

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> April 9, 2015	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit to allow the installation and operation of a Wireless Communication Facility consisting of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless.	
<b>Project Location:</b> 383 Natividad Road, Salinas	<b>APN:</b> 211-012-020-000
<b>Planning File Number:</b> PLN140600	<b>Owner:</b> Mae Yoshida Et Al <b>Applicant:</b> Verizon Wireless <b>Agent:</b> Michelle Ellis, Complete Wireless Consulting, Inc.
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> F/40 [Farmland, 40 acres per unit]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approve PLN140600, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT DISCUSSION:

The project entails the construction of a wireless communications facility. The facility consists of a 63 foot-high tower designed to appear as a windmill, with 12 panel antennas mounted on the tower, a 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless.

The subject property, located at 383 Natividad Road in Salinas, is approximately 60 acres, and has a Farmland (“F/40”) zoning designation. The subject property and surrounding properties consist of agricultural uses and associated structures. Pursuant to the uses allowed within the Farmland Zoning District, and a wireless communications facility [consistent with the regulations for Wireless Communications Facilities (Chapter 21.64.310, Zoning Ordinance)] is allowed with a Use Permit (Section 21.30.050.II, Zoning Ordinance).

The project is consistent with Chapter 21.64.310 of the Monterey County Zoning Ordinance (Title 21) which contains the regulations and the following findings for the establishment of a wireless communications facility.

- a. The development will not significantly affect any designated public-viewing areas, scenic corridors, or any identified environmentally sensitive area or resources.
  - a. Pursuant to the 2010 General Plan, Greater Salinas Area Plan, the property is not located in a designated visually “sensitive” area, scenic corridor or identified environmentally sensitive area. The area consists of agricultural uses and associated structures. The proposed windmill-style design is consistent with the visual integrity of the agricultural area.
- b. The site is adequate for the use and adequate for the provision of services required by the FCC.

- a. The proposed project will not impact the existing uses of the property, which contains agricultural processing and storage for surrounding agricultural production. The project is located within a developed area of the property and will not disrupt on-going agricultural production. The windmill design best matches the visual integrity of the area.
  - b. The applicant, Verizon Wireless, has provided coverage maps (Exhibit E) which identifies a service gap along Natividad Road and Old Stage Road. The coverage area currently provides good to poor outdoor service, but no indoor coverage. The proposed facility will improve the existing coverage to provide good indoor and outdoor services within the area. The proposed services goals are consistent with FCC provisions for wireless facilities.
  - c. Pursuant to the Radio Frequency (RF) Emissions Survey (Exhibit D), the proposed facility will meet the FCC Guidelines for the limiting of human exposure to RF Emissions.
- c. The development meets all applicable regulations of the Wireless Communications Facilities Chapter.
- a. The project is sited in the least visually obtrusive location.
    - Site Alternatives: Pursuant to the Alternatives Assessment (Exhibit E) provided by the applicant, eight alternative sites were analyzed which include co-location on existing wireless facilities, surrounding utility poles, and surrounding existing buildings. The alternative sites consist of spacing issues, height issues, leasing agreement issues and technical and safety issues making the alternative sites infeasible to meet project objectives. The proposed site meets the technical requirements necessary and the owner, Mae Yoshida Et Al, were agreeable to leasing the land for the proposed use.
    - Design Alternatives: Three alternative designs (Exhibit E) were submitted:
      1. 49 foot high monopole;
      2. 55 foot high mono-pine (Monopole designed as a pine tree); and
      3. 63 foot high faux windmill design (proposed)
 The faux windmill was chosen because the design supports co-location and is designed to resemble a structure typically associated within agriculturally-zoned areas. The applicant is willing to change the design of the tower at the discretion of the Zoning Administrator.

The project is sited within an agriculturally zoned area, which is not designated as a visually sensitive area, and the proposed design maintains the visual integrity of the area. Therefore, the project is sited in the least visually obtrusive location.

- b. Co-location
  - Consistent with Section 21.64.310.C.7 of the Zoning Ordinance, the design of the tower and size of the leased area can support future co-location by other wireless vendors.
- c. Site Development Standards
  - Other than height, the project is consistent with the Site Development Standards of the "F" Zoning District. The allowable height maximum of the area is 30 feet. The entitlement, a Use Permit, allows the proposed

facility to exceed the height of the Zoning District, upon approval by the Zoning Administrator.

- d. The development will not create a hazard for aircrafts in-flight.
  - a. The site is not located near any identified airport, nor is the proposed project tall enough to disrupt any known designated flight paths.

The project, as conditioned, is consistent with applicable policies and regulations of the 2010 General Plan and Zoning Ordinance. Therefore, staff recommends that the Zoning Administrator approve the project.

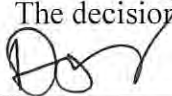
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

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

The project area does not have an appointed Land Use Advisory Committee. Therefore, the project was not reviewed by a Land Use Advisory Committee for neighborhood compatibility considerations. The project will not disrupt existing agricultural production or uses. Therefore, the project does not require review by the Agricultural Advisory Committee.

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



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Dan Lister, Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
March 2, 2015

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; Dan Lister, Project Planner; Michelle Ellis/Complete Wireless Consulting, Agent; The Open Monterey Project (Molly Erickson); Land Watch (Amy White); Planning File PLN140724

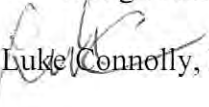
Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:

- Conditions of Approval
- Site Plan and Elevations
- Visual Simulation

Exhibit C Vicinity Map  
Exhibit D RF Emission Survey  
Exhibit E Project Scope, including:

- Coverage Maps

- Site Alternatives
- Design Alternatives, including visual simulations

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

**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN140724**

<b>Project Title:</b> Verizon Wireless (Yoshida)	<b>Primary APN:</b> 211-012-020
<b>Location:</b> 383 Natividad Road, Salinas	<b>Coastal Zone:</b> No
<b>Applicable Plan:</b> Greater Salinas Area Plan	<b>Zoning:</b> F/40
<b>Permit Type:</b> Use Permit	<b>Plan Designation:</b> Farmland
<b>Environmental Status:</b> Exempt	
<b>Advisory Committee:</b> N/A	

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**Project Site Data:**

<b>Lot Size:</b> 60 acres	<b>Coverage Allowed:</b> 5%
	<b>Coverage Proposed:</b> < 1%
	<b>Height Allowed:</b> 30'
	<b>Height Proposed:</b> 63'

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**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> Low
<b>Botanical Report #:</b> N/A	<b>Soils/Geo. Report #:</b> N/A
<b>Forest Mgt. Report #:</b> N/A	<b>Geologic Hazard Zone:</b> IV
	<b>Geologic Report #:</b> N/A
<b>Archaeological Sensitivity Zone:</b> High	
	<b>Traffic Report #:</b> N/A
<b>Fire Hazard Zone:</b> N/A	

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**Other Information:**

<b>Fire District:</b> Monterey County Regional FPD	<b>Grading (cubic yards):</b> Less than 100
<b>Tree Removal (Count/Type):</b> None	

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Verizon Wireless/Yoshida (PLN140600)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorical Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the installation and operation of a Wireless Communication Facility consisting of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless.

[PLN140724, Verizon Wireless/EMD Inc. Et Al, 383 Natividad Road, Salinas, Greater Salinas Area Plan (APN: 211-012-020-000)]

**The Verizon Wireless application (PLN140600) had a public hearing before the Monterey County Zoning Administrator on April 9, 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 the installation and operation of a Wireless Communication Facility consisting of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to 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 found in Project File PLN140600.
  
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 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 383 Natividad Road, Salinas (Assessor's Parcel Number: 211-012-020-000), Greater Salinas Area Plan. The parcel is zoned "F/40" [Farmland, 40 acres per unit]. Pursuant to the uses allowed within the "F" Zoning District, a wireless communications facility, consistent with the regulations for a wireless communications facility (Chapter 21.64.310, Zoning Ordinance), is allowed with a Use Permit (Section 21.30.050.II, Zoning Ordinance). The project is consistent with the regulations and findings within the Wireless Communications Facilities Chapter (see Finding 7 for consistency evidence). Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on November 7, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project area does not have an appointed Land Use Advisory Committee. Therefore, the project was not reviewed by a Land Use Advisory Committee for neighborhood consideration. Additionally, the project would not disrupt existing agricultural production or uses. The project does not require review by the Agricultural Advisory Committee.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140600.

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) The following reports have been prepared:
    - "Verizon Wireless Proposed Wireless Communications Facility at Stage & Natividad (Archaeological Report)" prepared by LSA Associates, Inc., Pt. Richmond, CA, dated January 6, 2015.
      - i. The report concludes that the project site lacks archaeological resources and should not be delayed for archaeological reasons.
    - "Stage & Natividad Radio Frequency (RF) Site Compliance Report" prepared by SiteSafe RF Compliance Experts, Arlington, VA.
      - i. The survey concludes that the proposed site will comply with the prevailing standards for limiting public exposure to radio frequency energy; and therefore, will meet FCC Guidelines and

regulations.

The reports indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed.

- c) As noted in preceding Findings and Evidence, staff visited the project site on November 7, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140724.

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) As noted in preceding Findings and Evidence, staff visited the project site on November 7, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140724.

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 conducted on-site investigation. There are no known violations on the subject parcel.
  - b) As noted in preceding Findings and Evidence, staff visited the project site on November 7, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140724.

