

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 8, 2015	Agenda Item No.:
Project Description: Use Permit and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence.	
Project Location: 29568 Chualar Canyon Road, Chualar	APN: 145-072-006-000
Planning File Number: PLN140509	Owner: Wilkinson, Scott A & Tracie L TRS Applicant: GTE Mobilnet of California LP Agent: Rich Johnson
Planning Area: Central Salinas Valley Area Plan	Flagged and staked: Yes
Zoning Designation: "F/40-D" [Farming/40-acre minimum lot size with Design Control Overlay]	
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 and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence, based on the findings and evidence and subject to the conditions of approval (**Exhibit A**).

PROJECT OVERVIEW:

Project Description

Verizon is proposing the construction of a new commercial wireless communications tower of a standard 80' monopole design. The tower includes 8 panel antennas but is designed to accommodate future co-location. Additional ground-level structures include a 204 square foot (12' x 17') prefabricated shelter and emergency standby diesel generator with 132 gallon fuel tank all to be located within a 40' x 40' lease area surrounded by a 6' chain-link security fence.

Project Issues

Coverage and Capacity: The project vicinity presently receives Verizon wireless service through a combination of towers located in South Salinas, Chualar and Gonzales. Coverage within the project vicinity is marginal to poor at present, due largely to the 4-10 miles separating the project site from the three towers currently serving the vicinity as well as the overall increase of data traffic throughout the network. The project is proposed in order to increase both capacity and coverage for residential and business users within the Central Salinas Valley and the Chualar Canyon area in particular.

Visibility: Upon recommendation of staff, the applicant has agreed to construct the tower as a standard 80' monopole design in lieu of the initially-proposed 93'-height faux windmill design. The proposed tower, in either standard monopole or windmill-type design, would not be silhouetted against open sky when viewed from Chualar Canyon Road (the only nearby "Public

Viewing Area”) due to the adjacent hillside backdrop. From some viewing areas on Chualar Canyon Road, the 80’ monopole would be obscured entirely by existing trees. The ground-based structures and fencing associated with the project would not be visible from any public viewing area. Potential visibility from a Public Viewing Area would also be lessened due to the fact that tower would be located approximately 550 feet distant from Chualar Canyon Road, and that the tower would be painted in a muted flat-grey.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of facilities or structures, such as the proposed telecommunications facility.

Recommendation

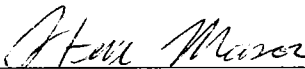
Staff recommends approval of the project as proposed in the 80’-high standard monopole design.

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
- RMA – Environmental Services

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

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 19, 2014

cc: Front Counter Copy; Zoning Administrator; Environmental Health Bureau; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; Scott & Tracie Wilkinson, Owners; Rich Johnson, Agent; Federal Communications Commission; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140509

Attachments: Exhibit A	Draft Resolution, including:
	• Conditions of Approval
	• Site Plan and Elevations
	• Vicinity Map
Exhibit B	Visual Simulations
Exhibit C	Applicant-provided “Necessity Case” Document

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:

Wilkinson (PLN140509)

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 and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence.

[PLN140509, Wilkinson, 29568 Chualar Canyon Road, Chualar, Central Salinas Valley Area Plan (APN: 145-072-006-000)]

The Wilkinson application (PLN140509) came on for 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 and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence.
EVIDENCE: a) An application for a Use Permit and Design Approval was submitted on November 3, 2014.
b) The property is located at 29568 Chualar Canyon Road, Chualar (Assessor's Parcel Number APN 145-072-006-000), Central Salinas Valley Area Plan. The parcel is zoned "F/40-D" [Farming/40-acre minimum lot size with Design Control Overlay], which allows wireless communications facilities with the issuance of a Use Permit and Design Approval. Therefore, the project is an allowed land use for this site.
c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development as found in Project File PLN140509.

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;
 - Central Salinas Valley 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 project was not referred to a Land Use Advisory Committee (LUAC) for review as there currently is no LUAC assembled for the Central Salinas Valley Planning Area.
- 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 application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development as found in Project File PLN140509.
3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County 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 recommended have been
- b) incorporated.
Staff conducted a site inspection on July 9, 2014 to verify that the site is
- c) suitable for this use.
The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development as found in Project File PLN140509.
4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by the RMA - Planning Department, 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 Department for the proposed development as found in Project File PLN140509.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 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 the Monterey County Planning Department for the proposed development as found in Project File PLN140509.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 20.64.310. 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 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 a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot prefabricated shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence.
 - 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) The surrounding vegetation would serve to shield the ground-level

- fencing and antenna support structures from public view.
- e) 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.
 - The tower will be situated below the adjacent ridgeline in order to minimize visual impact.
 - g) The project is consistent with Section 20.92 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Section 20.92.040.A MCC and the proposed height is within limitations outlined in Section 20.92.060 MCC.
 - h) 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. Staff site visit and project photos in project file PLN140509.

7. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The proposed tower would not be silhouetted against open sky as viewed from any point on Chualar Canyon Road (the only nearby “Public Viewing Area”) due to the adjacent hillside backdrop. From some viewing areas on Chualar Canyon Road, the 80’ monopole would be obscured entirely by existing trees. The ground-based structures and fencing associated with the project would not be visible from any public viewing area. The proposed tower would be located approximately 550 feet distant from Chualar Canyon Road at the nearest point. The tower would be painted in a muted flat-grey tone in order to minimize visual impacts to the greatest extent feasible.
 - b) 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.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development as found in Project File PLN140509.

8. **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 as found in Project File PLN140509.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** 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 and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, 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.

Form Rev. 9-22-2014

Monterey County RMA Planning

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

PLN140509

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** This Use Permit and Design Approval for the construction of a new commercial wireless communications facility to include an 80' monopole with 8 panel antennas, 204 square foot equipment shelter and emergency standby diesel generator with 132 gallon fuel tank within a 40' x 40' lease area surrounded by a 6' chain-link security fence. The property is located at 29568 Chualar Canyon Road, Chualar(Assessor's Parcel Number 145-072-006-000), Central Salinas Valley 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit and Design Approval (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 145-072-006-000 on January 8, 2015. The permit was granted subject to 14 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 Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and
Monitoring Measure: 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 Prior to the issuance of building permits, the Owner/Applicant shall submit three
Monitoring copies of the lighting plans to RMA - Planning for review and approval. Approved
Action to be Performed: 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.

4. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

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

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

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 ATTACHMENT 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 ATTACHMENT D of the January 8, 2015 staff report to the Zoning Administrator.

13. 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.

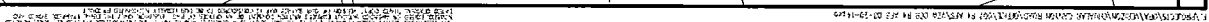
Compliance or Monitoring Action to be Performed: Prior to inspection final of construction permit, submit registration paperwork to California Environmental Reporting System (CERS) for a Hazardous Material Business Response Plan permit and have approved by Hazardous Materials Management Services.


14. PD006(A) - CONDITION COMPLIANCE FEE
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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.





MST ARCHITECTS
 29568 CHUALAR CANYON ROAD
 CHUALAR, CA 93925
 (530) 462-7611
 www.mstarchitects.com

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY MST ARCHITECTS, INC. FOR THE PROJECT OF THE CHUALAR CANYON ROAD WIRELESS EQUIPMENT SHELTER. THE PLANS AND SPECIFICATIONS ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

