

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 9, 2015	Agenda Item No.: 4
Project Description: Use Permit to allow the construction of a Wireless Communications Facility consisting of a 53 foot-high monopole, designed to resemble a water tower, with 12 antennas located inside the faux water tank, a 195 square foot equipment shelter with standby generator, and security fencing around the 1,125 square foot area leased to Verizon Wireless.	
Project Location: 92 McFadden Road	APN: 227-063-004-000
Planning File Number: PLN140724	Owner: EMD Inc. Et Al Applicant: Verizon Wireless Agent: Maria Kim, Complete Wireless Consulting, Inc.
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: F/40 [Farmland, 40 acres per unit]	
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 B**) to:

- 1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approve PLN140724, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT DISCUSSION:

The project proposes the construction of a wireless communications facility consisting of a 53 foot-high communications tower designed to resemble a water tower. The water tank design allows the mounting of 12-antennas within the interior of the tank, reducing the antennas visibility. The tower will be located within a 1,125 square foot area, leased to Verizon Wireless, which will also contain a 195 square foot equipment shelter, a 78 square foot concrete slab for a standby generator, and security fencing.

The subject property, located at 92 McFadden Road in Salinas, is approximately 52 acres and has a Farmland ("F/40") zoning designation. The property and surrounding properties consist of agricultural uses and associated structures. Pursuant to the uses allowed within the 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 Chapter 21.64.310 of the Monterey County Zoning Ordinance (Title 21) which contains the regulations and 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 and the proposed water tower design is compatible with the character and uses in the vicinity and the visual integrity of the 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 site is within a developed area of the property, near to the other existing agricultural structures, and will not disrupt on-going agricultural production.
 - b. The applicant, Verizon Wireless, has provided coverage map information (Exhibit E) which identifies a service gap along Highway 183 consistent with FCC regulations. Although the site will improve coverage along Highway 183, the site will be mostly used for capacity issues. The nearby Verizon facilities (Boronda, Davis Road, and North Salinas) which provide 4G data service are currently overloaded causing a lag in service. The site will provide additional capacity which will help address data service issues.
 - 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 Alternative Assessment (Exhibit E) provided by the applicant, six alternative sites were analyzed which include co-location on an existing PG&E tower, surrounding utilities poles, and surrounding existing buildings. The alternative sites had spacing issues, height issues, leasing agreement issues and technical and safety issues making them insufficient. The proposed site meets the technical requirements and the owner, EMD Inc., is agreeable to leasing the land for the proposed use.
 - Design Alternatives: Five alternative designs (Exhibit E) were submitted:
 1. monopole;
 2. mono-pine (Monopole designed as a pine tree);
 3. faux windmill design;
 4. faux utility pole; and
 5. faux water tank design (proposed)The faux water tank was preferable to the owner. The faux water tank provides the least visually obtrusive design by allowing the antennas to be hidden inside the tank so they are not visible. The applicant is, however, willing to change the design of the tower at the discretion of the Zoning Administrator.
- The project is sited within an existing agricultural-use area, which is not designated as a visually sensitive area, and the proposed design reduces visibility of mounted equipment while maintaining 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.

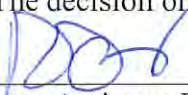
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- 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 Monterey County Regional Fire Protection District and Environmental Health Bureau have been incorporated into the Condition Compliance/Mitigation Monitoring and 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 consideration. Additionally, the project would 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.



Dan Lister, Assistant Planner
(831) 759-6617, 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; Maria Kim/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: |
| | <ul style="list-style-type: none">• 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

Project Title:	Verizon Wireless (EMD Inc.)	Primary APN:	227-063-004
Location:	92 McFadden Road, Salinas	Coastal Zone:	No
Applicable Plan:	Greater Salinas Area Plan	Zoning:	F/40
Permit Type:	Use Permit	Plan Designation:	Farmland
Environmental Status:	Exempt		
Advisory Committee:	N/A		

Project Site Data:

Lot Size:	52 acres	Coverage Allowed:	5%
		Coverage Proposed:	1%
		Height Allowed:	30'
		Height Proposed:	53'

Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	Low
Botanical Report #:	N/A	Soils/Geo. Report #	N/A
Forest Mgt. Report #:	N/A	Geologic Hazard Zone:	IV
		Geologic Report #:	N/A
Archaeological Sensitivity Zone:	High		
Archaeological Report #:	LIB140440	Traffic Report #:	N/A
Fire Hazard Zone:	N/A		

Other Information:

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

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

Verizon Wireless/EMD Inc. (PLN140724)

RESOLUTION NO. _____

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the construction of a Wireless Communications Facility consisting of a 53 foot-high monopole, designed to resemble a water tower, with 12 antennas located inside the faux water tank, a 195 square foot equipment shelter with standby generator, and security fencing around the 1,125 square foot area leased to Verizon Wireless.

[PLN140724, Verizon Wireless/EMD Inc. Et Al, 92 McFadden Road, Salinas, Greater Salinas Area Plan (APN: 227-062-004-000)]

The Verizon Wireless application (PLN140724) had a for 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 construction of a Wireless Communications Facility consisting of a 53 foot-high monopole, designed to resemble a water tower, with 12 antennas located inside the faux water tank, a 195 square foot equipment shelter with standby generator, and security fencing around the 1,125 square foot 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 PLN140724.

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

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;

- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 92 McFadden Road, Salinas, (Assessor's Parcel Number: 227-063-004-000), 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). Other than height, the project is consistent with the Site Development Standards of the "F" Zoning District (Section 21.30.060, Zoning Ordinance). 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. The project is consistent with the regulations and findings of 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 December 19, 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. The project will not disrupt existing agricultural production or uses. Therefore, the project did 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 PLN140724.

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:
 - "Preliminary Archaeological Assessment of a Cell Tower Site on QAPN 277-063-004" (LIB140440) prepared by Archaeological Consulting, Salinas, CA, dated September 30, 2014.
 - i. The report concludes that the project site lacks archaeological resources and should not be delayed for archaeological reasons.
 - Verizon Wireless – Proposed Base Station (RF Emissions Survey)" prepared by Hammett & Edison, Inc., San Francisco, CA, dated

July 9, 2014.

- 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 December 19, 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 December 19, 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 December 19, 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 project is requires a small area for construction of the facility. The proposed wireless communications facility contains

approximately 500 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 1,125 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 December 19, 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 53 foot-high communications tower that will be designed to resemble a water tower. The water tank design will allow the mounting of 12-antennas within the interior of the tank. The tower will be located within a 1,125 square foot area, leased to Verizon Wireless, which will contain a 195 square foot equipment shelter, a 78 square foot concrete slab for a standby generator, and security fencing. 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 existing uses containing agricultural processing and storage for surrounding agricultural production. The project site is within a developed area of the property, near other existing agricultural structures, and will not disrupt on-going agricultural production. The design of the tower, which will resemble an agricultural water tower, is consistent with the visual integrity of the area.
- d) Pursuant to coverage maps provided by the applicant, a service gap is identified along Highway 183. The site will improve coverage along Highway 183 while addressing data service capacity issues at nearby Verizon Wireless facilities which are currently overloaded. The proposed services goals are consistent with FCC provisions for wireless facilities.
- 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 of the wireless communications facilities Chapter.
 - i. Least visually obtrusive location.
 - Site Alternatives: Six alternative sites were analyzed which include co-location on an existing PG&E Tower, 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, EMD Inc., were agreeable to leasing the land for the proposed use.
 - Design Alternatives: Five alternative designs were submitted:
 1. monopole;
 2. mono-pine (Monopole designed as a pine tree);
 3. faux windmill design;
 4. faux utility pole; and
 5. faux water tank design (proposed)

The proposed faux water tank will allow proposed antennas to be mounted inside the water tank so they are not visible. Therefore, the faux water tank design is the preferable option. The project is sited within an existing agricultural-use area, which is not designated as a visually sensitive area, and the proposed design reduces visibility of mounted equipment while maintaining 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 December 19, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN140724.

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 construction of a Wireless Communications Facility consisting of a 53 foot-high monopole, designed as a water tower, with 12 antennas to be located inside the faux water tank, a 195 square foot equipment shelter with standby generator, and security fencing around the 1,125 square foot 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

PLN140724

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN140724) allows the construction of a Wireless Communications Facility consisting of a 53 foot-high monopole, designed to resemble a water tower, with 12 antennas located inside the faux water tank, a 195 square foot equipment shelter with standby generator, and security fencing around the 1,125 square foot area leased to Verizon Wireless. The property is located at 92 McFadden Road, Salinas (Assessor's Parcel Number 227-063-004-000), 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 227-063-004-000 on April 9, 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 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. 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.

