

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 28, 2012	Time: 1:30 P.M.	Agenda Item No.: 3
Project Description: Administrative Permit and Design Approval to allow modifications to four existing antennae on stub-mounted poles which include the replacement of the existing antennae and the replacement of the stub-mounted poles which will increase the antenna height from 10 feet to 15 feet. The antennas will be covered with a mesh sock material allowing the antennas to blend with the existing surrounding landscape.		
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 DISCUSSION:

The project entails modifications to four existing antennae on stub-mounted poles where the overall height will increase by 5 feet, from the existing 10 foot to the proposed 15 foot height. The project originally proposed modifications to the existing fence which currently surrounds the antenna facility. The fence proposal was to increase the height of the fence to 15 feet only in the areas where the antenna modifications would take place. The project has been revised with the proposed installation of a mesh sock material over the antennae which will allow the antennae to blend with the surrounding landscape. The fence modifications originally proposed have been removed from the project description.

The project was originally set for Administrative Permit approval on October 26, 2011. On October 25, 2011, staff received public correspondence regarding concerns with the potential visual impacts of the project from Highway 68. The public hearing was opened by the Zoning Administrator on December 8, 2011 and was continued to allow staff time to research the project site, as well as allow the applicant time to find alternative methods to minimize visual impacts potentially created by the modification to the antenna and fence height.

According to County records, the project site use was approved in 1999 through a Use Permit for a Micro-Cellular Facility (PLN990506). Additions to the Micro-Cellular Facility were approved through an Administrative Permit in 2008 which included the fencing that currently surrounds the site (PLN080239). All associated Design Approvals and Building Permit have been issued and finalized.

During the December 8, 2011 Zoning Administrator hearing, the Zoning Administrator requested staff to provide information regarding co-location of the Micro Facility site, as well as placing a

condition on the project regarding landscaping around the fence in order to subdue any visual impacts created by the existing fence. Upon review, the Micro Facility currently has four venders with a total of 12 stub-mounted poles with 17 antennae. The purpose of the Micro Facility is to allow cell sites without the issue of height visibility. In order to co-locate, a cell tower would be required, which would be inconsistent with policies within the 2010 General Plan that protect visually sensitive areas from visually degrading development (Policy OS-1.1, T-3.1 and T-3.2). Also, based on site visits conducted between September 2011 and June 2012, the existing fence is visual consistent for the site which currently blocks views of the antennae from Highway 68. During late spring to mid-Fall, the vegetation surrounding the site turns a tan/gold color which blends with the color of the existing fence. Only during late fall to early spring, when the vegetation turns green, is when the existing fence is visible. Staff recommends that the Zoning Administrator not require landscaping to the existing fence that is already visually consistent with the changing vegetation within the area.

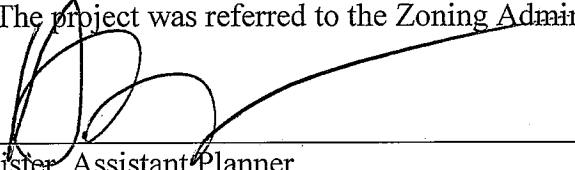
The project, as revised, is consistent with the zoning regulations regarding use, visual sensitivity, and Wireless Communications Facilities within the Zoning Ordinance (Sections 21.40.040, 21.46.040.B, and 21.64.310 of Title 21), as well as policies in the 2010 General Plan regarding development within a visually sensitive areas (Policy OS-1.1, T-3.1 and T-3.2).

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 B**).

The project was not referred to the Toro Land use Advisory Committee. The project was originally processed as an Administrative Permit which does not require LUAC review pursuant to the guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 08-338). The project was referred to the Zoning Administrator by the Director of Planning.



Dan Lister, Assistant Planner
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June 1, 2012

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 Draft Resolution, including:
• Conditions of Approval
• Site Plan & Floor Plan and Elevations
• Visual Simulation & Site Photos
Exhibit C Vicinity Map
Exhibit D Two Letters from Michael Weaver for Public Hearing

This report was reviewed by Bob Schubert, Senior Planner and Wanda Hickman, Planning Services Manager. *WPH*

EXHIBIT A
PROJECT INFORMATION ON PLN110144

Project Title: Cypress Church (Verizon)
Location: 681 Monterey-Salinas
Highway, Salinas

Primary APN: 161-251-012
Coastal Zone: No

Applicable Plan: Toro Area Plan
Permit Type: Administrative Permit

Zoning: PQP/B-8-VS(20)
Plan Designation: Public/Quasi-
Public

Environmental Status: Exempt
Advisory Committee: Toro LUAC

Project Site Data:

Lot Size: 16.94ac
Coverage Allowed: 25%
Coverage Proposed:

Height Allowed: 20'
Height Proposed: 15'

FAR Allowed: -
FAR Proposed: -

Resource Zones and Reports

Environmentally Sensitive Habitat: N/A
Botanical Report #: -
Forest Mgt. Report #: -

Erosion Hazard Zone: High
Soils/Geo. Report #: -
Geologic Hazard Zone: IV
Geologic Report #: -

Archaeological Sensitivity Zone: High
Archaeological Report #: -

Traffic Report #: N/A

Fire Hazard Zone: N/A

Other Information:

Fire District: Mo. Co.
Regional

Grading (cubic yds): None

Tree Removal (Count/Type): None

**EXHIBIT B
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 modifications to four existing antennae on stub-mounted poles which include the replacement of the existing antennae and the replacement of the stub-mounted poles which will increase the antenna height from 10 feet to 15 feet. The antennas will be covered with a mesh sock material allowing the antennas to blend with the existing surrounding landscape.

[(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 June 28, 2012. 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 the Zoning Ordinance 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.
- 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 since the project is only proposing a modification that will not create a significant visual impact along Highway 68. The project was previously approved with fencing that surrounds the communication facilities (PLN080239) that screens the facility from public views. The proposed project includes a mesh sock material that will be installed on each antenna allowing the antenna to blend with the surrounding landscape. The project is found to be consistent with all the development standards listed in Section 21.46.060 of Title 21.
- e) 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.
- f) 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, preserving Toro's visually sensitive areas and scenic entrances. The project was previously approved using surrounding landscape and natural colored fencing to preserve views from Highway 68. The fencing is completely invisible between late spring and late fall when the vegetation turns from green to gold. The only moment the fencing is visible is between winter and early spring where the vegetation is green. The proposed 15 foot antennas with stub-mounted poles will have a mesh sock material placed over the portion of the antennae viewable above the fence which will allow the antennae to blend with the surrounding landscape.
- g) The project is consistent with Policy No. OS-1.1 of the 2010 Monterey County General Plan which 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 and fencing. Also, the project proposes to install mesh sock material on each antenna which will allow the antennae to blend with the surrounding landscape.
- h) 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 antennae are screened by vegetation and natural-colored fencing which will continue to screen the proposed addition. Also, the project proposes to install mesh sock material on each antenna which will allow the antennae to blend with the surrounding landscape. Therefore, the project is consistent with this

policy.

