

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 25, 2012 Time: 9:30 a.m.	Agenda Item No.: 4
Project Description: Use Permit to allow the construction of a wireless telecommunications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12 antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 gallon diesel tank generator, coax cables, and associated power and fiber trenching. The property is located at 25445 Chualar River Road, Chualar (Assessor's Parcel Number 145-021-006-000), Central Salinas Valley Area Plan.	
Project Location: 25445 Chualar River Road, Chualar	APN: 145-021-006-000
Planning File Number: PLN110668	Owner: JRJ Partners/Dune Co. Agent: Melissa Tauber –Verizon Wireless
Planning Area: Central Salinas Valley	Flagged and staked: No
Zoning Designation: : HI “Heavy Industrial”	
CEQA Action: Categorically Exempt per Section 15303	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines and
- 2) Approve PLN110668, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project entails the construction of an unmanned wireless communications facility which includes a 60 foot monopole with 12 antennas and a prefabricated support shelter with a diesel tank generator. The project is located near Highway 1 off Chualar River Road. The proposed wireless facility will be developed on a small portion of an existing heavy industrial site. The site is adjacent to existing farmlands, another existing heavy industrial business, and the town of Chualar.

According to the Alternative Site Analysis (**Exhibit D**) Verizon reviewed two alternative locations that would reduce any gap in network service and provide the required amount of RF coverage for the area. Verizon looked at co-locating on an existing AT&T monopole located on the adjacent heavy industrial property (APN: 145-021-001-000), but the monopole is at full capacity. The other alternative is to construct a tower and facility on existing prime farmland near Chualar River Road and Foletta Road. Though this would also provide services that Verizon requires, the location would impact agricultural land and create a negative visual impact to the area.

Staff has reviewed the project in regards to visual impacts to the area, pursuant to Section 21.64.310.H of the Monterey County Zoning Ordinance. The project is located within an existing industrial site which has many warehouses and equipment throughout the site (**Project Visual Simulation, Exhibit F**). Staff agrees that the proposed monopole will be visually consistent with existing development on the industrial site.

Pursuant to **Exhibit E**, Verizon illustrates the current cell coverage within the area and how the proposed wireless facility will provide better service for Verizon customers, especially the residence in Chualar. In accordance to Section 21.64.310.H.b of the Monterey County Zoning Ordinance, the proposed monopole will be able to accommodate future co-location, allowing approximately three other carriers.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional FPD

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau and Monterey County Regional FPD have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not reviewed by a Land Use Advisory Committee because Central Salinas Valley currently does not have an advisory committee.

Note: The decision on this project is appealable to the Board of Supervisors.



Dan Lister - Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
March 30, 2012

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Dan Lister, Project Planner; Carol Allen, Senior Secretary; JRJ Partners (Dune Company), Owner; Melissa Tauber of Verizon Wireless, Agent; The Open Monterey Project; LandWatch; Planning File PLN110668.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval
 • Site Plan, Floor Plan and Elevations, Parcel Map, Tentative
 Exhibit C Vicinity Map
 Exhibit D Alternative Site Analysis by Verizon Wireless
 Exhibit E Existing & Proposed Network Coverage Map
 Exhibit F Project Visual Simulation

This report was reviewed by Wanda Hickman, Planning Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN110668

Project Title: JRJ Partner (Dune Co.)	Primary APN: 145-021-006
Location: 25445 Chualar River Road	Coastal Zone: No
Applicable Plan: Central Salinas Valley AP	Zoning: HI
Permit Type: Use Permit	Plan Designation: Industrial
Environmental Status: Categorically Exempt	Final Action Deadline: 5/29/2012
Advisory Committee: N/A	

Project Site Data:

Lot Size: 5.6 acres	Coverage Allowed: 50%
	Coverage Proposed: 13%
Existing Structures (sf): 30,990sf	Height Allowed: 30ft
Proposed Structures (sf): 580sf	Height Proposed: 60ft
Total Square Feet: 31,570sf	FAR Allowed: N/A
	FAR Proposed: N/A

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: II
	Geologic Report #: N/A
Archaeological Sensitivity Zone: Low	
Archaeological Report #: N/A	Traffic Report #: No
Fire Hazard Zone: N/A	

Other Information:

Fire District: Monterey County Regional FPD	Grading (cubic yds): N/A
Tree Removal (Count/Type): None	

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

JRJ Partners/Dune Company (PLN110668)

RESOLUTION NO. _____

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the construction of a wireless telecommunications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12 antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 gallon diesel tank generator, coax cables, and associated power and fiber trenching.

[PLN110668, JRJ Partners, 25445 Chualar River Road, Chualar, Central Salinas Valley Area Plan (APN: 145-021-006-000)]

The Use Permit application (PLN110668) came on for public hearing before the Monterey County Planning Commission on April 25, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Central Salinas Valley Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 25445 Chualar River Road, Chualar (Assessor's Parcel Number 145-021-006-000), Central Salinas Valley Area Plan. The parcel is zoned Heavy Industrial (HI), which allows for a broad range of heavy commercial uses. Pursuant to Section 21.20.060.NN of the County Zoning Ordinance, a wireless

communications facility is allowed in the zoning district with a Use Permit approved by the Planning Commission. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on January 5, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The Central Salinas Valley does not currently have an Advisory committee, so the project was not referred to the any Land Use Advisory Committee (LUAC) for review.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110668.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on January 5, 2012 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110668.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. The proposed project is an unmanned wireless communications facility that does not require connections to water or sewage. The facility will be connected to existing PG&E service.
 - c) Preceding findings and supporting evidence for PLN110668.

4. **FINDING:** **CODE VIOLATIONS** - The subject property was reviewed for code violations in regards to non-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 related to the proposed project.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of one violation existing on subject property.
 - b) Staff conducted a site inspection on January 5, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) The proposed project does not cure the existing violation regarding an unpermitted fertilizer tower, replacement of existing water tank and electrical panel (CE090135). According to Code Enforcement staff in the Building Services Department, the owner is actively correcting the violation and that the proposed wireless facility should not be held from obtaining a permit.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110688.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the installation of small facility and structures.
 - b) The installation of the monopole and prefabricated support facility
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 5, 2012.
 - d) The project will not impact resources pursuant to Section 15300.2 of the CEQA Guidelines.
 - e) See preceding and following findings and supporting evidence.
6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- EVIDENCE:**
- a) The project consists of an unmanned wireless communications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12

antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 diesel tank generator, coax cables, and associated power and fiber trenching.

- b) Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
- c) The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission.
- d) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Salinas Municipal). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
- e) Staff site visit and project photos in project file PLN110668.

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

EVIDENCE: a) Section 21.80.040.A Monterey County Zoning Ordinance (Board of Supervisors).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines; and
2. Approve a Use Permit to allow the construction of a wireless telecommunications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12 antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 gallon diesel tank generator, coax cables, and associated power and fiber trenching, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of April, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Amy Roberts, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110668

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN110668) allows the construction of a wireless telecommunications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12 antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 gallon diesel tank generator, coax cables, and associated power and fiber trenching. The property is located at 25445 Chualar River Road, Chualar (Assessor's Parcel Number 145-021-006-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 145-021-006-000 on April 25, 2012. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 25, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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

4. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The communications tower shall not exceed 60 feet in height. Prior to final building inspection, the Owner/Applicant shall coordinate with the RMA - Planning Department staff to inspect the project site after construction to ensure compliance with condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to final building inspection, the Owner/Applicant shall coordinate with the RMA - Planning Department staff to inspect the project site after construction to ensure compliance with condition.

5. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning Department

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 Department)

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 Department 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 the RMA-Planning Department.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning Department

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

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

7. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 60 feet.

8. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: If the applicant abandons the facility or terminates the use, prior to the issuance of grading or building permits or on an on-going basis, the Owner/Applicant shall submit a site restoration agreement to the RMA - Planning Department subject to the approval of the RMA - Director of Planning and County Counsel.

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

9. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning Department

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

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

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

10. EHSP01 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN (NON-STANDARD)

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. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, submit a signed Business Response Plan - Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to-date Business Response Plan.

11. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

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

12. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

13. FIRE030 - OTHER NON-STANDARD CONDITION

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - ALTERNATE POWER SUPPLY SIGNAGE (NON-STANDARD CONDITION)
Alternative power supply signage needed (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

1. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

14. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - EMERGENCY ACCESS KEYBOX (NON-STANDARD CONDITION)
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Monterey County Regional Fire District)

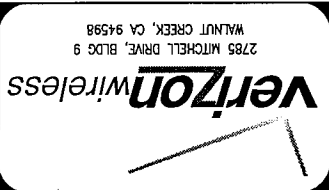
Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the building permit, the applicant or owner shall print the text of this condition as "Fire Department Notes" on the construction plans.
2. Prior to requesting a final building inspection, the applicant or owner shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

