



# City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901 \* (831) 758-7206 \*  
Fax (831) 758-7215

## INITIAL STUDY

### 1. BACKGROUND

**Project Name:** Miscellaneous 2016-006

**Project Location:** 215 Skyway Boulevard

**Assessor Parcel Number:** 003-863-036-000

☒ See Attached Vicinity Map

**Current Land Use:** Airport use located in the Public/Semipublic-Parks-Airport Overlay (PS-P-AP) Zoning District.

#### **Surrounding Land Uses/Zoning Districts:**

North: Single-Family Detached Dwellings / Residential – Low Density – Airport Overlay (R-L-5.5 - AP)  
South: Industrial Complex / Industrial Business Park – Airport Overlay (IBP - AP)  
East: School / Public/Semipublic – Airport Overlay (PS - AP)  
West: Golf Course/ Public/Semipublic – Parks – Airport Overlay (PS - P - AP)

**Lead Agency Contact Person:** Bobby Latino, Associate Planner

**Telephone:** (831) 758-7206

#### **Location and Existing Setting:**

**Project Description:** TSJ Consulting, on behalf of Verizon Wireless, is requesting approval from the City of Salinas to construct and operate a Major Telecommunications Facility consisting of a 60' tall monopole (monopine) with nine antennas with a five (5) foot projection radius, and associated ground equipment including but not limited to a 30 kilowatt (40.21 horsepower) generator at the Salinas Municipal Airport. Verizon Wireless and the City of Salinas will enter into a lease agreement for the proposed telecommunication site.

#### **Environmental Factors Potentially Affected:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agricultural Resources                   | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                          | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities/Service Systems                | <input type="checkbox"/> Mandatory Findings of Significance |

## 2. CHECKLIST

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>1. AESTHETICS.</b> <i>Would the proposal:</i>  (a) Affect a scenic vista or scenic highway?  (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?  (c) Substantially degrade the existing visual character or quality of the site and its surroundings?  (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	<input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	A1, A2, A3, M1, N1

### Discussion

- (a-b) The proposed project would not be located adjacent to or near a scenic vista or a scenic highway.
- (c) The subject site is surrounded by Parks zoned properties to the north and west, and Public/Semipublic to the south and east. The proposed 60' monopole is located at the Salinas Municipal Airport property, and near the Fairways Golf Course. The structure is well under the maximum allowable height of 120 feet for a co-locatable monopole in this district as per Zoning Code Section 37-50.290(c)(2)(A)(vi). Per Zoning Code Section 37-50.290(c)(3) the city planner may require a stealth facility to achieve compatibility with surrounding uses. Because the facility is proposed to be located in a visible location to the golf course and airport, the facility is designed as a "monopine" to appear as a tree. Per Zoning Code Section 37-50.290(c)(5) the associated equipment shall be visually screened. Support equipment would be located within a six-foot-tall enclosure constructed of chain

link with black slats. Enhanced landscaping is also proposed which will further screen the equipment. The project is not expected to degrade scenic resources or the visual character of the area because compliance with Zoning Code development standards, and the requirement of a stealth facility, will ensure environmental impacts related to aesthetics will be reduced to a level of insignificance.

- (d) The proposed project would not create a new source of substantial light or glare. It will be a stealth monopine finished with a non-glare treatment per Zoning Code Section 37-50.290(c)(3).

### Mitigation

No mitigation is required.

<b>Issue</b>	<b>Impact</b>				<b>Source</b> <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>2. AGRICULTURAL RESOURCES.</b> <i>Would the proposal:</i>					A1, A2, A3, M1, N1
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

(a-c) The site is located on an in-fill property within the PS-P-AP (Public / Semipublic – Park - Airport Overlay) Zoning District. Farming activities are not located on the site.

### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>3. AIR QUALITY.</b> <i>Would the proposal:</i>					A1, A2, A3, F1, F2
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Discussion

- (a-d) Salinas lies within the North Central Coast Air Basin, which meets the federal standard for ozone levels but falls short of the higher State standards for ozone and PM10. Ozone is the primary constituent of smog and is formed in the atmosphere via a chemical reaction involving nitrogen oxides (NOx), volatile organic gases (VOC), and sunlight. The primary sources are motor vehicles, organic solvents, pesticides, and industry. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) oversees various air quality regulations and programs.

MBUAPCD adopted the 2012 Triennial Plan Revision 2009-2011 in April 2013, which addresses NOx and reactive organic gasses (ROG) emissions as precursors to ozone. The air quality impact generated by the project is expected to be less than significant, because it will create no additional vehicle trips. Air quality impacts from the proposed generator are expected to be insignificant because it will be operated only during emergencies and occasional equipment testing and maintenance. As a part of the Conditional Use Permit approval, it shall be required that the applicant or successor in interest contact the MBUAPCD regarding the potential requirement for a District permit for any standby engine/generators.

The revised CEQA Air Quality Guidelines prepared by the Monterey Bay Unified Air Pollution Control District, dated February 2008, stipulate maximum thresholds for air quality as follows:

- a) Emit less than 137 lb/day of VOC's or NOx;
- b) Directly emit less than 550 lb/day of CO or will not cause a violation of CO ambient air quality standards (AAQS) at existing or reasonably foreseeable receptors;
- c) Not significantly impact traffic levels of service or will not cause a violation of CO or contribute 550 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
- d) Directly emit less than 82 lb/day of PM10 on-site or will not cause a violation of particulate matter, ten micron diameter (PM10) AAQS or contribute 82 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
- e) Not indirectly generate PM10 along unpaved roads or will not cause a violation of PM10 AAQS or contribute 82 lb/day to an existing projected violation at existing or reasonably foreseeable receptors;
- f) Directly emit less than 150 lb/day of sulfur oxide (SOx) or will not cause a violation of sulfur dioxide (SO2) AAQS at existing or reasonably foreseeable receptors.

Relative to short-term air quality impacts during construction, the project will be required to comply with the most recent version of the City's Grading Standards and Stormwater Management Program, which will reduce impacts to air quality to a level of insignificance.

The project includes a UL2200 certified 30 kW (40.21 horsepower) standby diesel generator. This equipment is expected to produce less than significant levels of pollutant concentrations because it would only be used during times of emergency power outages,

and is powered by less than 50 horsepower. However, a condition of approval requires that the Applicant or successor-in-interest shall contact the MBUAPCD regarding the potential requirement for a District permit for the standby generator.

- (e) Objectionable odors are unlikely to be produced by the proposed development because no odor generating activities occur with the operation of a telecommunications facility.

#### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the proposal result in impacts to:</i>					A1, A2, A3, M1, N1
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
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(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a-f) The site is located on an in-fill property within the PS- P - AP (Public /Semipublic – Parks – Airport Overlay) Zoning District. There is no native flora or fauna on the project site. It is not located within a wetland habitat, riparian woodland or vernal pool, nor is it located near any sensitive habitat areas. It will not conflict with a Habitat Conservation Plan, or other habitat plan.

### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>5. CULTURAL RESOURCES.</b> <i>Would the proposal:</i>					A1, A2, A3, Q3
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a-d) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. Since the proposed construction would occur near the golf course and existing carports, which is already graded and developed, any on-site grading or ground disturbance will be minimal. Therefore, it is unlikely that cultural resources would be encountered with the development of the project.

Pursuant to Assembly Bill 52 (AB 52), a letter dated June 9, 2016 was sent to tribes in the area to notify of the project and offer project consultation, if requested. On July 12, 2016, a response was received requesting consultation. On September 21, 2016 the requested consultation occurred, from which resulted in additional research with the Native American Heritage Commission (Source Q3) and two mitigation measures, listed below.

Pursuant to Public Resources Code Section 21083.2, 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. The project is subject to all local, state, and federal laws relative to discovery of cultural resources during construction. With this requirement, and the mitigation measures established during the tribal consultation, there is little potential for a significant impact on the environment.

#### Mitigation

- CR-1 In the event that significant paleontological and/or archaeological remains are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until an appropriate data recovery program can be developed and implemented by a qualified archaeologist.
- CR-2 If human remains are found during construction within the project area, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie the adjacent human remains until the archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most like descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or other person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Issue	Impact				Source (Refer to Section 3: Source List)
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<b>6. GEOLOGY/SOILS.</b> <i>Would the proposal result in or expose people to potential impacts involving:</i>					A1, A2, A3, A4, A5
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2164), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- a (i-iv) All structures located in Salinas are required to be designed to at least Seismic Design Category D in accordance with Section 1613 of the 2016 California Building Code. As shown on the Seismic Hazards Map for the Greater Salinas Planning Area (Figure 5.10-1 of the Salinas General Plan Final EIR), the site is located within the Low Seismic Hazard Zone. The proposed project will be subject to the most recent, adopted edition of the California Building Code as a part of the building permit process to ensure that adequate seismic design is provided.
- (b-d) Construction of the proposed project is not expected to induce substantial changes to the topography or to the soil conditions as a result of excavation or grading. The project site is currently developed with a public/semi public use. Construction of the proposed project would be subject to the most recent version of the California Building Code as a part of the building permit process to ensure adequate geologic stability. The project site is relatively flat and a currently developed airport.