5. 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.

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. 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.

11. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

12. FIRES01 - NON-STANDARD CONDITION - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

13. FIRES02 - NON-STANDARD CONDITION - SIGNS - GENERATOR

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Sign(s) shall be installed and maintained at the building next to the electric meter to alert emergency responders to the presence of an emergency power generator. Responsible Agency: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall have the text of this condition printed as FIRE DEPARTMENT NOTES on the construction plans.

Prior to final building inspection, Applicant shall have installed the required signage and obtain approval of the fire department final inspection.

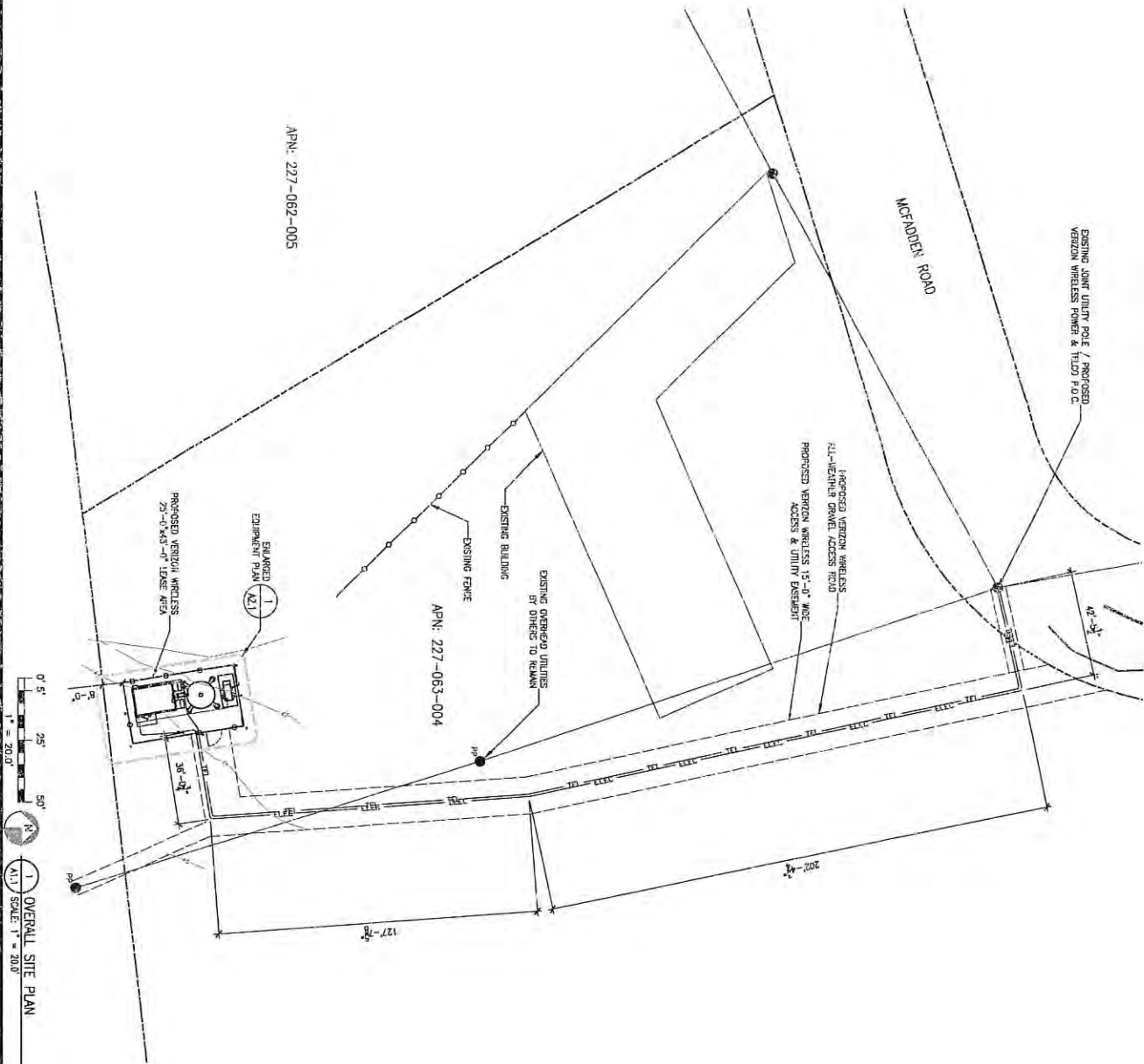
14. FIRES03 - NON-STANDARD CONDITION - SIGNS - HAZ MAT

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Sign(s) shall be installed and maintained on the building pursuant to NFPA 704, Identification of the Hazards of Materials for Emergency Responders. Location of such signs shall be approved by the fire code official. Responsible Agency: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall have the text of this condition printed as FIRE DEPARTMENT CONDITIONS on the construction plans.

Prior to final building inspection, Applicant shall have installed the required signage and obtain approval of the fire department final inspection.



0' 5' 25' 50'
1" = 20.0'
N
1 OVERALL SITE PLAN
A1.1 SCALE: 1" = 20.0'

A1.1

Job No. 1041115

Drawn By: JAC

Checked By: JAC

Scale: AS NOTED

Date: 02/27/2013

File: 1041115.dwg

Revision:

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MCFADDEN ROAD
92 MCFADDEN ROAD
SALINAS, CA 93908

SHEET TITLE:

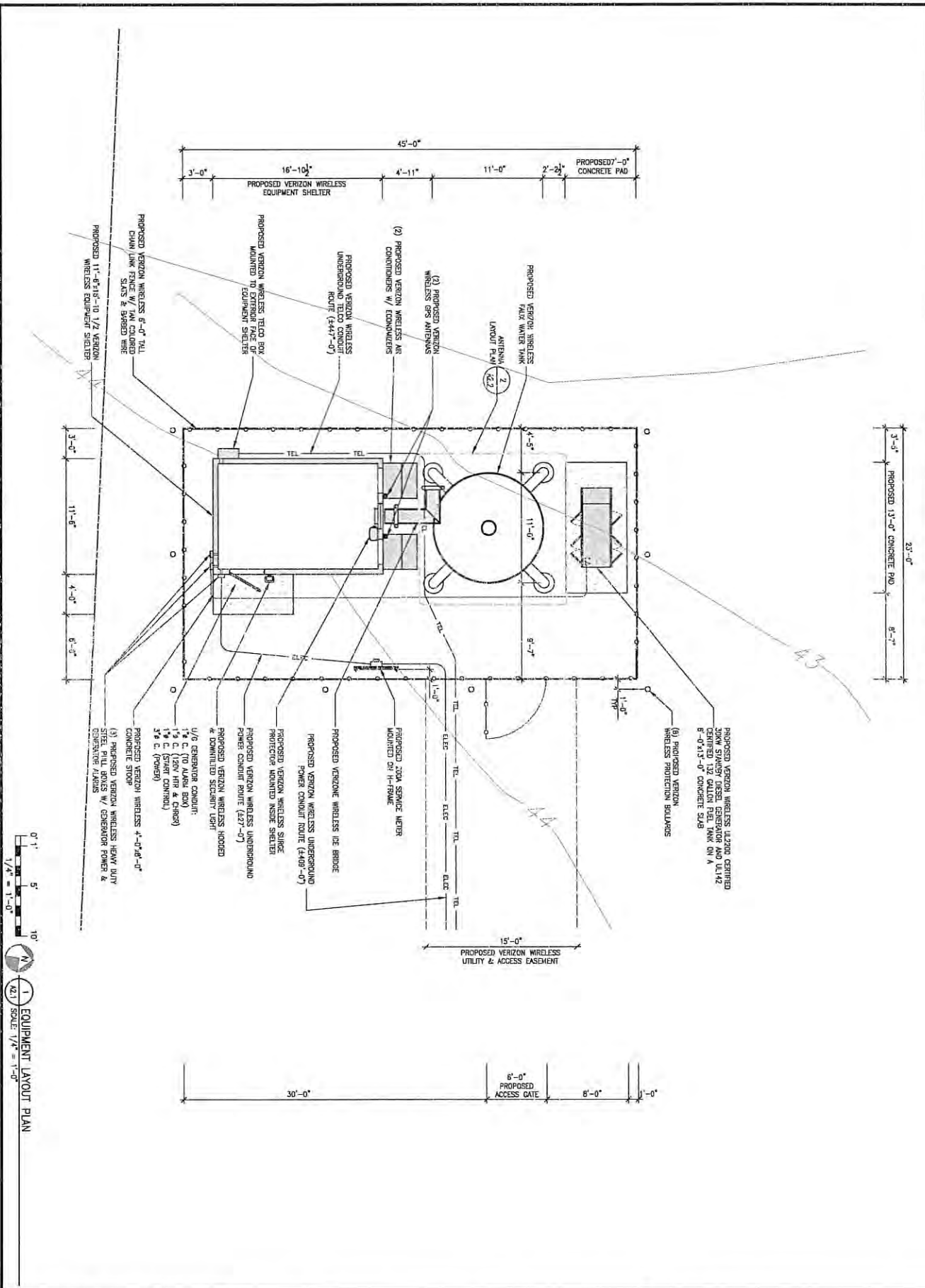
OVERALL SITE PLAN



MST ARCHITECTS
1520 River Park Drive, Sacramento, CA 95811
916.561.9620
www.MSTArchitects.com



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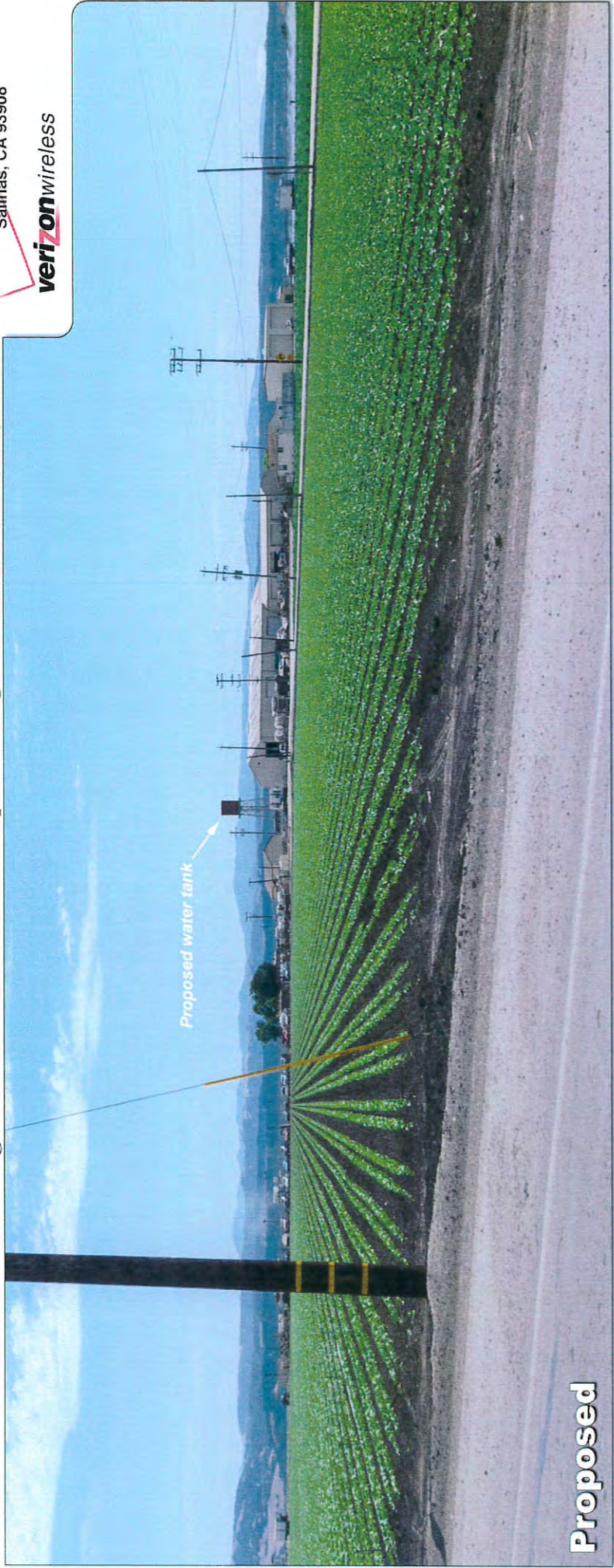
Existing

Photosimulation of the view looking southwest from the nearest point along Castroville Road (Hwy 183).

McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless



Proposed

Existing

Photosimulation of the view looking east along McFadden Road, at a gap in the fence.

McFadden Road

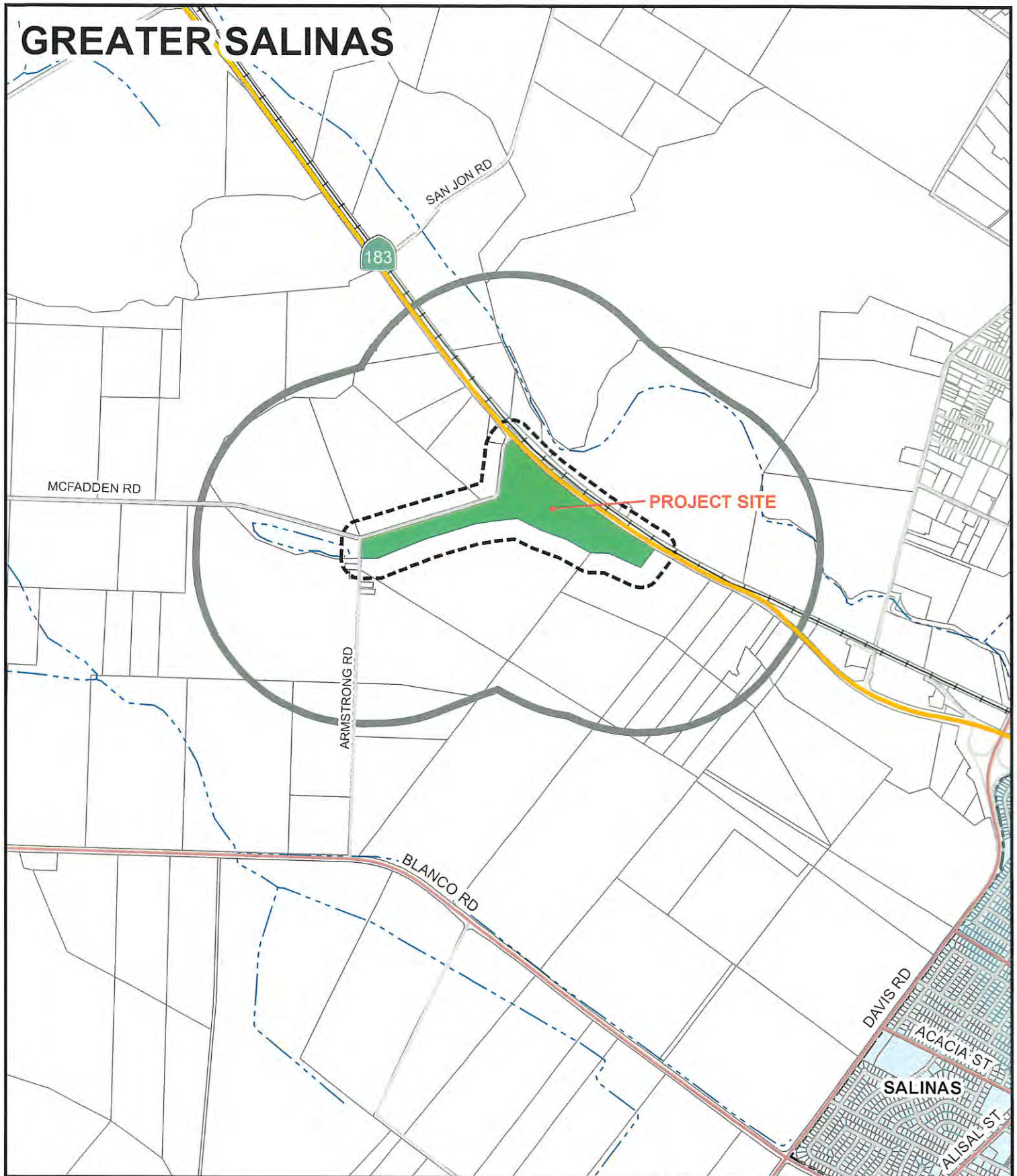
92 McFadden Road
Salinas, CA 93908

verizonwireless

Proposed

Proposed water tank

GREATER SALINAS

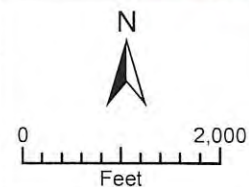


APPLICANT: EMD INC (VERIZIN WIRELESS)