ISSUE STATUS	REV	DATE	DESCRIPTION	BY	CHK
	0	06/13/11	PRELIMINARY	DA	
	1	06/28/11	ADD PP	DA	



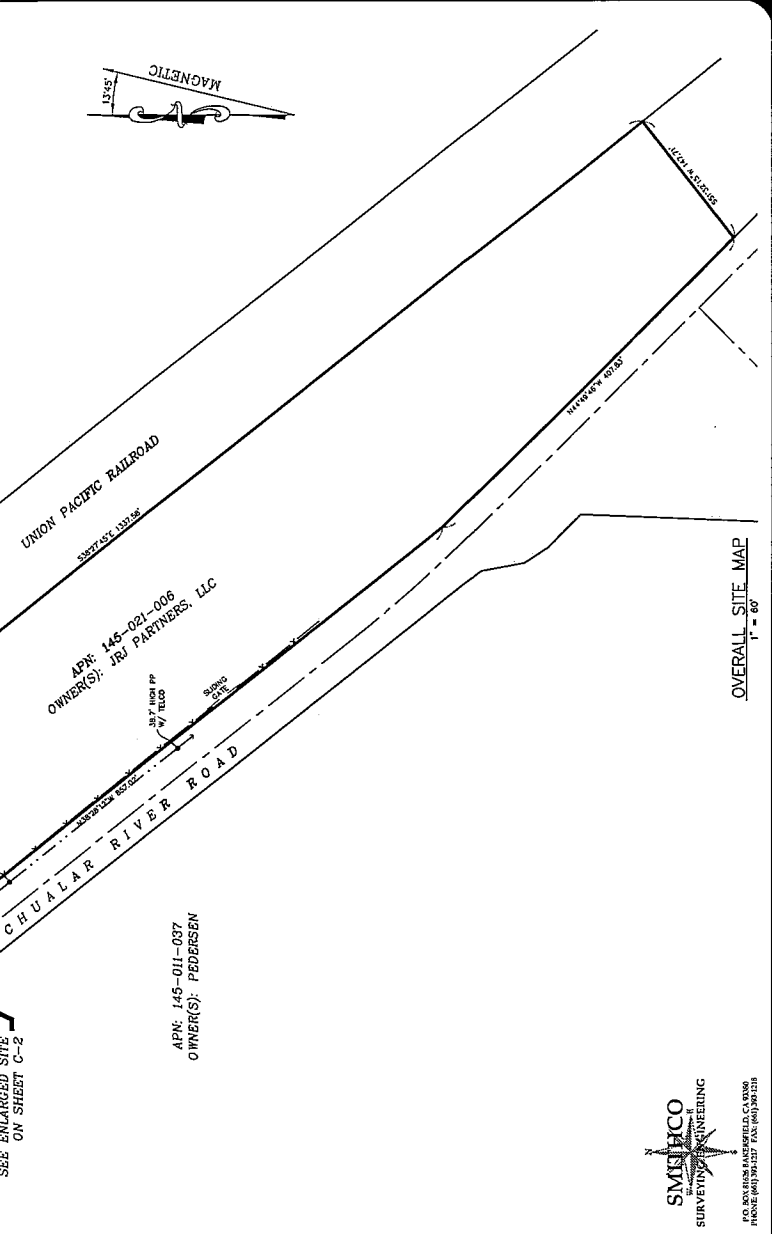
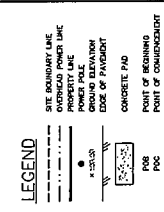
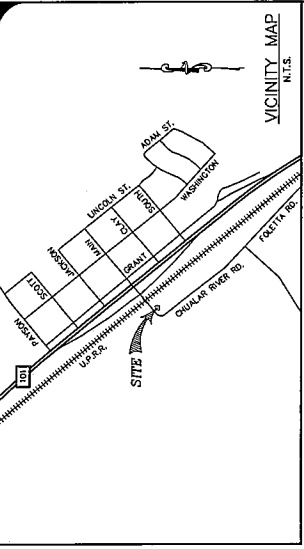
PROPRIETARY INFORMATION
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COMPANY. ANY USE OR REPRODUCTION OF THIS
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STRICTLY PROHIBITED.



249752
CHUALAR

25445 CHUALAR RIVER RD.
CHUALAR, CA 93925
MONTEREY COUNTY

SHEET TITLE:
SITE SURVEY
C-1



NOTES
OWNER: JRJ PARTNERS, LLC
APN: 145-021-006
THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE INFORMATION. CHUALAR RIVER ROAD, CHUALAR, MONTEREY COUNTY, IS A BOUNDARY SURVEY. THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-374989, DATED APRIL 15, 2011. WITHIN SAID TITLE REPORT THERE ARE NINE (9) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT, AND ONE (1) OF WHICH CAN NOT BE PLOTTED.
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD SURVEY. ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT CONDUCTED ANY WORK TO VERIFY THE LOCATION OF ANY UTILITIES AS SHOWN ON THIS MAP. THE SURVEYOR HAS NOT CONDUCTED ANY WORK TO VERIFY THE LOCATION OF ANY UTILITIES AS SHOWN ON THIS MAP.
THE LOCATION OF THE SITE FALLS WITHIN ZONE 2, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2X ANNUAL CHANCE FLOODPLAIN.
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.
LAT. 38.514508° N, NAD 83
LONG. 121.31073° W, NAD 83
ELEV. 102.1 MGD 88 (BASIS OF DRAWING)
LAT. 38.514507° N, NAD 27
LONG. 121.31041° W, NAD 27
ELEV. 104.2 MGD 25

The information shown above meets or exceeds the requirements set forth in FAA order 8360.19D for 1-A airports. The information shown above meets or exceeds the requirements set forth in FAA order 8360.19D for 1-A airports. The information shown above meets or exceeds the requirements set forth in FAA order 8360.19D for 1-A airports.
LESSOR'S PROPERTY LEGAL DESCRIPTION:
AS FOLLOWS:
SQUARE IN AN UNINCORPORATED AREA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
SQUARE IN A PORTION OF CHUALAR BERTON GROUNDS, BEING WITHIN THE RANCHO CHUALAR, COUNTY OF MONTEREY, STATE OF CALIFORNIA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF THE OLD CHUALAR RIVER ROAD, AS ABANDONED BY THE BOARD OF SUPERVISORS IN THE DOCUMENT ENTITLED "RESOLUTION TO ABANDON PORTION OF CHUALAR RIVER ROAD" RECORDED IN VOLUME 2086 OF PAGE 27 OF JUDICIAL RECORDS TWO DECEMBER TO THE COUNTY OF MONTEREY BY THE STATE OF CALIFORNIA IN VOLUME 1871 AT PAGE 204, RECORDED MAY 23, 1958; OPTICAL RECORDS 6840101 WREY COUNTY, JEFFREY SWANSON, SYSTEMS, 1777 CENTER OF THE NEW ALIGNMENT OF CHUALAR RIVER ROAD AS SHOWN ON THE MAP FILED IN THE COUNTY SURVEYOR'S OFFICE IN SERIAL NO. 12216, ENTITLED "PROPERTY MONUMENTATION MAP, CHUALAR RIVER ROAD" FROM SAID POINT OF BEGINNING
1. NORTH 44°02'00" WEST, 407.83 FEET TO A 1" IRON PIPE WITH A CAP MARKED "D.P.M." ON THE NORTHEASTERNLY CORNER OF 3465 PARCEL TWO; THENCE CONTINUING ALONG SAID NORTHEASTERNLY LINE
2. NORTH 30°19'05" WEST, 857.02 FEET; THENCE
3. NORTH 04°28'07" WEST, 90.20 FEET; THENCE
4. NORTH 51°24'58" EAST, 143.03 FEET TO A POINT WHICH IS 50 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAINLINE OF THE UNION PACIFIC RAILROAD TRACK, THENCE PARALLEL WITH SAID CENTERLINE
5. SOUTH 38°18'59" EAST, 1337.58 FEET TO THE NORTHERLY LINE OF SAID OLD RIGHT OF WAY OF CHUALAR RIVER ROAD AS SHOWN ON THE MAP FILED IN THE COUNTY SURVEYOR'S OFFICE IN SERIAL NO. 12216, DOCUMENT NO. 280117/250, OFFICIAL RECORDS IN VOLUME 2086 AT PAGE 204, DOCUMENT NO. 280117/250, OFFICIAL RECORDS.
6. SOUTH 51°41'21" WEST, 147.71 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING SET FORTH IN THAT CERTAIN CERTIFICATE OF COMPLIANCE BY THE MONTEREY COUNTY SURVEYOR, MONTEREY COUNTY.
EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING BUT NOT LIMITED TO OIL, GAS AND HYDROCARBONS, TOGETHER WITH THE SOLE EXCLUSIVE AND PREFERENTIAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF THE PROPERTY, OR TO INTERFERE WITH THE USE THEREOF BY GRANTOR, ITS SUCCESSORS OR ASSIGNS; AS RESERVED BY UNION PACIFIC RAILROAD COMPANY IN THE GDS RECORDED IN VOLUME 2086 AT PAGE 204, DOCUMENT NO. 280117/250, OFFICIAL RECORDS.
EASEMENTS(IES) PER TITLE RECORDS:
4. AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 11, 1985 AS REEL 3869 PAGE 2247 OF OFFICIAL RECORDS.
AFFECTS:
NOT PLOTTED - ILLEGIBLE

SMITHCO SURVEYING & ENGINEERING
105 DEWATER ROAD, SUITE 200
PHOENIX, ARIZONA 85028
PHONE (480) 731-2127 FAX (480) 731-2128

REV	DATE	DESCRIPTION	BY
0	06/09/11	99% ZONING	GP
1	02/27/11	99% ZONING	JL
2	07/27/11	99% ZONING	JL
3	07/27/11	99% ZONING	JL
4	07/27/11	100% ZONING	MP