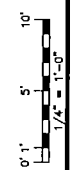
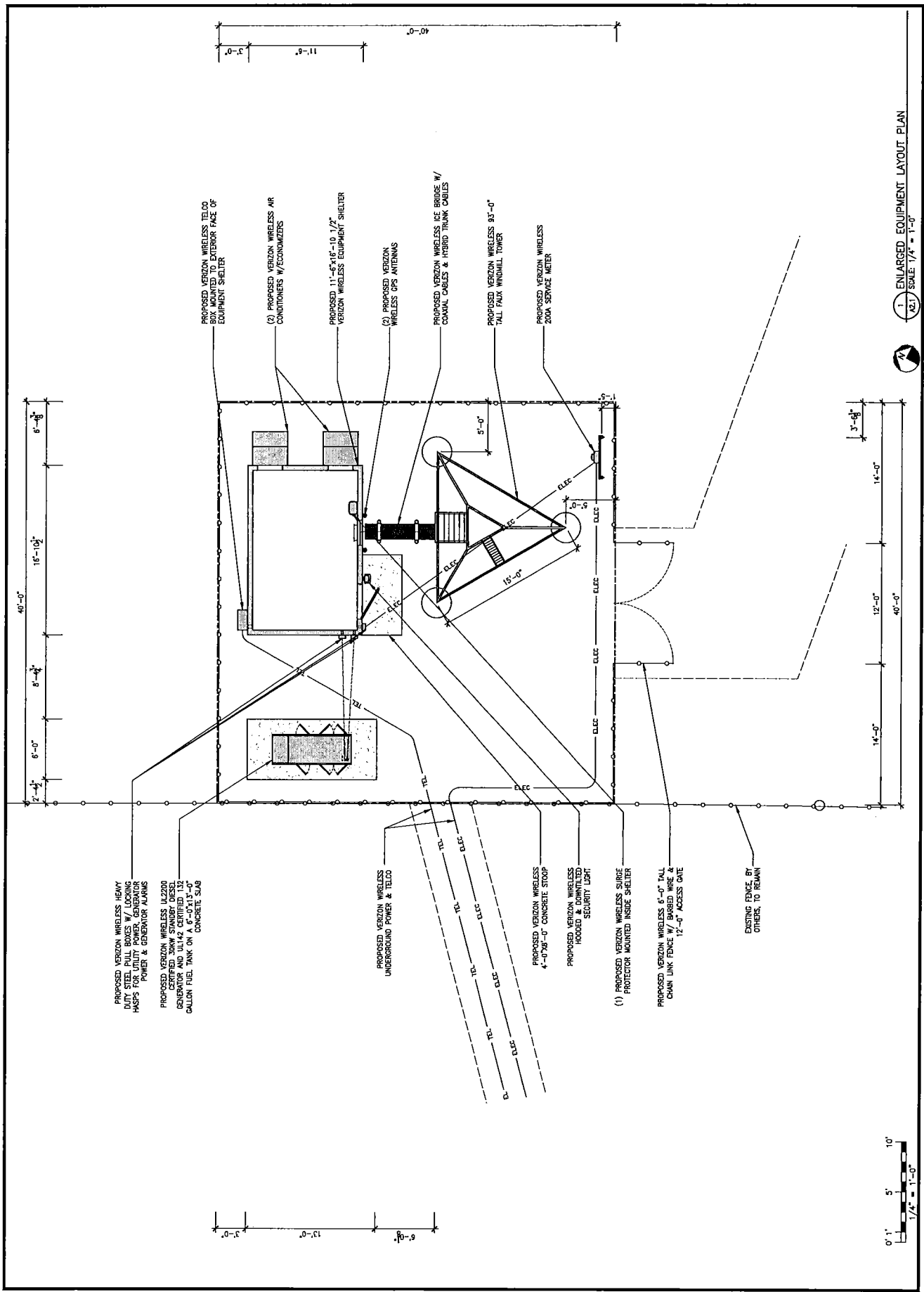



Verizon
 29568 CHUALAR CANYON ROAD
 CHUALAR, CA 93925

SHEET TITLE:
 ENLARGED EQUIPMENT PLAN

PROJECT NO.: 182.108
 A2.1

DATE: 10/1/2014
 DRAWN BY: JRM
 CHECKED BY: JRM
 SCALE: 1/4" = 1'-0"