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, Class 3, categorically exempts construction and location of small facilities.
  - b) The proposed area of construction is relatively small. The proposed wireless communications facility contains approximately 450 square feet of construction for the tower, equipment shelter and concrete pad for the emergency shelter. Said construction will be encompassed by security fencing which will enclose approximately 2,500 square feet of area on the subject property. Therefore, the wireless facility is considered a small facility as describe in Section 15303 of the CEQA



Guidelines.

- c) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project
- d) As noted in preceding Findings and Evidence, staff visited the project site on November 7, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140724.

**7. FINDING:**

**WIRELESS COMMUNICATION FACILITIES** – The project is consistent with the required findings for the development of a wireless communications facility:

- 1) The project will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources;
- 2) 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;
- 3) The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310;
- 4) The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid; and
- 5) The proposed telecommunication facility will not create a hazard for aircraft in flight.

**EVIDENCE:**

- a) The project proposes development of a wireless communications facility. The facility consists of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, a 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless. Pursuant to the uses allowed within the “F” Zoning District, a wireless communications facility, consistent with the regulations for a wireless communications facility (Chapter 21.64.310, Zoning Ordinance), is allowed with a Use Permit (Section 21.30.050.II, Zoning Ordinance).
- b) Pursuant to the 2010 General Plan, Greater Salinas Area Plan, the property is not located in a designated visually “sensitive” area, scenic corridor or environmentally sensitive area.
- c) The proposed project is sited on property with existing uses containing agricultural processing and storage for surrounding agricultural production. The proposed facility will not impact existing uses. The project is sited on a developed area and will not disrupt on-going agricultural production. The design of the tower will resemble a windmill, a structure associated with agricultural uses. Therefore, the site is adequate for the proposed development.
- d) Coverage maps were provided by the applicant identifying a service gap

along Natividad Road and Old Stage Road. The coverage area currently provides good to poor outdoor service; no indoor coverage. The proposed facility will improve the existing coverage to provide good indoor and outdoor services within the area. The proposed service goals are consistent with FCC provisions.

- e) Pursuant to the Radio Frequency (RF) Emissions Survey (see Finding 3, Evidence b for report information), the proposed facility will meet the FCC Guidelines for the limiting of human exposure to RF Emissions.
- f) The development meets all applicable regulations for the establishment of wireless communications facilities (Chapter 21.64.310, Zoning Ordinance).
  - i. Least visually obtrusive location.
    - Site Alternatives: Eight alternative sites were analyzed which include co-location on existing wireless facilities, surrounding utilities poles, and surrounding existing buildings. The alternative sites were met with spacing issues, height issues, leasing agreement issues and technical and safety issues making the alternative sites insufficient. The proposed site meets the technical requirements necessary and the owner, Mae Yoshida Et Al., were agreeable to leasing the land for the proposed use.
    - Design Alternatives: Three alternative designs were submitted:
      1. monopole;
      2. mono-pine (Monopole designed as a pine tree); and
      3. faux windmill design (proposed);The proposed faux windmill design best matches the visual character of the area. The project is sited within an agriculturally-zoned area, which is not designated as a visually sensitive area, and the proposed design maintains the visual integrity of the area. Therefore, the project is sited in the least visually obtrusive location.
  - ii. Co-location.
    - Consistent with Section 21.64.310.C.7 of the Zoning Ordinance, the applicant, Verizon Wireless, proposed the design of the tower and size of the leased area to support future co-location by other wireless vendors.
  - iii. Site Development Standards.
    - The project is consistent with the Site Development Standards of the "F" Zoning District. The allowable height maximum of the area is 30 feet. This entitlement, approved by the Zoning Administrator, allows the proposed facility to exceed the height of the Zoning District.
- g) The development will not create a hazard for aircrafts in-flight. The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport. The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission.
- h) As noted in preceding Findings and Evidence, staff visited the project site on November 7, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140600.

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

**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 the installation and operation of a Wireless Communication Facility consisting of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless. The project is in general conformance with the attached plans, subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9th day of April, 2015.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

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

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_.

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

**NOTES**

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from 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.

# Monterey County RMA Planning

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

PLN140600

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

This Use Permit (PLN140600) allows the installation and operation of a Wireless Communication Facility consisting of a 63 foot-high tower designed as a windmill, with 12 panel antennas mounted on the tower, 200 square foot equipment shelter, emergency standby generator and a 6-foot high chain link fence around the area leased to Verizon Wireless.. The property is located at 383 Natividad Road, Salinas (Assessor's Parcel Number 211.-012-020-000), 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 211-012-020-000 on April 9, 2015. The permit was granted subject to 11 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. 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 April 9, 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. 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.

**7. 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. (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.

**8. 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.

**9. 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:** 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.

**10. PW0002 - ENCROACHMENT**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works to trench and place cable across Natividad 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.

**11. EHSP01 – HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN**

**Responsible Department:** Health Department

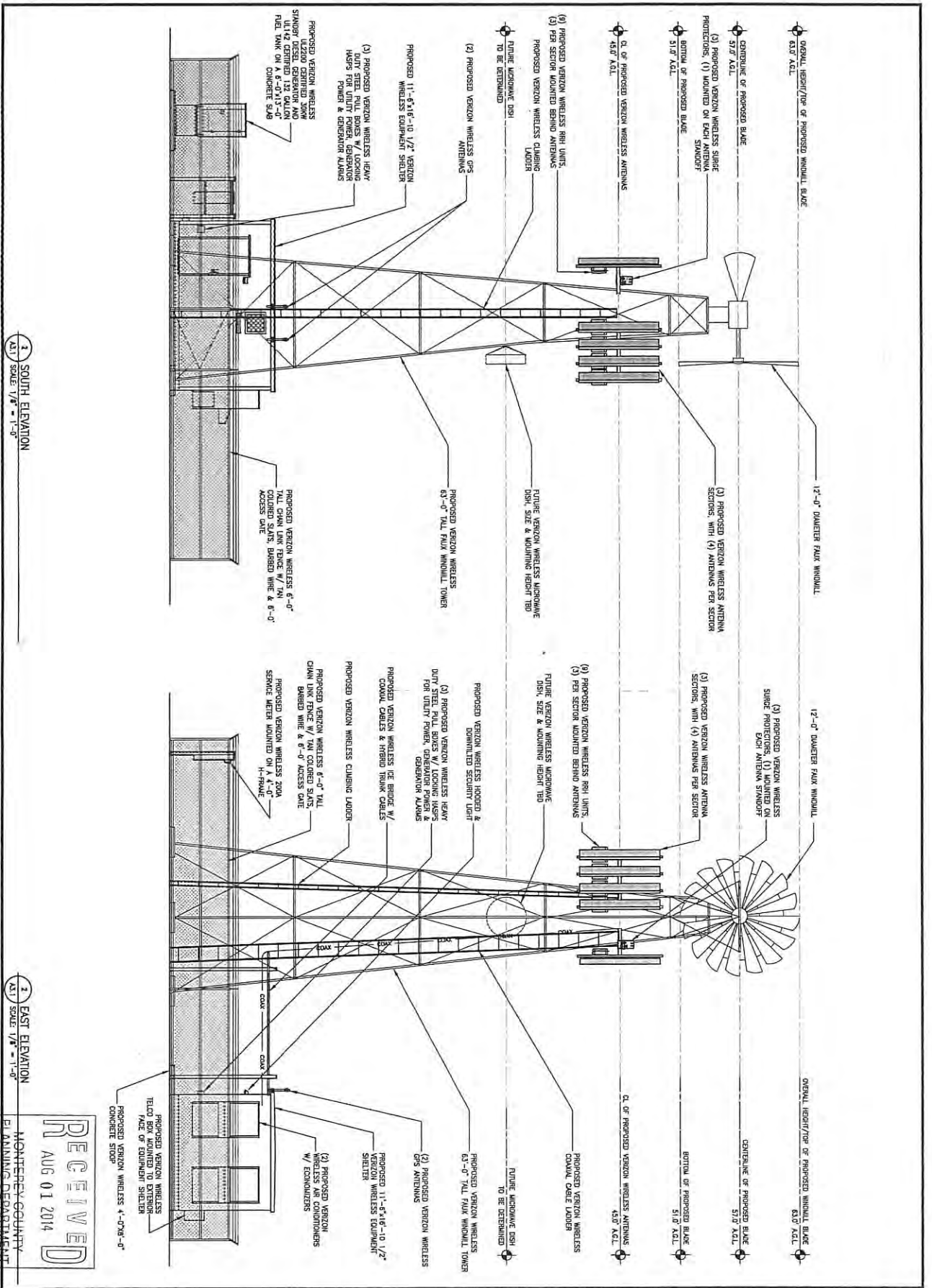
**Condition/Mitigation Monitoring Measure:** The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California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









1 SOUTH ELEVATION  
 (A1) SCALE: 1/8" = 1'-0"

2 EAST ELEVATION  
 (A1) SCALE: 1/8" = 1'-0"

RECEIVED  
 AUG 01 2014  
 HORTREX COUNTY  
 PLANNING DEPARTMENT

A3.1

NO. 1	DATE	BY	CHKD.