- i) The project was originally set for Administrative Permit approval on October 26, 2011. On October 25, 2011, staff received public correspondence regarding concerns with the potential visual impacts of the project from Highway 68. The project, as existing and proposed, will not create a significant visual impact (see preceding findings and supporting evidence for PLN110144).
- j) The project planner conducted a site inspection on June 1, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- k) The project was not referred to the Toro Land use Advisory Committee. The project was originally processed as an Administrative Permit which does not require LUAC review pursuant to the guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 08-338). The project was referred to the Zoning Administrator by the Director of Planning.
- l) 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 (GIS) 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 June 1, 2012 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 June 1, 2012 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 June 1, 2012.
 - 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 addition will remain behind the existing fencing placed to shield the wireless facilities from public view. A mesh sock material will be installed on the antennas allowing the antennas to blend into the background landscaping.
 - 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

(MODIFICATIONS) – The modifications proposed to the existing wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The existing wireless communications site is adequate for the proposed modifications 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 antennae on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennae and two (2) existing antennae] and increase the height of the existing 10 foot fence by 5 feet to a 15 foot fence.
- b) The project proposes the installation of a mesh sock material over the antennae which will reduce any visual impacts created by the 15 foot height modifications from Highway 68. The mesh sock will allow the antennae to blend in with the surrounding landscape.
- 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 antennae 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 modifications to four existing antennae on stub-mounted poles which include the replacement of the existing antennae and the replacement of the stub-mounted poles which will increase the antenna height from 10 feet to 15 feet. The antennas will be covered with a mesh sock material allowing the antennas to blend with the existing surrounding landscape, 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 28th day of June, 2012.

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 (PLN110144) allows modifications to four existing antennas on stub-mounted poles which include the replacement of the existing antennas and the replacement of the stub-mounted poles which will increase the antenna height from 10 feet to 15 feet. The antennas will be covered with a mesh sock material allowing the antennas to blend with the existing surrounding landscape. 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 following terms and conditions. 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: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 161-251-012-000 on June 28, 2012. The permit was granted subject to 9 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. 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(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 notarized declaration agreeing to comply with the terms of this condition the RMA - Planning Department for review and approval.

5. 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 June 28, 2015 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.

6. 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.

7. 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.

8. 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.

9. 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

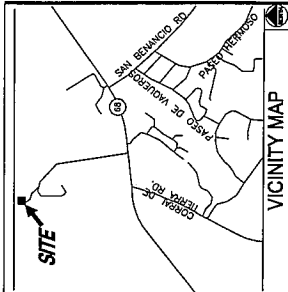
VERIZON WIRELESS SITE#: 115209

681 MONTEREY SALINAS HIGHWAY

SALINAS, CA 93908

PROJECT DESCRIPTION

VERIZON WIRELESS PROPOSES TO:
 REMOVE (4) EXISTING ANTENNAS ON EXISTING STUB MOUNT POLES, (2) PER SECTOR
 INSTALL (4) NEW STUB MOUNT POLES
 REPLACE (2) NEW REPLACEMENT ANTENNAS ON NEW STUB MOUNT POLES, (1) PER SECTOR
 RELOCATE (2) EXISTING ANTENNAS ON NEW STUB MOUNT POLES, (1) PER SECTOR
 INSTALL (4) ADDITIONAL COAXIAL CABLES, (2) PER SECTOR
 INSTALL ANTENNA "SUPPORT" ON NEW ANTENNAS TO BLEND WITH EXISTING TREES



DRIVING DIRECTIONS

FROM WALNUT CREEK, TAKE I-680 SOUTH TO I-680 SOUTH TOWARDS SAN JOSE. TAKE RAMP 101 SOUTH TOWARDS LOS ANGELES. TURN LEFT ONTO MONTEREY PENINSULA. TURN RIGHT ONTO S. SANBORN ROAD. TURN RIGHT ONTO E. BLANCO ROAD. TURN LEFT ONTO SR-68/S. MAIN STREET. SITE WILL BE ON THE RIGHT, APPROX. 5.5 MILES DOWN THE ROAD.

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
UTILITY MANAGER		
LANDLORD		

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNER		
CONSTRUCTION		
PROJECT MANAGER		
UTILITY MANAGER		
LANDLORD		

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTION, INCLUDING ANY AMENDMENTS TO THESE CODES:
 1. CALIFORNIA ADMINISTRATIVE CODE (CALIFORNIA REGULATIONS) 2007
 2. CALIFORNIA ELECTRICAL CODE 2007
 3. CALIFORNIA FIRE CODE 2007
 4. CALIFORNIA MECHANICAL CODE 2007
 5. CALIFORNIA PLUMBING CODE 2007
 6. CALIFORNIA BUILDING CODE 2007
 7. CALIFORNIA CITY/POURTY ORDINANCES

PROJECT SUMMARY

LESSEE
 VERIZON WIRELESS
 2785 MITCHELL DRIVE
 SAN JOSE, CA 95128
 CONTACT: WAYNE LORELL
 PHONE: 925.278.6333
 FAX: 925.278.6385

PROPERTY INFORMATION
 GROUND OWNER: CITRESS 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

ACCESSIBILITY REQUIREMENTS:
 FULLY ACCESSIBLE. (NO ADDED FOR ACCESS NOT REQUIRED.)

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING COORDINATES:
 NAD 83 N 36° 35' 02.12"
 LONGITUDE: W 121° 43' 40.65"

PROJECT TEAM

ARCHITECT:
 NAME: OVANI DESIGN GROUP, INC.
 ADDRESS: 689 TANK FARM ROAD, #140
 CITY, STATE, ZIP: SAN LUIS OBISPO, CA 93401
 PHONE: (805) 434-1942
 ARCHITECT: TOM REAY, C-19442
 PHONE: 805-344-9700
 FAX: 805-344-4327

SITE ACQUISITION:
 NAME: OGANI WALSBERGER
 ADDRESS: 1151 215-2878
 SALINAS, CA 93908
 PHONE: (925) 498-2341
 CONTACT: CLARENCE CHAVIS
 PHONE: (925) 498-2340
 FAX: (925) 498-2341

PROJECT MANAGER:
 CONTACT: CHERYL KERVIN
 PHONE: (415) 850-0152
 FAX: (925) 498-2341

CONSTRUCTION MANAGER:
 CONTACT: KEITH SCHMID
 PHONE: (925) 498-2340
 FAX: (925) 498-2341

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	
A-1	APN BOUNDARY MAP	
A-2	SITE AND ANTENNA PLANS	
A-3	FENCE PLAN	
A-4	ELEVATIONS	
A-5	DETAILS	

JURISDICTION

COUNTY OF MONTEREY
 PLANNING DEPARTMENT PHONE: (831) 755-8025

 PROJECT INFORMATION: HIGHWAY 68 TORO PARK VERIZON SITE# 115209 VERIZON WIRELESS JOB# 2009394885 681 MONTEREY SALINAS HIGHWAY SALINAS, CA 93908	CURRENT ISSUE DATE: 05/03/12	ISSUED FOR: 100% CONSTRUCTION	REV: DATE DESCRIPTION BY:	COORDINATING ARCHITECT: OGANI WALSBERGER 681 Five Creeks Road, Suite 140 San Luis Obispo, CA 93401 Phone: (805) 434-1942 Fax: (805) 344-4327 Email: tom.reay@ogani.com	CONSULTANT: DRAWN BY: CHK: APV:	SHEET TITLE: TITLE SHEET	SHEET NUMBER: T-1	REVISION: 755-173A
	JM NB TR	SHEET NUMBER:	REVISION:	SHEET NUMBER:	REVISION:			



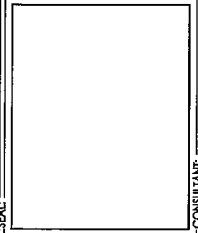
PROJECT INFORMATION:
 HIGHWAY 68 TORO PARK
 VERIZON SITE# 115209
 481 ARCHERBURY SAUNAS LANE
 SAUNAS, CA 94068

CURRENT ISSUE DATE: 05/03/12
ISSUED FOR:

100% CONSTRUCTION
REV. DATE: **DESCRIPTION:** BY:

REV.	DATE	DESCRIPTION	BY

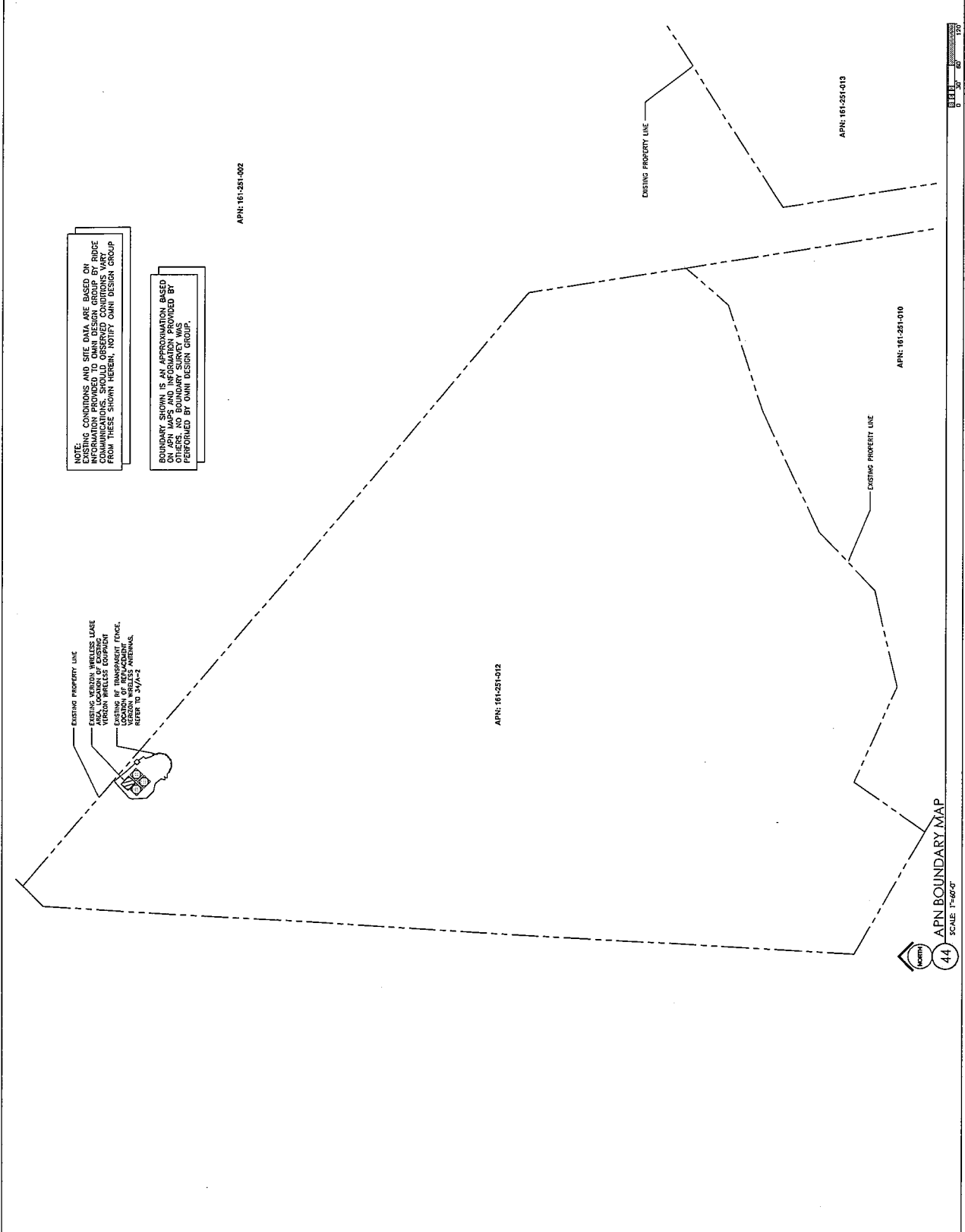
COORDINATING ARCHITECT:
 OGD
 481 ARCHERBURY SAUNAS LANE
 SAUNAS, CA 94068
 PHONE: (415) 444-1000
 FAX: (415) 444-1001
 WWW.ODGARCHITECTS.COM