APN: 227-063-004-000

FILE # PLN140724

2500' Limit 300' Limit City Limits Water



PLANNER: LISTER

**Verizon Wireless • Proposed Base Station (Site No. 283650 “McFadden Road”)
92 McFadden Road • Salinas, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 283650 “McFadden Road”) proposed to be located at 92 McFadden Road in Salinas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall pole to be located at 92 McFadden Road in Salinas. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

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

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

General Facility Requirements

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



**Verizon Wireless • Proposed Base Station (Site No. 283650 “McFadden Road”)
92 McFadden Road • Salinas, California**

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated June 16, 2014, it is proposed to install twelve directional panel antennas on a new 53-foot steel pole to be sited to the south of the light industrial buildings located at 92 McFadden Road in Salinas. The antennas would be mounted at an effective height of about 50 feet above ground and would be oriented in groups of four toward 10°T, 170°T, and 280°T. For the limited purposes of this study, it is assumed that Andrew Model SBNH-1D6565B antennas would be installed with up to 2° downtilt and that the maximum effective radiated power in any direction would be 9,580 watts, representing simultaneous operation at 3,440 watts for AWS, 1,520 watts for PCS, 2,680 watts for cellular, and 1,940 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.012 mW/cm², which is 2.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 3.6% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 2.1% of the public exposure limit. It should be noted that these results include several

* Located at least 400 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 283650 "McFadden Road")
92 McFadden Road • Salinas, California**

"worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 92 McFadden Road in Salinas, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright
Andrea L. Bright, P.E.
707/996-5200

July 9, 2014



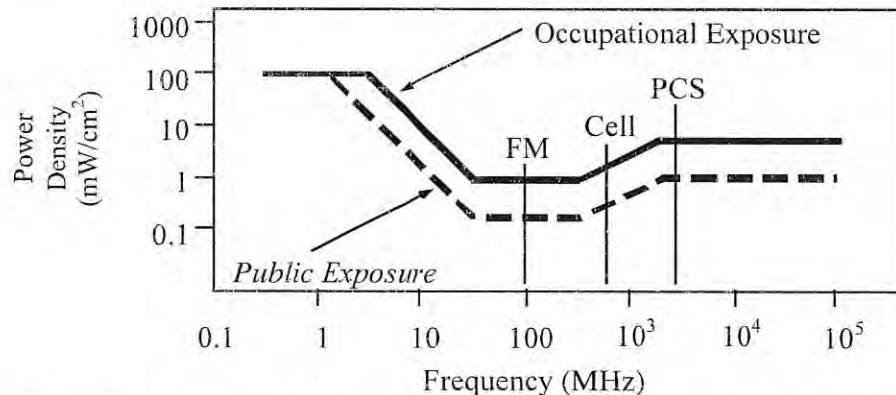
HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (<i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	$3.54\sqrt{f}$	<i>$1.59\sqrt{f}$</i>	$\sqrt{f}/106$	<i>$\sqrt{f}/238$</i>	$f/300$	<i>$f/1500$</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



PROJECT SUPPORT STATEMENT VERIZON WIRELESS

Site Name: McFadden Road
Location: 92 McFadden Road, Salinas, CA 93908
APN: 227-063-004-000

Introduction

Verizon Wireless is undertaking a large expansion project to improve communications services and to increase coverage and capacity for residential and business users in and around Monterey County. More specifically, Verizon's objective is to provide coverage west of Salinas on Hwy 183 and capacity relief for Hwy 183/Davis S3. This site helps improve reception and serves to improve communication for commercial farmlands. Verizon maintains a strong customer base in Monterey County and strives to increase and improve coverage for both current and potential customers. This network development will also serve to increase public safety within the area. Presently, this section of the County suffers from poor signal strength due to a high volume of usage and distance between existing Verizon sites.

Project Location & Description

Verizon proposes a new wireless telecommunications site (Proposed Facility) at 92 McFadden Road, Salinas, CA to aid the surrounding areas with their call volume and coverage. To achieve this, Verizon proposes a new 53' monopole at the above-referenced address. In addition to the monopole, the facility will consist of a 25'x 45' lease area, (12) antennas and associated antenna equipment, an 11'-6" x 16'-10½" outdoor equipment shelter, a standby diesel generator with cable ice bridge, and a chain link fence around the lease perimeter.

Map Location of Proposed Project Site



Search Area Objectives

The objective of the Proposed Facility is to provide both capacity to the existing overloaded facilities in east Salinas and fill any gaps in coverage in unincorporated areas east of the city. In order to achieve this service objective, Verizon identified a potential candidate within the "Search Ring." A Search Ring is a circle on a map that is determined by Verizon's Radio Frequency Engineer (RF engineer). The circle identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Ring, the RF engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, and other factors. A visual representation of the Search Ring is below.

Search Ring (Aerial)



Public Benefits of Improved Wireless Service

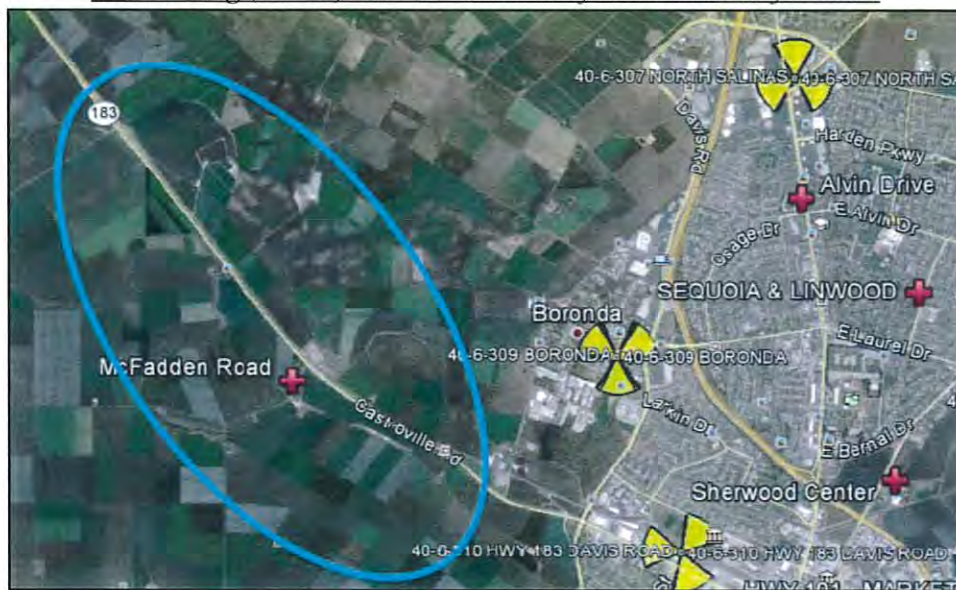
Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of every-day life, such as safety, recreation, and commerce. Now that about 1 in 3 American households no longer have a landline phone, wireless coverage and capacity must meet higher demands for service. Coverage, or the need for expanded service requested by wireless customers or emergency services, and capacity, or the need for more bandwidth of service, are the main impetuses for creating a telecommunications site. While most sites provide a mixture of both coverage and capacity, the area identified in the Search Ring needs an additional telecommunications site purely due to capacity deficiencies.

The current sites servicing Salinas on Hwy 183 and Hwy 183/Davis S3 are both overloaded. Both sites can only handle a limited number of voice calls, data mega bites, or total number of active users. When any of those limits are met, the user experience within the coverage area

quickly degrades during peak cell usage hours. Both of these existing sites suffer from too many simultaneous users, too many MB of data, and too many users at the edge of the service area. Customers are currently experiencing data rates below standard and it is anticipated that future service will be substandard in the west Salinas, greater Monterey County area.

