

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 8, 2015	Agenda Item No.: 7
Project Description: Use Permit to allow a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border a 1,600 square foot area leased by Verizon Wireless.	
Project Location: 185 Zabala Road, Salinas	APN: 107-051-009-000
Planning File Number: PLN140495	Owner: Pacific Investors Applicant: GTE Mobilnet of California Limited Partnership (Verizon Wireless) Agent: Rich Johnson (Complete Wireless Consulting)
Planning Area: Greater Salinas Area Plan.	Flagged and staked: No
Zoning Designation: "F/40" [Farming/40-acre minimum lot size]	
CEQA Action: Categorically exempt per section 15303 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approve a Use Permit to allow a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border 1,600 square foot area leased by Verizon Wireless, based on the findings and evidence and subject to the conditions of approval (**Exhibit A**).

PROJECT OVERVIEW:

Project Description and Background

Verizon is proposing the construction of a new 80'-high monopole telecommunications tower on Zabala Road, at a site located approximately 2 miles southeast from the Salinas Airport. According to the applicant's "Project Support Statement," (**EXHIBIT C**) the tower would serve to bridge a "significant coverage gap" within the Central Salinas Valley, and "improve call quality, signal strength, and wireless connection services. The tower would specifically serve to relieve "overloaded" existing Verizon towers located in South Salinas which presently service the area. Supporting ground-level structures for the monopole would include a 195 square foot equipment shelter with standby diesel generator, a transformer and 6'-height security fence to enclose to 40' x 40' lease area. The proposed project site is a 24-acre parcel located within a predominantly rural and agricultural area consisting of row-crops and agricultural support facilities.

Project Issues

Visual impacts resulting from the project are expected to be minimal in nature due in part to the sparse density of population within the project area. Additionally, the structure would be painted in a "neutral, non-reflective finish" and the surrounding perimeter fence would be equipped with tan-colored vinyl slats in order to screen the ground-level structures from public view.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of small facilities or structures.

Recommendation

Staff is recommending approval of the project in the 80'-height standard monopole design.

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

- √ RMA-Public Works Department
- RMA-Environmental Services
- √ 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 RMA-Public Works Department and Environmental Health Bureau have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit A**).

The project was not referred to a Land Use Advisory Committee (LUAC) for review as there is currently no LUAC assembled for the Greater Salinas Area Plan jurisdiction.

Note: The decision on this project is appealable to the Planning Commission.



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
December 18, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Pacific Investors, Owner; Rich Johnson (Complete Wireless Consulting), Agent; Federal Communications Commission; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140495

Attachments: Exhibit A	Draft Resolution, including:
	• Conditions of Approval
	• Site Plan and Elevations
	• Vicinity Map
Exhibit B	Visual Simulations
Exhibit C	Applicant-submitted "Project Support Statement" and "Necessity Case"

This report was reviewed by Luke Connolly, Planning Services Manager.



**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

Pacific Investors (PLN10495)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border a 1,600 square foot area leased by Verizon Wireless.

[PLN140495, Pacific Investors, 185 Zabala Road, Salinas, Greater Salinas Area Plan (APN: 107-051-009-000)]

The Pacific Investors application (PLN140495) had a public hearing before the Monterey County Zoning Administrator on January 8, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border a 1,600 square foot area leased by Verizon Wireless.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140495.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Salinas Area Plan;
 - 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 185 Zabala Road, Salinas (Assessor's Parcel Number 107-051-009-000), Greater Salinas Area Plan. The parcel is zoned "F/40" [Farming/40-acre minimum lot size], which allows wireless communication facilities with an approved Use Permit. Therefore, the project is a conditional land use for this site.
- c) The project planner conducted a site inspection on July 9, 2014, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was not referred to a Land Use Advisory Committee (LUAC) for review as there is presently no LUAC assembled for the Central Salinas Valley Land Use Area.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140495.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on July 9, 2014, to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140495.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Staff conducted a site inspection on July 9, 2014, to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140495.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 9, 2014, 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN140495.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of small facilities or structures.
 - b) There is no evidence in the record that the project would result in substantial, or potentially substantial, adverse environmental changes to any of the physical conditions within the area, including land, air, water, minerals, flora, fauna, ambient noise, or objects of historic or aesthetic significance, as listed in Section 15382 of the California Environmental Quality Act.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 9, 2014.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
 - e) The project is not located near any listed, endangered, or potentially significant vegetation or animal life. No substantial or potentially substantial adverse environmental impacts to the surrounding flora, fauna, or minerals can be associated with this development.
 - f) The project is not located within the vicinity of any structures of recorded historic or aesthetic significance. No substantial or potentially substantial adverse environmental impacts are associated with this development.
 - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140495.
7. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is

adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 20/21.64.310. 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 21/20 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 will consist of an 80'-height monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border 1,600 square foot lease area.
 - b) Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
 - c) The project is not located within a scenic corridor or any identified environmentally sensitive area or resources.
 - d) Pursuant to Monterey County Coastal Zoning Code, Wireless 21.64.310.H (Regulations for the Siting, Design and Construction of Wireless Communication Facilities - General Development Standards):
 - The project has been designed, to every extent possible, so as not to be sited to create visual clutter or negatively affect specific views, and will be screened from public viewing areas to the maximum extent feasible
 - Disturbance to on-site topography and vegetation will be minimal.
 - e) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
 - f) Staff site visit and project photos in project file PLN140495.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

- EVIDENCE:**
- a) Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
2. Approve a Use Permit to allow a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator,

transformer and 6'-height security fence to border a 1,600 square foot area leased by Verizon Wireless., all being attached hereto and incorporated herein by reference.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 Monterey County RMA-Planning and RMA-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.

Form Rev. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140495

1. PD001(A) SPECIFIC USES ONLY (WIRELESS COMMUNICATION FACILITIES)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN140495) allows a wireless communications facility to include an 80'-high monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6'-height security fence to border a 1,600 square foot area leased by Verizon Wireless.. The property is located at 185 Zabala Road, Salinas (Assessor's Parcel Number 107-051-009-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means Applicant* and its successors and assigns. 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. 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)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 107-051-009-000 on January 8, 2015. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

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. Monterey County RMA - Planning 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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: RMA-Planning

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

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

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

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The tower shall not exceed eighty (80) feet in height. (RMA - Planning)

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

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

7. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

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

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

8. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 80 feet.

9. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

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

10. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

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

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

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

11. PDSP01 - CONFORMANCE TO PHOTO SIMULATIONS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The telecommunication tower, when completed, shall be in substantial conformance with the photo simulations as provided by the applicant and attached as EXHIBIT B of the January 8, 2015 staff report to the Zoning Administrator. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Upon Final Inspection, County Staff shall confirm that the completed telecommunication tower is in substantial conformance with the photo simulations as provided by the applicant and attached as EXHIBIT D of the January 14, 2015 staff report to the Planning Commission.

12. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Zabala Road. The design and construction is subject to the approval of the Public Works Director.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

13. PWSP001 - ENCROACHMENT NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and trench across Zabala Road.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

14. EHSP01 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to inspection final of construction permit, submit registration paperwork to California Environmental Reporting System (CERS) for a Hazardous Material Business Response Plan permit and have approved by Hazardous Materials Management Services.

15. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on January 8, 2018, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

16. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

17. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

Z D DRAWING SIGN - OFF

DATE: TIME: * CWC-PLEASE RETURN BY:



SIGNATURE DATE

SITE ACQUISITION:

PLANNING:

CONSTRUCTION:

MANAGEMENT:



SIGNATURE DATE

CONSTRUCTION:

REAL ESTATE:

RF ENGINEER:

EQUIPMENT ENGINEER:

MAY INC./TRANSPORT:

OTHER (IF APPLICABLE)