To further evaluate any potential impacts, a soils report will be required as part of the building permit process to determine the possible presence of expansive soils. Results and conclusions of the report would be incorporated into the final project design.

Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>7. GREENHOUSE GAS EMISSIONS.</b> <i>Would the project:</i>					A1, A2, A3
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a) The proposed project will not generate, either directly or indirectly, greenhouse gas emissions causing a significant impact on the environment.
- (b) The proposed project will not conflict with any other applicable plans, policies, or regulations adopted for the purposes of reducing the emissions of greenhouse gases including:
- Assembly Bill 32, which requires the California state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 2160 to be achieved by 2020.
  - Senate Bill 375, which requires the state board, working in consultation with the metropolitan planning organizations, to provide each affected region with greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 by September 30, 2010.
  - At the time the City of Salinas General Plan 2002 was adopted, the issue of greenhouse gas emissions and the need to address it in general plans had not risen to a critical level of concern. Nevertheless, the City adopted numerous goals and

policies with the intent of improving development sustainability. These goals and policies have both direct and indirect benefits in terms of reducing greenhouse gas (GHG) emissions. Important overall land use/urban design related themes in the General Plan that serve to reduce GHG emissions include:

- i. Increasing density and intensity of development to promote more compact development and reuse/revitalization,
  - ii. Facilitating in-fill development as a means to promote compact development, and
  - iii. Promoting mixed-use development and a compact city core, emphasizing Traditional Neighborhood Development (TND) design, walkable neighborhoods, and transit-oriented development, especially in new growth areas.
- The City of Salinas Final Supplemental EIR for the Salinas General Plan Program EIR 2007 (Supplemental EIR) provides specific mitigation for future development, but mostly for larger scale projects.

#### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>8. HAZARDS &amp; HAZARDOUS MATERIALS.</b> <i>Would the proposal:</i>					A1, A2, A3, N1, Q1
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a-b) The proposed project is not expected to create a significant hazard to the public or the environment through the routine transport, use, or disposal of materials. The proposal is to construct and operate a Major Telecommunications Facility. Compliance with local, state, and federal requirements would ensure that the hazards to the public are reduced to a level of insignificance.
- (c) The site is developed with an airport and is not located within one-quarter mile of an existing or proposed school [(see also above discussion (a-b))]. Three schools and a recreation center are located just over a quarter mile from the project site.

The proposed project will emit radio frequency (RF) energy as a part of its normal operation. Per the attached RF analysis entitled Radio Frequency Emissions Compliance Report for Verizon Wireless, dated March 23, 2016 (Source Q1, Attachment No. 4), the 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, with recommended mitigation.

The RF analysis states that “the installation proposed by Verizon Wireless at 199 Skyway Boulevard, Salinas, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310 (page 4)”.

The RF analysis recommends as follows: mitigation measures (HAZ-1) Verizon shall post RF alerting signs (Notice) on the nearest adjacent poles at 47 feet above ground level to be visible upon approach by authorized climbers performing maintenance in the netting above this level.

Since the proposed facility may be considered co-locatable, the following mitigation measure (HAZ-2) has been added: a radiofrequency (RF) analysis shall be submitted to the Community Development Department prior to any approvals for additional antennas on the subject facility demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the FCC.

- (d) The site is not known to be included on a list of hazardous materials sites.
- (e-f) The project site is located less than a mile from the Salinas Municipal Airport (on the airport property) adjacent to Fairways Golf Course, and falls within the Airport Area of Influence per Figure LU-11 of the Salinas General Plan. The project would not result in a safety hazard for people residing or working in the project area, because the facility has been determined to comply with FCC standards for exposure limits as discussed above. Additionally, the facility is located adjacent to existing carports and is to be secured with a six-foot fence with access only by authorized personnel. See Section 12(e-f) below for further discussion of Airport operations.
- (e) The project will not interfere with an adopted emergency response plan or emergency

evacuation plan.

- (f) The project will not expose people or structures to risk of loss, injury or death involving wildland fires, because the site is an infill property and no wildlands are located nearby.

#### Mitigation

HAZ-1 RF alerting signs (Notice) shall be placed on the nearest adjacent poles at 47 feet above ground level to be visible upon approach by authorized climbers performing maintenance in the netting above this level.

HAZ-2 A radiofrequency (RF) analysis shall be submitted to the Community Development Department prior to any approvals for additional antennas on the subject facility demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the Federal Communications Commission (FCC).

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>9. HYDROLOGY AND WATER QUALITY.</b> <i>Would the proposal:</i>					A1, A2, A3, A4, A5, Q2
(a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) With regards to NPDES compliance:					
(i) Potential impact of project construction on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(ii) Potential impact of project post-construction activity on storm water runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(iii) Potential for discharge of storm water from material storage areas, vehicle or equipment fueling, vehicle or equipment maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?					
(iv) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(v) Potential for the discharge of storm water to cause significant harm on the biological integrity of the waterways and water bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(vi) Potential for significant changes in the flow velocity or volume of storm water runoff that can cause environmental harm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(vii) Potential for significant increases in erosion of the project site or surrounding areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(viii) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity, and other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).					
(ix) Could the proposed project result in a decrease in treatment and retention capacity for the site's stormwater run-on?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(x) Could the proposed project result in significant alteration of receiving water quality during or following construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xi) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xii) Could the proposed project create a significant adverse environmental impact to drainage patterns due to changes in urban runoff flow rates and/or volumes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xiii) Could the proposed project result in increased erosion downstream?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(xiv) Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xv) Is the project tributary to an already impaired water body, as listed on the CWA Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xvi) Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xvii) Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xviii) Could the proposed project cause of contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xix) Does the proposed project adversely impact the hydrologic or water quality function of the 100-	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
year floodplain area?					
(xx) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(xxi) Can the proposed project impact aquatic, wetland, or riparian habitat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(g) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(j) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(k) Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a) The site is presently developed with an airport use. The proposed project would be located adjacent to an existing carport and golf course. Concrete pads will be provided to support

the equipment which will result in approximately 100 square feet of new impervious surface. A portion of existing landscaping will be removed to accommodate development of the lease area. The landscape area will be replaced as a perimeter landscape planter to screen the enclosed lease area along the north and west lease area boundaries. Per the attached Engineer's Report dated April 6, 2016 (Source Q2, Attachment No. 5), the project shall comply with State General Construction permit requirements; however, the project does not meet the threshold for the City's Stormwater Management Program requirements.

- (b) The proposed project does not include any water connections. Thus, the project would not substantially deplete groundwater supplies and would not interfere substantially with the direction or rate of flow of groundwater.
- (c-e) The project site is relatively flat and is currently developed with structures, pavement and associated site improvements. There are no rivers or streams on or near the site.
- (f)(i – xxi) (see "a" above)
- (g-k) The project does not include a residential component and is not located within a 100-year flood area. Inundation by seiche, tsunami, or mudflow is unlikely because the site is located a considerable distance from the ocean and is relatively flat thereby negating a potential mudflow.

#### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>10. LAND USE AND PLANNING.</b> <i>Would the proposal:</i>					A1, A2, A3
(a) Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
avoiding or mitigating an environmental effect?  (c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a) The project does not have the potential to disrupt or divide the physical arrangement of the community. Existing and planned adjacent uses will not be disrupted or divided as a result of the project.
- (b) The General Plan (Source A1) Land Use designation of the subject site is Public/Semipublic. The site is located in the Public/Semipublic (PS) Zoning District. Major telecommunications facilities in the PS District are subject to the Conditional Use Permit process. The proposed use is consistent with the PS District regulations. Per Zoning Code Section 37-50.290, the purpose of the telecommunications facilities requirements is to encourage appropriate development of new and significantly modified telecommunications facilities throughout the City and to prescribe the standards for evaluating telecommunications facilities. Pursuant to Zoning Code Section 37-50.290(c)(2)(vi) the maximum height for a major telecommunications facility in a Public/Semipublic District is 100'. The proposed major telecommunications facility is under the maximum height limit at 55'. Pursuant to California Government Code Section 65850.6, future collocation on the subject co-locatable telecommunications facility would not be subject to a discretionary permit, but would be subject to the mitigation measures contained in the attached and proposed Mitigated Negative Declaration. The project is not located within a specific plan area and does not conflict with any specific plan. The project is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence.
- (c) There are no habitat conservation plans or natural community conservation plans in the project area. Therefore, no conflicts will occur.

### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>11. ENERGY &amp; MINERAL RESOURCES.</b> <i>Would the proposal:</i>					A1, A2, A3
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Discussion

- (a-b) The proposed project is not expected to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state.

## Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p><b>12. NOISE.</b> <i>Would the proposal result in:</i></p> <p>(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3



Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
ordinance, or applicable standards of other agencies?					
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a-b) None of the proposed equipment will produce significant noise. A generator receptacle is proposed, but would only be used during times of emergency power outages. The land uses surrounding the site include residential and public/semipublic and the proposed facility and associated equipment is located near the center of the existing airport use;

noise produced by the generator is not expected to have a significant impact on surrounding uses. Additionally, the generator would run only during times of emergency power outages. The generator noise levels shall be within the maximum allowed by Zoning Code performance standards.

The site is located within the 60 CNEL contour as shown on *Figure 5.3-1 Noise Contours (CNEL)* of the Salinas General Plan, Final Environmental Impact Report, 2002. Traffic generates the main source of noise for the depicted 60 CNEL contour. The proposed project will not produce significant noise. The proposed major telecommunications facility is located approximately 1,186 feet from the nearest Residential district boundary line. The generator will only be operated during emergencies and for maintenance and testing. As a condition of approval, the lease area containing associated ground equipment shall be screened along the north and west lease area boundaries with a six-foot tall chain link fence with slats, with perimeter drought-tolerant landscaping. The existing carports will assist with screening and noise reduction along the south and east lease area boundaries.

- (c-d) No substantial permanent, or temporary or periodic, increases in the ambient noise level are expected with the project. According to the General Plan Master Environmental Assessment Section 9.2, ambient noise is defined as the “all-encompassing noise associated with a given environment, being a composite of sounds from many sources, near and far.” Although some short-term construction noise may accompany the construction of the facility, compliance with existing Municipal Code regulations regarding noise output will reduce this impact to a less-than-significant level.
- (e-f) The site is located on the Salinas Municipal Airport property, and is located within the *Salinas Airport Future Noise Contours, Figure N-2* of the Salinas General Plan. Table N-4: Noise/Land Use Compatibility Guidelines of the Salinas General Plan identifies communication and utility facilities to be compatible land uses to the Salinas Municipal Airport with no further noise restrictions required beyond those specified in the Salinas Zoning Code; the project will not expose people residing or working in the project area to excessive noise levels.

#### Mitigation

No mitigation is required.

<b>Issue</b>	<b>Impact</b>				<b>Source</b> <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>13. POPULATION AND HOUSING.</b> <i>Would the proposal:</i>					A1, A2, A3
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly ( <i>for example, through extension of roads or other infrastructure</i> )?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Discussion

(a-d) The proposed project does not include a residential component. It will not induce substantial growth, and it will not displace housing units or people. The subject site is an existing developed in-fill site.

### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>14. PUBLIC SERVICES.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>					A1, A2, A3
(a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Discussion

(a-e) The proposed project would be located on an in-fill site presently developed as an airport use. Police and Fire services are currently available to serve the site. Skyway Boulevard has been designed and constructed to accommodate the demands of this project. No other government services are expected to be impacted by the project.

#### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>15. RECREATION.</b> <i>Would the proposal:</i>					A1, A2, A3
(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## Discussion

(a-b) The proposed project will not increase the use in park facilities because it does not include residential development. The project does not include recreational facilities.

## Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>16. TRANSPORTATION/ TRAFFIC.</b> <i>Would the project:</i>					A1, A2, A3, M1, N1
(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation systems, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle path, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(g) Conflicts with vehicle trip reduction requirements in accordance with the Salinas Zoning Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(h) Conflicts with airport operations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

### Discussion

- (a-c) The proposed project does not require permanent personnel and will not produce traffic beyond occasional visits by maintenance workers.
- (d-e) The project will not substantially increase hazards due to design features or incompatible uses. The site is currently developed with an airport. The proposal will not result in inadequate emergency access, as Skyway Boulevard has been designed and constructed to accommodate emergency response.
- (f) Parking demand for the proposed project will be negligible, as the facility will not be staffed with permanent workers and will not produce traffic beyond occasional visits by maintenance workers. The Zoning Code does not require off-street parking spaces for a Major Telecommunications Facility.
- (g) The project does not generate significant traffic impacts and is not subject to the Vehicle Trip Reduction provisions of the Salinas Zoning Code (Section 37-50.330).
- (h) The project will not conflict with airport operations. Per project recommendations provided by the Salinas Municipal Airport manager dated May 19, 2016 (Attachment 7), conditions of approval include that a Notice of Proposed Construction or Alteration shall be filed with

the FAA and that a Grant of Aviation Easement Agreement be completed prior to construction.

### Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<b>17. UTILITIES &amp; SERVICE SYSTEMS.</b> <i>Would the project:</i>					A1, A2, A3
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has the adequate capacity to	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Issue	Impact				Source <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>serve the project's projected demand in addition to the provider's existing commitments?</p> <p>(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>(g) Comply with federal, state, and local statutes and regulations related to solid waste?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

Discussion

- (a-e) The proposed project will not involve a heavy usage of water and therefore does not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above).
- (f-g) The proposed project is not expected to generate significant solid waste because there are no products produced. Disposal of waste generated by the project is not expected to be significant and it will be required to comply with federal, state, and local statutes.

Mitigation

No mitigation is required.

Mandatory Findings of Significance	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3. SOURCE LIST

Source	Source Number
<b>City of Salinas:</b>	
<i>Salinas General Plan, 2002.</i>	A1
<i>Salinas General Plan, Final Environmental Impact Report, 2002.</i>	A2
<i>Salinas Zoning Code: <input checked="" type="checkbox"/> Entire Code    Section: _____</i>	A3
<i>City of Salinas Grading Standards</i>	A4
<i>2013 City of Salinas Stormwater Development Standards</i>	A5
<b>Monterey Bay Unified Air Pollution Control District:</b>	
<i>CEQA Air Quality Guidelines prepared by the Monterey Bay Unified Air Pollution Control District, dated February 2008</i>	F1
<i>Monterey Bay Unified Air Pollution Control District. Triennial Plan Revision 2009-2011, dated April 17, 2013</i>	F2
<b>Field Inspections:</b>	
<i>By City staff, various dates</i>	M1
<b>Maps/Aerial Photography:</b>	
<i>City's aerial photographs 2007.</i>	N1
<b>Other:</b>	
<i>Radio Frequency Emissions Compliance Report for Verizon Wireless, prepared by Waterford Consultants, LLC dated March 23, 2016</i>	Q1
<i>Engineer's Report for proposed project, City of Salinas dated April 6, 2016</i>	Q2
<i>Native American Heritage Commission</i>	Q3

#### 4. DETERMINATION

On the basis of this Initial Study:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect:
- (a) Has been adequately analyzed in (*Reference document*) pursuant to applicable legal standards; and
  - (b) Has been addressed by mitigation measures based on the earlier analysis as described in *Section 2: Checklist*, if the effect is a "Potentially Significant Impact" or a Negative Declaration: "Potentially Significant Unless Mitigation Incorporated".

An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects:
- (a) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and;
  - (b) Have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

**NOTHING FURTHER IS REQUIRED.**

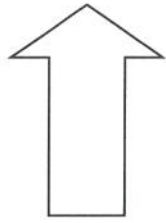
Prepared by: Bobby Lathu 

Dated: 8/2/17

Courtney Grossman  
Planning Manager

#### Attachments:

1. Vicinity Map
2. Project Plans (Sheets C-1, C-2, A1, A2, A3, A4, A5, A6, AD1, AD2)
3. Photosimulations
4. Radio Frequency Emissions Compliance Report for Verizon Wireless, prepared by Waterford Consultants, LLC dated March 23, 2016
5. Engineer's Report dated April 6, 2016
6. Permit Center Comments dated April 6, 2016
7. Airport Comments dated, May 19, 2016
8. Fire Department Comments dated, April 5, 2016
9. Mitigation Monitoring and Reporting Program



