing facility whereas no significant change will occur in the facility as a result of the addition. The proposed is an addition of five (5) feet to an existing antenna which will be screened by a proposed increase in fence height of five (5) feet.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Cypress Community Church (PLN110144)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15301 (b); and
- 2) Approving the Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence.

[(PLN110144), Cypress Community Church, 681 Monterey Salinas Highway, Toro Area Plan (APN: 161-251-012-000)]

The Cypress Community Church application (PLN110144) came on for public hearing before the Zoning Administrator on December 8, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **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;
 - Toro Area Plan; and the
 - 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 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area Plan. The parcel is zoned "PQP/B-8-VS (20)" or "Public Quasi-Public with Building Site Review and Visually Sensitive Zoning District

- Overlays with a 20-foot height limit.
- c) Section 21.40.040 of Title 21 allows additions to wireless communication facilities provided that an Administrative Permit is first obtained. Therefore, the project is an allowed land use for this site (see Evidence f).
 - d) The subject property is located within a Visually Sensitive zoning district. Pursuant to Section 21.46.040.B of Title 21, the proposed project requires a Design Approval as it is a structure addition. The project is found to be consistent with all the development standards listed in Section 21.46.060.C of Title 21. The project has been designed to reduce visibility as it will be screened by existing vegetation. The new fence addition will be painted to match the existing and as a condition of approval additional landscaping will be required to ensure that the fence is not visible from Highway 68.
 - e) The proposed increase in height for the replacement antennas is 15 feet, which is well within the required 20-foot height limit of the "PQP/B-8-VS (20)" or "Public Quasi-Public with Building Site Review and Visually Sensitive Zoning District Overlays and a 20-foot height limit. The existing 10-foot tall fence will be extended in height by an additional 5 feet, within the required height limitation in order to further shield the antennas.
 - f) The proposed project is consistent with the requirements set forth in Section 21.64.310 of Title 21, Wireless Communication Facilities. For further discussion please refer to Finding No. 6.
 - g) The project is consistent with General Plan policy T-3.2, which requires that architectural, and landscaping controls be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances. As a condition of approval the applicant will be required to submit a detailed landscaping plan which will include native vegetation that will grow more than 15 feet high to further shield the existing fence and wireless antennas from view.
 - h) The project is consistent with General Plan policy T-3.1, which provides for areas designated as "visually sensitive" on the Toro Scenic Highway Corridors and Visual Sensitivity Map be landscaped or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged. The site is partially blocked from view by vegetation however, the project will be conditioned to include native, drought tolerant landscaping which will blend in with the hillside and include plants outside of the fence to grow more than 15 feet tall so that the fence is no longer visible.
 - i) Policy No. OS-1.1 of the 2010 Monterey County General Plan requires that development in designated visually sensitive areas shall be subordinate to the natural features of the area. The proposed project is consistent with this policy as it will be screened from Highway 68 by existing vegetation. Further, a condition of approval will be places requiring the submittal of a landscaping plan be submitted which includes native, drought tolerant landscaping which

will blend in with the hillside and include plants outside of the fence to grow more than 15 feet tall so that the fence is no longer visible. See Evidence "h".

- j) Based on Figure No. 16 of the Toro Area Plan (Scenic Highway Corridors & Visual Sensitivity Map), the location of development is within a "Sensitive" area as it is partially visible from Highway 68, a designated scenic route. Land Use Policy No. T-3.1 requires that all development within "visually sensitive" designated areas may be permitted if the development is located and designed in such a manner that will enhance the scenic value of the area. The existing stub mounted poles and antennas are screened by vegetation and will continue to be screened as a result of the addition. Therefore, the project is consistent with this policy.
- k) The project was set for an Administrative Permit hearing on October 26, 2011. Prior to the Administrative Permit hearing date, October 25, 2011, staff received correspondence a concerned citizen with several concerns on with the projects visibility from Highway 68. Although the site is visible from Highway 68, the project would not create a substantial adverse impact from a common public viewing area. The project meets the development standards of the zoning designation at 15 feet and is an addition to an existing cell site. Because of the issues raised prior to the Administrative Permit hearing the item was set for the next Zoning Administrative hearing. In response the concerns of visibility raised by the concerned citizen, staff added a condition of approval for further landscaping which will block the fence and grow over 15 feet tall.
- l) As a condition of approval, 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.
- m) The project planner conducted a site inspection on May 11, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- n) The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the Design Approval does not require a public hearing and the project is found to be exempt for environmental review.
- o) 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 PLN110144.