SIGNATURE

DATE

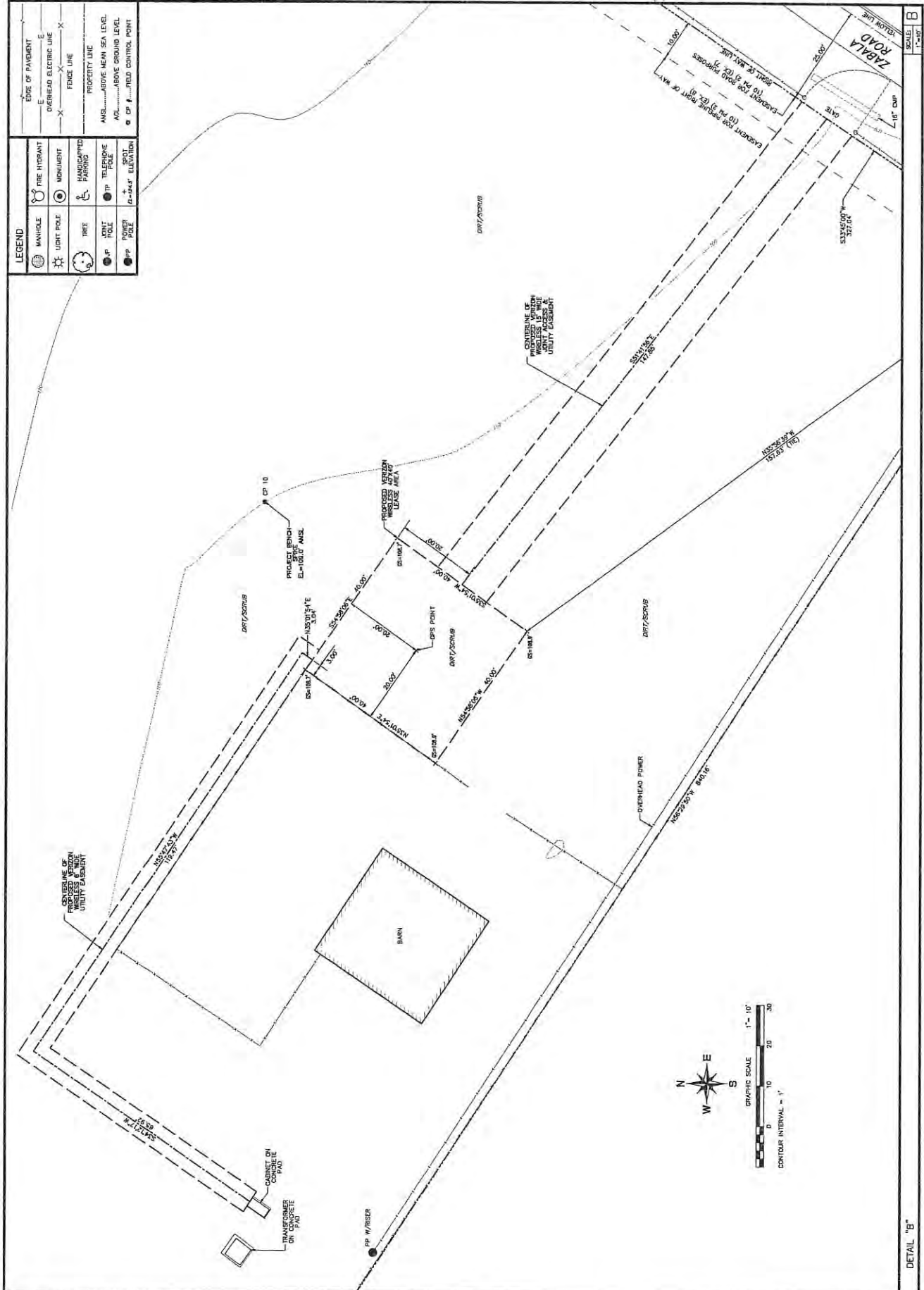
DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHWEST ON MITCHELL DR TOWARD OAK GROVE RD.
2. TAKE THE 1ST LEFT ONTO OAK GROVE RD.
3. TURN RIGHT ONTO N MAIN ST.
4. TURN RIGHT ONTO N MAIN ST.
5. MAKE A RIGHT TURN ONTO INTERSTATE 880 S RAMP TO DUBLAND/SAN JOSE.
6. TAKE THE EXIT ONTO I-880 S.
7. TAKE THE EXIT ONTO I-880 S TOWARD LOS ANGELES.
8. TAKE THE EXIT TOWARD CROCK-HORSE CANYON RD.
9. TURN LEFT ONTO CROCK-HORSE CANYON RD.
10. TURN LEFT ONTO SAN JUAN GARDEN RD.
11. TURN LEFT ONTO HERBERT RD.
12. CONTINUE ONTO OLD STAGE RD.
13. TURN LEFT ONTO OLD STAGE RD.
14. TURN RIGHT ONTO ZABALA RD.
15. SITE WILL BE ON THE RIGHT.

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Sub No. 161136

File: 161136.dwg
 Drawn By: JBT
 Checked By: JBT
 Scale: As noted
 Date: 06/04/14

Revisions:
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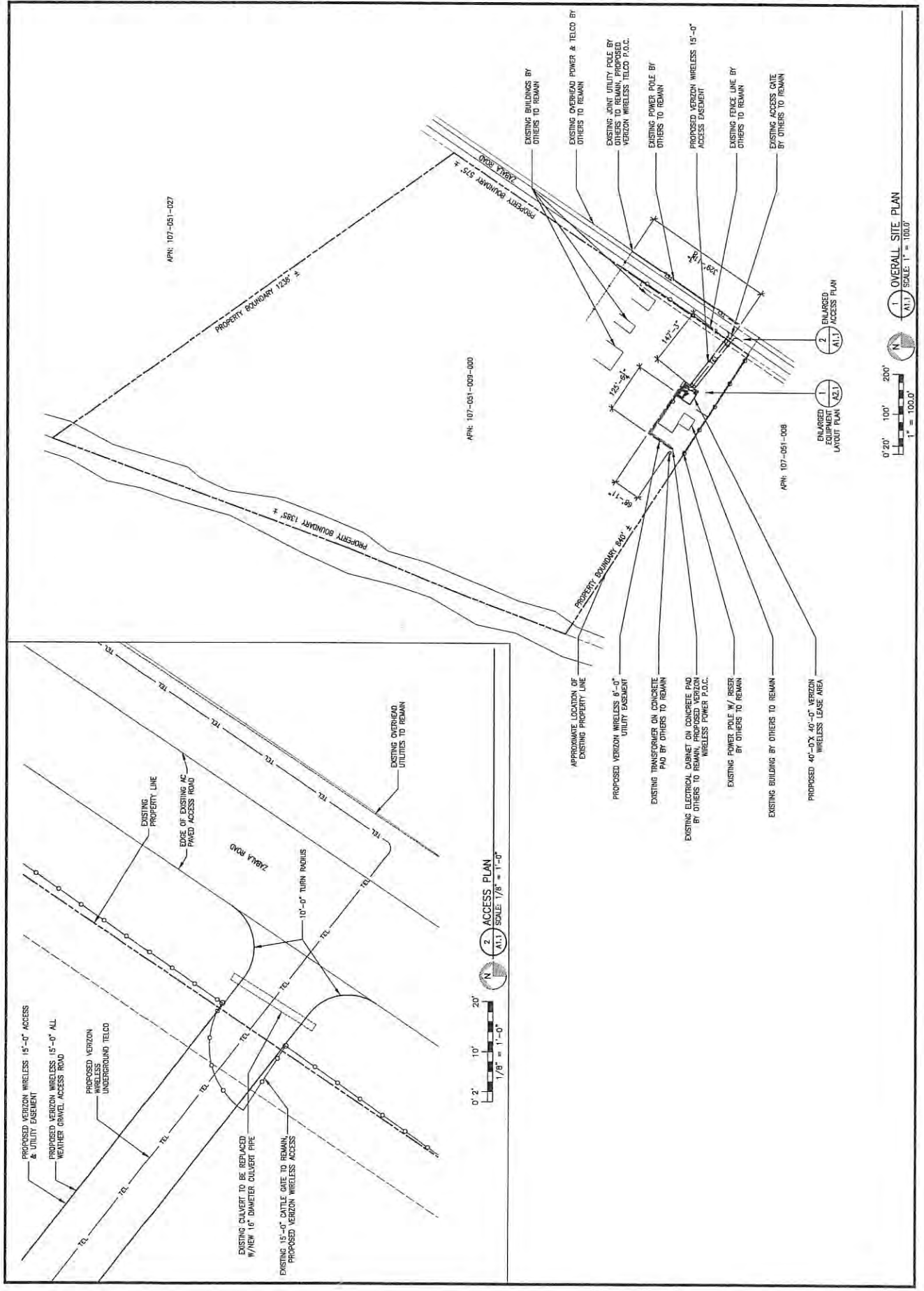
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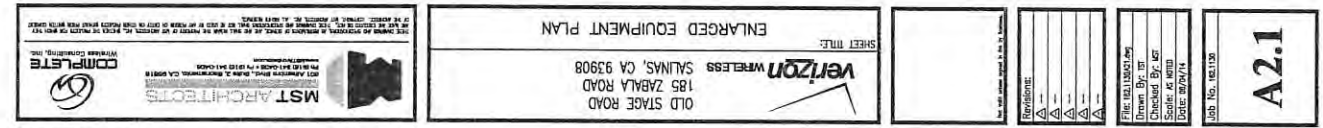
Verizon Wireless
 185 ZABALA ROAD
 SALINAS, CA 93908