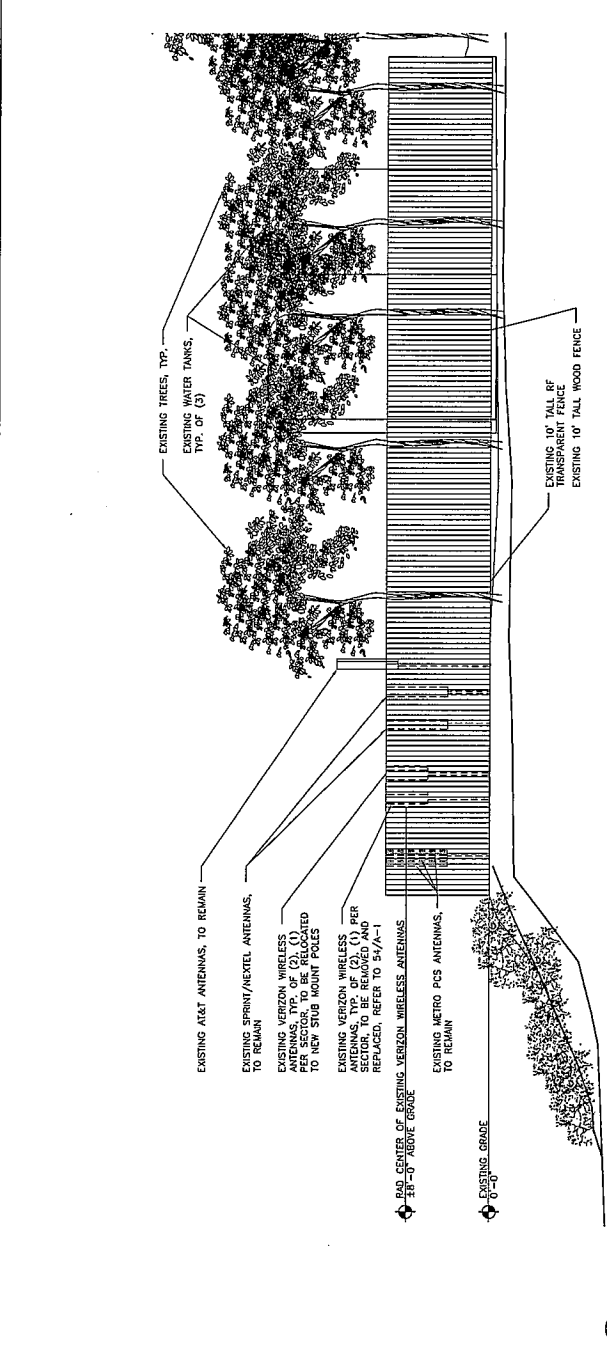
CONSULTANT:
 RIDGE COMMUNICATIONS, INC.
 DRAWN BY: CHK: APV: TR

SHEET TITLE:
 APN BOUNDARY MAP
SHEET NUMBER: **REVISION:**

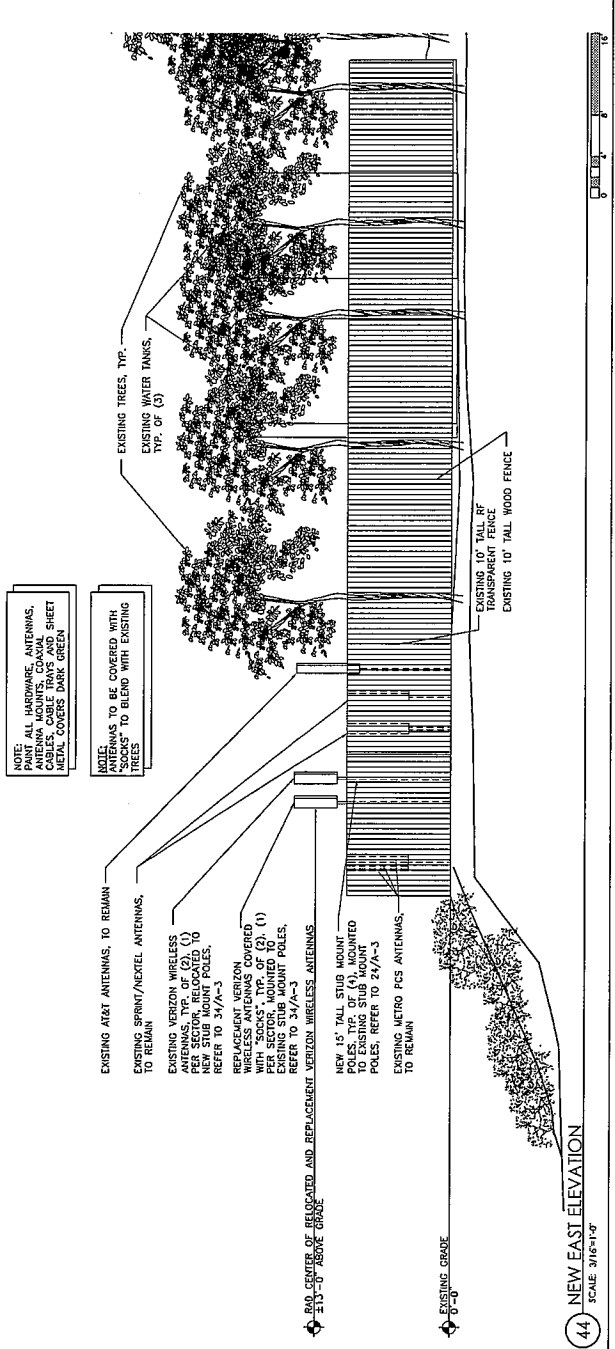
A-1
 755-173A



 <p>PROJECT INFORMATION: HIGHWAY 68 TORO PARK VERIZON SITE# 115209 VERIZON WIRELESS, 200991685 8110 VERIZON WAY SAN JUAN, CA 95028</p>	CURRENT ISSUE/DATE: 05/03/12	ISSUED FOR: 100% CONSTRUCTION	REV.: DATE: DESCRIPTION: BY:	COORDINATING ARCHITECT: Architecture Civil/Structural Mechanical/Electrical Plumbing Site/Utility Telecommunications	CONSULTANT:  RIDGE COMMUNICATIONS, INC. DRAWN BY: _____ CHK.: _____ APV.: _____ SHEET TITLE: _____ JM _____ NB _____ TR _____ ELEVATIONS SHEET NUMBER: _____ REVISION: A-4 755-173A
	COORDINATING ARCHITECT: 681 Parkview Road, Suite 100 San Juan, CA 95028 Phone: (805) 241-7700 Fax: (805) 241-7701 www.ridgecommunications.com				



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



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



HIGHWAY 68 TORO PARK
VERIZON SITE# 115209
14000 VERIZON WAY
400 MONTEBELLO AVENUE
SUNNYVALE, CA 95088

CURRENT ISSUE DATE: 05/03/12

ISSUED FOR: 100% CONSTRUCTION

REV.	DATE	DESCRIPTION	BY

COORDINATING ARCHITECT:

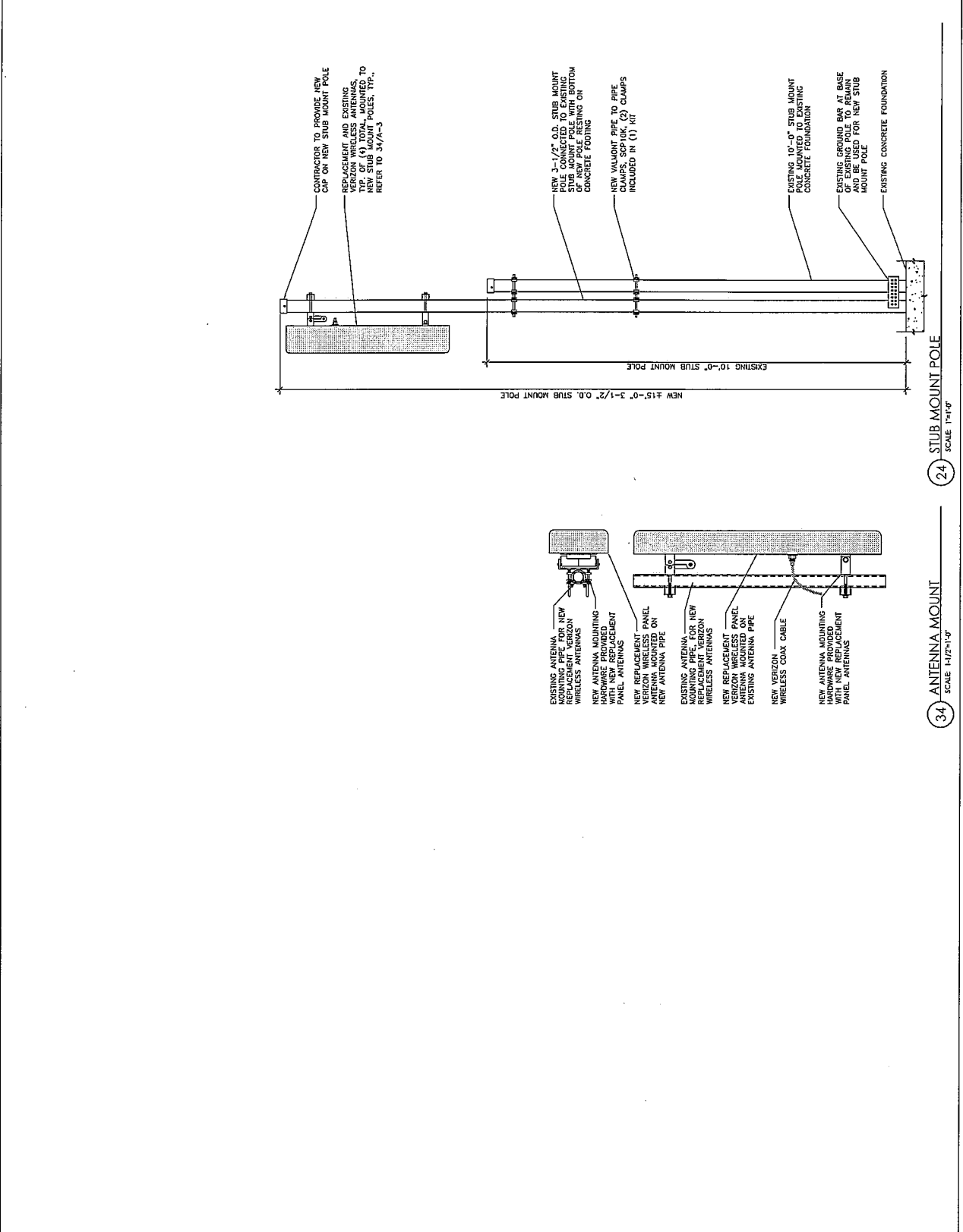
 14000 VERIZON WAY
 SUNNYVALE, CA 95088
 PHONE: (925) 444-1700
 FAX: (925) 444-1701
 WWW.DMMGROUP.COM
 WWW.VERIZON.COM

CONSULTANT:

RIDGE
 COMMUNICATIONS, INC.
 DRAWN BY: CHK: APV:

JIM HB TR
 SHEET TITLE: DETAILS
 SHEET NUMBER: REVISION:

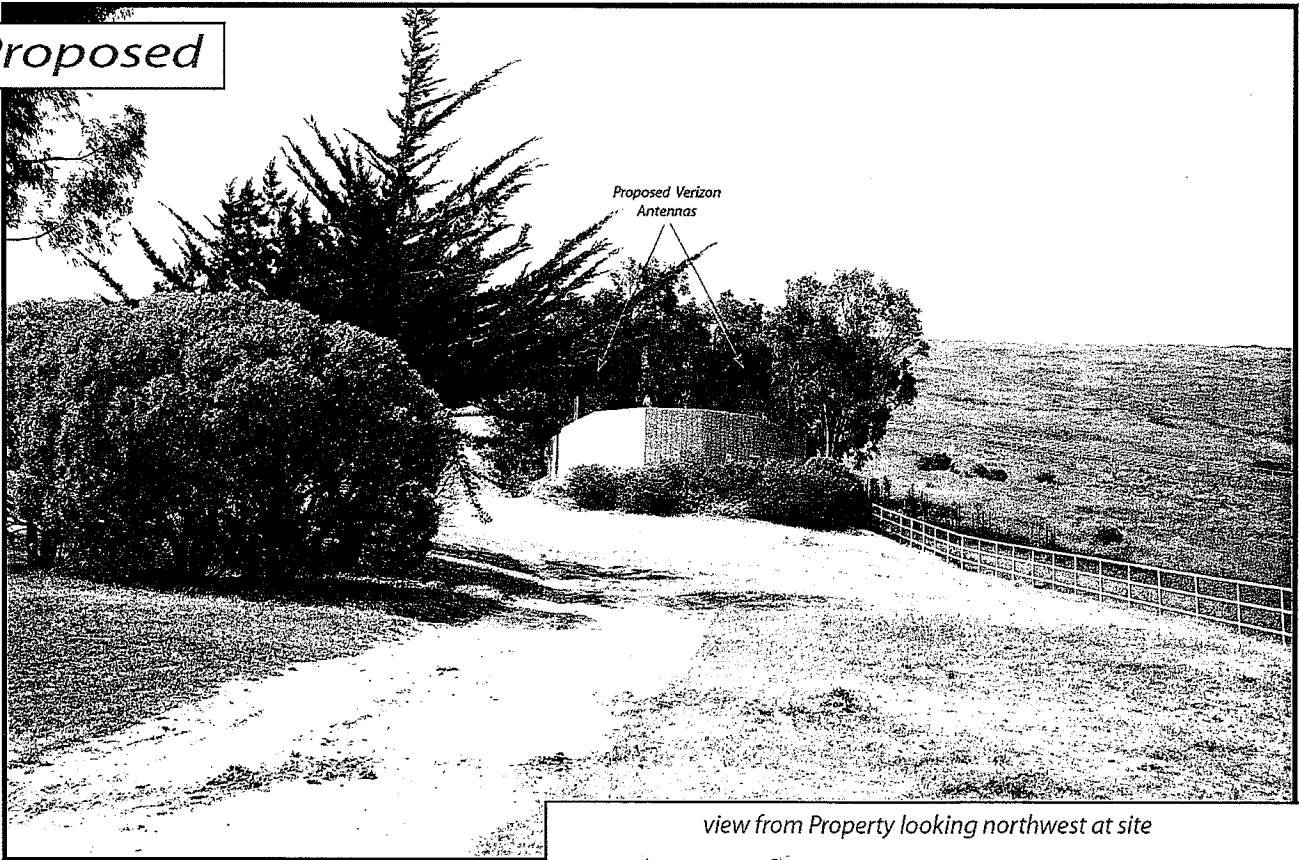
A-5 755-173A



Existing



Proposed

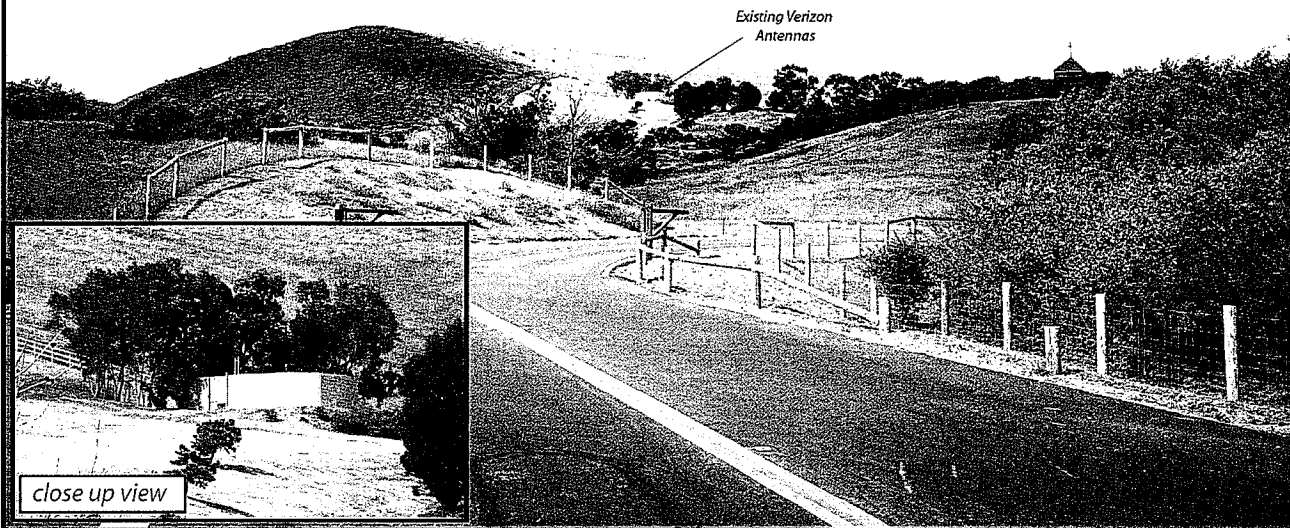


view from Property looking northwest at site

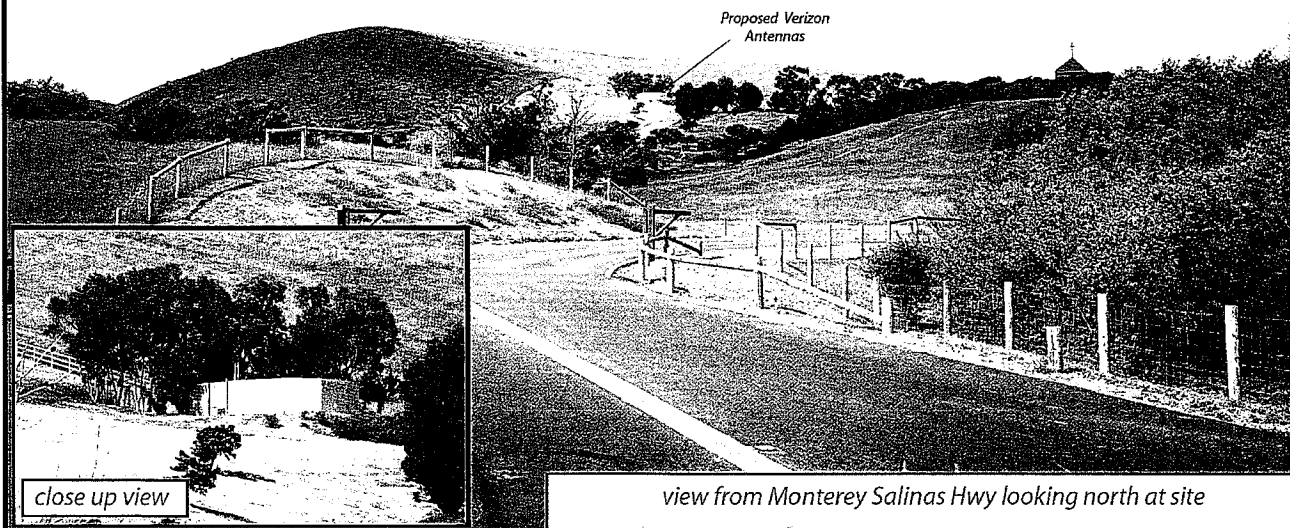


115209 Hwy 68 Toro park
681 Monterey Salinas Hwy, Salinas, CA

Existing



Proposed

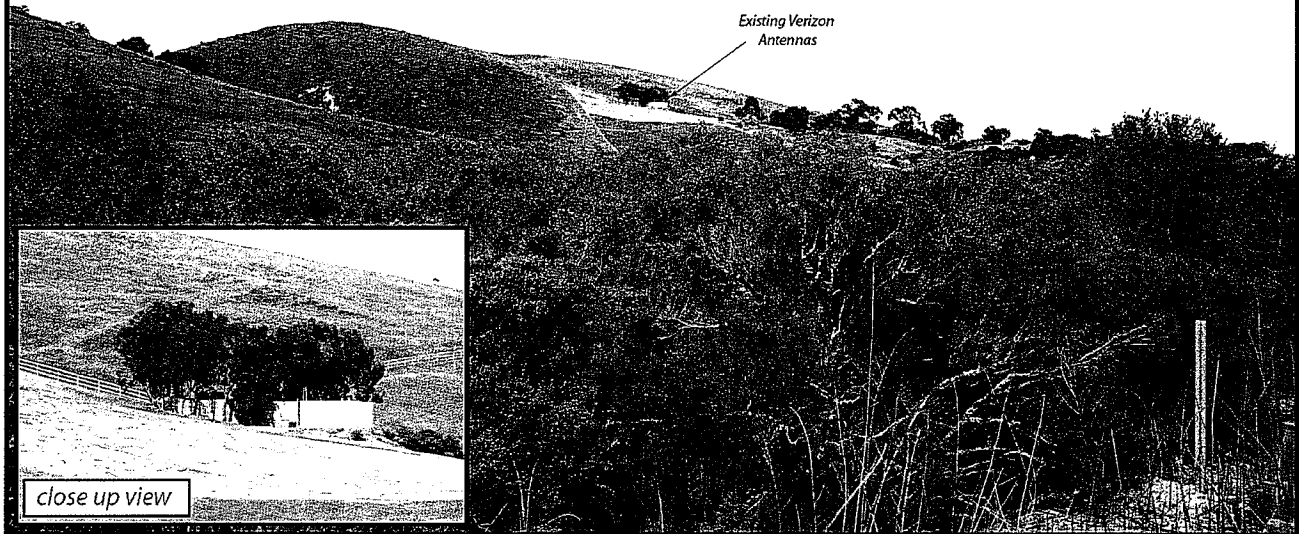


view from Monterey Salinas Hwy looking north at site

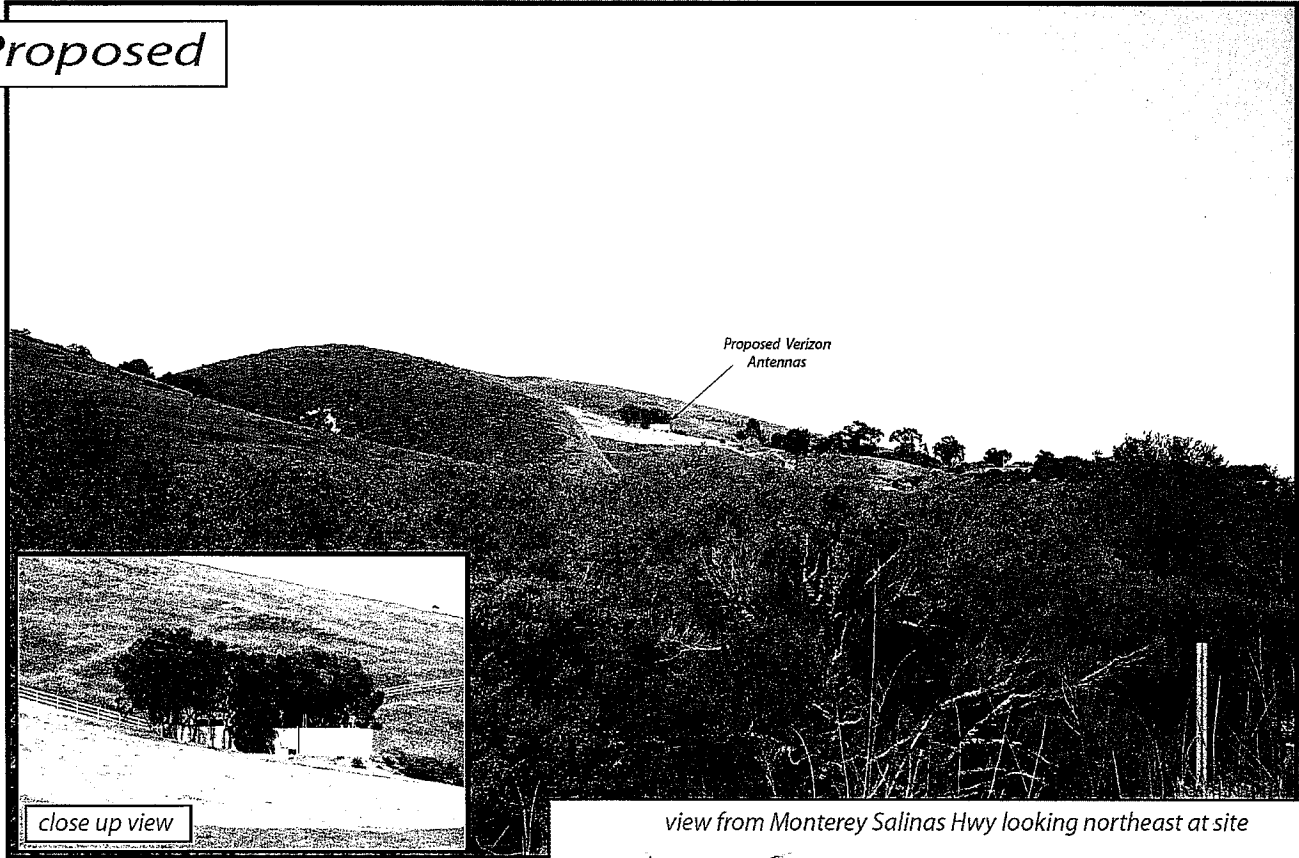


115209 Hwy 68 Toro park
681 Monterey Salinas Hwy, Salinas, CA


Existing



Proposed

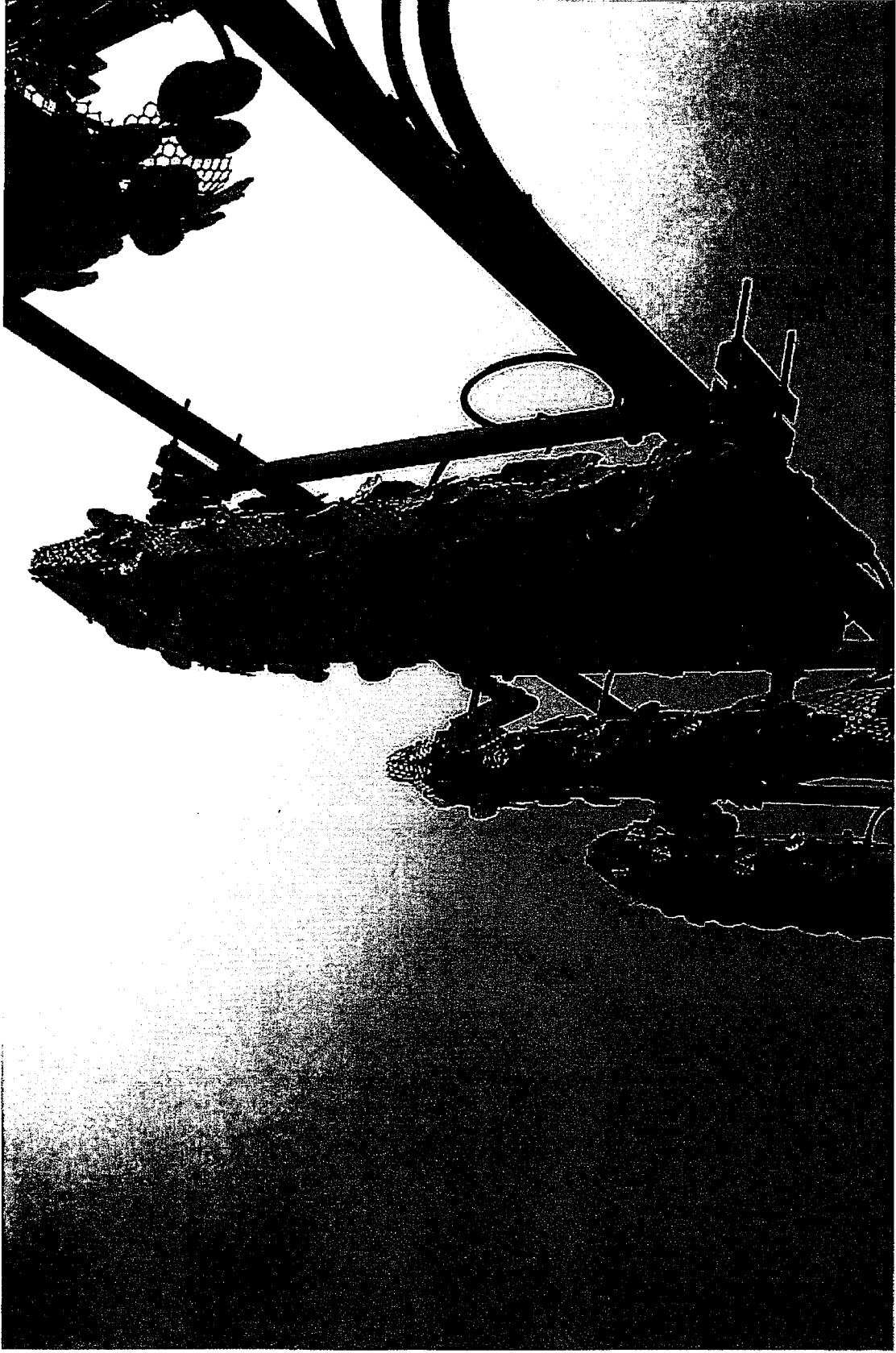


view from Monterey Salinas Hwy looking northeast at site



115209 Hwy 68 Toro park
681 Monterey Salinas Hwy, Salinas, CA