2. **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, Monterey

County Regional Fire Protection District, Public Works, 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 required by the Monterey County Regional Fire Protection District have been incorporated to ensure this occurs.

- b) Staff did not identify potential impacts caused by the proposed project. In addition, the project was found to be exempt from environmental review (See Finding No. 5). Therefore, no technical reports by outside consultants were required to be submitted by the applicant. The Monterey County Geographical Information System indicates that the subject property is located within a high archaeological sensitivity zone. However, the project does not include ground disturbance.
- c) Staff conducted a site inspection on May 11, 2011 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 PLN110144.

3. **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 Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/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) Necessary public facilities are available.
 - c) Preceding findings and supporting evidence for PLN110144.

4. **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 May 11, 2011 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 PLN110144.

5. **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 15301 (b), categorically exempts additions to existing facilities.
 - b) The proposed project consists of the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence. No ground disturbance will take place.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 11, 2011.
 - d) The project is an addition to an existing facility whereas no significant change will occur in the facility as a result of the addition. The antennas currently sit behind an existing wood fence which will be increased in height to shield the increase in the existing antennas. A portion of the fence is already blocked by vegetation at the base of the fence however, as a condition of approval, the applicant will be required to submit a landscaping plan which includes native, drought tolerant plants which will blend in with the hillside and include plants outside of the fence to grow more than 15 feet tall so that the fence is no longer visible.
 - e) CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions can be made because the project will not impact an environmental resource of hazardous or critical concern; create a cumulative impact; does not have any unusual circumstance; result in the damage of a scenic resource; the subject properties are not located on a hazardous waste site; nor are there historical resources on the property which will be affected by the lot line adjustment. Therefore, the proposed project is exempt from environmental review.
 - f) See preceding and following findings and supporting evidence.
6. **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: the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence.
 - b) The project, as proposed, reduces any visual impacts as it will be screened from Highway 68 by existing vegetation. A portion of the fence is already blocked by vegetation at the base of the fence however, as a condition of approval, the applicant will be required to submit a landscaping plan which includes native, drought tolerant plants which will blend in with the hillside and include plants outside of the fence to grow more than 15 feet tall so that the fence is no longer visible.
 - c) The project is consistent with the regulations outlined within Section 21.64.310.C of the Monterey County Zoning Ordinance (Title 21) and is outside of the Airport Land Use Plan district.
 - d) The proposed stub mounted poles with antennas will not exceed 15 feet in height; therefore, they will not create a hazard for aircraft in flight.
 - e) Staff site visit and project photos in project file PLN110144.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15301 (b); and
- B. Approve the Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence, in general conformance with the attached sketch and subject to the conditions, both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of December, 2011.

Jacqueline Onciano,
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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 Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110144

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Administrative Permit and Design Approval allows the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area Plan. 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 notice which states: "An Administrative Permit and Design Approval (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 161-251-012-000 on December 8, 2011. The Administrative Permit was granted subject to 11 conditions of approval which run with the land. A copy of the Administrative 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. 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. 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 Department)

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 Department 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 the RMA-Planning Department.

5. 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 Department)

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 15 feet.

6. 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 Department)

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 the RMA - Planning Department for review and approval.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 8, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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 Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

8. 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 Department 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 Department)

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 the RMA - Planning Department 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.

9. 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 the RMA - Planning Department 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 Department)

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.

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

10. NON STANDARD - LANDSCAPING PLAN

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

NON-STANDARD - The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The plan shall include vegetation in front of the existing fence that will grow taller than 15 feet so that the fence is not visible. Vegetation must gradually grow towards the fence along with trees and bushes that will grow taller than fence, over fifteen feet. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

11. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

1. Prior to issuance of building permit, applicant shall incorporate these specifications into the design of this project and shall print the text of this condition on the construction plans in a section entitled "FIRE DEPT NOTES".

