

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 8, 2014 Time: 9:00 a.m.	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 45 foot high mono-pine (monopole designed to look like a tree) with 12 panel antennas, two GPS antennas, an approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, 130 linear feet of 8 foot high chain-link fencing with barbed-wire top and 458 linear feet of trenching; and 2) a Use Permit to allow ridgeline development.	
Project Location: 655 N. El Camino Real, Salinas	APN: 113-071-014-000
Planning File Number: PLN120606	Owner: Global Ag. Properties Applicant: Tricia McKnight, Verizon Wireless
Planning Area: Greater Salinas Area Plan	Flagged and staked: No
Zoning Designation: "F/40" [Farmlands, 40 acres per unit]	
CEQA Action: Categorically Exempt per Section 15303 (Class 3) of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project Categorical Exempt per Section 15303 (Class 3) of the CEQA Guidelines; and
- 2) Approve the Combined Development Permit (PLN120606), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project consists of the construction of an unmanned commercial wireless communication facility. The facility consists of 12 panel antennas on a mono-pine with a total height of 45 feet. The pole structure is only 35 feet high. The antennas extend the height of the structure to 38 feet high, and the tree facade limbs and foliage extends the height of the structure to approximately 45 feet high. The facility includes two GPS antennas and a 188 square foot equipment shelter with an emergency generator. The applicant, Verizon Wireless, will lease a 900 square foot area from the owner, Global Ag. Properties. The property is mainly used for agricultural production (Agricultural Preserve No. 11-011), and is identified as a unique farmland. The project has been sited to not disturb on-going agricultural production.

The project was submitted with visual simulations from different locations, as well as design and site alternatives. The project proposes a monopole designed with a pine tree facade (aka: mono-pine). Verizon also provided visual simulations of a dead tree (snag) design, which would have to be 65 feet high to allow the staggering of the antennas, and a standard 35 foot high monopole (38 feet high with antennas). The mono-pine design is supported by the property owner and the North County Non-Coastal Land Use Advisory Committee (**Exhibit G**). The project is consistent with development regulations for wireless communication facilities.

The applicant analyzed three alternative sites: 1) an existing utility pole located on the same property; 2) Church of God located at 747 El Camino Real, Salinas; and 3) an existing wireless facility located on the same property. The existing utility pole did not have enough room or ground space for wireless equipment. The Church of God property sits too low to obtain coverage, and would require a taller communications tower. The existing 20 foot high wireless facility on the property is not tall enough to accommodate co-location and would require consolidation onto one tower. Due to spacing required between the two vendors, the tower height would exceed 100 feet in

height, which is not considered the least intrusive alternative. The existing 20 foot high wireless facility is hidden from public views behind existing trees and vegetation on the property. Due to potential visual impacts regarding the consolidation of wireless facilities, co-location is not recommended at the proposed site. Therefore, the project is considered the least visually intrusive alternative, and is consistent with the wireless communications facilities regulation.

Although the property is not located in a visually sensitive area or scenic corridor, the project has been determined to create ridgeline development. The project is sited on a grade that sits above Highway 101, so the project will silhouette the skyline. Pursuant to standards for ridgeline development, Section 21.66.010.D of the Monterey County Zoning Ordinance, the project may be approved upon finding that the project will not create a substantially adverse visual impact when viewed from a common public viewing area. Two visual assessments were conducted: 1) on February 7, 2013, the property was temporarily staked to a height of 42 feet, and 2) visual simulations were prepared. Both simulations were taken from different public locations to analyze the visual impacts of the project:

- Visual Assessment prepared by RMA - Planning on February 7, 2013 (**Exhibit F**); 42 foot high temporary staking:
 1. Project Site;
 2. Project entry road at Highway 101, 0.30 miles south of the project site;
 3. Espinosa Road, 1.5 miles south of the project site;
 4. Ralph Lane/Highway 101, 0.25 miles east of the project site;
 5. Assisi Way, 0.28 miles east of the project site;
 6. Assisi Way/Damian Way, 0.24 miles east of the project site;
 7. Prunedale South Road (overpass), 0.67 miles north of the project site;
 8. Pesante Road/Highway 101, 1.10 miles north of the project site; and
 9. Harrison Road, 0.89 miles south-east of the project site;
- Visual Simulation prepared by Verizon Wireless (**Exhibit E**) with 45 foot high mono-pine design:
 1. Three locations on Assisi Way, approximately 0.20 to 0.24 miles east of the project site;

Based on visual analysis, the project site will be visible from many locations (Highway 101 and portions of Ralph Lane, Damian Way and Assisi Way). However, from a majority of locations visibility will be obscured by distance, topography and project design. The project is located behind vegetation that spans approximately 400 feet from the site to the highway. The equipment area and lower portions of the mono-pine will not be visible from public views. The visible portions of the facility will be disguised as a pine tree and placed near existing vegetation on the property. Therefore, staff has determined that the project will not have a significant visual impact to the area, and is consistent with ridgeline development standards.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ North County Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). A condition recommended by the Environmental Health Bureau has been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project area is located outside the LUAC's jurisdiction. Though not required, planning staff referred the project to the LUAC to obtain neighborhood concerns and recommendations regarding the projects design and location. On September 18, 2013, the LUAC reviewed the project and unanimously recommended approval of the project with the proposed mono-pine design.

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
December 18, 2013

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Delinda Robinson, Senior Planner; Dan Lister, Project Planner; Global Ag. Properties, Owner; Tricia Knight, Agent; The Open Monterey Project; LandWatch; Planning File PLN120606.

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

- Conditions of Approval;
- Site Plan and Elevations; and
- Mono-Pine Visual Simulations

Exhibit C Vicinity Map;
Exhibit D North County Non-Coastal Advisory Committee Minutes (September 18, 2013);
Exhibit E Visual Simulations prepared by Verizon Wireless;
Exhibit F Visual Assessment conducted by RMA – Planning on February 7, 2013;
Exhibit G Design Alternatives prepared by Verizon Wireless; and
Exhibit H Existing and Proposed Coverage Maps

This report was reviewed by Delinda Robinson, Senior Planner. 

EXHIBIT A
PROJECT INFORMATION FOR PLN120606

Project Title: Verizon Wireless	Primary APN: 113-071-014
Location: 655 N. El Camino Real Salinas	Coastal Zone: No
Applicable Plan: Greater Salinas Area Plan	Zoning: F/40
Permit Type: Combined Development Permit	Plan Designation: Farmland
Environmental Status: Exempt	Final Action Deadline: 1/12/2014
Advisory Committee: North County LUAC	

Resource Zones and Reports

Environmentally Sensitive Habitat: None	Erosion Hazard Zone: Moderate
Botanical Report #: LIB130422	
Arborist Report #: LIB130423	Geologic Hazard Zone: IV
	Geotechnical Report #: LIB130421
Archaeological Sensitivity Zone: Low	

Other Information:

Fire District: North County FPD	Grading (cubic yards): < 100
Lot Size: 134.4 ac.	Height Allowed: 35'
Tree Removal (Count/Type): None	Height Proposed: 45'

**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:

Verizon Wireless (PLN120606)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt per Section 15303 (Class 3) of the CEQA Guidelines; and
- 2) Combined Development Permit consisting of:
 - 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 45 foot high mono-pine (monopole designed to look like a tree) with 12 panel antennas, two GPS antennas, an approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, 130 linear feet of 8 foot high chain-link fencing with barbed-wire top and 458 linear feet of trenching; and 2) a Use Permit to allow ridgeline development.

[PLN120606, Verizon Wireless, 655 N. El Camino Real, Salinas, Greater Salinas Area Plan (APN: 113-071-014-000)]

The Verizon Wireless application (PLN120606) came on for public hearing before the Monterey County Planning Commission on January 8, 2013. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 45 foot high mono-pine (monopole designed to look like a tree) with 12 panel antennas, two GPS antennas, an approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, 130 linear feet of 8 foot high chain-link fencing with barbed-wire top and 458 linear feet of trenching; and 2) a Use Permit to allow ridgeline development.
EVIDENCE: 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

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

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (GP);
 - Greater Salinas Area Plan (AP);
 - Monterey County Zoning Ordinance, Title 21(MCC);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 655 N. El Camino Real (Assessor’s Parcel Number: 113-071-014-000), Greater Salinas Area Plan. The parcel is zoned “F/40” [Farmland, 40 acres per unit], which allows the installation of a wireless communications facility with a Use Permit (Section 21.30.050.II, MCC). The project is consistent with the regulations for wireless communications facilities pursuant to Chapter 21.64.310 of the Zoning Ordinance (see Finding & Evidence No. 7 for more information). The property is mainly used for agricultural production (Agricultural Preserve No. 11-011), and is identified as a unique farmland. The project has been sited to not disturb on-going agricultural production. The wireless facility is compatible with the limitations and allowed uses of the Agricultural Preserve. Therefore; the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on February 7, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Ridgeline Development: The project is consistent with the required findings for ridgeline development (see Finding & Evidence No. 8 for more information).
 - e) The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the project is located outside the North County Non-Coastal LUAC’s jurisdiction. Though not required, Planning staff referred the project to the LUAC to identify potential concerns and recommendations regarding the projects design and location. On September 18, 2013, the LUAC reviewed the project and unanimously recommended approval of the project with the proposed mono-pine design.
 - 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 PLN120606.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following

departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Tree Resources, Biological Resources, and Soil Stability. The following reports have been prepared:
- "Tree Assessment" (LIB130423) prepared by LSA Associates, Inc., Pt. Richmond, CA, dated August 1, 2013;
 - "Biological Assessment" (LIB130422) prepared by EBI Consulting, Burlington, MA, dated June 5, 2013; and
 - "Geotechnical Report Proposed Verizon Wireless Communications Facility" (LIB130421) prepared by AESCO, Huntington Beach, CA, dated April 10, 2013.

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- c) Tree Resources: The project is sited to avoid the removal of existing trees. The project does require an underground connection to an existing utility pole located over 450 feet from the project site. A minimal amount of boring and/or trenching is required through existing oak woodland. The tree assessment prepared for the project identifies that there are approximately 130 oaks within the vicinity of the project site. With standard tree and root protection recommendations made in the tree assessment, the project will not impact tree resources. All recommendations have been applied to the project as conditions of approval (Condition No. 5).
- d) Biological Assessment: Based on information in the California Natural Diversity Database and on-site observations, the biological assessment concludes that the project will not impact federally or locally protected species. Conservation, maintenance or protection measures were not recommended.
- e) Staff conducted a site inspection on February 7, 2013 to verify that the site is suitable for this use.
- 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 PLN120606.

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

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, North

County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Staff conducted a site inspection on February 7, 2013 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 PLN120606.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 7, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120606.

6. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3) categorically exempts the installation of small new equipment and facilities.
 - b) The project consists of a 900 square foot area leased to Verizon Wireless which will be used to construct a 38 foot high monopole (45 foot high with tree façade) and a 188 square foot equipment shelter with emergency generator.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 7, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Staff conducted a site inspection on February 7, 2013 to verify that the site is suitable for this use.
 - 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 PLN120606.

7. **FINDING:** **RIDGELINE DEVELOPMENT** – The subject project, as conditioned by this permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.

- EVIDENCE:**
- a) The project has been determined to create ridgeline development. The

project is sited on a grade that sits above Highway 101, so the project will silhouette the skyline. Pursuant to standards for ridgeline development, Section 21.66.010.D of the Monterey County Zoning Ordinance, the project may be approved upon finding that the project will not create a substantially adverse visual impact when viewed from a common public viewing area (See Finding & Evidence No. 8 for more information).

- b) Based on visual assessments prepared by RMA – Planning and Verizon Wireless, the mono-pine silhouettes the skyline when viewed from portions of Highway 101 (north and south of the project site), Prunedale South Road (0.60 miles north of the project site), Assisi Way, Damian Way (0.20 to 0.30 miles east of the project) and near Espinosa Road/Highway (0.40 to 0.60 miles south of the project site). Based on visual analysis, the project site will be visible from many locations (Highway 101 and portions of Ralph Lane, Damian Way and Assisi Way). However, from a majority of locations visibility will be obscured by distance, topography and project design. The project is located behind vegetation that spans approximately 400 feet from the site to the highway. The visible portions of the site will be disguised as a pine placed near existing vegetation on the property. Therefore the ridgeline development proposed by the project will not create an adverse visual impact.
- c) There is no alternative location which would allow a reasonable development without potential for ridgeline development (See Finding & Evidence No. 8 for more information).
- d) The project planner conducted a site inspection on February 13, 2013 to verify that the project on the subject parcel conforms to the ridgeline development requirement to not create a substantially adverse visual impact.
- e) 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 PLN120606.

8. 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 proposed telecommunication facility will not create a hazard for aircraft in flight.

EVIDENCE: a) The project consists of the construction of an unmanned commercial wireless communication facility. The facility consists of 12 panel antennas on a 35 foot high pole. The antennas extend the height of the structure to 38 feet high, and the tree facade limbs and foliage extends the height of the structure to approximately 45 feet high. The facility includes two GPS antennas and a 188 square foot equipment shelter with an emergency generator. The applicant, Verizon Wireless, will lease a 900 square foot area from the owner, Global Ag. Properties. The

property is mainly used for agricultural production (Agricultural Preserve No. 11-011), and is identified as a unique farmland. The project has been sited to not disturb on-going agricultural production.

- b) Design Alternatives: The project was submitted with visual simulations from different locations, as well as design and site alternatives. The project proposes a monopole designed with a pine tree facade (aka: mono-pine). Verizon also provided visual simulations of a dead tree (snag) design, which would require that the pole be 65 foot high to allow the staggering of the antennas, and a standard 35 foot high monopole (38 feet high with antennas). The mono-pine design is supported by the property owner and the North County Non-Coastal Land Use Advisory Committee. The project is consistent with Section 21.64.310.C.4 and Section 21.64.310.H.1 & 2 of the Zoning Ordinance.
- c) Site Alternatives: Three alternative sites were analyzed pursuant to Section 21.64.310.E.1 of the Zoning Ordinance: 1) an existing utility pole located on the same property; 2) Church of God located at 747 El Camino Real, Salinas; and 3) an existing wireless facility located on the same property. The existing utility pole did not have enough room or ground space for wireless equipment. The Church of God property sits too low to obtain coverage, and would require a taller communications tower. The existing 20 foot high wireless facility currently on the property would require consolidation onto one tower. Due to spacing required between the two vendors, the tower height would exceed 100 feet in height which is not considered a least intrusive alternative. The existing 20 foot high wireless facility is hidden from public views behind existing trees and vegetation on the property. Due to potential visual impacts regarding the consolidation of wireless facilities, co-location is not recommended at the proposed site (Section 21.64.310. H.1.b of the Zoning Ordinance). Therefore, the project is considered the least visually intrusive location, and is consistent with the wireless communications facilities regulation (Chapter 21.64.310 of the Monterey County Zoning Ordinance).
- d) Visual simulations: Two visual assessments were conducted: 1) February 7, 2013; the property was temporarily staked to a height of 42 feet, and 2) visual simulations with 45 foot high mono-pine design was prepared by Verizon Wireless. Both simulations were taken from different public locations to analyze the visual impacts of the project:
- Visual Assessment prepared by RMA - Planning on February 7, 2013; 42 foot high temporary staking:
 1. Project Site;
 2. Project entry road at Highway 101, 0.30 miles south of the project site;
 3. Espinosa Road, 1.5 miles south of the project site;
 4. Ralph Lane/Highway 101, 0.25 miles east of the project site;
 5. Assisi Way, 0.28 miles east of the project site;
 6. Assisi Way/Damian Way, 0.24 miles east of the project site;
 7. Prunedale South Road (overpass), 0.67 miles north of the project site;
 8. Pesante Road/Highway 101, 1.10 miles north of the project site; and
 9. Harrison Road, 0.89 miles south-east of the project site;

- Visual Simulation prepared by Verizon Wireless with 45 foot high mono-pine design:
 1. Three locations on Assisi Way, approximately 0.20 to 0.24 miles east of the project site;

Based on visual analysis, the project site will be visible from many locations (Highway 101 and portions of Ralph Lane, Damian Way and Assisi Way). However, from a majority of locations visibility will be obscured by distance, topography and project design. The project is located behind vegetation that spans approximately 400 feet from the site to the highway. The equipment area and lower portions of the mono-pine will not be visible from public views. The visible portions of the site will be disguised as a pine tree and placed near existing vegetation on the property. Therefore, the project will not have a significant visual impact to the area.