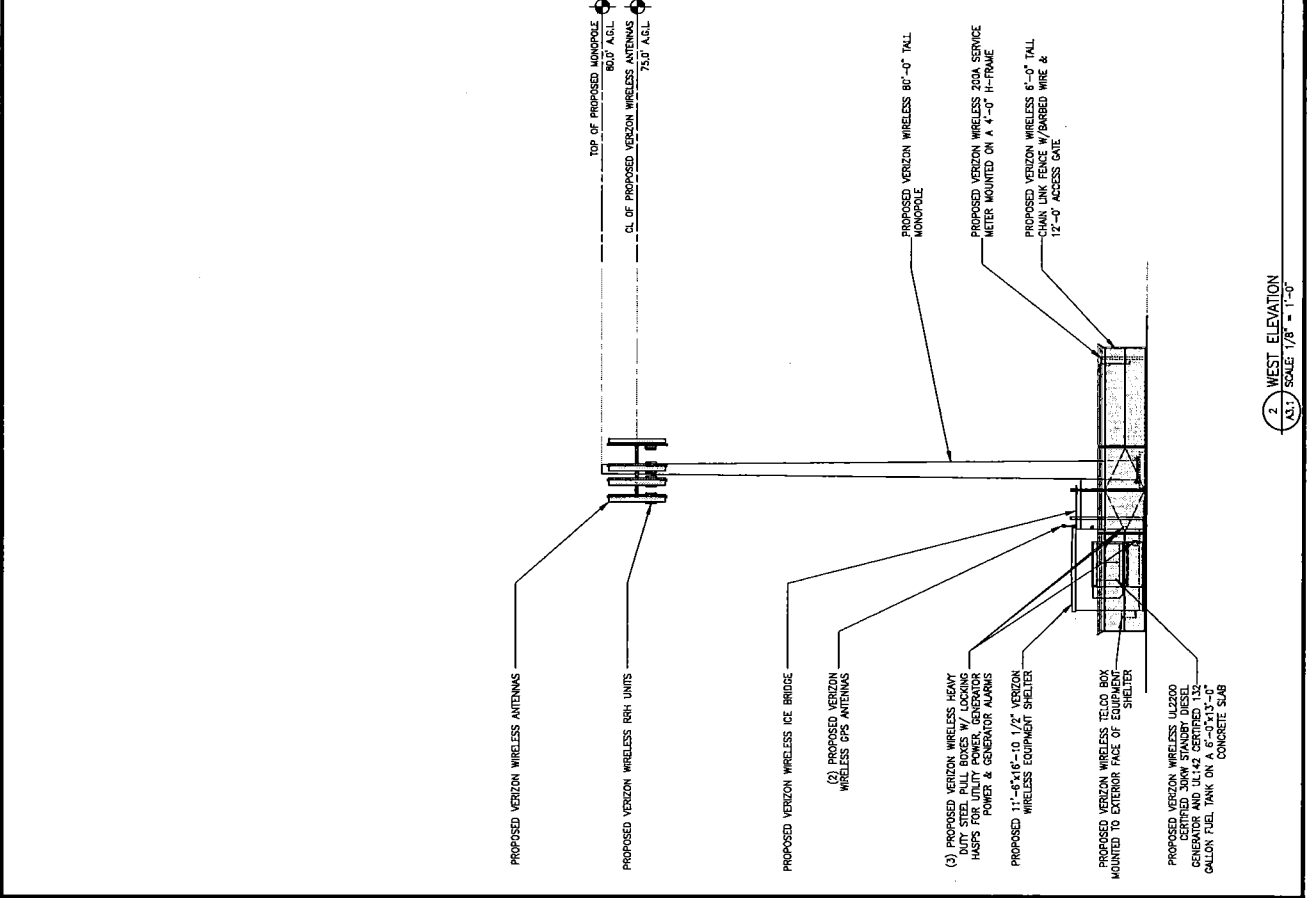