STAGE & NATM/DAD  
 383 NATM/DAD ROAD  
 SALINAS, CA 93906

SHEET TITLE:  
 PROJECT ELEVATIONS

**verizon** WIRELESS

**MST ARCHITECTS**  
 201 Alhambra Blvd., Suite 200, Rosemead, CA 91066  
 Phone: 626-280-8888 Fax: 626-280-8889  
 www.mstarchitects.com

**COMPLETE**  
 Wireless Consulting, Inc.

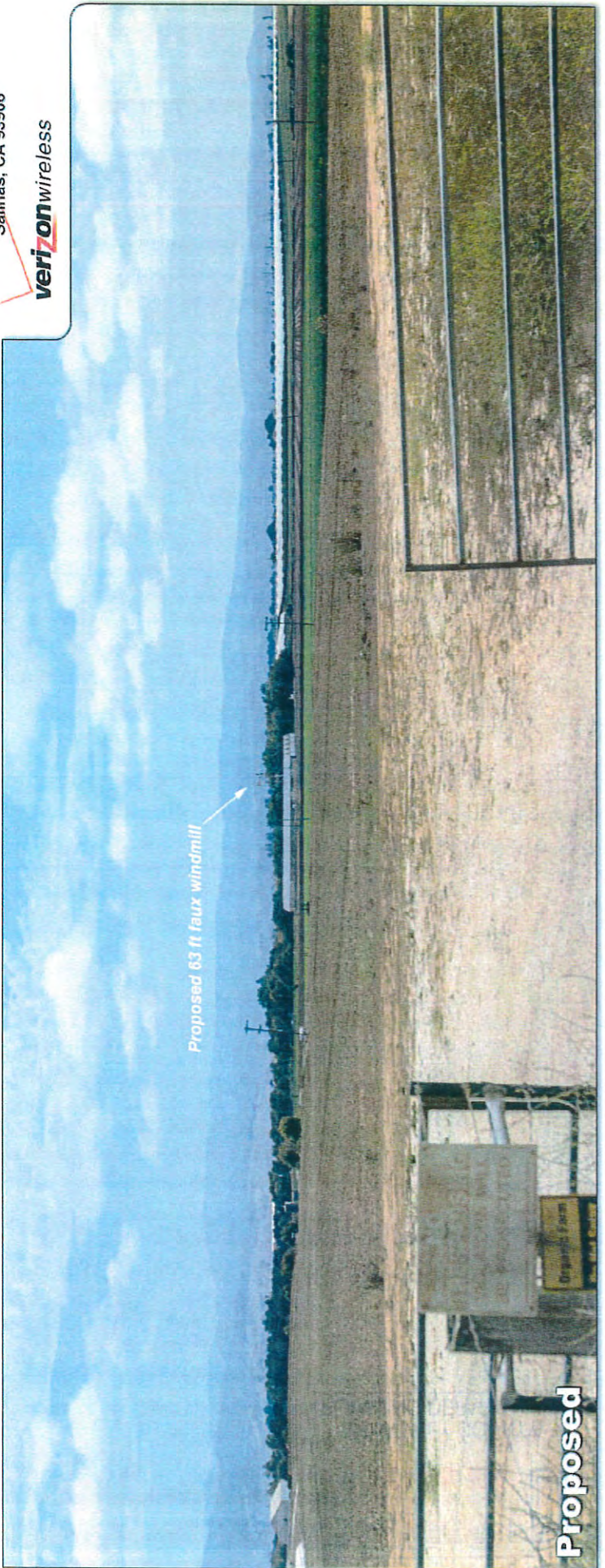


**Existing**

Photomontage of the view looking south from the nearest public viewpoint to the north of the site.

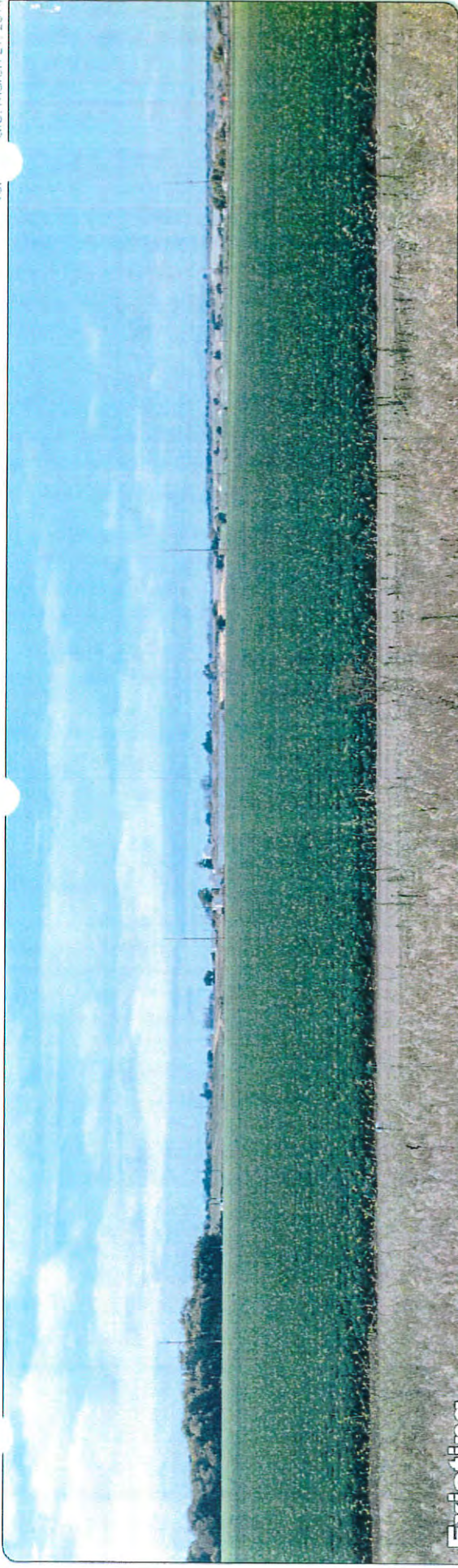
**Stage & Natividad**

383 Natividad Road  
Salinas, CA 93906



*Proposed 63 ft faux windmill*

**Proposed**



**Existing**

Photomontage of the view looking northwest from the nearest public viewpoint along Natividad Road.

**Stage & Natividad**

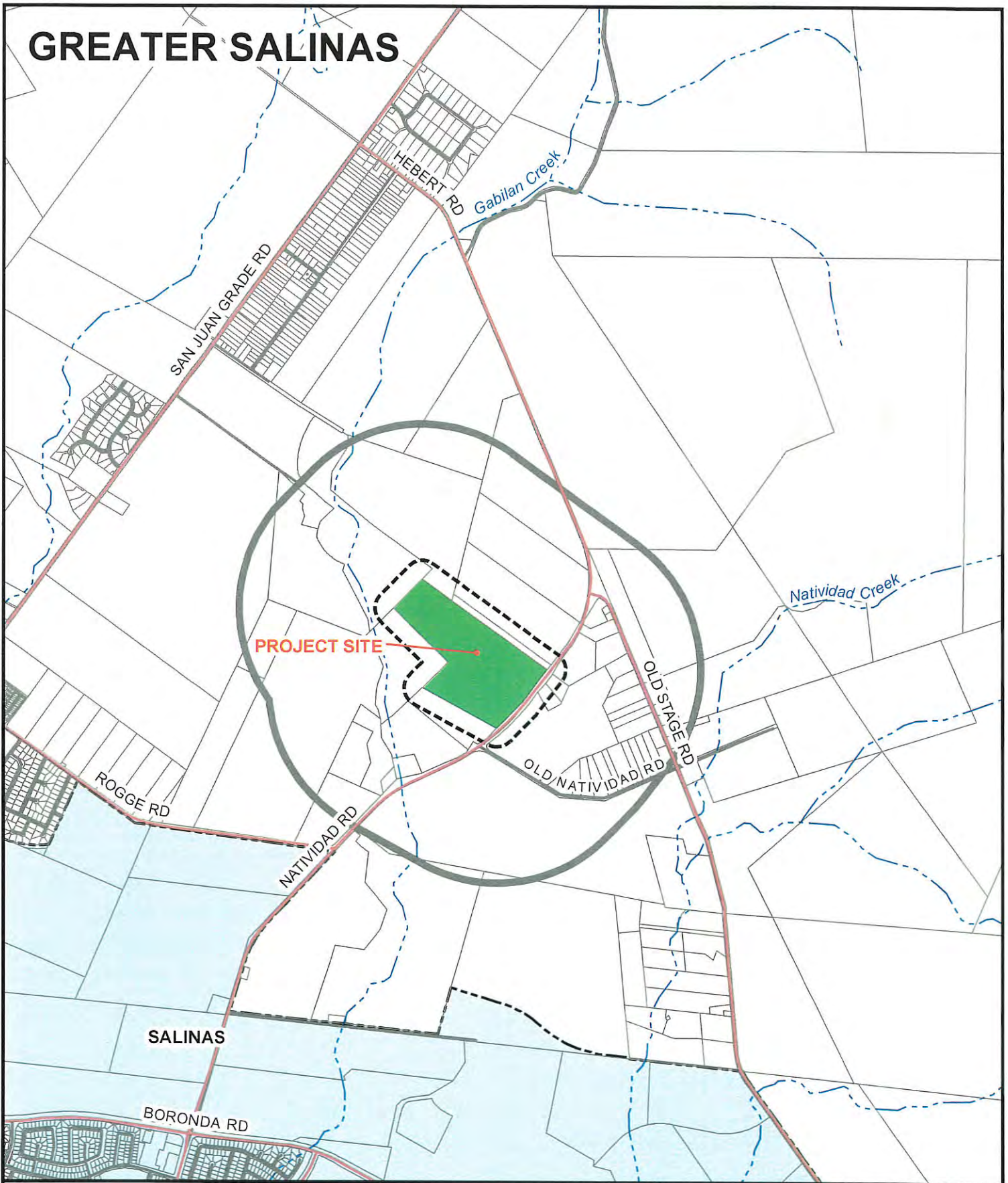
383 Natividad Road  
Salinas, CA 93906



Proposed faux windmill

**Proposed**

# GREATER SALINAS

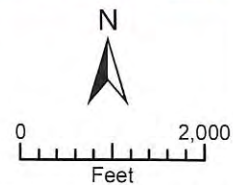


APPLICANT: YOSHIDA (VERIZON WIRELESS)