- e) A non-standard condition of approval has been applied to ensure that the tree façade resembles the façade approved with this project which shows branches extending below the antennas, and antennas completely screened by foliage (Condition No. 8). Standard conditions of approval for emissions, removal, and future visual reduction have been applied (Condition No. 7, 9 & 10).
- f) The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Section 21.86.050 MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.
- g) 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).
- h) Staff site visit and project photos in project file PLN120606.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 (Class 3) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 45 foot high mono-pine (monopole designed to look like a tree) with 12 panel antennas, two GPS antennas, an approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, 130 linear feet of 8 foot high chain-link fencing with barbed-wire top and 458 linear feet of trenching; and 2) a Use Permit to allow ridgeline development. The project is 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 8th day of January, 2014 upon motion of _____, seconded by _____, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mike Novo, Secretary

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 _____.

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 Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120606

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The term "applicant" as used in these conditions means Verizon Wireless and its successors and assigns. This Combined Development Permit (PLN120606) consists of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 45 foot high mono-pole (monopole designed to look like a tree) with 12 panel antennas, two GPS antennas, an approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, 130 linear feet of 8 foot high chain-link fencing with barbed-wire top and 458 linear feet of trenching; and 2) a Use Permit to allow ridgeline development. The property is located at 655 N. El Camino Real, Salinas (Assessor's Parcel Number 113-071-014-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 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 Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 113-071-014-000 on January 8, 2014. The permit was granted subject to 10 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 applicant and its successors and assigns 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 January 8, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation (Non-Standard Condition)

Monitoring Measure: Trees which are located close to the construction site shall be protected pursuant to recommendations made in the tree assessment prepared for the project ("Tree Assessment" (LIB130423) prepared by LSA Associates, Inc., Pt. Richmond, CA, dated August 1, 2013). The tree protection recommendations are as follows:

- Tree Avoidance: The project design shall avoid impacts to trees to the greatest extent feasible. The project design shall consider placement of utility services outside as far away from trees when feasible.

- Tree Maintenance during Construction, Root Zone: The construction of the project shall be performed using trenchless methodology (e.g., underground boring) to minimize impacts to tree roots. Any trenching work that is required shall be done by hand to avoid the tearing of large diameter roots. Large roots shall either be avoided or pruned by hand with a sharp blade;

- Tree Protection Fencing: Prior to the commencement of construction, sturdy Tree protection Fencing (TPF) shall be installed to protect trees in the area around the proposed facility, but not along the underground utility route. The TPF shall be maintained during the construction process to prevent direct damage to trees and their growing environment. The TPF shall consist of blaze orange barrier fencing supported by metal "T rails" fence posts. The TPF shall be placed at a distance that is at or outside of the driplines of avoided trees to the extent feasible based on the limits of the area to be graded. The TPF shall be installed as part of the site preparation before construction activities or tree trimming begins and shall be installed under the supervision of a qualified arborist. The TPF shall not be altered in any way to increase the encroachment on the avoided trees during construction activities;

- Use of Heavy Equipment: Heavy machinery shall not be allowed to operate (excavation, grading, drainage and leveling) or stage within the dripline of avoided trees unless approved by a qualified arborist;

- Storage of Construction Materials and Debris: Construction materials or project debris and waste materials shall not be placed adjacent to or against the trunks of avoided trees. Disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline or in drainage channels, swales or areas that may lead to the dripline is prohibited;

- Monitoring: A certified or consulting arborist shall be present whenever activities that may pose a potential threat to the health of the trees to be avoided may occur;

- Incidental Damage to Protected Trees: The attachment of wires, signs and ropes to any protected tree is strictly prohibited;

- Trimming: All pruning shall be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and shall comply with the guidelines established by the International Society of Arboriculture; best Management Practices; Tree Pruning and any special conditions as determined by a certified arborist. The following guidelines shall be followed when pruning trees adjacent to project:

- o Although no specific branch or branches are recommended for removal from avoided trees, if during project construction it is necessary to remove dead, crossed and/or malformed limbs this should be done under the supervision of a certified arborist;

- o If trimming of the tree canopy is required to allow the movement of construction machinery, all branches to be removed shall be pruned back to an appropriate sized lateral or to the trunk by following standard pruning guidelines and under the supervision of a certified arborist.

All recommended tree protection measures shall be in place prior to issuance of building permits subject to the approval of RMA - Director of Planning. (RMA – Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

Prior to final inspection, the applicant shall submit a report prepared by a qualified professional arborist to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant and its successors and assigns agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning Department

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

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

7. PDSP001 - MONOPINE TREE FACADE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: (Non-Standard Condition)
To ensure that the monopine tree facade adequately resembles the monopine design approved by the Planning Commission on January 8, 2014 (Resolution No.____), the applicant, Verizon Wireless and its successors and assigns, must submit evidence to RMA - Planning showing that the monopine tree facade resembles the approved facade (e.g. branches extending below the antannas and antannas completely screened by foliage). Once reviewed and approved by RMA - Planning, the facility shall be continuously maintained. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to Building Final, the applicant shall submit evidence to RMA - Planning showing that the monopine tree facade resembles the facade approved (Resolution No. _____).

On an on-going basis, the applicant shall continuously maintain the facility to ensure that the tree facade design does not degrade.

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 and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: 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 RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

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

9. PD039(E) - WIRELESS EMISSION

Responsible Department: 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 RMA - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

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

10. EHSP01 - HAZ MAT BUSINESS RESPONSE PLAN – MOU (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).

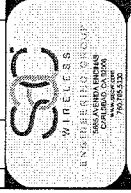
Compliance or Monitoring Action to be Performed: Prior to issuance of grading/building permits the applicant shall submit the signed Business Response Plan – Memorandum of Understanding (Form available from EHB) that specifies an approved Business Response Plan must be on file with HMMS prior to bringing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

verizon wireless

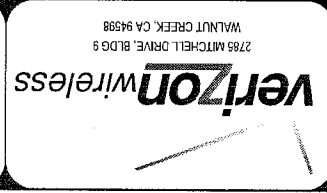
PSL # 249154
PRUNEDALE
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02-24-11	99% ZONING	MSD
1	02-24-11	99% ZONING	JE
2	02-11-11	REVISED 9% ZONING	DM
3	11-11-11	REVISIONS	DM
4	11-20-11	99% ZONING	MSD



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 ANY USE OF DISCLOSED, OTHER THAN AS SET FORTH IN THIS NOTICE



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PRUNEDALE
PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
T-1
TITLE SHEET

811
 Know what's below.
 Call before you dig.

CALL 811
 WWW.CALL811.COM
 CONTACT US TO OBTAIN
 A LIST OF ALL THE UTILITIES
 LOCATED UNDERGROUND
 IN YOUR AREA TO AVOID
 DAMAGE TO THEM

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
C-1	SITE SURVEY	2
D-2	SITE SURVEY	2
A-1	SITE PLAN	4
A-2	ENLARGED SITE EQUIPMENT & ANTENNA PLANS	4
A-3	SOUTH & WEST ELEVATIONS	4
A-4	NORTH & EAST ELEVATIONS	4
A-5	ENLARGED WEST ELEVATION	4
A-6	ENLARGED EQUIPMENT SHELTER ELEVATIONS	4
A-7	EQUIPMENT LAYOUT	4

ZONING DRAWINGS - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL-SIZE (24x36).
 CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON
 SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
 INSURANCE BEFORE BEGINNING WORK. THE WORKER SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND INSURANCE BEFORE BEGINNING WORK.

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
PLANNING		
CONSTRUCTION		
LANDSCAPE		

PROJECT SUMMARY

APPLICANT/LESSEE:
 Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 OFFICE: (925) 334-0400

ASSASSOR'S PARCEL NUMBER:
 1107141400

APPLICANT'S REPRESENTATIVE:
 PRUNEDALE
 655 N. EL CAMINO REAL
 SALINAS, CA 93907
 TELEPHONE: (831) 420-2527

PROPERTY OWNER:
 HANCOCK ROAD BUILDING LIMITED PARTNERSHIP
 38155 OLIVE ROAD
 HANCOCK ROAD BUILDING LIMITED PARTNERSHIP
 CONTRACT: 1007190

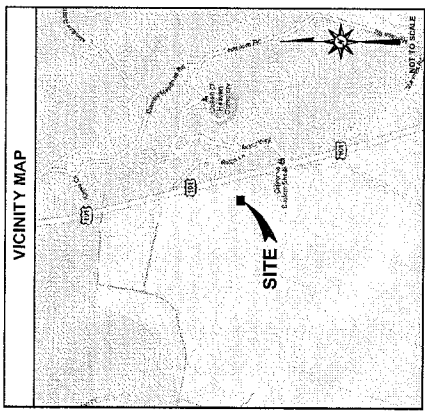
PROPERTY INFORMATION:
 PRUNEDALE
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

GEOLOGIC COORDINATES:
 UTM ZONE: 18N
 EASTING: 384675.87 N
 NORTHING: 1114903.37 N

CONSTRUCTION INFORMATION:
 AREA OF CONSTRUCTION: 903 SQ. FT.
 JURISDICTION: COUNTY OF MONTEREY
 CURRENT ZONING: AG-40 AGRICULTURAL
 OCCUPANCY: U
 TYPE OF CONSTRUCTION: V-8
 HANDBOOK REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDBOOK ACCESS NOT REQUIRED.

CODE COMPLIANCE

1. 2010 CALIFORNIA BUILDING CODE	4. 2010 CALIFORNIA FIRE CODE
2. 2010 CALIFORNIA MECHANICAL CODE	5. 2010 CALIFORNIA ELECTRICAL CODE
3. 2008 NATIONAL ELECTRICAL CODE	6. 2010 CALIFORNIA MECHANICAL CODE
7. 2008 NATIONAL ELECTRICAL CODE	7. 2010 CALIFORNIA MECHANICAL CODE
8. 2010 CALIFORNIA MECHANICAL CODE	8. 2010 CALIFORNIA MECHANICAL CODE
9. 2010 CALIFORNIA MECHANICAL CODE	9. 2010 CALIFORNIA MECHANICAL CODE
10. 2010 CALIFORNIA MECHANICAL CODE	10. 2010 CALIFORNIA MECHANICAL CODE



DRIVING DIRECTIONS

START: 2785 MITCHELL DR, WALNUT CREEK, CA 94598

- HEAD SOUTHWEST ON MITCHELL DR. TOWARD N. HANCOCK RD.
- TURN LEFT ONTO W. HANCOCK RD.
- TURN RIGHT ONTO W. HANCOCK RD. TOWARD S. EL CAMINO REAL.
- TURN LEFT TO MERGE ONTO 655 N. EL CAMINO REAL.
- TURN RIGHT TO MERGE ONTO 655 N. EL CAMINO REAL.
- TURN LEFT TO MERGE ONTO 655 N. EL CAMINO REAL.
- TURN LEFT TO MERGE ONTO 655 N. EL CAMINO REAL.
- TURN LEFT TO MERGE ONTO 655 N. EL CAMINO REAL.

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- 1. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 2. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 3. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 4. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 5. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 6. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 7. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 8. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 9. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.
- 10. ONE (1) VERIZON WIRELESS FACILITY (SHELTER) WITH TWO (2) ANTENNAS.

PROJECT TEAM

CLIENT:
 Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 TELEPHONE: (925) 334-0400

UTILITY COORDINATOR:
 SAC WIRELESS
 655 N. EL CAMINO REAL
 PRUNEDALE, CA 93907
 TELEPHONE: (831) 420-2527

CONSULTING ENGINEER:
 T&E CONSULTING INC.
 1000 W. BROADWAY
 SUITE 100
 SAN JOSE, CA 95128
 TELEPHONE: (415) 352-1177

ARCHITECT:
 NESTOR FERRONTOVA, AIA
 1000 W. BROADWAY, SUITE 100
 SAN JOSE, CA 95128
 TELEPHONE: (415) 352-1177

PLANNING:
 PRUNEDALE PROCESSING SERVICES
 317 S. JESSIE ROAD, #100
 PRUNEDALE, CA 93907
 TELEPHONE: (831) 420-2527

SURVEYOR:
 JAMES R. WATSON, LICENSED SURVEYOR
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598
 TELEPHONE: (925) 334-0400

VERIZON SIGNATURE BLOCK

DISCIPLINE	SIGNATURE	DATE
SITE ACQUISITION		
CONSTRUCTION		
PLANNING		
LANDSCAPE		
TELECOM		
EQUIPMENT		
PROJECT ADMINISTRATION		
WFO ADMINISTRATION		

REV	DATE	DESCRIPTION	BY
0	09/10/11	PRELIMINARY	DA
1	09/19/11	ADD CONTIGUOUS	DA
2	09/19/11	ADULT TOPO	DA

ISSUE STATUS

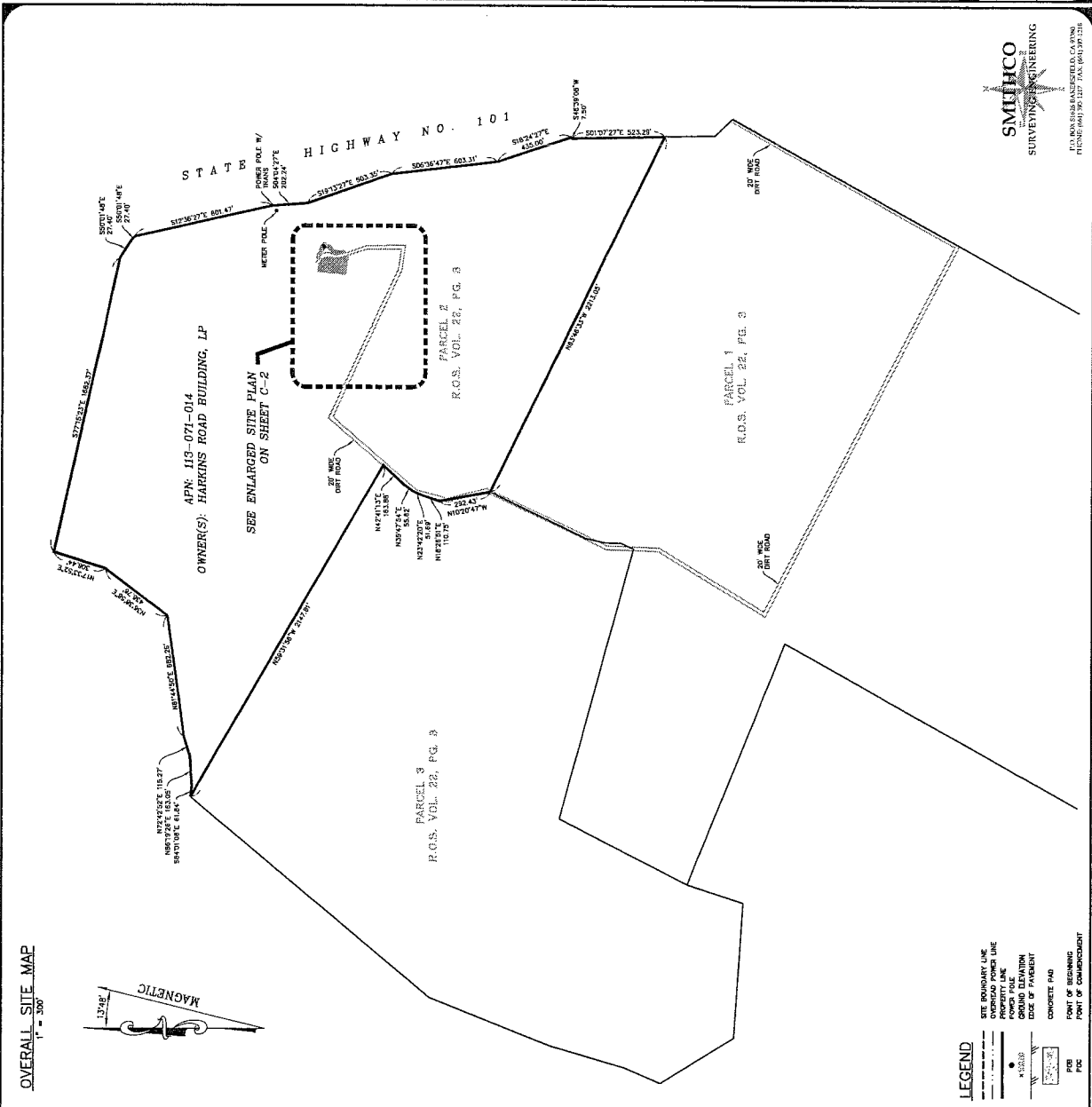
SE
SURVEYING ENGINEERS
ENGINEERING GROUP
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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

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205070
PRUNEDALE
ESPINOSA RD.
SALINAS, CA 93907
MONTEREY COUNTY

SHEET TITLE:
SITE SURVEY
C-1



NOTES

OWNER: HARKINS ROAD BUILDING LIMITED PARTNERSHIP
APN: 113-071-014

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE INFORMATION. THIS IS NOT 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 XXXXXX TITLE COMPANY, ORDER NO. 000000, DATED XXXXXX DD, 2011. WITHIN SAID TITLE REPORT THERE ARE XXXXX (XX) EXCEPTIONS LISTED, XXX (X) OF WHICH ARE EASEMENTS, AND XXX (X) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD SURVEY AND ARE SHOWN AS DOTTED LINES. THE LOCATION OF ALL SUCH UTILITIES IN THE AREA EITHER ON SERVICE OR ABANDONED, THE SURVEY FURTHER DOES NOT GUARANTEE THE LOCATION AND DEPTHS SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE BEST STATE OF KNOWLEDGE HAS BEEN USED IN THE LOCATION OF THE UTILITIES.