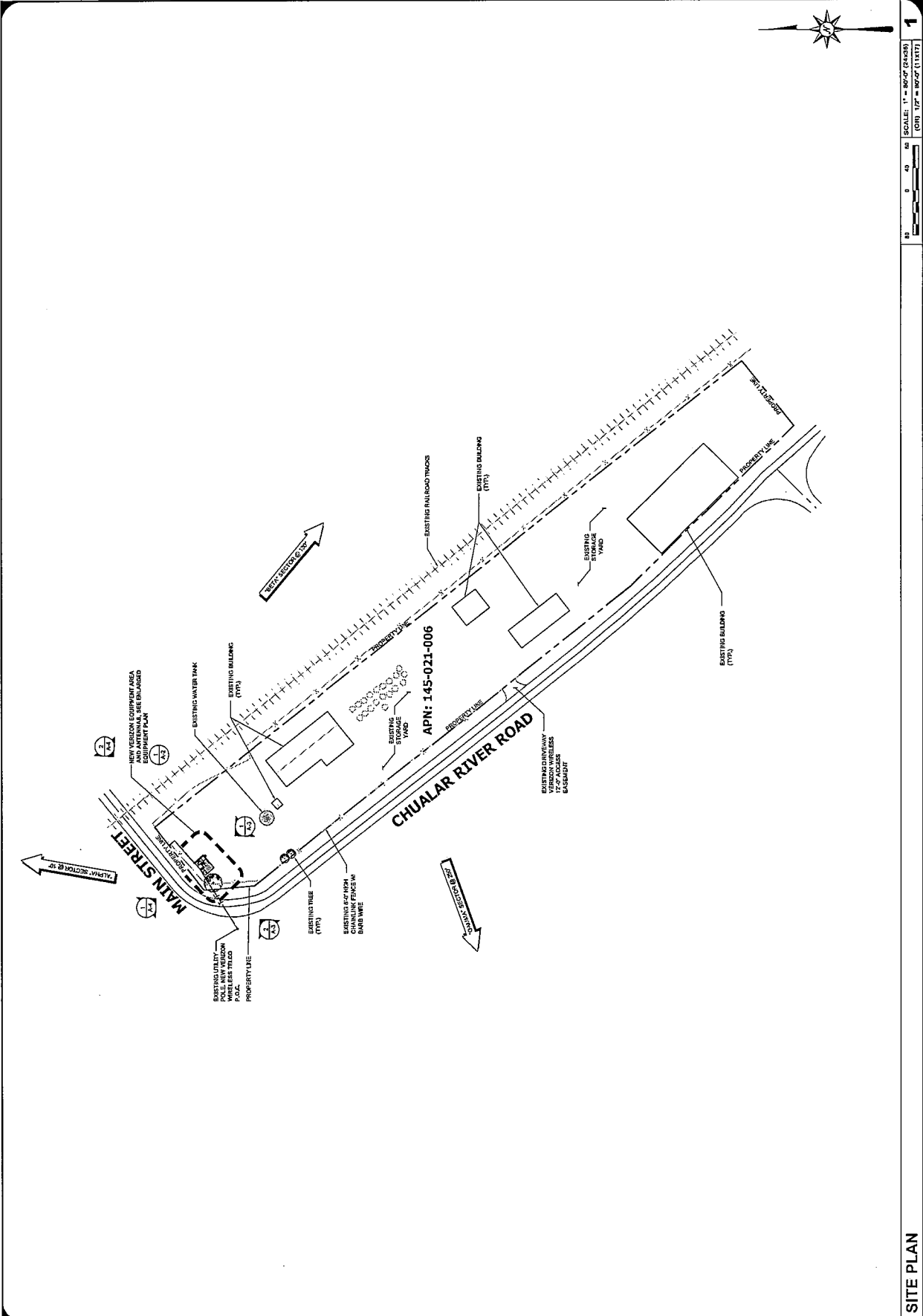
WIRELESS
 26600 CENTRAL EXPWAY, SUITE 100
 CHUALAR, CA 95025
 (916) 486-1000
 www.wireless.com

Verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

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PSL# 249752
 CHUALAR
 25445 CHUALAR RIVER RD.
 CHUALAR, CA 93925

SHEET TITLE:
 SITE PLAN
A-1

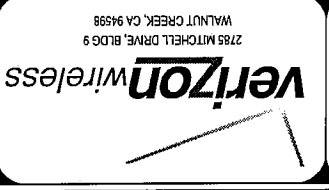


SITE PLAN
 SCALE: TYPICAL = 1" = 80'-0" (24.38)
 (OR) 1/2" = 80'-0" (1:151.77)
 1

REV	DATE	DESCRIPTION	BY
1	07/20/11	REVISED	GP
2	07/20/11	REVISED	GP
3	07/20/11	REVISED	GP
4	07/20/11	REVISED	GP



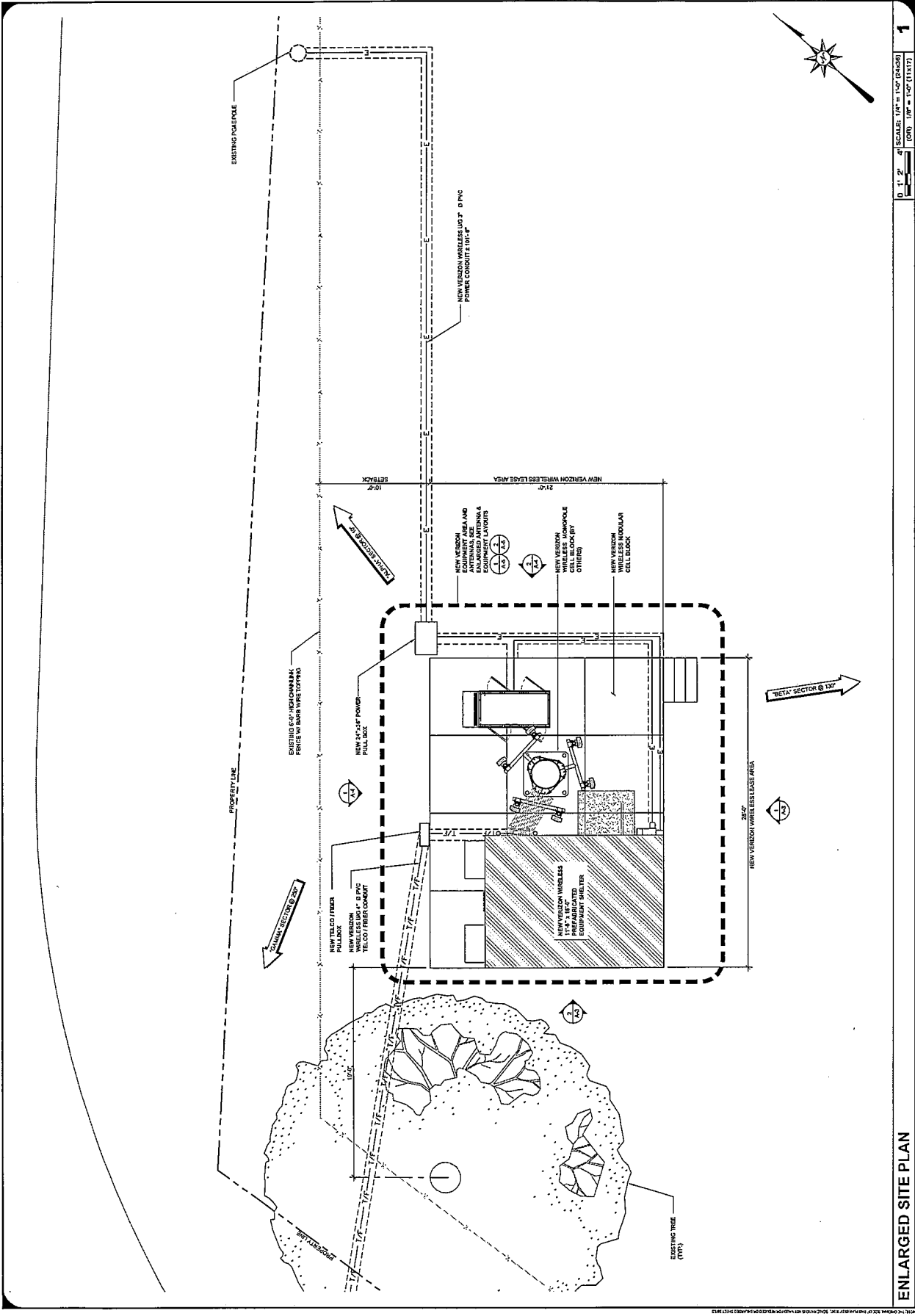
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SHEET TITLE:
ENLARGED SITE PLAN

A-2



SCALE: 1/4" = 10' (24x36)
 (CON.) 1/8" = 10' (11x17)

0 1 2'

1

ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY
0	02/01/11	955 204905	GP
1	02/27/11	955 204905	JM
2	03/15/11	100X 204905	SDC
3	03/15/11	100X 204905	SDC
4	07/20/11	100X 204905	MP

