

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> June 13, 2012 Time: 9:00A.M	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Consider a Use Permit to construct a new 100 foot communications tower and a 276 square foot equipment building and perimeter security fencing on School Peak (behind Fremont Peak), and remove an existing 75 foot communications tower and equipment building.	
<b>Project Location:</b> On School Peak, 0.7 miles east of Fremont Peak. Access is from San Juan Canyon Road from the San Juan Bautista area.	<b>APN:</b> 149-011-014-000
<b>Planning File Number:</b> PLN110560	<b>Owner:</b> Gabilan Ranch <b>Applicant:</b> Monterey County Office of Education <b>Agent:</b> Maureen Wruck Planning Consultants LLC.
<b>Planning Area:</b> Greater Salinas	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> PG/40 Permanent Grazing	
<b>CEQA Action:</b> Categorically Exempt Per Sections 15301 and 15302 of the CEQA Guidelines	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

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

- 1) Find the project Exempt per Sections 15301 and 15302 of the CEQA Guidelines, and
- 2) Approve the Use Permit to construct a new communications tower and equipment building based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**PROJECT OVERVIEW:**

The School Peak site is operated as an interagency and intra-county communications facility for the use of first responders, school bus communication networks, as well as police, fire and other governmental agencies that serve the counties of Monterey, Santa Cruz, San Benito, southern Santa Clara and the State of California. To accommodate new equipment and technology, the Monterey County Office of Education is requesting to replace the existing 75 foot tall tower with a stronger 100 foot tall tower and also replace the equipment room. Once the new equipment room and taller tower have been tested and become operational, the existing facilities would be demolished and removed. No additional site impacts or visual impacts are expected. Staff is recommending that the project be considered categorically exempt under CEQA for the Replacement or Reconstruction of Existing Facilities. (See expanded discussion in **Exhibit B**).

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

- RMA - Public Works Department
- √ Environmental Health Bureau
- Water Resources Agency
- √ Monterey County Regional Fire Protection District
- Parks Department
- RMA - Airport Land Use Commission Staff
- √ Monterey County Sheriff – Salinas Office

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA - Planning Department, Environmental Health Bureau, Monterey County Regional Fire Protection District and Monterey County Sheriff have been incorporated into the Condition

Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

This matter was not referred to a Land Use Advisory Committee as no advisory committee is presently assembled to represent the Greater Salinas Area Plan. Additionally, the project has been determined to be Categorically Exempt under CEQA and such projects are not generally routed to LUACs, per Board of Supervisor's Resolution 08-338.

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

/s/   
Taven M. Kinison Brown, Project Planner  
(831) 755-5173 [kinisonbrownm@co.monterey.ca.us](mailto:kinisonbrownm@co.monterey.ca.us)  
May 24, 2012

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Monterey County Sheriff's Office; Laura Lawrence, Planning Services Manager; Taven M. Kinison Brown, Project Planner; Carol Allen, Senior Secretary; Gabilan Ranch, Owner; Monterey County Office of Education, Applicant; Maureen Wruck Planning Consultants LLC., Agent; The Open Monterey Project; LandWatch; Planning File PLN110560.

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Project Discussion  
                  Exhibit C      Draft Resolution, including:  
                                    • Site Plan and Elevations  
                                    • Conditions of Approval  
                  Exhibit D      Applicant's Construction Management Plan  
                  Exhibit E      Vicinity Map


This report was reviewed by Laura Lawrence, Planning Services Manager. 

EXHIBIT A

Project Information for PLN110560

Project Information:

Project Name: GABILAN RANCH (MCOE COMMUNICATION TOWER REPLACEMENT)

Location: SCHOOL PEAK

Permit Type: USE PERMIT

Environmental Status: Exempt

Final Action Deadline (884): 4/3/2012

Existing Structures (sf): 172

Coverage Allowed: 5%

Proposed Structures (sf): 445

Coverage Proposed: <1%

Total Sq. Ft.: 617

Height Allowed: 35

Tree Removal: N/A

Height Proposed: 100

Water Source: N/A

FAR Allowed: N/A

Water Purveyor: N/A

FAR Proposed: N/A

Sewage Disposal (method): N/A

Lot Size: 600

Sewer District: N/A

Grading (cubic yds.): 100

Parcel Information:

Primary APN: 149-011-014-000

Seismic Hazard Zone: UNDETERMINED,III

Applicable Plan: Greater Salinas

Erosion Hazard Zone: Moderate

Advisory Committee: NO COMMITTEE ASSEMBLED

Fire Hazard Zone: Very High

Zoning: PG/40

Flood Hazard Zone: N/A

Land Use Designation: Permanent Grazing 10 - 160 Ac Min

Archaeological Sensitivity: Moderate

Coastal Zone: NO

Viewshed: NO

Fire District: Monterey County Regional FPD

Special Setbacks on Parcel: N

Reports on Project Parcel:

Soils Report #: N/A

Biological Report #: N/A

Geologic Report #: N/A

Forest Management Rpt. #: N/A

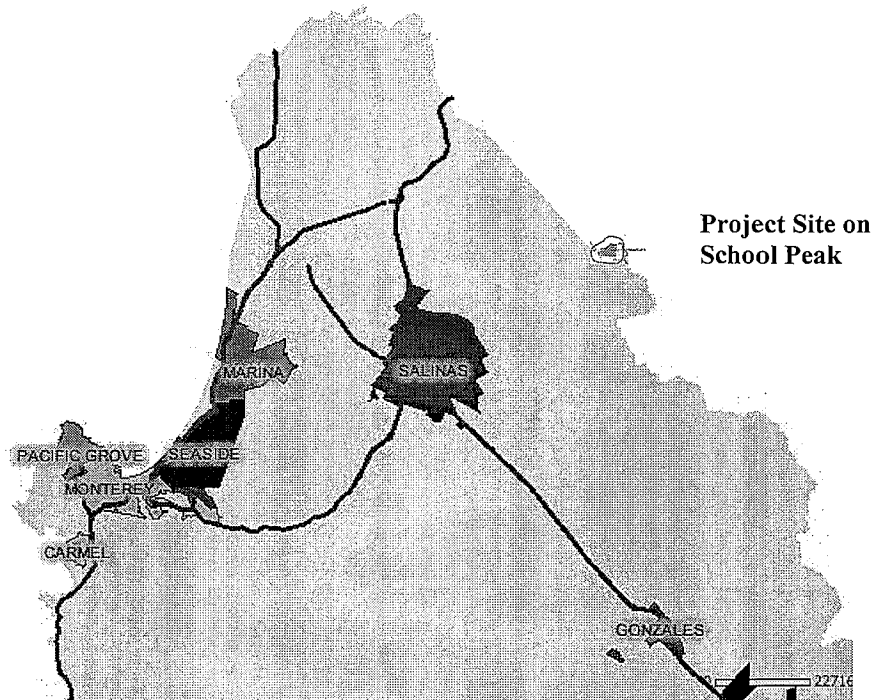
Archaeological Report #: N/A

Traffic Report #: N/A

## EXHIBIT B DISCUSSION

### Background

The School Peak site is operated as an interagency and intra-county communications facility for the use of first responders, school bus communication networks, as well as police, fire and other governmental agencies that serve the counties of Monterey, Santa Cruz, San Benito, southern Santa Clara and the State of California. The mountain-top parcel is configured with several lease parcels on Fremont Peak that include the more visible commercial television and radio towers from the Salinas area. Each of these more visible Fremont Peak facilities has a Use Permit and County approval record, yet the subject tower facility 0.7 miles to the east on School Peak has no Use Permit history that the County Planning Department and applicant have been able to determine.



The applicant, Jim Newsom of the Monterey County Office of Education (MCOE), has been able to assemble a rough history for the facility through an incomplete paper trail, and has drawn upon records and interviews with present and retired staff of the Monterey County Office of Education.

- “According to the pioneer communications people who back in the late 50s and 60s worked for MCOE, the original tower was 150 feet tall to reach into the greater portions of the Monterey – Salinas area for television coverage for not only MCOE but for Falcon Communications which later became Charter Cable.”
- When the Federal Communication Commission (FCC) limited low power repeater TV (LPTV) sites and pulled a large portion of the band width for other FCC applications, MCOE shut down its LPTV repeater and the need for a tower with 150 feet of height went away. In 1976 it was lowered to 75 feet in height.
- By that time though, several emergency first responders had communication antennas on the 150 foot tall pole and had radio associated equipment in the building structure. Additionally, school bus radio operations and the San Benito Sheriff’s Department also

