

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: DECEMBER 7, 2020

TO: INTERESTED PARTIES

FROM: CITY OF SALINAS COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS
17 NAVAJO DRIVE LOCATED IN THE COMMERCIAL RETAIL (CR)
ZONING DISTRICT / APN: 261-292-016-000
CONDITIONAL USE PERMIT 2020-002 (CUP 2020-002)

Sequoia Deployment Services, representing Verizon Wireless is proposing to construct and operate a Major Telecommunications Facility consisting of a 60-foot high stealth Monopine with nine (9) six-foot antennas, nine (9) Radio Remote Units (RRU's), and support equipment, including a backup generator located within a 20-foot by 20-foot lease area enclosed by an eight-foot high CMU block wall located at an existing shopping center located at 17 Navajo Drive in the Commercial Retail (CR) Zoning District. Environmental impacts of this project have been analyzed in accordance with the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration (MND) has been prepared for the project. Based on the environmental document, the project will not have a significant effect on the environment.

Copies of the MND and Initial Study are available at the following locations:

- City of Salinas website at: <http://www.cityofsalinas.org/our-city-services/community-development/documents-for-public-review>
- City of Salinas Community Development Department, 65 West Alisal Street. If you have any questions or would like to review the hard copy documents, please contact the project planner, **Thomas Wiles**, at (831) 758-7206 or at "thomaswi@ci.salinas.ca.us".

Written comments on the environmental document will be received from **December 7, 2020** through **January 4, 2021**. Comments should be sent to Thomas Wiles at the address listed below. Comments can also be presented on the day of the Planning Commission meeting to be held on **January 6, 2021 at 3:30 p.m.** to the Planning Commission Secretary at PublicCommentCD-P@ci.salinas.ca.us. If you wish to make a comment, please submit your comment via email by 1:30 P.M. on the day of the Planning Commission meeting to the above referenced e-mail address. The Planning Commission Secretary will read all email comments, provided that the reading shall not exceed two (2) minutes. The email comments submitted shall become part of the record. If you are watching the live stream and wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please join the Zoom webinar at <https://zoom.us/j/92914039226>,

ENVIRONMENTAL REVIEW/REQUEST FOR COMMENTS

17 Navajo Drive / APN: 261-292-016-000 / CUP 2020-002

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Webinar ID is 929 1403 9226 or join by telephone at 1-669-900-6833, Webinar ID 929-1403-9226.

For Responding Agency Use: An Initial Study and draft MND are attached for your review. The space below may be used to indicate that your agency has no comments, or to state brief comments.

___ No Comments provided

___ Comments noted below

___ Comments provided in separate letter

COMMENTS _____

Return to: Thomas Wiles, Senior Planner
City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

1. Applicant: Sequoia Deployment Services
2. Property Owner: Western Builders Inc.
3. Permit Center Public Notice Board (post)
4. City Clerk Public Notice Board (post)
5. County Clerk's Office
6. Association of Monterey Bay Area Governments
7. Salinas City Elementary School District
8. Salinas Union High School District
9. California Water Services Company
10. Republic Services of Salinas
11. Pacific Gas & Electric
12. AT&T Engineering
13. Comcast
14. John Steinbeck Library
15. Monterey Bay Air Resources District
16. Ohlone/Coastanoan-Esselen Nation

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901

(MITIGATED) NEGATIVE DECLARATION

The project described below has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been determined to have an insignificant effect upon the environment.

Project's Common Name: Heald College Salinas Major Telecommunication Facility

File No.: Conditional Use Permit 2020-002

Project Applicant: Sequoia Development Services representing Verizon Wireless

Project Location: 17 Navajo Drive in the Commercial Retail (CR) Zoning District
(APN: 261-292-016-000)

Project Description: Sequoia Deployment Services, representing Verizon Wireless is proposing to construct and operate a Major Telecommunications Facility consisting of a 60-foot high Monopine with nine (9) six-foot antennas, nine (9) Radio Remote Units (RRU's), and support equipment, including a backup generator located within a 20-foot by 20-foot lease area enclosed by an eight-foot high CMU block wall at an existing Shopping Center.

Determination: The attached Initial Study has been prepared for the above project in accordance with the California Environmental Quality Act and procedures established in the *CEQA Guidelines* adopted by the City of Salinas. On the basis of the Initial Study, the City of Salinas makes the following determination:

- The above project will not have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby approved.
- The above project could have a significant effect on the environment, but WILL NOT have a significant effect in this case because the attached mitigation measures have been made by or agreed to by the applicant which will avoid the effects or mitigate the effects to a point where clearly no significant effects will occur. Furthermore, there is no substantial evidence before the City of Salinas that the proposed project, as revised, may have a significant effect on the environment. A (MITIGATED) NEGATIVE DECLARATION is hereby approved.

Mitigation measures, if any, included in the project to avoid potentially significant effects:
(See attached Mitigation Monitoring Program)

Further information about this project and about its probable environmental impact will be on file in the Community Development Department, 65 West Alisal Street, Salinas, CA 93901.

COURTNEY GROSSMAN
Planning Manager

By: 
Thomas Wiles
Senior Planner
Date: December 7, 2020

Attach: Mitigation Monitoring and Reporting Program

I:\ComDev\Planning Share Space\Conditional Use Permits\2020 CUP's\CUP 2020-002 - 17 Navajo Dr\Environmental Materials\Mitigated Negative Declaration.doc

**SEQUOIA DEPLOYMENT SERVICES, REPRESENTING VERIZON
 “HEALD COLLEGE SALINAS MAJOR TELECOMMUNICATION FACILITY”
 MITIGATION MONITORING AND REPORTING PROGRAM
 17 NAVAJO DRIVE
 (CUP 2020-002)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 and TCR-1 Cultural Resources and Tribal Cultural Resources	In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Section 21083.2 of the California Public Resources Code.	To ensure protection of any on-site cultural and/or historical resources	Applicant, or Successor in Interest.	Public Works – Engineering - Community Development – Permit Services and Current Planning Divisions	During construction phase.
NOI-1 Noise	The maximum noise level of the generator shall not exceed the maximum allowed Zoning Code performance standards.	To ensure compliance with Zoning Code Performance Standards	Applicant, or Successor in Interest	Community Development Department, Current Planning	Life of the project.

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City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

65 W. Alisal Street, 2nd Floor • Salinas, California 93901
(831) 758-7387 • (831) 775-4258 (Fax) • www.ci.salinas.ca.us

INITIAL STUDY

1. BACKGROUND

Project Name: Conditional Use Permit 2020-002

Project Location: 17 Navajo Drive in the Commercial Retail (CR) District

Assessor Parcel Numbers: 261-292-016-000

See Attached Vicinity Map

Current Land Use: Shopping Center

Surrounding Land Uses/Zoning Districts:

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

South: Commercial / Commercial Retail (CR)

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

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

Lead Agency Contact Person: Thomas Wiles, Senior Planner

Telephone: (831) 758-7206

Project Description: Sequoia Deployment Services, representing Verizon Wireless is proposing to construct and operate a co-locatable Major Telecommunications Facility consisting of a 60-foot high stealth facility (Monopine) with nine (9) six-foot antennas, nine (9) Radio Remote Units (RRU's), and support equipment, including a backup generator located within a 20-foot by 20-foot lease area enclosed by an eight-foot high CMU block wall at an existing shopping center located at 17 Navajo Drive, Salinas, California. The project site is located at the southwest corner of Navajo Drive and North Main Street. Because the project includes co-location, environmental review pursuant to the California Environmental Quality Act (CEQA) is required.

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"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |

structures, and accessory buildings cannot intercept a forty-five-degree inclined plane inward from the height of ten feet above existing grade at the Residential district boundary line. The proposed Major Telecommunications Facility is located approximately 280-feet from the nearest residential property line and does not intercept this forty-five-degree plane from any nearby Residential district boundary lines. The facility is designed as a 60-foot high stealth (monopine) with the intent to blend in with the area (see photo simulations) compared to other types of telecommunications facilities such as a monopole or other tower designs. The Zoning Code requires the associated equipment be visually screened. Support equipment would be screened behind an eight-foot high solid CMU wall located within the subject property. The project is not expected to degrade scenic resources or the visual character of the area because compliance with Zoning Code development standards will ensure environmental impacts related to aesthetics will be reduced to a level of insignificance.

- (d) The proposed project would not create a new source of substantial light or glare.

Mitigation

No mitigation is required.

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>2. AGRICULTURAL RESOURCES. <i>Would the proposal:</i></p> <p>(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?</p> <p>(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</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>	<p>A1, A2, A3</p>

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	
(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"/>	
(d) Result in the loss of forest land or conversion of forest land to non-forest use?					
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?					

Discussion

(a-e) The site is located on an in-fill property within the CR (Commercial Retail) Zoning District. Farming activities are not located on the site.

Mitigation

No mitigation is required.

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	
3. AIR QUALITY. <i>Would the proposal:</i>					A1, A2, A3, B1,

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	
(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"/>	B2, B3
(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) Result in other emissions (such as those leading to odors) adversely 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 Air Resources District (MBARD) oversees various air quality regulations and programs.

MBARD Board of Directors adopted the 2012-2015 Air Quality Management Plan in March 2017 which represents the latest edition of the 2012 Triennial Plan,

which addresses NO_x 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 only occasional vehicle trips.

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

- a) Emit less than 137 lb/day of VOC's or NO_x;
- 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 (SO_x) 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. Objectionable odors are unlikely to be produced by the proposed development because no odor generating activities occur with the proposed telecommunications facility.

Mitigation

No mitigation is required.

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>4. BIOLOGICAL RESOURCES. <i>Would the proposal result in impacts to:</i></p> <p>(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?</p> <p>(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</p> <p>(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p> <p>(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, C1

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	
species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					
(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 CR (Commercial Retail) 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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
5. CULTURAL RESOURCES. <i>Would the proposal:</i>					A1, A2,

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	
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A3, G3
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

(a-c) 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. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the 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. With this requirement, there is little potential for a significant impact on the environment.

On September 3, 2020, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a consultation request on the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation.

On October 15, 2020, the Ohlone/Costanoan-Esselen Nation (OCEN) requested a consultation on the project, which was done on October 16, 2020. On October 16, 2020, OCEN provided the attached response letter stating concern with the

proposed project site and recommending that an OCEN Tribal Monitor be located on-site during construction (see Attachment 6). The proposed project site has previously been disturbed through the grading for the adjacent shopping center and the installation of on-site landscaping. As stated earlier and as required by Mitigation Measure CU-1 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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address OCEN's comments.

On September 2, 2020, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response dated September 24, 2020, CHRIS has no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommends an archaeological study prior to commencement of project activities and tribal consultation, which as stated above has occurred. The proposed project site has previously been disturbed through the grading for the development of the adjacent shopping center and the installation of landscaping. To address archaeological concerns, Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required, which states that 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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

The above referenced CHRIS comments dated September 24, 2020 state that although there are no recorded or listed historic buildings or structures within the project area, there are six (6) properties listed in the State Office of Historic Preservation's Built Environmental Resources Directory (BERD) dated December 17, 2019, that are located within a one-half mile radius of the subject property. These six (6) properties are located at the following addresses:

1. 267 Chaparral Street (OTIS #675824)
2. 1576 Sepulveda Drive (OTIS #676482)
3. 253 Tapadero Street (OTIS #684915)
4. 28 West Curtis Street (OTIS #533794)
5. 317 West Curtis Street (OTIS #674824)
6. 151 Wheeler Drive (OTIS #680209)

Per the CHRIS comments, these six (6) properties are determined ineligible for the National Register and were not evaluated for the California Register or local listing. The CHRIS comments recommend that prior to commencement of the

project, it is recommended that any potential impacts to the resources within the view shed of the proposed project area be assessed by a qualified professional familiar with the architecture and history of Monterey County. Per No. 1(c) above, the proposed project will not have negative impacts within the view shed because it will not create any visual impacts due to its design as a tree (monopine) to adjacent residential properties and the proposed 60-foot high major telecommunications facility is within the maximum allowed height of 120-feet for co-locatable facilities in the Commercial Retail (CR) Zoning District pursuant to Zoning Code Section 37-50.290(c).

Mitigation

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

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	
6. ENERGY. <i>Would the proposal:</i> (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F1

Discussion

(a-b) The proposed project would be located on an in-fill site presently adjacent to an existing shopping center. The proposed project, because of its small size, would not result in any potentially significant environmental impact due to inefficient or unnecessary consumption of energy resources during project construction or operation. In addition, the proposed project would not obstruct any state or local

plan for renewable energy or energy efficiency.

Mitigation

No mitigation is required.

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>7. GEOLOGY/SOILS. <i>Would the proposal result in or expose people to potential impacts involving:</i></p> <p>(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p>(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.</p> <p>(ii) Strong seismic ground shaking?</p> <p>(iii) Seismic-related ground failure, including liquefaction?</p> <p>(iv) Landslides?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></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> <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>	<p>A1, A2, A3, A4, A5</p>

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	
(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 potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), 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 wastewater 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"/>	
(f) 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"/>	

(Discussion)

a (i-iv) 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-f) 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 Shopping Center 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 basically flat and is currently developed with structures, pavement, and associated site improvements.