Verizon Wireless
 185 ZABALA ROAD
 SALINAS, CA 93908

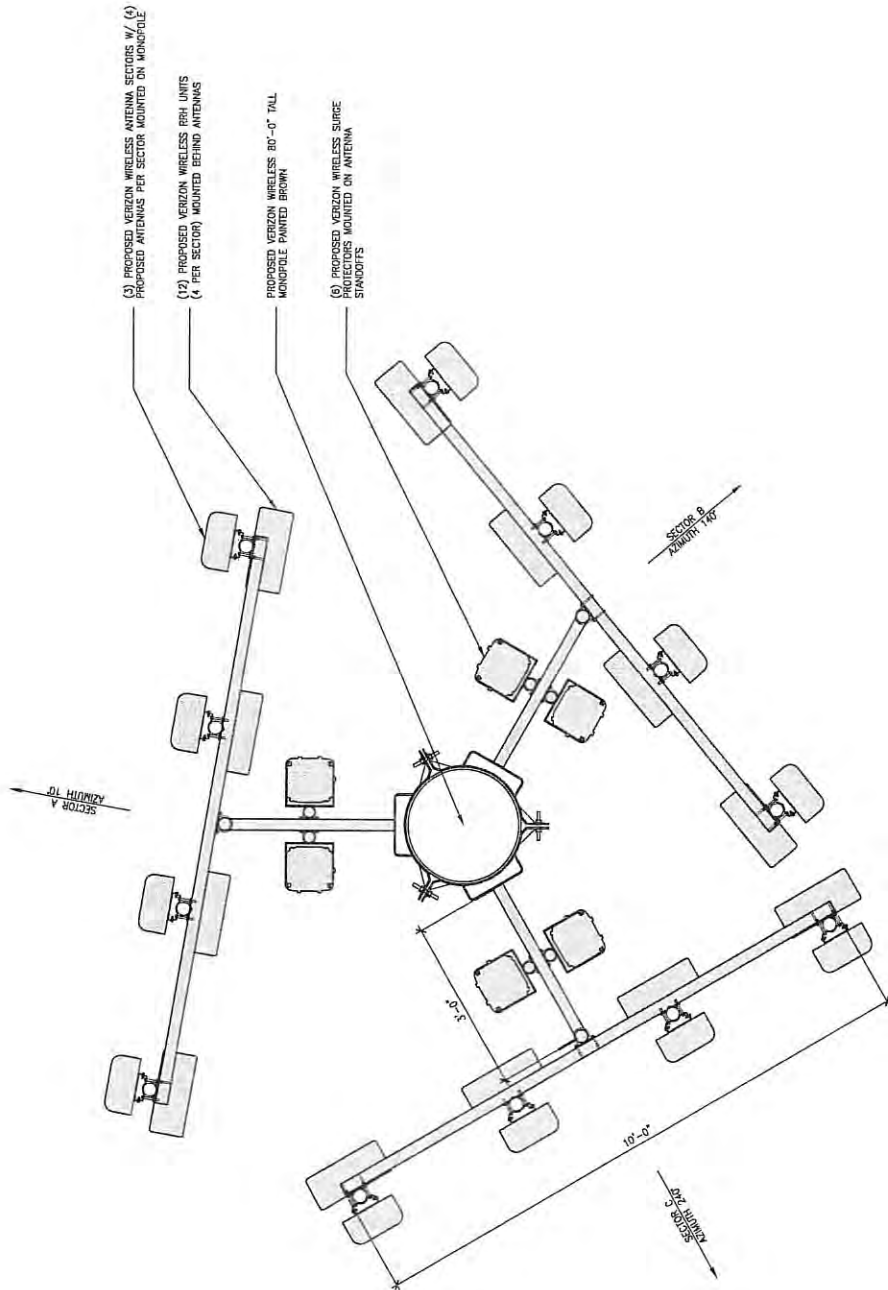
MST ARCHITECTS
 1017 MARINER DRIVE, SUITE 200
 SAN JOSE, CA 95128
 (408) 297-1000
 www.mstarchitects.com

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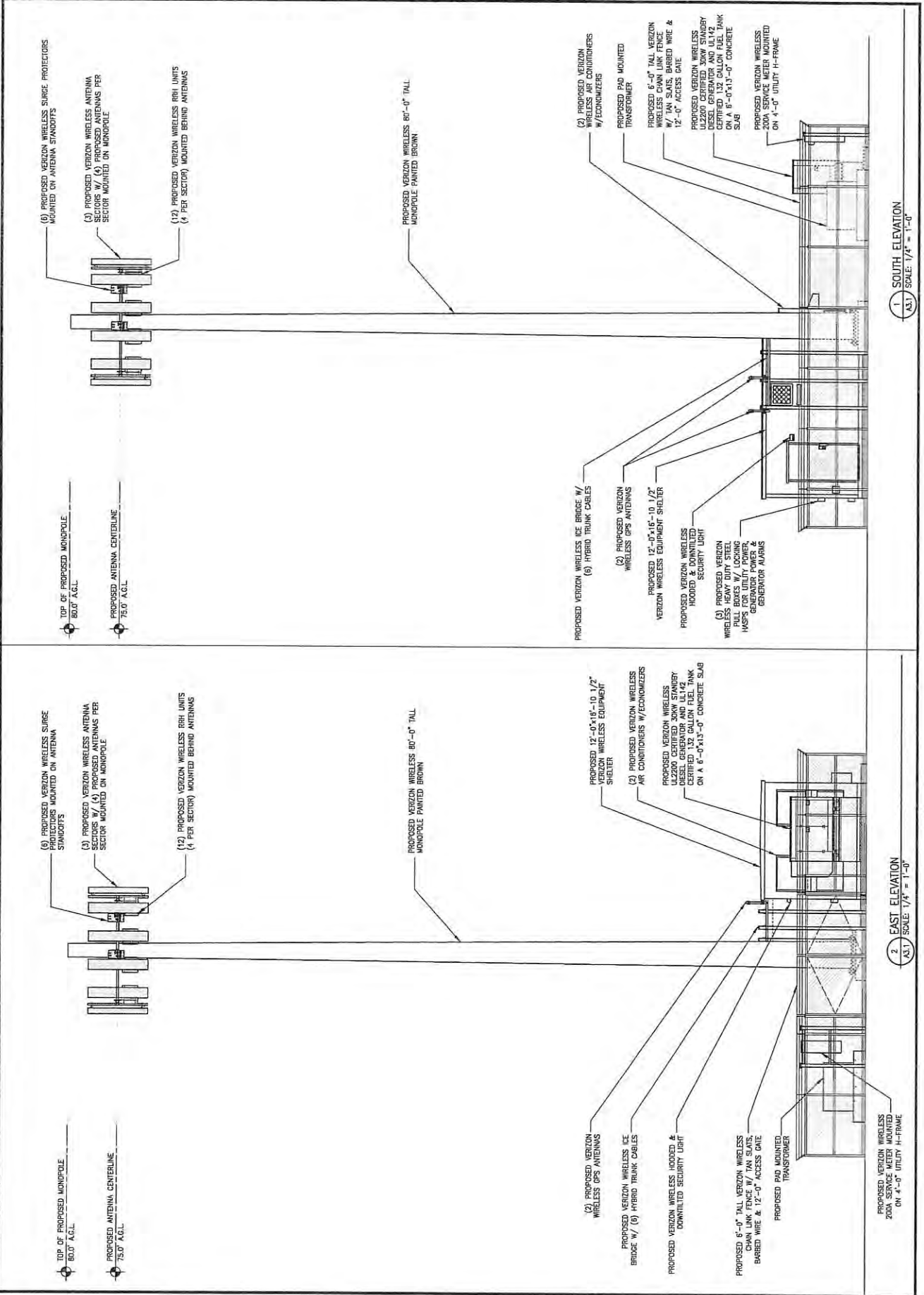