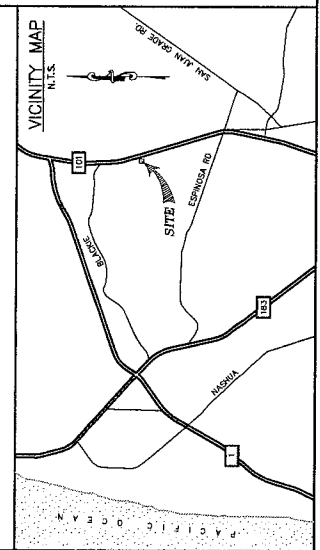
THE FEDERAL EMBLEMED MANAGEMENT PLAN (FEMMP) FOR THIS SITE FALLS WITHIN ZONE N, WHICH ARE AREAS DATED APRIL 2, 2008, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE N, WHICH ARE AREAS DATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.
LAT. 00°00'00.00" N, NAD 83
LONG. 000°00'00.00" W, NAD 83
ELEV. 000.0 NAV 88 (BASES OF DRAWING)
LAT. 00°00'00.00" N, NAD 27
LONG. 000°00'00.00" W, NAD 27
ELEV. 000.0 NAV 29

The information shown above meets or exceeds the requirements set forth in F.A.A. order 8240.18D for 1-4 degree, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 feet.

LESSOR'S PROPERTY LEGAL DESCRIPTION:
T.B.D.

EASEMENTAL PER TITLE RECORD:
T.B.D.



SMITHCO
SURVEYING ENGINEERING
1710 BAYSHORE PARKWAY, SALINAS, CA 93907
PHONE: (831) 437-1234 FAX: (831) 437-1235

REV	DATE	DESCRIPTION	BY
0	09/10/11	PRELIMINARY	DA
1	09/18/11	ADD COMMENTS	DA
2	09/19/11	ADD C. TOPS	DA

WIRELESS ENGINEERING GROUP
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

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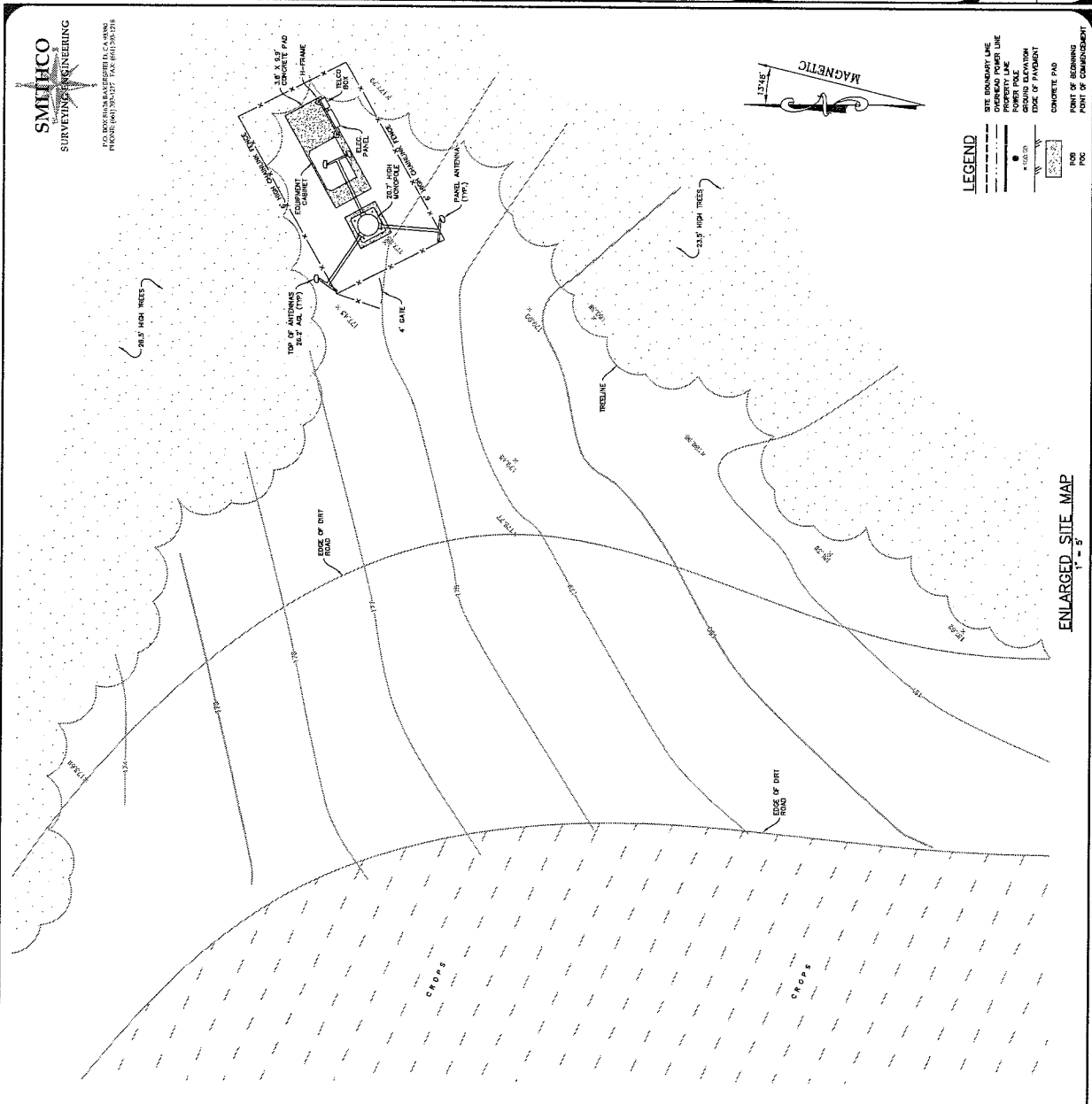
Verizon Wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

205070
 PRUNEDALE

ESPINOSA RD.
 SALINAS, CA 93907
 MONTEREY COUNTY

SHEET TITLE:
SITE SURVEY

C-2



ENCLOSED VERIZON WIRELESS DEMAND PREMISE DESCRIPTIONS TO BE DETERMINED

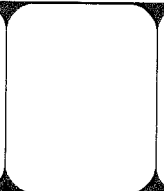
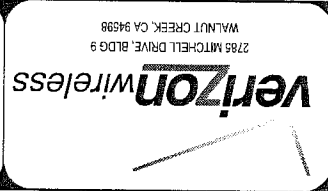
ENCLOSED VERIZON WIRELESS ACCESS EASEMENT DESCRIPTIONS TO BE DETERMINED

ENCLOSED VERIZON WIRELESS UTILITY EASEMENT DESCRIPTIONS TO BE DETERMINED

ISSUE	DATE	DESCRIPTION	BY
1	06/28/11	ISSUE FOR PERMITS	JK
2	09/11/11	REVISED PERMITS, ZONING	JK
3	09/26/11	REVISED PERMITS, ZONING	JK
4	11/09/11	ISSUE FOR PERMITS	JK



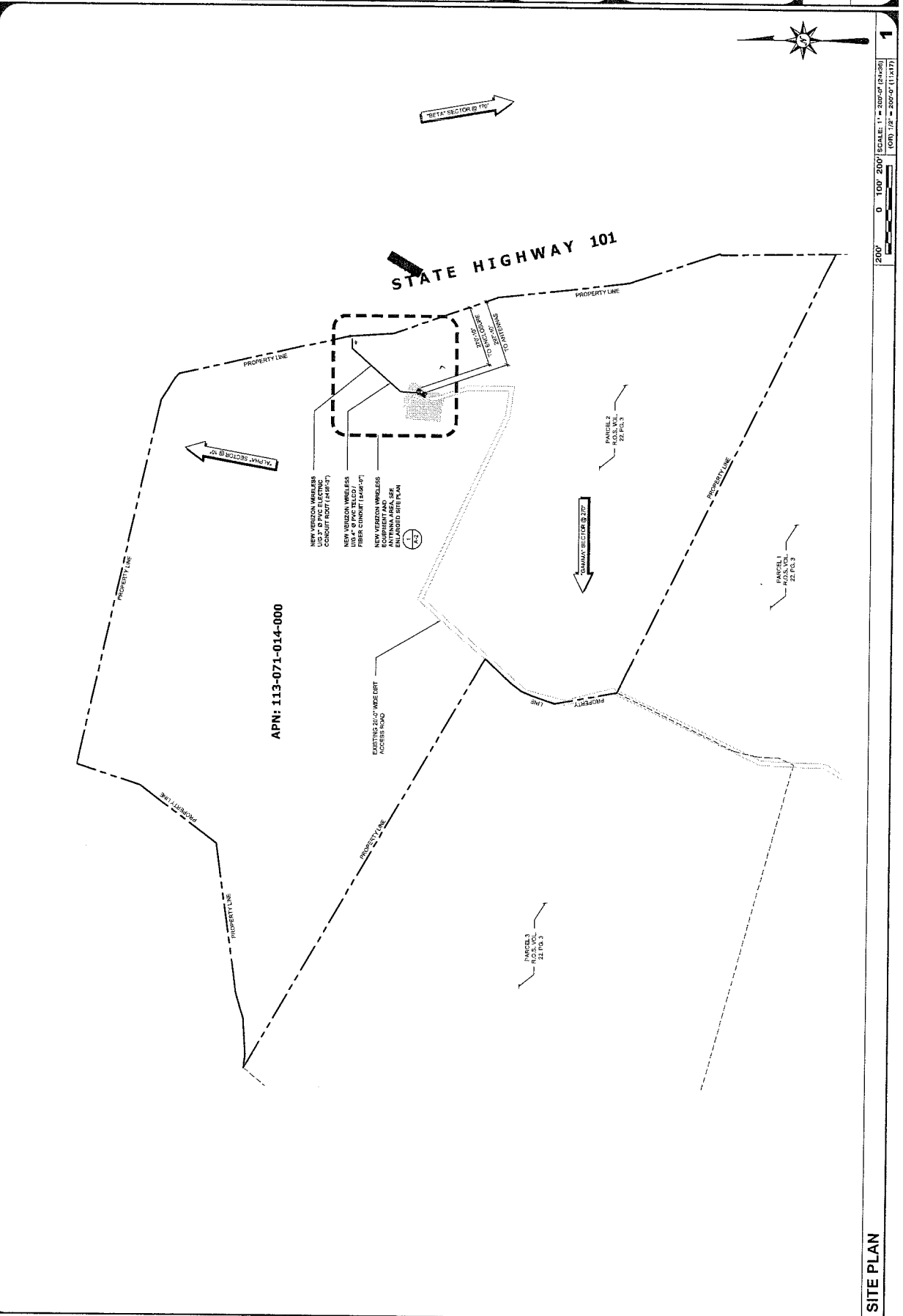
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PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
SITE PLAN

A-1



1
 SCALE: 1" = 200'-0" (2+30)
 (0.01) 1/8" = 200'-0" (1+127)



200'

0 100' 200'

SITE PLAN

NO.	DATE	DESCRIPTION	BY
1	08/03/11	ISSUE FOR PERMITS	AS
2	08/17/11	REVISED PER COMMENTS	AS
3	08/24/11	REVISED PER COMMENTS	AS
4	11/08/11	REVISED PER COMMENTS	AS



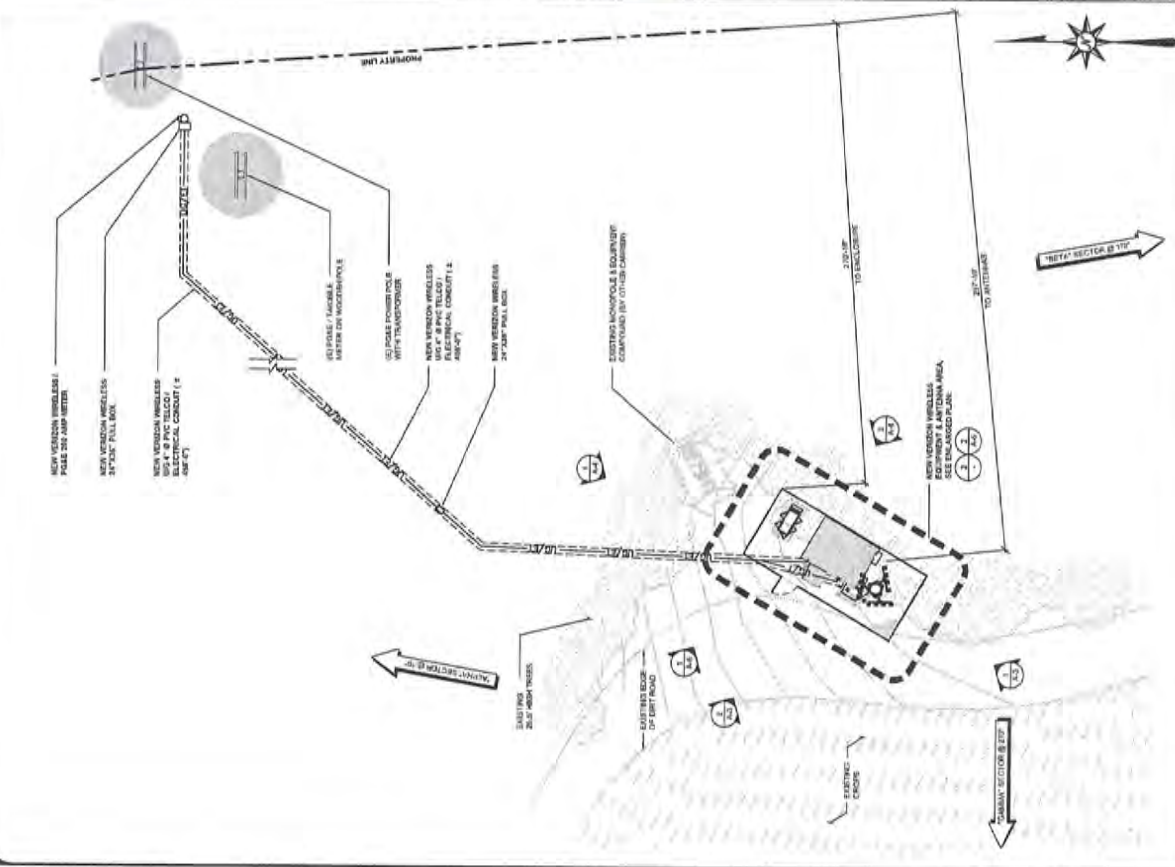
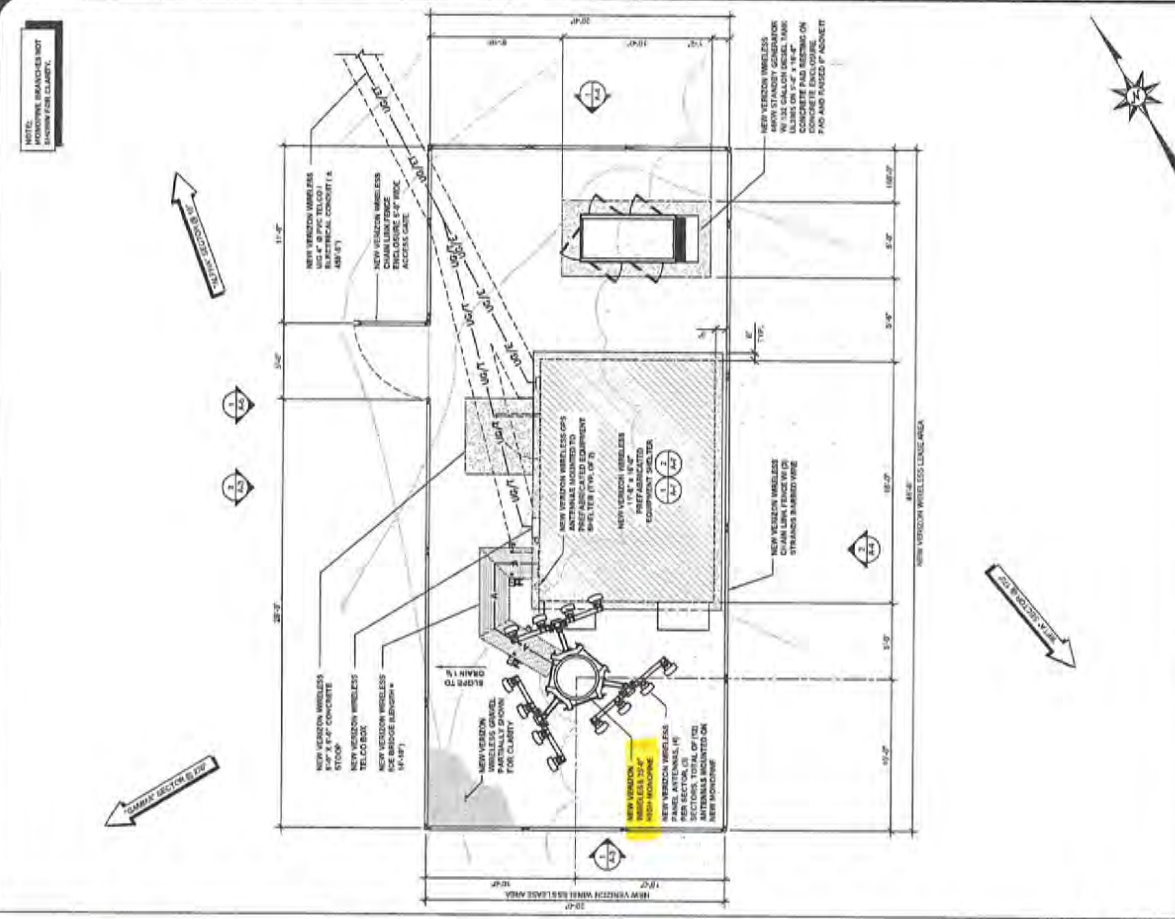
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verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94596

PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
 ENLARGED SITE
 EQUIPMENT & ANTENNA
 PLANS

A-2



1 ENLARGED SITE PLAN

2 ENLARGED EQUIPMENT & ANTENNA AREA PLAN

0.4" = 1' SCALE: 1/8" = 1'-0" (1/8" = 1'-0" (1/8" = 1'-0")
 0.4" = 1' SCALE: 1/8" = 1'-0" (1/8" = 1'-0" (1/8" = 1'-0")

ISSUE STATUS

NO.	DATE	DESCRIPTION	BY
1	08/25/11	ISSUED	WKS ZIMMER
2	10/11/11	REVISED N.A. ZIMMER	WKS ZIMMER
3	10/11/11	REVISED N.A. ZIMMER	WKS ZIMMER
4	11/09/11	ISSUED	WKS ZIMMER



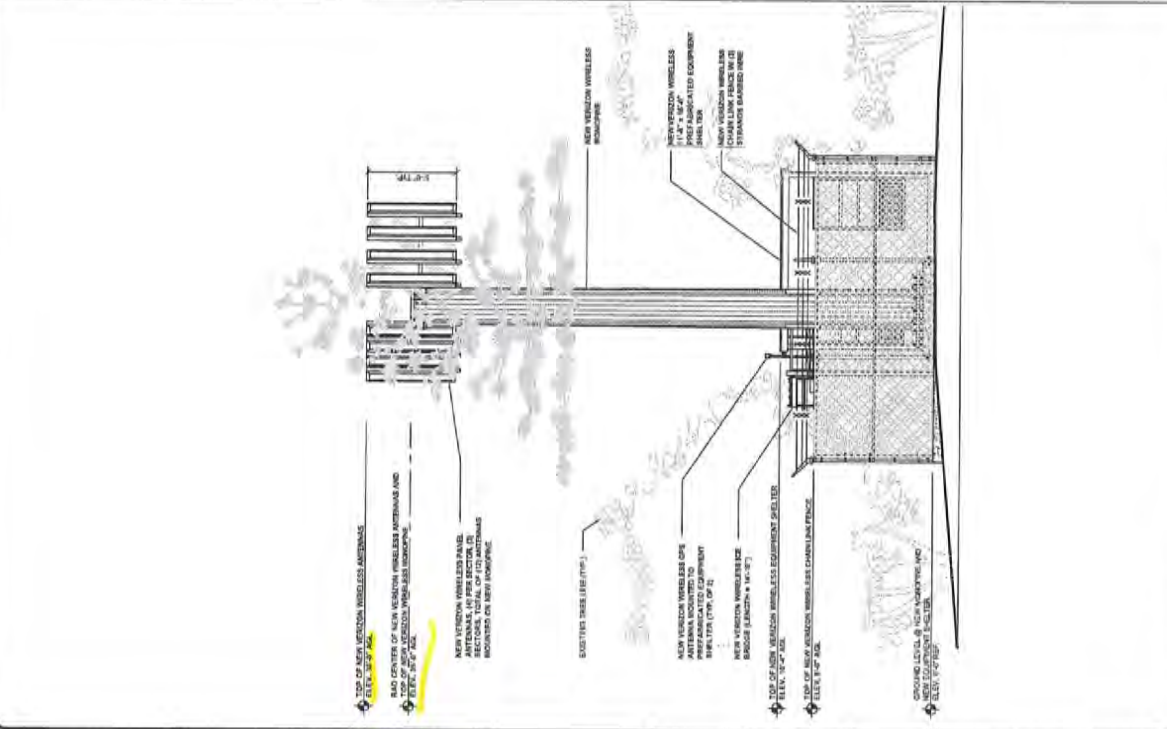
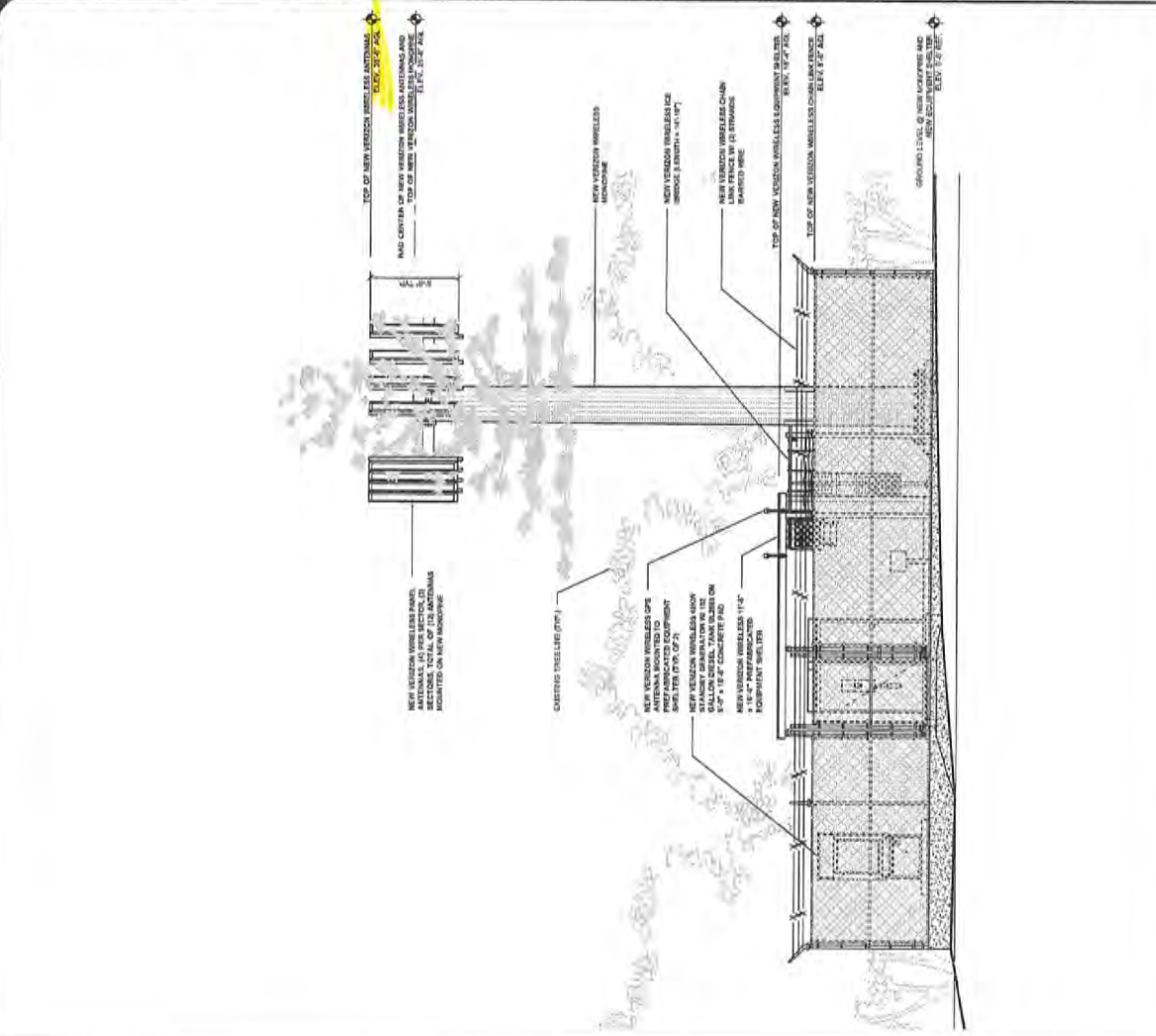
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PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
 SOUTH & WEST
 ELEVATIONS

A-3



WEST ELEVATION

1

SOUTH ELEVATION

2

REV.	DATE	DESCRIPTION	BY
1	08/04/11	ISSUE FOR PERMITS	JK
2	09/26/11	REVISED PER COMMENTS	JK
3	10/26/11	REVISED PER COMMENTS	JK
4	11/06/11	100% DRAWING	JK



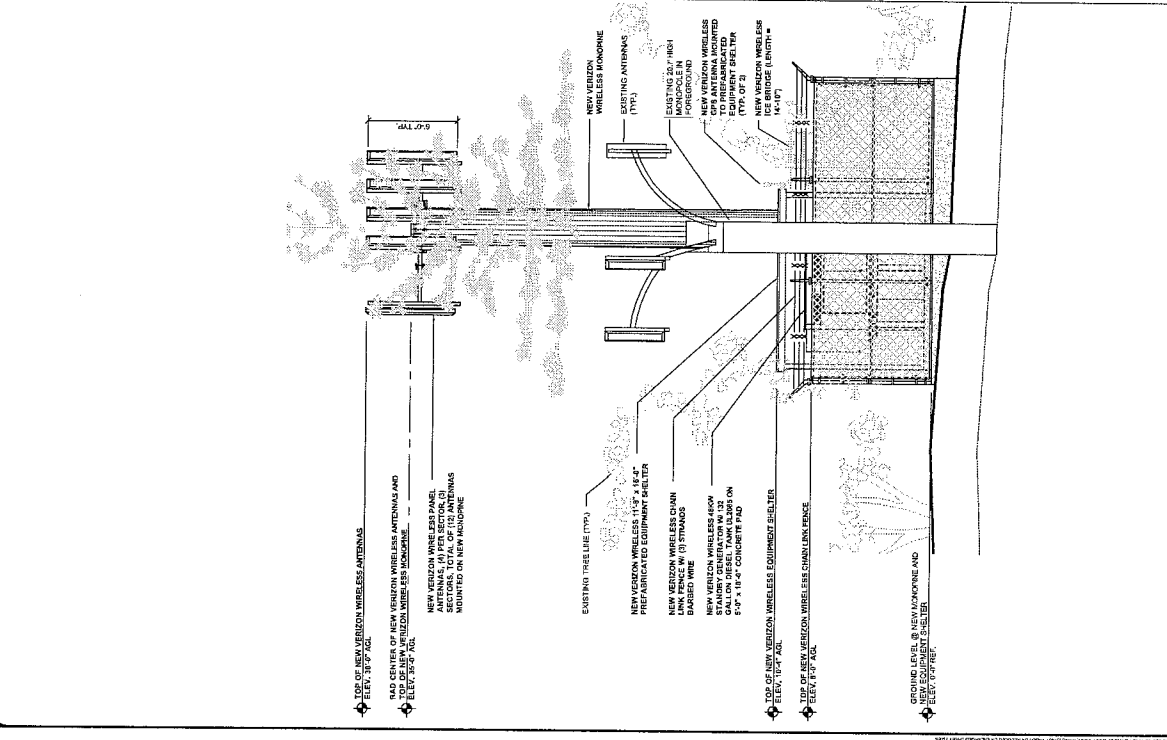
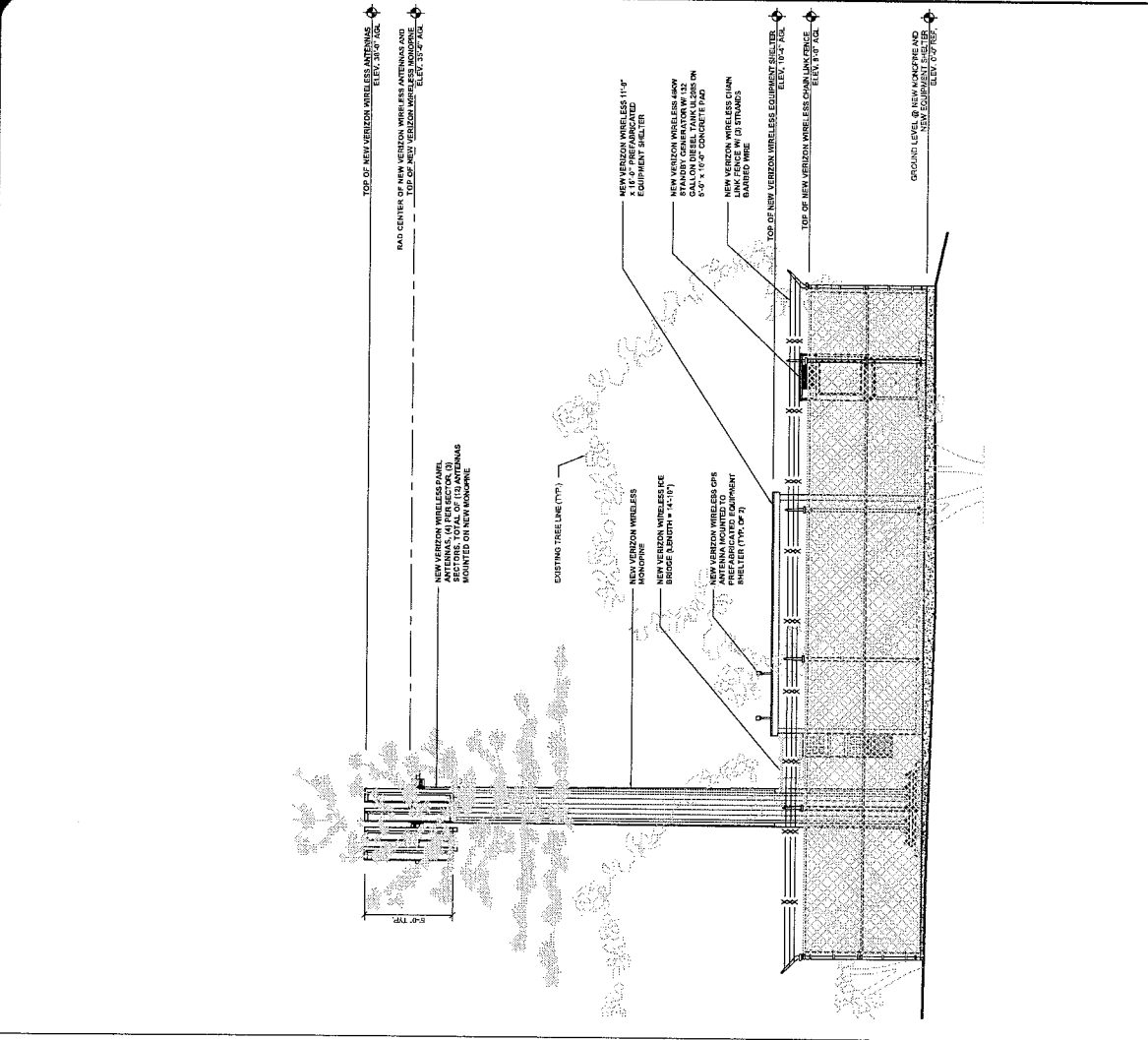
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PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4



0' 1" 2" 4" SCALE: 1/4" = 1'-0" (24x36)
 GRID: 1/8" = 1'-0" (11x17) **2**

0' 1" 2" 4" SCALE: 1/4" = 1'-0" (24x36)
 GRID: 1/8" = 1'-0" (11x17) **1**

NORTH ELEVATION

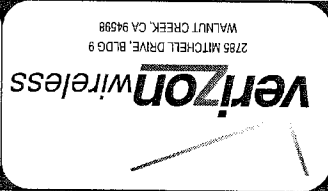
EAST ELEVATION

DATE PLOTTED: 11/06/11 10:00 AM. PLOTTER: HP DesignJet 2400. PLOT SCALE: 1/4" = 1'-0".