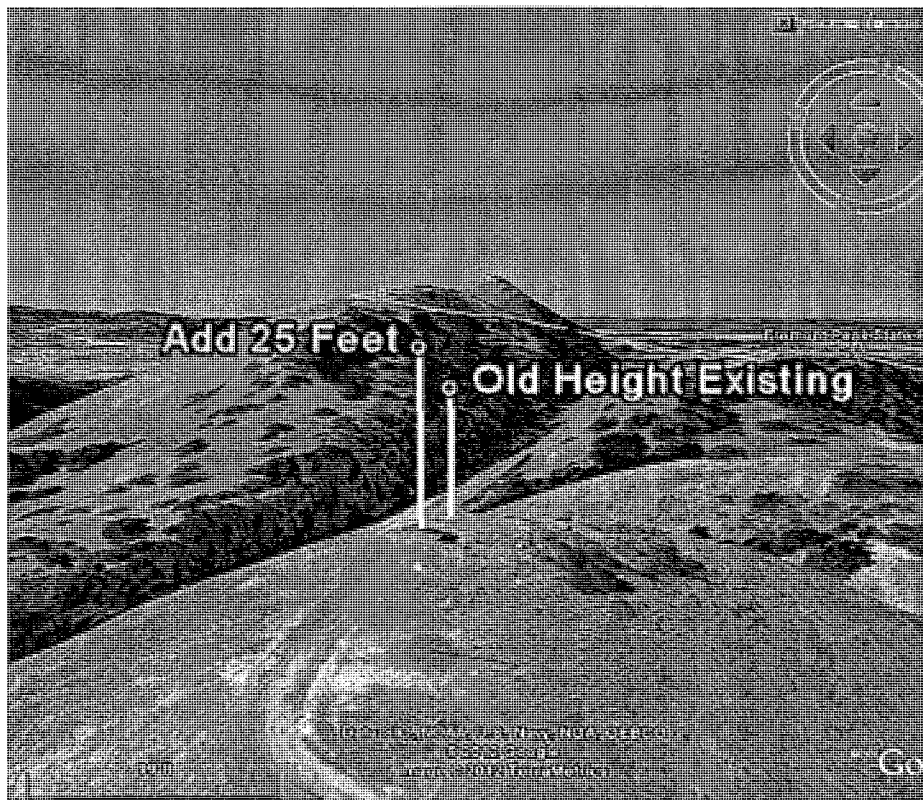
were using the School Peak tower site operated by the Monterey County Office of Education.

### Project Issues

The United States Geological Society (USGS) desires to add communications equipment to the School peak site to reach their sites further south in Parkfield where seismic research is being done, requiring an additional 25 feet to the present 75 foot height. However, the USGS has deemed the present tower should be upgraded to a stronger self-supporting 4-legged-style tower to meet the USGS's stringent seismic specifications proximate to the San Andreas Fault. Each of the present public agency and emergency responders would still be served at the site by mounting their equipment on the upgraded 100 foot tall antenna structure.

Other than not finding a Use Permit trail for the School Peak site, there are no outstanding issues identified by staff. Upon visiting the site and viewing the expansive vistas, staff has assembled a few images from Google Earth to demonstrate that there are no increased visibility issues presented by the addition of 25 feet to the present tower on this mountain peak. In fact, the site is largely invisible to the City of Salinas proper, as the more prominent Fremont Peak shields the view.

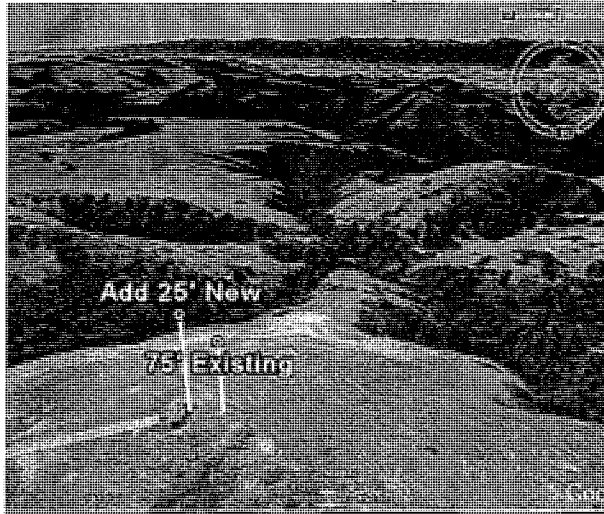
### **Looking west south-west**



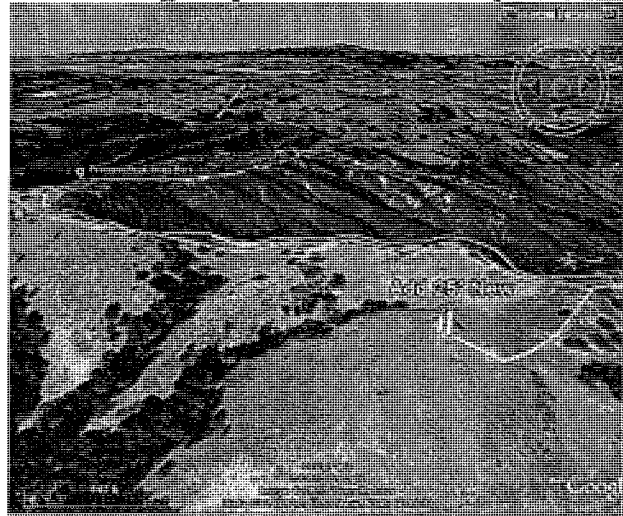
Note: Staff has not draw in the television and radio towers present on Fremont Peak

According to the Applicant, the Monterey County Office of Education service areas blocked by Fremont Peak from the School Peak site are filled in by other transmitters and receivers on Mt. Toro and elsewhere that cover the City of Salinas and surroundings. Additional Google Earth views from the site looking southward and northward follow. At the extreme distances that persons would view the site, the addition of 25 in height will be negligible, if not imperceptible.

**Looking southward down the Salinas Valley**

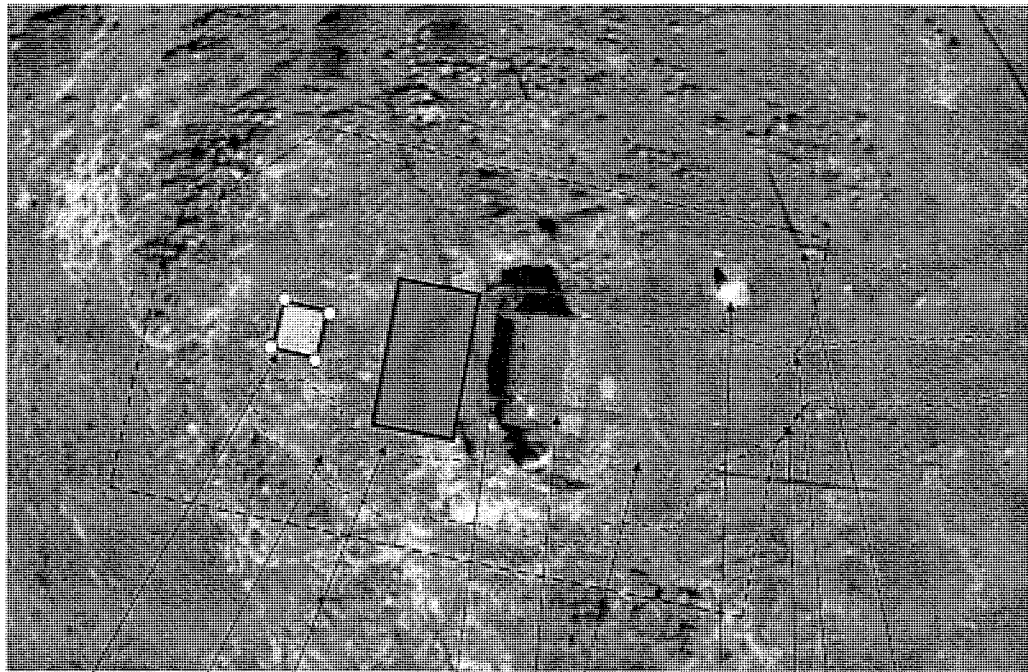


**Looking northward to Santa Cruz and Highway 101 toward Gilroy**



As the site has been disturbed for several decades and existing facilities are present, there are no site development issues other than a period of temporary construction. The applicants, working with the USGS, will raise the new 100 foot tower, install new equipment in a new 276 square foot secured electronics equipment structure, test all systems, and then deconstruct the 75 foot tower and remove the old equipment building. Due to the need to move new equipment and a crane around the existing guy wires and ground anchors holding the present antenna, the applicant has asked for flexibility in the final site placement of the tower and equipment building as shown on present plans. All new structures will remain in the lease area in general conformance to this suggested site configuration.

**Suggested Site Configuration**



Proposed New Tower / New Tower shelter Existing Tower & Shelter Existing propane tank New Gate Existing Power pole  
 Driveway (D&G) to access tower for maintenance Parking (DG) to replace where old shelter was.

### Compliance with Regulations (21.64.310 C)

Wireless communications facilities are allowed in all zoning districts subject to compliance with the goals, objectives, and policies of the General Plan, area plan, zoning regulations and development standards. Additionally, wireless communications facilities must comply with all Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) rules regulations and standards, as well as the requirements of the Comprehensive Airport Land Use Plans (CLUPs) adopted by the County of Monterey Airport Land Use Commission.

- In review of the General Plan and Greater Salinas Area Plan, there are no particular policies affecting views to or from School Peak and the peak is not considered to be visually sensitive. Furthermore, in the Public Services Element of the General Plan, Goal PS-1 speaks to “Ensure that adequate public facilities and services and the infrastructure to support new development are provided over the life of the plan.” While the intent of the Goal is mainly focused on the provision of water and sewerage, this project does represent a reinvestment in infrastructure serving numerous public services. Additionally, the site does not require water service or sewerage and the existing provision of electrical and cable communications to the site represent the Adequate Public Facilities Services to sustain this telecommunication facility in this location.
- The project proposal was referred to the staff of the Monterey County Airport Land Use Advisory Committee who found no conflict with the Comprehensive Land Use Plan for Monterey County. A condition of approval has been included for the applicant to demonstrate all necessary approvals from the FCC.

Additional regulations require that the facility be sited in the least visually obtrusive location possible, that a visual simulation be provided, that the facility not be located within a designated historic resource site or district, and co-location be pursued to the maximum extent feasible.