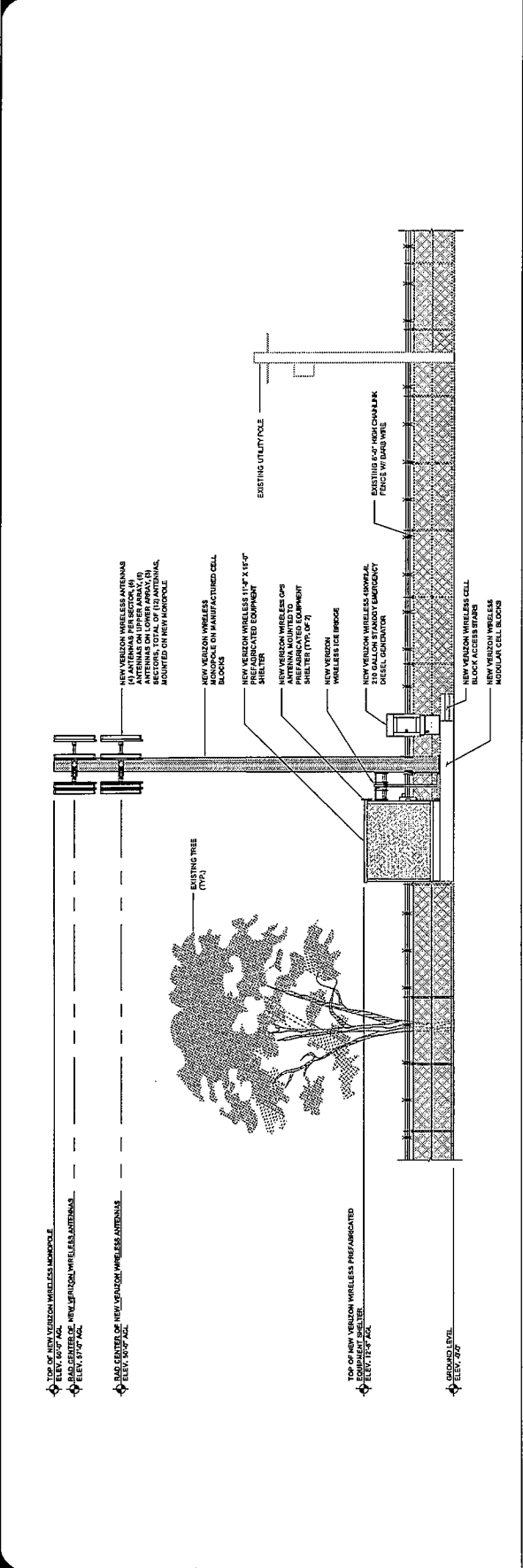


verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

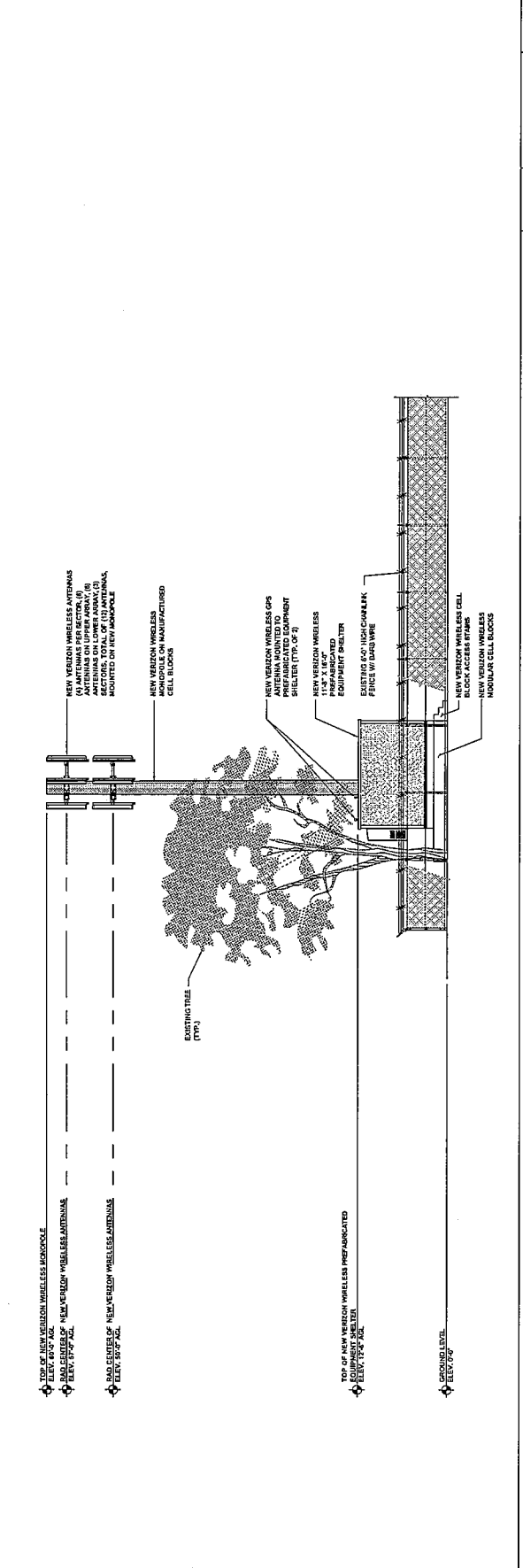
PSL# 249752
 CHUALAR
 25445 CHUALAR RIVER RD.
 CHUALAR, CA 93925

SHEET TITLE:
 SOUTHEAST &
 SOUTHWEST
 ELEVATIONS

A-3



SOUTHEAST ELEVATION



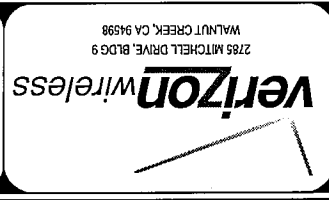
SOUTHWEST ELEVATION

REV	DATE	DESCRIPTION	BY
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1	02/27/11	955 204905	JM
2	03/15/11	100X 204905	SDC
3	03/15/11	100X 204905	SDC
4	07/20/11	100X 204905	MP

REV	DATE	DESCRIPTION	BY
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1	02/01/11	90% CONCEPT	GP
2	02/01/11	90% CONCEPT	GP
3	02/01/11	100% CONCEPT	GP
4	02/01/11	100% CONCEPT	GP



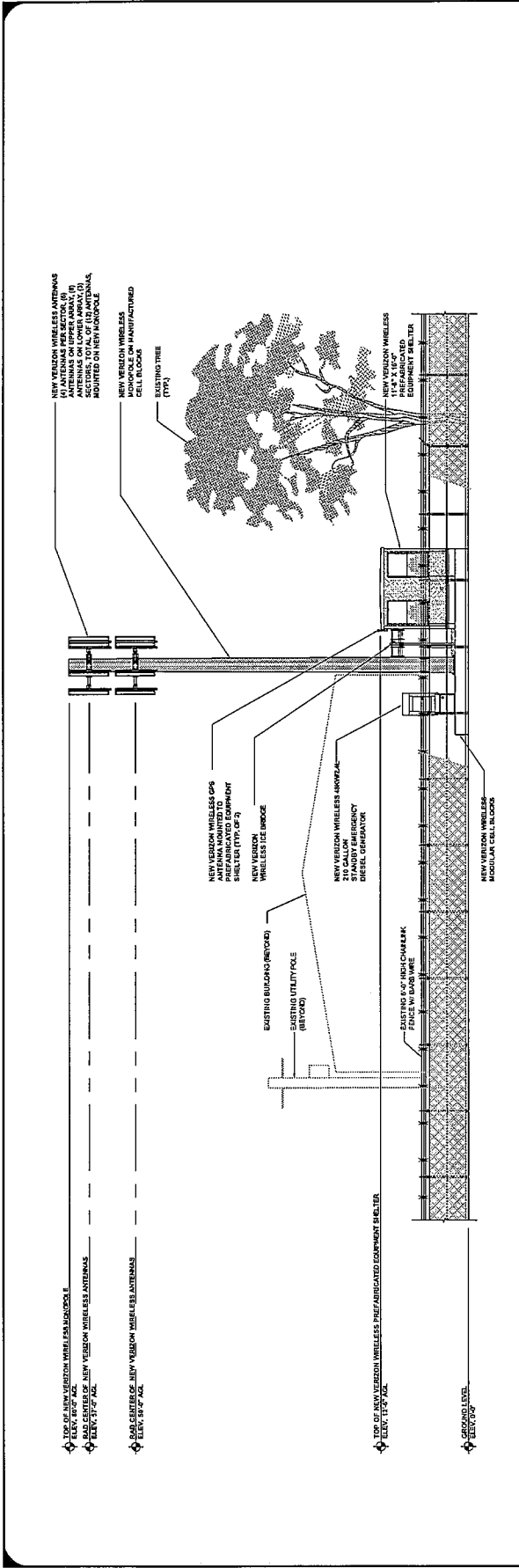
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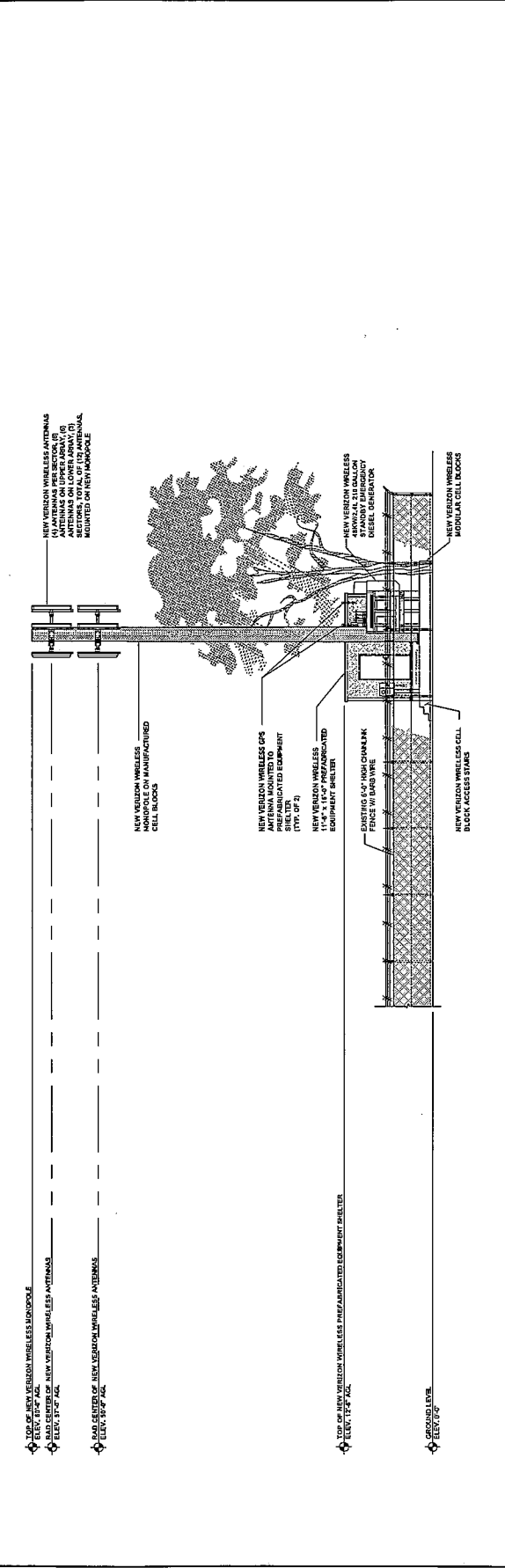
SHEET TITLE:
 NORTHEAST &
 NORTHWEST
 ELEVATIONS

A-4



NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (CON. 1/16" = 1'-0" (11x17))



NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
 (CON. 1/16" = 1'-0" (11x17))

REV	DATE	DESCRIPTION	BY
1	07/20/11	ISSUE FOR PERMITS	CP
2	07/20/11	ISSUE FOR PERMITS	CP
3	07/20/11	ISSUE FOR PERMITS	CP
4	07/20/11	ISSUE FOR PERMITS	CP