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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
8. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i> (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (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"/>	A1, A2, A3

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 state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 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 combat 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 GHG emissions. Important overall land use/urban design related themes in the General Plan that serve this purpose 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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
9. HAZARDS & HAZARDOUS MATERIALS. <i>Would the proposal:</i>					A1, A2, A3, C1, D1, E1, G1
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
(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	<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	
working in the project area?					
(f) 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"/>	
(g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<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 located at an existing shopping center located at 17 Navajo Drive [(see also above discussion (a-b))].

The closest school to the project site is North Salinas High School, which is located approximately 1,838 feet to the northeast. The proposed project will emit Radio Frequency (RF) energy as a part of its normal operation. However, according to a report for the proposed project by Darang Tech, P.E., of Dtech Communications titled “RF Study - Verizon Wireless – c/o Sequoia Deployment Services, Inc. (Site No. 464125 “Heald College Salinas”) 3 Navajo Drive – Dtech Communications., Consulting Engineers dated September 22, 2020” (Source G1, Attachment No. 4) the project has been analyzed for compliance with the appropriate guidelines limiting exposure to RF energy (a copy of Compliance Report attached to this Initial Study). The proposed project will comply with the prevailing standards for limiting human exposure to RF energy in accordance with the regulations of the Federal Communications Commission (FCC). Therefore, no significant impact on the general population is expected.

The analysis states that “based on worst-case scenario predictive modeling, there are no modeled exposures on any accessible ground-level walking/working

surface related to the proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed Verizon project is in compliance with FCC rules and regulations.”

Per the above referenced RF Study, since the proposed facility is to be co-locatable, the following condition of approval will need to be included in the Conditional Use Permit (CUP) approval document:

“For any future proposed antennas or other modifications, a Radiofrequency (RF) analysis demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the FCC shall be submitted to the Community Development Department prior to any approvals for additional antennas or other modifications on the subject facility”.

- (d) The site is not known to be included on a list of hazardous materials sites.
- (e) The site is not located within an airport land use plan area. The project site is not located within the vicinity of a private airstrip, and the site is not located within the Airport Area of Influence per Figure LU-11 of the Salinas General Plan. The site is located approximately three and a half (3.5) miles from the end of the runway (13-31) of the Salinas Municipal Airport and would not create a hazard to persons residing or working in the project area. See Section 13(c) below for further discussion of airport operations.
- (f) The project will not interfere with an adopted emergency response plan or emergency evacuation plan.
- (g) 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

No mitigation is required.

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	
10. HYDROLOGY AND WATER QUALITY. <i>Would the proposal:</i>					A1, A2, A3, A4,

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	
(a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A5
(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 the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(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	<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	
biological integrity of the waterways and water bodies?					
(6) 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"/>	
(7) 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"/>	
(8) 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 typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(9) 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"/>	
(10) Could the proposed project result in significant alteration of	<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	
receiving water quality during or following construction?					
(11) 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"/>	
(12) 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"/>	
(13) Could the proposed project result in increased erosion downstream?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(14) 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"/>	
(15) 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"/>	
(16) Could the proposed project have a potentially significant environmental impact on surface water	<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	
quality, to either marine, fresh, or wetland waters?					
(17) 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"/>	
(18) Could the proposed project cause or 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"/>	
(19) Does the proposed project adversely impact the hydrologic or water quality function of the 100-year floodplain area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(20) 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"/>	
(21) 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	<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	
Flood Insurance Rate Map or other flood hazard delineation map?					
(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 developed with a shopping center. The proposed project would be located on a portion of the subject property that is currently landscaped and would create a small amount of additional new impervious surface (400 square-foot). The project shall comply with the City’s Stormwater Management Program requirements in effect at the time of site construction.
- (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 basically 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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
11. LAND USE AND PLANNING. <i>Would the proposal:</i> (a) Physically divide an established community? (b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3

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 Retail. The site is located in the Commercial Retail (CR) Zoning District. Major Telecommunications Facilities may be considered in the CR District subject to the Conditional Use Permit process. The proposed use is consistent with the CR 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)(1)(B) antennas, related support structures, and accessory buildings cannot intercept a forty-five-degree inclined plane inward from the height of ten feet above existing grade at the Residential district boundary line. The proposed Major Telecommunications Facility does not intercept this forty-five-degree plane

from any adjacent Residential district boundary lines. 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 this Mitigated Negative Declaration and conditions of approval contained in the Conditional Use Permit (CUP). The proposed five (5) foot radius and 60-foot height complies with the maximum allow Zoning Code development standards. The project does not conflict with the any Specific Plan. The project is located entirely within the City limits of Salinas and does not conflict with the adopted sphere of influence. 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	
12. MINERAL RESOURCES. <i>Would the proposal:</i> (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? (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"/>	A1, A2, A3

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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>13. NOISE. <i>Would the proposal result in:</i></p> <p>(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>(b) Generation of excessive groundborne vibration or groundborne noise levels?</p> <p>(c) 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?</p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></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> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>A1, A2, A3, G2</p>

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 surrounding land uses to the project site are commercial uses to the north and south, residential uses to the west, and financial services and public and semipublic to the east. Noise sensitive uses area located approximately 410 feet away to the west and would not be significantly impacted by the proposed project. However, according to a statement by William F.

Hammett, P.E., of Hammett & Edison, Inc., dated September 15, 2020 for the proposed project (Source G2, Attachment No. 5), the noise levels from the equipment operations will be below permitted limits (a copy of Compliance Report attached to this Initial Study).

The site is located within the 65 CNEL contour as shown on *Figure 5.3-1 Existing Noise Contours (CNEL)* of the Salinas General Plan, Final Environmental Impact Report, 2002. Traffic generates the main source of noise for the depicted 65 CNEL contour. The proposed project will not produce significant noise. The ground-mounted mechanical equipment will be shielded by a proposed eight-foot high screening wall and will be located away from residential areas. The proposed Major Telecommunications Facility is located approximately 280 feet from the nearest Residential district boundary line.

Per the attached Noise Study the existing noise level at the nearest residential property located to the west at 45 – 51 Navajo Drive is 36.8 dBA CNEL, which is below the maximum allowed 60 dBA per Zoning Code Section 37-50.180, Table 37-50.50. The project proposes two (2) Model CUBE-SS4C215XC1 and one (1) Model CUBE-PM639 series equipment to be located within the screened equipment enclosure. The generator would only be used for emergency operations and for a single 15-minute period once a week during daytime hours on a weekday, to maintain its readiness. This would be a less than significant impact, since these noise levels would occur only during emergency periods of operation and it does not substantially increase the existing noise level at the residential property line.

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. In addition, staff will require as per Mitigation Measure “NOI-1” that the noise levels from the generator shall be within maximum allowed Zoning Code performance standards

- (c) The site is located approximately three and half miles (3.5) miles from the end of runway (13-31) of the Salinas Municipal Airport and is not located within the *Salinas Airport Future Noise Contours, Figure 5.3-2* of the Salinas General Plan, Final Environmental Impact Report, 2002. Noise impacts from airport operations will not have an adverse impact on the site.

Mitigation

NOI-1. The maximum noise level of the generator shall not exceed the maximum allowed Zoning Code performance standards.

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	
14. POPULATION AND HOUSING. <i>Would the proposal:</i> (a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (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"/>	A1, A2, A3

Discussion

(a-b) 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 <i>(Refer to Section 3: Source List)</i>
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>15. PUBLIC SERVICES. <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></p> <p>(a) Fire protection?</p> <p>(b) Police protection?</p> <p>(c) Schools?</p> <p>(d) Parks?</p> <p>(e) Other public facilities?</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> <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> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	A1, A2, A3

Discussion

(a-e) The proposed project would be located on an in-fill site presently developed with a shopping center. Police and Fire services are currently available to serve the site. No school children will be generated by the project. North Main Street and Navajo Drive 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	
<p>16. RECREATION. <i>Would the proposal:</i></p> <p>(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?</p> <p>(b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?</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>	<p>A1, A2, A3</p>

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	
17. TRANSPORTATION. <i>Would the project:</i> (a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)? (c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1, A2, A3, C1, E1

Discussion

- (a) The proposed project does not require personnel and will not produce traffic beyond occasional visits by maintenance workers.
- (b) 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). 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. In addition, the existing shopping center contains an off-street parking lot which can be used for occasional maintenance workers.
- (c-d) The project will not substantially increase hazards due to design features or

incompatible uses. The site is currently developed. The proposal will not result in inadequate emergency access.

Mitigation

No mitigation is required.

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>18. TRIBAL CULTURAL RESOURCES. <i>Would the project:</i></p> <p>(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Californian Native American tribe, and that is:</p> <p>i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or</p> <p>ii. A resource determined by the Lead Agency, in its</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>	<p>A1, A2, A3, G3</p>

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	
discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in Subdivision (c) of Public Resource Code 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.					

Discussion

- (a) 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. However, there is always the potential to encounter subsurface materials during grading and construction. Therefore, pursuant to the 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. With this requirement, there is little potential for a significant impact on the environment.

On September 3, 2020, pursuant to Public Resources Code Section 21080.3.1, subd. (d), and Assembly Bill 52 (AB52), City of Salinas staff sent via certified mail, a consultation request on the proposed project to all applicable California Native American Tribes whose geographic area of traditional and cultural affiliation lands boundary includes the City of Salinas as specified by the Native American Heritage Foundation.

On October 15, 2020, the Ohlone/Costanoan-Esselen Nation (OCEN) requested

a consultation on the project, which was done on October 16, 2020. On October 16, 2020, OCEN provided the attached response letter stating concern with the proposed project site and recommending that an OCEN Tribal Monitor be located on-site during construction (see Attachment 6). The proposed project site has previously been disturbed through the grading for the adjacent shopping center and the installation of on-site landscaping. As stated earlier and as required by Mitigation Measure CU-1 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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address OCEN's comments.

On September 2, 2020, staff sent a request to the California Historical Resources Information System (CHRIS) to determine if the project could adversely affect cultural resources. Per the attached response from CHRIS dated September 24, 2020, their office has no record of any previous cultural resource studies for the proposed project area. The response from CHRIS recommends an archaeological study prior to commencement of project activities and tribal consultation, which as stated above has been done. The proposed project site has previously been disturbed through the grading for the adjacent shopping center use and the installation of on-site landscaping. To address archaeological concerns, Mitigation Measure CU-1, pursuant to Public Resources Code (Section 21083.2), will be required stated that 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. With this requirement, there is little potential for a significant impact on the cultural resources and this will address the CHRIS comments.

The above referenced CHRIS comments dated September 24, 2020 state that although there are no recorded or listed historic buildings or structures within the project area, there are six (6) properties listed in the State Office of Historic Preservation's Built Environmental Resources Directory (BERD) dated December 17, 2019, that are located within a one-half mile radius of the subject property. These six (6) properties are located at the following addresses:

1. 267 Chaparral Street (OTIS #675824)
2. 1576 Sepulveda Drive (OTIS #676482)
3. 253 Tapadero Street (OTIS #684915)
4. 28 West Curtis Street (OTIS #533794)
5. 317 West Curtis Street (OTIS #674824)
6. 151 Wheeler Drive (OTIS #680209)

Per the CHRIS comments, these six (6) properties are determined ineligible for

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	
provider which serves or may serve the project that it has the adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					
(d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
(e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Discussion

- (a-c) 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).
- (d-e) 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.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
<p>20. WILDFIRE. <i>If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i></p> <p>(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</p> <p>(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p> <p>(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p> <p>(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></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> <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>	<p>A1, A2, A3</p>

Discussion

- (a-e) The proposed project would be located on an in-fill site presently developed with an existing Shopping Center use. The project site which is located on a

flat developed site would not impair any emergency response or evacuations plans, does not require the installation or maintenance of associated infrastructure, and would not expose people or structures to significant risks from flooding or landslides.