APN: 211-012-020-000

FILE # PLN140600

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER



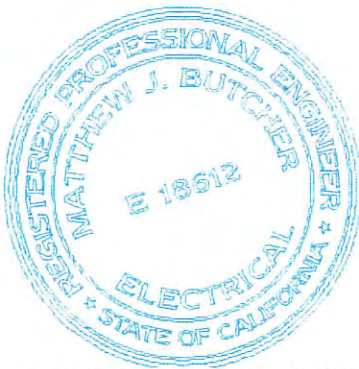
# 284634 - Stage & Natividad Radio Frequency (RF) Site Compliance Report



© 2007 Pictometry  
383 Natividad Road, Salinas, CA 93906

**Verizon Wireless Will Be Compliant Based on  
FCC Rules and Regulations.**

© 2014 Sitesafe, Inc. Arlington, VA



Registration Expires December 31, 2014

Matthew J Butcher  
Registered Professional Engineer  
State of California License E 18612

# Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Stage & Natividad	Categorically Excluded?	Yes
Street Address	383 Natividad Road	5% Contributor To Areas Requiring Mitigation?	Yes
City, State, Zip	Salinas, CA 93906		
Multi-Licensee Facility	No	Max % MPE (Predictive)	<1% Occupational
Structure Type	Self-Support	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	July 24, 2014
# of Access Points	#1	Assessment Purpose	NEW BUILD
Compliance Status		MITIGATION REQUIRED	

<input checked="" type="checkbox"/>	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Additional Compliance Requirements(s):			
Site Access Point #1			
<ul style="list-style-type: none"> <li>- Install a Yellow Caution Sign at the base of the tower access.</li> <li>- Install a NOC Information Sign at the base of the tower access.</li> <li>- Install a 10-Step Guideline Sign at the base of the tower access.</li> </ul>			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		



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## 1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Stage & Natividad cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The **Verizon Wireless antenna data** was provided by:

<b>Name</b>	Lucy M Sarkisyan
<b>Title</b>	Assistant Planner
<b>Date</b>	July 24, 2014
<b>Region</b>	West

This **pre-installation** compliance assessment and report has been **prepared** and **reviewed** by:

	<b>Preparer</b>	<b>Reviewer</b>
<b>Name</b>	Richard Curtis	(See PE signature on title page)
<b>Title</b>	EME Report Writer	Professional Engineer
<b>Date</b>	7/24/2014	7/24/2014

This report utilizes the following **for predictive modeling of the ambient RF environment**:

**MPE Modeling Program:** SitesafeTC

**Required Modeling Assumptions:** 100% Duty Cycle and Maximum Total Power Output.

### **Additional Modeling Assumptions:**

#### **General Model Assumptions**

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a worst-case analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a worst-case prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

#### **Use of Generic Antennas**

For the purposes of this report, the use of “Generic” as an antenna model, or “Unknown” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna’s range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

## 2. Proposed Site Characteristics

### a. Structure

Physical Description	Self-Support
Site Latitude (NAD 83)	N36-44-22.89
Site Longitude (NAD 83)	W121-36-44.16
Site Elevation (AMSL)	175'
Structure Height (AGL)	63'
Overall Structure Height	63'

### b. Accessibility

The tower will be surrounded by a fence and gate.

### c. Verizon Wireless Signage

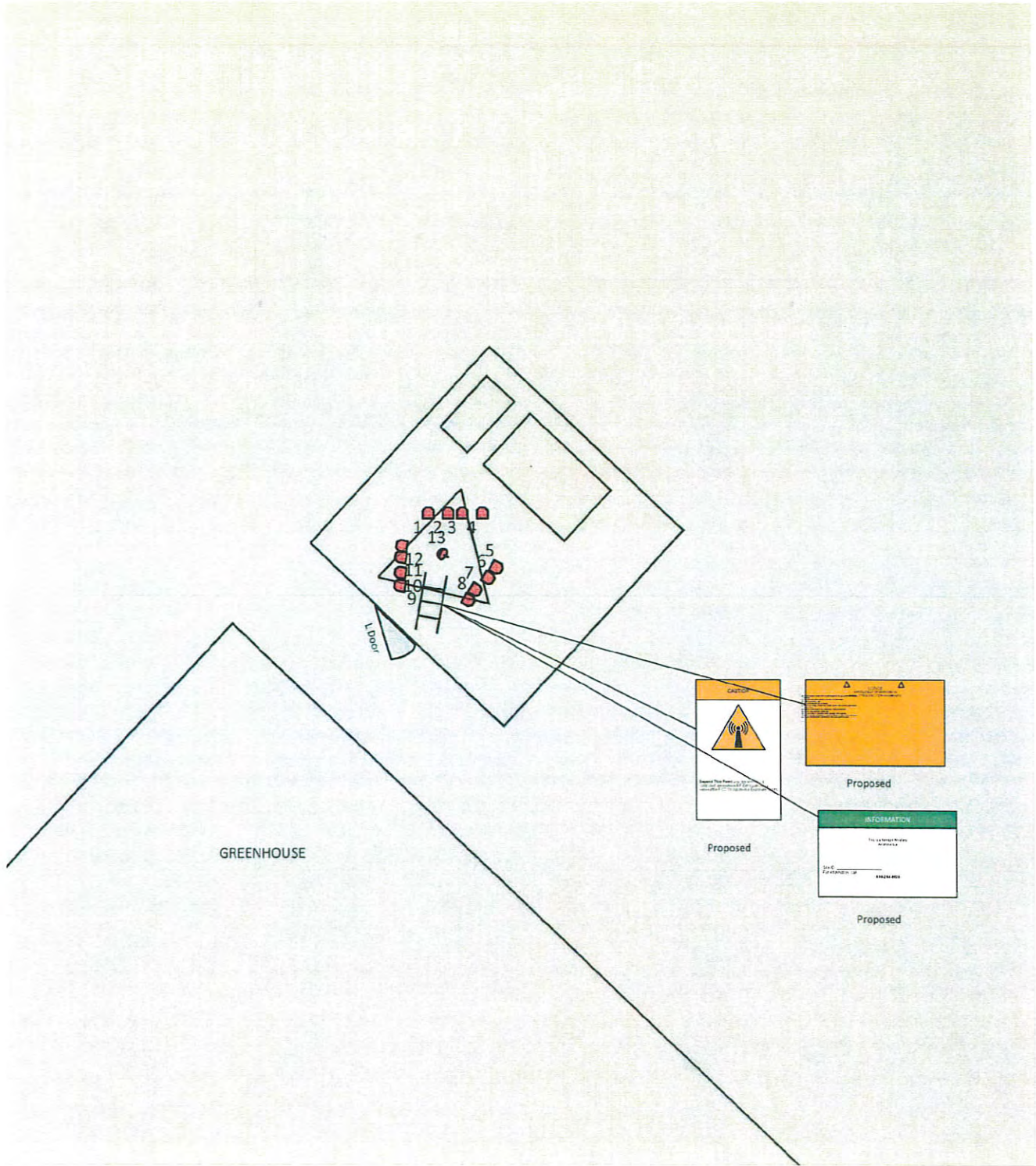
<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Existing Signage Adheres to VZW Signage & Demarcation Policy?						No

**d. Antenna Inventory**

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z
1	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	850	0	65	6.1	13.75	368	184.9'	420.9'	45'
2	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	0	65	6.1	13.73	1676	188.8'	420.9'	45'
3	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	0	66	6.2	16.2	4724	191.6'	420.9'	45'
4	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	0	65	6.2	16.72	5180	195.4'	420.9'	45'
5	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	850	120	65	6.1	13.75	368	198.1'	410.6'	45'
6	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	120	65	6.1	13.73	1676	196.6'	408.6'	45'
7	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	120	66	6.2	16.2	4724	194.1'	406.4'	45'
8	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	120	65	6.2	16.72	5180	192.7'	404.4'	45'
9	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	850	280	65	6.1	13.75	368	179.4'	407.2'	45'
10	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	280	65	6.1	13.73	1676	179.5'	409.6'	45'
11	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	280	66	6.2	16.2	4724	179.6'	412.6'	45'
12	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	280	65	6.2	16.72	5180	179.8'	414.7'	45'
13	VERIZON WIRELESS (Proposed)	Generic Dish	Dish	11000	120	2	4	37.66	58.3	187.8'	413.1'	33'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed. For other operators at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to operator, their FCC license and/or antenna information was not available nor could it be secured while on site. Other operator's equipment, antenna models and powers used for modeling are based on obtained information or Sitesafe experience.