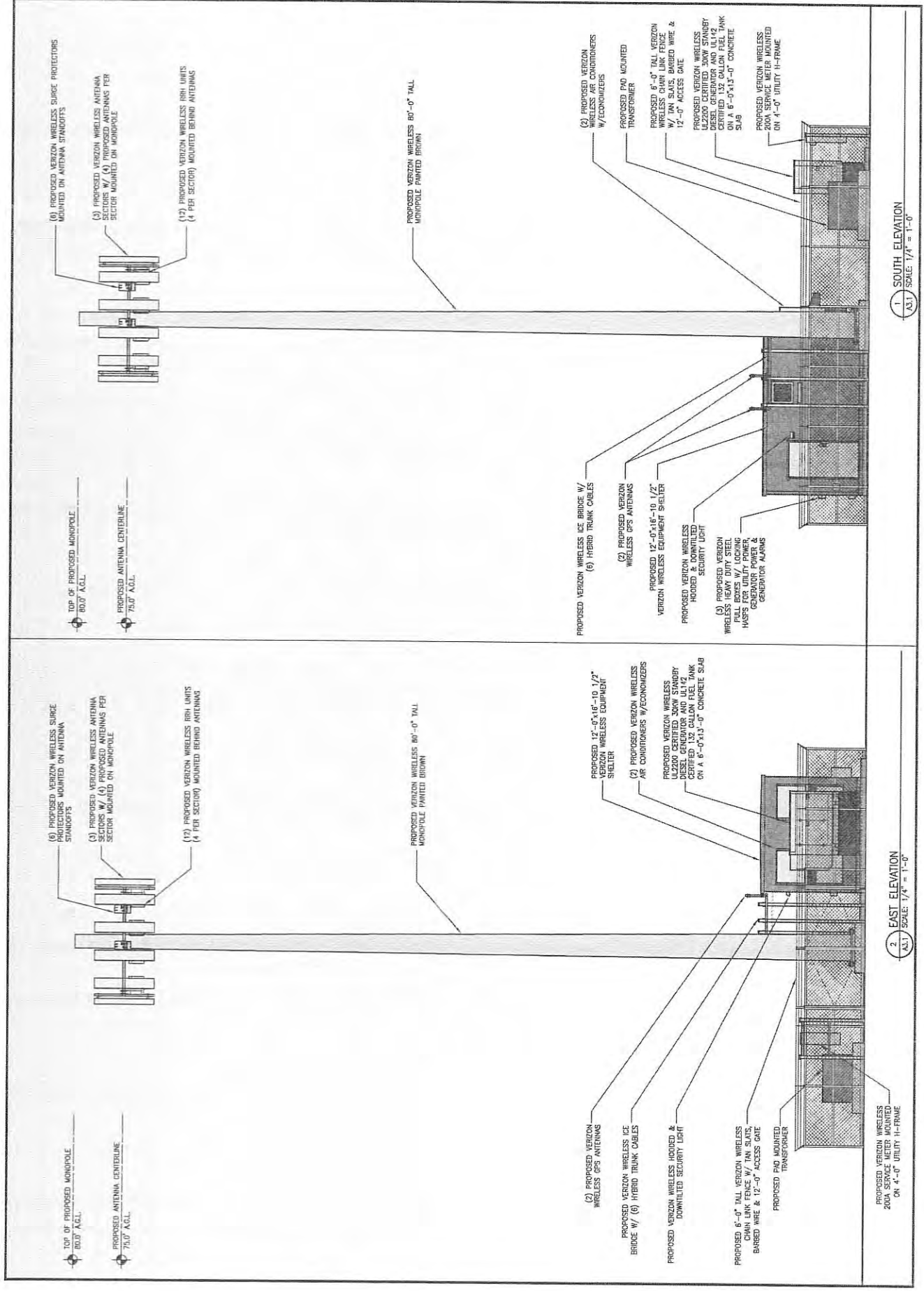


1 ENLARGED EQUIPMENT LAYOUT PLAN
A2.1 SCALE: 1/4" = 1'-0"

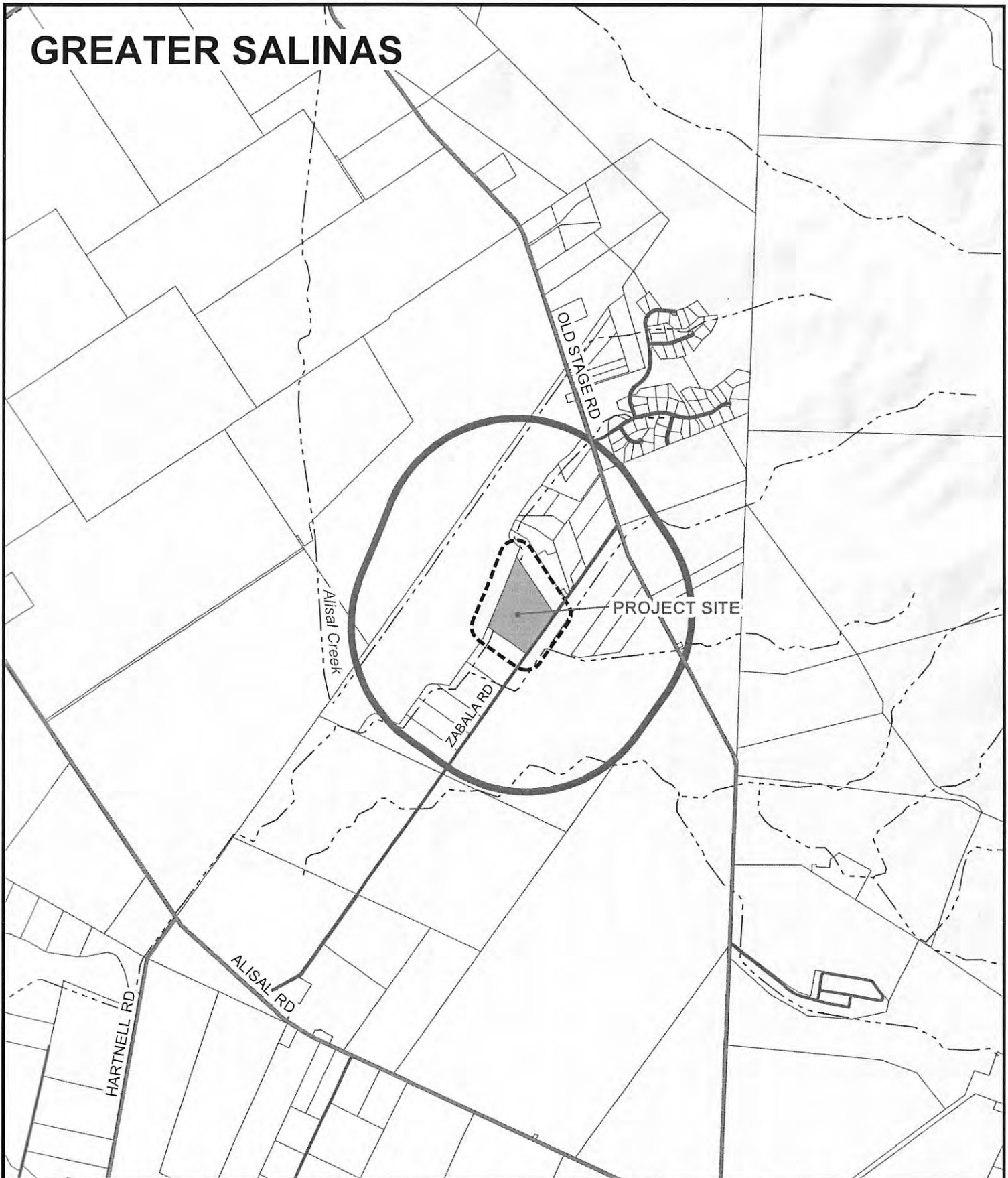


1 ENLARGED ANTENNA LAYOUT PLAN
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GREATER SALINAS

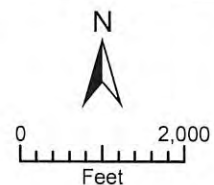


APPLICANT: PACIFIC INVESTORS (VERIZON WIRELESS)

APN: 107-051-009-000

FILE # PLN140495

 2500' Limit  300' Limit  Water  City Limits



PLANNER: MASON

EXHIBIT B

Visual Simulations

Existing

Photosimulation of the view looking northeast traveling along Zabala Road, passing the greenhouses.

Old Stage Road

185 Zabala Road
Salinas, CA 93908

verizonwireless

Proposed 30 ft monopole

Proposed

Existing

Photosimulation of the view looking west from Zabala Road, approaching the site.

Old Stage Road

185 Zabala Road
Salinas, CA 93908

verizonwireless

Proposed

Existing

Photosimulation of the view looking west from the nearest point along Old Stage Road.

Old Stage Road

185 Zabala Road
Salinas, CA 93908

verizonwireless

Proposed

EXHIBIT C

Applicant-submitted
“Project Support
Statement” and
“Necessity Case”