- A site visit to the property and attempts to see the existing towers from different vantages in the County have demonstrated that the site is nearly imperceptible and is not visually intrusive;
- The existing facility in place was sufficient “simulation” for staff to review the replacement antenna proposal;
- The facility is not located within a designated historic resource site or district;
- The facility exemplifies co-location. Many public agencies are served through this single tower and communications building.

### Design Review Criteria (21.64.310 H.2)

The tower and equipment structure will be constructed of non-flammable materials. The tower will be painted either in a flat non-reflective color, or be left without color. The building structure is coated with aggregate rock exterior panels.

### Environmental Review

Staff finds the project Categorical Exempt per Sections 15301 and 15302 of the California Environmental Quality Act Guidelines (CEQA). The exemption under Section 15301 consists of existing facilities and the operation, repair, maintenance and minor alteration of existing public or private structures involving negligible or no expansion of use. The exemption under Section 15302 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

## Conclusion

Public safety will be enhanced by the replacement tower built to withstand greater seismic shaking and current building and safety codes. While no Use Permit was found in County records for the School Peak site, the facility has existed for decades and has been unobtrusive, if not invisible to the public.



**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**GABILAN RANCH (PLN110560)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project Categorical Exempt per Sections 15301 and 15302 of the CEQA Guidelines, and
- 2) Approving a Use Permit to construct a new 100 foot communications tower and a 276 square foot equipment building and perimeter security fencing on School Peak, and remove an existing 75 foot communications tower and equipment building.

[PLN110560, Gabilan Ranch, School Peak, Greater Salinas Area Plan (APN: 149-011-014-000)]

**The Monterey County Office of Education Use Permit (File PLN110560) came on for public hearing before the Monterey County Planning Commission on June 13, 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;
  - 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 on School Peak within the Gabilan Ranch (Assessor's Parcel Number 149-011-014-000), Greater Salinas Area Plan. The parcel is zoned PG/40 Permanent Grazing, which allows wireless communications facilities, pursuant to Section 21.64.310. Section 21.64.310.I.a. designates the Planning Commission as the appropriate authority for applications for the installation of new wireless

communications facilities proposed in visually sensitive areas, critical viewsheds, scenic corridors and historic resource zones. Subject to approval by the appropriate authority, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on January 13, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) See Finding #7 regarding consistency with the Telecommunications Ordinance of Monterey County.
- e) This matter was not referred to a Land Use Advisory Committee as no advisory committee is presently assembled to represent the Greater Salinas Area Plan. Additionally, the project has been determined to be Categorically Exempt under CEQA and such projects are not generally routed to LUACs, per Board of Supervisor's Resolution 08-338.
- f) 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 PLN110560.

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, Water Resources Agency and the Monterey County Sheriff. 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) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - "Geotechnical Engineering Report" prepared by Earth Systems Pacific, Salinas, California, November 18, 2011. (LIB120173)
  - c) Staff conducted a site inspection on January 13, 2012 to verify that the site is suitable for this use.
  - d) The site has demonstrated its physical suitability for the use proposed for many decades. The present project replaces and updates existing facilities and uses on the site.
  - e) The Public Services Element of the General Plan, Goal PS-1 states: "Ensure that adequate public facilities and services and the infrastructure to support new development are provided over the life of the plan." The site does not require water service or sewerage and the existing provision of electrical and cable communications to the site represent the Adequate Public Facilities Services to sustain this telecommunication facility in this location.
  - f) 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

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, Environmental Health Bureau, Monterey County Regional Fire Protection District and Monterey County Sheriff. 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) Electricity is available at the site. No water or septic services are necessary to serve this un-staffed facility.
  - c) Preceding findings and supporting evidence for PLN110560.
  - d) Disapproval of the project would be contrary to public health and safety as numerous first responders and public service agencies rely on the communications facilities at School Peak. The School Peak site is operated as an interagency and intra-county communications facility for the use of first responders, school bus communication networks, as well as police, fire and other governmental agencies that serve the counties of Monterey, Santa Cruz, San Benito, southern Santa Clara and the State of California.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 13, 2012 and researched County records to assess if any violation exists on the subject property.
  - c) Past practices in the County of Monterey often did not require Use Permits for government agencies and service providers on public property. Staff assumes this to be the case here, as described in the Staff report of June 13, 2012. In this manner there is no violation for the existing facility that does not have a use permit on record. The County of Monterey's current practice is to require Use Permits for such facilities, and not charge a fee to process the 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 PLN110560.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
  - b) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
  - c) The project is the modernization of an existing cellular facility that serves first responders, school bus communication networks, as well as police, fire and other governmental agencies to serve the counties of Monterey, Santa Cruz, San Benito, southern Santa Clara and the State of California. To accommodate new equipment and technology, the proposal would allow the demolition of an existing 75 foot communications tower and equipment building, and the construction of a new 100 foot communications tower and 276 square foot equipment building and perimeter security fencing. Once the new equipment room and tower have been tested and become operational, the existing facilities would be demolished and removed. No additional site impacts or visual impacts are expected.
  - d) There are no unique circumstances attributed to Cumulative Impact, Significant Effect, Scenic Highways, Hazardous Waste Sites, or Historical Resources that would except this project from being Categorical Exempt per CEQA Guidelines Sections 15301 and 15302. There is no history of successive tower height extension projects of the same type and same place at School Peak. While the School Peak site has a great broadcast range across four counties, the School Peak site facility is hard to identify from most County Roads, unlike the larger facilities on the more westward Fremont Peak. There are no known vistas from designated Scenic Highways, the closest of which are Highway 68 from State Route 1 in Monterey to the Salinas River, and Highway 156 from 1 mile east of Castroville to State Route 101 near Prunedale. While School peak *may* be visible from Hwy 68 at the Salinas River, the addition of 25 feet in height to an existing facility 13.5 miles away would be imperceptible to the casual observer. The eastern hills along Highway 101 at the terminus of Highway 156 preclude any visibility of School Peak. The site is not adjacent to nor does it maintain hazardous wastes. The School Peak site solely consists of the Monterey County Office of Education antenna tower and equipment structure and does not maintain, nor will it affect historic resources.
  - e) See preceding and following findings and supporting evidence.

6. **FINDING: WILDFIRE PROTECTION STANDARDS IN STATE RESPONSIBILITY AREAS** – The subject project, as conditioned, will ensure standardized basic emergency access and fire protection pursuant to Section 4290 of the Public Resource Code.

- EVIDENCE:**
- a) The proposed project is within the Monterey County State Responsibility Area and was reviewed by the Monterey County Regional Fire District.
  - b) Access to the site is provided by San Juan Road (a public road) approaching its termination at Fremont Peak. A worn drive path to the tower site and equipment shelter provides access from San Juan Road.
  - c) The Monterey County Regional Fire District has added a condition of approval requiring that an address be assigned to the facility. The condition, among other requirements, states that, “the address 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.” This condition will assist in emergency response should it be necessary. (Monterey County Regional Fire District)
  - d) The Monterey County Regional Fire District has added a condition of approval requiring that the applicant shall, “manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

7. **FINDING: WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 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) In review of the General Plan and Greater Salinas Area Plan, there are no particular policies affecting views to or from School Peak and the peak is not considered to be visually sensitive.
  - b) A site visit to the property and attempts to see the existing towers from

different vantages in the County have demonstrated that the site is nearly imperceptible and is not visually intrusive.

- c) The facility is not located within a designated historic resource site or district.
- d) The project does not affect environmentally sensitive habitat in that it is the replacement and reconstruction of existing facilities on a site that has been disturbed for several decades. See Finding 5 above.
- e) The facility exemplifies co-location. Many public agencies are served through this single tower and communications building.
- f) The tower and equipment structure will be constructed of non-flammable materials.
- g) The tower will be painted either in a flat non-reflective color, or be left without color. The building structure is coated with aggregate rock exterior panels.
- h) The project proposal was referred to the staff of the Monterey County Airport Land Use Advisory Committee who found no conflict with the Comprehensive Land Use Plan for Monterey County, January 20, 2012.
- i) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord).
- j) A condition of approval has been included for the applicant to demonstrate all necessary approvals from the FCC.
- k) Staff site visit and project photos in project file PLN110560.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80.040 D of the Monterey County Zoning Ordinance states that the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions of the Planning Commission.

### DECISION

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

- 1) Find the project Categorical Exempt per Sections 15301 and 15302 of the CEQA Guidelines, and
- 2) Approve the Use Permit to construct a new 100 foot communications tower and a 276 square foot equipment building and perimeter security fencing on School Peak, and remove an existing 75 foot communications tower and equipment building, 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 13th day of June, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:

ABSTAIN:

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Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 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.

Form Rev. 11-10-2011

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110560

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Use Permit to construct a new 100 foot communications tower and a 276 square foot equipment building and perimeter security fencing on School Peak (behind Fremont Peak), and remove an existing 75 foot communications tower and equipment building was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file.

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 149-011-014-000 on June 13, 2012. The permit was granted subject to 11 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**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. The Monterey County RMA - Planning Department 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 Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. PD039(A) 2 WIRELESS COMMUNICATION FACILITIES

**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 the conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communications 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 a signed and notarized Indemnification Agreement to the Director of RMA Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA Planning Department.

### 5. PD009 - GEOTECHNICAL CERTIFICATION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection MCOE shall submit certification by the geotechnical consultant to the RMA Building Services Department showing that the communications tower and equipment building facility has been constructed in compliance with the geotechnical report.