WIRELESS
 2845 CHUALAR RIVER RD.
 CHUALAR, CA 93925
 (951) 249-7522

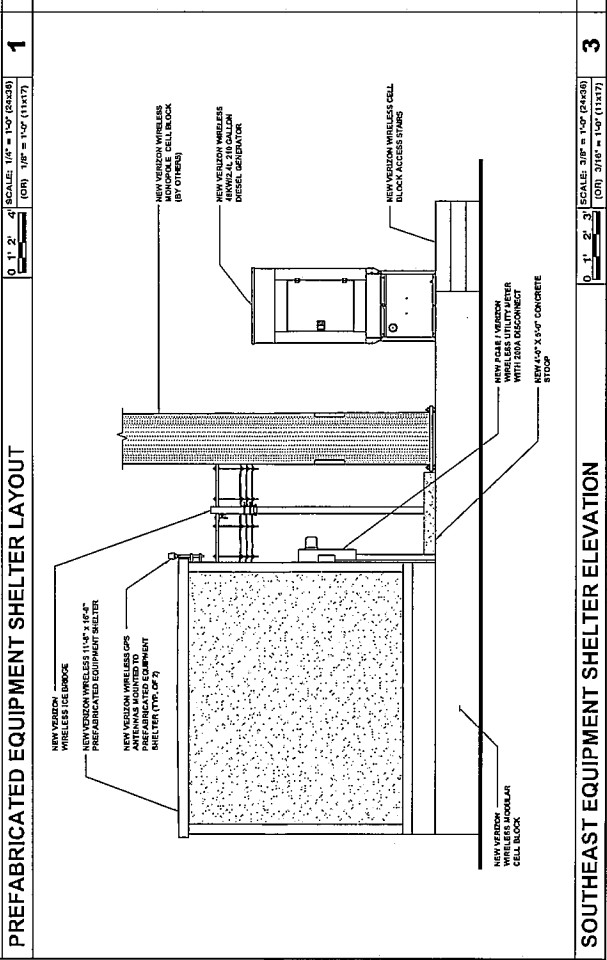
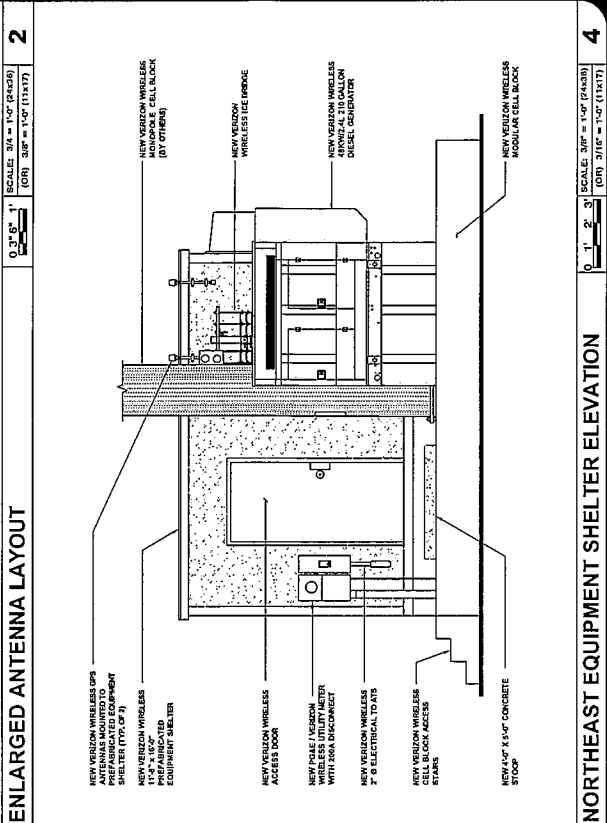
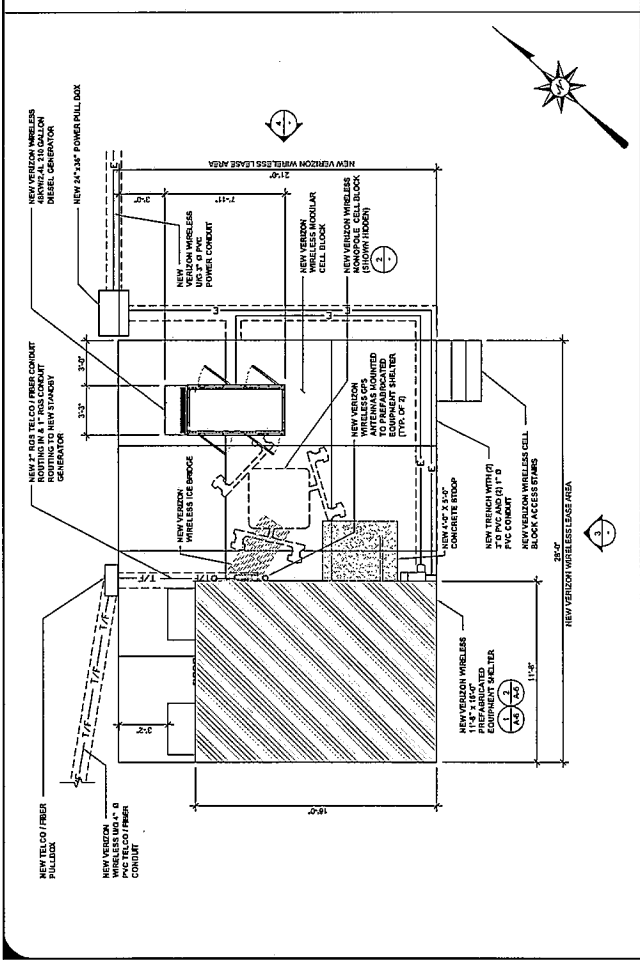
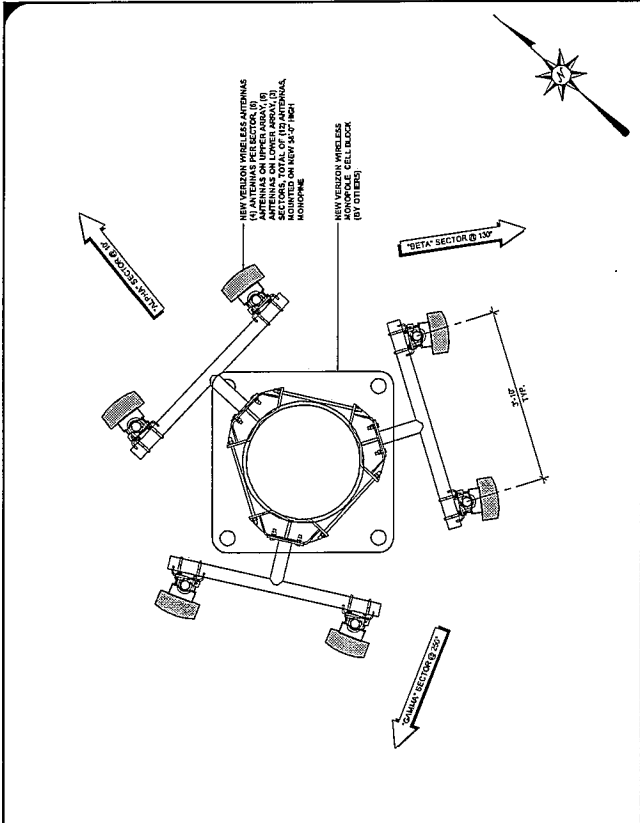
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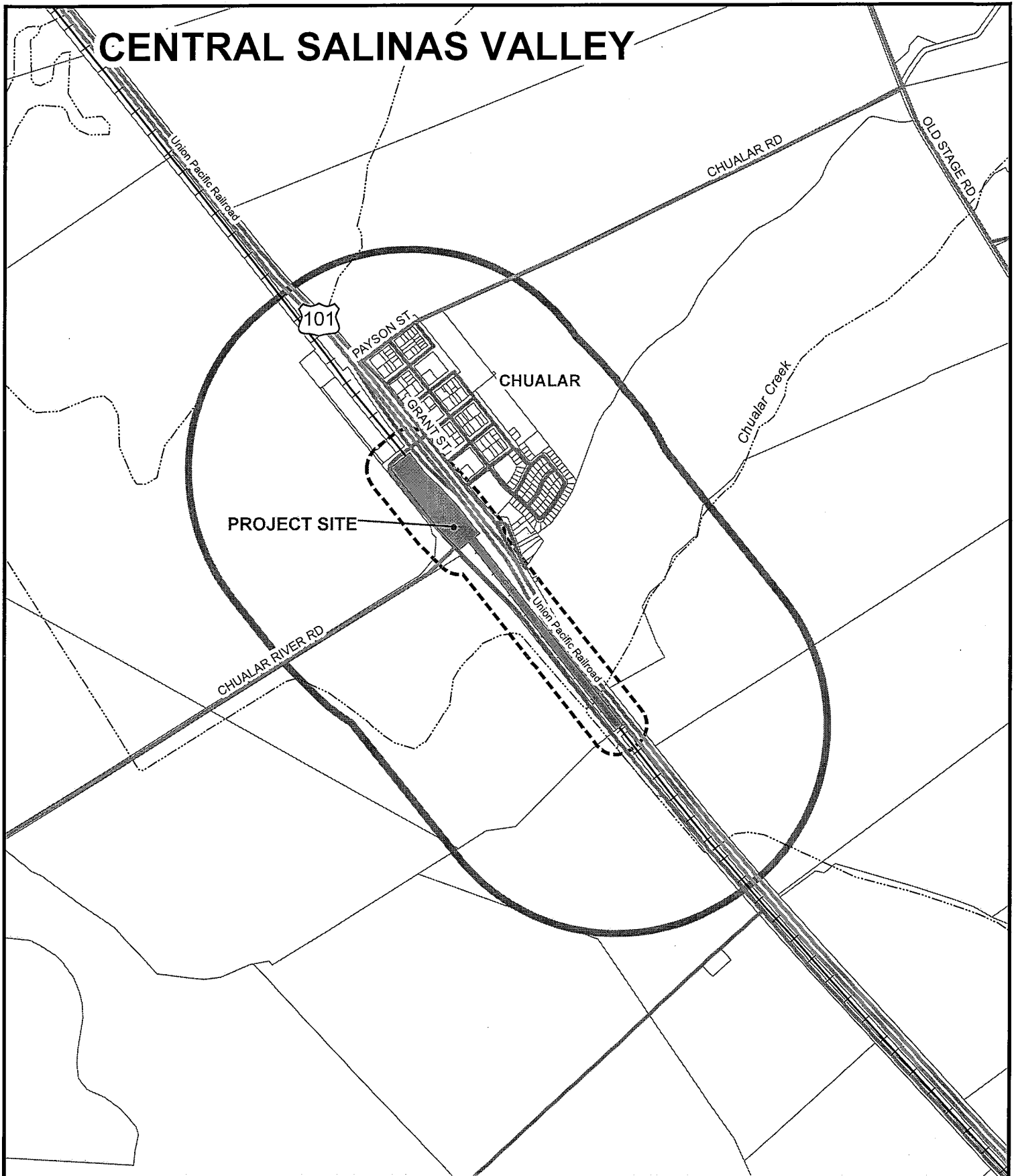
PSL # 249752
CHUALAR
 25445 CHUALAR RIVER RD.
 CHUALAR, CA 93925

SHEET TITLE:
ENLARGED EQUIPMENT & ANTENNA LAYOUT, SHELTER ELEVATIONS

A-5



CENTRAL SALINAS VALLEY



APPLICANT: JRJ PARTNERS LLC

APN: 145-021-006-000

FILE # PLN110668

Water 2500' Limit 300' Limit City Limits

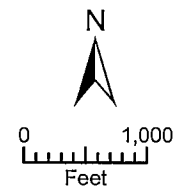


Exhibit _____

PLANNER: LISTER

Alternative Site Analysis

Proposed Site Location #1:

25445 Chualar River Road

The proposed location at 25445 Chualar River Rd. was selected as the most suitable candidate because it provides significant network coverage in an area of the highway not already covered by Verizon Wireless as well as being compatible with the surrounding industrial property.