REV	DATE	DESCRIPTION	BY
0	09/26/11	90% ZONING	SKC
1	10/04/11	90% ZONING	JR
2	10/11/11	REVISED 90% ZONING	DLJ
3	10/25/11	REVISED 90% ZONING	SKC
4	11/06/11	100% ZONING	SKC



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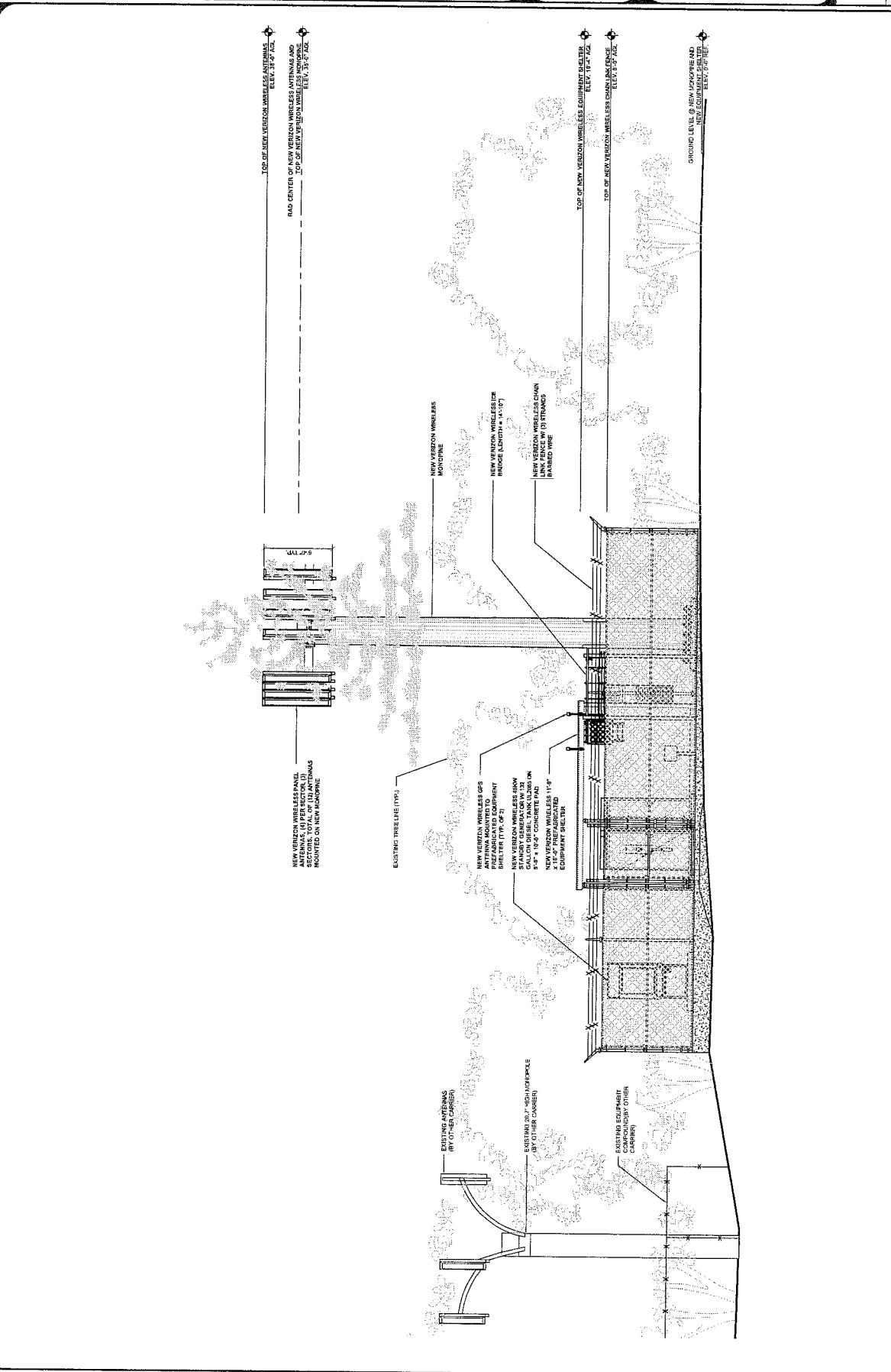


2786 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

SHEET TITLE:
ENLARGED WEST ELEVATION

A-5



0 1' 2' 4' SCALE: 1/8" = 1'-0" (24x36)
 (00) 1/8" = 1'-0" (11x17)

ENLARGED WEST ELEVATION

1

REV	DATE	DESCRIPTION	BY
0	05/26/11	50% ZONING	JAC
1	10/07/11	REVISED 50% ZONING	JR
2	10/27/11	REVISED 50% ZONING	COZ
3	02/20/11	REVISED 50% ZONING	JAC
4	10/07/11	100% ZONING	JAC

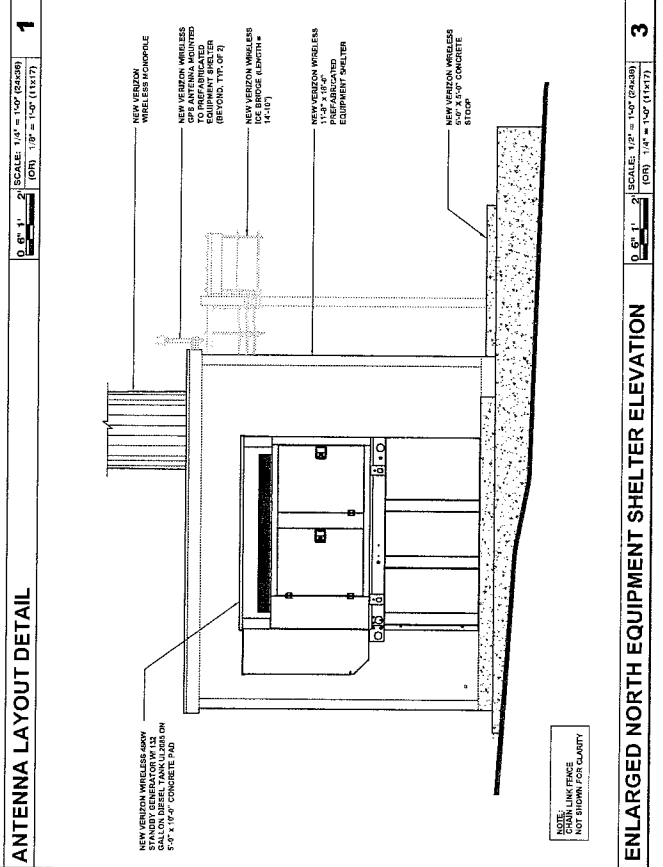
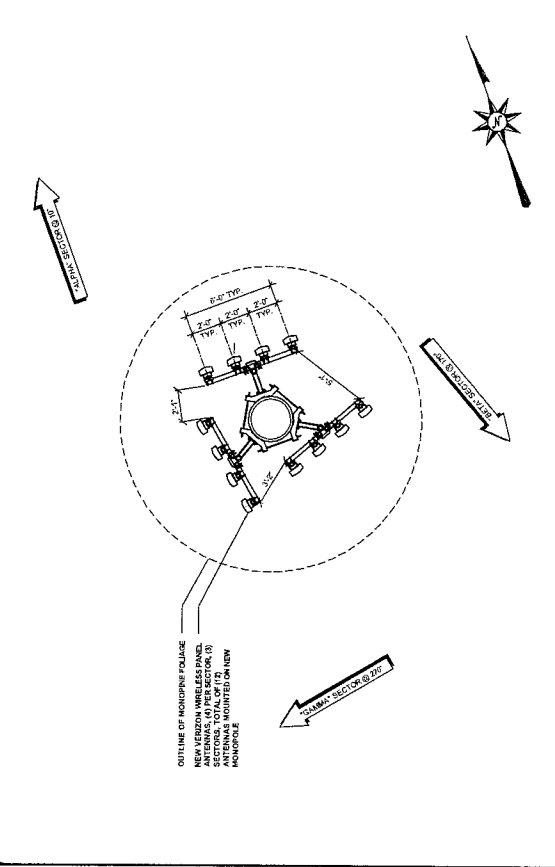
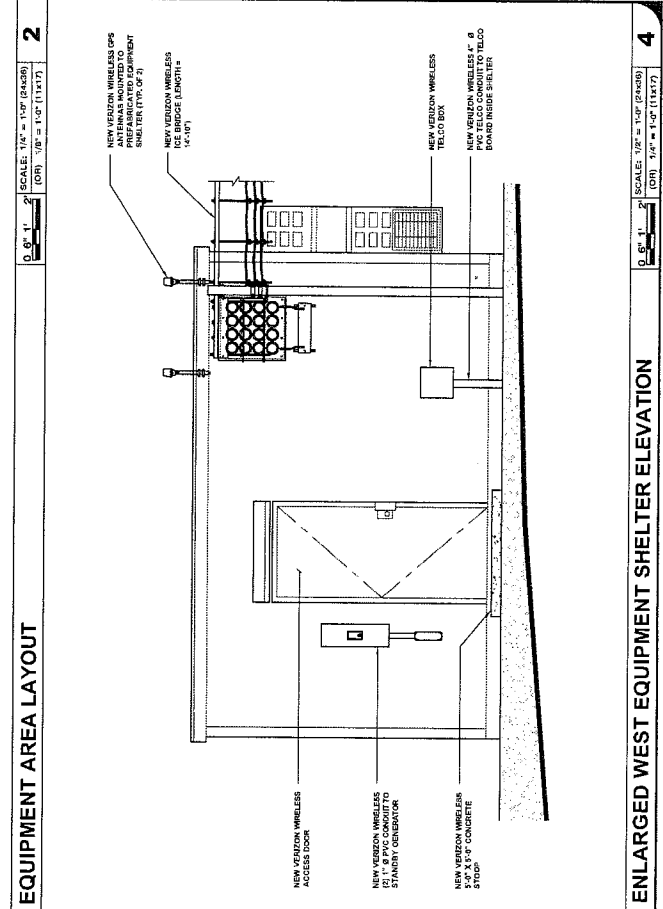
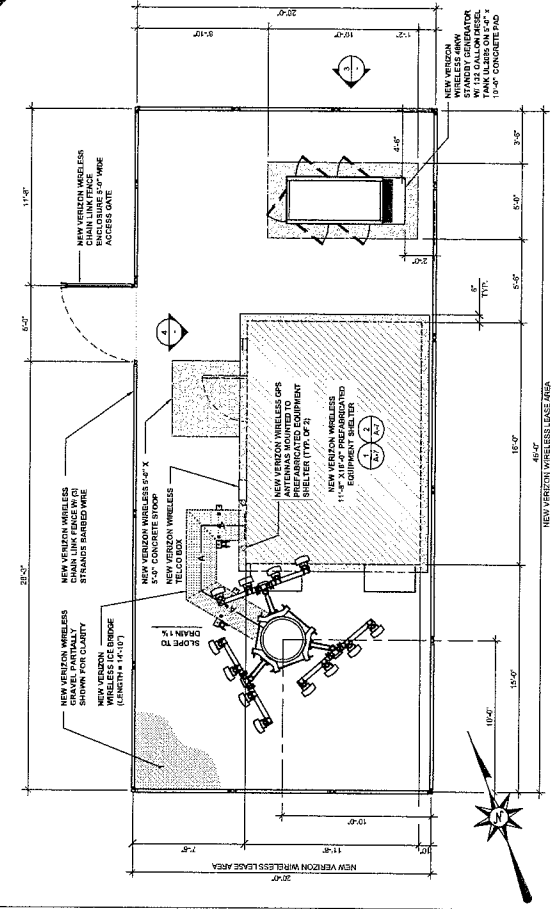
ISSUE STATUS

CS
ENGINEERS GROUP
 ENGINEERING
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PROPRIETARY INFORMATION
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PRUNEDALE
 PSL # 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907

A-6
 SHEET TITLE:
 ENLARGED EQUIPMENT
 SHELTER ELEVATIONS



ENLARGED WEST EQUIPMENT SHELTER ELEVATION

ENLARGED NORTH EQUIPMENT SHELTER ELEVATION

EQUIPMENT AREA LAYOUT

ANTENNA LAYOUT DETAIL

ISSUE	DATE	DESCRIPTION	BY
1	08/25/11	DCP COMMENTS	JK
2	09/01/11	REVISED TO 16-ZONING	CB
3	09/08/11	REVISED TO 16-ZONING	JKRC
4	10/08/11	100% ZONING	JKRC



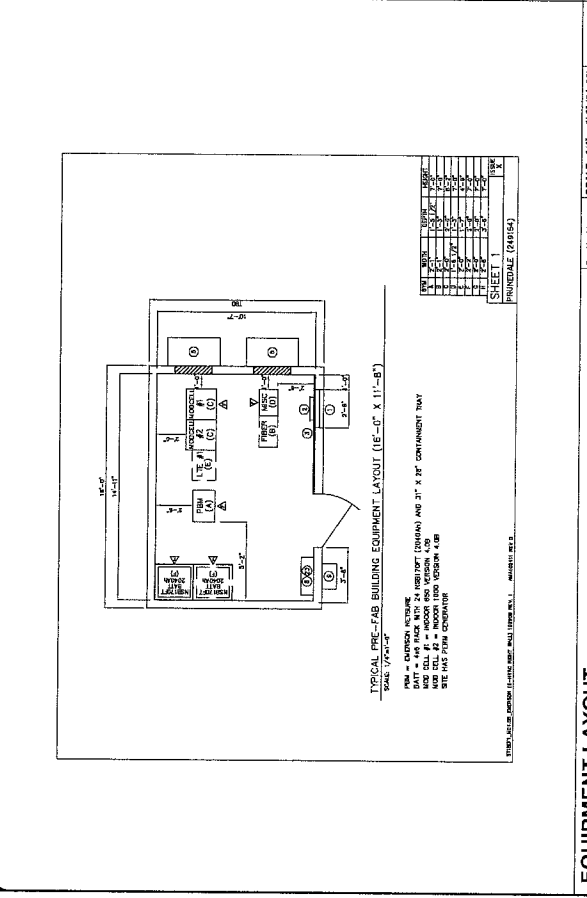
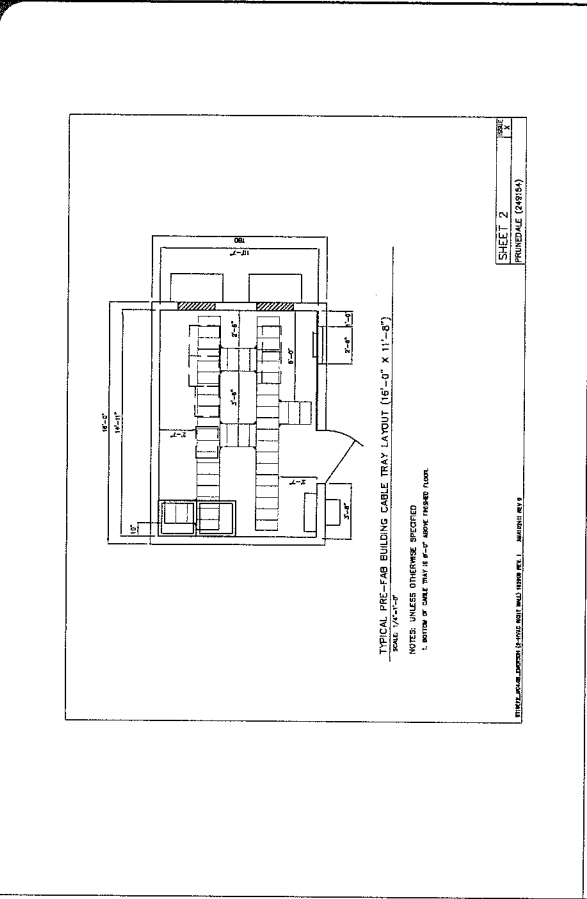
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Verizon Wireless
 2755 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