Example of Antenna Covers "Socks"



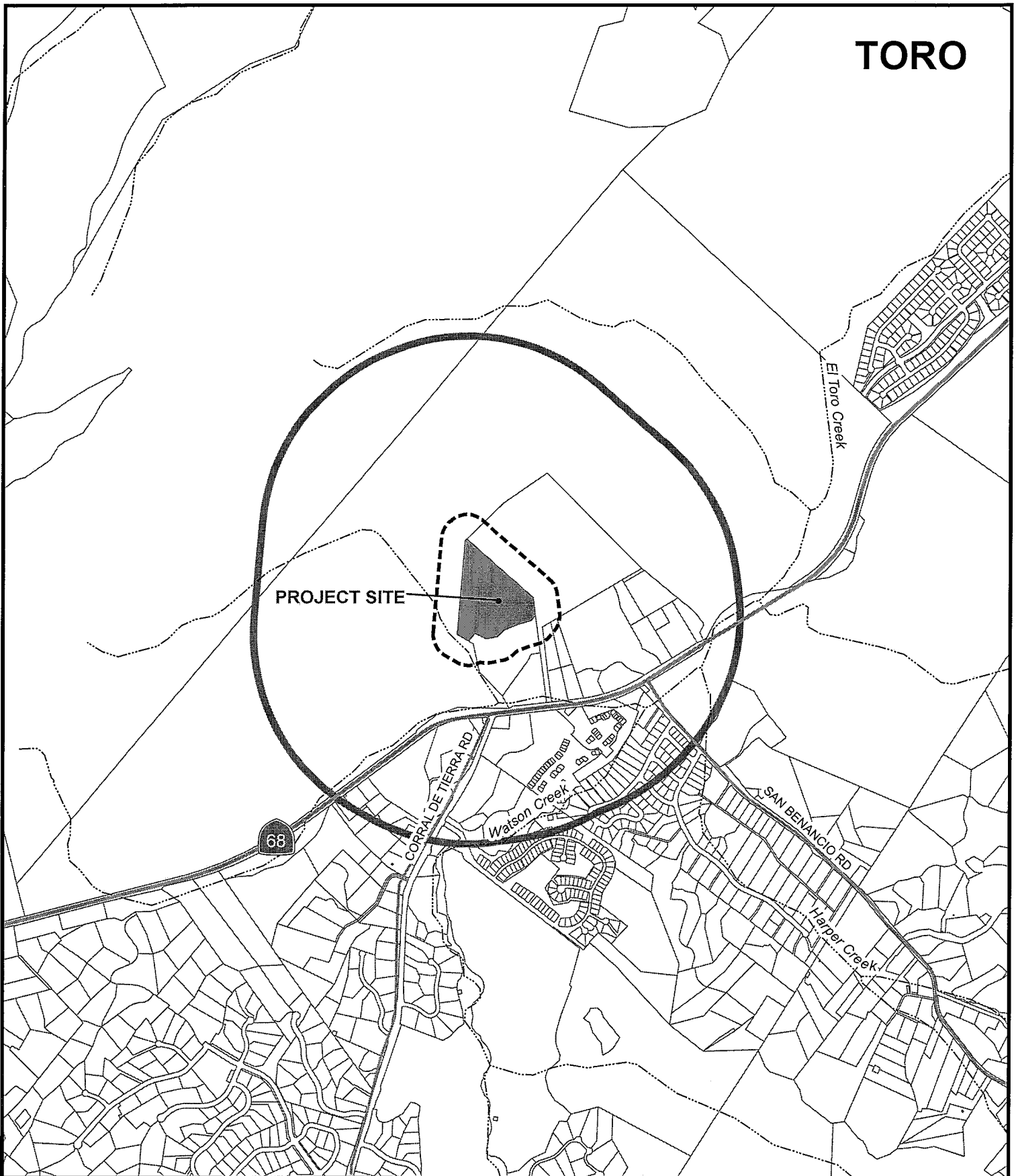


AS OF MAY 31ST, 2012
- ON-SITE -



AS OF MAY 31ST, 2012
- NEAR HWY 68 -

TORO

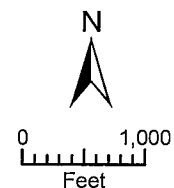


APPLICANT: CYPRESS COMMUNITY CHURCH

APN: 161-251-012-000

FILE # PLN110144

Water 2500' Limit 300' Limit City Limits



PLANNER: NEGRETE

Monterey County Planning Department
Mike Novo, Planning Director
Jacqueline Onciano, Zoning Administrator
Valerie Negrete, Project Planner
Delinda Robinson, Senior Planner
Laura Lawrence, Planning Services Manager

Re: Zoning Administrator Hearing scheduled for December 8, 2011
Cypress Community Church, Property owner
Clarence Chavis, Agent
681 Monterey-Salinas Highway
Toro Area of Monterey County
Planning File Number: PLN110144
APN: 161-251-012-000

December 7, 2011

Dear Zoning Administrator Jacqueline Onciano and Monterey County Planning

I unfortunately cannot attend the Zoning Administrator hearing for the above referenced project. I previously alerted the Planning Department of a schedule conflict on December 2, 2011. I have an appointment the afternoon of December 8, 2011. I went online to the County website to try to find the scheduled time for the ZA Hearing and discovered that the Hearing is not posted online. Nor is the staff report posted online. Instead, visitors are informed that the page is currently being updated. It is after 5 p.m.