The visual representation below shows the search ring and the Proposed Facility (McFadden Road) in relation to Verizon’s overburdened facilities in North Salinas, Boronda, and Hwy 183/Davis. The red crosses indicate additional proposed telecommunications facilities in various stages of planning and development in order to address the coverage and capacity problems in the greater Salinas area. The area around the Proposed Facility is clearly devoid of other Verizon facilities and is in need of coverage and capacity

Search Ring (Aerial) with the location of other Verizon facilities



This Proposed Facility will allow current and future Verizon Wireless customers to have superior access to wireless services. 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.

Compliance with County Development Regulations

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

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

The property is located in the Farming District (F/40) zone. Under § 21.30.010 the purpose of the F/40 zone is to “to preserve and enhance the use of the prime, productive and unique

farmlands in the County of Monterey while also providing opportunity to establish necessary support facilities for those agricultural uses.” There is a 40-acre minimum in this area. Here, the parcel exceeds 40 acres and the Proposed Facility seeks to provide coverage and capacity for the surrounding residences and businesses to provide support services for the area.

Under § 21.30.060, while structures in the F/40 zone have a maximum height requirement of 35’ tall, “towers, poles, water tanks, and similar structures may be erected to a greater height than the limit established for the district in which they are to be located, subject to securing a Use Permit.” Section 21.62.030 (Height). Here, the Use Permit application for the Proposed Facility states that the monopole is 53’ tall with an antenna centerline that is 50’ tall in order to meet Verizon’s coverage and capacity objectives.

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

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

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

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

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

The Proposed Facility is located on a sparse, rural parcel and set back over 1,100’ from Hwy 183 and over 350’ from McFadden Road. The location is also outside any noticeable, visually sensitive area. Additionally, the proposed facility is not within 1,000’ of a designated scenic highway or within any County defined view corridor. The Proposed Facility may not be subject to this guideline.

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

Please see attached Photosimulations and Coverage Maps.

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

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

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

Please see Alternative Sites Analysis below.

General Development Standards

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

1. Site Location

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

Verizon has carefully chosen a location that will minimize any visual impact to the surrounding area. The Proposed Facility will be located on a 1,125 sq. ft. lease area on a 36.56-acre parcel currently being used as a farming business and farming equipment storage. Additionally, the lease area is recessed to the center of the parcel, ensuring the maximum distance possible from Hwy 183 and McFadden Road. Lastly, the monopole will not disturb the visual character because the area already has similarly tall structures, such as lamp posts and utility poles that line the roads and properties in the area.

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

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

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

A slim-line monopole was chosen in this area, specifically to create less visual impact, particularly from the roadways. The area has similarly tall structures, such as lamp posts and

utility poles, which line the roads and properties in the area. Additionally because the surrounding land is flat, a monopole with a slender profile, will be more aesthetically unobtrusive than an alternate design which will require additional height and a larger base area. Lastly, the location currently has buildings, accessory structures, vehicles, and equipment associated with the farming business throughout the property, making ground equipment visibility insignificant from the public rights-of-way difficult. Please see attached Photosimulations for additional information.

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

This requirement is not applicable.

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

All ground equipment will be completely screened from public viewing from any rights-of-way. All equipment is securely locked and surrounded by a 6' tall chain link fence with barbed wire and tan slats around the perimeter. Furthermore, farming equipment and machinery on the parcel already and the neighboring buildings naturally buffer the Proposed Facility from public viewing.

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

This requirement is not applicable.

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

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

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

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

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

The facility is not within a safety zone, runway protection zone of any airport, or a helipad within Monterey County.

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

The Proposed Facility is not within an environmentally sensitive habitat within Monterey County. Please see the Archaeological Report for additional information.

2. Design Review Criteria

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

The proposed monopole is constructed of non-flammable materials.

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

The proposed equipment shelter is a pre-fabricated, non-flammable, and non-reflective material with a standby diesel generator that is surrounded by a 6' tall chain link fence with barbed wire and tan slats around the perimeter.

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

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

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

The proposed design was chosen with regards to the least visually intrusive considering the rural, farmland area.

Alternative Site Review

In identifying the most preferred site location and design, Verizon begins its process by identifying a search area and a required centerline height. (Please see Search Ring Analysis above.) Verizon then looks to local codes and general plans to identify the values significant to the local community for the siting and locating of wireless facilities.

In addition to the abovementioned location and height attributes, each proposed site must meet certain minimum requirements, such as the following:

- A willing landlord,
- Feasible construction,
- Road access,
- Available telephone and electrical utilities,
- Satisfaction of coverage objectives, and
- Compliance with local zoning requirements.

During the candidate review process, Verizon first looked for collocation opportunities within the Search Ring. This particular search ring not does have an existing wireless communication tower that would provide a feasible collocation opportunity and fulfill Verizon’s coverage objectives. While there are a series of utility poles and lampposts that run along Hwy 183, they are not tall enough to fulfill Verizon’s coverage objectives. Additionally, extending the height of any of the previously mentioned structures would disturb the aesthetic along the highway and make the collocated structure noticeably visible in comparison to the others. Lastly, it would be unnecessarily close to the highway, whereas Verizon would prefer to set back structures from public rights-of-way.

Next, Verizon looked for feasible façade-mount and roof-mount opportunities. This particular area is not dense with buildings and does not provide adequate roof-mounting prospects. Since no feasible collocation, facade mount, or roof mount opportunities exist within this search ring, Verizon determined that a new facility was the most appropriate option. Verizon reached out to many landowners along Hwy 183. A map of the properties contacted is provided below.



Of the property owners contacted, three alternative candidates responded to Verizon’s initial inquiry and were considered before the selection of 92 McFadden Road, Salinas, CA 93908.

Alternative Candidate #1

George Fontes, who owns APN 227-011-015 in Salinas, CA was an alternative candidate. This candidate was not viable because of its location near the Graves School District and close proximity to Hwy 183/Castroville Road.

Alternative Candidate #2

Another alternate site was a 61.18-acre parcel on San Jon Road., Salinas, CA 93907 (APN: 227-031-001) owned by the Darrigo Bros. Co. of California. Due to leasing issues with the tenant farmer, this candidate was not viable.

Alternative Candidate #3

Verizon also looked to a property located along Castroville Hwy (APN: 227-021-005), owned by Perry R. and Raymond K. Cranford of Paradise, CA. The owner(s) did not respond after initial correspondence.

The locations of the three alternative candidate sites along Hwy 183/Castroville Hwy are shown below.



The Proposed Facility location and design represents a thorough and responsible investigation of alternative sites and co-location possibilities performed over the last few months. After an exhaustive review of the available properties and the applicable zoning law, Verizon has determined that the proposed site is the best available location for a wireless telecommunications facility to meet the coverage objective.

Safety Benefits of Improved Wireless Service

Verizon 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 will install a standby generator at this telecommunications site to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the telecommunications site in the event that local power systems are offline.

Standby Generator Testing

Verizon installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon’s emergency and disaster preparedness plan. In the event of a power outage, Verizon’s communications equipment will first transition over to the backup batteries. The batteries can run the site for a roughly 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two-stage backup plan is an extremely important component of every Verizon communications site.

As one of the nation’s largest wireless companies, Verizon is the mobile phone service of choice to many Federal, State, and Local public safety agencies. While many public safety agencies employ their own two-way radio systems for intra-agency communications, Verizon phones are often the link to other agencies and the outside world. Backup batteries and generators allow Verizon’s communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

Operations & Maintenance

Visitation to the site by a service technician for routine maintenance typically occurs on an average of once per month. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there is no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

Compliance with FCC Standards

Verizon complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, Verizon complies with all FAA rules on site location and operation.

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation of Verizon’s FCC License. An RF report prepared by Hammett & Edison, Inc. verifying compliance with FCC guidelines is included with this submittal.