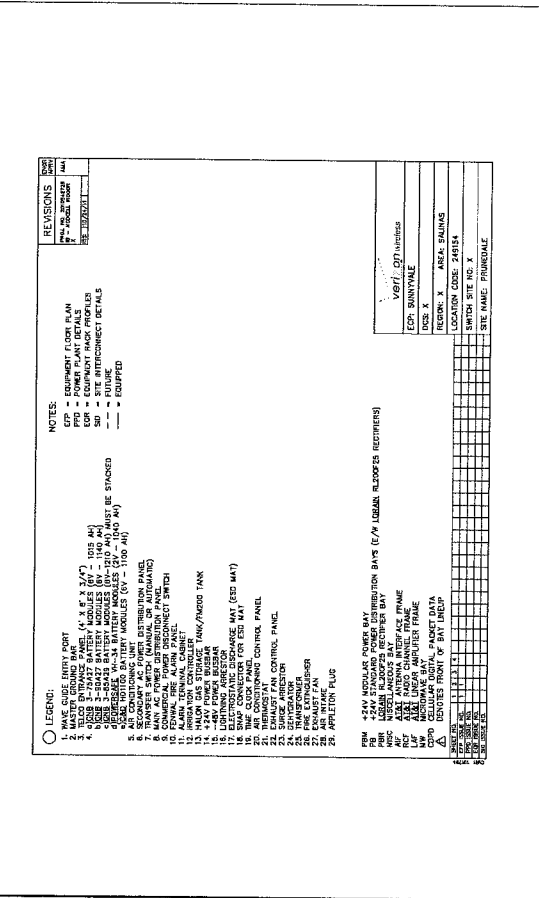
655 N. EL CAMINO REAL
 PSL # 249154
 SALINAS, CA 93907

SHEET TITLE:
 EQUIPMENT LAYOUT

A-7



EQUIPMENT LAYOUT 1 CABLE LADDER LAYOUT 2



LEGEND:

- 1. 16V. CABLE ENTRY PORT
- 2. 16V. EQUIPMENT FLOOR PLAN
- 3. 16V. POWER PLANT DETAILS
- 4. 16V. SITE ATTACHMENT DETAILS
- 5. 16V. 16-ZONING
- 6. 16V. 16-ZONING
- 7. 16V. 16-ZONING
- 8. 16V. 16-ZONING
- 9. 16V. 16-ZONING
- 10. 16V. 16-ZONING
- 11. 16V. 16-ZONING
- 12. 16V. 16-ZONING
- 13. 16V. 16-ZONING
- 14. 16V. 16-ZONING
- 15. 16V. 16-ZONING
- 16. 16V. 16-ZONING
- 17. 16V. 16-ZONING
- 18. 16V. 16-ZONING
- 19. 16V. 16-ZONING
- 20. 16V. 16-ZONING
- 21. 16V. 16-ZONING
- 22. 16V. 16-ZONING
- 23. 16V. 16-ZONING
- 24. 16V. 16-ZONING
- 25. 16V. 16-ZONING
- 26. 16V. 16-ZONING
- 27. 16V. 16-ZONING

NOTES:

- 1. 16V. 16-ZONING
- 2. 16V. 16-ZONING
- 3. 16V. 16-ZONING
- 4. 16V. 16-ZONING
- 5. 16V. 16-ZONING
- 6. 16V. 16-ZONING
- 7. 16V. 16-ZONING
- 8. 16V. 16-ZONING
- 9. 16V. 16-ZONING
- 10. 16V. 16-ZONING
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- 12. 16V. 16-ZONING
- 13. 16V. 16-ZONING
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- 19. 16V. 16-ZONING
- 20. 16V. 16-ZONING
- 21. 16V. 16-ZONING
- 22. 16V. 16-ZONING
- 23. 16V. 16-ZONING
- 24. 16V. 16-ZONING
- 25. 16V. 16-ZONING
- 26. 16V. 16-ZONING
- 27. 16V. 16-ZONING

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/25/11	DCP COMMENTS	JK
2	09/01/11	REVISED TO 16-ZONING	CB
3	09/08/11	REVISED TO 16-ZONING	JKRC
4	10/08/11	100% ZONING	JKRC

VERIZON WIRELESS
 2755 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

655 N. EL CAMINO REAL
 PSL # 249154
 SALINAS, CA 93907

SHEET TITLE:
 EQUIPMENT LAYOUT

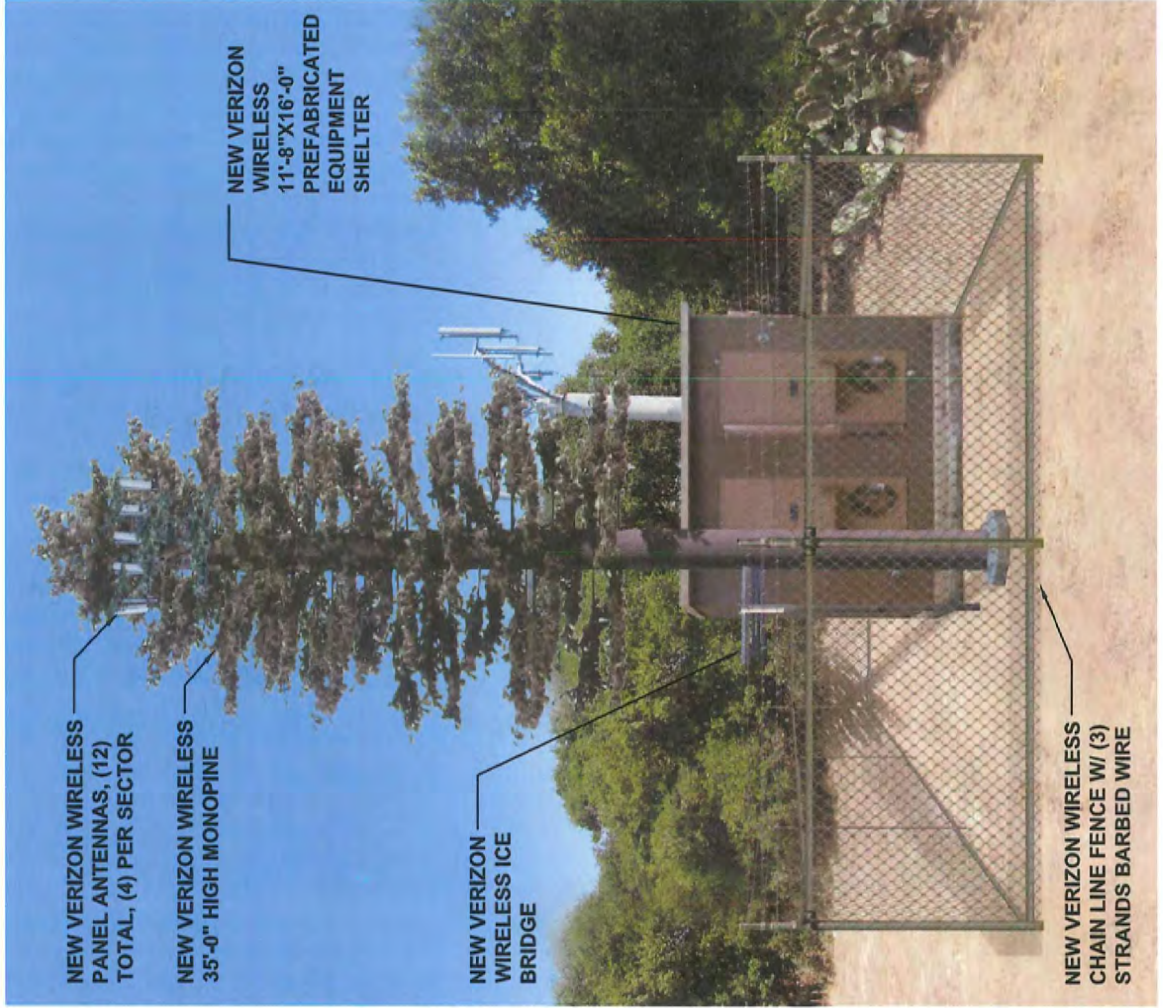
A-7

PHOTOSIMULATION VIEW 3

CLOSE-UP LOOKING NORTHEAST



PRUNEDALE
PSL# 249154
655 N. EL CAMINO RD
SALINAS, CA 93907



NEW VERIZON WIRELESS
PANEL ANTENNAS, (12)
TOTAL, (4) PER SECTOR

NEW VERIZON WIRELESS
35'-0" HIGH MONOPINE

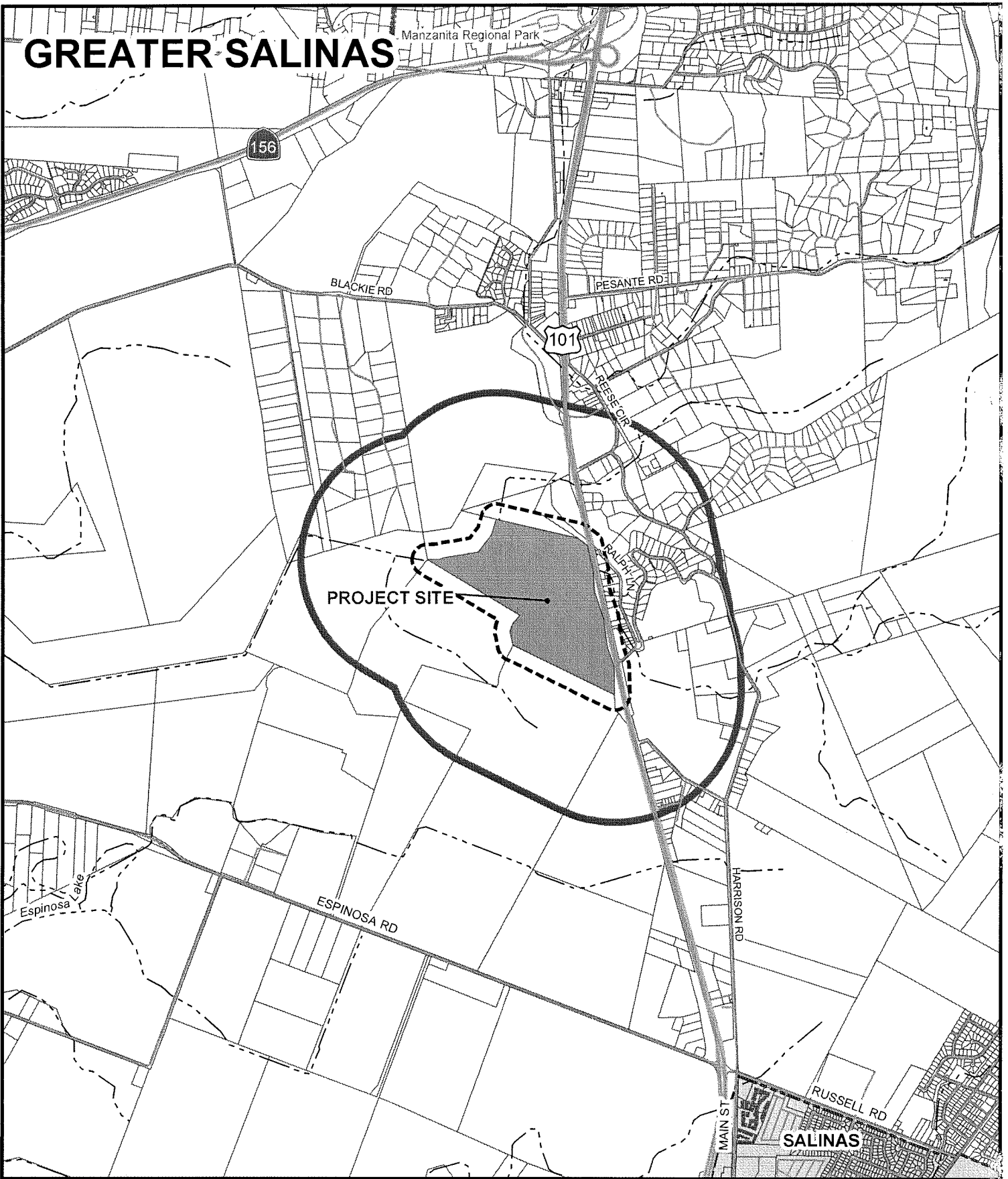
NEW VERIZON
WIRELESS ICE
BRIDGE

NEW VERIZON
WIRELESS
11'-8"X16'-0"
PREFABRICATED
EQUIPMENT
SHELTER

NEW VERIZON WIRELESS
CHAIN LINE FENCE W/ (3)
STRANDS BARBED WIRE

GREATER SALINAS

Manzanita Regional Park

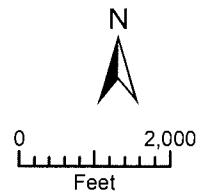


APPLICANT: GLOBAL AG PROPERTIES USA LLC (VERIZON WIRELESS)

APN: 113-071-014-000

FILE # PLN120606

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER

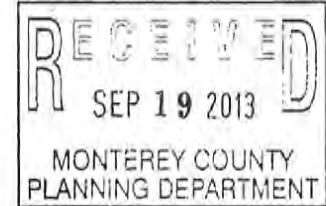
EXHIBIT D

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County Non-Coastal**

Please submit your recommendations for this application by: September 18, 2013



Project Title: GLOBAL AG PROPERTIES USA LLC (VERIZON WIRELESS)

File Number: PLN120606

File Type: PC

Planner: LISTER

Location: 655 N EL CAMINO REAL SALINAS

Project Description:

Combined Development Permit consisting of: 1) a Use Permit to allow the installation of an unmanned wireless communications facility. The facility includes a 38 foot high mono-pine with 12 panel antennas (tree facade will extend to a total elevation of 45 feet in height), 2 GPS antennas, approximately 188 square foot equipment shelter with a standby generator with a 132 gallon diesel tank, and 130 linear feet of 8 foot high chain-link fencing with barbed-wire top; and 2) a Use Permit to allow ridgeline development. The property is located at 655 North El Camino Real, Salinas (Assessor's Parcel Number 113-071-014-000), Greater Salinas Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes _____ No X

Was a County Staff/Representative present at meeting? Delinda Robinson (Name)

PUBLIC COMMENT:

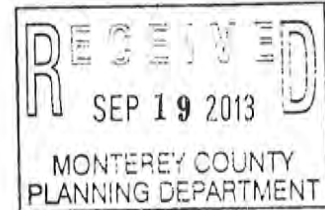
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

NONE



RECOMMENDATION :

Motion by: DL Grier (LUAC Member's Name)

Second by: John Robinette (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3 (Grier, Robinette, Tafona)