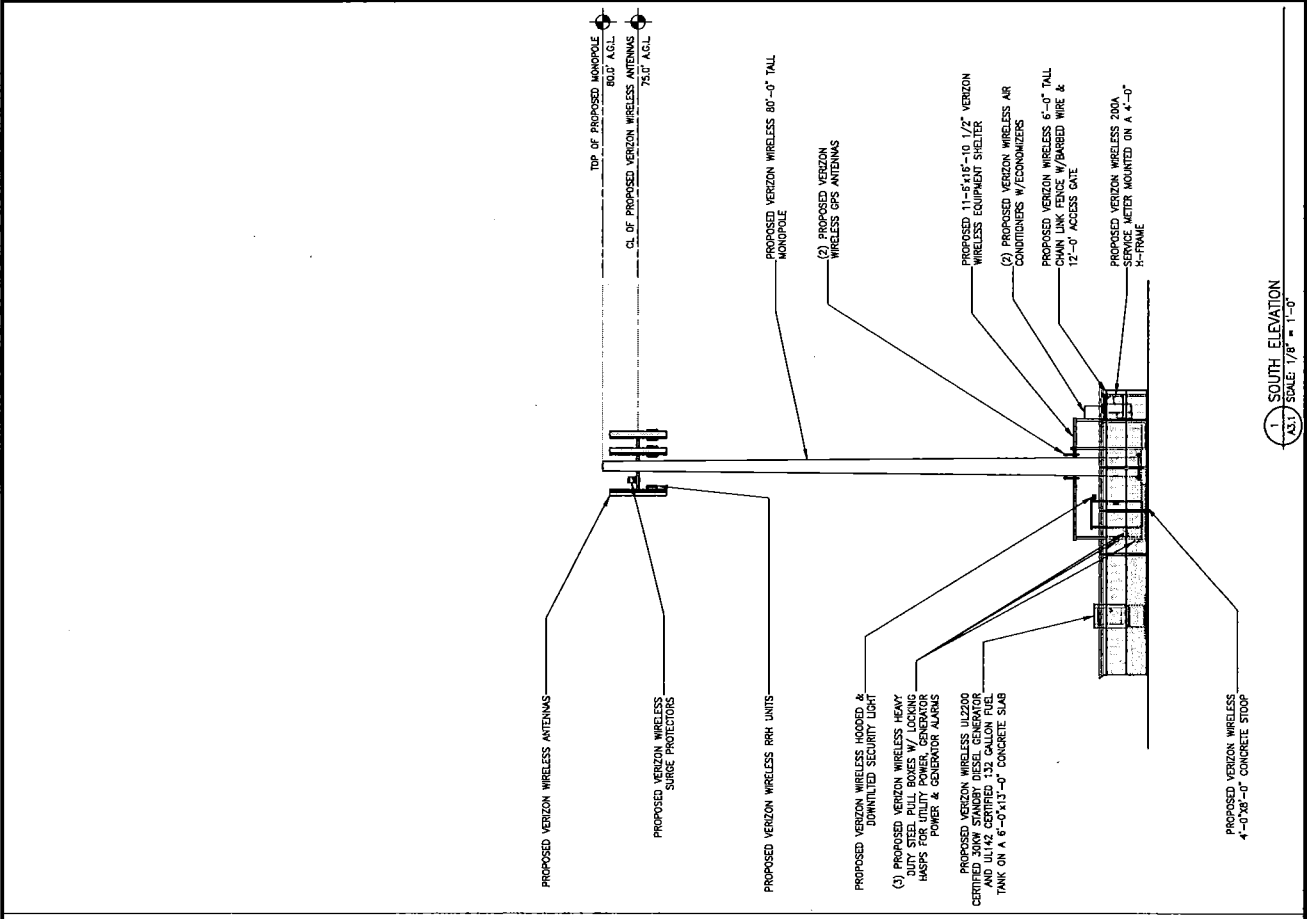