Notice of Actions Affecting This Development Permit

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



Verizon Wireless Cell Site Necessity Case

Prepared by Verizon Wireless
RF Engineering



Introduction:

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

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

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



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



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

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



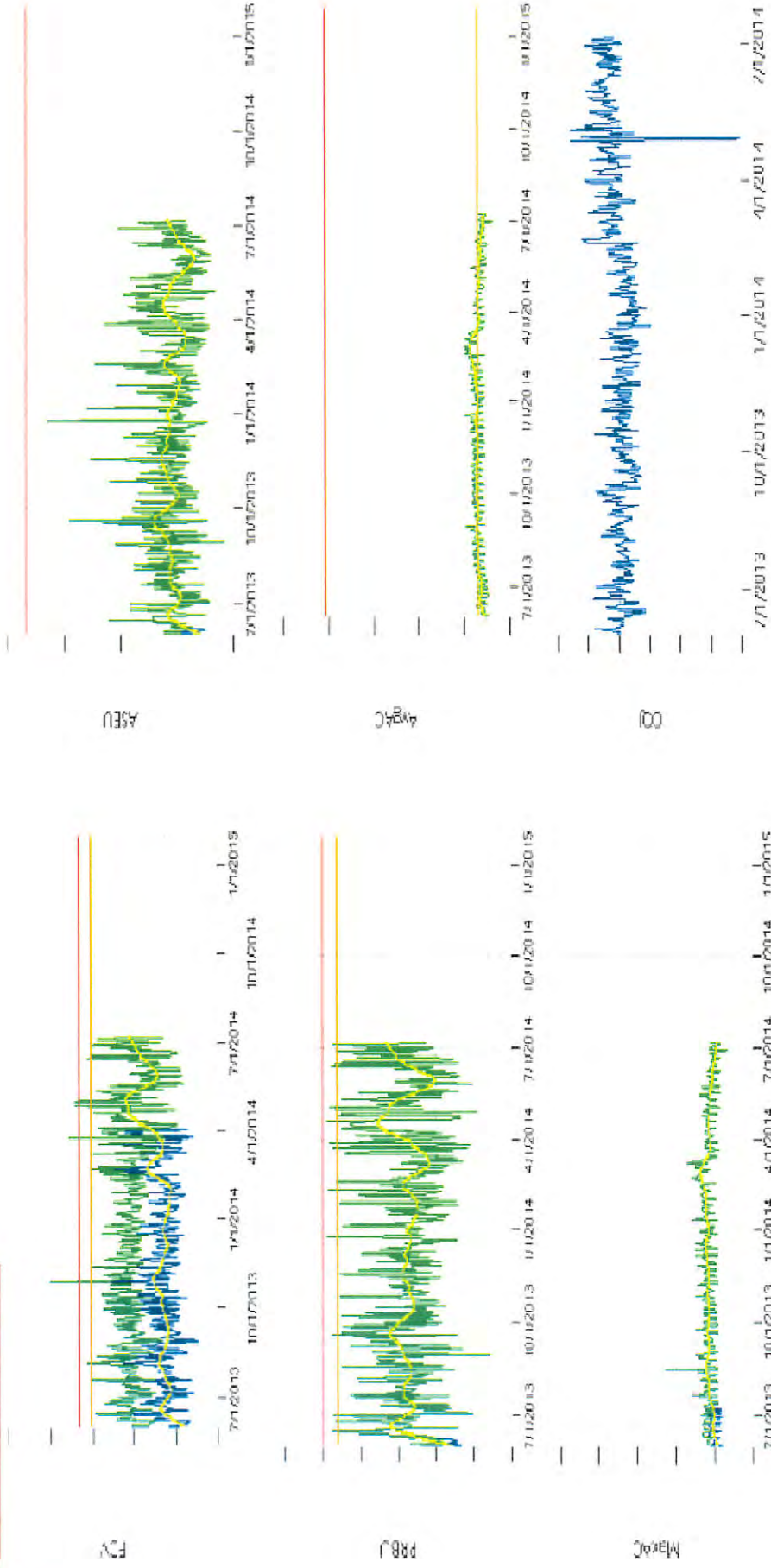
“Why do you need a site here???”

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

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



Need Case for: MCFADDEN ROAD

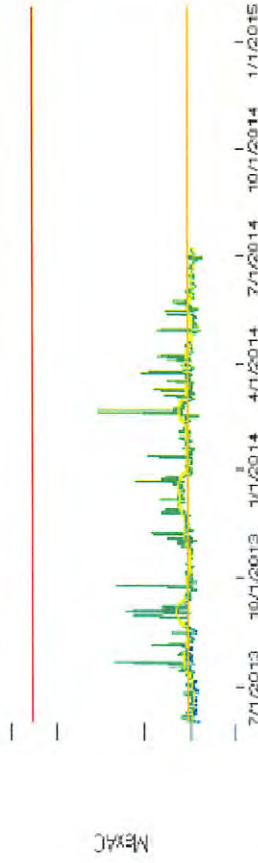
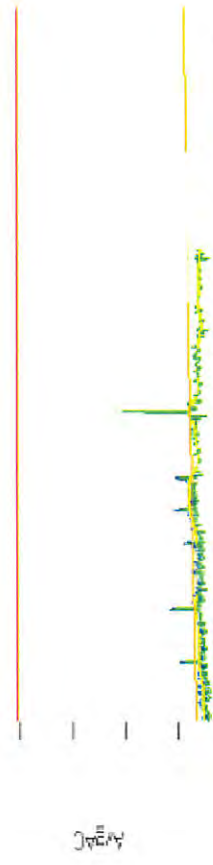
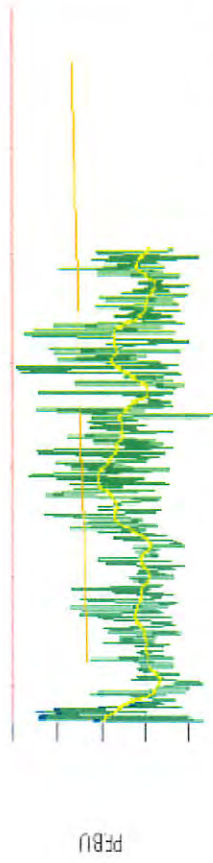
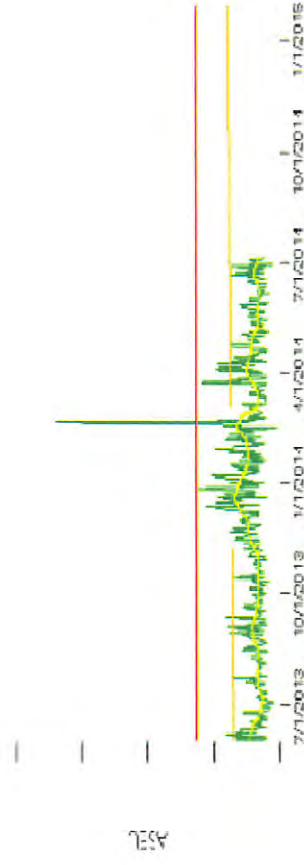
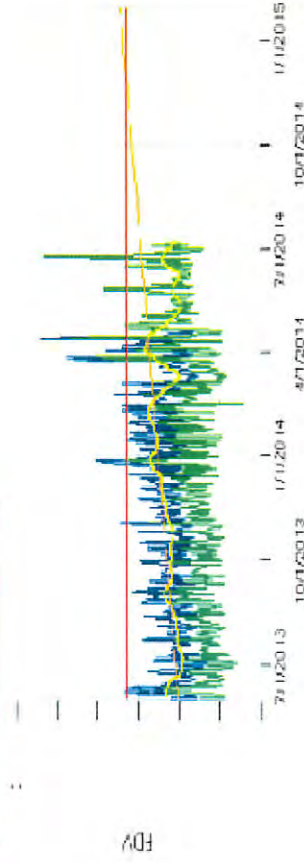


The above capacity plot shows that the sector of site HWY 183 & DAVIS ROAD currently serving Salinas along HWY 183 is overloaded. It suffers from too many simultaneous users, too many Mb of data, and too many users at the cell edge. Customers are now experiencing data rates below standard and we anticipate that the 4G VoLTE voice service will have very poor quality in Salinas.

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



Need Case for: MCFADDEN ROAD



The above capacity plot shows that the sector of site HWY G17 BLANCO ROAD currently serving Salinas near HWY 183 is overloaded. It suffers from too many simultaneous users, too many Mb of data, and too many users at the cell edge. Customers are now experiencing data rates below standard and we anticipate that the 4G VoLTE voice service will have very poor quality in Salinas.

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

Existing

Photosimulation of the view looking east along McFadden Road, at a gap in the fence.

McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless

Proposed 53 ft monopole

Proposed

Existing

Photosimulation of the view looking east along McFadden Road, at a gap in the fence.