PROJECT SUPPORT STATEMENT VERIZON WIRELESS

SITE NAME: Old Stage Road

LOCATION: 185 Zabala Road, Salinas, CA 93908

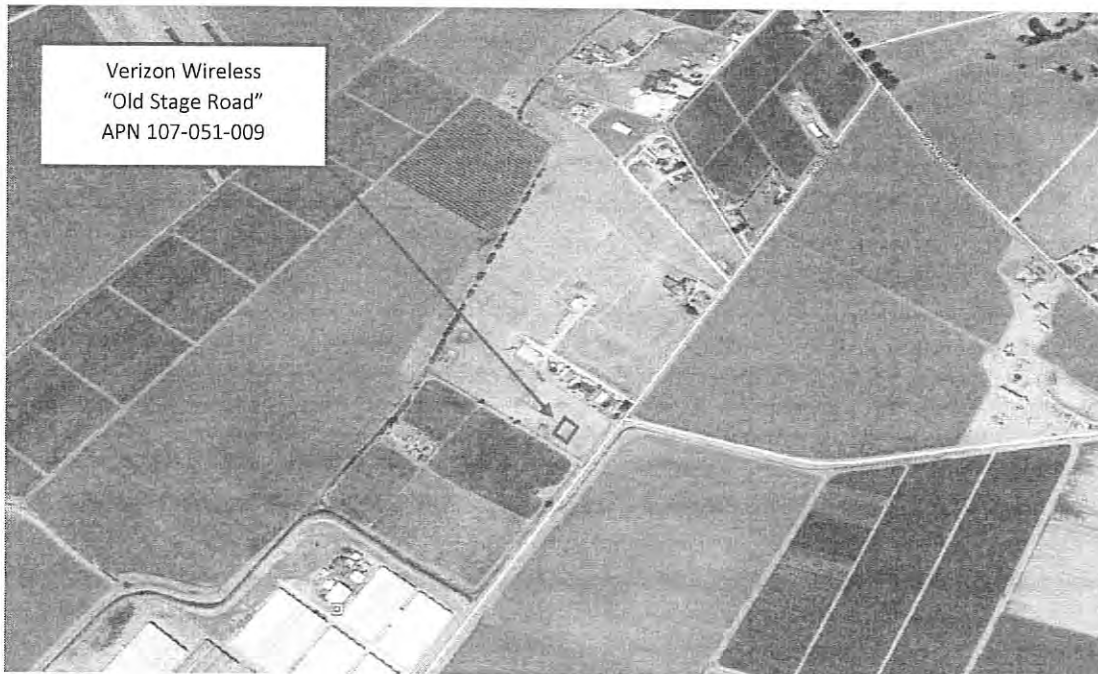
APN: 107-051-009

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses and travelers in Monterey County. Verizon maintains a strong customer base in the County and strives to improve coverage for both existing and potential customers. Verizon Wireless is currently experiencing a significant coverage gap for rural areas southeast of Salinas along Old Stage Road. This project will expand Verizon's existing network in an effort to improve call quality, signal strength, and wireless connection services. The increase in wireless signal strength will benefit residents, local businesses, and public safety communications systems within the County.

Location

Verizon Wireless proposes a new wireless communications facility located at 185 Zabala Road. The property is located in the Farmland/40 acre (F/40) zone.



This 25.43 acre property is used as single family residence and livestock grazing. The lease area is located in the southern portion of the property with access via proposed access and utility easement from Zabala Road. The surrounding area consists of similarly zoned properties.

Proposed Facility

The proposed facility consists of 8 Verizon Wireless panel antennas with 4 proposed antenna sectors and 3 antennas per sector to be mounted on a proposed 80' monopole. There are 6 RRH units mounted behind the antennas with 6 proposed surge protectors mounted on the proposed monopole, and 1 surge protector located at the equipment shelter. An 11'6"X16'10 1/2" prefabricated equipment shelter will be installed along with a 30kw standby diesel generator and 132 gallon fuel tank. A 6' tall chain link security fence with colored screening slats will be installed with a 6' access gate around the lease area perimeter. The power and telecommunications cables will be installed underground from the joint utility pole at Zabala Road to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

Preliminary Visual Analysis and Visual Mitigation

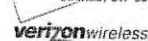
The proposed facility is located within an agricultural area which covers the general area in all directions from the project site. The proposed facility would be visible from Zabala Road with distant views from Old Stage Road. The monopole design is most compatible with the existing land use and the agricultural zoning in order to effectively blend with the surroundings.



Photosimulation of the view looking west from Zabala Road, approaching the site.

Old Stage Road

185 Zabala Road
Salinas, CA 93908



Project Support Statement – Verizon Wireless “Old Stage Road”

A stealth design would likely be more noticeable to nearby residences and travelers along Zabala Road and Old Stage Road. A stealth structure such as a monopine would add visual mass, would not match existing tree heights in the area, and be more visually intrusive.

Design features to mitigate potential visual impacts include neutral, non-reflective finish for the tower to blend into the surroundings, and 6' chain link fence with tan-colored vinyl slats to provide visual screening for the ground equipment.

Service Objective

The objective of the proposed facility is both to fill a gap in coverage in Monterey County, as well as to provide support capacity to Verizon's existing overloaded facilities (Hwy 101/Alisal Creek S1 and Abbott Street S1). In order to achieve this service objective, VZW identified a potential candidate "Search Ring". A Search Ring is a circle on a map that is determined by Verizon's Radio Frequency Engineer. The circle identifies the geographic area within which the proposed facility must be located to satisfy the intended service objective. In creating the Search Ring, the RF Engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc.

For a visual representation of the Search Ring, see the images below.

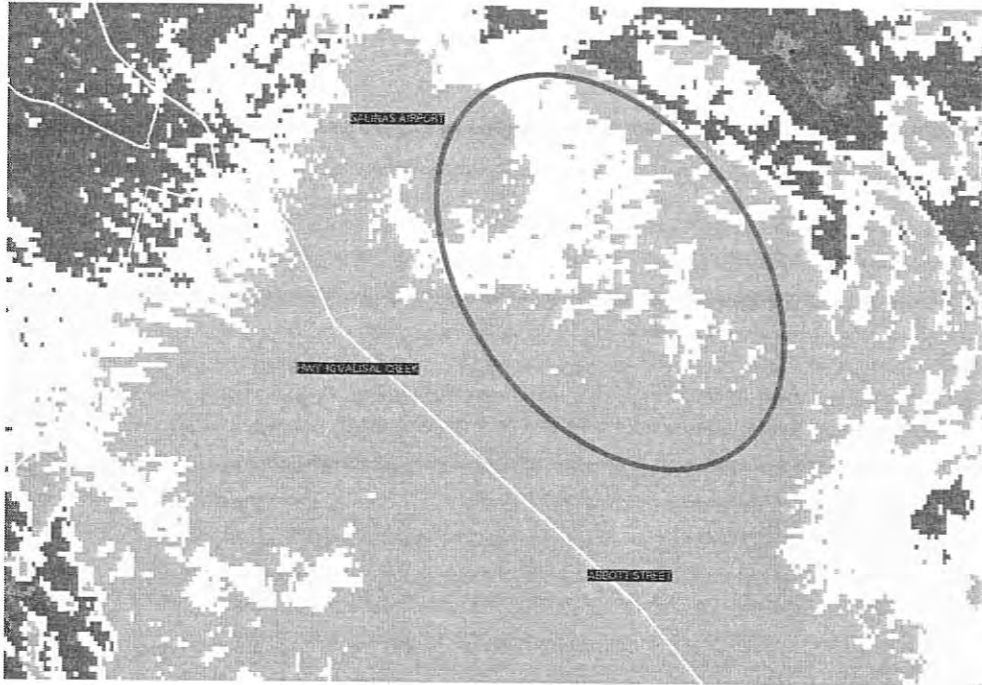


Below is a visual depiction of the improved coverage to be provided by the proposed facility. The first map represents Verizon's existing coverage conditions in the area. The second map represents Verizon's the coverage conditions given approval of the proposed facility. The green areas on both

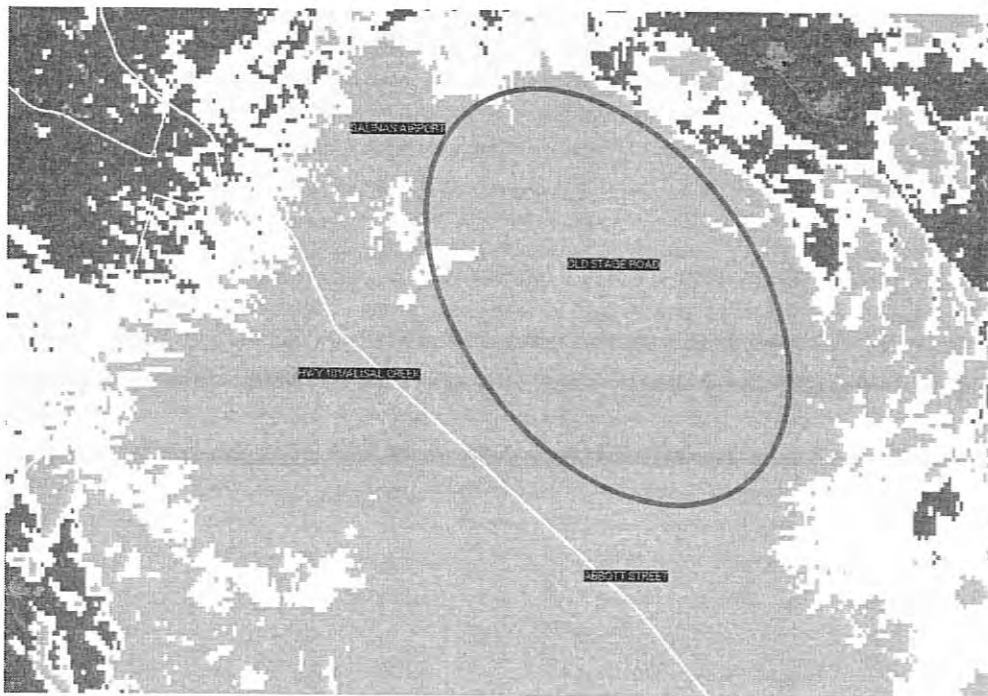
Project Support Statement – Verizon Wireless “Old Stage Road”

maps represents areas with good indoor/outdoor coverage. The yellow areas on both maps below represents areas with poor outdoor coverage.

Existing Coverage



Proposed Coverage



Compliance with County Development Regulations

Under § 21.64.310 (C), the following regulations apply to all telecommunications facilities in all zoning districts.