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)? <i>("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).</i>	<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
City of Salinas:	
<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
Monterey Bay Unified Air Pollution Control District:	
<i>CEQA Air Quality Guidelines prepared by the Monterey Bay Unified Air Pollution Control District, dated February 2008</i>	B1
<i>2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region.</i>	B2
<i>2008 Air Quality Management Plan.</i>	B3
Field Inspections:	
<i>By City staff, various dates</i>	C1
State of California:	
<i>Cortese List</i>	D1
Maps/Aerial Photography:	
<i>City's aerial photographs 2007.</i>	E1
Monterey Bay Community Power Authority:	
<i>Monterey Bay Community Power Authority Implementation Plan, August 2017</i>	F1
Other:	
<i>RF Study - Verizon Wireless – Proposed Base Station (Site No. 464125 “Heald College Salinas”) 17 Navajo Drive – Statement of Dtech Communications, Consulting Engineers dated September 22, 2020</i>	G1
<i>Noise Study - Verizon Wireless – Proposed Base Station (Site No. 464125 “Heald College Salinas”) 17 Navajo Drive – Statement of Hammett & Edison Inc., Consulting Engineers dated September 15, 2020</i>	G2
<i>Response from Ohlone/Costanoan-Esselen Nation dated October 16, 2020</i>	G3

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: 
Thomas Wiles
Senior Planner

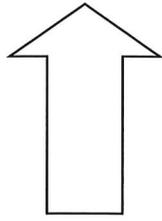
Dated: 12/7/20

Courtney Grossman
Planning Manager

Attachments:

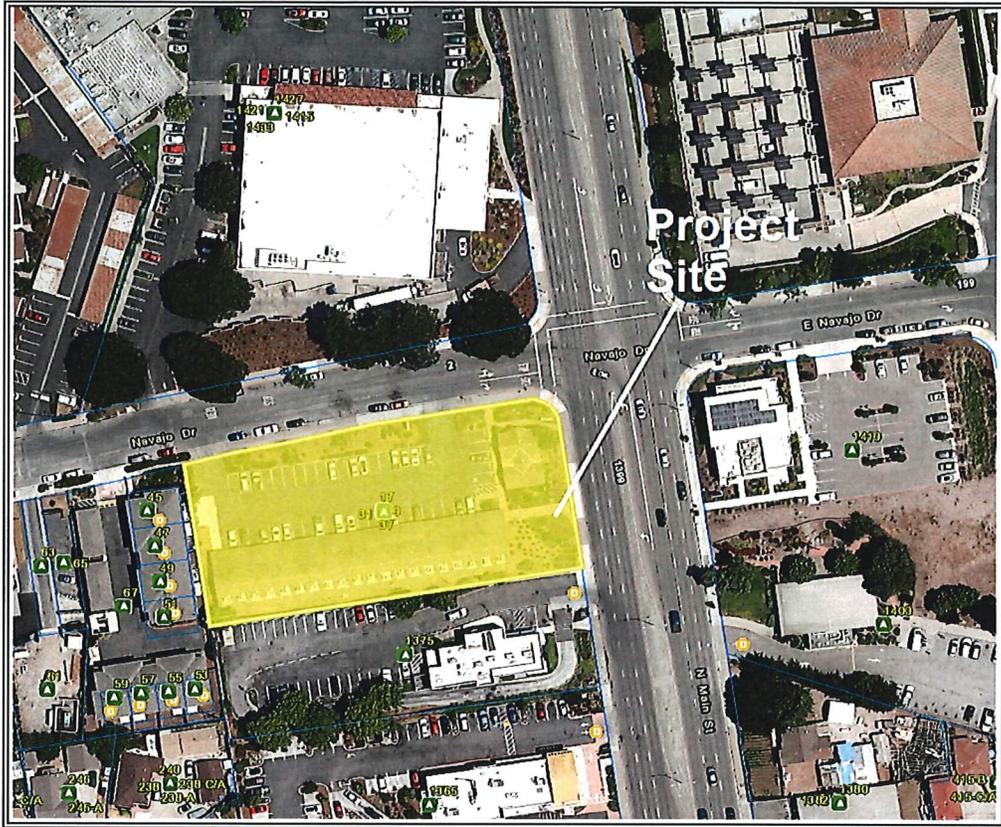
1. Vicinity Map
2. Project Plans (Sheets T-1, LS-1, LS-2, A-1, A-1.1, A-2, A-3, A-4, and A-5)
3. Photosimulations
4. RF Study - Verizon Wireless – c/o Sequoia Deployment Services, Inc. (Site No. 464125 “Heald College Salinas”) 3 Navajo Drive – Dtech Communications., Consulting Engineers dated September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

I:\ComDev\Planning Share Space\Conditional Use Permits\2020 CUP's\CUP 2020-002 - 17 Navajo Dr\Environmental Materials\Initial Study.doc



North

Vicinity Map



CONDITIONAL USE PERMIT 2020-002 17 Navajo Drive

Exhibit 1



2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



1 SPEARHEAD AVENUE, SUITE 130
SANTA FE SPRING, CA 92670



19005 SHAW BLVD., SUITE 201
IRVINE, CA 92614
TEL: (949) 433-7173 / FAX: (949) 433-7178

REV	DATE	DESCRIPTION
1	02/04/2019	PRELIMINARY SURVEY
2	02/13/2019	FINAL SURVEY

ISSUED DATE:
FEBRUARY 13, 2019

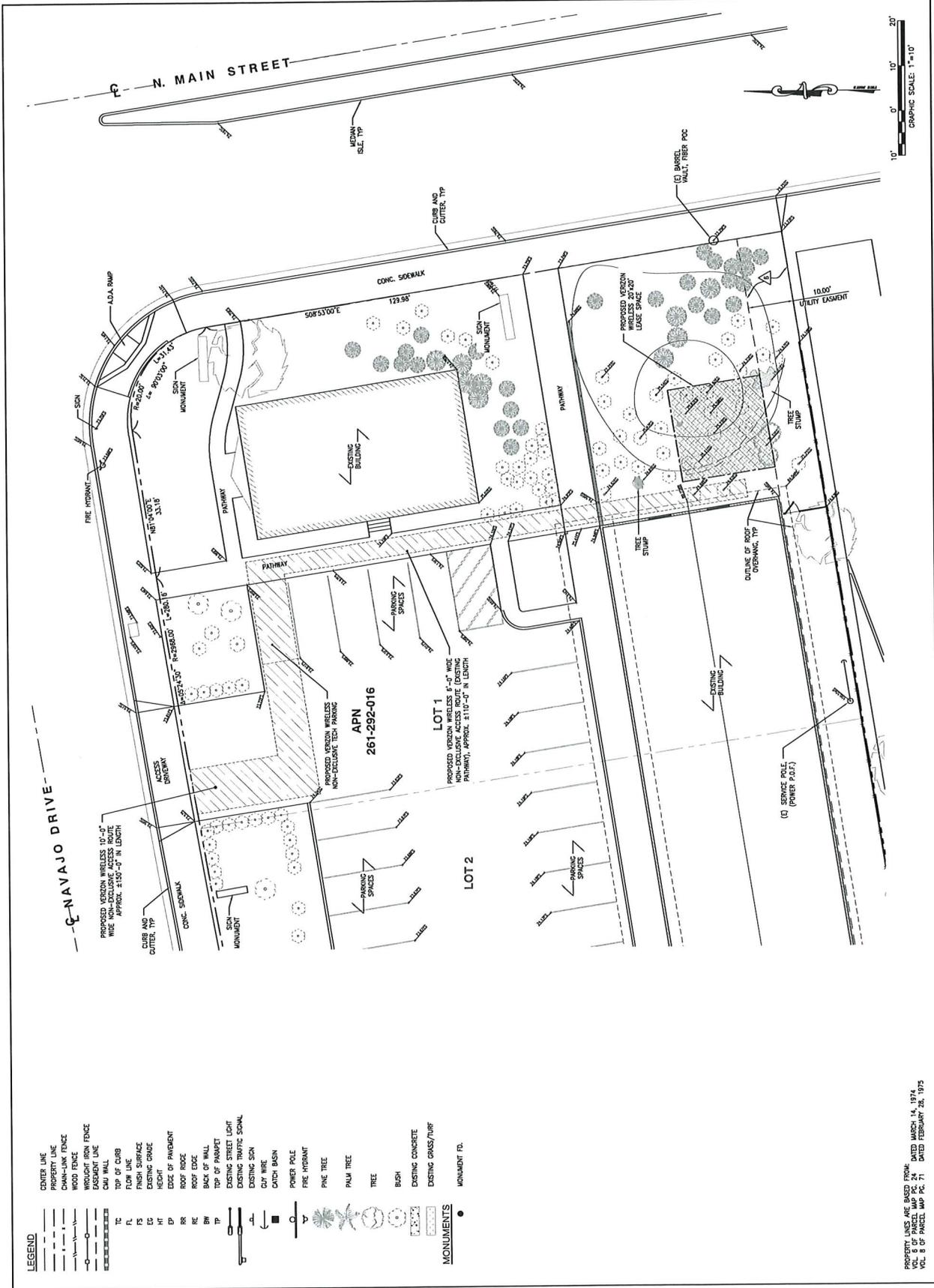
ISSUED FOR:
FINAL SURVEY



PROJECT INFORMATION:
HEALD COLLEGE SALINAS
LOCATION CODE: 464125
17 NAVAJO DR.,
SALINAS, CA 93506

DRAWN BY: EKS
CHECKED BY: RH
SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-2



LEGEND

- CENTER LINE
- - - PROPERTY LINE
- - - CHAIN-LINK FENCE
- - - WOOD FENCE
- - - WROUGHT IRON FENCE
- - - CHAIN LINK
- - - CHAIN LINK
- - - CHAIN LINK
- - - TOP OF CURB
- - - FLOW LINE
- - - FINISH SURFACE
- - - EXISTING GRADE
- - - HT
- - - EDGE OF PAVEMENT
- - - ROOF EDGE
- - - RR
- - - RE
- - - RW
- - - TP
- - - EXISTING STREET LIGHT
- - - EXISTING TRAFFIC SIGNAL
- - - EXISTING SIGN
- - - CUT WIRE
- - - CATCH BASIN
- - - POWER POLE
- - - FIRE HYDRANT
- - - PINE TREE
- - - PALM TREE
- - - TREE
- - - BUSH
- - - EXISTING CONCRETE
- - - EXISTING GRASS/TURF
- - - MONUMENT FD.

PROPERTY LINES ARE BASED FROM:
DATED MARCH 14, 1974
VOL. 6 OF PARCELS, MAP PG. 24
VOL. 6 OF PARCELS, MAP PG. 71
DATED FEBRUARY 26, 1975



2700 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



SEQUOIA
DEPLOYMENT SERVICES, INC.
1 SPECTRUM AVENUE DR., SUITE 130
LAKE FOREST, CA 92650



1000 S. MAIN STREET, SUITE 201
WALNUT CREEK, CA 94598
PH: (925) 434-7173 / FAX: (925) 434-7178

NO.	DATE	DESCRIPTION
11	05/28/2020	JURISDICTION COMMENTS
10	07/27/2020	REVISED ADDRESS
9	10/04/2019	CABINET ADDED
8	08/28/2019	ADDED PITCHED ROOF
7	07/19/2019	CLOCK TOWER REVISION
6	06/27/2019	CLOCK TOWER REVISION
5	06/05/2019	DESIGN REVISION
4	05/08/2019	100% ZD
3	03/22/2019	WATER TANK DESIGN
REV	DATE	DESCRIPTION

ISSUED DATE: **MAY 28, 2020**

ISSUED FOR: **100% ZD SET**

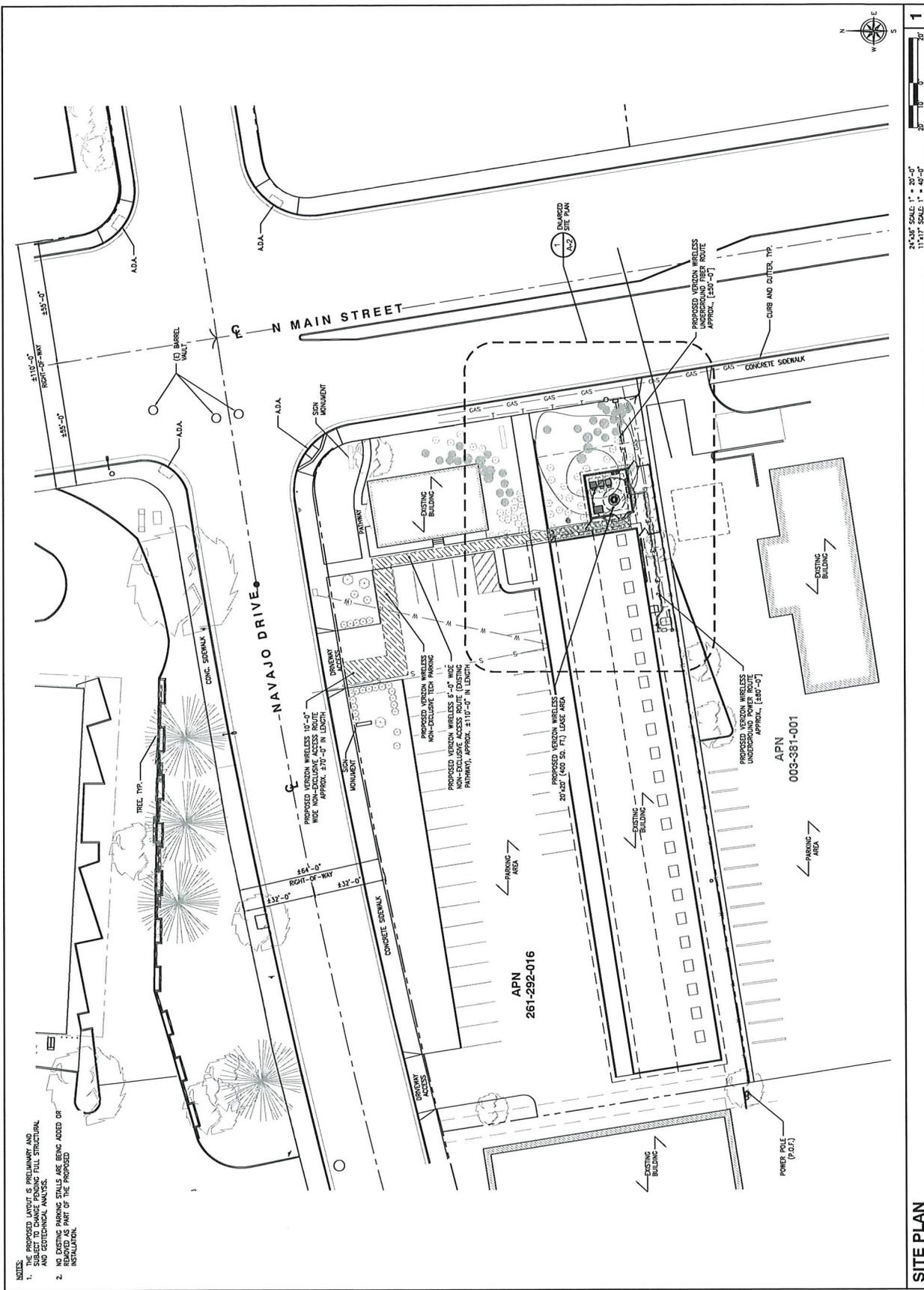
LEGEND:

PROJECT INFORMATION:
HEAD COLLEGE SALINAS
LOCATION CODE: 454125
17 NAVAJO DR.,
SALINAS, CA 95306

DRAWN BY:
CHECKED BY:
REV:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGES DURING FULL STRUCTURAL AND PERMITS PROCESSING.
2. ALL UTILITY PINS & SIZES ARE BEING ASSUMED OR REQUIRED AS PART OF THE PROPOSED INSTALLATION.