Site location and development was driven by the RF engineer and extensive search ring analysis. This proposed site location satisfies our coverage objectives and offers a location that is also the least visually intrusive to the surrounding rural character of Chualar. The industrial property provides the best location because it not only preserves the visual character and maintains open public views of the area, but it provides the necessary telecommunications coverage that the residents are currently lacking.

Because the existing AT&T telecommunications facility next door is currently overloaded with carriers, it does not provide a space for Verizon Wireless to collocate. The proposed monopole design takes into account the likelihood of future co-locating carriers discouraging the possibility of multiple towers in the area and ensuring that visual clutter is not created.

Proposed Site Location #2:

Co-Location on Existing AT&T Tower at Hwy 101/Chualar River Rd. APN: 145-021-001

AT&T has an existing telecommunications facility located on the property adjacent to 25445 Chualar River Rd. The existing 65-ft AT&T monopole tower provides a good location that satisfies our RF coverage needs, however, space is not available on the existing tower.

From a technology perspective, the radio technology of the antennas function based on line-of-site and there must be no near-field obstructions in order to insure consistent coverage to area users. There are currently four existing carriers on the AT&T telecommunications facility and all antennas are mounted towards the top portion of the existing tower. It is crucial our proposed site design satisfies our RF coverage objectives and provides service to the Chualar area; because of the limited space and lack of height available at this location, it is not realistic to locate our equipment on the existing tower.

Proposed Site Location #3:

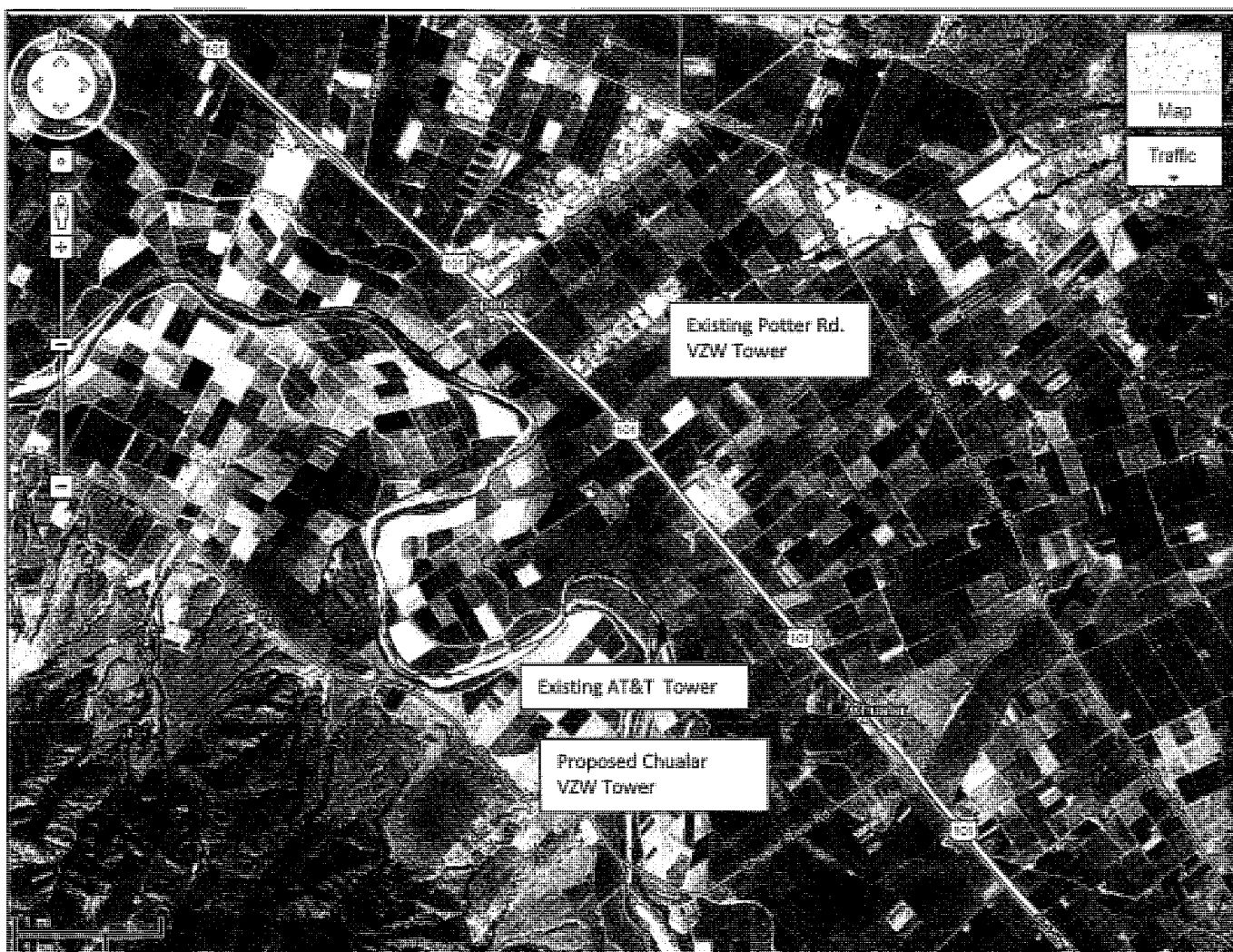
Chualar River Road & Foletta Rd.

Agricultural land adjacent to the Chualar area was also reviewed as a possible site candidate for a new Verizon Wireless telecommunications facility. Site selection is first determined by a gap in network coverage and then substantially driven by RF coverage objectives in conjunction with taking into account compatible land uses.

Adjacent agricultural land was reviewed as a possible candidate because it provided a suitable location for a commercial use, away from existing residential properties and school facilities in Chualar. Currently, there is a plethora of agricultural land available adjacent Chualar but only a

few properties actually have existing structures which can somewhat camouflage and provide background to a new telecommunications facility. Site location and development is intended to preserve and blend in with the visual character of the area. After multiple site visits to the area, we felt a proposed tower in the middle of agricultural land had a negative visual impact and increased visual clutter along the highway.

Existing & Proposed Coverage Map

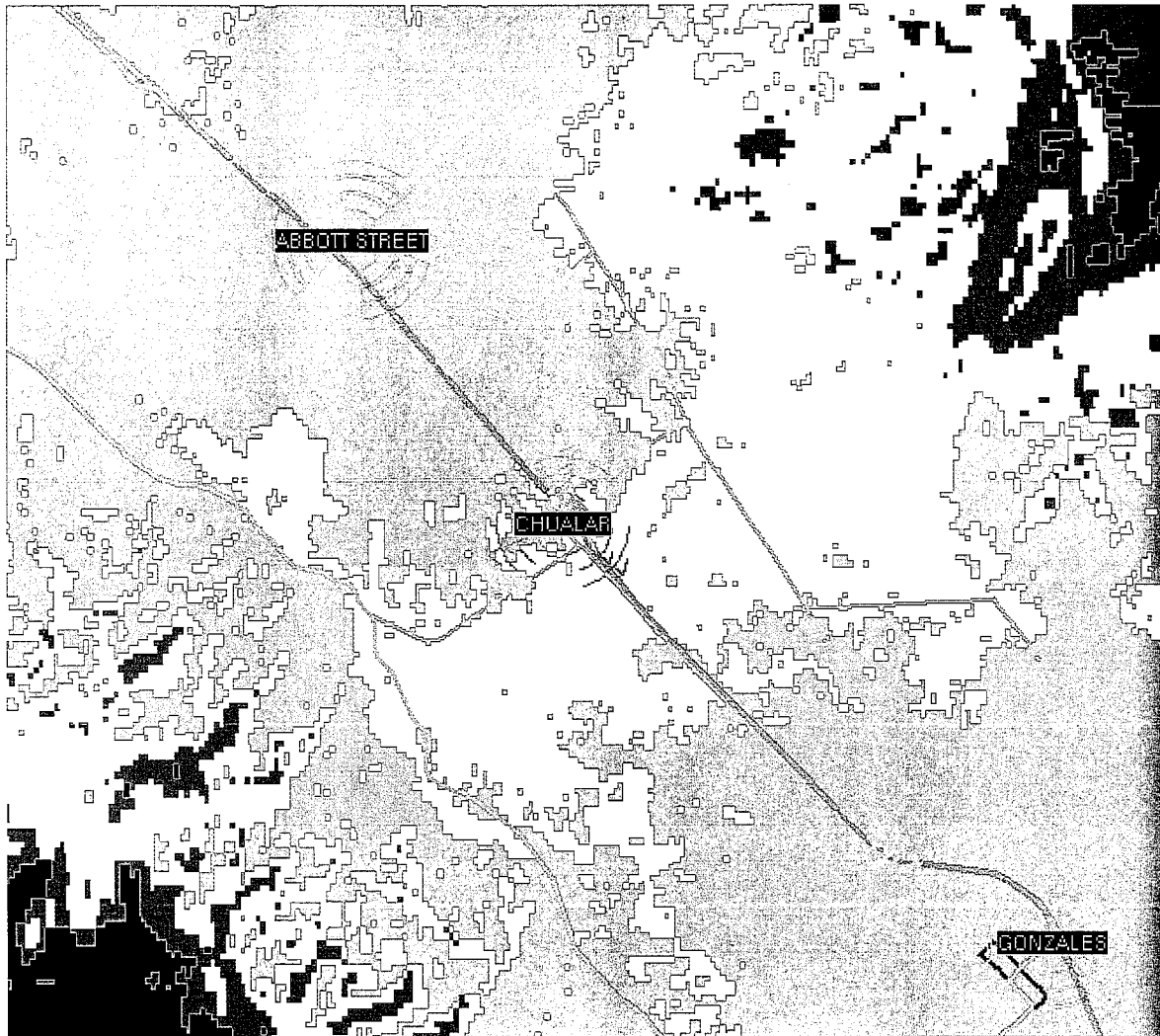


Existing Facilities:

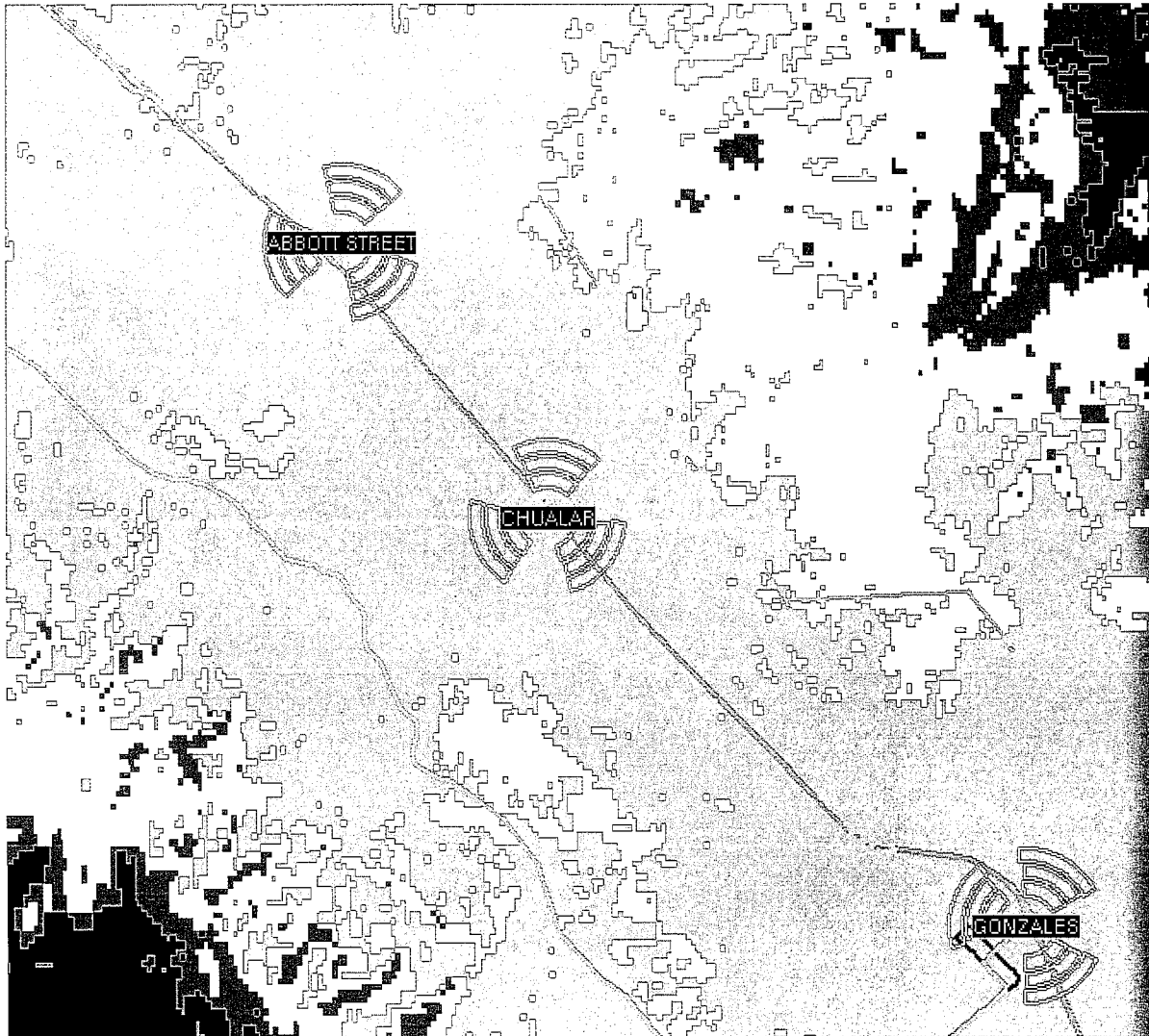
- 1) Potter Rd. Verizon Tower- Latitude: 36.607 Longitude: -121.554
- 2) AT&T Tower- Latitude: 36.5719 Longitude: -121.523

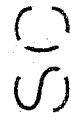
Currently, the closest Verizon Wireless (GTE Mobilnet) telecommunications facility is located in Spence, north of Chualar. Verizon has an existing gap in network coverage in the Chualar & Hwy 101 area and the intended outcome of the proposed tower is to provide coverage for the residents and emergency personnel of Chualar. The proposed location is the most suitable, not only for coverage needs, but also from a land use compatibility perspective being situated away from schools and residential properties, in a heavy industrial area close to Hwy 101.

Chualar Existing Coverage



Coverage with proposed cell:

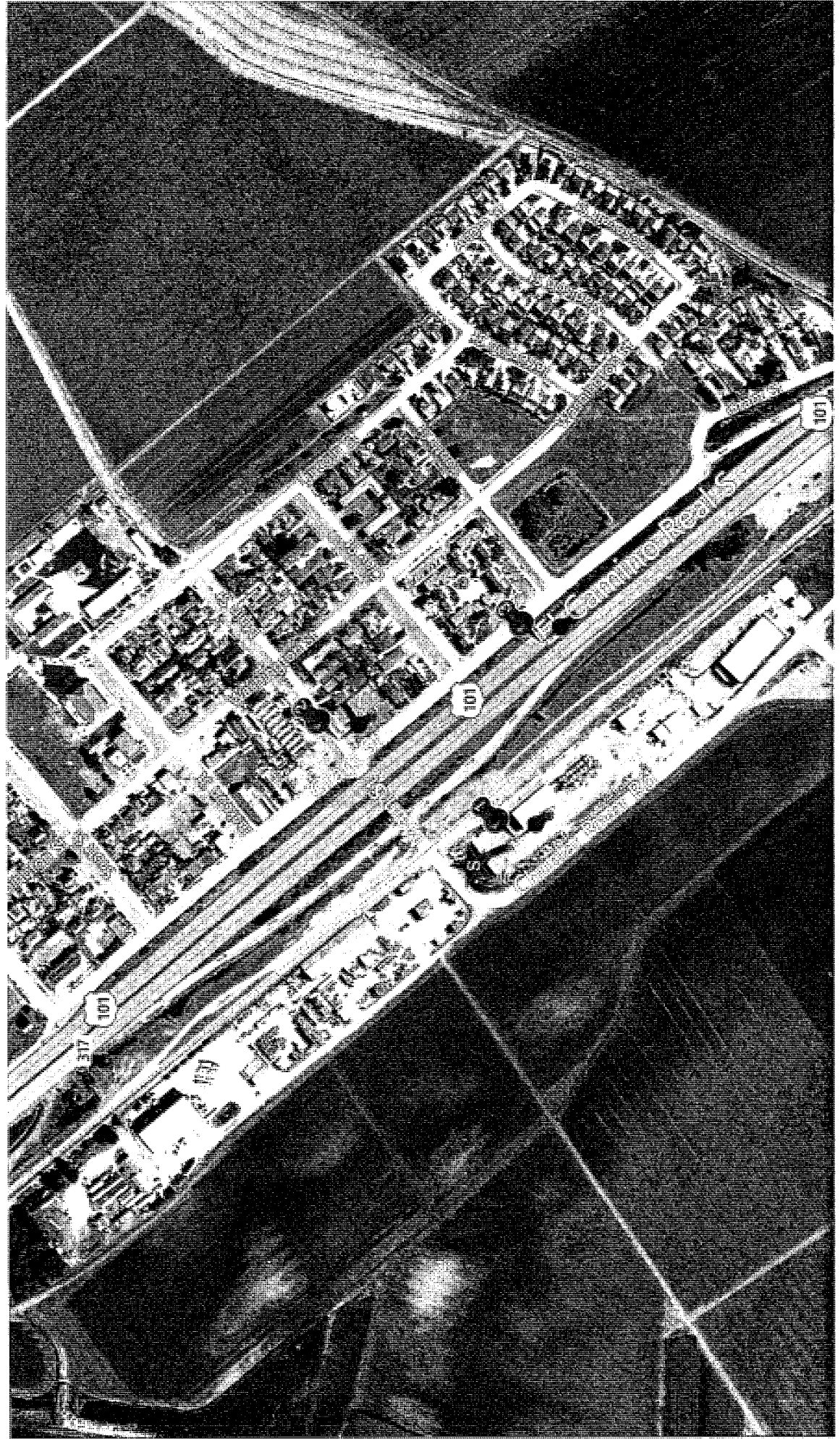


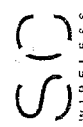


5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

verizon *wireless*
CHUALAR
PSL # 249752
25445 CHUALAR RIVER ROAD
CHUALAR, CA 93925