1. Wireless communication facilities shall comply with all applicable goals, objectives and policies of the general plan, area plans, zoning regulations and development standards.

The property is located in the Farming District (F/40-D) zone. Under Monterey County Code § 21.30.010 the purpose of the F/40-D zone is to “to preserve and enhance the use of the prime, productive and unique farmlands in the County of Monterey while also providing opportunity to establish necessary support facilities for those agricultural uses.” There is a 40-acre minimum in this area. Here, the Proposed Facility seeks to provide coverage and capacity for the surrounding residences and businesses as well as emergency in the area.

Under § 21.30.060, while structures in the F/40-D zone have a maximum height requirement of 35’ tall, “towers, poles, water tanks, and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Use Permit.” Section 21.62.030 (Height). Here, the Use Permit for the Proposed Facility states that the monopole is 80’ tall with an antenna centerline that is 75’ tall in order to meet Verizon’s coverage and capacity objectives.

2. Wireless communication facilities shall comply with all FCC rules, regulations, and standards.

Verizon complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards.

3. Wireless communication facilities shall comply with all applicable criteria from the Federal Aviation Administration (FAA) and shall comply with the requirement of all Comprehensive Airport Land Use Plans adopted by the Monterey County Airport Land Use Commission (ALUC) unless the Board of Supervisors has overruled the adoption of said plans pursuant to the California Public Utility Code section 21676.

Verizon complies with all FAA rules on site location and operation.

4. Wireless communication facilities shall be sited in the least visually obtrusive location possible pursuant to Sections 20.64.310G and 20.64.310H1.

Due to the Proposed Facility’s location on a low-volume rural road and being outside any noticeable visually sensitive area, the Proposed Facility may not be subject to this guideline. The Proposed Facility is not within 1,000’ of a designated scenic highway or within any County defined view corridor.

5. Visual simulation of the wireless communication facility shall be provided together with a written report from an installer showing all locations where an unimpaired signal can be received.

Please see attached Photosimulations and Coverage Maps.

6. Where the wireless communication facility is proposed to be located within a designated historic resource site or district, the applicant shall comply with the regulations for historic resources pursuant to Chapter 20.54 and Chapters 18.25 and 18.26.

The Proposed Facility is not located within a designated historic resource site or district. This requirement is not applicable.

7. Where a wireless communication facility exists on the proposed site location, co-location shall be pursued to the maximum extent feasible. If a co-location agreement cannot be met, documentation of the effort and the reasons why co-location was not possible shall be submitted and reviewed by the Director of Planning and Building Inspection.

Please see Alternative Site Analysis below.

General Development Standards

Under § 21.64.310 (H), the Proposed Facility complies with the following site location and design review development standards.

1. Site Location

- a. Site location and development of wireless communications facilities shall preserve the visual character and aesthetic values of the specific parcel and surrounding land uses. Facilities shall be integrated to the maximum extent feasible to the existing characteristics of the site.

Verizon has carefully chosen a location that will minimize any visual impact to the surrounding area. The Proposed Facility will be located on a 25.43-acre parcel currently being used livestock grazing. Additionally, the lease area is recessed from the public right of way at Zabala Road, and adjacent to existing agricultural structures on the subject parcel. The facility is designed to blend into the surrounding by means of a neutral, non-reflective finish on the tower structure, and a 6' tall security fence with tan colored vinyl slats to screen the ground equipment from public view.

- b. Co-location is encouraged when it will decrease visual impact and discouraged in cases when it will increase visual impact.

The Proposed Facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon welcomes other carriers to collocate on their facilities whenever possible. Additional space is available within Verizon's lease area for at least one additional future carrier. Please see Alternative Site Analysis for more information on why co-location was not feasible for the Proposed Facility.

- c. Wireless communications facilities, to every extent possible, should not be sited to create visual clutter or negatively affect specific views.

A slim line monopole was chosen in this area, specifically to create less visual impact in the area, particularly from the roadways. Development in the area primarily consists of agriculture-related structures with few tall trees or utility poles. Row crops and pasture are the dominant land use in the area. The facility has been designed and sited to not create visual clutter or negatively affect specific views in the area. Please see attached Photosimulations for additional information.

- d. In designated visually sensitive areas, scenic corridors or areas of high visibility, telecommunication facilities shall be sited below the ridge line or designed to minimize their visual impact.

The proposed facility is not within a designated visually sensitive area, or scenic corridor.

- e. Wireless communications facilities shall be screened from any public viewing areas to the maximum extent feasible.

All ground equipment will be completely screened from public viewing from any public rights-of-way. All equipment is locked and surrounded by a 6' tall chain link fence with tan-colored vinyl slats around the perimeter.

- f. Disturbance of existing topography and on-site vegetation shall be minimized, unless such disturbance would substantially reduce the visual impacts of the facility.

The proposed facility is sited on level ground with minimal vegetative cover. Disturbance of the existing topography and site vegetation will be minimal. No grading is proposed.

- g. Any exterior lighting, except as required for FAA regulations for airport safety, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.

There is no lighting provided at Proposed Facility other than a hooded and downward-tilted security light at the entry of equipment shelter.

- h. No telecommunication facility shall be installed at a location where special painting or lighting will be required by the FAA regulations unless the applicant has demonstrated to the Director of Planning, location for the provision of services as required by the FCC.

The Proposed Facility is not within a location that requires special painting or lighting.

- i. No telecommunication facility shall be installed within the safety zone of any airport within Monterey County or any helipad unless the airport owner/operator indicates that it will not adversely affect the operation of the airport or helipad.

The facility is not within a safety zone or runway protection zone of any airport nor a helipad within Monterey County.

- j. No telecommunication facility shall be located in an environmentally sensitive habitat.

The Proposed Facility is not within an environmentally sensitive habitat within Monterey County.

2. Design Review Criteria

- a. Towers and monopoles shall be constructed of metal or other non-flammable material, unless specifically conditioned by the County to be otherwise.

The proposed monopole is constructed of non-flammable material.

- b. Support facilities (i.e. vaults, equipment rooms, utilities, and equipment enclosures) shall be constructed of non-flammable, non-reflective materials and shall be placed in underground vaults, unless otherwise approved by the County.

The proposed equipment shelter is a pre-fabricated, non-flammable material with a 30kw standby diesel generator that is surrounded by a 6' tall chain link fence with barbed wire around the perimeter. Please see (f) under Site Location.

- c. All ancillary buildings, poles, towers, antenna supports, antennas, and other components of telecommunication facilities shall be of a color approved by the Appropriate Authority.

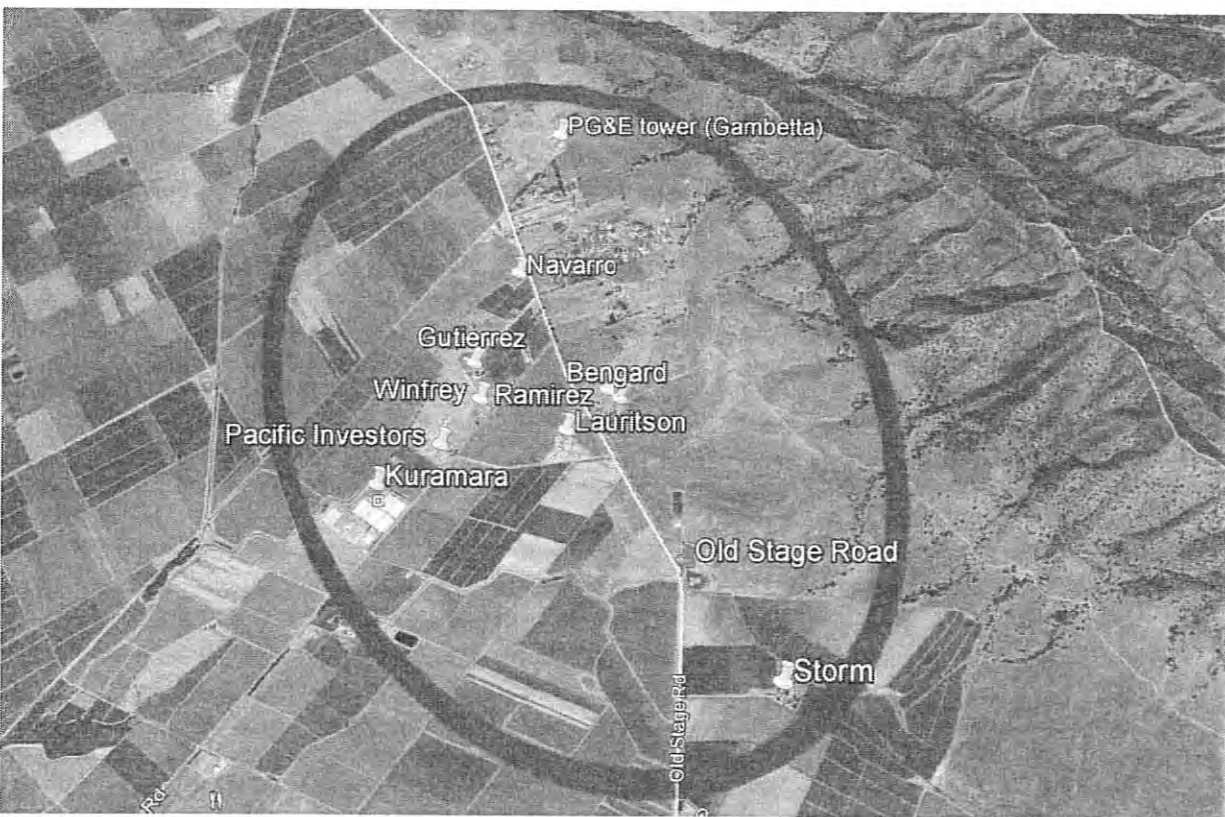
The monopole, the antennas, and ground equipment are made of non-flammable materials and a neutral, non-reflective color.