**North**

## **Vicinity Map**



# **MISCELLANEOUS 2016-006 199 Skyway Boulevard**

## **Exhibit A**



OWNER(S): CITY OF SALINAS  
APN: 003-863-036-000

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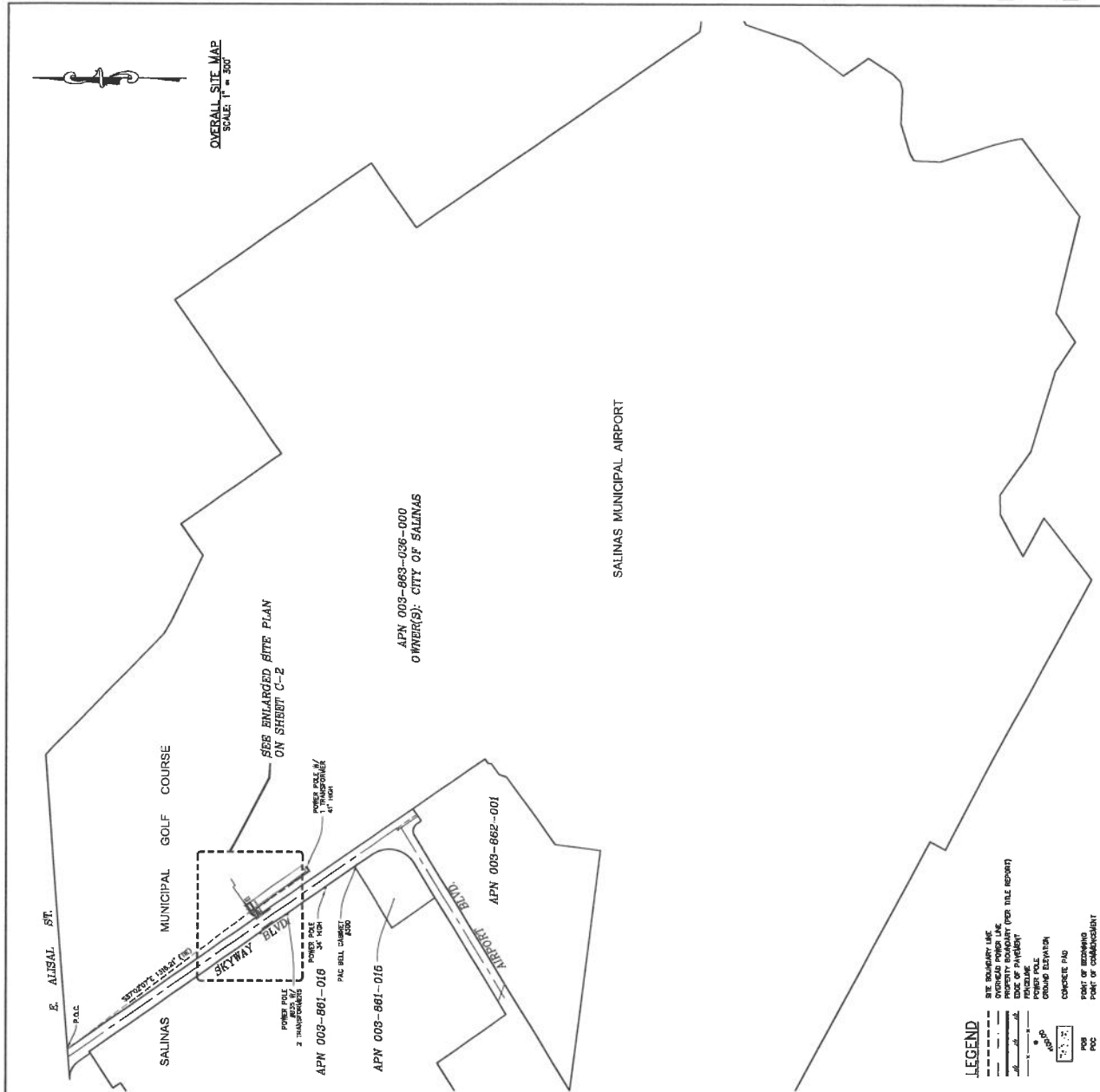
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06080353, PANEL NO. 02360, DATED APRIL 2, 2008 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X-1, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

T.B.O.

EASEMENT(S) PER TITLE REPORT:

T.B.D.



**Tectonic Engineering**  
2855 Mitchell Drive  
Bldg. No. 3, Suite 227  
Walnut Creek, CA 94598



**SMI**  
SURVEYING & ENGINEERING  
P.O. BOX 81426 BAKERSFIELD, CA 93308  
PHONE: (661) 393-1217 FAX: (661) 393-1218

**PRELIMINARY**  
NOT TO BE CONSIDERED FINAL WITHOUT  
SURVEYING SEAL AND SIGNATURE

PREM.	ISSUE	BY	DATE
	LEASE / RESINTS	SL	04/16/15
	REQUINS	SL	10/19/15
	REV. LEASE	SL	01/19/16
	REV. LEASE	SL	01/21/18

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DRAWN BY: DL  
CHECKED BY: DA  
DATE DRAWN: 05/31/15