## 6. EHSP01 - HAZARDOUS MATERIALS BUSINESS RESPONSE PLAN (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of grading / building permits the owner/applicant shall submit and 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).

**Compliance or Monitoring Action to be Performed:** An approved Business Response Plan must be on file with Hazardous Materials Management Services prior to commencement of the new use of the project improvements at the site. Once approved, the applicant shall maintain an up-to-date Business Response Plan. (Environmental Health)

## 7. 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.

## 8. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

## 9. FIRE030 - GENERATOR SIGNAGE

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRE030 - GENERATOR SIGNAGE (NON-STANDARD CONDITION)  
The emergency power generator and/or associated liquified petroleum gas (LPG) tank for this project shall comply with the National Electrical Code requirements for emergency reponder signage and with requirements of the California Fire Code and NFPA 58 for LPG storage. (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.

## 10. PDSP01 - Demonstrate FCC Approval

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Prior to activation of the new antenna, the applicant shall demonstrate all necessary approvals from the FCC to the satisfaction of the County of Monterey Planning Department.

**Compliance or Monitoring Action to be Performed:** Submit a letter or other official certification from the FCC that the new antenna structure meets the requirements of the FCC.

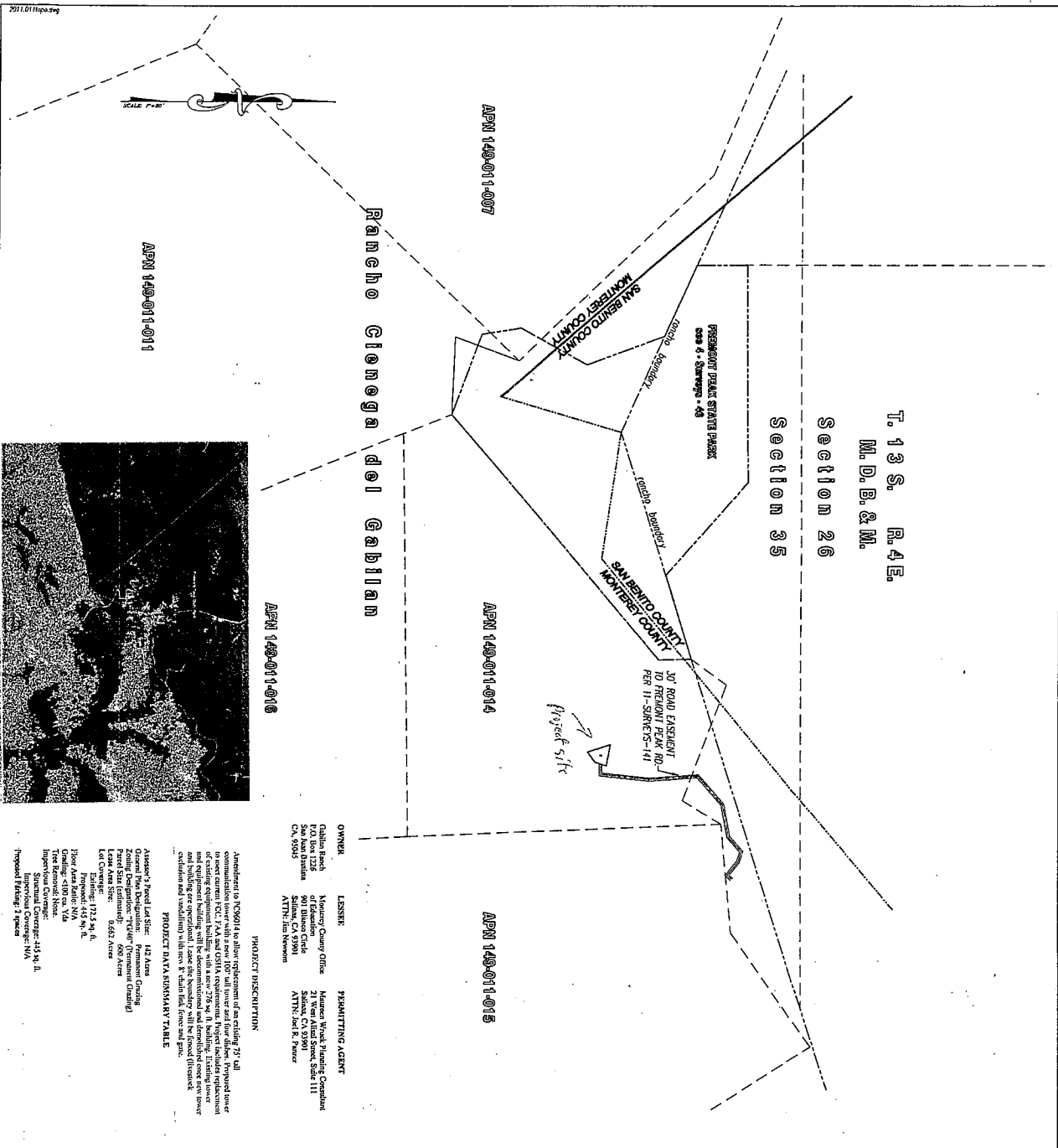
## 11. PD039(D) WIRELESS COMMUNICATION FACILITIES

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** If the applicant abandons the facility or terminates the use, the applicant shall remove the 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 the RMA - Planning Department and County Counsel. The site shall be restored to its natural state within 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, a site restoration agreement shall be submitted to the RMA - Planning Department subject to the approval of the RMA - Director of Planning and County Counsel.

The site shall be restored to its natural state within 6 months of the termination of use or abandonment of the site.



T. 13 S. R. 4 E.  
M.D.B. & M.

Section 26  
Section 35



**OWNER:** Gladys Rios  
3011 Hillside Drive  
Salinas, CA 93901  
ATTN: Jim Newman

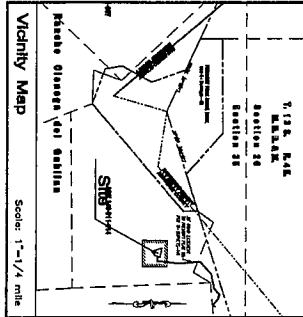
**LESSOR:** Monterey County Office  
901 Elmore Circle  
Salinas, CA 93901  
ATTN: Jim Newman

**PERMITTING AGENT:** Mariana Vack Planning Consultant  
Salinas, CA 93901  
ATTN: Sol R. Frazier

**PROJECT DESCRIPTION:**  
Amendment to VC0901 to allow replacement of an existing 75' tall communication tower with a new 100' tall tower and four dishes. Proposed tower on existing tower. The tower and dishes will be constructed and installed on an existing concrete pad. The tower and dishes will be constructed and installed on an existing concrete pad. The tower and dishes will be constructed and installed on an existing concrete pad.

**PROJECT DATA SUMMARY TABLE:**

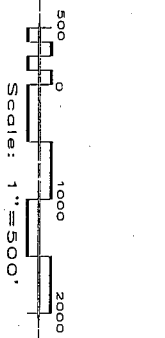
Assessor's Parcel Lot Size:	142 Acres
Zone:	General Use (GU)
County Parcel Number:	149-011-011
Parcel Size (Acreage):	600 Acres
Lot Area:	0.662 Acres
Building:	1725 sq. ft.
Other Area:	442 sq. ft.
Grading:	<100 cu. yds
Tree Removal:	None
Impervious Surface:	None
Subsidence Coverage:	N/A
Proposed Rating:	1 Special

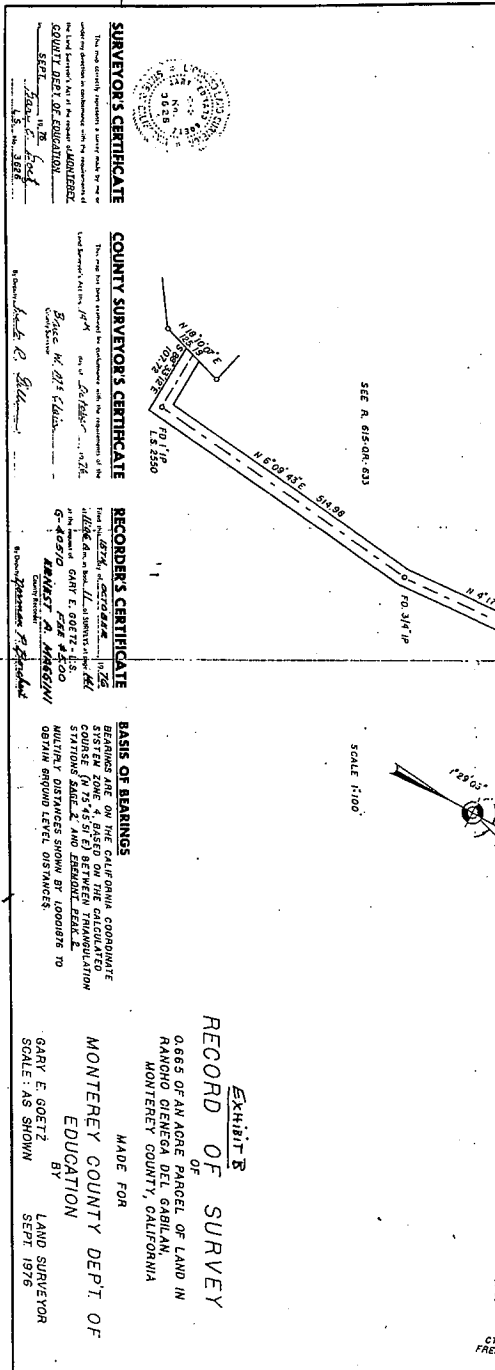
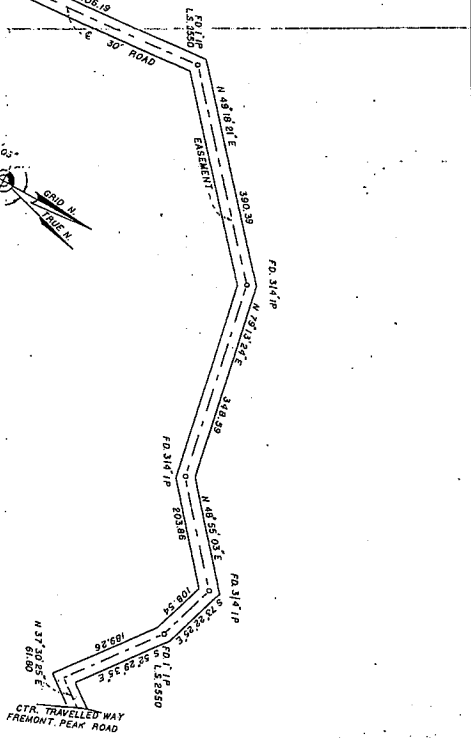
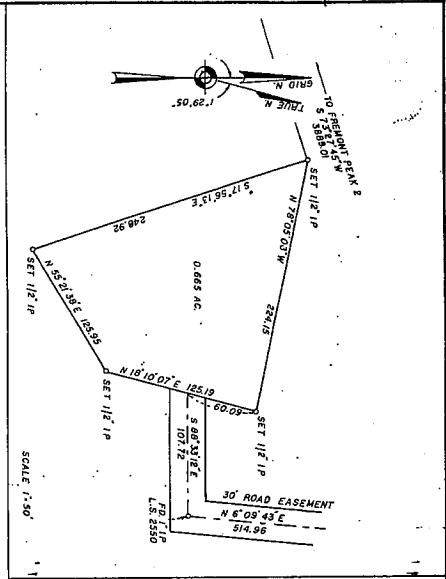