- d. Special design of the telecommunication facilities may be required to mitigate potentially significant adverse visual impacts.

The proposed design was determined to be the least visually intrusive considering the rural, agricultural area.

Alternative Site Analysis

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, co-location opportunities, available utilities, access and a willing landlord. Wireless communication is a line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility. Below is a visual representation of the Search Ring and the alternative sites considered.



The site selection process for this proposed facility began in November 2013 with the issuance of the above referenced Search Ring. When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers, which could potentially allow for the satisfaction of the necessary coverage objectives. In this instance, no feasible collocation opportunities on existing towers exist within the necessary geographic area (the Search Ring). Once collocation opportunities on existing towers were exhausted, Verizon next looked for opportunities for roof-mounts, flush-mounts, façade-mounts, etc. Verizon was not able to find any building-mounted collocation opportunities within the necessary Search Ring.

Due to the lack of feasible collocation opportunities in this area Verizon began a site search for feasible new build facility locations. After analyzing the relevant Monterey County regulations, Verizon identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. A form letter was sent out to all of the potential candidates identified. Of the 10 property owners notified, 7 property owners (including the proposed location) showed an interest in having their property as a candidate for a new facility. Below is a summary of each of the alternative candidates, and the reason each candidate was not selected for the new facility location.

1. **PG&E Tower # 40659826 Colocation/Gambetta-APN: 153-022-004, Zoned F/40**

This candidate 89' tall PG&E tower. The two RAD centers available are approximately 98', with the addition of a top hat, offering a total of eight 6' antennas. The second RAD center available would be 55', going below the conductors. The lease area of no larger than 650 square feet to stay within the PG&E is proposed to accommodate radio equipment and a diesel generator, per PG&E's restrictions on propane. Lease area will also stay within the PG&E easement.

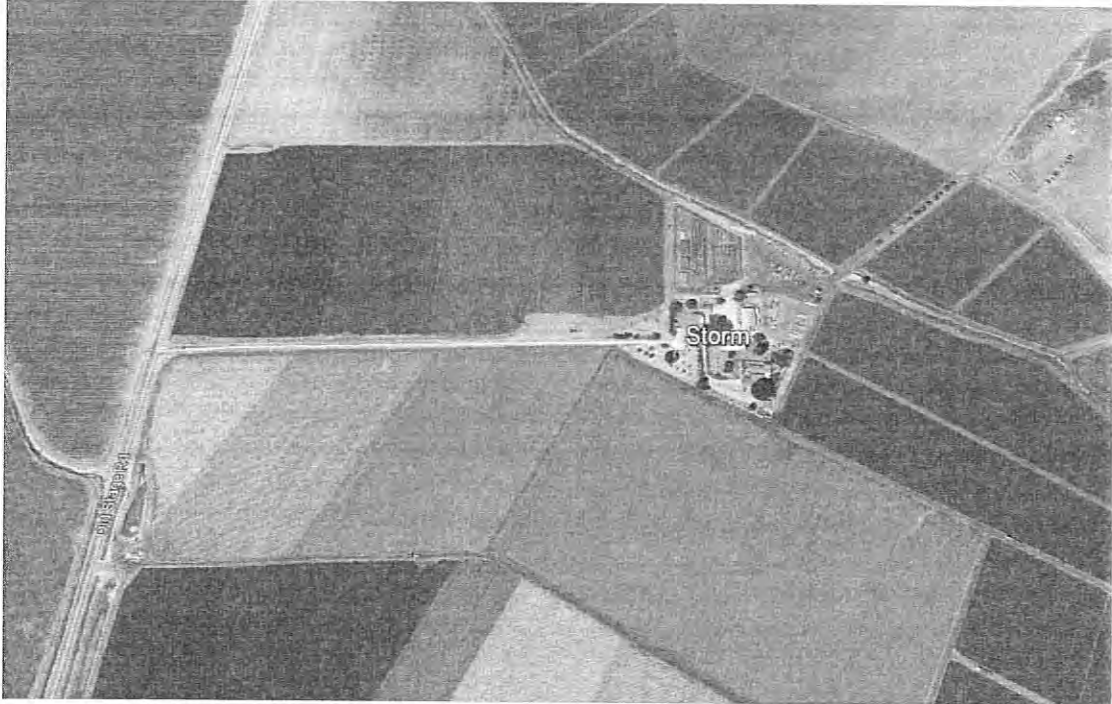


Due to this site's limited availability of ground space for equipment, complicated leasing requirements, and greater distance from the center of the desired search area, Verizon determined that this location was not feasible.

2. **Storm Trust (New Build)- APN: 149-031-034, Zoned F/40**

This candidate new build site proposing a 102' windmill yielding an antenna centerline of 85' centerline with the use of 6' antennas. This configuration can accommodate up to 12 antennas. The site lies in the southernmost part of the search ring and is a flat parcel of

farmland. The proposed lease area is 40' x 40' which is sufficiently sized to accommodate Verizon's equipment shelter and standby generator. There is direct access to the property via a paved public roadway (Old Stage Road) and then onto a paved road, that is paved for the first 1,500' and then will need to be graveled in to make the road directly leading to the site drivable during the rainy season.



Due to the landowners requirement of a stealth windmill tower resulting in an increase in the overall height and visibility of the structure, and multiple parties involved in leasing decisions, Verizon determined this location to be not feasible.

3. **Kuramura Property– APN:107-051-002, Zoned F/40**

This candidate was not selected because, though the landowner expressed interest, this property did have the necessary available ground space, and was deemed not feasible.

4. **Bengard Property- APN: 107-041-010, Zoned F/40**

This candidate was not selected because, though the landowner expressed some interest, this property did have the necessary available ground space, and was deemed not feasible.

5. **Gutierrez Property – APN: 107-051-013, Zone LDR/5 (Low Density Residential)**

This candidate was not selected because, though the landowner expressed some interest, this property did have the necessary available ground space, and was deemed not feasible.

6. **Lauritson Property- APN:107-031-034, Zoned F/40**

This candidate was not selected because, though the landowner expressed interest, this property is currently leased to a local farmer and did not have the necessary available ground space, and was deemed not feasible.

7. **Navarro Property- APN: 107-031-030, Zoned LDR/5**

This candidate was not selected, because the landowner expressed no interest.

8. **Ramirez Property- APN: 107-041-009, Zoned F/40**

This candidate was not selected, because the landowner expressed no interest.

9. **Winfry Property- APN: 107-031-027, Zoned LDR/5**

This candidate was not selected, because the landowner expressed no interest.

The proposed location represents the results of Verizon’s diligent efforts to identify and evaluate potential alternative locations for a new wireless facility. The proposed location is the least intrusive means to meet Verizon’s coverage and capacity objectives while closing a significant gap in service in the area.

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

Lighting

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

Maintenance and Standby Generator Testing

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon’s emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes bi-weekly for maintenance purposes, during daytime business hours. Back-up batteries and generators allow Verizon Wireless’ communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

Construction Schedule

Project Support Statement – Verizon Wireless “Old Stage Road”

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



Verizon Wireless Cell Site Necessity Case

Prepared by Verizon Wireless
RF Engineering



Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



“Why do you need a site here??”

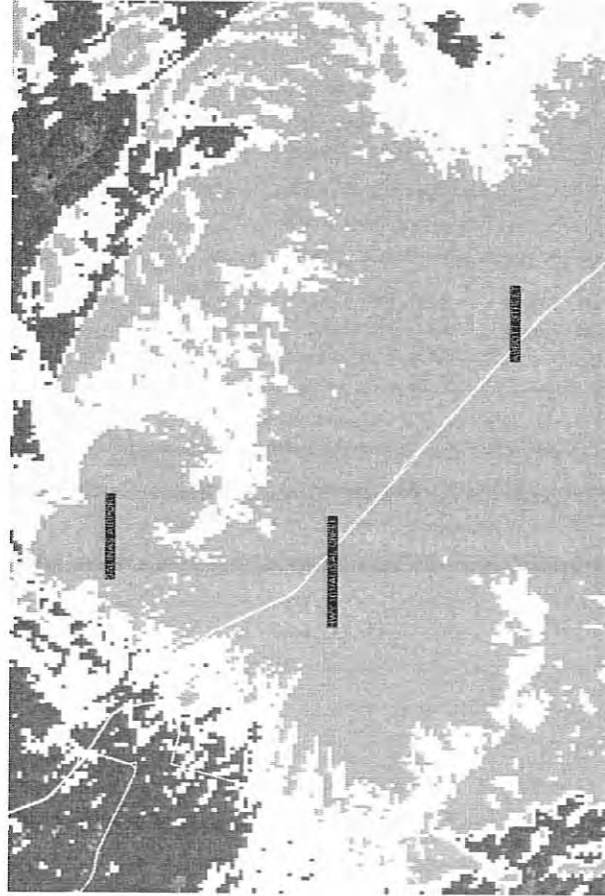
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.