24" X 36" SCALE: 1" = 20'-0"
11" X 17" SCALE: 1" = 40'-0"

SITE PLAN



SEQUOIA
DEPLOYMENT SERVICES INC.
1 SPECTRUM POINTE DR. SUITE 100
LAKE FOREST, CA 92550



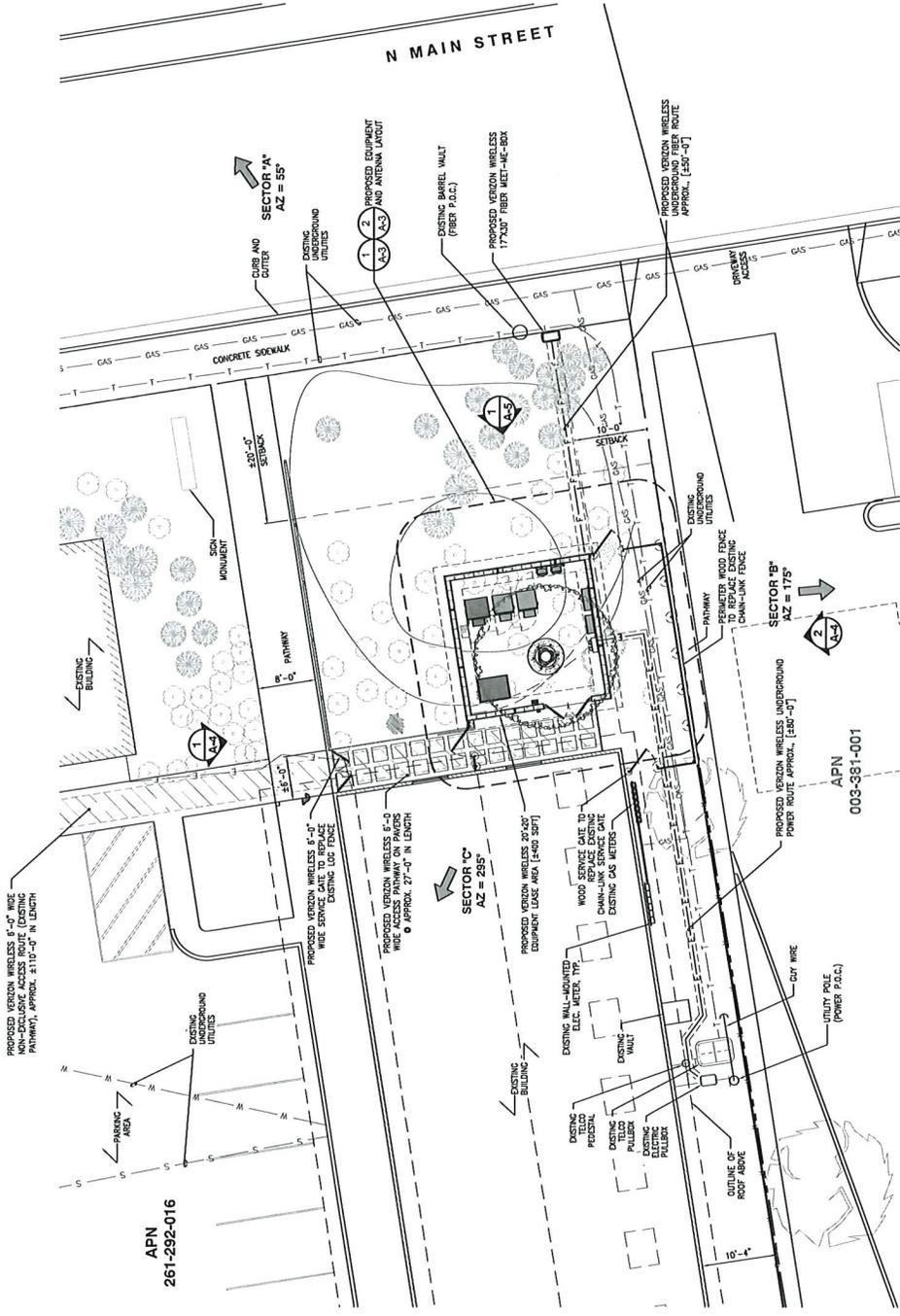
NO.	DATE	ISSUED FOR	DESCRIPTION
11	05/28/2020	JURISDICTION COMMENTS	
10	01/01/2020	REVISED ADDRESS	
9	10/04/2019	CANINET ADDED	
8	08/02/2019	ADDED PITCHED ROOF	
7	07/17/2019	CLOCK TOWER REGION	
6	06/27/2019	CLOCK TOWER REGION	
5	06/02/2019	DESIGN REGION	
4	05/08/2019	100% ZD	
3	02/22/2019	WATER TANK CHECK	
REV	DATE	ISSUED FOR	DESCRIPTION
ISSUED DATE: MAY 28, 2020			
ISSUED FOR: 100% ZD SET			
LOCKING: _____			

PROJECT INFORMATION:
HEALD COLLEGE SALINAS
LOCATION CODE: 464125
17 NAYAJU DR.,SALINAS, CA 93906

DRAWN BY: [blank]
CHECKED BY: [blank]
SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A-2

NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND NOT BE USED FOR FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.



24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN



2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



NO.	DATE	DESCRIPTION
11	04/28/2020	ISSUED FOR PERMITS
10	07/17/2020	REVISED ADDRESS
9	10/04/2019	DATE SET
8	08/28/2019	ADDED RICHED ROOF
7	07/19/2019	BLACK TRIMMER REGION
6	06/27/2019	BLACK TRIMMER REGION
5	06/27/2019	ISSON REGION
4	05/09/2019	ISSON ZD
3	03/22/2019	WATER TANK DESIGN
2		ISSON REGION
1		ISSON REGION

ISSUED DATE: MAY 28, 2020

ISSUED FOR: 100% ZD SET

LOCATION: HEALD COLLEGE SALINAS
LOCATION CODE: 464125
17 NAVAJO DR.,
SALINAS, CA 93906

PROJECT INFORMATION:
HEALD COLLEGE SALINAS
LOCATION CODE: 464125
17 NAVAJO DR.,
SALINAS, CA 93906

DRAWN BY: [blank]
CHECKED BY: [blank]
SHEET TITLE: EQUIPMENT AND ANTENNA LAYOUT

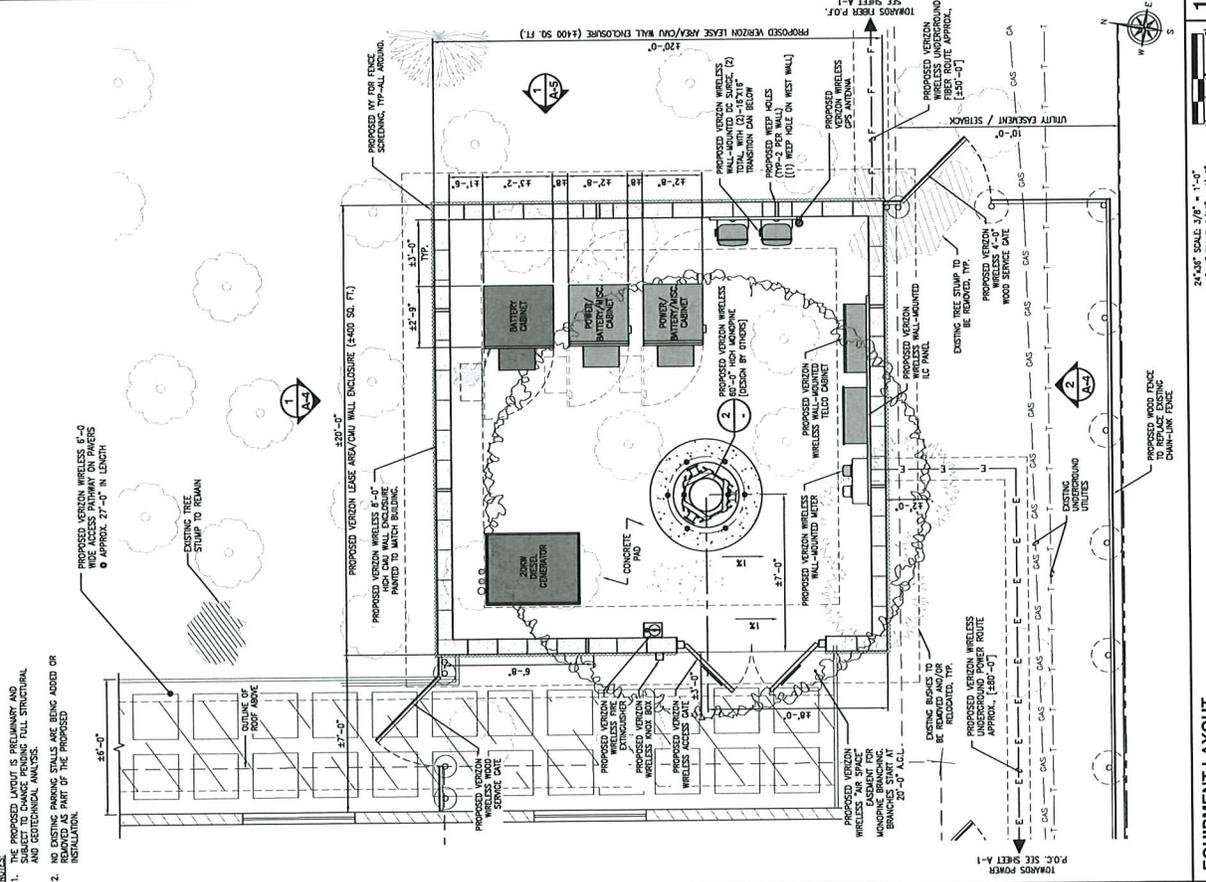
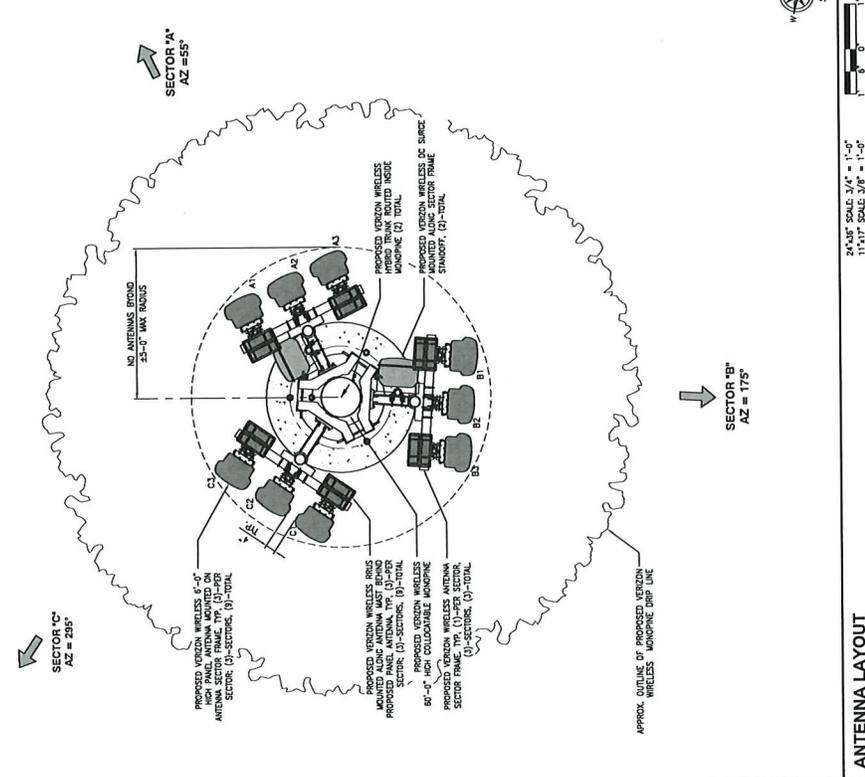
EQUIPMENT AND ANTENNA LAYOUT

SHEET NUMBER: A-3

PROPOSED ANTENNA SCHEDULE

ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	HEIGHT (FEET)	TRANSMISSION TYPE	TRANSMISSION POWER (W)	TYPE CODE
A1	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	55	0	210'-0"		1
A2	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	55	0	210'-0"		2
A3	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	55	0	210'-0"		1
B1	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	175	0	210'-0"		1
B2	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	175	0	210'-0"		2
B3	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	175	0	210'-0"		1
C1	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	235	0	210'-0"		1
C2	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	235	0	210'-0"		2
C3	PROPOSED	50'-0"	CONCRETE 6' ANTENNA	235	0	210'-0"		2

ANTENNA NOTE:
THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE
PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.



NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. THE PROPOSED LAYOUT IS SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

ANTENNA LAYOUT

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

EQUIPMENT LAYOUT



2765 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598



REV	DATE	DESCRIPTION
11	06/26/2020	JURISDICTION COMMENTS
10	07/21/2020	REVISED ADDRESS
9	10/04/2019	CABINET ADDED
8	08/28/2019	ADDED PITCHED ROOF
7	07/19/2019	CLOCK TOWER REDIGN
6	06/27/2019	CLOCK TOWER REDIGN
5	06/05/2019	DESIGN REDIGN
4	05/09/2019	100% ZD
3	02/22/2019	WATER TANK DESIGN
2		
1		

ISSUED DATE:
MAY 28, 2020

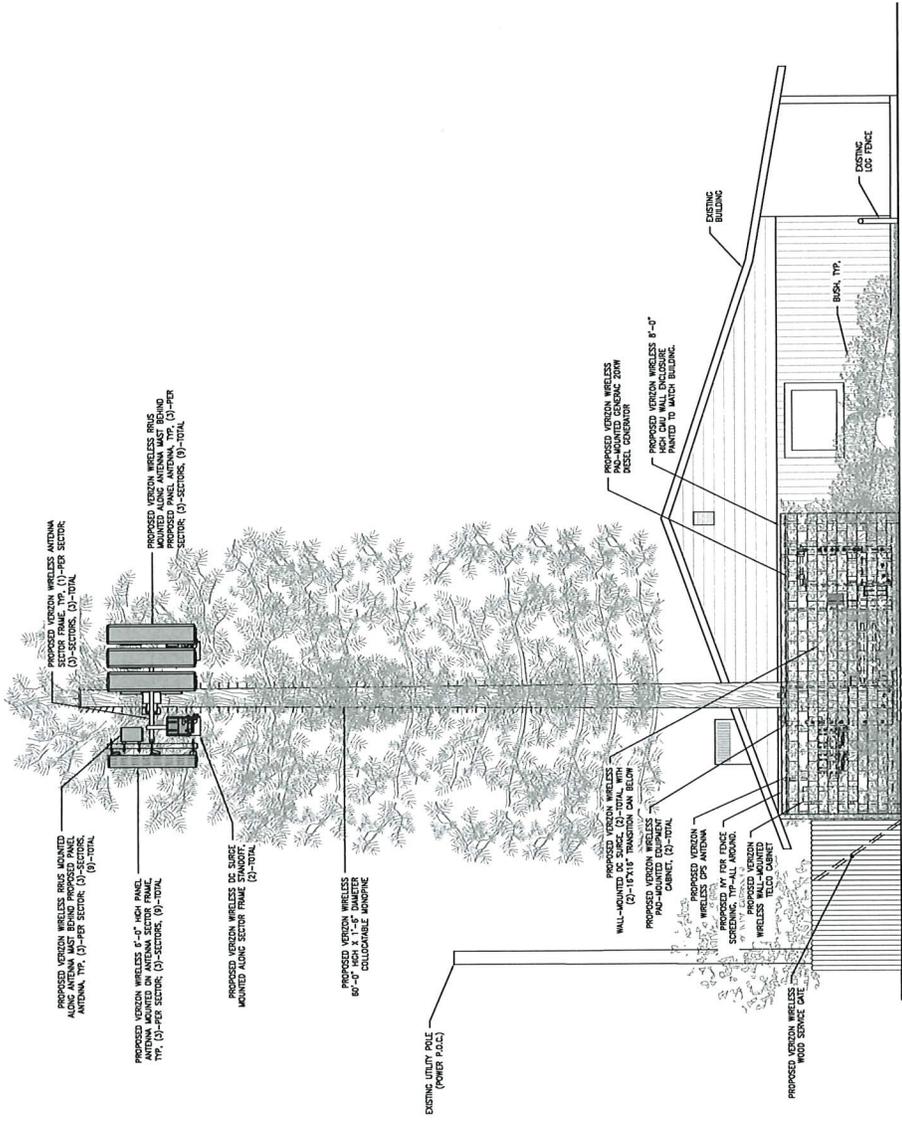
ISSUED FOR:
100% ZD SET

LADDER: _____

PROJECT INFORMATION:
HEALD COLLEGE SALINAS
LOCATION CODE: 464125
17 NAVAJO DR.,
SALINAS, CA 93906

DRAWN BY: JAW
CHECKED BY: RJC
SHEET TITLE: ARCHITECTURAL ELEVATIONS

SHEET NUMBER: A-5



- ◆ TOP OF PROPOSED VERIZON WIRELESS MOUNTING BRANCHES
ELEV. = 24'-0" A.C.L.
- ◆ TOP OF PROPOSED VERIZON WIRELESS STEEL TOWER
ELEV. = 23'-0" A.C.L.
- ◆ TOP OF PROPOSED VERIZON WIRELESS ANTENNAS
ELEV. = 23'-0" A.C.L.
- ◆ PROPOSED VERIZON WIRELESS ANTENNA B.M. CENTER
ELEV. = 23'-0" A.C.L.

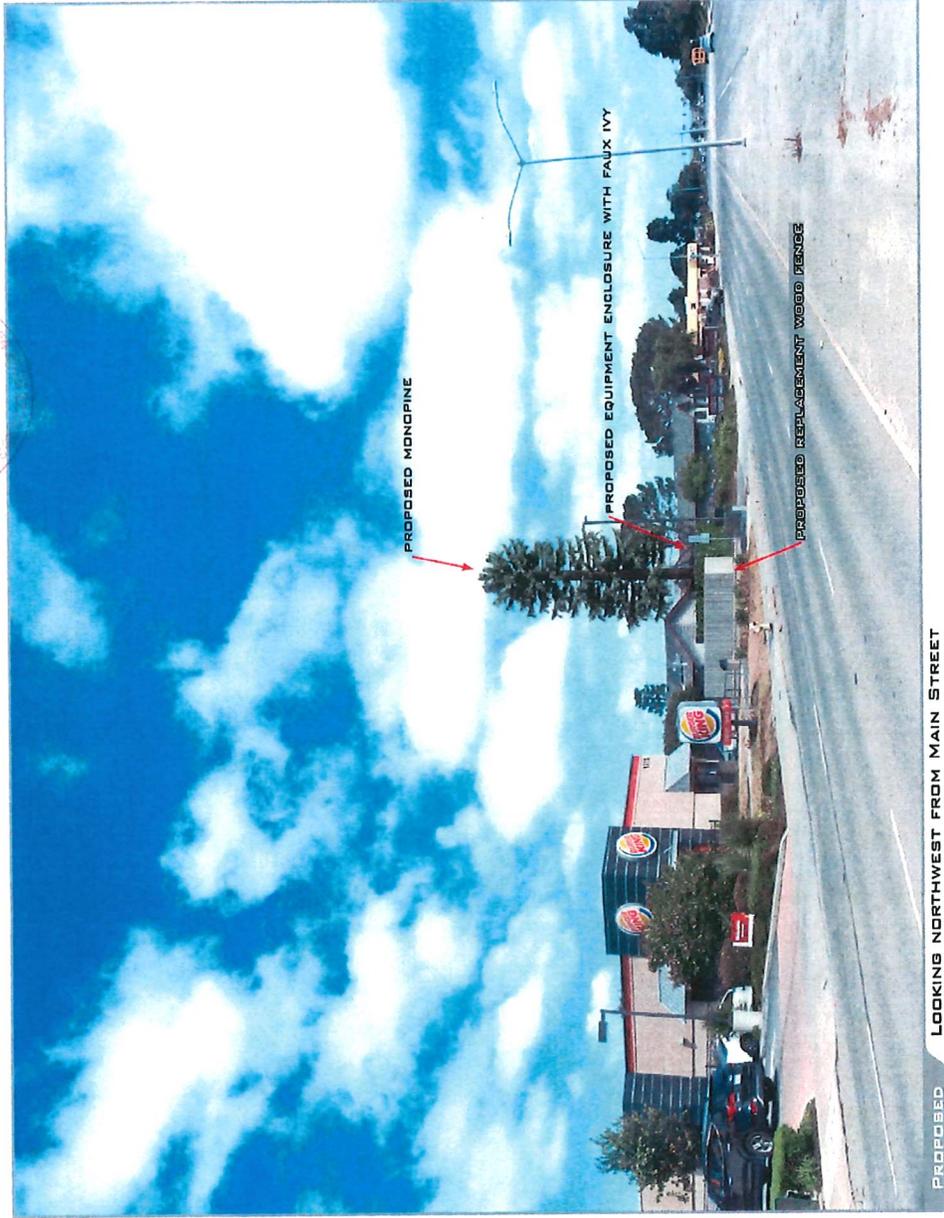
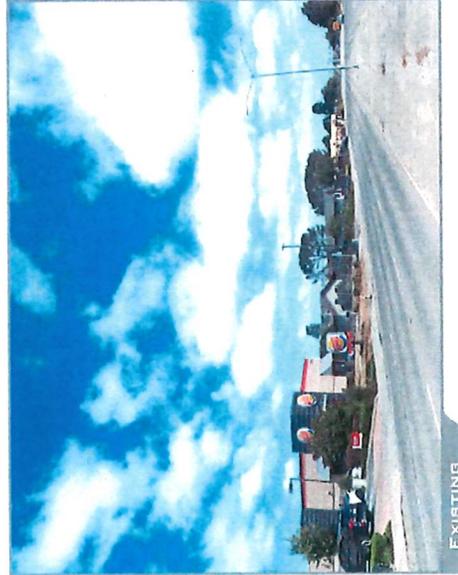
NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSES.
2. ALL EQUIPMENT AT GROUND LEVEL CONSIDERED WITHIN THE FENCE ENCLOSURE.
3. ALL EQUIPMENT AT GROUND LEVEL CONSIDERED WITHIN THE FENCE ENCLOSURE.
4. SURFACE FINISH SHOULD BE MADE OF BE TRANSPARENT MATERIAL AND TO BE INSTALLED ON NEW TRIP PANELS. CLOCK SURFACE FLAT SMOOTH AND PAINTED WHITE.
5. FINISHING PANELS/PANES SOUNDING PANELS TO BE PAINTED BEIGE TO MATCH EXISTING BUILDING.
6. TOWER LEGS AND TRIM/BAND TO BE PAINTED BURKHUNDY TO MATCH EXISTING BUILDING TRIM.

- ◆ ROOF RISE
ELEV. = 21'-0" A.C.L.
- ◆ TOP OF PROPOSED VERIZON WIRELESS CHU WALL
ELEV. = 28'-0" A.C.L.
- ◆ TOP OF PROPOSED VERIZON WIRELESS WOOD SERVICE GATE
ELEV. = 28'-0" A.C.L.
- ◆ GROUND LEVEL
ELEV. = 0'-0" A.C.L.



HEALD COLLEGE SALINAS

3 NAVAJO DRIVE SALINAS CA 93906



LOOKING NORTHWEST FROM MAIN STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

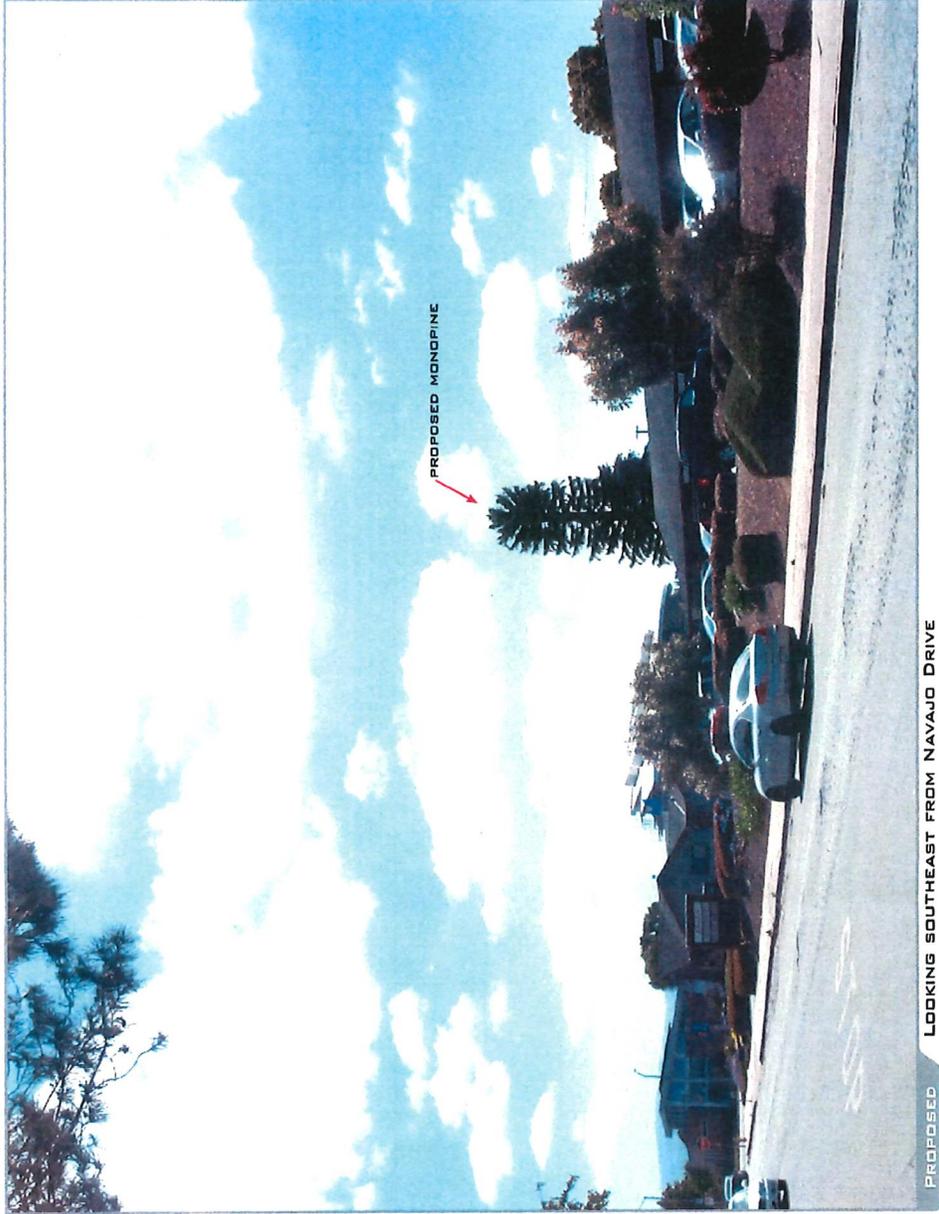
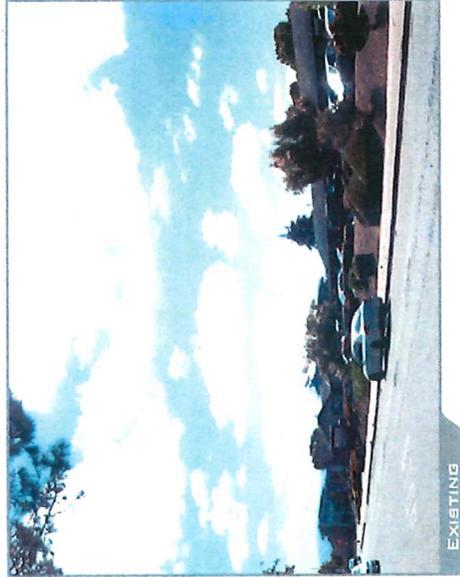