NOES: 0

ABSENT: 0

ABSTAIN: 0



SALINAS IRRIGATION
 5665 AVENIDA ENCINAS
 CARLSBAD, CA 92008
 OFFICE (760) 796-5200

PRUNEDALE
 PSL# 249154
 655 N. EL CAMINO REAL
 SALINAS, CA 93907



VICINITY MAP
 PHOTOSIMULATION VIEWPOINTS





5895 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

PRUNEDALE
PSL# 249154
6555 N. EL CAMINO REAL
SALINAS, CA 93907

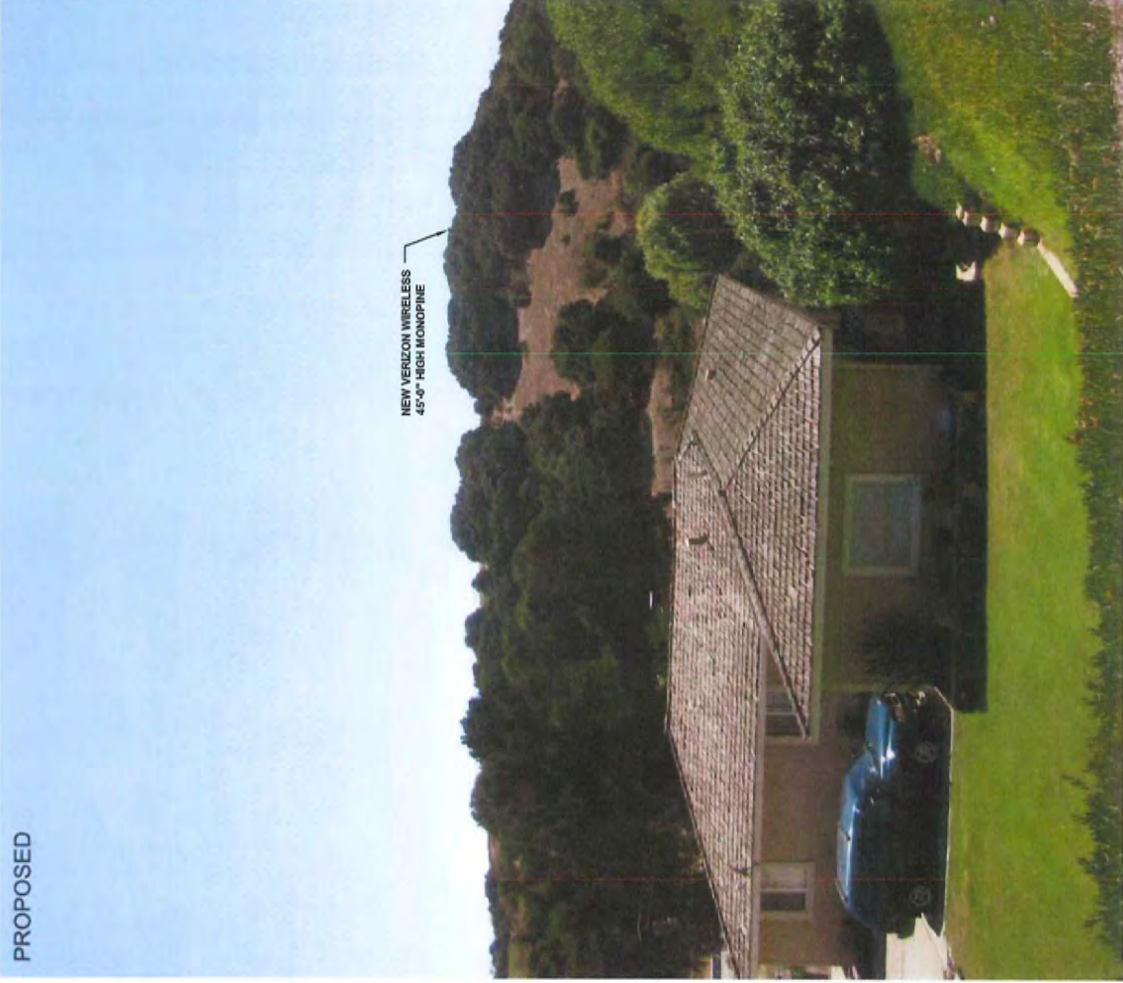


PHOTOSIMULATION VIEW 1

EXISTING



PROPOSED



PHOTOSIMULATION VIEW 2

EXISTING



PROPOSED





5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

PRUNEDALE
PSL# 249154
655 N. EL CAMINO REAL
SALINAS, CA 93907

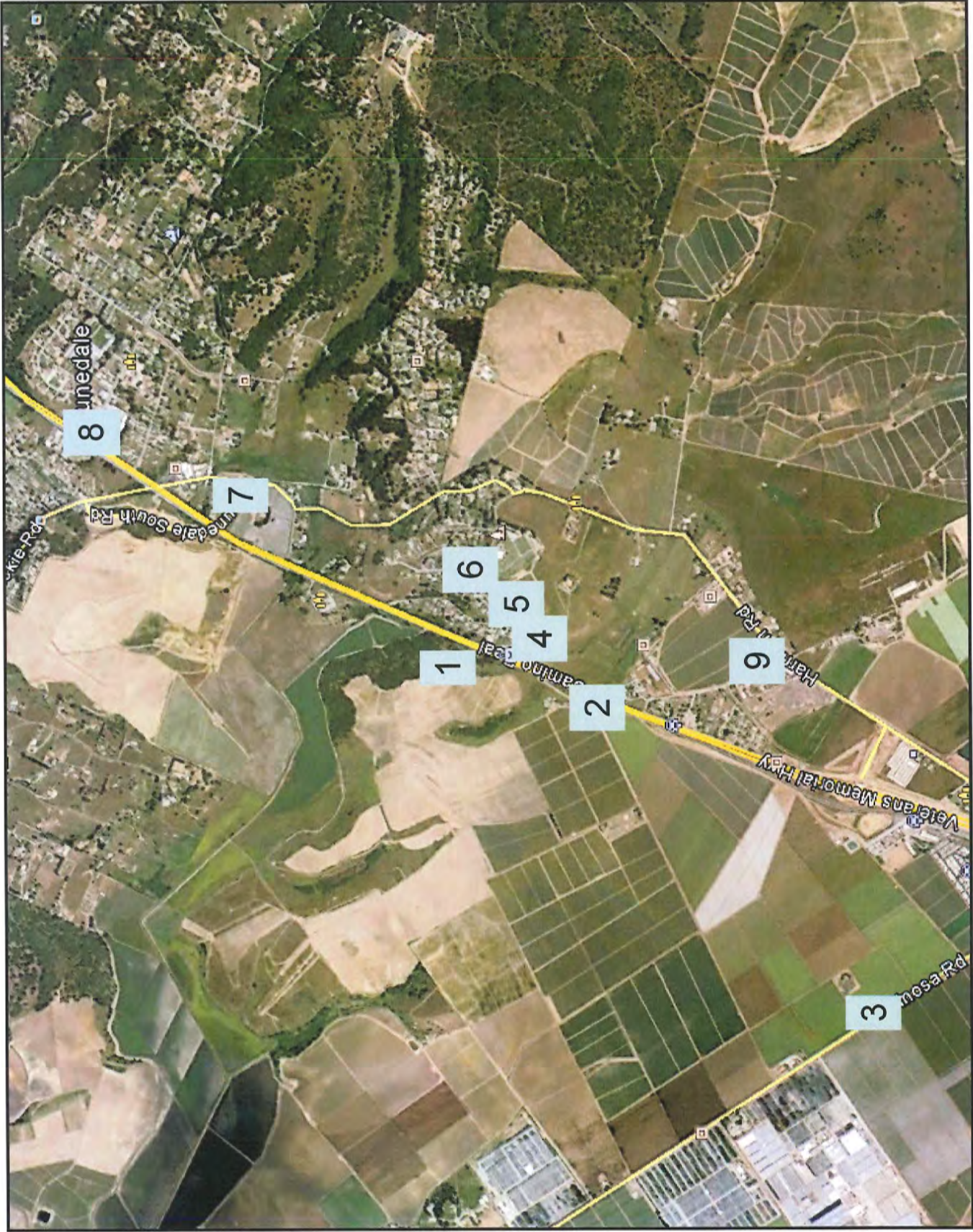


PHOTOSIMULATION VIEW 3



Global Ag. Properties PLN120606

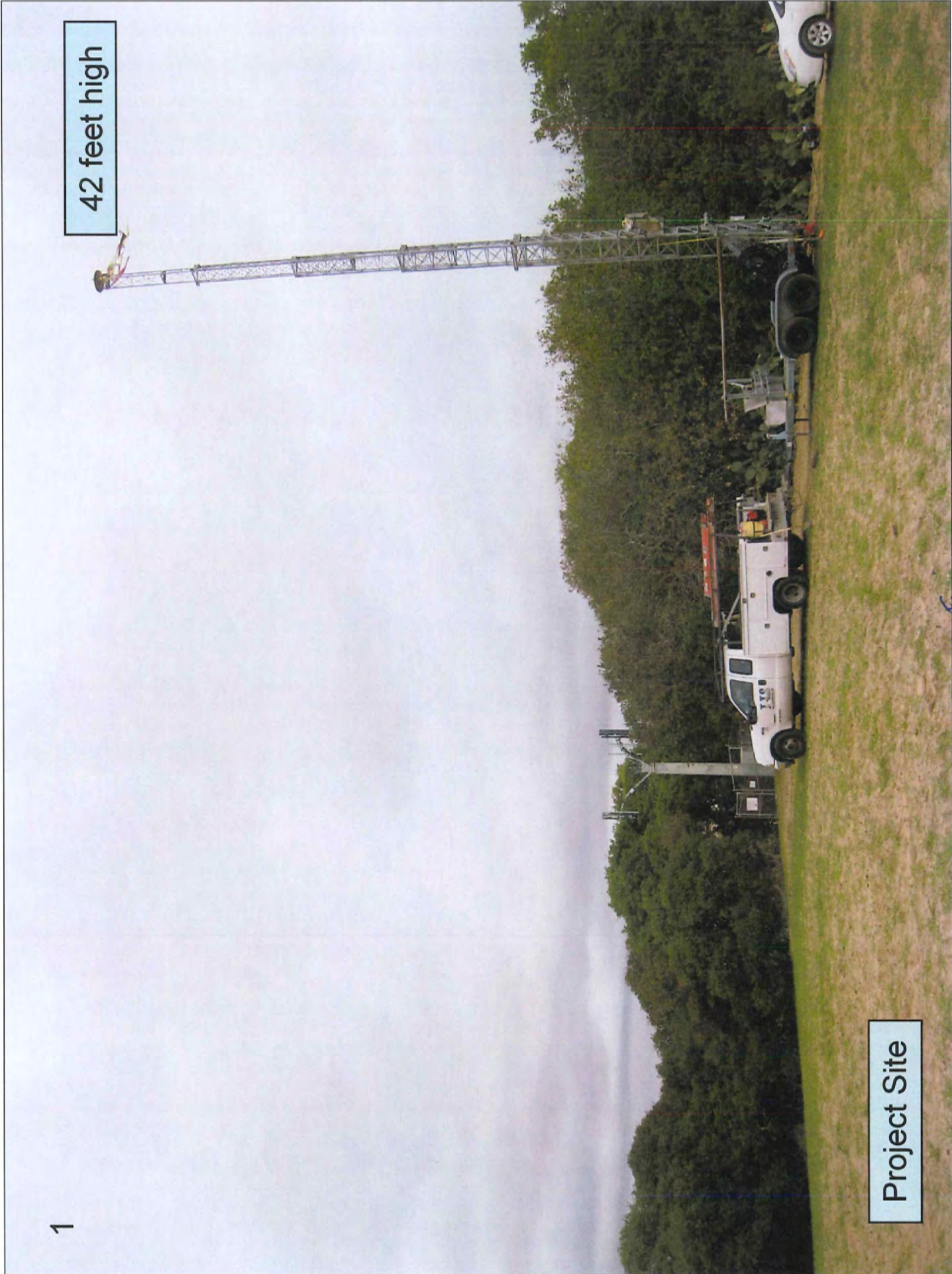
February 7, 2013
Visual Assessment



1

42 feet high

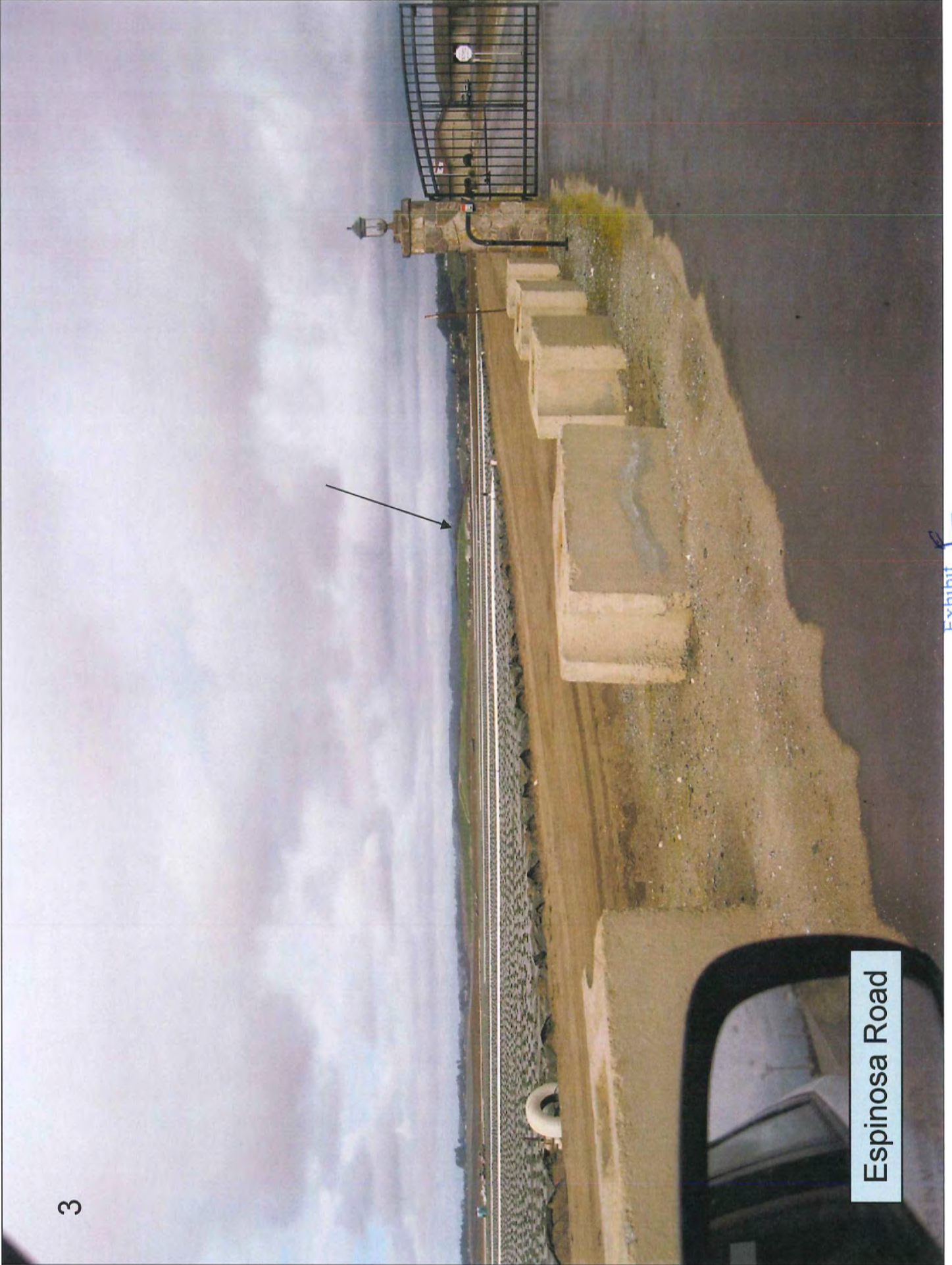
Project Site



2



Entry road at HWY 101



Espinosa Road

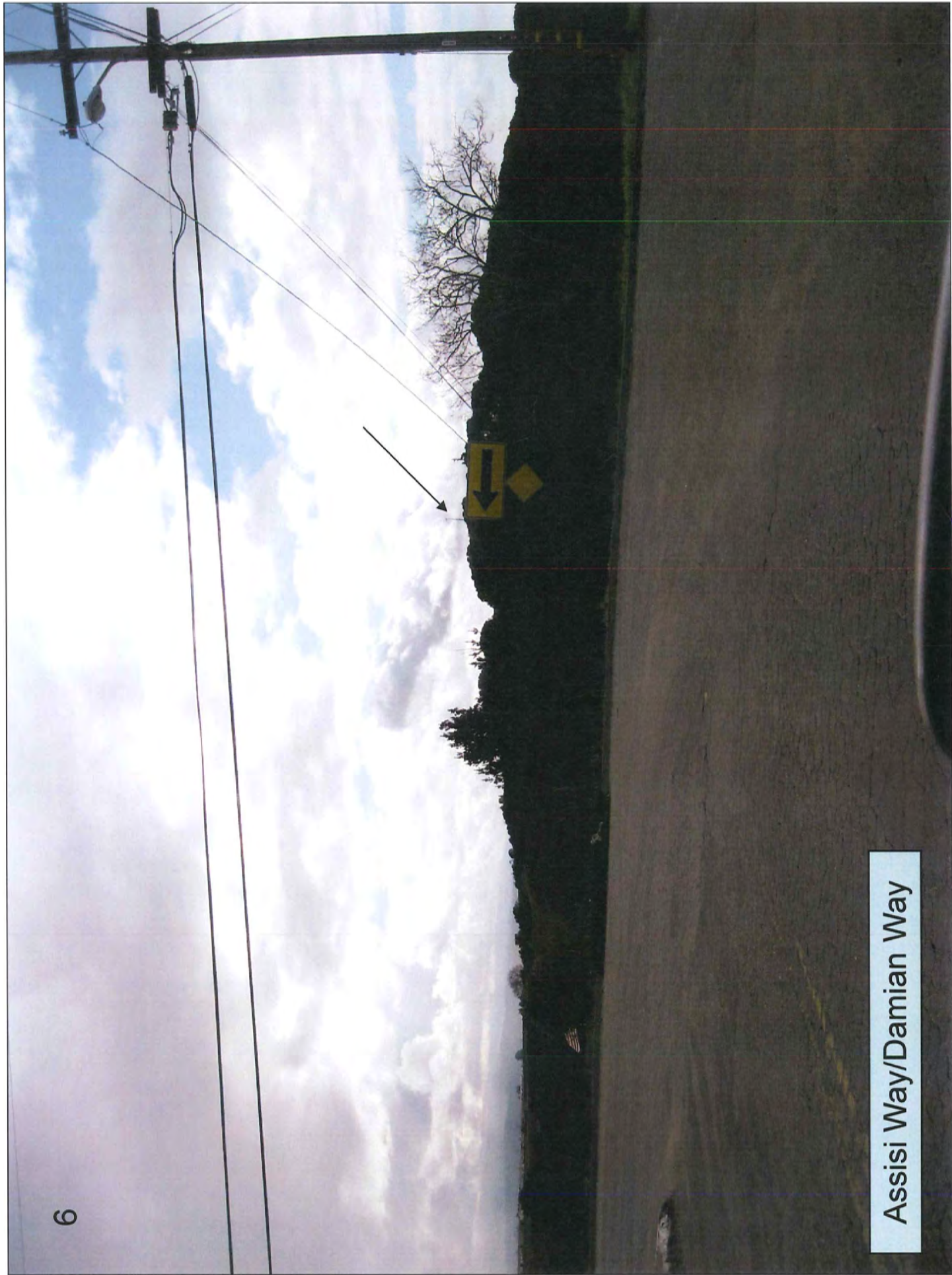
4

Ralph Lane/HWY 101

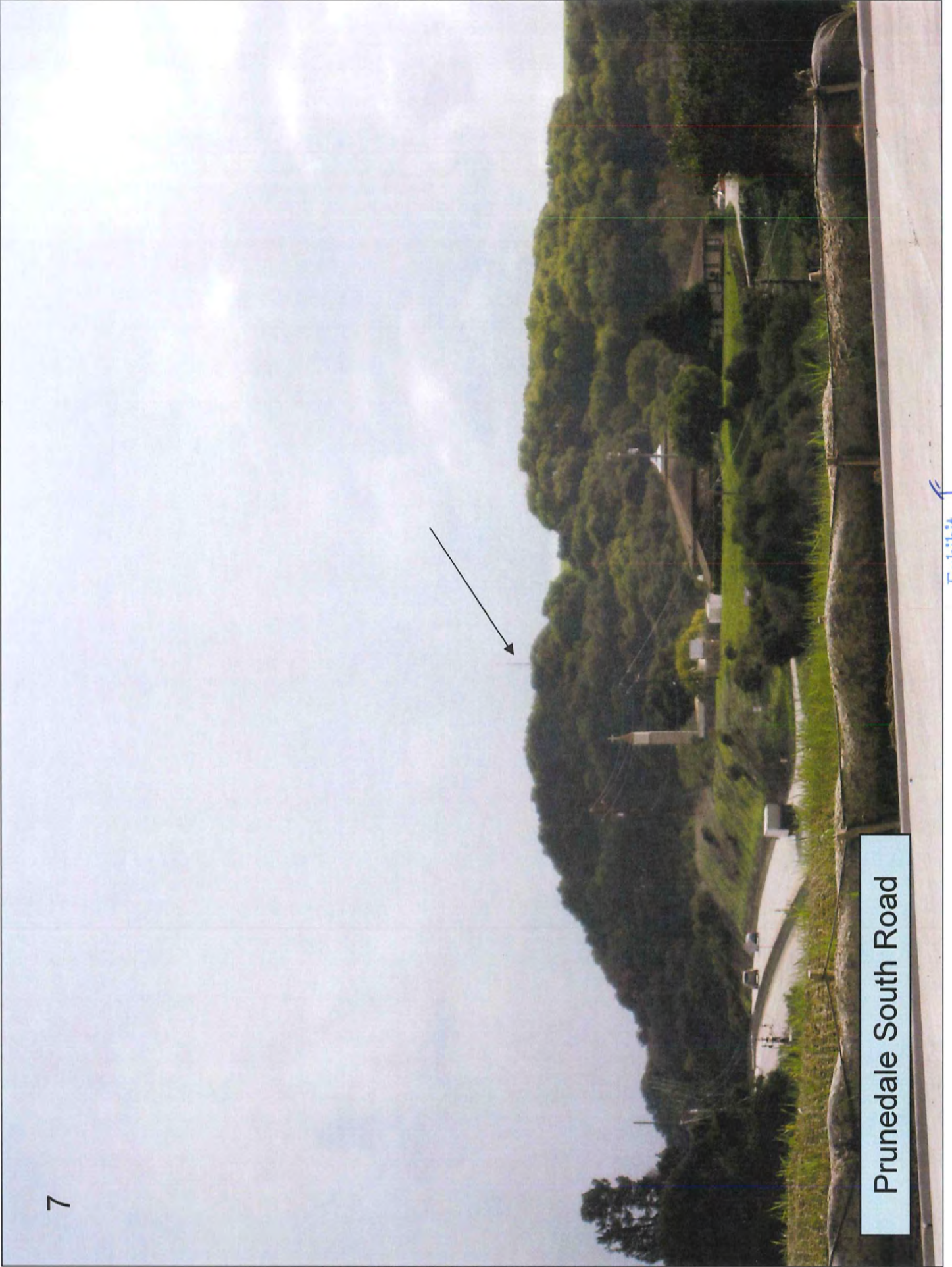