I do have several questions and concerns regarding this application and proposed project. I object to the approval of this project on December 8, 2011. I believe concerns and questions need to be addressed and answered. The project site should have been staked and flagged. The following comments are in response to the staff report that Ms. Negrete kindly sent to me today, via email.

1) The project applicant has changed. The previous project applicant was Verizon Wireless, Applicant/Agent. This was in a staff report I obtained from Monterey County Planning dated October 20, 2011. Now the Agent is listed as a Clarence Chavis, with no further identifying information, in the current staff report sent to me.

2) My email letter sent to Mr. Novo and Ms. Negrete on December 2, 2011 contained the following, referring to an unsolicited phone call I received from a Verizon representative:

"The Verizon representative asked me, "What about AT&T, Sprint, and T-Mobil"? I asked what this meant and he said these companies also have cell towers. I asked if the other companies had cell towers in the same location? The Verizon representative did not answer yes, but indicated he thought so.

My response to this was I thought a "baseline" report was needed. There

needed to be disclosure as to what was there now, contracts for lengths of time, permits issued, and any agreements with the County disclosed. I suggested he work with the County Project Planner on this. He indicated he knew cell towers could sometimes be controversial. I thanked him for his phone call and asked if I could please be kept apprised of any further information. I understood him to agree and we ended the phone call on what seemed to be a friendly note."

The current December 8, 2011 staff report does not refer to Verizon, but rather to "Applicant".

But, Exhibit C of this December 8, 2011 staff report is labeled Verizon Wireless. It was received by Planning and stamped on July 13, 2011 and marked second submittal. However when one looks at pages A-1 and A-2 of this submittal, one finds sketches of existing antennas in the proposed project area referred to as:

Existing Metro PCS Antennas

Existing Sprint/Nextel Antennas

Existing AT&T Antenna on Page A-2, and Existing AT&T Antennas (plural) on A-1

Existing Verizon Wireless Antennas

I don't believe the applicant has been forthcoming with information about this project. I don't believe the Planning Department knows:

- 1a) How many antennas are at this location now?
- 1b) What are the various heights of these existing antennas?
- 1c) Who owns these various antennas and is responsible for their maintenance?

There is no baseline report. I suggested a baseline report. This project may be piecemealing. You should deny this project at the hearing, as there is no baseline report. Because an approval to "Applicant Clarence Chavis" for a 5-foot height increase to Verizon "antennas" may open the door to increased heights to other antennas also at this location. Some other questions are:

- 1d) Who are the responsible parties for the other companies that have antennas at this location?
- 1e) What are the lengths of lease contracts with other companies? Who holds these lease contracts?

2) The Finding Number 1 in Exhibit C Draft Resolution is in error. This is on page 5 of the current staff report. Finding Number 1 says there is CONSISTENCY and states "No conflicts were found to exist".

However, several years ago a Christian Cross was placed on this property. It is still there adjacent to, and slightly above the unsightly plywood that is painted tan and partially hiding the cell phone antennas. When a member of Cypress Community Church erected this Cross on the property, the County of Monterey objected because it was in an area

designated "VS". The County of Monterey Planning and Building Services Department at that time sent official notice to Pastor Wayne Adams to remove the Cross. Pastor Adams refused to remove the Cross. It was a standoff between Pastor Adams and Monterey County Planning and Building Inspection. The public in the area was siding with Pastor Adams on this. The Cross remains to this day on the property. The County's actions with this current application are inconsistent.

3) Finding Number 4 in Exhibit C Draft Resolution is in error. This is on page 8 of the current staff report. Finding Number 4 says, "No violations exist on the property." Under EVIDENCE: a) "Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on the property."

There still is the unresolved issue of the Cross on the property in the VS zone. I personally don't object to the Cross on the property. After all, it is on property belonging to a non-profit Christian Church. Years ago I sided with Pastor Adams on this issue. The Cross fits with the site and with the attractive architecture of the nearby Church. However, the unsightly plywood siding and cell towers in nearby VS zoned land do not! I assume the same Church is leasing this cell tower site property for profit. The plywood siding is unsightly. The cell phone towers are unsightly. The proposed project will very likely make it even more unsightly.

I'd like to make a Public Records Request for the file and information regarding Monterey County's Planning and Building Inspection Department and their investigation and correspondence with Cypress Community Church for the Cross on the Hill issue.

4) The proposed project was not flagged and staked. Had it been flagged and staked it would have generated neighborhood concerns. The several people I have spoken to about it are concerned. Page 7 of the December 8, 2011 staff report, under item 1k concludes, "Although the site is visible from Highway 68 the project would not create a substantial adverse impact from a common public viewing area." However, people cannot object to or raise concerns when they don't know about it.

The project description calls for the installation of two new antennas and calls for replacing two existing antennas. The remainder of the current project site remains vague. Further Exhibit B, Discussion (page 3 of the December 8, 2011 staff report) incorrectly says, "Lastly, the project site is only visible if you turn towards the site as you are driving down Highway 68."

The site is visible to passengers heading westbound. The site is visible to drivers and passengers heading eastbound. Because traffic is often backed up and stopped during peak hours and during events in this vicinity, the public has ample opportunities to view this site. They admire the pastoral hills and at times of the year, sheep grazing on the hills, and then they see this eyesore. A fair argument is that it currently does and will continue to create a substantial adverse impact. Adding to this impact, as this project

proposes to do, will be controversial and should necessitate more than an "exempt" analysis from Monterey County Planning.

Where are the previous approvals for what exists there now?

I'd like to make a Public Records Request to view and possibly copy all materials related to previous applications and what exists now on the Visually Sensitive hillside area adjacent to Cypress Community Church.

5) The proposed landscaping plan mitigation for this sounds similar to the landscaping mitigation approved by previous Zoning Administrator Lynn Mounday for the nearby Don Desmond spec houses. This mitigation also promised to have slow growing drought tolerant vegetation and trees. Rapidly growing trees were to be planted in front of them and then removed at such time when the slow growing trees screened the development. To date, it hasn't happened.

The Cypress Community Church property is part of the B-8 zoning area, which mandates no intensification of use of scarce resources such as water. Yet the staff report calls for a landscaping plan and irrigation of such. The amount of irrigation is unspecified. The length of time is unspecified. If the landscaping dies, what happens is unspecified. The existing tree types sheltering water tanks are not identified. Are they native?

This gets worse. Under Draft Conditions of Approval/Mitigation Monitoring Reporting Plan for PLN110144, page 1 of 6 (dated 11/23/2011 11:29:16AM) located in the staff report, I find that Monterey County Planning is delegating unknown mitigation monitoring to the Monterey County Water Resources Agency. "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 the ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled."

6) Proposed Condition Number 5 titled PD039(C)-WIRELESS CO-LOCATION on page 3 of 6 of the December 8, 2011 staff report (Draft Conditions of approval/Mitigation Monitoring Reporting Plan PLN110144) This states, "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."

However, we know from the sketches turned in by Verizon Wireless and accepted by Planning on July 13, 2011(Exhibit C) that there are already multiple other towers. The number, specific ownership, length of time, and County approvals of such are unknown. The language of this condition confuses the issue. It currently is a substantial adverse impact, and most likely out of compliance in several ways. Project Alternatives are not identified or explored.

Page 5

Thank you for the opportunity to comment on this proposed project.
It is controversial. It should be denied.

Sincerely,

Mike Weaver
52 Corral de Tierra Rd
Salinas, CA 93908
831-484-6659

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.

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