- Notes**
- Distances and dimensions shown are in feet & decimals.
  - Contour interval is 1 (one) foot.
  - Reference elevation taken from USGS 7.5' quadrangle "Hollister". Benchmark is top of 1" pipe marking the origin point. In the absence of any other benchmark, the elevation of the benchmark is assumed to be 100.00 feet. Elevation 100.00 feet.
  - Add 2000 to all elevations shown hereon to obtain NAD 83 datum.
  - Location of underground utilities based upon wireless indications and utility company diagrams. Field verify prior to excavation.
  - Property lines bearings and distances are taken from map recorded in Volume 11 of Surveys of page 141.
  - Location of County line taken from map of Fremont Peak State Park recorded May 1948 in Volume 4 of Surveys of page 46.

**Legend**

AD	one drain	IR	irrigation
AC	asphaltic concrete	IN	inlet
AG	gravel	IS	interlocking
AS	asphalt	IE	interior electric
AR	asphalt road	PI	pipe
BR	brick	PT	power pole
CC	concrete	PP	power pole
CA	concrete	RD	road drain
CAV	concrete	SM	sewer manhole
CD	concrete	SSM	sewer manhole
CE	center line	SSO	sewer sewer
CF	concrete	SS	sewer sewer
CG	concrete	TS	telephone
CH	concrete	TR	top of bank
CI	concrete	TT	top of tank
CJ	concrete	TV	top of vent
CK	concrete	W	water
CL	concrete	WA	water
CM	concrete	WB	water
CN	concrete	WC	water
CO	concrete	WD	water
CP	concrete	WE	water
CQ	concrete	WF	water
CR	concrete	WG	water
CS	concrete	WH	water
CT	concrete	WI	water
CU	concrete	WJ	water





**SURVEYOR'S CERTIFICATE**  
 This map was prepared by me or under my direction in accordance with the requirements of the Land Surveyors Act of the State of California.  
 COUNTY OF MONTEREY  
 SURVEYOR

**COUNTY SURVEYOR'S CERTIFICATE**  
 This map was prepared by me or under my direction in accordance with the requirements of the Land Surveyors Act of the State of California.  
 COUNTY OF MONTEREY  
 COUNTY SURVEYOR

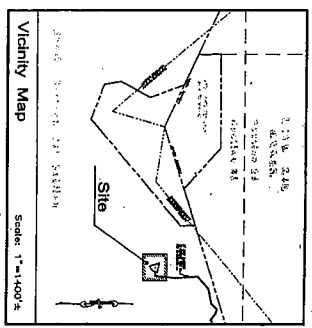
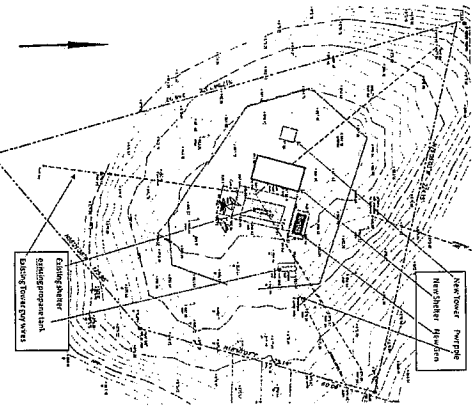
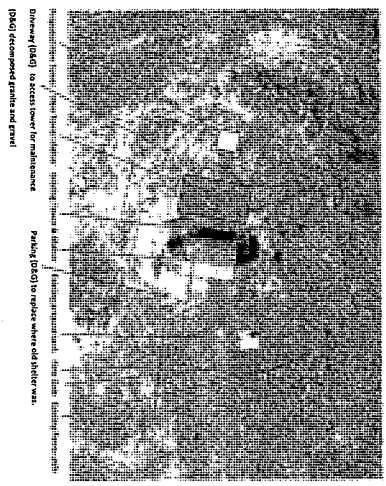
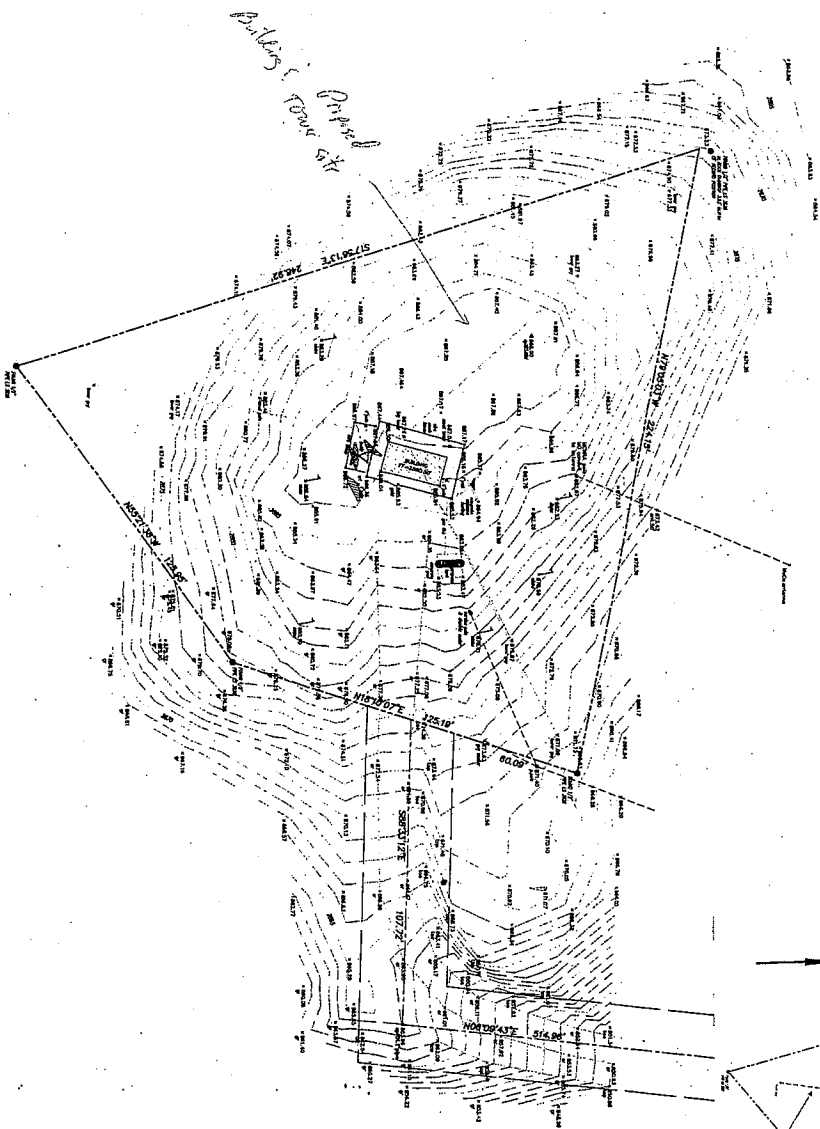
**RECORDER'S CERTIFICATE**  
 This map was recorded in accordance with the requirements of the Land Surveyors Act of the State of California.  
 COUNTY OF MONTEREY  
 RECORDER

**BASIS OF BEARINGS**  
 BEARINGS ARE ON THE CALIFORNIA COORDINATE SYSTEM ZONE 4, BASED ON THE CALCULATED COURSE (N 75° 45' 51\"/>