Lower end of Assisi Way



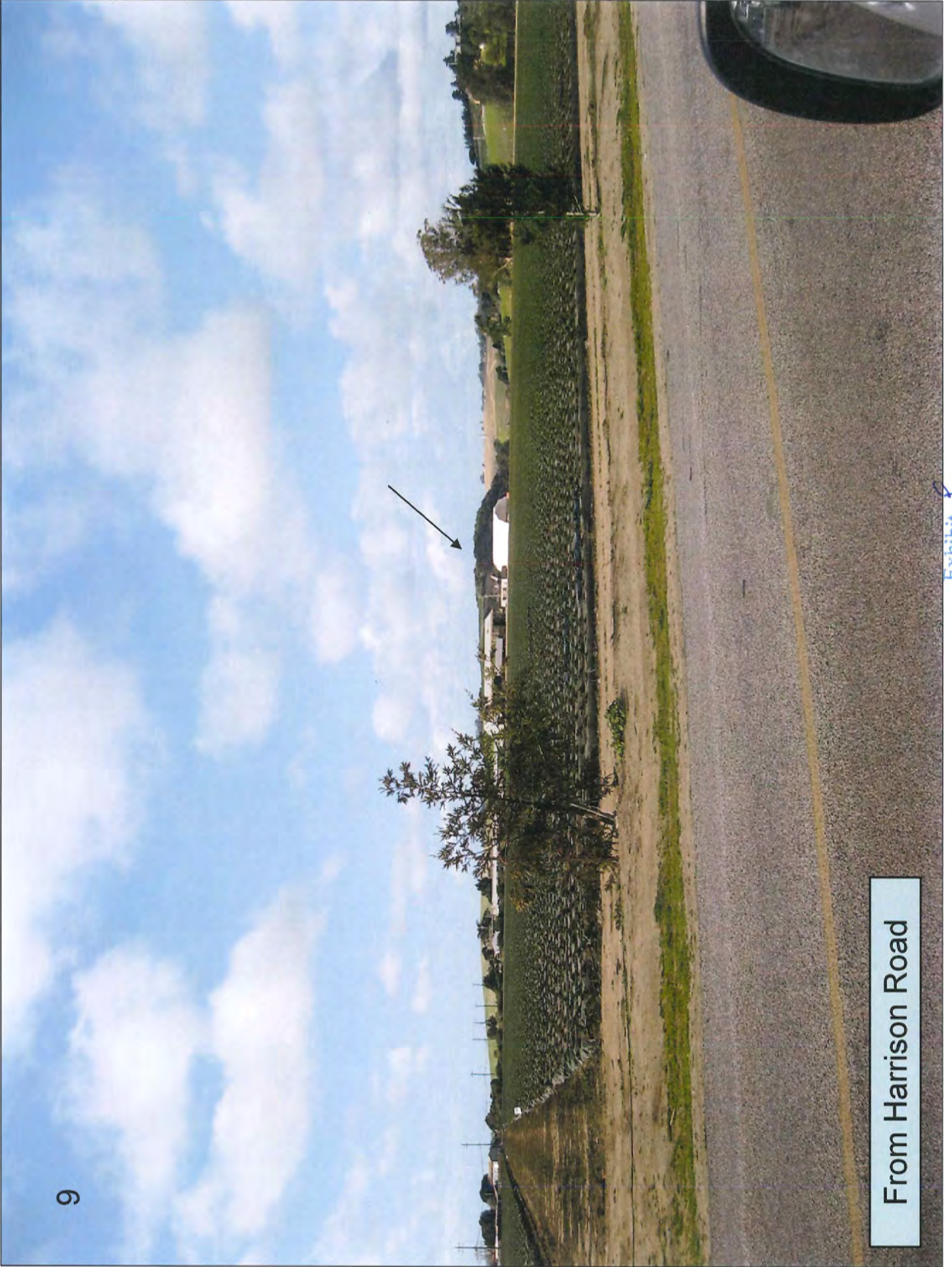
Assisi Way/Damian Way



Prunedale South Road



Pesante Road/ HWY 101



From Harrison Road

PHOTOSIMULATION VIEW 3

CLOSE-UP LOOKING NORTHEAST

verizonwireless

PRUNEDALE
PSL# 249154
655 N. EL CAMINO RD
SALINAS, CA 93907



5866 AVENIDA ENCINAS, STE. 1428
CARLSBAD, CA 92008
OFFICE (858) 229-6829



NEW VERIZON WIRELESS
PANEL ANTENNAS, (12)
TOTAL, (4) PER SECTOR

NEW VERIZON WIRELESS
35'-0" HIGH MONOPOLE

NEW VERIZON
WIRELESS ICE
BRIDGE

NEW VERIZON
WIRELESS
11'-8"X16'-0"
PREFABRICATED
EQUIPMENT
SHELTER

NEW VERIZON WIRELESS
CHAIN LINE FENCE W/ (3)
STRANDS BARBED WIRE

PHOTOSIMULATION VIEW 2

EXISTING

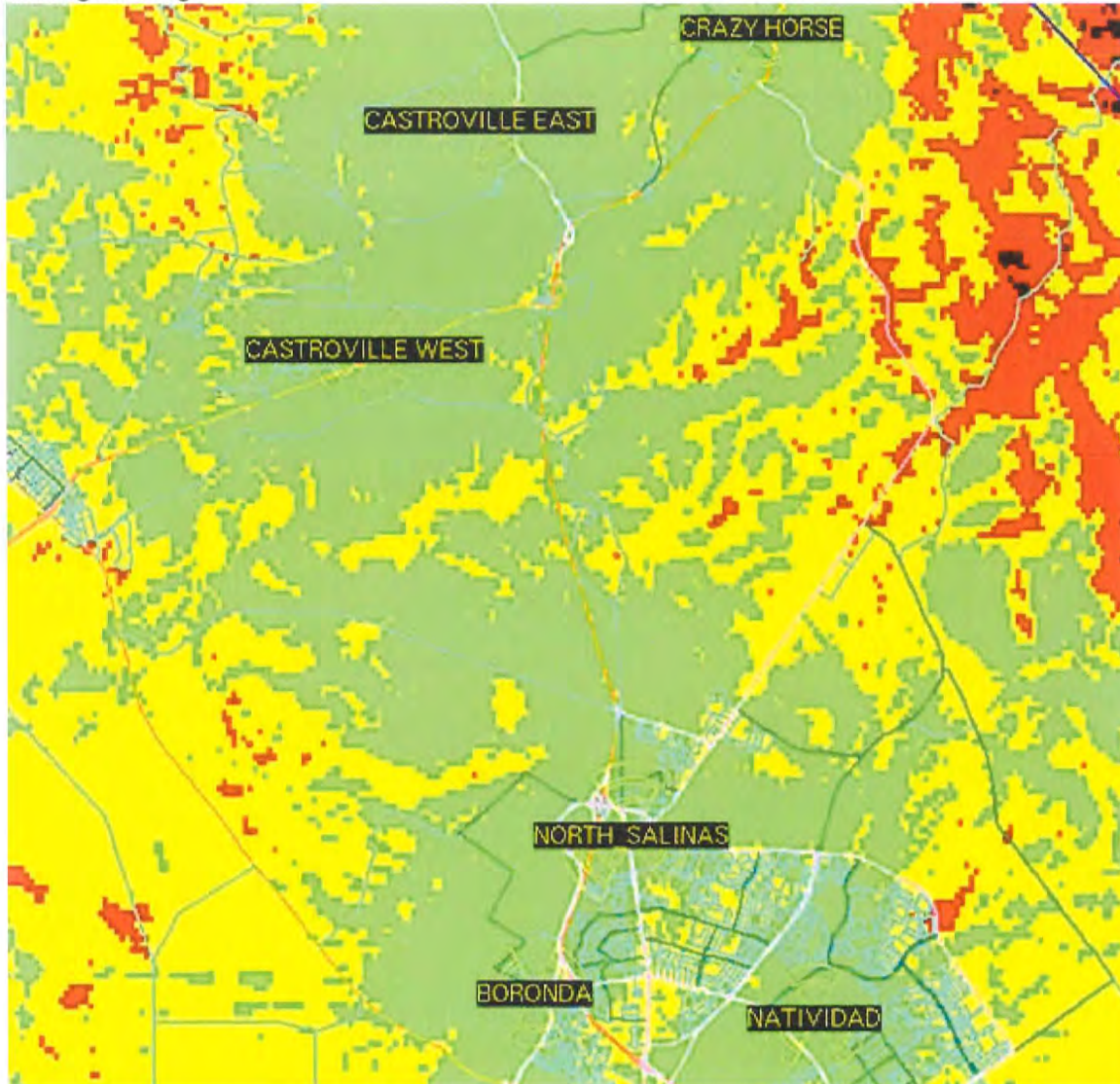
PROPOSED



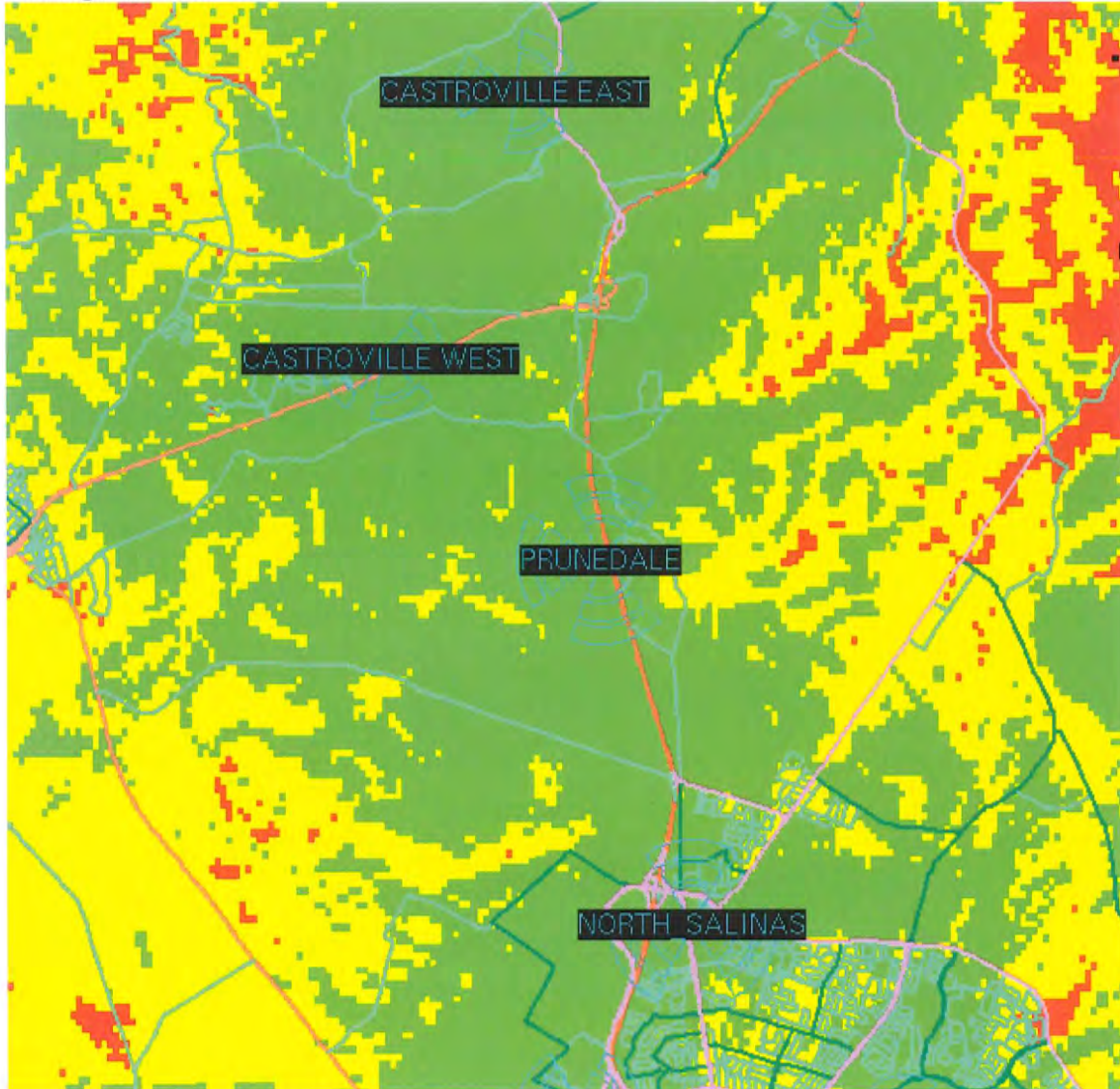
Prunedale

The objective of this site is to offload North Salinas. It will also provide coverage to the stretch of HWY 101 between Salinas and SR 156, including the city of Prunedale.

Existing Coverage



Coverage with site



Demand Map