TE NAME

284608  
SKYWAY BLVD

TE ADDRESS  
S SKYWAY BLVD  
LINAS, CA 93905

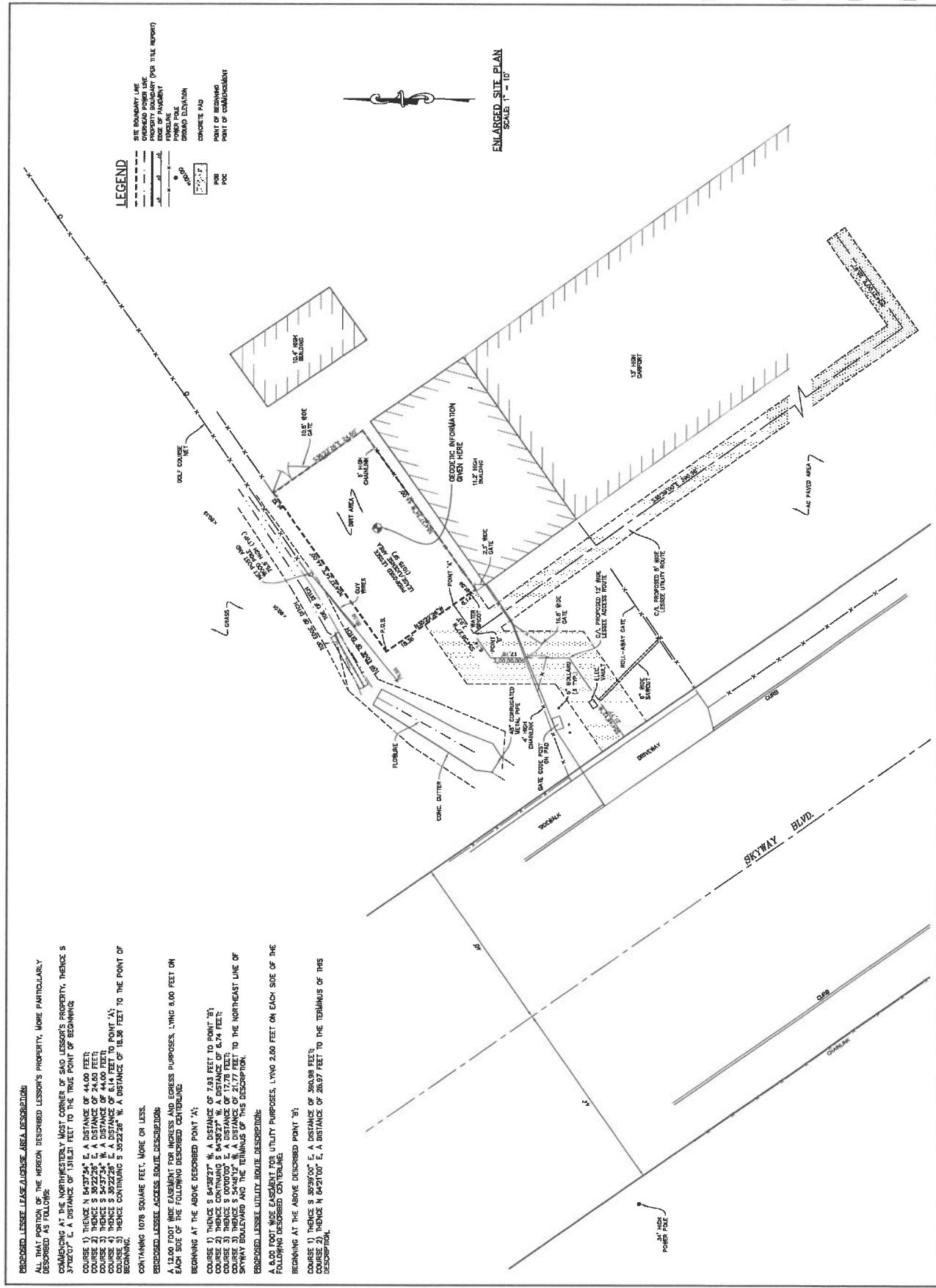
NET TIME

THE GILBEY

EXAMINATION ONLY

5

2





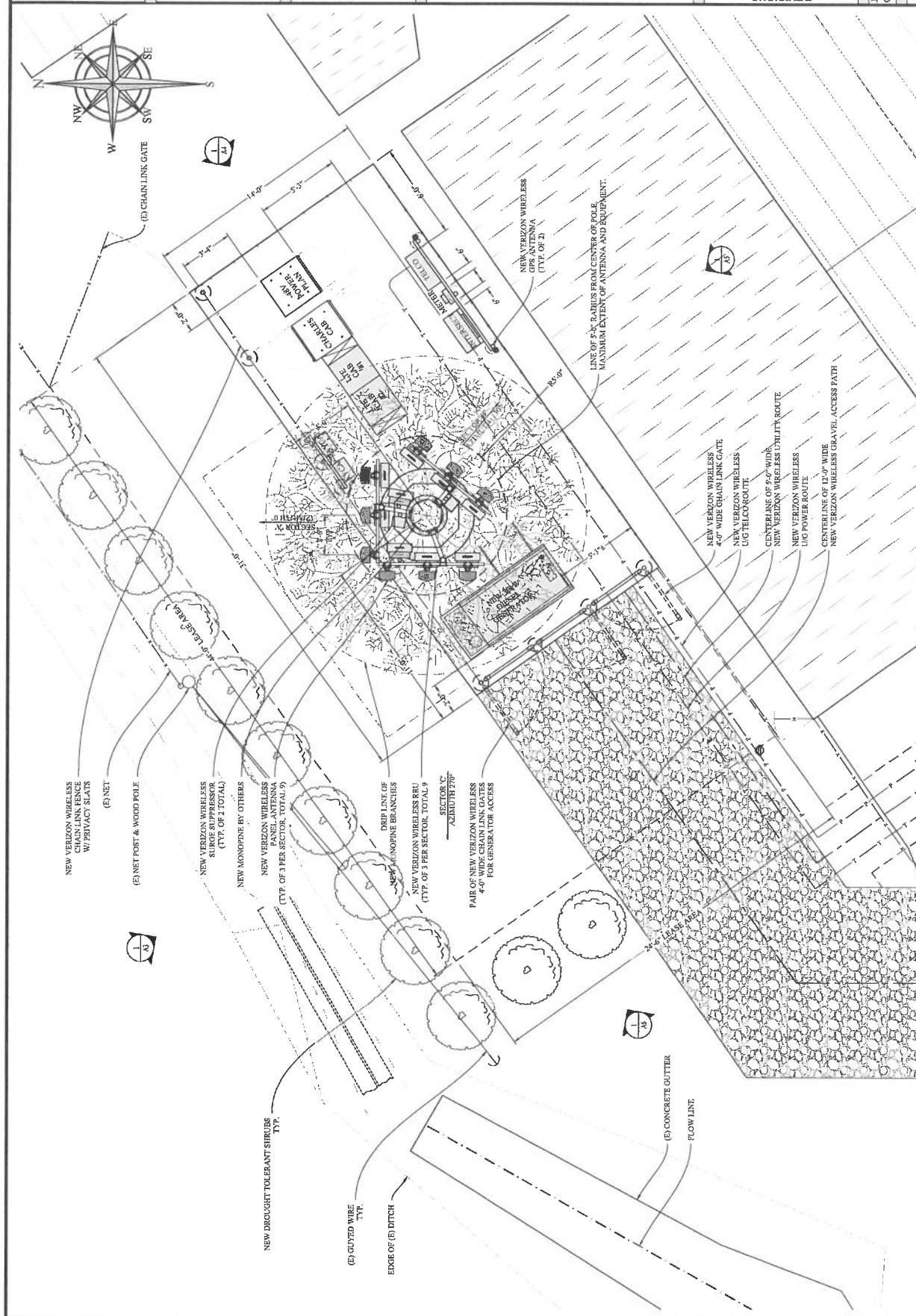


REVISIONS		DATE		DESCRIPTION		No.	
A	12-16-2013	100%	ZD				
B	01-19-2016	100%	ZD				
C	01-20-2016	100%	ZD				
D	05-02-2016	100%	ZD				

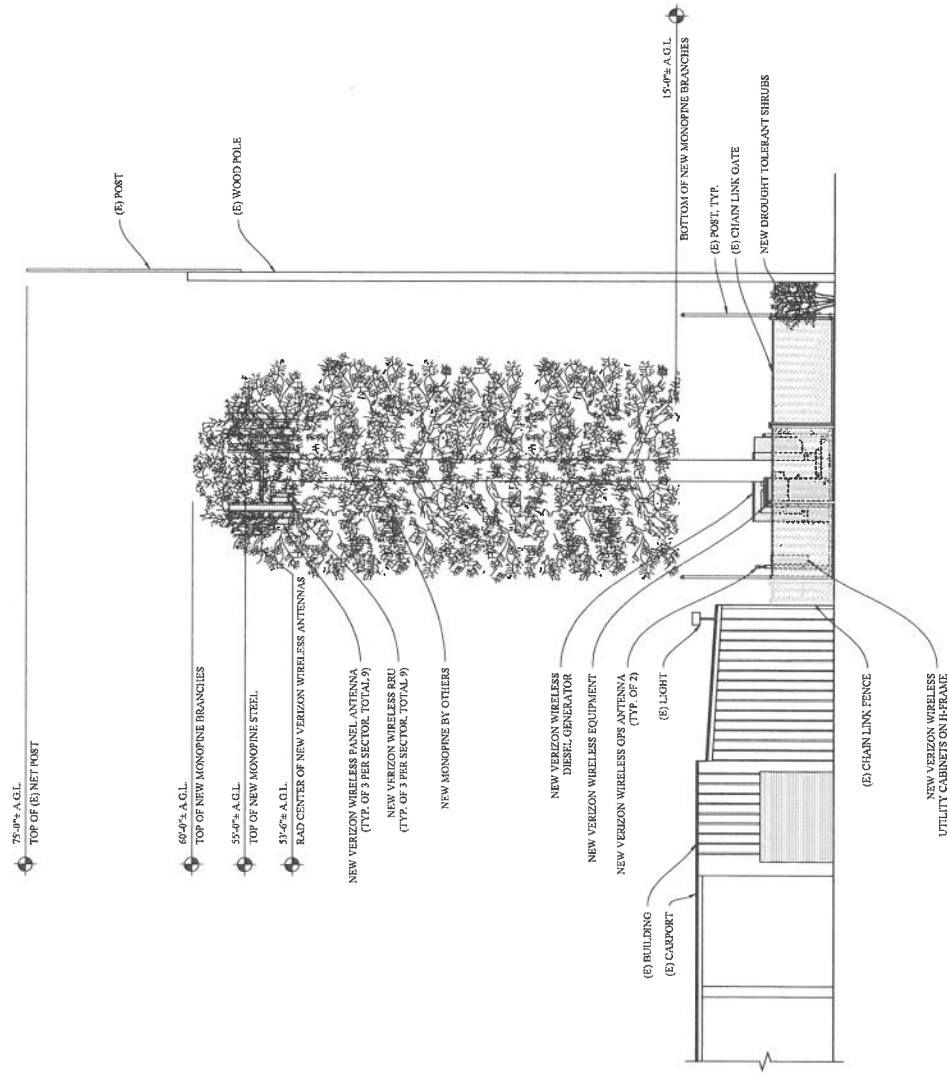
VERIZON WIRELESS  
SKYWAY BLVD PSL #: 284608  
216 SKYWAY BLVD  
SALINAS, CA 93905