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

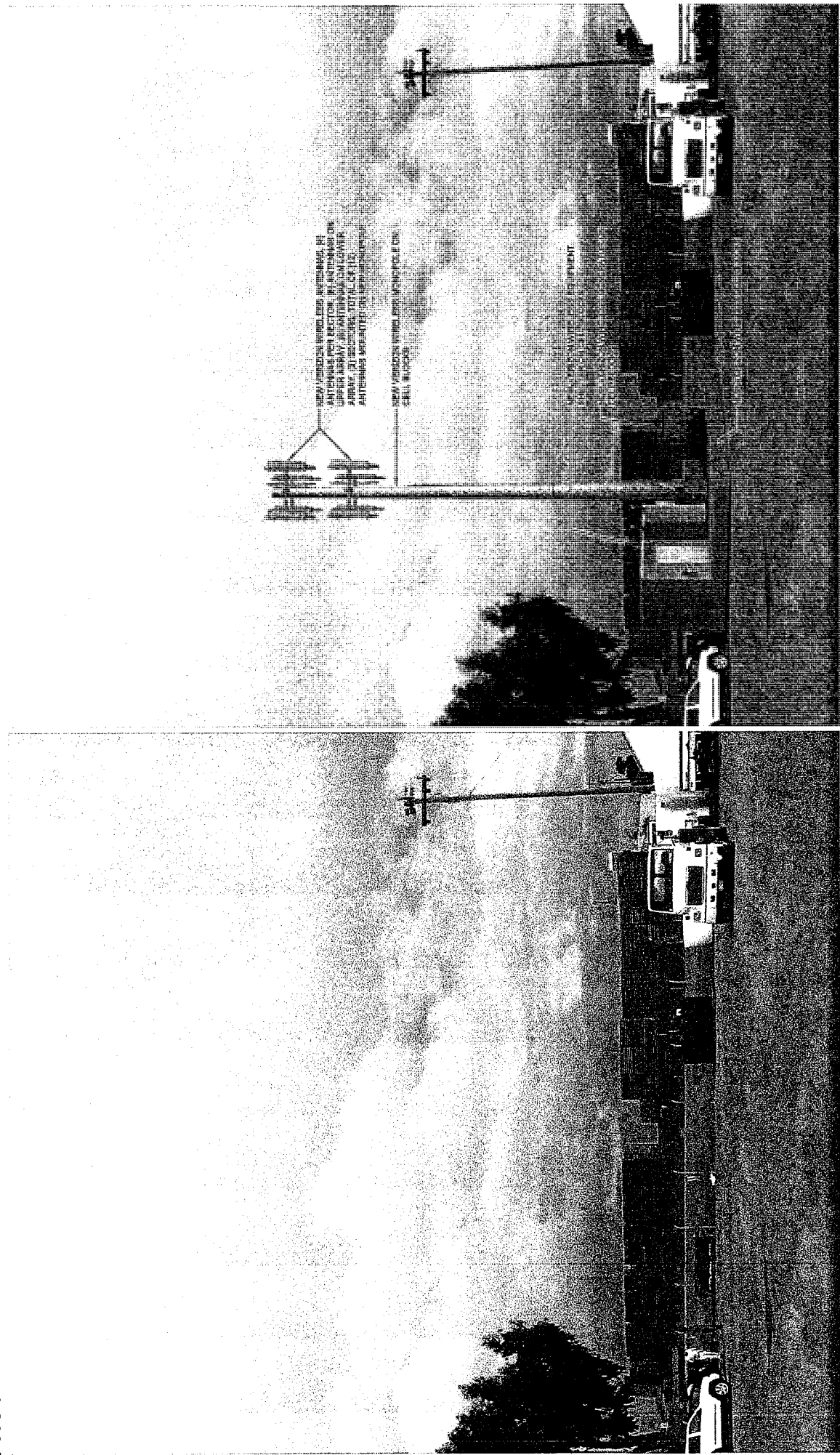




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CHUALAR
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CHUALAR, CA 93925

PHOTOSIMULATION VIEW 1

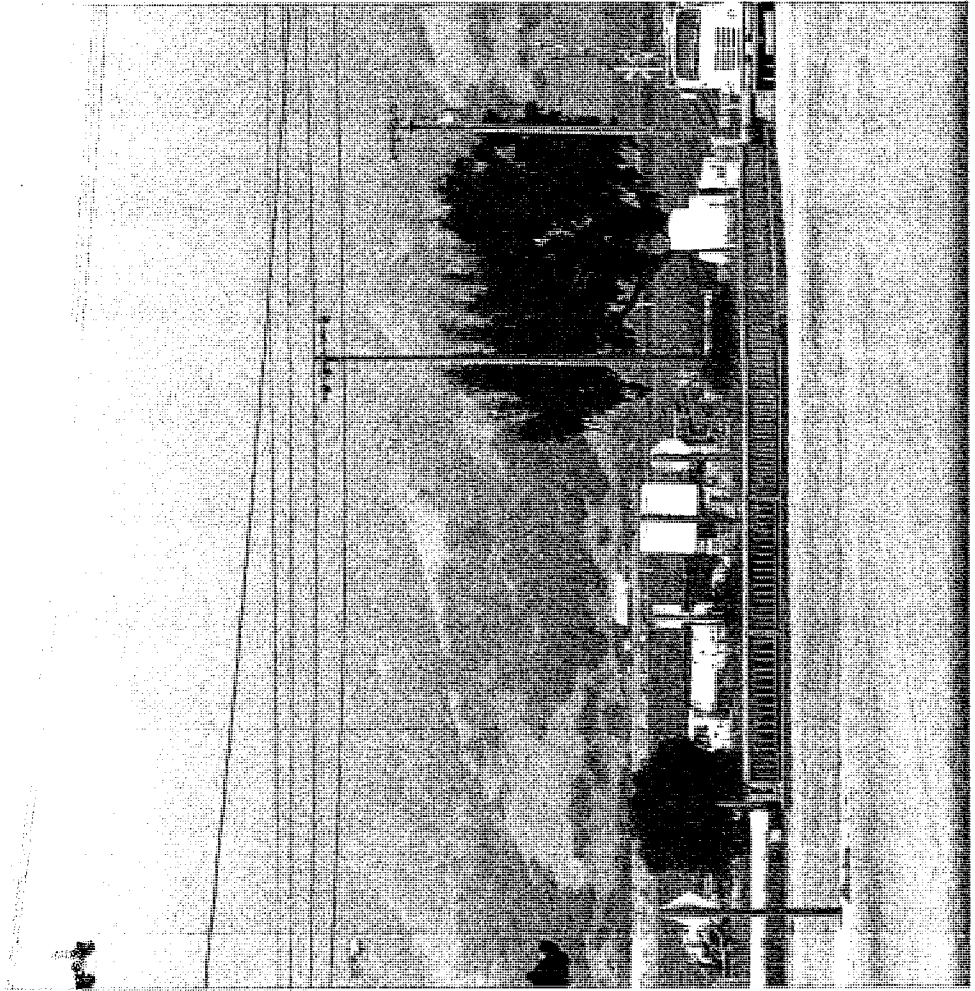
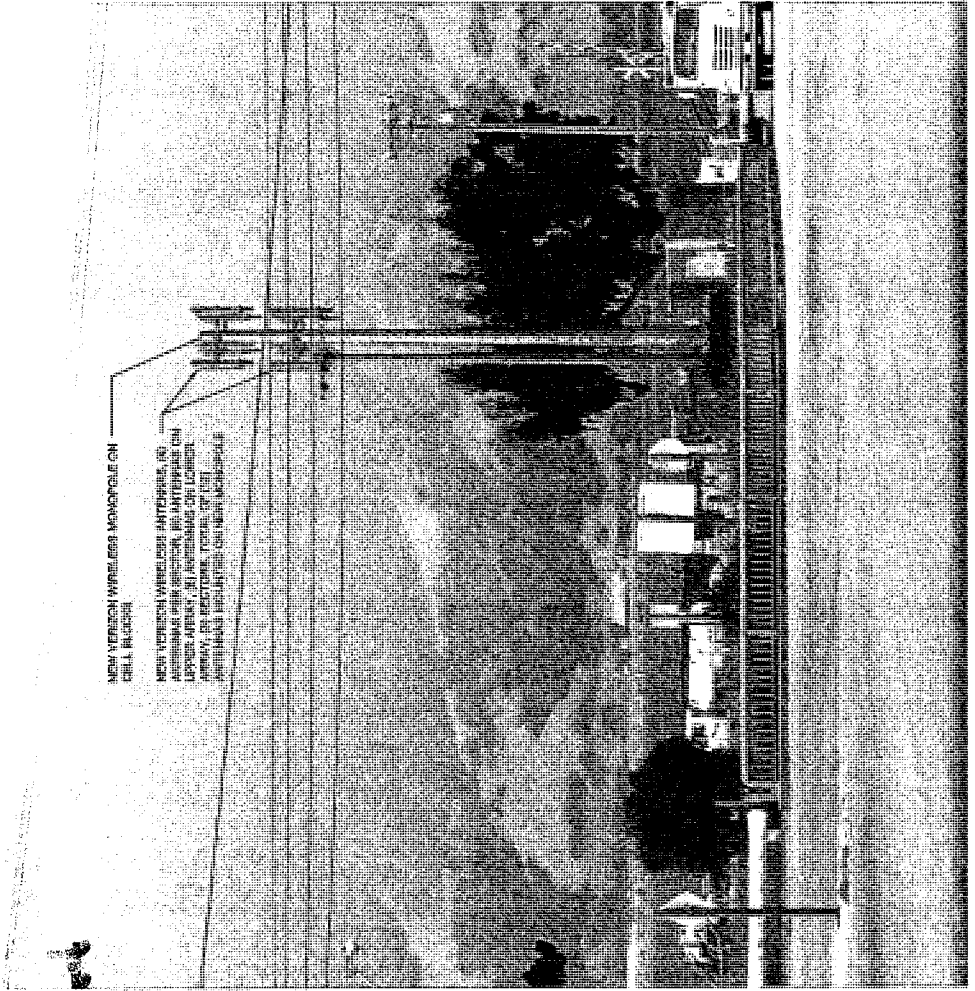


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PHOTOSIMULATION VIEW 2



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 CHUALAR, CA 93925

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PHOTOSIMULATION VIEW 3

NEW VERIZON WIRELESS MONOPOLE ON CELL BLOCKS

NEW VERIZON WIRELESS ANTENNAS, (4) ANTENNAS PER SECTOR, (6) ANTENNAS ON UPPER ARRAY, (6) ANTENNAS ON LOWER ARRAY, (3) SUPPORT TOWERS OF (12) ANTENNAS MOUNTED ON NEW MONOPOLE