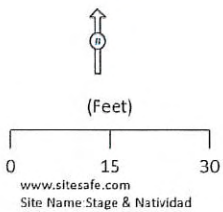
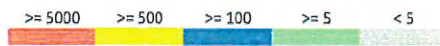
# RF Emissions Simulation For: Stage & Natividad



GREENHOUSE

L Door

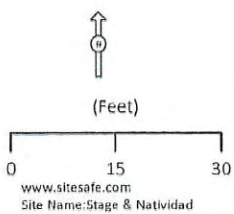
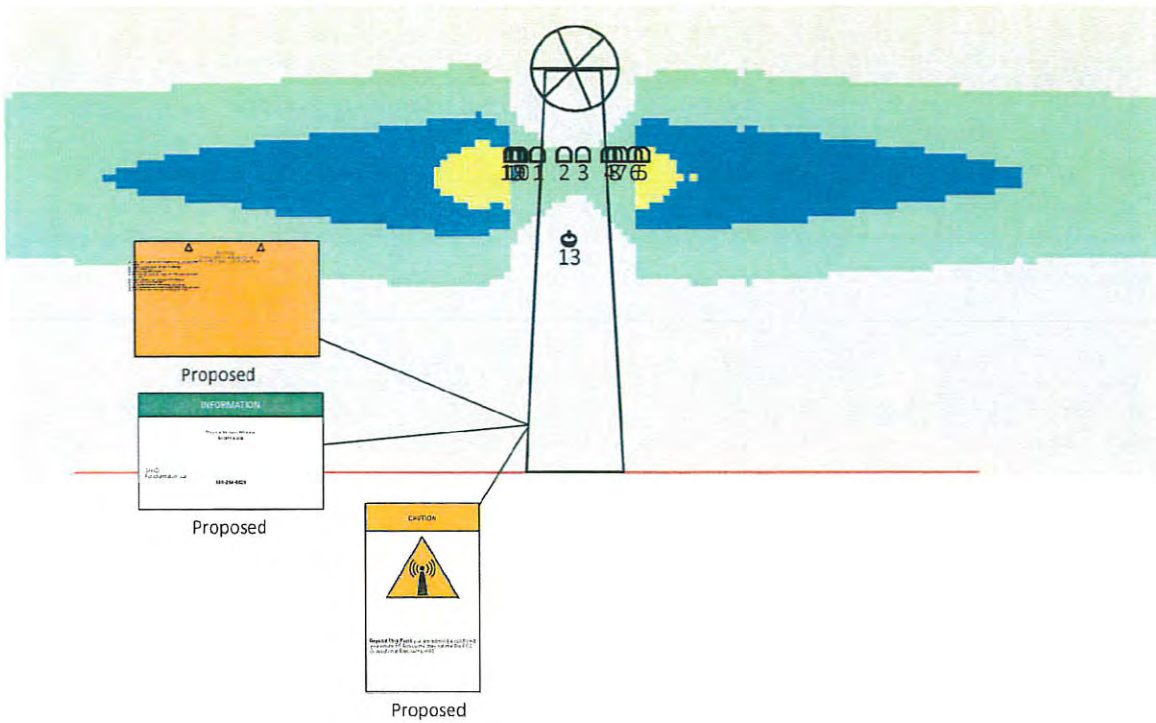
% of FCC Public Exposure Limit  
Spatial average 0' - 6'



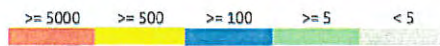
AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 216-1100. Sitesafe/TC Version 1.0.0.0 7/24/2014 10:15:49 AM

# RF Emissions Simulation For: Stage & Natividad Elevation View



% of FCC Public Exposure Limit  
Spatial average 0' - 6'



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. Assumes no responsibility for modeling results not verified by Sitesafe personnel.  
 Contact Sitesafe Inc. for modeling assistance at (703) 216-1100.  
 SitesafeTC Version: 1.0.0.0  
 7/24/2014 10:31:03 AM

#### 4. Conclusion

##### a. Conclusion Narrative

**Description of MPE-Limit Exceeding Areas:**

Verizon Wireless will be compliant with FCC Rules and Regulations.

The Max MPE predicted is <1% Occupational on the ground.

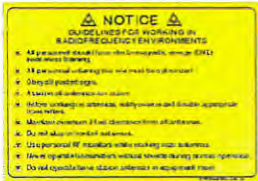





**Verizon Significant Contribution Areas:**

This site will be in compliance with the FCC rules and regulations.

**Collocator Significant Contribution Areas:**

N/A

**b. Compliance Requirements**

<b>Compliance Requirements</b>						
	<b>Guidelines</b>	<b>Notice</b>	<b>Caution</b>	<b>Warning</b>	<b>NOC Information</b>	<b>Barrier</b>
<b>Access Points</b>	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
<b>Alpha</b>	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
<b>Beta</b>	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
<b>Gamma</b>	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

**Signage/Barrier Installation Detail**

**Site Access Point #1**

- Install a Yellow Caution Sign at the base of the tower access.
- Install a NOC Information Sign at the base of the tower access.
- Install a 10-Step Guideline Sign at the base of the tower access.

**Verizon Wireless Alpha Sector**

- No action required

**Verizon Wireless Beta Sector**

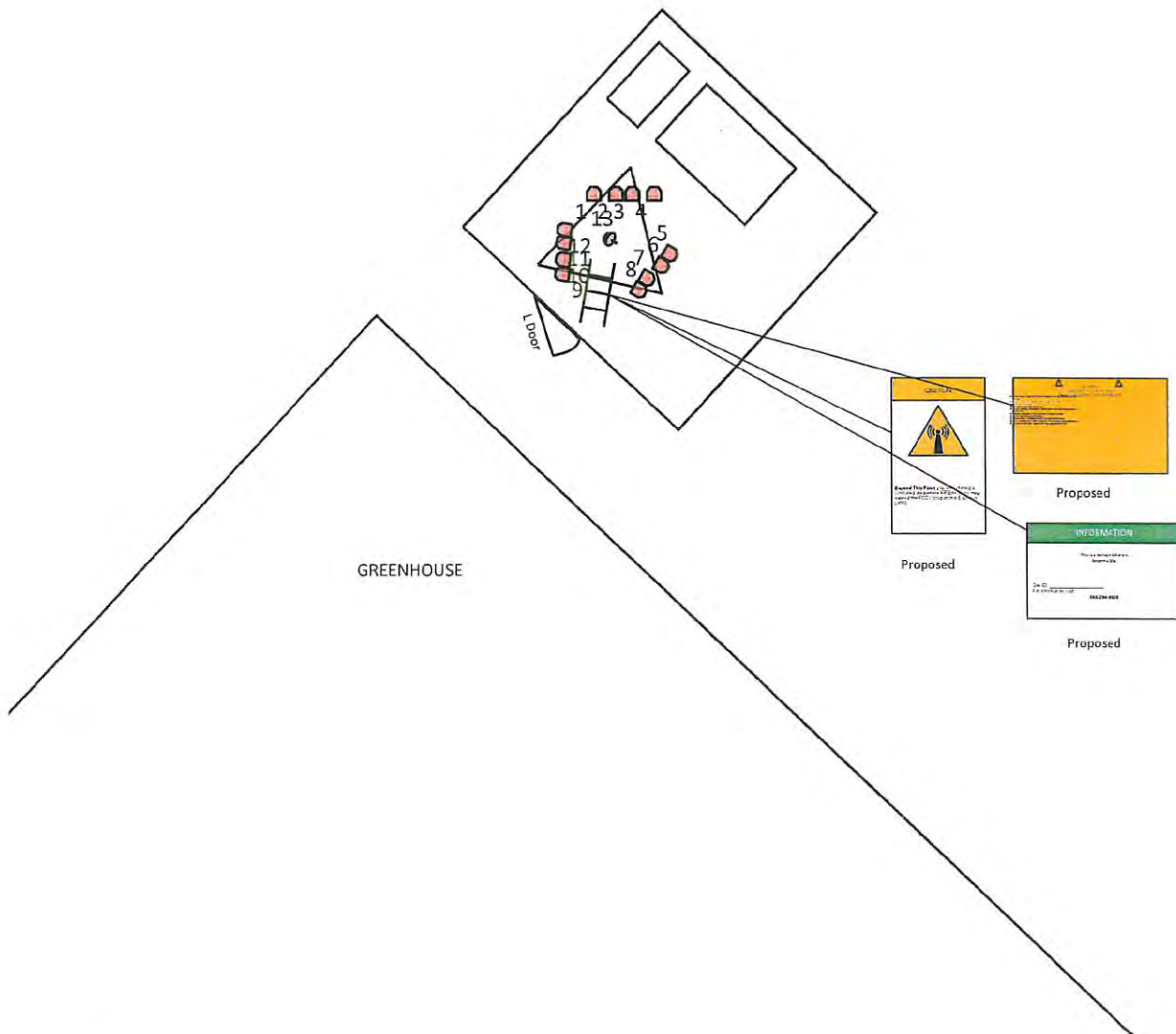
- No action required

**Verizon Wireless Gamma Sector**

- No action required



# Signage and Barrier Diagram For: Stage & Natividad



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE
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Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.  
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100  
Sitesafe ETC Version: 1.0.0.0  
7/24/2014 10:22:48 AM

## 5. Appendix A: RF Consultant Certifications

### a. Preparer Certification

I, Richard Curtis, the preparer of this report, am familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Richard Curtis

### b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

## 6. Appendix B: Reference Information

### a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

#### Two Classifications for Exposure Limits

<b>Occupational</b> – Applies to situations in which persons are “exposed as a consequence of their <i>employment</i> ” and are “ <i>fully aware</i> of the potential for exposure and can <i>exercise control</i> over their exposure”.	<b>General Population</b> – Applies to situations in which persons are “exposed as a consequence of their <i>employment may not be made fully aware</i> of the potential for exposure or <i>cannot exercise control</i> over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.
--	--

#### Environment Classification

<b>Controlled</b> – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.	<b>Uncontrolled</b> – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.
---	--

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$ , $ H ^2$ , or S
(MHz)	(mW/cm <sup>2</sup> )	(minutes)
300-1500	f/300	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$ , $ H ^2$ , or S
(MHz)	(mW/cm <sup>2</sup> )	(minutes)
300-1500	f/1500	30
1500-100,000	1	30

*f = frequency in MHz*

#### Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

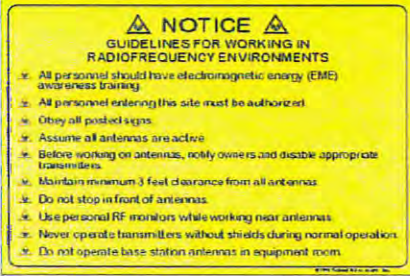



### b. Occupational Safety and Health Administration (OSHA) Requirements


A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> <li>Utilization of good equipment</li> <li>Enact control of hazard areas</li> <li>Limit exposures</li> <li>Employ medical surveillance and accident response</li> </ul>	<ul style="list-style-type: none"> <li>Employ Lockout/Tag out</li> <li>Utilize personal alarms &amp; protective clothing</li> <li>Prevent access to hazardous locations</li> <li>Develop or operate an administrative control program</li> </ul>

**c. RF Signage**

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
<p>Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.</p>	<p>Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.</p>	<p>Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.</p>	<p>Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.</p>
			

INFORMATION SIGN	INFORMATION
<p>Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.</p>	

**d. Barriers**

A barrier is any physical demarcation employed as a preventative and/or notification measure that one is entering into an area with RF power density levels greater than the General Population/Uncontrolled limit.