2. Prior to requesting a final building inspection, applicant shall post address numbers at the site in accordance with this condition and shall obtain approval of the fire department final inspection.

12. FIRE030 - NON-STANDARD CONDITION - VEGETATION MANAGEMENT

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Combustible vegetation shall be removed within the lease space, except for ornamental landscaping specimens which are properly maintained and irrigated. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the RMA - Director of Planning. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, applicant shall incorporate the specifications of this condition into the project plans and shall print the text of this condition on the project plans.
2. Prior to requesting a final building inspection, applicant shall conduct the required vegetation management and shall obtain approval of the fire department final inspection.

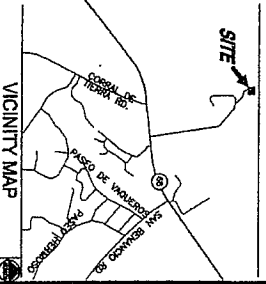
Verizon wireless

Highway 68 Toro Park

VERIZON WIRELESS JOB#: 2009394885
 VERIZON WIRELESS SITE#: 115209
 681 MONTEREY SALINAS HIGHWAY
 SALINAS, CA 93908

PROJECT DESCRIPTION

VERIZON WIRELESS PURPOSES TO:
 REMOVE (1) EXISTING ANTENNAS ON EXISTING STUB
 MOUNT POLES, (2) PER SECTION
 EXTEND EXISTING RF TRANSPARENT FENCE UP 5'
 INSTALL (4) NEW STUB MOUNT POLES
 REMOVE (3) NEW REPLACEMENT ANTENNAS ON NEW
 STUB MOUNT POLES, (1) PER SECTION
 RELOCATE (2) EXISTING ANTENNAS ON NEW STUB
 MOUNT POLES, (1) PER SECTION
 INSTALL (4) ADDITIONAL COAXIAL CABLES, (2) PER
 SECTION



DRIVING DIRECTIONS

FROM VALIANT CREEK TAKE I-680 SOUTH TO
 HIGHWAY 68 SOUTH TOWARDS SAN JOSE. TAKE RAAMP
 RIGHT FOR US-101 SOUTH TOWARDS LOS
 ANGELES AT EXIT 288B, TAKE RAAMP RIGHT
 FOR MONTEREY PENINSULA, TURN RIGHT
 ONTO E. BLANCO ROAD, KEEP STRAIGHT
 ONTO E. SARBORN ROAD, TURN LEFT ONTO
 SR-68B, MAIN STREET. SITE WILL BE ON THE
 RIGHT, APPROX. 0.5 MILES DOWN THE ROAD.

VERIZON SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
REGISTRATION		
CONSTRUCTION		
BLDG		
ARCHITECT		
TITLE		
EQUIPMENT		
PROJECT		
ADMINISTRATOR		

RIDGE SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
REGISTRATION		
CONSTRUCTION		
BLDG		
ARCHITECT		
EQUIPMENT		
PROJECT		
ADMINISTRATOR		

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE
 PERFORMED AND INSTALLED IN ACCORDANCE
 WITH THE CURRENT EDITIONS OF THE LOCAL
 GOVERNING AGENCIES' CODES OF THE LOCAL
 PLANS IS TO BE CONSIDERED TO BE PERMIT
 WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA JARGONING CODE
2. CALIFORNIA BUILDING CODE 2007
3. CALIFORNIA ELECTRICAL CODE 2007
4. CALIFORNIA FIRE CODE 2007
5. CALIFORNIA PLUMBING CODE 2007
6. CALIFORNIA MECHANICAL CODE 2007
7. CALIFORNIA GAS CODE 2007
8. CALIFORNIA SOILS CODE 2007

PROJECT SUMMARY

LESSOR:
 VERIZON WIRELESS
 2255 AVENUE ONE, SUITE 1500
 COSTA MESA, CA 92626
 CONTACT: WYNNE LOWELL
 PHONE: 949.271.8353
 FAX: 949.271.8353