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PROJECT ELEVATIONS
 CHUALAR CANYON ROAD
 29368 CHUALAR CANYON RD
 CHUALAR, CA 93925
 VERIZON WIRELESS

SHEET TITLE:

A3.1
 JOB No. 102.1109
 DATE 04/04/2014
 DRAWN BY: AM
 CHECKED BY: BT
 DATE 04/04/2014
 REVISIONS:

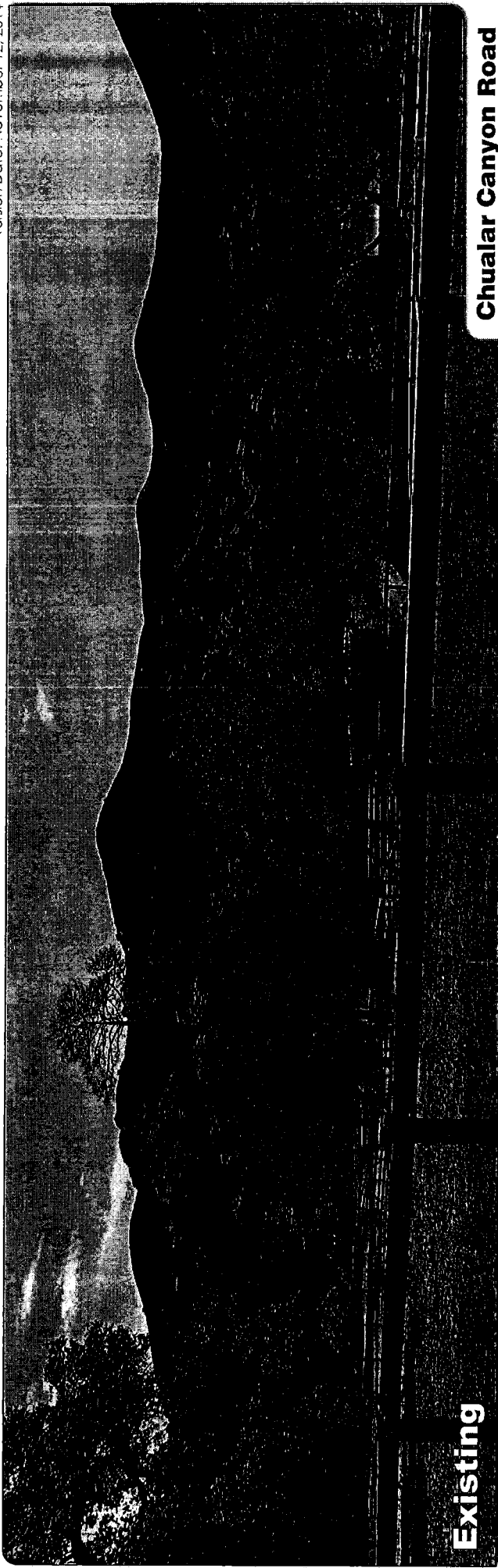


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EXHIBIT B

VISUAL SIMULATIONS

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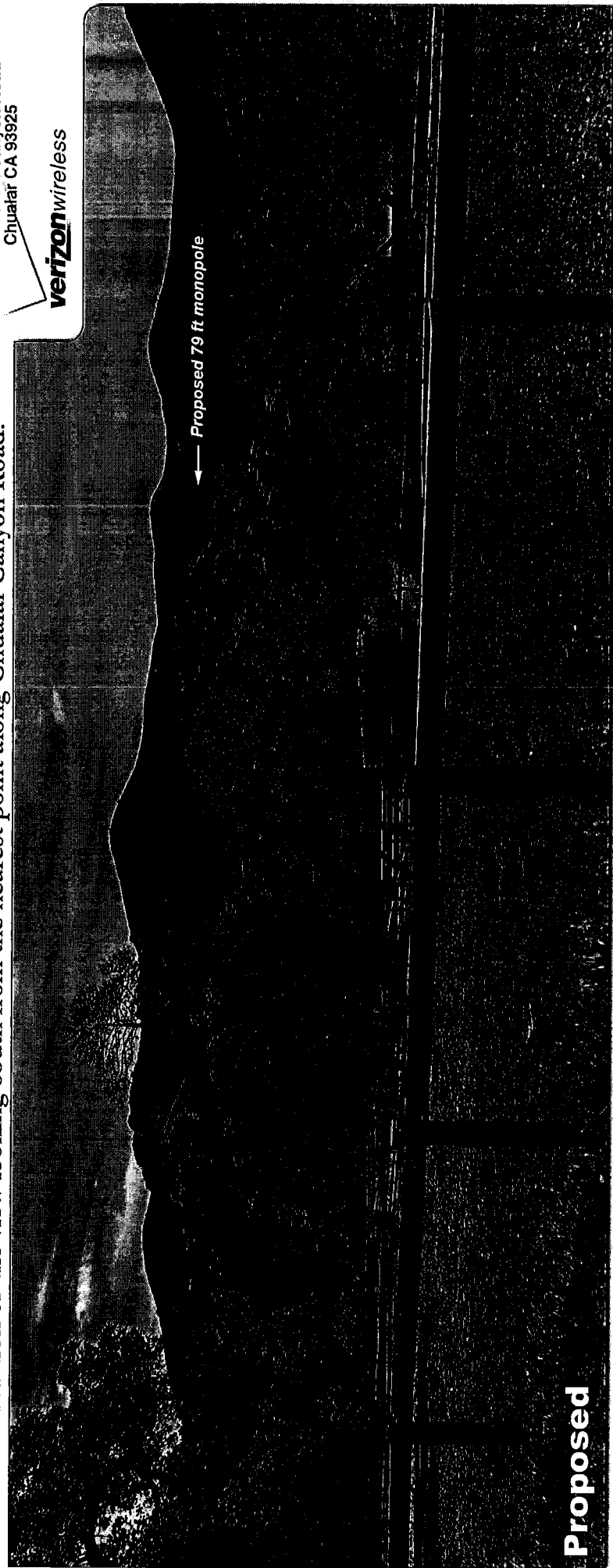
Existing

Photosimulation of the view looking south from the nearest point along Chualar Canyon Road.

Chualar Canyon Road

29568 Chualar Canyon Road
Chualar CA 93925

verizonwireless



Proposed

Existing

Photosimulation of the view looking southwest from Chualar Canyon Road.

Chualar Canyon Road

29568 Chualar Canyon Road
Chualar CA 93925

verizonwireless

Proposed

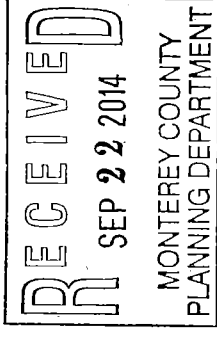
Proposed 79 ft monopole

EXHIBIT C

“NECESSITY CASE”

(APPLICANT SUBMITTAL)

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Verizon Wireless Cell Site Necessity Case

Prepared by Verizon Wireless
RF Engineering

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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??”