PROJECT SUPPORT STATEMENT  
VERIZON WIRELESS



SITE NAME: STAGE & NATIVIDAD  
LOCATION: 383 Natividad Road, Salinas, CA 93906  
APN: 211-012-020

**Introduction**

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in and around Salinas, Monterey County, California. Verizon maintains a strong customer base in Monterey County and strives to improve coverage for both existing and potential customers. The proposed facility is needed to offload capacity from the nearest Verizon facility and bring improved wireless communication coverage to north Natividad. Verizon Wireless is currently experiencing a significant coverage gap for residential, industrial, commercial areas in Natividad along north Natividad and Old Stage Roads. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Monterey County. The improved wireless service will benefit residents, local businesses, public services, and roadway safety throughout the region.

**Location/Design**

Verizon Wireless proposes a new wireless communications facility on a proposed 63' tall faux windmill at 383 Natividad Road. The property is located in the Farmlands/40 acre (F/40) zone. This roughly 61 acre property is used as agricultural land, producing berries, and includes an abandoned greenhouse area. The lease area is located in the rear portion of the property, in the parking lot. The surrounding area consists of similarly zoned properties. The nearest residential dwelling is over 1,200' away, and the nearest public right of way is over 2,400' away.



### **Project Description**

The proposed facility consists of twelve (12) panel antennas and one (1) microwave dish to be mounted on a proposed 63’ tall faux windmill. Nine (9) RRH units will be mounted behind the antennas with three (3) surge protectors mounted on each antenna standoff. An equipment cabinet will be installed along with a standby diesel generator. A 6’ chain link fence with tan privacy slats and barbed wire will be installed around the lease area perimeter. The power and telecommunications cables will be installed underground from the tower to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

### **Public Benefits of Improved Wireless Service**

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of everyday life, such as safety, recreation, and commerce. This site will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plots included in this application. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

### **Aesthetic Impacts**

Verizon Wireless has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Monterey County. The facility will be stealthed as a windmill, with twelve antennas and associated equipment mounted on the tower, below the wheel and vanes. The facility has been designed to minimize visibility from public view and to blend into the surrounding agricultural environment. The proposed land use will provide improved wireless service and will not interfere with any existing land uses in the area. Support cables will be installed underground and the ground equipment will be effectively screened from public view within a pre-fabricated equipment shelter.

The proposed facility needs to be a total of 50’ for the signal to reach the intended service area. The antennas will be mounted at a 45’ centerline, and the windmill will be 63’ tall. The additional 13’ of facility height will allow for a realistic windmill wheel, tail, and set of vanes to sit atop the lattice tower, resembling a functional windmill and similar to those on nearby properties. The proposed facility height complies with the County’s development standards for wireless facilities in the F/40 zoning designation. The facility has been designed at its minimum functional height.

### **Visual Impact Analysis**

A lengthy site selection process was completed before selection of the proposed location. This location offers a rural, agricultural setting where the proposed facility can blend in with existing agricultural development. The proposed windmill was selected and designed to complement the agricultural character of the area. However, Verizon is open to any other tower design concepts that the County may be interested in. The current design does not create any potential visual impacts from public viewing areas. The windmill will be visible from Natividad Road

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and Old Stage Road, but its appearance is unremarkable and distant, set back significantly from the public roads.

The project site is zoned Farmlands/40 acre, and berries are grown on the parcel. The proposed facility is not located along a scenic corridor, critical view shed area, or within a designated historic resource site. This proposed site does not disrupt the visual character or aesthetics of the surrounding area, nor does it create visual clutter. This facility is blended and integrated into the existing character of the site to the maximum extent possible, by existing development and the natural topography of the land. There will be no disturbance of existing vegetation in the construction of the proposed facility.

Below is the photosimulation of the proposed structure from the nearest public viewpoint to the north of the proposed site. The proposed windmill does not significantly impact its surroundings, and blends into the rural setting.



**Statement of Commitment to Allow Collocation**

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon Wireless welcomes other carriers to

## Project Support Statement - Verizon Wireless 'Stage & Natividad'

collocate on their facilities whenever possible. Additional ground space is available within Verizon's lease area for at least one future carrier.

### **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 lease area and will provide power to the facility in the event that local power systems are offline.

### **Maintenance and Standby Generator Testing**

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries play 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 on the demand placed on 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 per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless's communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number.

### **Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. 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.

### **Lighting**

Unless requested by the jurisdiction, the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter. The FAA does not require any special painting or lighting for this site.

### **Compliance with FCC Standards**

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon Wireless's FCC license. An RF report prepared by Hammett & Edison, Inc. verifying compliance with FCC guidelines is included with this submittal. Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards.



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**Compliance with FAA Standards**

Verizon Wireless complies with all FAA rules regarding site location and operation. The proposed facility is not located within a safety zone or runway protection zone of any airport or helipad within Monterey County.

**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.

**ALTERNATIVE SITE ANALYSIS  
VERIZON WIRELESS**

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The selection of a location for a wireless telecommunications facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, collocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

The proposed coverage area consists of agricultural uses in Monterey County. Verizon strives to minimize visual and acoustic 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 and design process.

The proposed facility will consist of Verizon panel antennas mounted on a 63' faux windmill. The equipment cables will be run underground in order to minimize visual impact and equipment will be screened within a prefabricated equipment shelter, and surrounded by a chain link fence with barbed wire. Of seven candidates considered, the proposed site was selected by Verizon Wireless as the best option to minimize visual impacts while achieving its wireless service objectives.

The facility is needed to offset capacity from a Verizon Wireless facility in east Boronda and to fill a gap in coverage in the Natividad area. The proposed location best serves the interest of Monterey County and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

## Alternative Site Analysis – Verizon Wireless ‘Stage & Natividad’

### Selection Process and Candidates Considered

In November 2013, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of seven candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 45' represents the required height of the antennas to produce the desired coverage. After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. Verizon always investigates collocation opportunities first as they minimize infrastructure needs. In this case, Verizon determined that there are no existing structures within the search area which could meet its coverage needs.

Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

- 1. Monterey Sherriff's Posse – APN: 211-061-028**

This was a collocation opportunity on an existing PG&E electrical transmission tower. The property is owned by the Monterey County Sherriff's Posse, who use the property for

## Alternative Site Analysis – Verizon Wireless ‘Stage & Natividad’

dirt bike races, weddings, and rodeos. This non-profit organization was willing to lease ground space for Verizon Wireless equipment and generator. However, after review by the Verizon Wireless RF Engineer, this location was determined not to provide sufficient coverage to the designated search area. The location was given a low ranking by the RF Engineer based on his analysis of the coverage area. Therefore, this location was not pursued further as a viable option.

### **2. Bastistich – APN: 211-041-024**

This 40 acre property is used by Mr. Batistich for his farming business. The proposed lease area was to occupy a portion of his property currently used for avocado cultivation. Mr. Batistich was willing to lease ground space on his property for a Verizon Wireless facility. The proposed facility was to be a stealth windmill with access to the site via Old Natividad Road. However, upon review of the site by the Verizon Wireless RF Engineer, the location was determined not to provide sufficient coverage to the designated search area. The location was given a low ranking by the RF Engineer based on his analysis of the coverage area. Therefore, this location was not pursued further as a viable option.

### **3. County of Monterey – APN:211-031-021**

This property is a secure juvenile detention area. This candidate was not selected because the landowner did not express any interest after written correspondence, numerous phone messages, and physically visiting the site for a meeting.

### **4. Lockard – APN: 211-021-015**

This candidate was not selected because no interest was expressed by the property owner after both written correspondence and phone messages.

### **5. Chemical Lime Company of Arizona -APN: 211-023-001**

This candidate was not selected because no interest was expressed by the property owner after both written correspondence and phone messages.

### **6. Rocha Bros Farms – APN: 211-012-044**

Much of this 10 acre parcel is currently leased, and after meeting with the property owners, Verizon determined that the only available space for a lease area on the parcel was near the very front of the property. This candidate was not selected because the site would be too visible from the street.

## Alternative Site Analysis – Verizon Wireless ‘Stage & Natividad’

The map below shows the locations of each of the properties listed above.