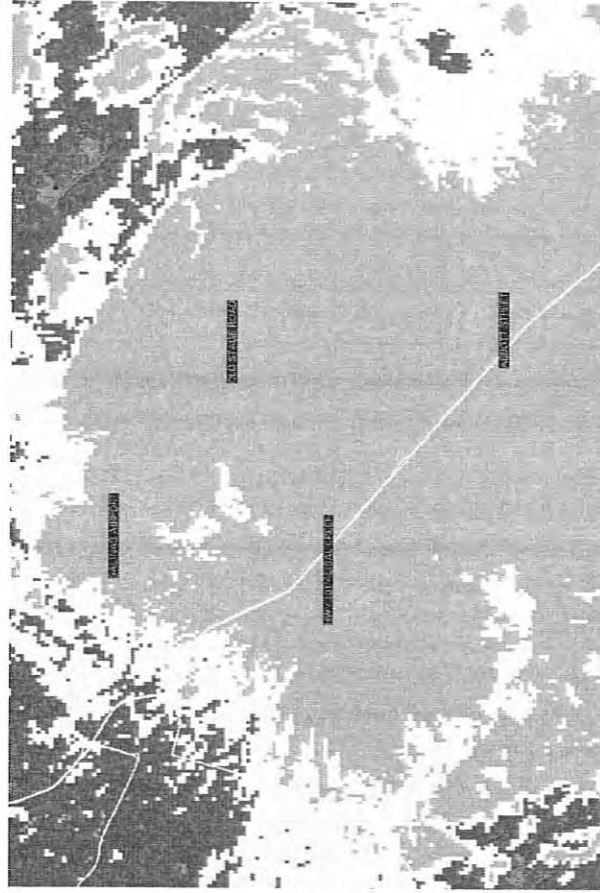


Need Case for: OLD STAGE ROAD

Before:



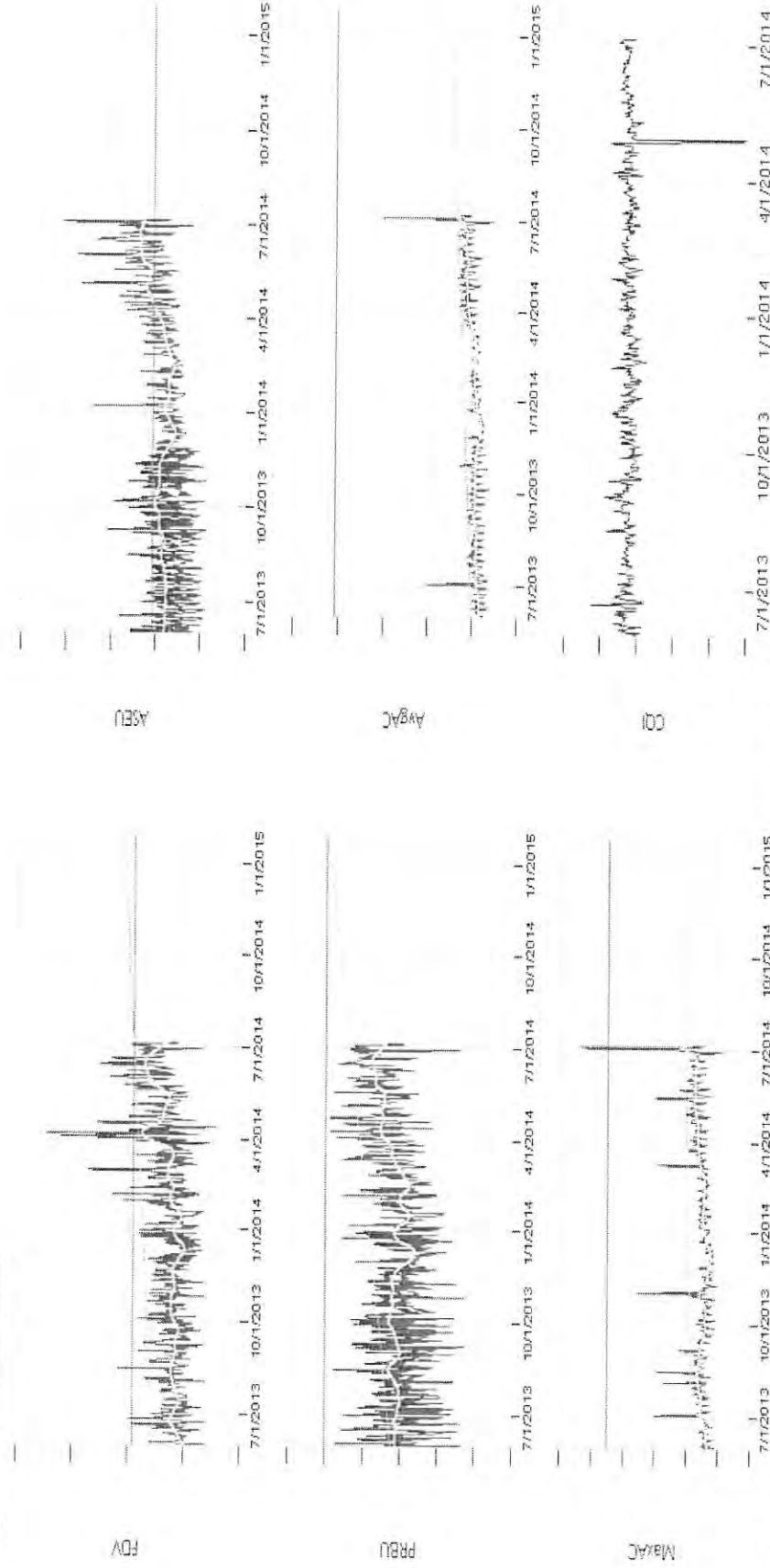
After:



The above before/after plots show the improvement in coverage realized from East Salinas. The site is a combination of coverage and capacity site offloading traffic from agricultural and industrial areas along HWY 101. Improved 4G LTE coverage shown in the diagram means users will experience seamless Voice over LTE service.



Need Case for: OLD STAGE ROAD



The above capacity plot shows that the sector of site HWY 101/ALISAL CREEK currently serving the eastern portion of Salinas and HWY 101 is overloaded. It suffers from too many simultaneous users, too many Mb of data, and too many users at the cell edge. Customers are now experiencing data rates below standard and we anticipate that the 4G VoLTE voice service will have very poor quality in Salinas.

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

**Verizon Wireless • Proposed Base Station (Site No. 284557 “Old Stage Road”)
185 Zabala Road • Salinas, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 284557 “Old Stage Road”) proposed to be located at 185 Zabala Road in Salinas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole to be sited at 185 Zabala Road in Salinas. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some

**Verizon Wireless • Proposed Base Station (Site No. 284557 “Old Stage Road”)
185 Zabala Road • Salinas, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated June 4, 2014, it is proposed to install twelve directional panel antennas on a new 80-foot steel pole to be sited about 350 feet southeast of Matranga Wholesale Florist at 185 Zabala Road in Salinas. The antennas would be mounted at an effective height of about 75 feet above ground and would be oriented in groups of four toward 10°T, 140°T, and 240°T. For the limited purposes of this study, it is assumed that Andrew Model SBNH-1D6565B antennas would be installed with up to 4° downtilt and that the maximum effective radiated power in any direction would be 9,600 watts, representing simultaneous operation at 3,440 watts for AWS, 1,520 watts for PCS, 2,700 watts for cellular, and 1,940 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.0059 mW/cm², which is 1.0% of the applicable public exposure limit. The maximum calculated level at any nearby building* is 1.4% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence† is 0.62% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Located at least 175 feet away, based on photographs from Google Maps.

† Located at least 875 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 284557 "Old Stage Road")
185 Zabala Road • Salinas, California**

No Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

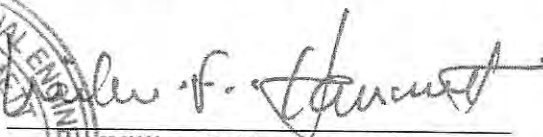
Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 185 Zabala Road in Salinas, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.





William F. Hammett, P.E.
707/996-5200

June 30, 2014