**Verizon**  
Wireless  
2785 MITCHELL DRIVE  
WALNUT CREEK, CA  
94598 TEL: (925) 904-3533  
FAX: (925) 904-3513

4255 PARK RD.  
BENICIA, CA 94510







REVISIONS		
No.	DESCRIPTION	DATE
A	100% ZD	12-16-2018
B	100% ZD	01-19-2019
C	100% ZD	01-20-2019
D	100% ZD	05-02-2019


**NORTHEAST ELEVATION**

---


VERIZON WIRELESS  
SKYWAY BLVD PSL #: 284608  
216 SKYWAY BLVD  
SALINAS, CA 93905

**Verizon**  
Wireless  
2785 MITCHELL DRIVE  
WALNUT CREEK, CA  
94598 TEL: (925) 904-3533  
FAX: (925) 904-3513

**DAVID ENGINEERING SERVICES**  
4255 PARK RD.  
BENICIA, CA 94510



DIAMOND ENGINEERING SERVICES  
4255 PARK RD.  
BENICIA, CA 94510



Verizon  
2785 MITCHELL DRIVE  
WALNUT CREEK, CA  
94598 TEL: (925) 904-3533  
FAX: (925) 904-3513

**SOUTHEAST ELEVATION**

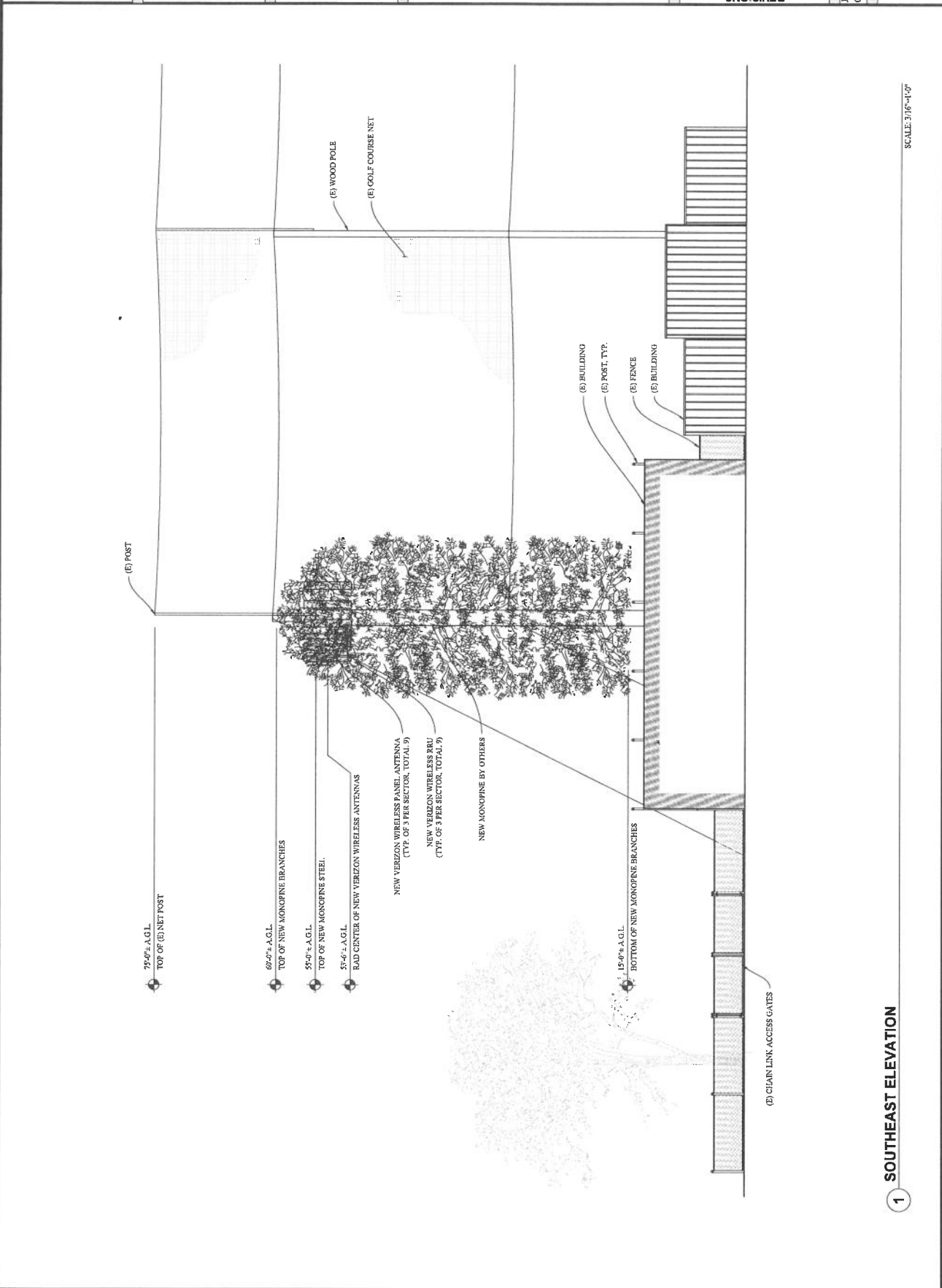
VERIZON WIRELESS  
216 SKYWAY BLVD  
SALINAS, CA 93905  
SKYWAY BLVD PSL # 284608

**REVISIONS**

No.	DESCRIPTION	DATE
A	100% ZD	12-16-2015
B	100% ZD	01-19-2016
C	100% ZD	01-20-2016
D	100% ZD	05-02-2016

Job No.: G15024  
Drawn/Checked By: SH / EKV

**A5**



1 SOUTHEAST ELEVATION

SCALE: 3/8"=1'-0"



REV	DESCRIPTION	DATE
A	100% ZD	12-16-2015
B	100% ZD	01-19-2016
C	100% ZD	01-20-2016
D	100% ZD	05-03-2016

Job No:	Draw/Check By:
G15024	SH/EKU

**1 ANTENNA DETAIL** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
7' 1/8" x 11' 7/8"

**PLAN VIEW (BOTTOM)**  
7' 1/8" x 11' 7/8"

**FRONT ELEVATION**  
11' 7/8" x 72' 7/8"

**SIDE ELEVATION**  
11' 7/8" x 72' 7/8"

ANTENNA DATA		
DIMENSIONS:	WIDTH	DEPTH
	11.85"	7.1"
	HEIGHT	72.72"
POWER CONSUMPTION (MAX)	11 WATTS	
POWER CONSUMPTION (IDLE)	2 WATTS	
TOTAL WEIGHT	47.4 LBS	

**2 RRU DETAIL** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
18.5" x 10.8"

**FRONT ELEVATION**  
18.5" x 20.4"

**SIDE ELEVATION**  
18.5" x 20.4"

RRUS w/A2 SPECIFICATIONS		
DIMENSIONS:	WIDTH	DEPTH
	18.5"	10.8"
	HEIGHT	20.4"
POWER CONSUMPTION	200 WATTS	
TOTAL WEIGHT	71.1 LBS	

SEE MANUFACTURER FOR STANDARD COMPONENT PARTS

**3 RAYCAP DETAIL** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
10' 1/8" x 8' 3/16"

**FRONT ELEVATION**  
10' 1/8" x 14.0 LBS

**SIDE ELEVATION**  
10' 1/8" x 14.0 LBS

RAYCAP DATA		
DIMENSIONS:	WIDTH	DEPTH
	10.13"	8.2"
	HEIGHT	20.38"
TOTAL WEIGHT	14.0 LBS	

**4 CHARLES CABINET DETAIL** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
2'-8 1/2" x 2'-3 1/8"

**FRONT ELEVATION**  
2'-8 1/2" x 2'-3 1/8"

**SIDE ELEVATION**  
2'-8 1/2" x 2'-3 1/8"

CHARLES ENCLOSURE (MISC CABINET)		
DIMENSIONS:	WIDTH	DEPTH
	32.3"	32.3"
	HEIGHT	74.1"
CABINET WEIGHT	760.0 LBS	
CABINET WEIGHT W/ EQUIPMENT	2286.0 LBS	

**5 LTE CABINET DETAIL** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
2'-3 1/2" x 2'-3 1/2"

**FRONT ELEVATION**  
2'-3 1/2" x 2'-3 1/2"

**SIDE ELEVATION**  
2'-3 1/2" x 2'-3 1/2"

ERICSSON RBS 600 (LTE)		
DIMENSIONS:	WIDTH	DEPTH
	27.5"	27.5"
	HEIGHT	57"
CABINET WEIGHT	93.0 LBS	
TOTAL WEIGHT W/ BATTERIES	832.0 LBS	

**6 -48V PLANT POWER CABINET** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
2'-8 1/2" x 2'-8 1/2"

**FRONT ELEVATION**  
2'-8 1/2" x 2'-8 1/2"

**SIDE ELEVATION**  
2'-8 1/2" x 2'-8 1/2"

CHARLES ENCLOSURE (-48V PLANT)		
DIMENSIONS:	WIDTH	DEPTH
	37.5"	37.5"
	HEIGHT	74"
TOTAL WEIGHT W/ BATTERIES	386.0 LBS	
TOTAL WEIGHT W/O BATTERIES	760.0 LBS	

**7 -48V PLANT POWER CABINET** SCALE: 1/2"=1'-0"

**PLAN VIEW (TOP)**  
2'-8 1/2" x 2'-8 1/2"

**FRONT ELEVATION**  
2'-8 1/2" x 2'-8 1/2"

**SIDE ELEVATION**  
2'-8 1/2" x 2'-8 1/2"

CHARLES ENCLOSURE (-48V PLANT)		
DIMENSIONS:	WIDTH	DEPTH
	37.5"	37.5"
	HEIGHT	74"
TOTAL WEIGHT W/ BATTERIES	386.0 LBS	
TOTAL WEIGHT W/O BATTERIES	760.0 LBS	











Existing



Proposed

proposed treepole





Existing



Proposed



**WATERFORD**  
COMPLIANCE...FROM START TO SIGNAL

## Radio Frequency Emissions Compliance Report For Verizon Wireless

<b>Site Name:</b>	<b>Skyway Boulevard</b>	<b>Site Structure Type:</b>	<b>Monopine</b>
<b>Address:</b>	<b>216 Skyway Boulevard</b>	<b>Latitude:</b>	<b>36.669346</b>
	<b>Salinas, CA 93905</b>	<b>Longitude:</b>	<b>-121.615002</b>
<b>Report Date:</b>	<b>March 23, 2016</b>	<b>Project:</b>	<b>New Build</b>

### General Summary

Verizon Wireless has contracted Waterford Consultants, LLC to conduct a Radio Frequency Electromagnetic Compliance assessment of the proposed Skyway Boulevard site located at 216 Skyway Boulevard, Salinas, California. This report contains information about the radio telecommunications equipment to be installed at this site and the surrounding environment with regard to RF Hazard compliance. This assessment is based on installation designs, observational data collected on site and operational parameters provided by Verizon Wireless.