The proposed candidate, labeled on the map above as “Yoshida,” offered the best available lease area, a willing landlord, and was preferred by Verizon’s Radio Frequency engineer. A windmill design was chosen with input from the landlord; the windmill is similar in height and character to existing structures in the area and complements the rural setting. A photosimulation of the proposed design is included below, along with alternative designs with the same antenna centerline.

Collocation is not available at the proposed site because there are no structures on the property of sufficient height to support Verizon’s new facility. Verizon requires a centerline height of 45’ to achieve its coverage objectives, and there are no existing structures on the Yoshida property tall enough and of adequate supporting structure to mount Verizon antennas at this centerline.

**Proposed Design**



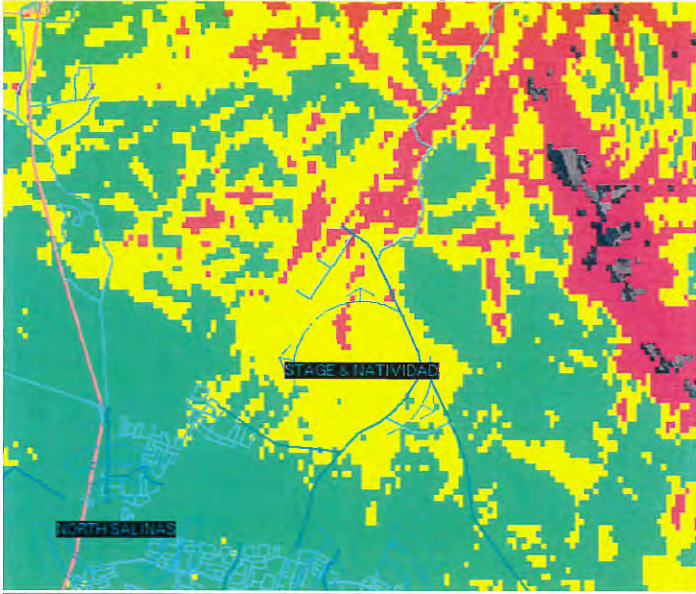
**Alternative Designs**



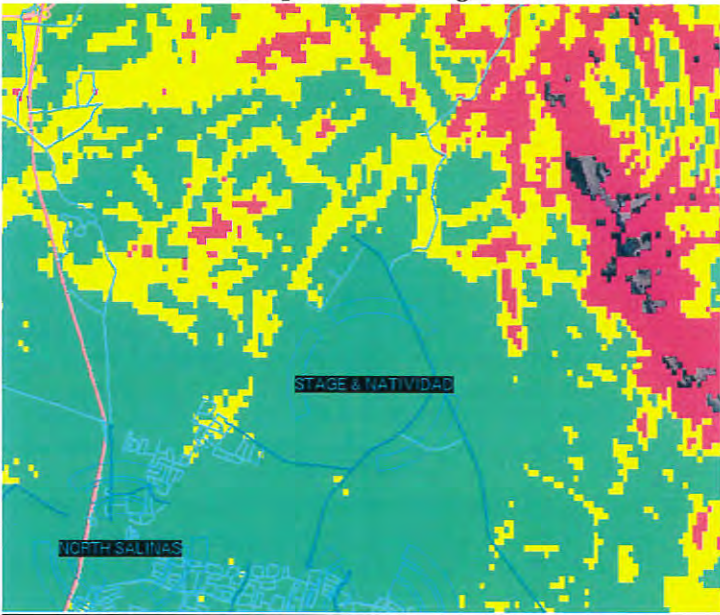
**Coverage Area**

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 coverage conditions given approval of the proposed facility. The green areas on the maps below represent areas with good indoor/outdoor coverage. The yellow areas on the maps represent areas with good outdoor coverage. The red portions represent areas with poor quality outdoor coverage.

Existing Coverage



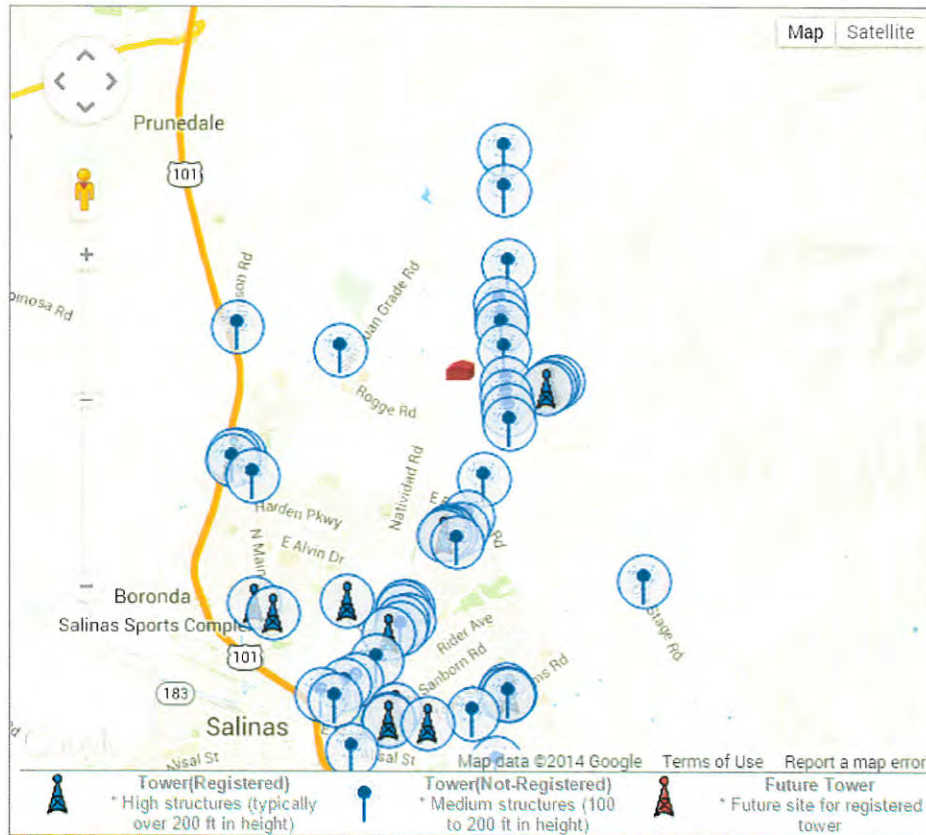
Proposed Coverage



## Alternative Site Analysis – Verizon Wireless ‘Stage & Natividad’

The image below provides a visual representation of the closest existing towers, and all towers in a four mile radius of the proposed site.

**Tower Structures - (383 Natividad Rd, Salinas, CA 93906)**



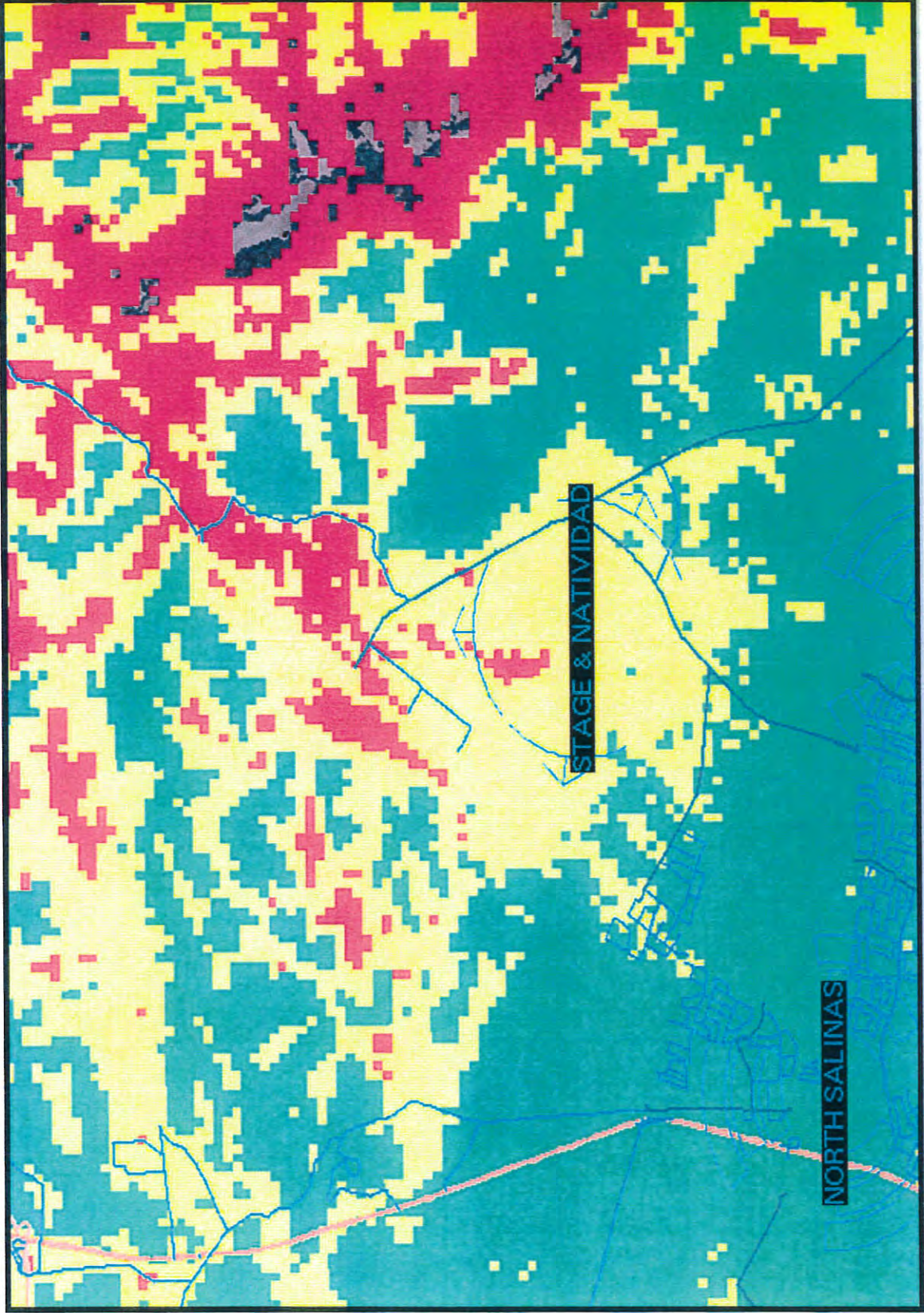




COVERAGE WITHOUT PROPOSED SITE

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STAGE & NATIVIDAD  
COVERAGE MAPS  
PLN140600



