



CITY OF SALINAS

SALINAS PLANNING COMMISSION REPORT

DATE: JANUARY 6, 2021

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: CONDITIONAL USE PERMIT 2020-002; REQUEST TO CONSTRUCT AND OPERATE A MAJOR TELECOMMUNICATIONS FACILITY CONSISTING OF A 60-FOOT HIGH STEALTH MONOPINE LOCATED AT AN EXISTING SHOPPING CENTER AT 17 NAVAJO DRIVE IN THE COMMERCIAL RETAIL (CR) ZONING DISTRICT

RECOMMENDED MOTION:

A motion to approve a Resolution adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Conditional Use Permit 2020-002.

RECOMMENDATION:

Approve a Resolution adopting the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Conditional Use Permit 2020-002.

EXECUTIVE SUMMARY:

The Applicant is requesting approval of a Conditional Use Permit to construct and operate a co-locatable Major Telecommunications Facility consisting of a 60-foot high stealth facility, which is subject to consideration of a Conditional Use Permit.

BACKGROUND:

Sequoia Deployment Services, representing Verizon Wireless is requesting approval of a Conditional Use Permit to construct and operate a co-locatable Major Telecommunications Facility consisting of a 60-foot high stealth facility (Monopine) with nine (9) six-foot antennas, nine (9) Radio Remote Units (RRU's), and support equipment, including a backup generator located within a 20-foot by 20-foot lease area enclosed by an eight-foot high CMU block wall at an existing shopping center located at 17 Navajo Drive.

The property is located in the CR (Commercial Retail) Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Shopping Center / Public/Semipublic (PS), Residential Low Density (R-L-5.5)

South: Commercial / Commercial Retail (CR)

East: El Gabilan Library and Financial Services / Public/Semipublic (PS)

West: Residential / Residential High Density (R-H-2.1)

DISCUSSION:

The facility is designed as a 60-foot high stealth (monopine) with the intent to blend in with the area (see photo simulations) compared to other types of telecommunications facilities such as a monopole or other tower designs. The Zoning Code requires the associated equipment be visually screened. Support equipment would be screened behind an eight-foot high solid CMU wall located within the subject property. The project is not expected to degrade scenic resources or the visual character of the area because compliance with Zoning Code development standards will ensure environmental impacts related to aesthetics will be reduced to a level of insignificance.

Pursuant to Zoning Code Section 37-50.290(c)(1)(B) antennas, related support structures, and accessory buildings cannot intercept a forty-five-degree inclined plane inward from the height of ten feet above existing grade at the Residential district boundary line. The proposed Major Telecommunications Facility is located approximately 280-feet from the nearest residential property line and does not intercept this forty-five-degree plane from any nearby Residential district boundary lines.

Per the Noise Study - Verizon Wireless – Proposed Base Station (Site No. 464125 “Heald College Salinas”) 17 Navajo Drive – Statement of Hammett & Edison Inc., Consulting Engineers dated September 15, 2020, the existing noise level at the nearest residential property located to the west at 45 – 51 Navajo Drive is 36.8 dBA CNEL, which is below the maximum allowed 60 dBA per Zoning Code Section 37-50.180, Table 37-50.50. The project proposes two (2) Model CUBE-SS4C215XC1 and one (1) Model CUBE-PM639 series equipment to be located within the screened equipment enclosure. The generator would only be used for emergency operations and for a single 15-minute period once a week during daytime hours on a weekday, to maintain its readiness. This would be a less than significant impact, since these noise levels would occur only during emergency periods of operation and it does not substantially increase the existing noise level at the residential property line.

A Radio Frequency (RF) Study has been prepared for the proposed project by Darang Tech, P.E., of Dtech Communications titled “RF Study - Verizon Wireless – c/o Sequoia Deployment Services, Inc. (Site No. 464125 “Heald College Salinas”) 3 Navajo Drive – Dtech Communications., Consulting Engineers dated September 22, 2020. The study was prepared to analyze the proposed project for compliance with the appropriate guidelines limiting exposure to RF energy (see

Attachment No. 4 of the Initial Study). Per the RF Study, the proposed project will comply with the prevailing standards for limiting human exposure to RF energy in accordance with the regulations of the Federal Communications Commission (FCC). Therefore, no significant impact on the general population is expected.