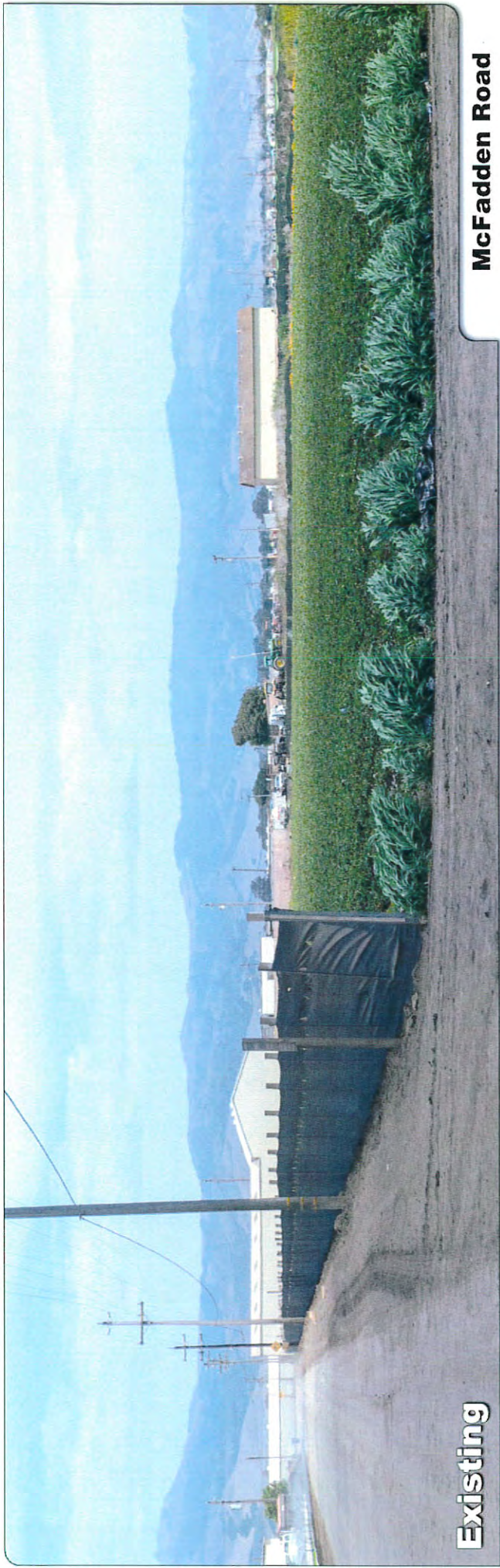
McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless

Proposed

Proposed monopole



Existing

Photosimulation of the view looking east along McFadden Road, at a gap in the fence.

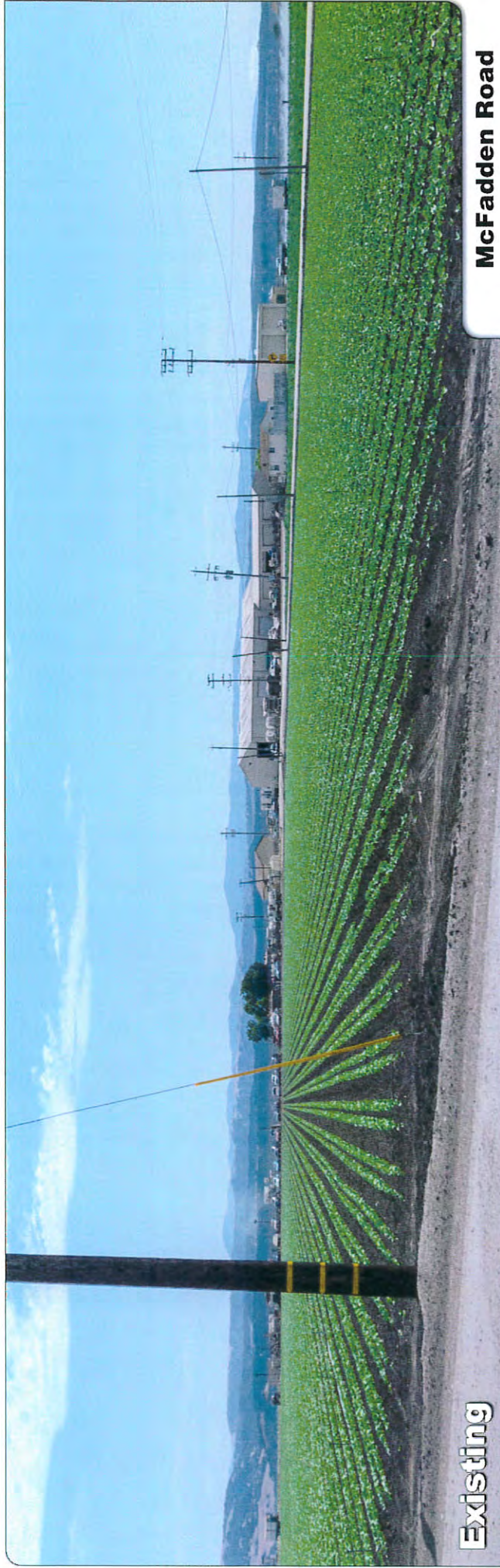
McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless



Proposed



Existing

Photosimulation of the view looking southwest from the nearest point along Castroville Road (Hwy 183).

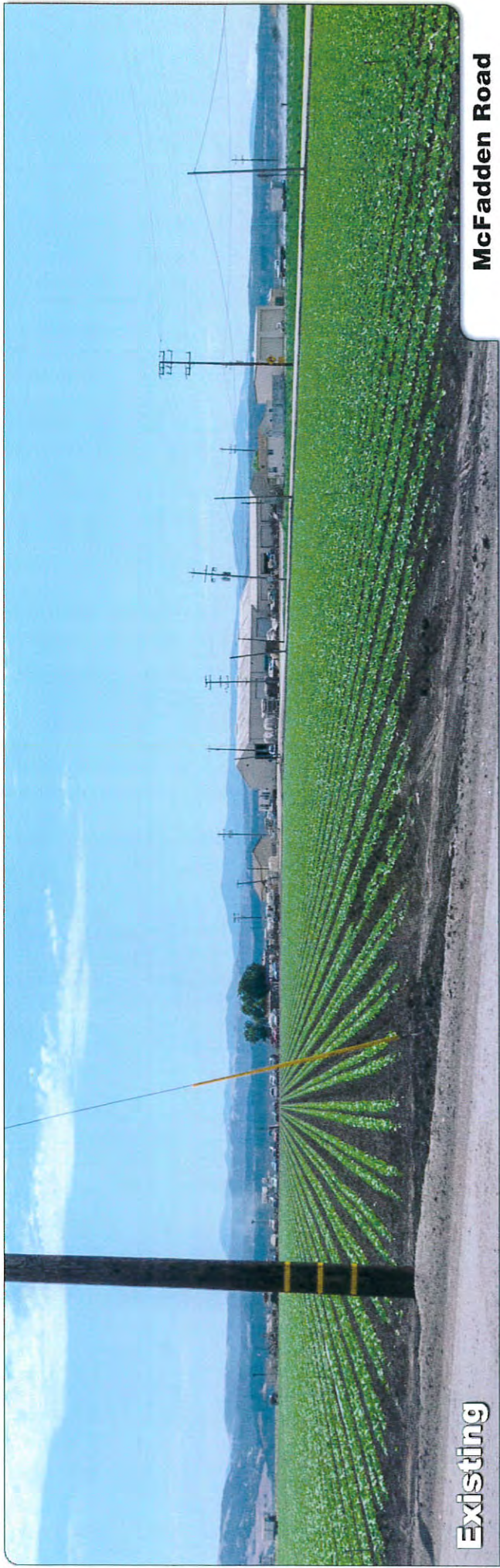
McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless



Proposed



Existing

Photosimulation of the view looking southwest from the nearest point along Castroville Road (Hwy 183).

McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless



Proposed



Existing

Photosimulation of the view looking southwest from the nearest point along Castroville Road (Hwy 183).

McFadden Road

92 McFadden Road
Salinas, CA 93908



Proposed



January 16, 2015

Submitted via GSO

Monterey County Planning
168 Alisal Street, 2nd Floor
Salinas, CA 93901
Attn: Dan Lister, Assistant Planner

**RE: Response to Incomplete Letter, PLN 140724; 92 McFadden Road, Salinas,
CA 93908 (APN: 227-063-004-000); Verizon Project Name: "McFadden Rd."**

Dear Mr. Lister:

This letter is in response to your January 6, 2015 Incomplete Letter where you requested additional information on existing structures on the property site as part of the alternative sites analysis, an alternative design for the facility to resemble a utility pole, and whether co-location is available at the proposed facility.