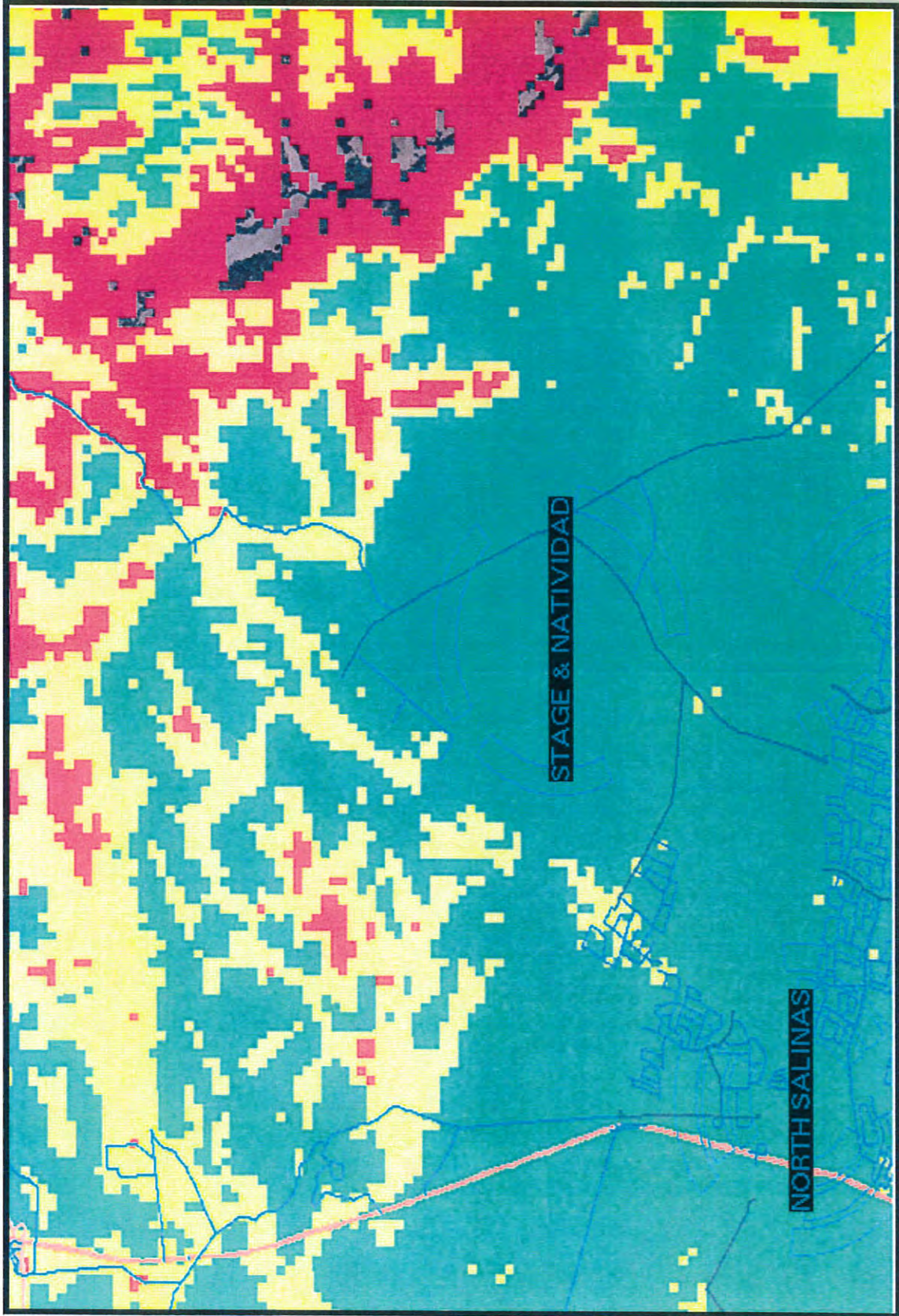


COVERAGE WITH PROPOSED SITE

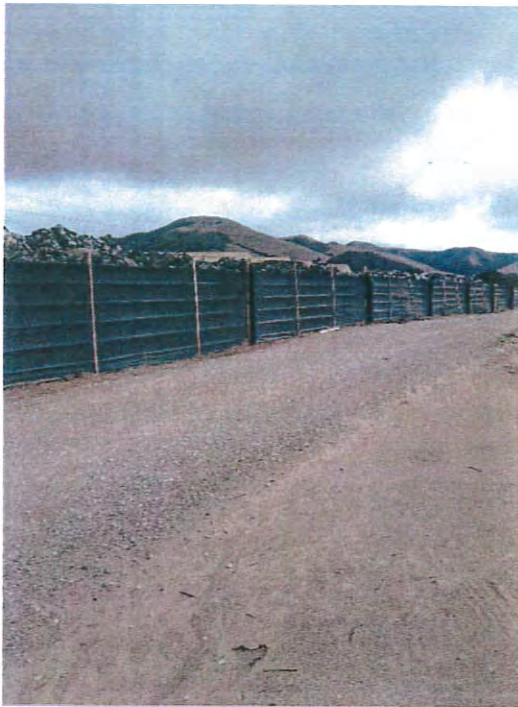
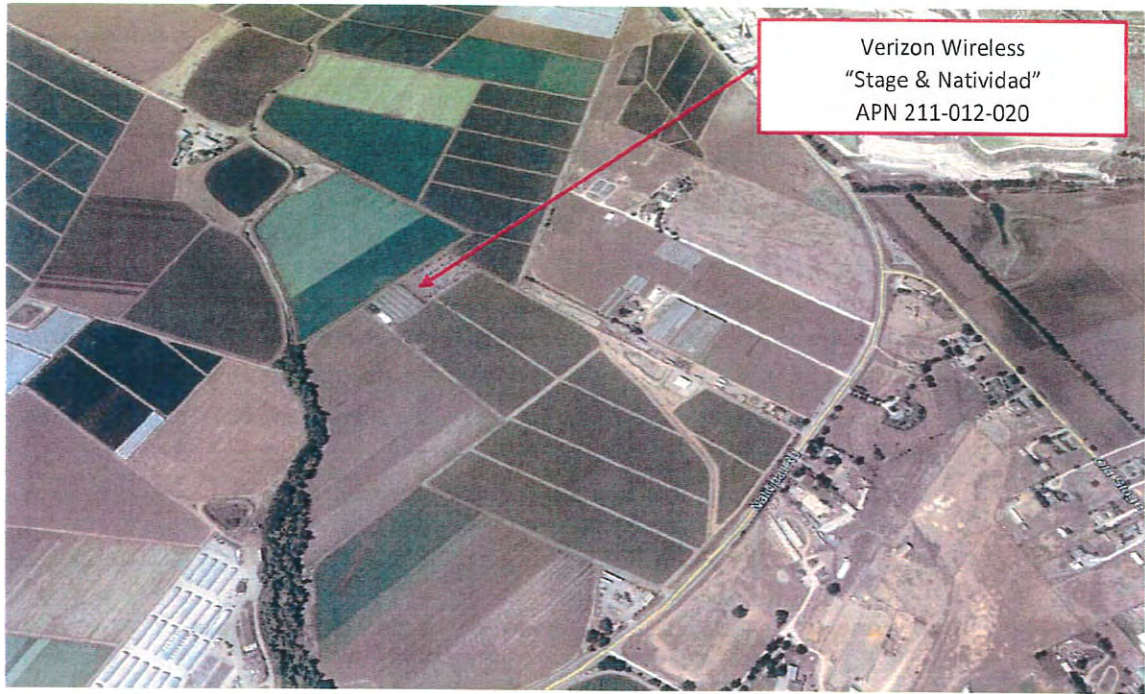
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COVERAGE MAPS  
PLN1140600



# Verizon Wireless: Stage & Natividad



North



East

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South



West

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Lease Area



Access

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**Existing**

Photosimulation of the view looking south from the nearest public viewpoint to the north of the site.

**Stage & Natividad**

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*Proposed 49 ft monopole*

**Proposed**



**Existing**

Photosimulation of the view looking south from the nearest public viewpoint to the north of the site.

**Stage & Natividad**

383 Natividad Road  
Salinas, CA 93906



**Proposed**

Proposed 55 ft monopine

## Existing

Photosimulation of the view looking northwest from the nearest public viewpoint along Natividad Road.

### Stage & Natividad

383 Natividad Road  
Salinas, CA 93906

**verizon**wireless

Proposed 49 ft monopole

## Proposed



## Existing

Photosimulation of the view looking northwest from the nearest public viewpoint along Natividad Road.

### Stage & Natividad

383 Natividad Road  
Salinas, CA 93906



## Proposed

Proposed 65 ft monopole