Section 65850.6 of the California Government Code states, in part, that all new telecommunications facilities that may be collocated are subject to environmental review under the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project, and it has been determined that the proposed project will not have a significant effect on the environment because the project will be subject to the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program (see Environmental Review below).

The Mitigation Monitoring Program includes the following two (2) mitigation measures:

Mitigation Measure CU-1: In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Section 21083.2 of the California Public Resources Code; and

Mitigation Measure NOI-1: Generator noise shall not exceed the maximum allowed Zoning Code performance standards.

Findings:

Prior to taking action on the requested Conditional Use Permit, the Planning Commission will need to confirm that the proposed environmental document is adequate for the proposed project by establishing the finding set forth in the attached Planning Commission Resolution. The Planning Commission may approve an application for a Conditional Use Permit, if all of the findings set forth in the attached proposed Planning Commission Resolution are established.

Time Consideration:

The project was deemed complete on July 26, 2020 pursuant to federal regulations and December 7, 2020 pursuant to the Permit Streamlining Act (PSA). Final action was originally required by November 28, 2020 (150 days following submittal of the application) pursuant to federal regulations. However, on October 15, 2020, the Applicant (Verizon Wireless) entered into a tolling agreement with the City of Salinas to extend the final deadline to February 28, 2021. California Environmental Quality Act (Section 15107) requires approval of the environmental document within 180 days of a complete application. California Government Code Section 65950(a)(3) requires final action within 60 days of adoption of the negative declaration.

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve Conditional Use Permit 2020-002 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing stating the reasons for not approving Conditional Use Permit 2020-002.

Conclusion:

The proposed project is consistent with the Zoning Code and the General Plan. The project will provide telecommunications services in the City of Salinas. The Initial Study did not identify significant environmental impacts.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An Initial Study was prepared to evaluate the potential impacts associated with the project. Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project (see attached Initial Study and Mitigated Negative Declaration). The Initial Study and Mitigated Negative Declaration were routed to responsible agencies and posted at the County Clerk's Office on December 7, 2020; the deadline for comments was January 4, 2021. Action on the environmental document should precede any action on the requested permits.

As of the date this report was written, no comments from responsible agencies were received.

Attachments: Proposed Planning Commission Resolution, including the following exhibit:
 Exhibit "1" Mitigation Monitoring and Reporting Program
Draft Conditional Use Permit (CUP 2020-002), including the following
exhibits:
 Exhibit "A" Vicinity Map
 Exhibit "B" Title Sheet (Sheet T-1)
 Exhibit "C" Topographic Survey (Sheet LS-1)
 Exhibit "D" Topographic Survey (Sheet LS-2)
 Exhibit "E" Site Plan (Sheet A-1)
 Exhibit "F" Enlarged Site Plan (Sheet A-2)
 Exhibit "G" Equipment and Antenna Layout (Sheet A-3)
 Exhibit "H" Architectural Elevations (Sheet A-4)

Exhibit "I" Architectural Elevations (Sheet A-5)
Exhibit "J" Photosimulations (Exhibits J1 – J4)
Exhibit "K" Mitigation Monitoring and Reporting Program
Exhibit "L" Radio Frequency Study dated September 22, 2020
Exhibit "M" Noise Study dated September 15, 2020

Initial Study, including the following attachments:

1. Vicinity Map
2. Project Plans (Sheets T-1, LS-1, LS-2, A-1, A-1.1, A-2, A-3, A-4, and A-5)
3. Photosimulations
4. RF Study - Verizon Wireless – c/o Sequoia Deployment Services, Inc. (Site No. 464125 “Heald College Salinas”) 3 Navajo Drive – Dtech Communications., Consulting Engineers dated September 22, 2020
5. Noise Study - Verizon Wireless – Proposed Base Station (Site No. 464125 “Heald College Salinas”) 17 Navajo Drive – Statement of Hammett & Edison Inc., Consulting Engineers dated September 15, 2020
6. Response from Ohlone/Costanoan-Esselen Nation dated October 16, 2020
7. Mitigation Monitoring and Reporting Program

Cc: Sequoia Deployment Services, representing Verizon Wireless
Evangelical Lutheran Church

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