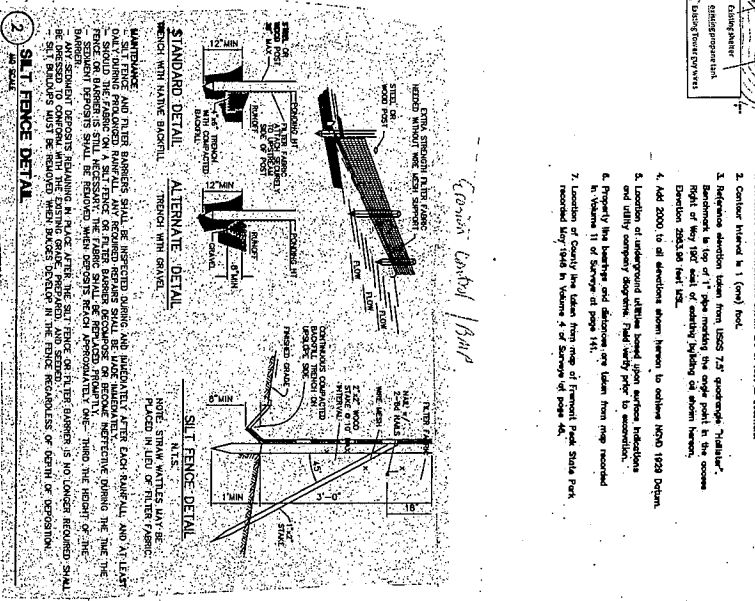
**RECORD OF SURVEY**  
 OF  
 0.663 OF AN ACRE PARCEL OF LAND IN  
 RANCHO OMEGA DEL GABLAN,  
 MONTEREY COUNTY, CALIFORNIA  
 MADE FOR  
 MONTEREY COUNTY DEPT. OF  
 EDUCATION  
 BY  
 LAND SURVEYOR  
 SEPT. 1978

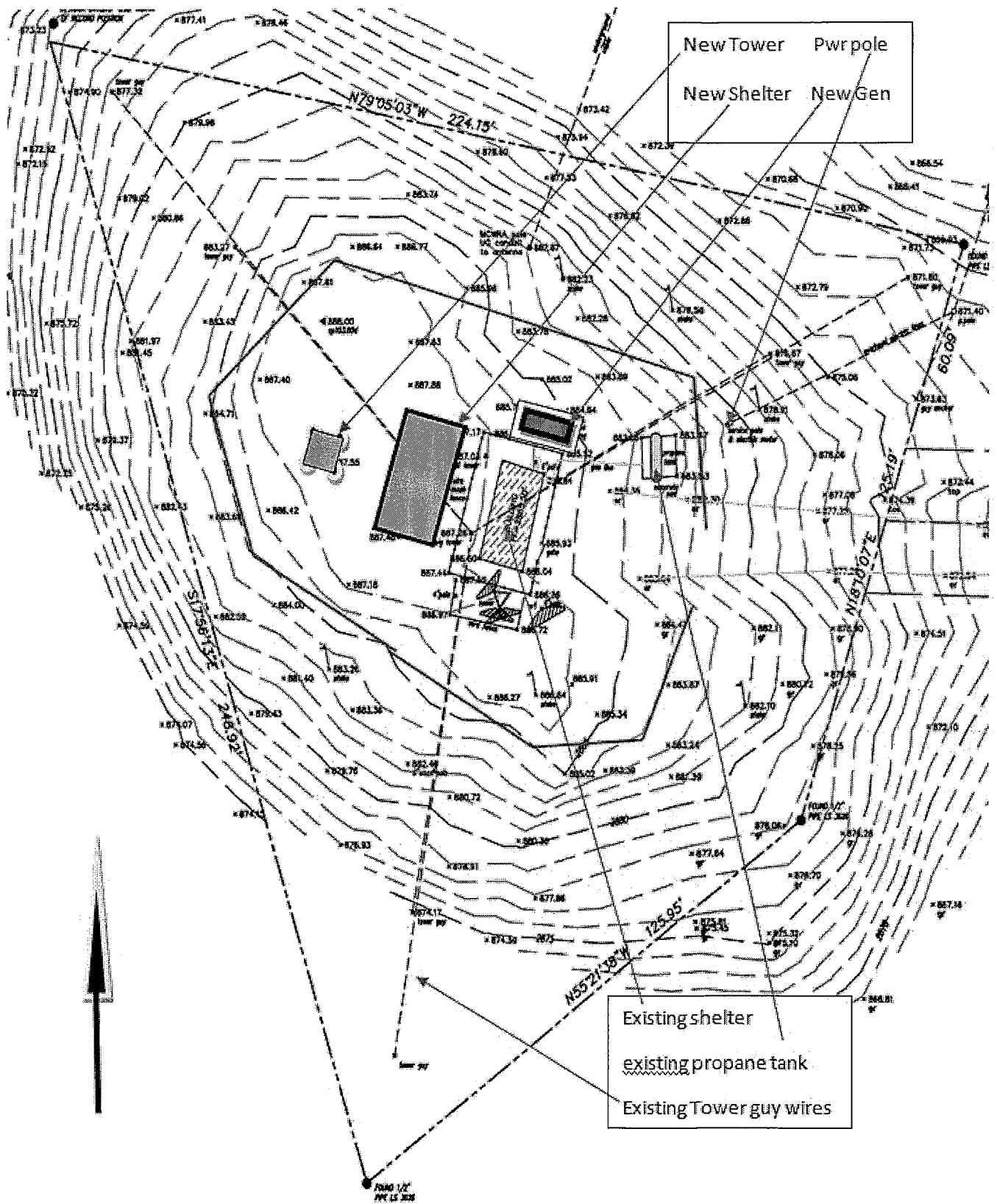
104 3084

11/5/81



- Notes
1. Distances and dimensions shown are in feet & decimals.
  2. Contour interval is 1 (one) foot.
  3. Reference station taken from USGS 7.5' quadrangle "Harris".  
Benchmark is top of 1" pipe marking the origin point. In the corner  
right of top 100' end of existing building of station tower.  
Elevation 161.52.
  4. A66 2000 is of elevation shown herein. In outline NPO 1928 Datum.
  5. Location of underground utilities based upon surface indications  
and utility company diagrams. Field verify prior to excavation.
  6. Property line boundaries and distances are taken from map recorded  
in Volume 11 of Surveys of page 151.
  7. Location of County line taken from map of Fremont Peak State Park  
recorded May 1948 in Volume 4 of Surveys of page 46.





New Tower    Pwr pole  
 New Shelter    New Gen

Existing shelter  
 existing propane tank  
 Existing Tower guy wires



ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

ROAD 1/2" PPE LS 303

**DESIGN CRITERIA :**

BASIC WIND SPEED: 85 mph  
 ICE WIND SPEED: 30 mph  
 ICE THICKNESS: 0" Radial  
 STRUCTURE CLASS III  
 EXPOSURE CATEGORY C  
 TOPOGRAPHIC CATEGORY 4  
 HEIGHT OF CREST H = 2800 feet

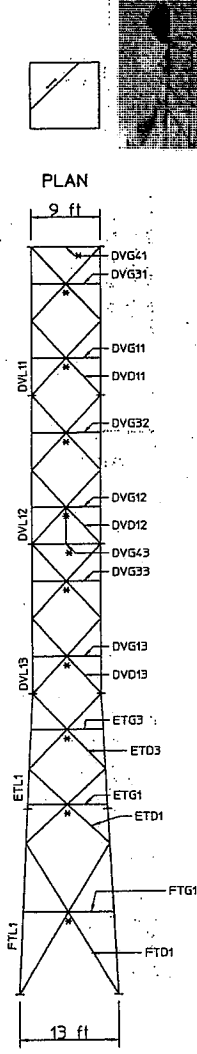
**ANTENNAS**

- (1) 12'dia. mw dish w/radome @ 60'
- (1) 10'dia. mw dish w/radome @ 94'
- (1) 10'dia. mw dish w/radome @ 24'
- (1) 2'dia. mw dish @ 20'
- (3) TY-900 yagi @ 40'
- (1) CA5-400 yagi @ 40'
- (5) CA5-150 yagi @ 40'
- (1) OG-4 whip @ 40'

**MATERIALS & CODES**

STRUCTURAL STEEL: ASTM A36, A572  
 & A53 GR.B (50 ksi minimum)  
 ERECTION BOLTS: ASTM A325X & SAE GR.5  
 ANCHOR BOLTS: ASTM F1554 GR.55  
 STEEL: AISC LRFD 3RD EDITION  
 CONCRETE: ACI 318-05  
 INDUSTRY: ANSI/TIA 222-G

BAY	TOWER ELEV. (FT.)	BAY DEAD LOAD (KIPS)	BAY WIND LOAD (KIPS)
DV20	100	0.42	1.08
	95	0.56	2.11
	90	0.42	1.88
	85	0.56	1.86
DV20	80	0.42	1.84
	75	0.56	1.82
	70	0.42	1.80
	65	0.56	1.78
DV20	60	0.59	1.97
	55	0.61	1.98
	50	0.46	1.78
ET	45	0.61	1.74
	40	0.48	1.71
	35	0.70	1.75
	30	0.54	1.72
FT	25	0.73	1.68
	20	0.97	2.30
	11	1.83	3.16
	0	0.81	1.81



ANT. DEAD LOAD (KIPS)	ANT. WIND LOAD (KIPS)	MAXIMUM TWIST OR SWAY (DEGREES)
0.34	5.09	0.46
0.08	1.12	0.46
0.01	0.16	0.43
0.63	7.97	0.43
0.02	0.15	0.31
1.15	7.09	0.30
0.33	3.73	0.17
0.20	1.52	0.16

TOWER BASE WIDTH = 13-feet  
 TOWER HEIGHT = 100 feet  
 LEAST LEG FACTOR OF SAFETY = 1  
 NUMBER OF LEGS = 4

TOWER MODEL: 108-M860-100

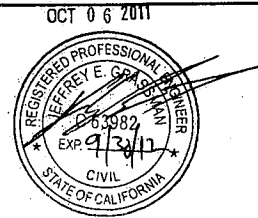
**NOTES:**

- 1) Bay wind loads and dead loads include effects of tower members, access ladder, waveguide ladder and transmission lines.
- 2) Worst case antenna wind shear has been applied in multiple wind directions to obtain maximum tower member stresses.
- 3) An '\*' indicates that girts are internally braced at this level.
- 4) Maximum twist/sway at 60 MPH wind loading is 0.13° < 0.4° allowable for a 12ft diameter antenna operating at an assumed frequency of 11 GHz.