PROPERTY INFORMATION:
 GROUND OWNER: CROSS COMMUNITY
 ADDRESS: 681 MONTEREY SALINAS HWY
 SALINAS, CA 93908

PROPERTY CONTACT:
 PHONE: (831) 484-2141

AREA OF CONSTRUCTION: N/A

SHELTER OCCUPANCY TYPE: U

CURRENT ZONING:
 CONSTRUCTION TYPE: N/A
 A.P.N.: 161-251-012

ASSESSABILITY REQUIREMENTS:
 FROM THE MONTEREY PENINSULA AND
 PENINSULA PLANNING AND BUILDING
 DEPARTMENT. ACCESS NOT REQUIRED.

THE CENTER OF THE PROPOSED
 STRUCTURE IS LOCATED AT THE FOLLOWING
 COORDINATES:
 NAD 83
 UTM ZONE: 18N
 EASTING: 465000
 NORTHING: 4650000
 LONGITUDE: W 121° 43' 46.65"

PROJECT TEAM

ARCHITECT:
 OAK DESIGN GROUP, INC.
 508 MAIN ROAD, SUITE 1100
 COSTA MESA, CA 92626
 CONTACT: WYNNE LOWELL
 PHONE: 949.271.8353
 FAX: 949.271.8353

SITE ACQUISITION:
 CONTRACTOR: ERIC WALDRINGER
 PHONE: (415) 245-2276
 FAX: (415) 245-2276

ZONING:
 CLARISSE CHASE
 PHONE: (925) 488-2310
 FAX: (925) 488-2341

PROJECT MANAGER:
 CHESTER JENNIN
 PHONE: (415) 850-0152
 FAX: (925) 488-2341

CONSTRUCTION MANAGER:
 CRAIG EMERL
 PHONE: (925) 445-0130

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
A-1	SITE AND ANTENNA PLANS	
A-2	FENCE PLAN	
A-3	ELEVATIONS	
A-4	DETAILS	

RECEIVED
 JURISDICTION

JUL 13 2011

MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT.

HIGHWAY 68 TORO PARK
 VERIZON WIRELESS JOB# 2009394885
 VERIZON WIRELESS SITE# 115209
 681 MONTEREY SALINAS HIGHWAY
 SALINAS, CA 93908

COORDINATING ARCHITECT:
 Eric Waldinger
 508 Main Road, Suite 1100
 Costa Mesa, CA 92626
 Phone: 949.271.8353
 Fax: 949.271.8353

CONTRACTOR:
 Ridge Communications, Inc.
 100% CONSTRUCTION
 09/02/11

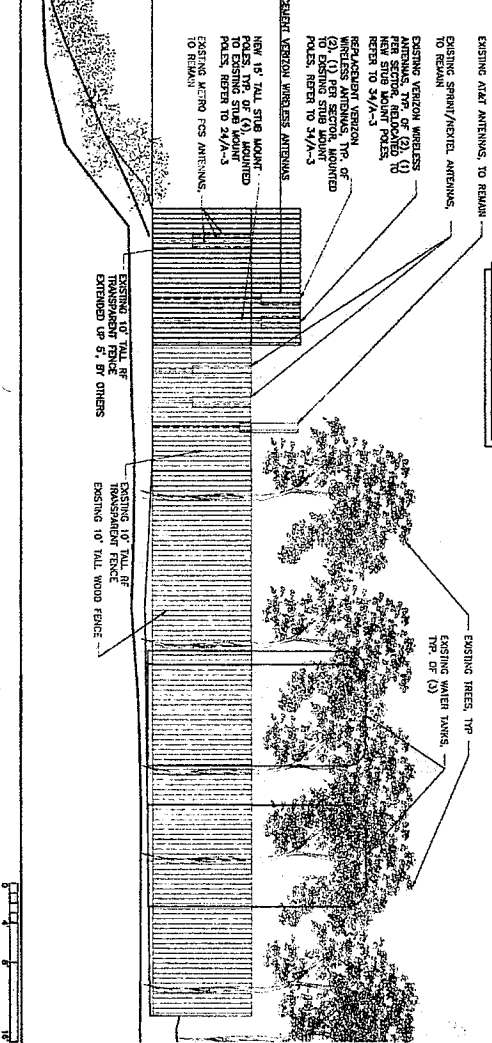
CONTRACTOR:

 RIDGE COMMUNICATIONS, INC.
 100% CONSTRUCTION
 09/02/11

PN110144

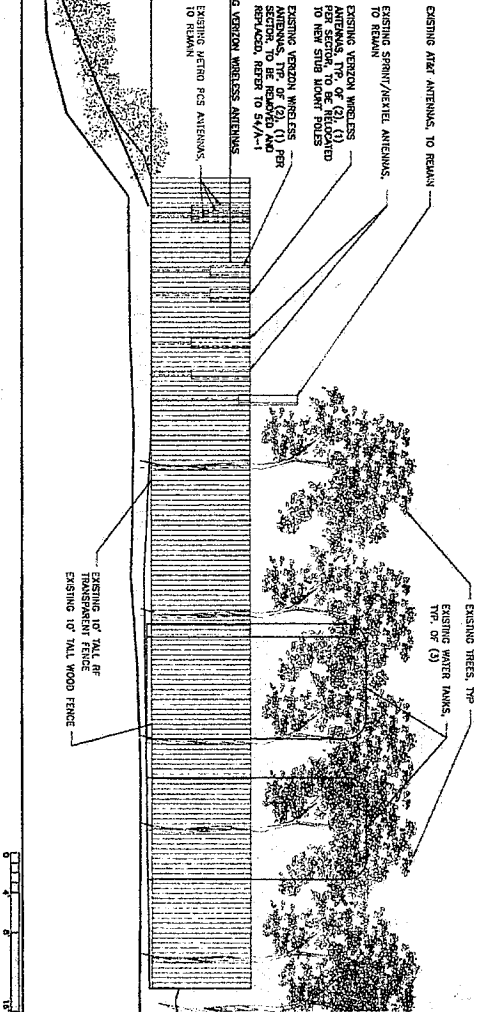
EXHIBIT C

44 NEW EAST ELEVATION
SCALE 3/16"=1'-0"

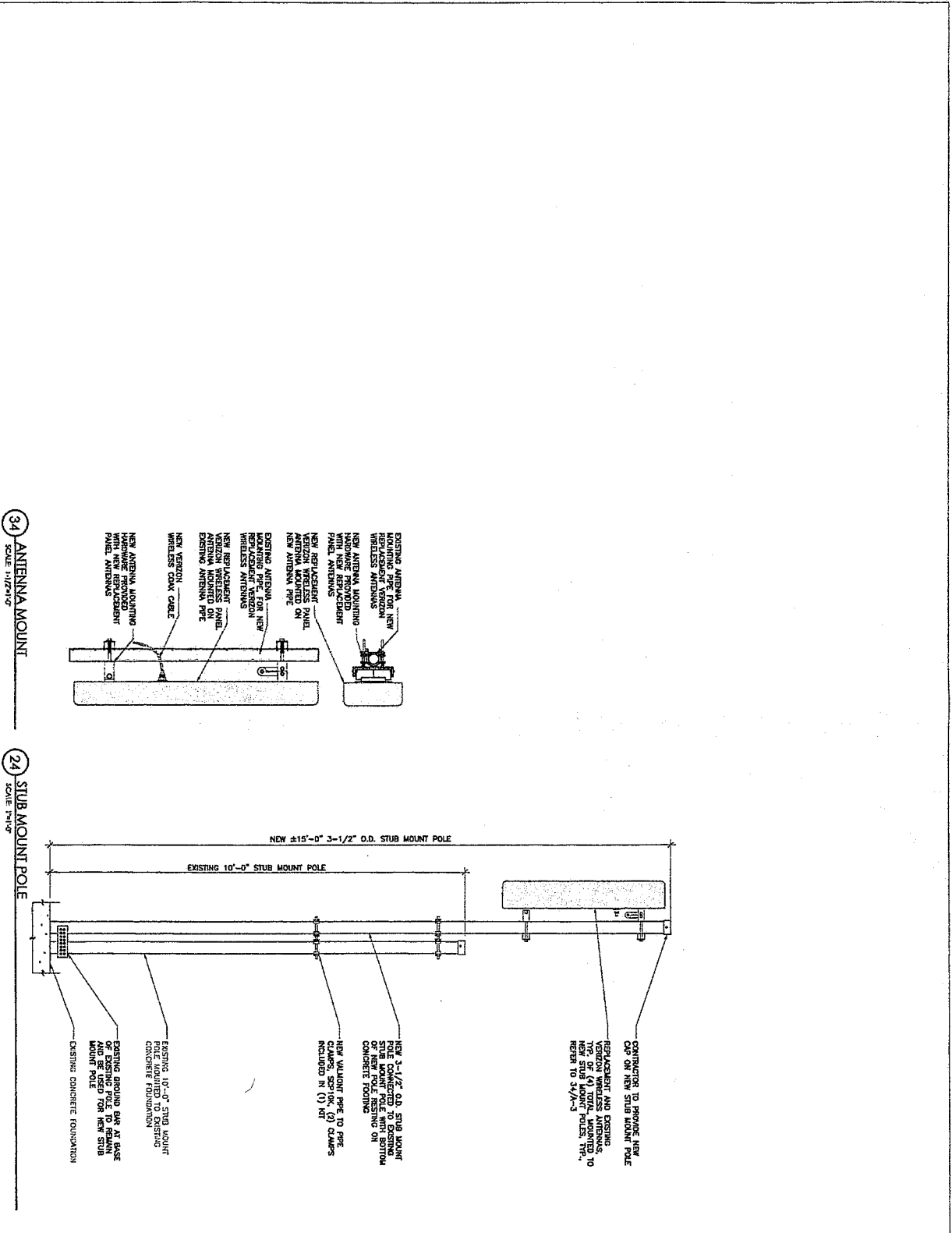


NOTE:
REMOVE ALL WIRELESS ANTENNAS, CABLES, CABLE TRAYS AND SHEET METAL CONDUITS TO MATCH EXISTING

42 EXISTING EAST ELEVATION
SCALE 3/16"=1'-0"




<p>STAN INTERNATIONAL, LLC VALLEJO, CALIFORNIA, CA 94589</p>	
<p>PROJECT INFORMATION: HIGHWAY 68 TORO PARK VERIZON SITE# 1115209 VERIZON WIRELESS JAKE GONZALEZ 881 MONTECALVO AVENUE SAN JOSE, CA 95131</p>	
<p>CURRENT ISSUE DATE: 03/02/11</p>	
<p>ISSUED FOR: 100% CONSTRUCTION</p>	
REV. DATE	DESCRIPTION
<p>COORDINATING ARCHITECT: <p>David M. Hines Principal 1400 S. Bascom Avenue, Suite 140 San Jose, CA 95128 Tel: 408.951.1234 Fax: 408.951.1235 www.dmh.com dmh.com</p> </p>	