HEALD COLLEGE SALINAS

3 NAVAJO DRIVE SALINAS CA 93906



©2018 Google Maps



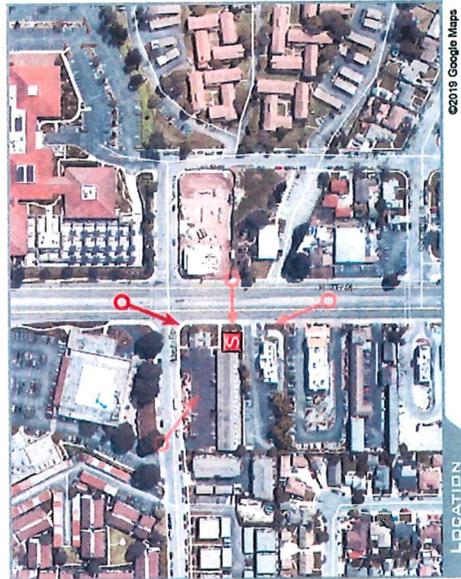
LOOKING SOUTHEAST FROM NAVAJO DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

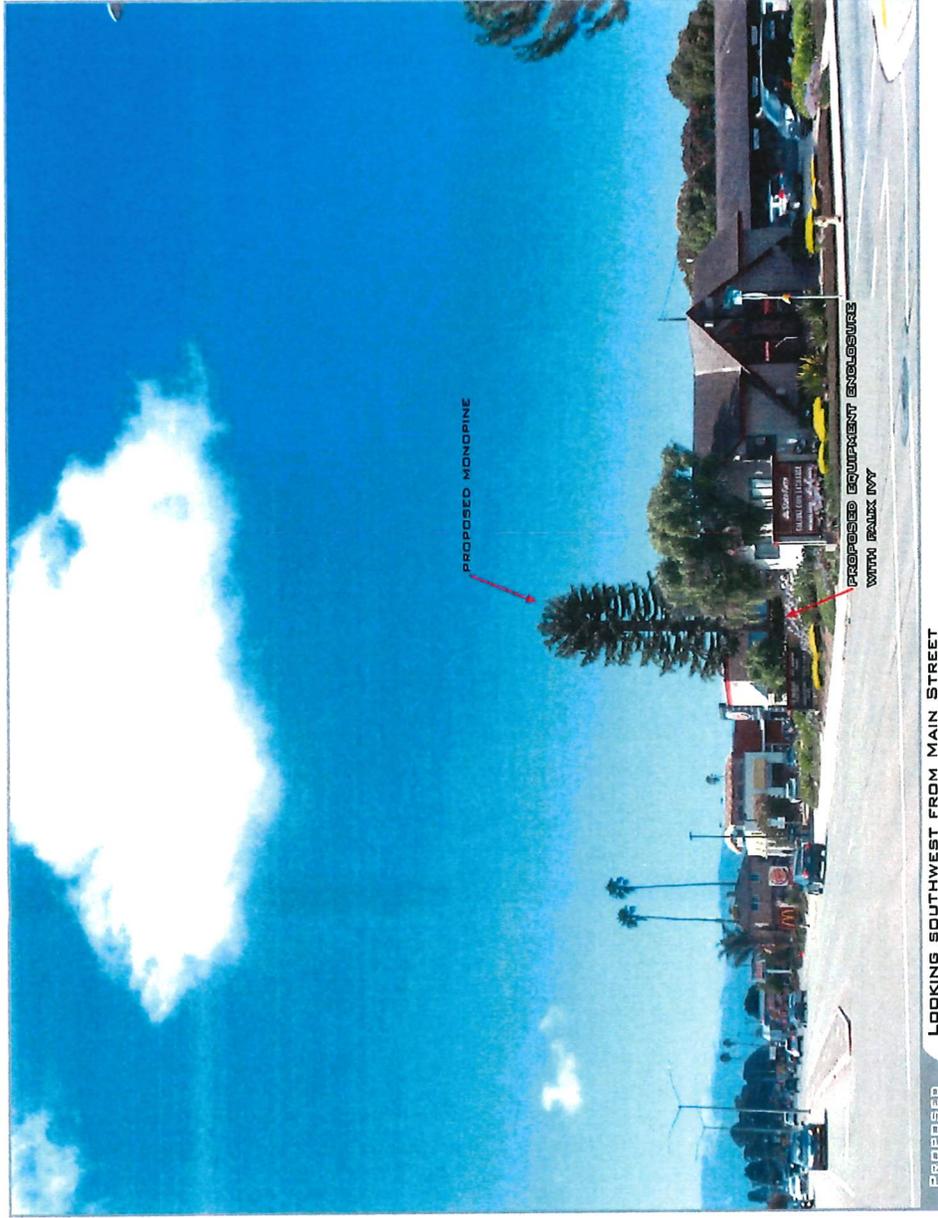


HEALD COLLEGE SALINAS

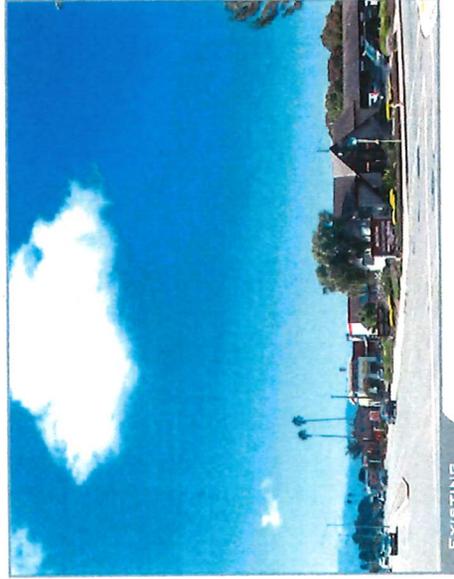
3 NAVAJO DRIVE SALINAS CA 93906



LOCATION



LOOKING SOUTHWEST FROM MAIN STREET



EXISTING

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



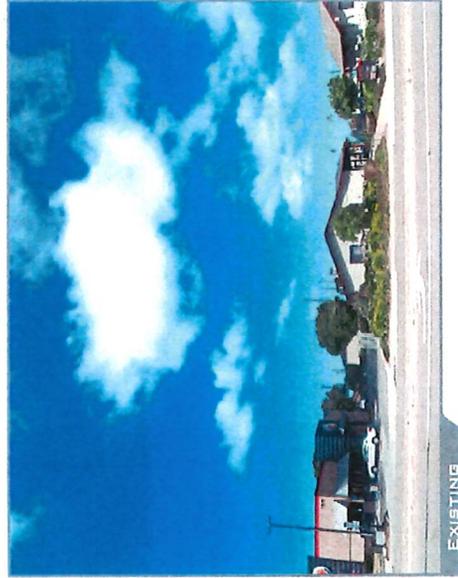
HEALD COLLEGE SALINAS

3 NAVAJO DRIVE SALINAS CA 93906



©2018 Google Maps

LOCATION



EXISTING



PROPOSED

LOOKING WEST ACROSS MAIN STREET

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



YOUR RF SAFETY PARTNER

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

Prepared for Verizon

c/o Sequoia Deployment Services, Inc.



Site Name: **Heald College Salinas**
Site Type: **Monopine**

Located at:

17 Navajo Dr
Salinas, CA 93906
Latitude: 36.7053 / Longitude: -121.6534

Report Date: **9/22/2020**
Report By: **Jamie Santos**

Based on FCC Rules and Regulations, Verizon is compliant.

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1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Sequoia Deployment Services, Inc., contractors to Verizon, to determine whether its wireless communications facility complies with the Federal Communications Commission (“FCC”) Radio Frequency (“RF”) Safety Guidelines. This report contains a computer-simulated analysis of the Electromagnetic Fields (“EMF”) exposure resulting from the facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided. The table below summarizes the results at a glance:

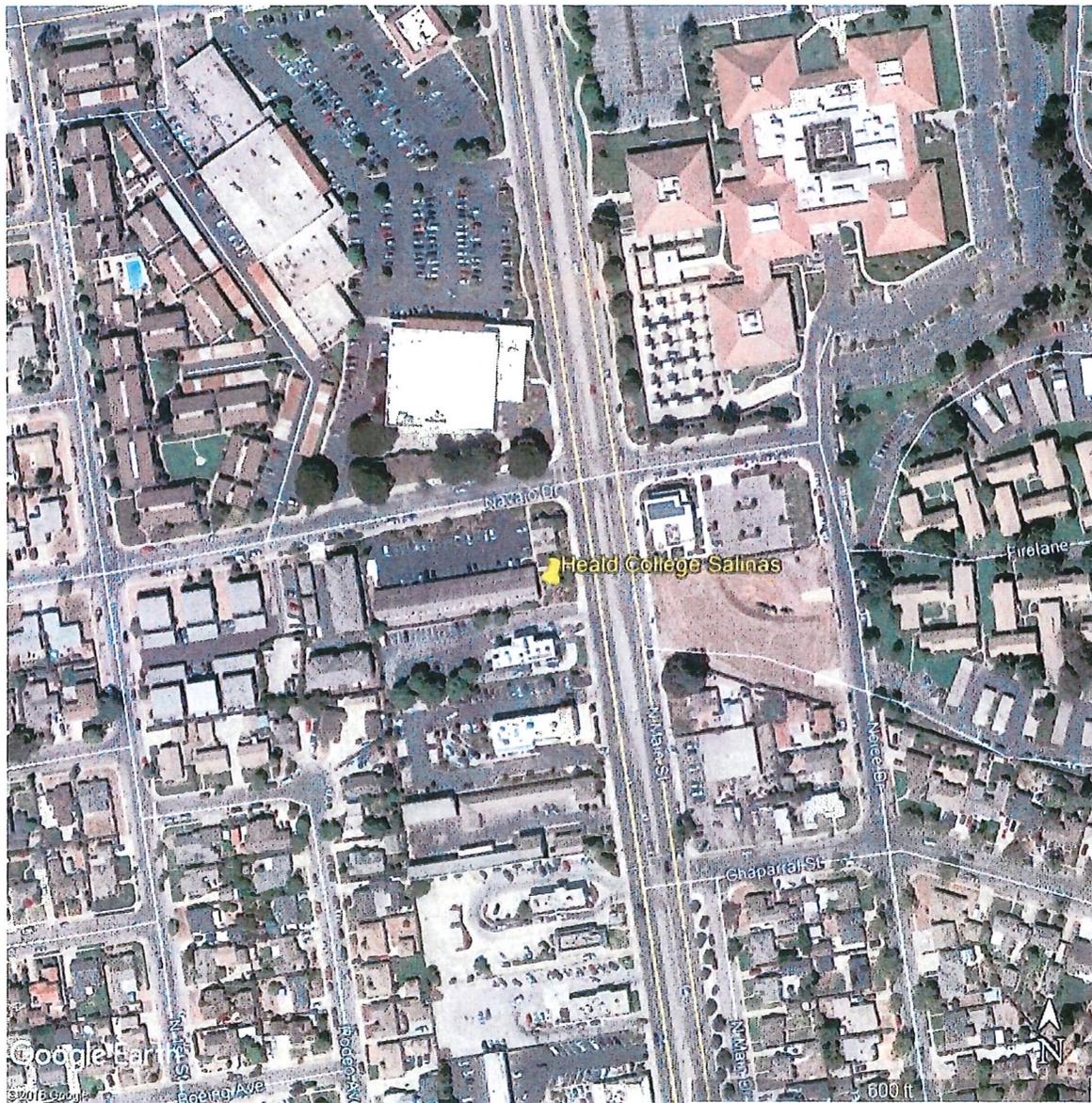
Table 1: EMF Summary

Verizon	Summary
Access Type	Gate
Access to antennas locked	Optional
RF Sign(s) @ access point(s)	NA
RF Sign(s) @ antennas	NA
Barrier(s) @ sectors	NA
Max EMF level for Verizon on Ground	1.1% General Population
Max EMF level for Verizon on Adjacent Roof	3.0% General Population (0.6% Occupational)
Min Clearance Distance from Face of Verizon’s Antennas	36 Feet

2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Verizon. The antennas are typically grouped into sectors pointing in different direction to achieve the desired areas of coverage. Verizon's antennas are mounted on a monopine tower and connected to the equipment via cables.