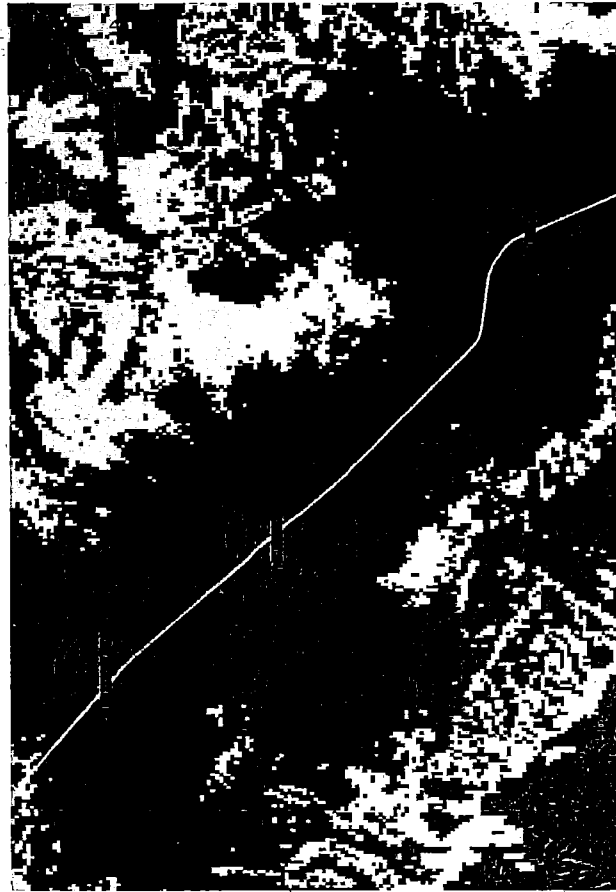
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites 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.

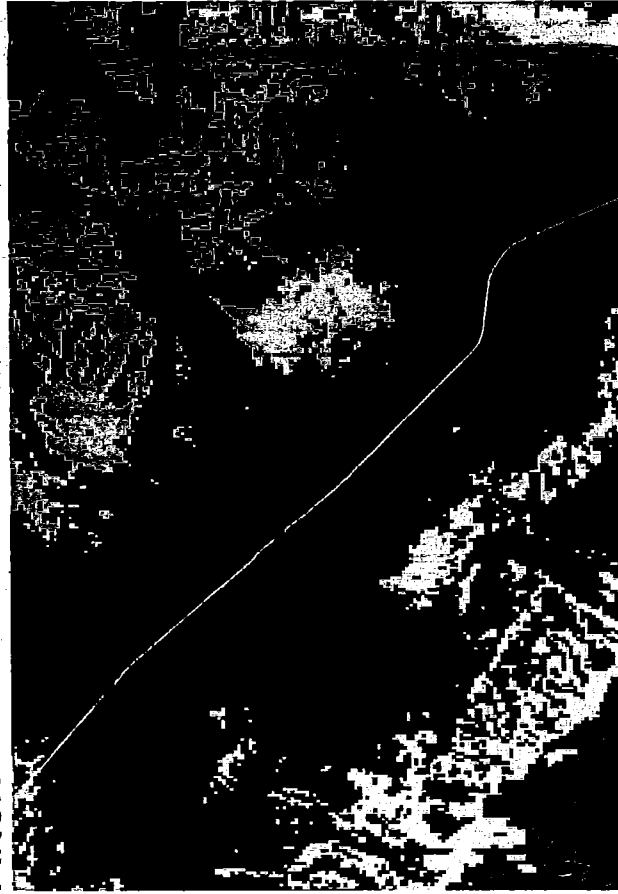


Need Case for: CHUALAR CANYON ROAD

Before:



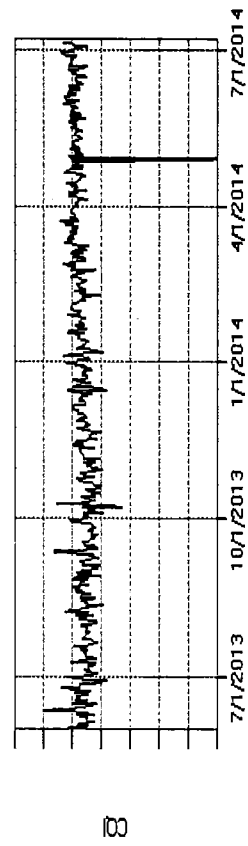
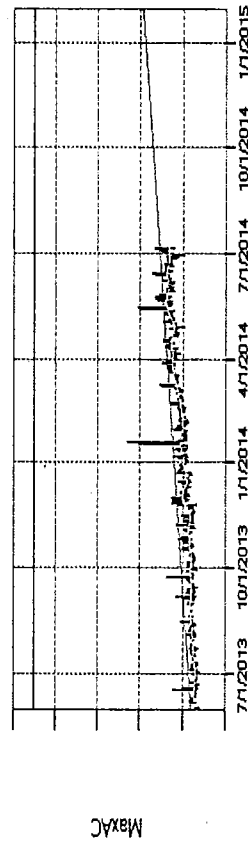
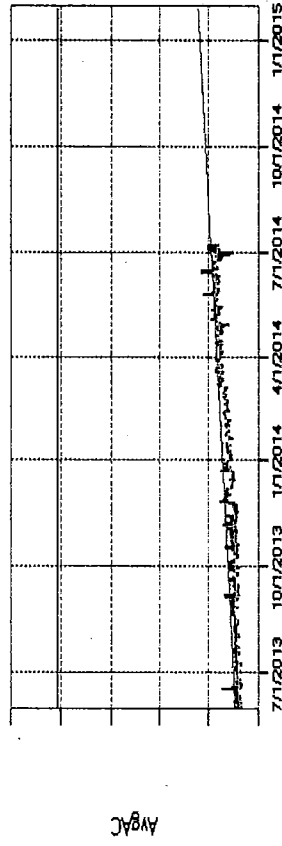
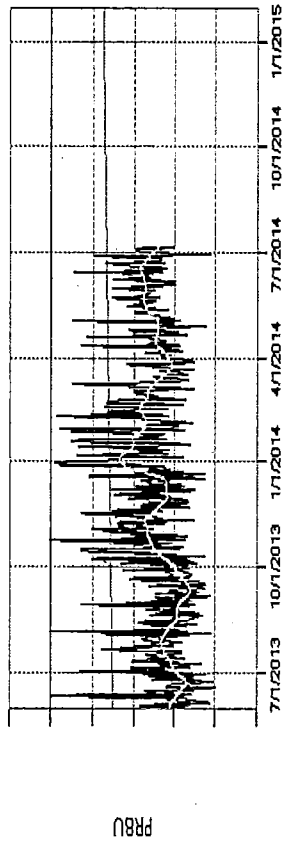
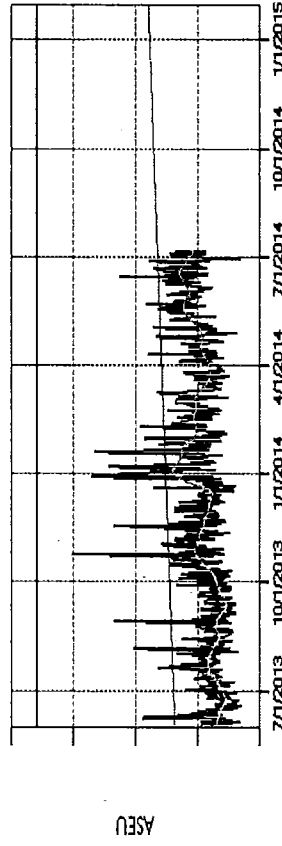
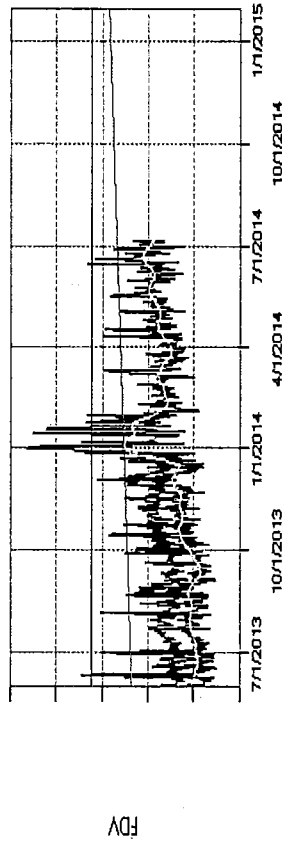
After:



The above before/after plots show the improvement in coverage realized from Chualar Canyon Road, which is located in the northeast portion of the map. The site is a combination of coverage and capacity site offloading traffic from agricultural areas along Chualar Canyon Road. Improved 4G LTE coverage shown in the diagram means users will experience seamless Voice over LTE service.



Need Case for: CHUALAR CANYON ROAD



The above capacity plot shows that the sector of site CHUALAR and GONZALES currently serving Chualar Canyon 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 Chualar.

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