<p>CONSULTANT: <p>RIDGE COMMUNICATIONS, INC. DRAWN BY: JM CHK: HB TR: TR</p> </p>	
<p>SHEET TITLE: ELEVATIONS</p>	
SHEET NUMBER: A-3	REGION: 755-173A



34 ANTENNA MOUNT
SCALE: 1/2"=1'-0"

24 STUB MOUNT POLE
SCALE: 1/4"=1'-0"

 <p>VERIZON WIRELESS COMMUNICATIONS 1100 VERIZON WAY OVERLAND PARK, KS 66204</p>	
<p>PROJECT INFORMATION: HIGHWAY 68 TORO PARK VERIZON SITE # 115209 VERIZON WIRELESS FOR 2009/04/08 481 MONROE CANYON HIGHWAY SARASOTA, FL 34230</p>	
<p>CURRENT DATE: 03/02/11</p>	
<p>ISSUED FOR: 100% CONSTRUCTION</p>	
<p>REV. DATE: DESCRIPTION: BY:</p>	
<p>COORDINATING ARCHITECT: D.C. O'HARA ARCHITECTS 1001 N. GARDEN AVENUE SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.DCOHARA.COM</p>	
<p>CONSULTANT: RIDGE COMMUNICATIONS, INC. 3000 N. 17TH AVE., SUITE 100 DENVER, CO 80202 TEL: 303.733.1100 WWW.RIDGECOMM.COM</p>	
<p>SHEET NUMBER: A-4 REVISION: 755-173A</p>	