2.1 Site Map



2.2 Antenna Inventory

Technical specifications in the table below are provided by our clients and/or gathered from physical field surveys where applicable and/or possible. Conservative estimates are used where information is not provided or available.

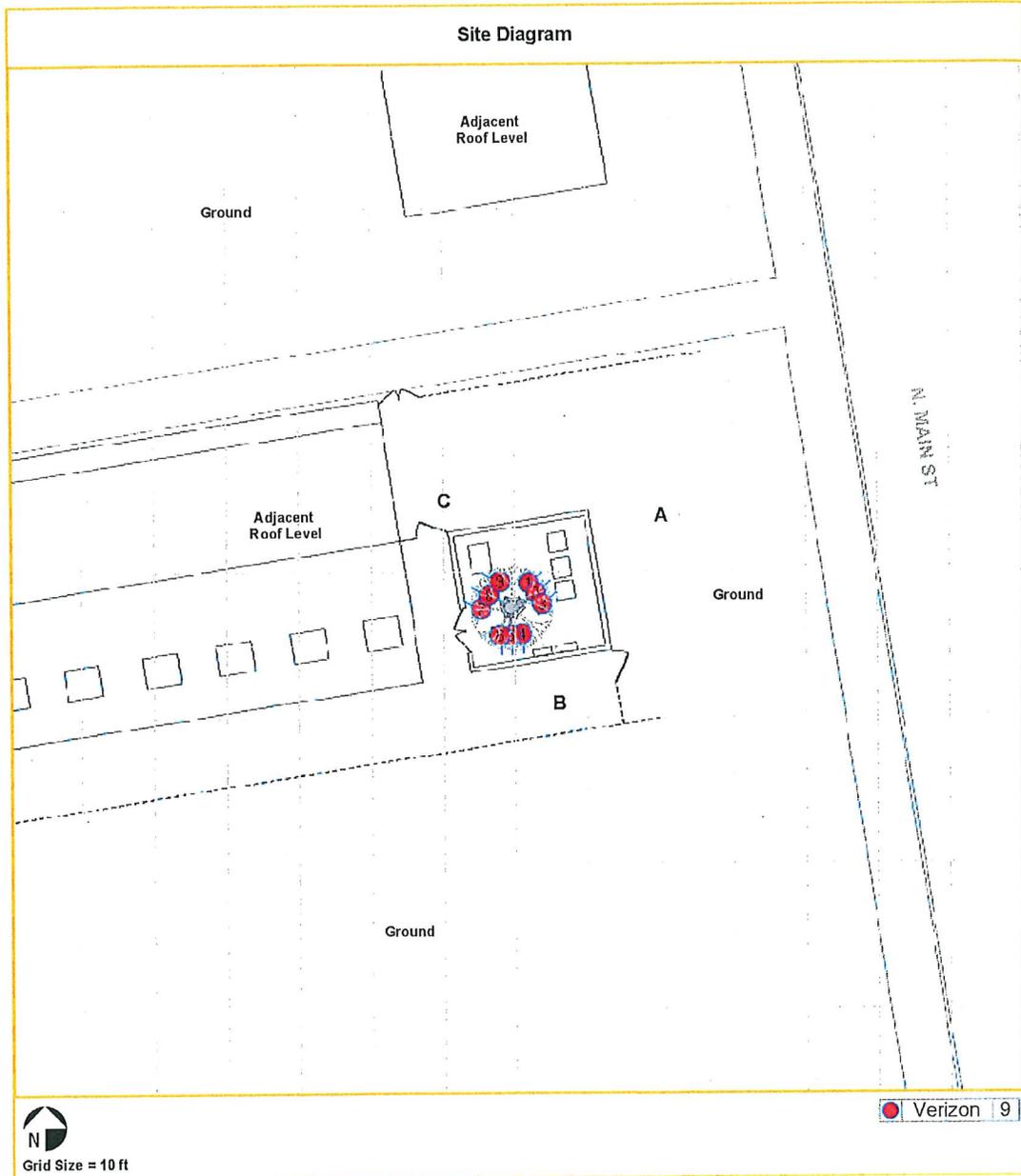
Table 2: Site Technical Specifications

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (Mhz)	Orientation (°)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height Above Adj. Roof (Z) (ft)	Bottom Tip Height At Antenna Level (Z) (ft)
A1	Verizon	JMA	MX06FRO660-02	Panel	746	55	60	5.9	12.5	142	2489	47.0	31.0	0.0
A1	Verizon	JMA	MX06FRO660-02	Panel	880	55	53	5.9	12.4	142	2432	47.0	31.0	0.0
A1	Verizon	JMA	MX06FRO660-02	Panel	2120	55	51	5.9	15.7	142	5202	47.0	31.0	0.0
A2	Verizon	JMA	MX06FRO660-02	Panel	746	55	60	5.9	12.5	142	2489	47.0	31.0	0.0
A2	Verizon	JMA	MX06FRO660-02	Panel	880	55	53	5.9	12.4	142	2432	47.0	31.0	0.0
A2	Verizon	JMA	MX06FRO660-02	Panel	1965	55	55	5.9	16.0	283	11147	47.0	31.0	0.0
A3	Verizon	JMA	MX06FRO660-02	Panel	2120	55	51	5.9	15.7	142	5202	47.0	31.0	0.0
B1	Verizon	JMA	MX06FRO660-02	Panel	746	175	60	5.9	12.5	142	2489	47.0	31.0	0.0
B1	Verizon	JMA	MX06FRO660-02	Panel	880	175	53	5.9	12.4	142	2432	47.0	31.0	0.0
B1	Verizon	JMA	MX06FRO660-02	Panel	2120	175	51	5.9	15.7	142	5202	47.0	31.0	0.0
B2	Verizon	JMA	MX06FRO660-02	Panel	746	175	60	5.9	12.5	142	2489	47.0	31.0	0.0
B2	Verizon	JMA	MX06FRO660-02	Panel	880	175	53	5.9	12.4	142	2432	47.0	31.0	0.0
B2	Verizon	JMA	MX06FRO660-02	Panel	1965	175	55	5.9	16.0	283	11147	47.0	31.0	0.0
B3	Verizon	JMA	MX06FRO660-02	Panel	2120	175	51	5.9	15.7	142	5202	47.0	31.0	0.0
C1	Verizon	JMA	MX06FRO660-02	Panel	746	295	60	5.9	12.5	142	2489	47.0	31.0	0.0
C1	Verizon	JMA	MX06FRO660-02	Panel	880	295	53	5.9	12.4	142	2432	47.0	31.0	0.0
C1	Verizon	JMA	MX06FRO660-02	Panel	2120	295	51	5.9	15.7	142	5202	47.0	31.0	0.0
C2	Verizon	JMA	MX06FRO660-02	Panel	746	295	60	5.9	12.5	142	2489	47.0	31.0	0.0
C2	Verizon	JMA	MX06FRO660-02	Panel	880	295	53	5.9	12.4	142	2432	47.0	31.0	0.0
C2	Verizon	JMA	MX06FRO660-02	Panel	1965	295	55	5.9	16.0	283	11147	47.0	31.0	0.0
C3	Verizon	JMA	MX06FRO660-02	Panel	2120	295	51	5.9	15.7	142	5202	47.0	31.0	0.0