**STRESS ANALYSIS**  
 MONTEREY COUNTY  
 SITE: SCHOOL PEAK, CA

**valmont MICROFLECT**  
 1-877-467-4763 Plymouth, IN  
 1-800-547-2151 Salem, OR

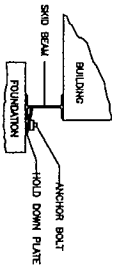
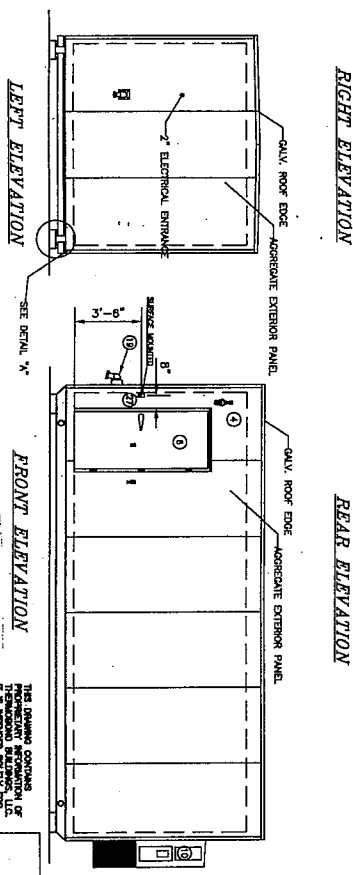
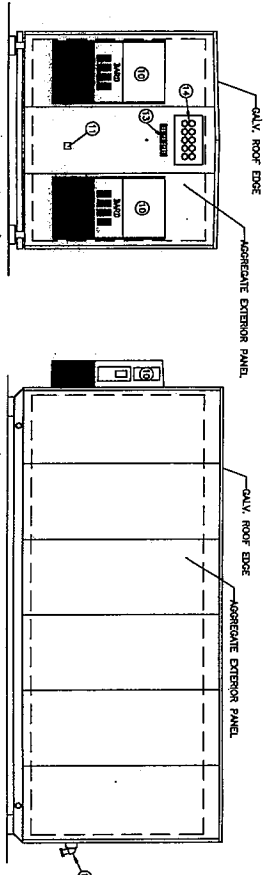
BY: CWR  
 CK: [Signature]  
 DATE: 06/01/11  
 S.O. 166838-1



REVISIONS

REV	DESCRIPTION	DATE	BY/CK



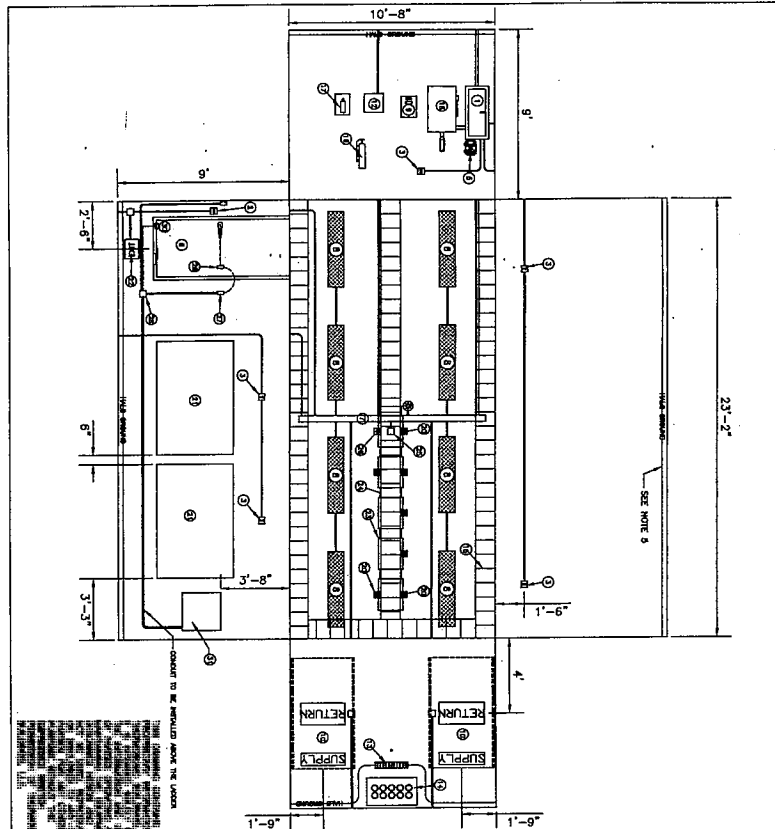


FOR FINISH CONCRETE  
 THE FOUNDATION SHALL BE  
 CONCRETE ON A 4\"/>

**THERMOBOND BUILDINGS**

11'-6\"/>

DATE: 8/17/10  
 DRAWN BY: DLO  
 CHECKED BY: [Signature]  
 PROJECT NO: 10889448  
 PAGE 4 OF 8



CONCRETE TO BE REPAIRED ABOUT THE DOORS

- NOTE:**
1. ALL DIMENSIONS ARE INSIDE DIMENSIONS.
  2. DOUBLE FLOOR JOIST.
  3. ADD EXTRA 1/2 POSITION TERMINAL STRIP IN ALARM BOX.
  4. USE INSULATED WIRE ON HANGING STANDARDS AND GROUND & BOND ALL METALLIC DEVICES TO THE GROUND.
  5. HEAVY 1" ENCLOSURE, METAL MOUNTING.

NO.	QTY.	DESCRIPTION
1	1	DOOR ALARM
2	1	DOOR ALARM
3	1	DOOR ALARM
4	1	DOOR ALARM
5	1	DOOR ALARM
6	1	DOOR ALARM
7	1	DOOR ALARM
8	1	DOOR ALARM
9	1	DOOR ALARM
10	1	DOOR ALARM
11	1	DOOR ALARM
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98	1	DOOR ALARM
99	1	DOOR ALARM
100	1	DOOR ALARM

**LIST OF MATERIAL**

**THERMOBOND BUILDINGS**

Scale: 1/4" = 1'-0"

Date: 8/17/10

Project: INTERIOR LAYOUT FOR 11'-6" W. X 24' L. X 9' H. BLDG.

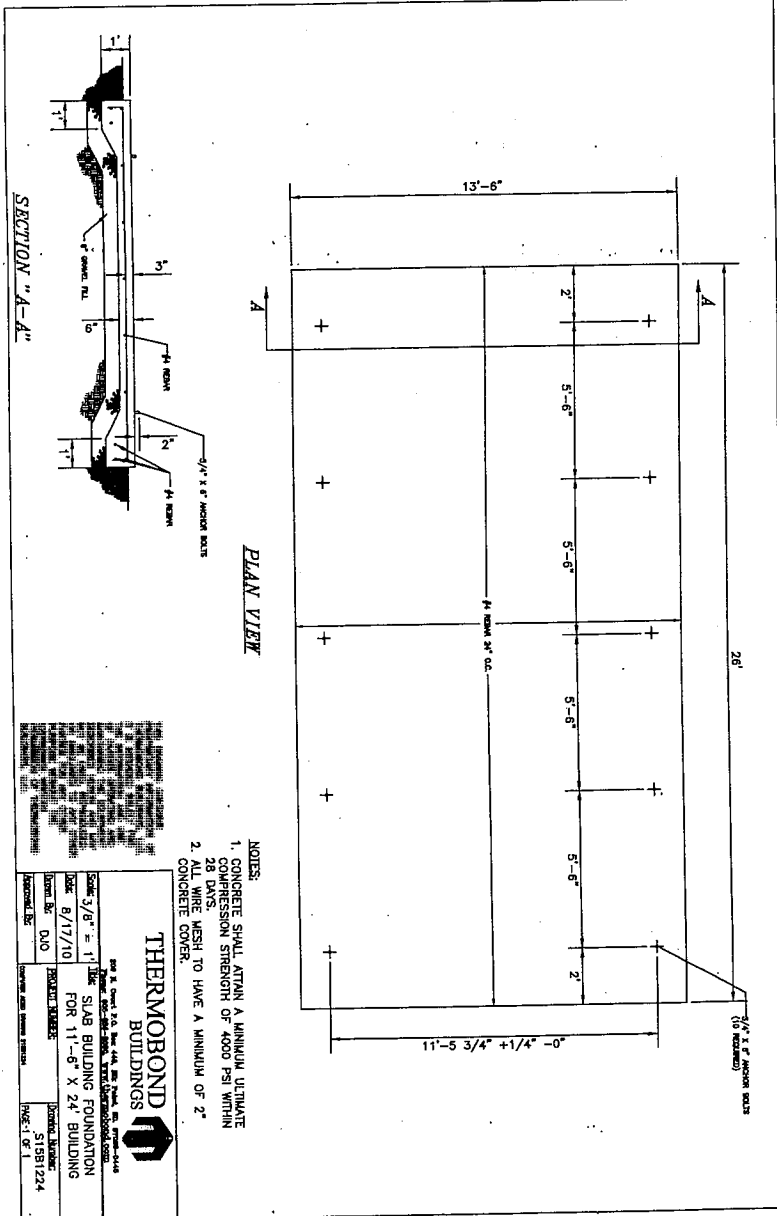
Drawn By: DJO

Checked By: [Signature]

Approved By: [Signature]

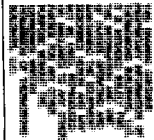
Project Number: ASBR-488

Page 3 of 8



PLAN VIEW

- NOTES
1. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 4000 PSI WITHIN 28 DAYS. MESH TO HAVE A MINIMUM OF 2" CONCRETE COVER.
  2. ALL WIRE MESH TO HAVE A MINIMUM OF 2" CONCRETE COVER.