Additional Alternative Sites

Existing Structures on the Property

Other than one-story storage buildings and approximately 35' to 40' tall utility poles, there are no other existing structures on the property. Additional height is needed to fulfill Verizon's objectives of providing coverage east of Salinas on Hwy 183 and offloading capacity for the Hwy 183/Davis S3 facility. Additionally, the power from these Joint Pole Association (JPA) poles are not reliable enough to power a full cellular site. Lastly, the lease location was purposely chosen in an area of the lease property, away from the buildings and in a less-utilized area in order to ensure that the landowner has unhindered and continued use and access to all buildings. Please see enclosed Site Photos for additional information.

Main View of Property



Utility Poles on Hwy 183

These utility poles along Hwy 183 are the same as the one located on the lease property and the heights are insufficient to meet coverage objectives. In addition, due to Verizon's coverage needs, an equipment shelter and backup generator are needed. Along Hwy 183, the utility poles are very close to the road and the equipment shelter and associated ground equipment will be visible from the public right-of-way. In order to ensure minimal visual impact and deter all possible accessibility by the public, these locations were eliminated from consideration early in the investigative process due to lack of height, proximity to the public road, and inability to setback the ground equipment.

Hwy 183 and San Jon Road



High-Tension Towers

The PG&E high-tension towers that cross San Jon Road are just outside the search ring area created by Verizon's RF engineer. Because equipment cannot be mounted to the top of a high-voltage tower, an extension would be needed. Lastly, similar to the JPA poles along Hwy 183, major equipment will be too close to the public right-of-way. Please see above.

In order to achieve the objectives of providing coverage along Hwy 183 and offloading capacity from the east Salinas facility, potential sites that were recessed along Hwy 183 are necessary.

Please note that Verizon did reach out to the property (Massa) closest to these towers and within the search ring without a response. Please see page 8 of the original Project Support Statement.

Alternate Design as a Utility Pole

In addition to a utility pole, Verizon has also provided the monopole painted a flat brown. Deferring to Monterey County's preference, the monopole may also be painted a flat green or a flat pale blue. Many jurisdictions prefer a flat-painted monopole that will blend in with the horizon. Please note that a faux utility pole will require additional height to recreate the top of the monopole to look similar to the JPA poles in the vicinity. Please see enclosed photosimulations.

Is Colocation Available on this Facility?

All telecommunications facilities built by Verizon are available for co-location. The Proposed Facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon welcomes other carriers to collocate on their facilities whenever possible. Additional space is available within Verizon's lease area for at least one additional future carrier.

In accordance with Section 21.564.310.F.7 of the Monterey County Zoning Ordinance, a statement of co-location was provided on page 5 of the Project Support Statement originally submitted to Monterey County Planning.

Thank you very much for your attention to this project. Please let me know if any other information is needed. I can be reached at (916) 247-6087.

Sincerely,



Maria Kim
Project Manager

mkim@completewireless.net

Enclosures

McFadden Road Site Photos



North



East

McFadden Road
Site Photos



South



West

McFadden Road
Site Photos



Power

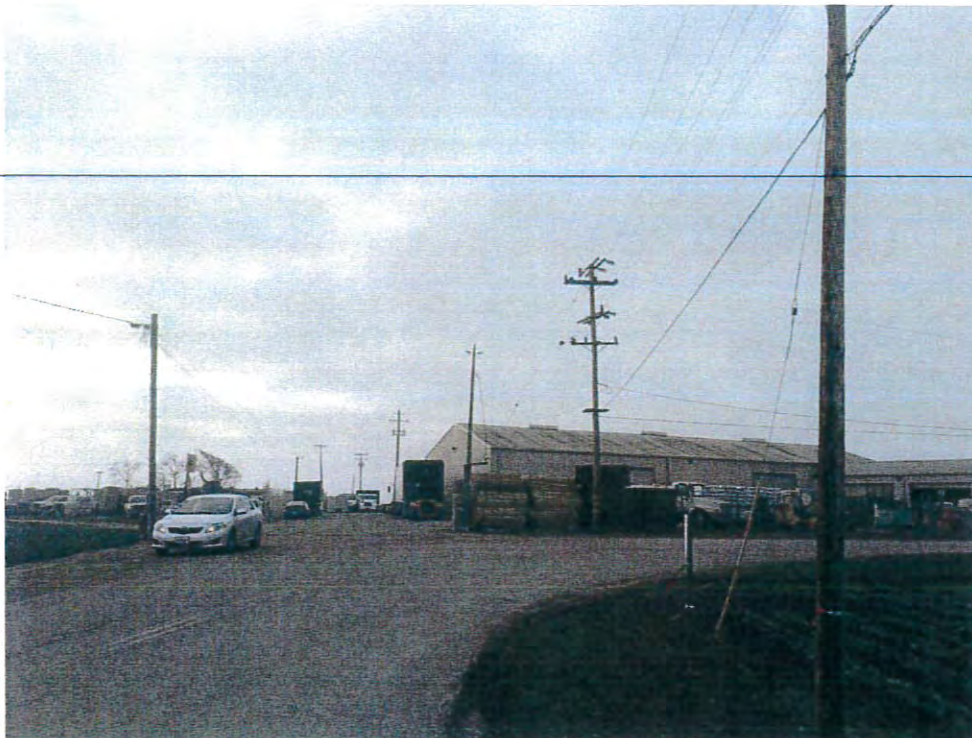


Telco

McFadden Road
Site Photos



Lease Area



Access

Existing

Photosimulation of the view looking east along McFadden Road, at a gap in the fence.

Proposed faux utility pole

McFadden Road
92 McFadden Road
Salinas, CA 93908
verizonwireless

Proposed

Existing

Photosimulation of the view looking southwest from the nearest point along Castroville Road (Hwy 183).

McFadden Road

92 McFadden Road
Salinas, CA 93908

verizonwireless

Proposed faux utility pole

Proposed



February 4, 2015

Submitted via FedEx Overnight

Monterey County Planning
168 Alisal Street, 2nd Floor
Salinas, CA 93901
Attn: Dan Lister, Assistant Planner

RE: Response to Letter, dated Jan. 23, 2015 (PLN 140724) - McFadden Rd

Dear Mr. Lister:

This letter is in response to your January 23, 2015 Incomplete Letter where you requested additional information regarding co-locations.

Utility Poles Not Co-Locatable

The 35' to 40' tall utility poles do not provide the height nor the power to run a full cellular site to fulfill Verizon's objectives. In addition to the poles being too short, Verizon could only add antennas a required distance below the power lines on the pole, which provides even less height. Lastly, these utility poles cannot support the size and quantity of panel antennas that are needed to provide service in this area. Due to these reasons, the utility poles in this area are not co-locatable. The purpose of the coverage area is to provide service along Hwy 183, to eastern Salinas, and provide capacity relief to the Hwy 183/Davis S3 site.

PG&E Lattice Towers Not Co-Locatable

The PG&E high-tension towers that cross San Jon Road are outside the search ring area created by Verizon's RF engineer and require additional height to fulfill Verizon's service objectives. Because these towers are too short and cannot provide the service needed in the area, these towers were not co-locatable. In order to achieve the objectives of providing coverage along Hwy 183 and offloading capacity from the east Salinas facility, potential sites that were recessed along Hwy 183 are necessary.

All New Verizon Sites can Accommodate Co-Location

All telecommunications facilities built by Verizon are available for co-location, including all structures shown in the photosimulations provided to Monterey County. Co-locatable structures include monopoles, faux trees, windmills, and water tanks. The Proposed Facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Verizon welcomes other carriers to collocate on their facilities whenever possible.

Verizon has answered every request for additional information and has provided these explanations in the Project Support Statements and subsequent correspondence. Additional photosimulations of monopoles, windmills, water tanks, monopines, and faux utility poles were provided at the jurisdiction's requests. Additionally, suggestions on various flat colored paints were provided. Lastly, in order to abide by Monterey County's desire to have the minimum visual impact for the proposed facility, Verizon has provided alternative sites and explanations regarding lack of co-location opportunities for this service area.

I can be reached at (916) 247-6087 if there are any questions.

Sincerely,

Maria Kim
Project Manager
mkim@completewireless.net

Enclosures