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure.

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any particular location given the spatial orientation and operating parameters of multiple RF sources. These theoretical results represent worst-case predictions as emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

## Analysis

Waterford Consultants, LLC field personnel visited the site on February 24, 2016 during business hours and collected data with regard to the RF environment. All accessible areas of the site were inspected. Measurement collection was performed using Narda Radiation meter NBM 550 and broadband probe EA-5091 (300 kHz to 50 GHz) and was consistent with FCC and Narda procedures, regarding the location of the probe to the RF source and making slow sweeping motions over the area that a person would occupy. Power density values were recorded as a percentage of the FCC Occupational limits. The maximum power density reading was 0.0104% of the FCC Occupational limits (0.052% of the General Population limits).

Verizon Wireless proposes to install nine (9) JMA Model X7CQAP-FRO-660 antennas and nine (9) Remote Radio Head units at this location. The antenna will be mounted on a 60-foot monopole with centerlines of 53.5 feet above ground level. The antennas will be oriented toward 0, 130, and 270 degrees. The Effective Radiated Power (ERP) in any direction will not exceed 11,224 Watts. From this site, Verizon Wireless will enhance data services to surrounding areas in licensed 700, 1900 and 2100 MHz bands. No other antennas are known to be operating in the vicinity of this site. However, the contributions of any nearby RF sources are reflected in the survey results.

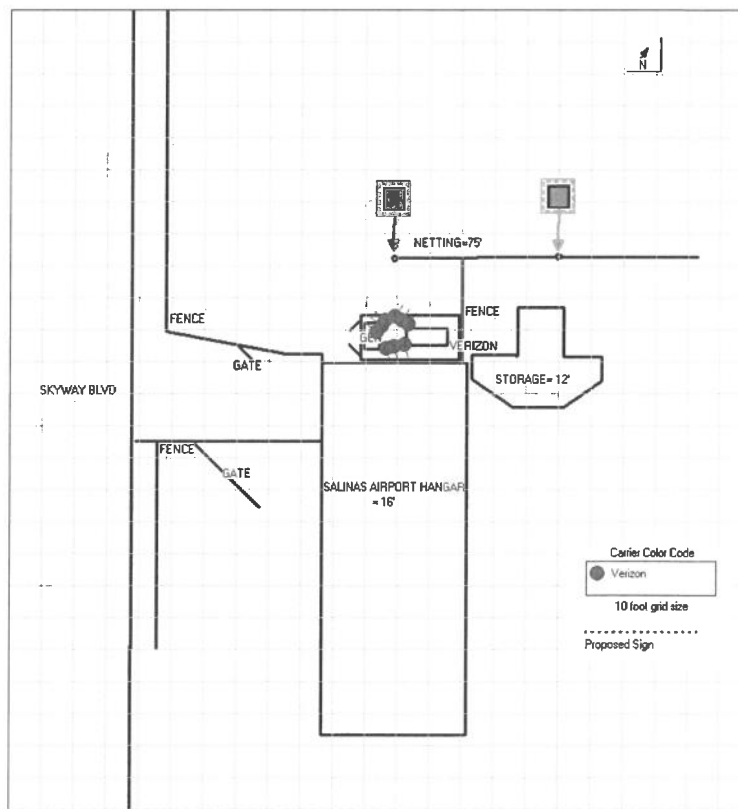
Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serve to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all Verizon Wireless operations is 1.297% of the FCC General Population limits. At adjacent building rooftops depicted in Figure 1, the maximum predicted power density level resulting from all Verizon Wireless operations is 0.683% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or at adjacent buildings by 5% of the General Population limits.

The monopine will be erected in the vicinity of poles that support golf course netting that is 60 feet in height. At the netting, the maximum predicted power density level resulting from all Verizon Wireless operations is 31.63% of the FCC Occupational limits (158.2% of the FCC General Population limits). Waterford Consultants, LLC recommends posting RF alerting signs (Notice) on the nearest adjacent poles at 47 feet above ground level to be visible upon approach by authorized climbers performing maintenance on the netting above this level. These recommendations are depicted in Figure 2. Any work activity in front of transmitting antennas should be coordinated with Verizon Wireless.





Figure 1: Antenna Locations



Information 1 Information 2 Notice Caution Warning Ladder Lock Remove Sign

Figure 2: Mitigation Requirements

### Compliance Statement

Based on information provided by Verizon Wireless, information collected during the site visit and predictive modeling, the installation proposed by Verizon Wireless at 216 Skyway Boulevard, Salinas, California will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310. RF alerting signage on the adjacent poles is required for Occupational environment compliance.

### Certification

I, Steven Baier-Anderson, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



2016-03-23 13:01:14



## City of Salinas

### PERMIT CENTER

65 W. Alisal Street, Salinas, CA 93901 • PHONE 831-758-7251 • FAX 831- 775-4269

### ENGINEER'S REPORT

**PURPOSE:** M2016-006  
**LOCATION:** 199 Skyway Blvd  
**OWNER/APPLICANT:** Verizon

**DATE:** 4/6/16  
**PLANNER:** Marisol Ruvalcaba

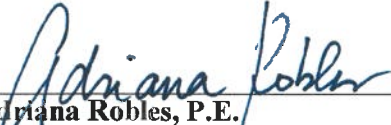
**DEVELOPMENT PROPOSAL** The proposal is install a new 60' monopole, 30kW generator and new cabinets in 31'x14' equipment area. Trenching ~425' (5'wide) to tie to existing power pole.

**APPLICATION INFORMATION/REVISIONS REQUIRED FOR RE-SUBMITTAL FOR PLANNING PERMIT APPROVAL** - *The revised plans submittal satisfies the Permit Center Engineering Services Section requirements at the planning level with the conditions and requirements noted below.*

**APPLICATION PACKAGE REVISIONS/INFORMATION REQUIRED FOR BUILDING PERMIT SUBMITTAL AND APPROVAL** - *The following information must be shown on/included in the application package plans for building permit review and approval:*

1. Legal Description – Provide tie on/to existing property boundary.
2. Site Disturbance – Applicant shall comply with the State General Construction permit requirements during construction.
3. Air Quality – The project includes installation of a 30kW diesel generator. Applicant shall contact the Monterey Bay Unified Air Pollution Control District (831-647-9411) to determine if a permit is required. The applicant shall insure that adequate diesel containment is provided in case of a tank leak to prevent contamination of ground water and stormwater runoff.
4. Graffiti – The proposed equipment/enclosure shall have a decal or permanent sticker with the serving utility graffiti abatement contact information affixed to each side (4 min.) of the structure. Letter height shall be 0.2" min.
5. Fees – No **Development Impact Fees** will be assessed for this proposal.

### CITY OF SALINAS

  
Adriana Robles, P.E.

4/6/16

(adrianar@ci.salinas.ca.us)

Dated

Permit Center Senior Engineer (758-7194)

for

Robert Russell, P.E.  
City Engineer



## CITY OF SALINAS

DEVELOPMENT ENGINEERING, *A division of the Public Works Department*  
65 West Alisal Street | Salinas, CA 93901 | 831-758-7251 | [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

### ADDRESSING REVIEW

**PURPOSE:** M2016-006

**DATE:** March 23, 2017

**LOCATION:** 215 Skyway Blvd (199 Skyway Blvd, APN 003-863-036-000)

**PLANNER:** Jill Miller

**OWNER/APPLICANT:** Verizon Wireless

**PROPOSAL:** To construct and operate a new major Telecommunications facility consisting of a new monopole (tree pole), nine (9) antennas, 30kW generator and associated support equipment in 31'x14' equipment area located at 199 Skyway Boulevard, and trenching ~425' (5' wide) to tie to existing power pole.

**FINDINGS:**

The new address shown on the plans as 216 Skyway Boulevard does not follow current addressing sequence along Skyway Boulevard. The new address for the proposed telecommunications facility shall be 215 Skyway Boulevard.

**RECOMMENDATION/CONDITION OF APPROVAL:**

City-approved addressing of 215 Skyway Boulevard shall be shown on all project plans submitted during the building permit process. Placing the address on the plans will avoid confusion with address issues at the time of building permit final sign-off by both the Public Works and the Fire Department.

### CITY OF SALINAS

*Maria E. Contreras*

María E. Contreras, Assistant Engineer

ph: 831-758-7933, email: [mariac@ci.salinas.ca.us](mailto:mariac@ci.salinas.ca.us)





## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street • Salinas, California 93901

(831) 758-7251 • (831) 758-7938 (Fax) • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

### Development Review Committee

**Date:** April 6, 2016

**Construction Address:** 199 Skyway Blvd

**Project Applicant:** Not Specified

**Scope of Proposal:** Verizon Cell Antenna

**Project Planner:** Marisol Ruvalcaba

---

#### Project specific comments for: M2016-006

1. Plans appear to show a new cell tower with associated equipment. Scope of work does not show/state that this work will include the tower. Clarify note on sheet A2 "MONOPINE BY OTHERS". Revise plans or scope for consistency.