Negrete, Valerie x5227

From: Michael Weaver [michaelweaver@mac.com]
Sent: Monday, October 24, 2011 2:37 PM
To: Novo, Mike x5192
Cc: Negrete, Valerie x5227; Kinison Brown, Taven M. x5173; Lawrence, Laura x5148
Subject: URGENT, Re: PLN110144-Cypress/Verizon

Mike Novo
Monterey County Director of Planning
Monterey County Zoning Administrator

Re: Cypress Community Church, Property Owner
Verizon Wireless, Applicant/Agent
APN: 161-251-012-000
Address: 681 Monterey Salinas Hwy, Salinas
Toro Area Plan
PLN110144

October 24, 2011

Dear Mr. Novo and Planning Staff,

There follows a communication during the course of review of PLN110144
Please take the following as constructive criticism and as well as a request.
A photo of the existing cell tower structure, taken from a common public viewing area,
is attached at the bottom of this letter, for your review, and for your file.

I am writing because of several concerns regarding this application.

To begin, Exhibit A, Project information for PLN110144 contains errors:

- * Lists water source as "California American Water". Note that the church gets its water from a private well and water system on the property.
- * Water purveyor is listed as MPWMD

Please note Corral de Tierra is not in the Monterey Peninsula Water Management District. It never has been. The water source is El Toro groundwater in the B-8 zoning area.

- * The Sewer District is listed as California American Water

Please note the Sewer District is Adcock's California Utilities Service.

The sewer treatment facility is adjacent to Reservation Road next to the Salinas River

Then there is some confusion as the existing structure is listed at 21,024 sq. ft.
This size must be for the entire Cypress Church, not the project being proposed.
It is not clear how large the cell tower building enclosure is, or will be.

Exhibit A, Project Description also has:

The Height allowed is 15 feet. The height proposed is 15 ft.

View-shed is listed as sensitive (V.S.)

Zoning is PQP-D-S, PQP/B-8-VS (20') (see note)

Question: What note? In the Staff Report?

The zoning calls for Design Control. It is Sensitive. it is Public /Quasi-Public.

It is Visually Sensitive. It has a 20-foot maximum height limit.

Twenty feet is the maximum height. Other structures in the area have been required to be lower.

EXHIBIT D
1 of 2

The area for cell tower height expansion is visible from Scenic State Highway 68. The existing cell towers and surrounding structure are currently visible from Scenic State Highway 68. The current fence surrounding the cell towers appears to be plywood painted a tan color. It is unattractive now. Its height is proposed to be raised from 10-ft. to 15-ft. high. The poles are not screened by vegetation as the staff report states. They are partially screened by non-native vegetation.

Conclusion: There are errors in the report. The project is not exempt from CEQA as stated because it is adjacent to a designated California Scenic Highway. It is visible from the Scenic Highway and the designated County Scenic Corral de Tierra Road. It is visible from public viewing areas, visible to the driving public, and visible to area neighbors. I find no analysis for this.

If this project was being proposed adjacent to Carmel Valley Road, I don't believe it would be treated as a ministerial action. Further, there are past issues in the immediate vicinity regarding promises made regarding scenic impacts that have never been followed up by Planning & Building Inspection.

For example the Desmond Application where two houses were built next to Highway 68 at the base of the (then) Church Driveway. There are project conditions and mitigations that were never enforced.

There are cumulative impacts that are chipping away at the Scenic Highway. I can find no justification from the applicant as far as a need for higher towers. I find no project alternatives listed. I find no viable mitigation measures. This project needs further review and analysis. At a minimum I request a public hearing.