<p><b>THERMOBOND BUILDINGS</b></p> <p>100 N. Grand St., Suite 404, Los Angeles, CA 90012          (213) 621-1224</p>	
<p>Scale: 3/8" = 1'-0"</p> <p>Date: 8/17/10</p> <p>Drawn By: DLO</p>	<p>PROJECT: THERMOBOND BUILDINGS</p> <p>DESCRIPTION: SLAB BUILDING FOUNDATION FOR 11'-6" X 24' BUILDING</p> <p>DATE: 8/17/10</p> <p>PROJECT NO: 1224</p>

## EXHIBIT D

MAUREEN WRUCK  
PLANNING CONSULTANTS, L.L.C.

Planning Land Use & Permitting

### CONSTRUCTION MANAGEMENT PLAN (Monterey County Office of Education – PLN110560)

*Construction on the site is limited to:*

- a. Pouring a 13' x 13' pad/footings for the proposed 100 foot tower;
- b. Pouring a 13' 6" x 26' slab on grade pad for the equipment building.
- c. Installing an 8 foot tall chain link perimeter fence and entry gate to keep livestock out and reduce vandalism potential;
- d. Placing decomposed granite for parking near new facilities; and,
- e. Removing existing tower and equipment building once new tower and building are operational.

*Name and Site Contact during Construction:*

Jim Newsom - Monterey County Office of Education  
901 Blanco Circle, Salinas, CA 93901  
(408) 893-8372 (cell)

*Number of Truck Trips/Day:*

- 4 – 6 a day to deliver new equipment and remove old equipment (4 days, est.)
- 4 – 6 Concrete Trucks to pour foundations (1 to 2 days, est.)
- 2 trucks to deliver gravel (2 – 3 days, estimated)
- 1-2 construction worker trucks/day (for duration of construction period)

*Amount of grading/day:*

Less than 100 cubic yards of grading will occur. Grading is associated with tower and building pad construction and placement of DG for parking at end of job.

*Hours of Operation:*

Hours will be Monday through Friday, 7:30 AM to 5:00 PM

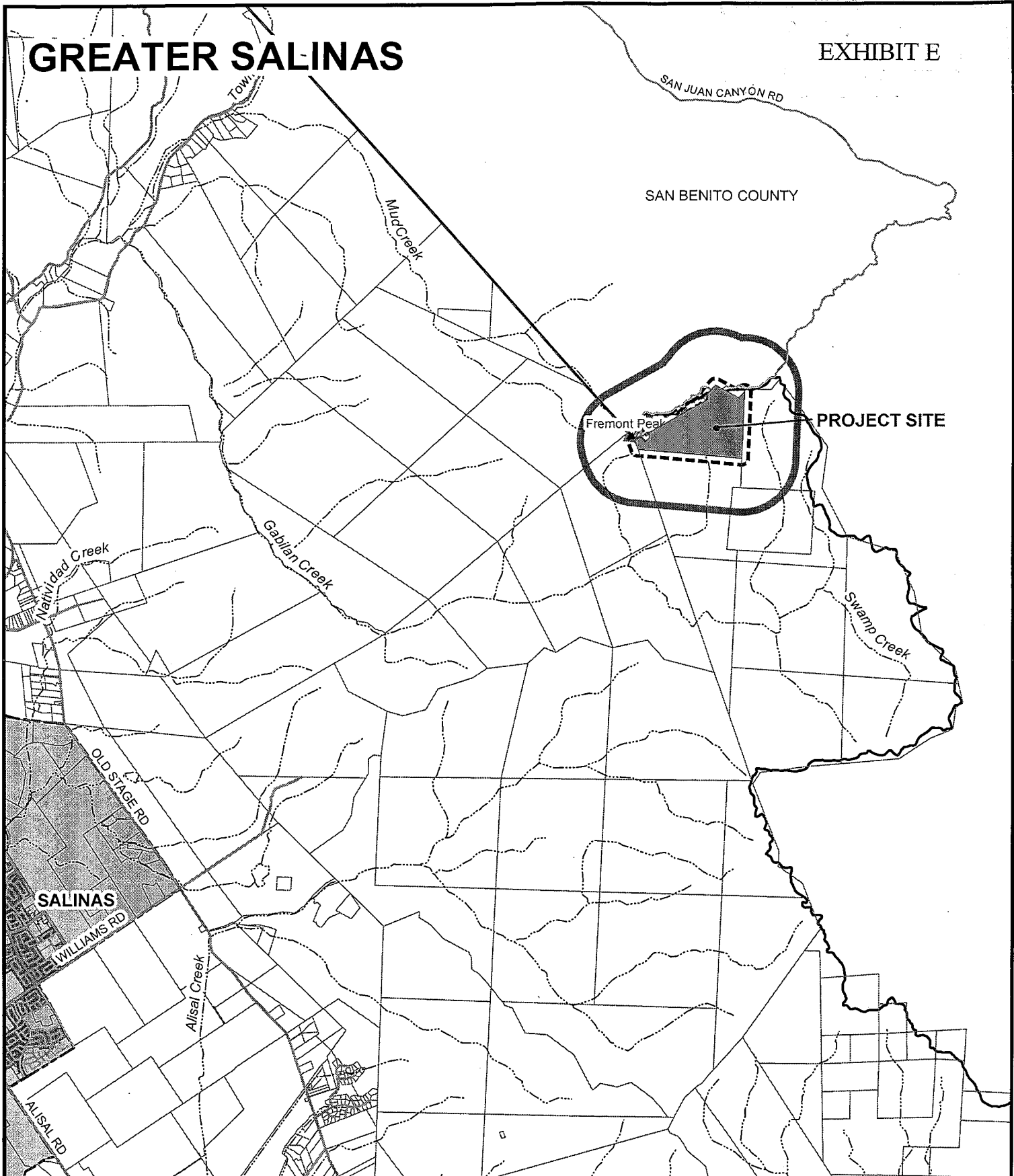
*Project Scheduling:*

Project will take 4 weeks to construct and a total of 90 days to install (estimated for 3 months total)

Map illustrating Project location, haul route, sensitive receptor stockpiles and construction is attached.

# GREATER SALINAS

EXHIBIT E

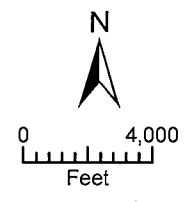


APPLICANT: GABILAN RANCH (MCOE COMMUNICATION TOWER)

APN: 149-011-014-000

FILE # PLN110560

Water    2500' Limit    300' Limit    City Limits

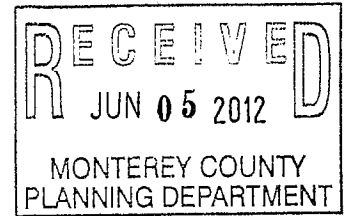


PLANNER: KINISON BROWN



United States Department of the Interior

U. S. GEOLOGICAL SURVEY  
Earthquake Science Center  
345 Middlefield Road, MS 977  
Menlo Park, CA 94025  
brocher@usgs.gov  
650-329-4737 (voice) 650-329-5163 (fax)



*via email*

June 4, 2012

Jim Newsom, BSCS  
MCAET Special Operations Project Engr.  
Monterey County Office of Education  
901 Blanco Circle  
Salinas, CA 93901

Dear Mr. Newsom:

School Peak is a key radio facility in the Northern California Seismic Network's microwave telecommunications system that the USGS operates to monitor earthquakes in Monterey, San Benito, San Luis Obispo, Kings, and Kern counties. Earthquake data recorded by the USGS at this facility is used in the generation of ShakeMaps which guide emergency response activities following significant earthquakes. The USGS is now testing algorithms that may provide the public with Earthquake Early Warning alerts that could be used by schools to initiate duck-and-cover action before strong shaking comes. Earthquake data collected by the monitoring network are used by earthquake engineers to understand how to develop more earthquake resistant structures and improve building codes.

An evaluation performed by the USGS documented that the existing building and tower facilities at School Peak do not meet US Department of Interior mandated safety standards for radio facilities. Because earthquake monitoring information is used for public safety, we strongly support efforts to construct a new communications tower, equipment building, and perimeter security fencing on School Peak so that the facility meets accepted safety and operational standards.

Sincerely,

Thomas Brocher

Center Director  
Earthquake Science Center