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#### Permit specific comments:

1. No permit specific comments.

---

*The following are general comments that may be required for the proposed building construction for the above address and shall be addressed at building permit submittal if applicable:*

1. The following codes are enforced in the Development and Engineering Services Department, City of Salinas:  
2013 California Building, Residential, Green, Plumbing, Mechanical, Electrical and Fire Codes.  
2013 California Amendments  
2013 California Title 24 Energy Requirements  
City of Salinas Ordinances
2. Submit the following information as applicable to your project to the Permit Center for plan check review:
  - (3) sets of construction plans (24 x 36 inches, including architectural, structural, mechanical, plumbing, electrical, energy documents, etc.).
  - The Title Sheet shall include the following: Scope of work, applicable codes, occupancy group, and type of construction.
  - (2) sets of supporting documents which may include:
    - Soils reports
    - Engineering calculations with wet stamp and signature
    - Energy calculations.

#### City of Salinas

##### Community Development Department

Joseph DeSante, CBO | Building Official – Permit Center Manager

65 West Alisal Street, 1st Floor, Salinas, CA 93901

[josephd@ci.salinas.ca.us](mailto:josephd@ci.salinas.ca.us) | (P) 831-758-7930



## City of Salinas

Salinas Municipal Airport • 30 Mortensen Avenue • Salinas, California 93905  
(831) 758-7214 • [www.ci.salinas.ca.us](http://www.ci.salinas.ca.us)

Date: May 19, 2016

Re: Project Number PLS# 2016-006  
Verizon Wireless Telecommunication Facility  
216 Skyway Blvd., Salinas, CA

Based on the information provided from the Verizon Wireless plan set dated January 20, 2016, **PSL# 216-006**, located at 216 Skyway Blvd, Salinas, CA, approximately 1,430 feet northwest of the approach end of Runway 31 at the Salinas Municipal Airport, the Airports provides the following comments:

1. The Airport recommends the applicant file with the FAA form 7460-1, Notice of Proposed Construction or Alteration.  
(<https://www.faa.gov/forms/index.cfm/go/document.information/documentID/186273>).
2. The Airport recommends a Grant of Aviation Easement Agreement for the associated parcel be secured and recorded.
3. City Staff requests the lease between Verizon and the City of Salinas be executed prior to the issuance of the Conditional Use Permit.

Sincerely,

Brett J. Godown  
Salinas Municipal Airport Manager

**CITY OF SALINAS  
FIRE DEPARTMENT  
DEVELOPMENT REVIEW COMMENTS**

DATE: April 5, 2016  
ADDRESS: 199 Skyway Blvd.  
PROJECT #: M2016-006

**ALL REQUIREMENTS SHALL BE ADDRESSED BY COMMENT(S), AND/OR PLAN DETAIL(S), AND/OR MANUFACTURER'S / LISTING DOCUMENTS. TO EXPEDITE THIS PLAN/APPLICATION RECHECK, RETURN A COPY OF THESE COMMENTS WITH YOUR RESPONSE, ON THE CORRECTED PLANS TO THE PERMIT CENTER.**

- All plans shall conform to 2013 CBC, 2013 CFC and the most current NFPA standards required by currently adopted codes. As amended by the Salinas Municipal Code online at <http://municipalcodes.lexisnexis.com/codes/salinas/>
- This is a preliminary review of a plan. This fire department review is focused on fire department access to the parcel and building, hydrant placement, as well as fire flow from hydrants in the vicinity.
- Additional comments for corrections may be made when detailed plans are submitted for construction.
- We will not correct your incomplete plans in all respects. Consider following the "Effective Use of the IBC/CBC" found in the front pages of the International/California Building Code to produce a 100% construction plan.
- Deferred submittals for automatic fire protection systems may be allowed, if the construction plan does not include all system specifications necessary to complete the building construction plan review.
- Provide the Fire Department with one 8 1/2" x 11" final site plan. An electronic version is preferred.
- These development review comments are intended to guide the project towards a complete construction plan submittal.

This plan has been reviewed as the following occupancy type: **TELECOMMUNICATIONS**

**FIRE PROTECTION WATER SUPPLIES**

Project shall meet the minimum fire flow requirements of CFC Appendix B

Water supply test from water purveyor required: **Cal Water/ALCO**

Fire hydrants shall comply with CFC section CFC 507.5 and Appendix C

**RESPONSE:** \_\_\_\_\_

**FIRE APPARATUS ACCESS ROADS**

The site plan shall comply with CFC Chapter 503 and Appendix D

**RESPONSE:** \_\_\_\_\_

**EMERGENCY RADIO COVERAGE**

Amplification systems capable of operating on frequencies licensed to the public safety agency by the FCC shall not be installed without prior coordination and approval of the fire code official. Please provide an intermodulation study to verify that the system will not interfere with the operating frequencies licensed to the public safety agency. CFC 510.5.1

**RESPONSE:** \_\_\_\_\_

## **OTHER**

Gates serving the means of egress system shall comply with CFC 1008.2. Gates used as a component in a means of egress shall conform to the applicable requirements for doors. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

**RESPONSE:** \_\_\_\_\_

Security gates shall comply with all of the following, as per **CFC 503.5 & 6 & D103.5**:

- a) Gate width shall be a minimum of 20'. Gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than fifteen (15') wide.
- b) Gate shall be of the swinging or sliding type.
- c) Gates shall be of materials that allow manual operation by one person.
- d) Gate components shall be maintained in an operative condition at all times.
- e) Electric gates shall be equipped with a means of opening the gate by Fire Department personnel, and shall be approved by the Fire Code Official.
- f) Manual opening gates shall not be locked with a padlock and/or chain unless they are capable of being opened by means of forcible entry tools, or key box containing the key(s) to the lock that is installed at the gate location.
- g) Locking device specifications shall be submitted for approval by the Fire Code Official.
- h) Electric gate operators, where provided, shall be listed in accordance with **UL 325 (Class I – IV)**.
- i) Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of **ASTM F 2200 (Class I – IV)**."

**RESPONSE:** \_\_\_\_\_

Stationary storage battery systems shall meet the requirements of CFC Section 608. Signage of battery storage shall be per NFPA 704.

**RESPONSE:** \_\_\_\_\_

Indicate hand portable fire extinguisher(s) rating and location on plan. Fire extinguisher(s) to meet NFPA 10 minimum standards.

**RESPONSE:** \_\_\_\_\_

**\*\*\*Generator and Diesel Tank to be addressed in the Building Permit process!**

If you have any questions, you may contact me Monday through Wednesday, at (831) 758-7960; or at [mark.treuge@ci.salinas.ca.us](mailto:mark.treuge@ci.salinas.ca.us).

Thank You

Mark Treuge  
Fire Plan Checker/Fire Inspector

**VERIZON WIRELESS  
MITIGATION MONITORING AND REPORTING PROGRAM  
199 Skyway Boulevard  
(Misc 2016-006)**

<b>Mitigation Number</b>	<b>Nature of Mitigation</b>	<b>Result after Mitigation</b>	<b>Party Responsible for Implementing</b>	<b>Party Responsible for Monitoring: Method to Confirm Implementation</b>	<b>Timing for Implementation</b>
CR-1 Cultural Resources	In the event that significant paleontological and/or archaeological remains are uncovered during excavation and/or grading, all work shall stop in the area of the subject property until an appropriate data recovery program can be developed and implemented by a qualified archaeologist.	To ensure compliance with Public Resources Code Section 21083.2	Applicant, or Successor in Interest	Community Development Department, Current Planning	During grading/ construction activities.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CR-2 Cultural Resources	<p>If human remains are found during construction within the project area, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie the adjacent human remains until the archeological monitor and the coroner of Monterey County are contacted. If it is determined that the remains are Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most like descendant (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or other person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code section 5097.98. The landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendant identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	To ensure compliance with Public Resources Code Section 21083.2	Applicant, or Successor in Interest	Community Development Department, Current Planning	During grading/ construction activities.

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
HAZ-1 Hazards and Hazardous Materials	RF alerting signs (Notice) shall be placed on the nearest adjacent poles at 47 feet above ground level to be visible upon approach by authorized climbers performing maintenance in the netting above this level.	To ensure compliance with FCC regulations relative to RF emissions.	Applicant, or Successor in Interest	Community Development, Current Planning	Life of the project.
HAZ-2 Hazards and Hazardous Materials	A Radiofrequency (RF) analysis shall be submitted to the Community Development Department prior to any approvals for additional antennas on the subject facility demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the FCC.	To ensure compliance with FCC regulations relative to RF emissions.	Applicant, or Successor in Interest	Community Development, Current Planning	Prior to issuance of any building permits

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