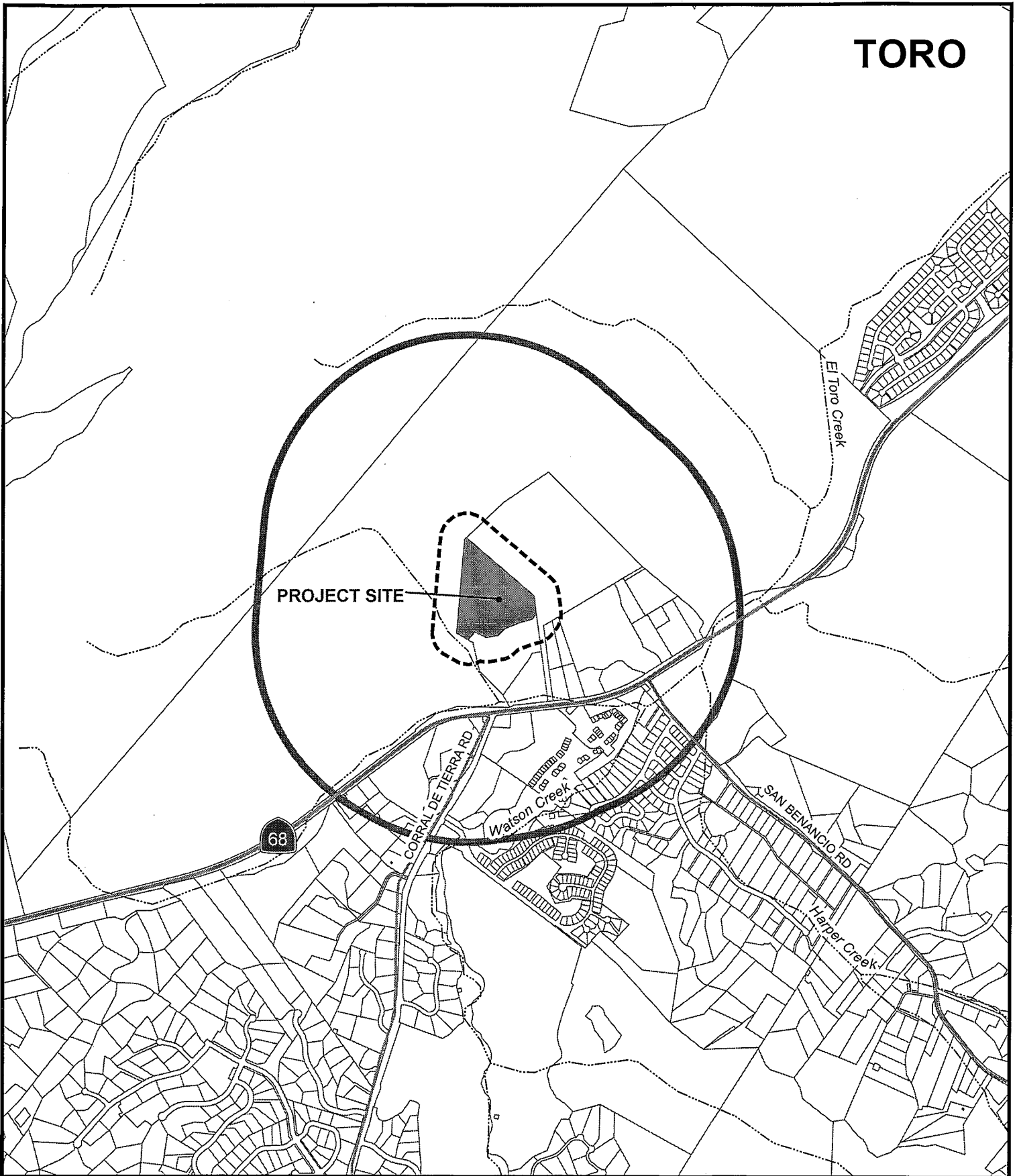
Thank you very much for your consideration,

Mike Weaver
831-484-6659

11/14/2011

EXHIBIT D
2 of 2

TORO

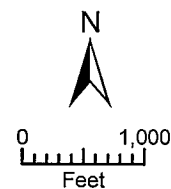


APPLICANT: CYPRESS COMMUNITY CHURCH

APN: 161-251-012-000

FILE # PLN110144

Water 2500' Limit 300' Limit City Limits



PLANNER: NEGRETE

EXHIBIT E