3.0 ANALYSIS

3.1 Site Diagram

Figure 1: Site Diagram - Plan (bird's eye) view



3.2 Emission Predictions

Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

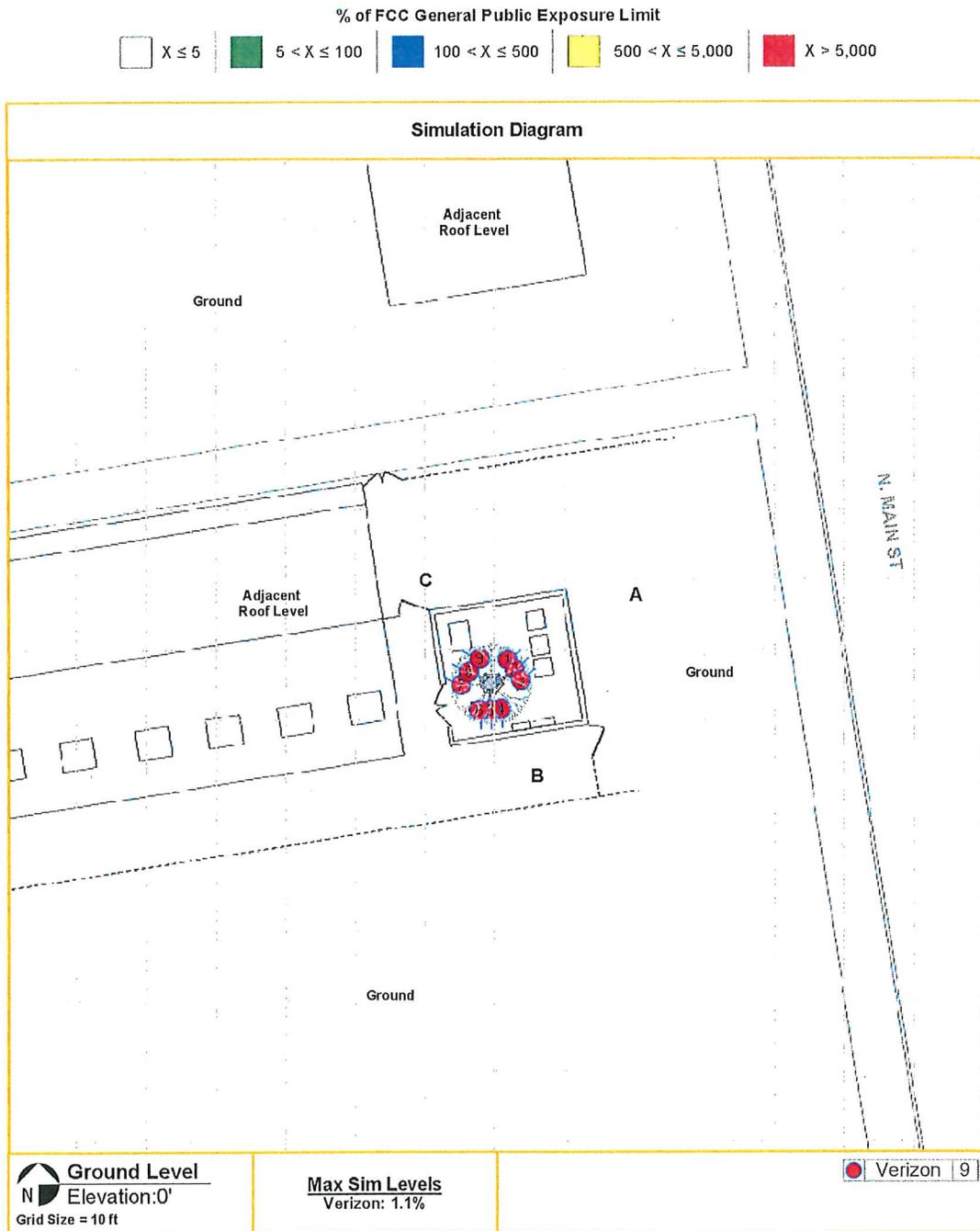


Figure 3: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

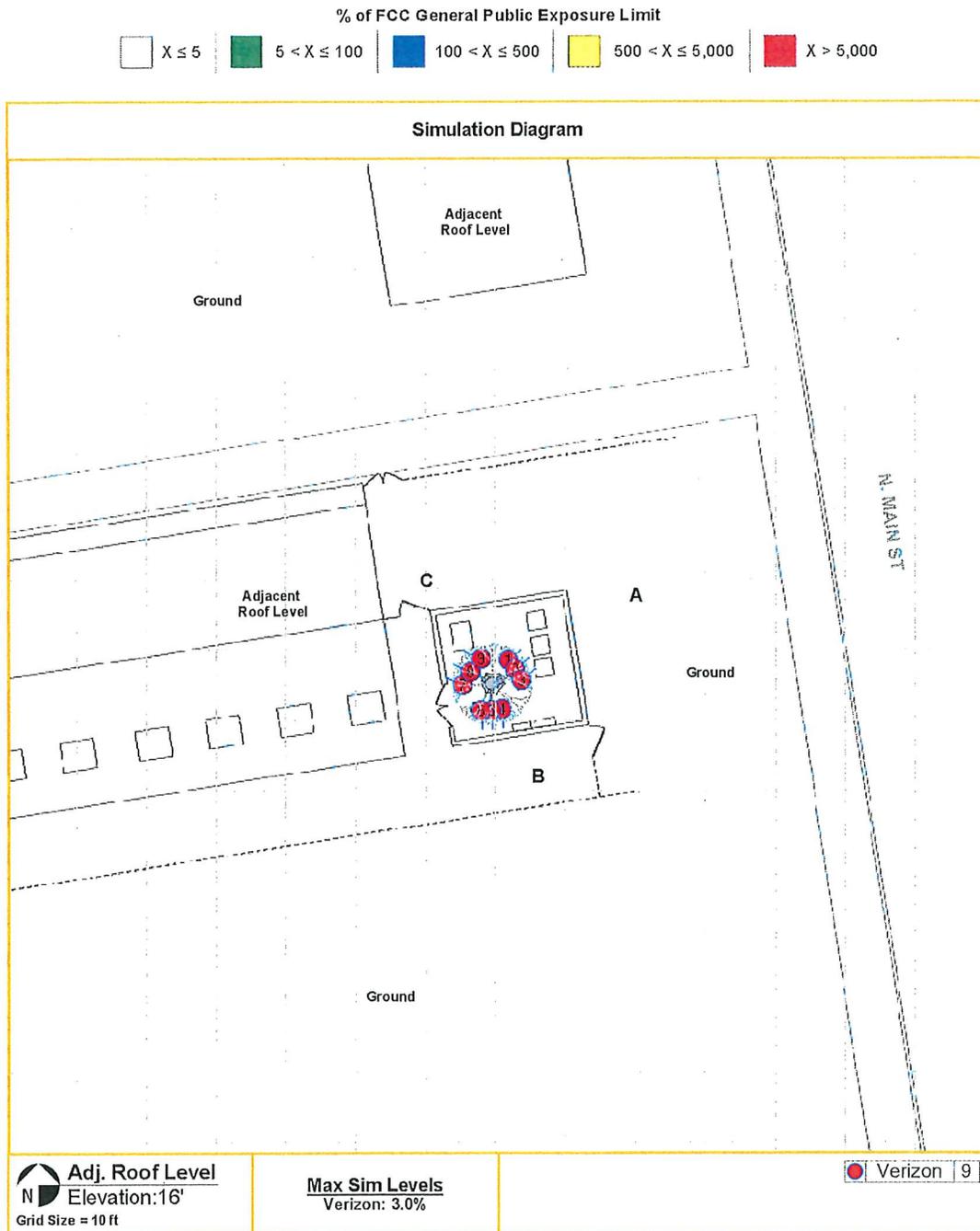
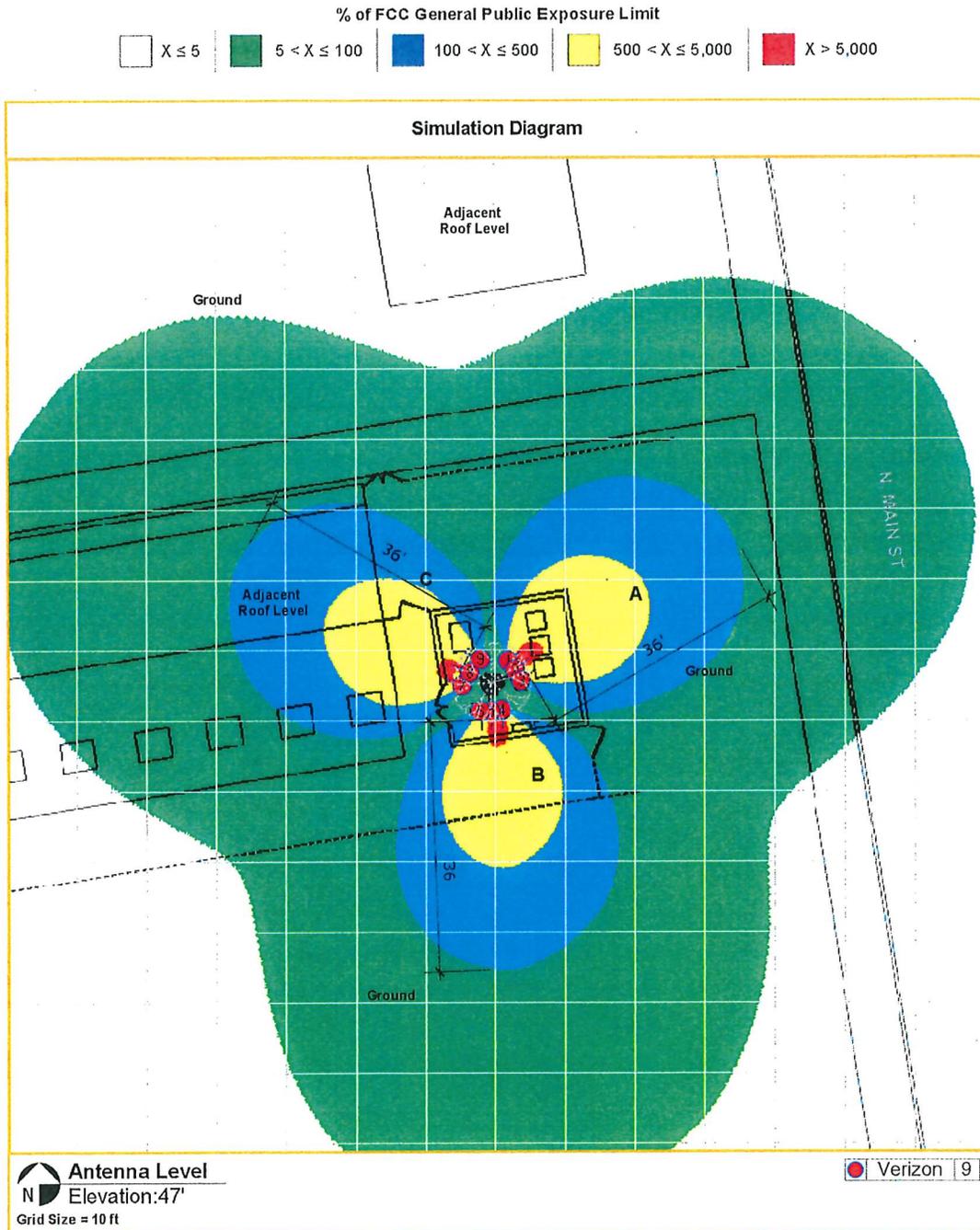


Figure 4: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



4.0 CONCLUSION

4.1 Results

For a person standing in accessible areas on the ground and adjacent roof(s), calculations for Verizon's site resulted in exposure levels below the FCC's most stringent General Population MPE Limits (see figure 2 - 3).

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antenna(s) (see figure 4). The overexposed (yellow, blue and red) areas extend 36-feet from the front face of the Verizon antenna(s). From the provided drawings, there are no other buildings or surrounding structures at antenna elevation within 36-feet of the Verizon antenna(s). Beyond 36-feet, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

4.2 Recommendation(s)

Further actions are not required.

4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.


Darang Tech, P.E.



Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded.

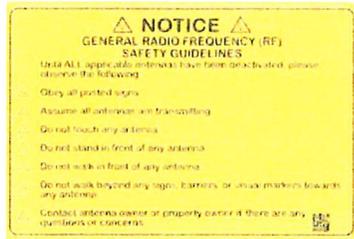
Dtech uses an industry standard power density prediction computer Model¹ to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. The Model does not take into account losses due to buildings. Its methodologies are conservative enough to account for typical down-tilts deployed in wireless communications. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits. A result higher than 100% exceeds the Limits.

Appendix C: Limitations

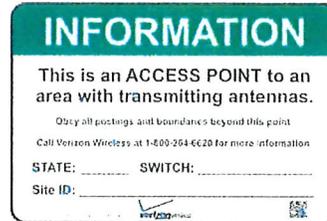
The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

¹ Roofmaster(tm)

Appendix D: Verizon's RF Advisory Signs



GUIDELINES Sign



NOC INFORMATION Sign



NOTICE Sign



CAUTION Sign



WARNING Sign

**Verizon Wireless • Proposed Base Station (Site No. 464125 "Heald College Salinas")
17 Navajo Drive • Salinas, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal telecommunications carrier, to evaluate the base station (Site No. 464125 "Heald College Salinas") proposed to be located at 17 Navajo Drive in Salinas, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Executive Summary

Verizon proposes to install a new base station at 17 Navajo Drive in Salinas, consisting of equipment cabinets and antennas on a tall pole. Noise levels from the equipment operations will comply with the City's permitted limits.

Prevailing Standards

The City of Salinas sets forth limits on sound levels in its Code of Ordinances; Section 37-50.180 has the following maximum permitted exterior noise levels by zoning district:

<u>Zone of Property Receiving Noise</u>	<u>Maximum Noise Level</u>
Residential/Public/Semipublic Districts	60 dBA
Commercial/Mixed Use Districts	65
Agricultural/Institutional/Parks/Open Space Districts	70

The composite Community Noise Equivalent Level ("CNEL") to be used for this evaluation is an average over 24 hours, with a 5 dBA penalty applied to noise levels during evening hours (7 pm to 10 pm) and a 10 dBA penalty at night (10 pm to 7 am) to reflect typical residential conditions, where noise is more readily heard during evening and nighttime hours. By definition, sound from a continuous noise source will be 6.7 dBA higher when expressed in CNEL.

Figure 1 attached describes the calculation methodology used to determine applicable noise levels for evaluation against the prevailing standard.

General Facility Requirements

Wireless telecommunications facilities ("cell sites") typically consist of two distinct parts: the electronic base transceiver stations ("BTS" or "cabinets") that are connected to traditional wired telephone lines, and the antennas that send wireless signals created by the BTS out to be received by individual subscriber units. The BTS are often located outdoors at ground level and are connected to the antennas by coaxial cables. The BTS typically require environmental units to cool the electronics inside. Such cooling is often integrated into the BTS, although external air conditioning may be installed, especially when the BTS are housed within a larger enclosure.

**Verizon Wireless • Proposed Base Station (Site No. 464125 "Heald College Salinas")
17 Navajo Drive • Salinas, California**

Most cell sites have back-up battery power available, to run the base station for some number of hours in the event of a power outage. Many sites have back-up power generators installed, to run the station during an extended power outage.

Site & Facility Description

Based upon information provided by Verizon, including zoning drawings by Cellsite Concepts, dated May 28, 2020, that carrier proposes to install three equipment cabinets within a new concrete block enclosure to be constructed on the east end of the commercial property, located at 17 Navajo Drive in Salinas. For the limited purpose of this study, the three equipment cabinets are assumed to be Charles Industries cabinets with active cooling fans – two Model CUBE-SS4C215XC1 and one Model CUBE-PM639 series. Based on information received after the date of the drawings, no back-up power generator is proposed for this site.

Several directional panel antennas are proposed to be installed on a tall tower at the site; this portion of the base station is passive, generating no noise. The nearest neighboring parcel is a commercial property about 20 feet to the south. The nearest residential parcel is located about 410 feet to the west.

Study Results

The manufacturer reports the following maximum noise levels from its equipment cabinets:

<u>Equipment</u>	<u>Maximum Noise Level</u>	<u>Reference Distance</u>
CUBE-SS4C215XC1	67.3 dBA*	5 feet
CUBE-PM639	65.0 dBA	5 feet

The maximum calculated noise level at the commercial property to the south, for the combined operation of all fans in all three cabinets and taking into account estimated attenuation from the concrete enclosure, is 63.1 dBA CNEL, meeting the City’s applicable limit of 65 dBA CNEL. At the residential property, the maximum calculated noise level is 36.8 dBA CNEL, meeting the City’s applicable limit of 60 dBA CNEL.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that the operation of the Verizon Wireless base station proposed to be located at 17 Navajo Drive in Salinas, California, will comply with that City’s requirements for limiting acoustic noise emission levels.

* Based on noise levels for components identified by Charles Industries.

**Verizon Wireless • Proposed Base Station (Site No. 464125 "Heald College Salinas")
17 Navajo Drive • Salinas, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

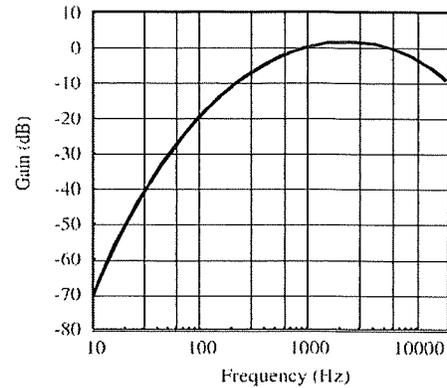


William F. Hammett
William F. Hammett, P.E.
707/996-5200

September 15, 2020

Noise Level Calculation Methodology

Most municipalities and other agencies specify noise limits in units of dBA, which is intended to mimic the reduced receptivity of the human ear to Sound Pressure (“L_p”) at particularly low or high frequencies. This frequency-sensitive filter shape, shown in the graph to the right as defined in the International Electrotechnical Commission Standard No. 179, the American National Standards Institute Standard No. 5.1, and various other standards, is also incorporated into most calibrated field test equipment for measuring noise levels.



30 dBA	library
40 dBA	rural background
50 dBA	office space
60 dBA	conversation
70 dBA	car radio
80 dBA	traffic corner
90 dBA	lawnmower

The dBA units of measure are referenced to a pressure of 20 μPa (micropascals), which is the threshold of normal hearing. Although noise levels vary greatly by location and noise source, representative levels are shown in the box to the left.

Manufacturers of many types of equipment, such as air conditioners, generators, and telecommunications devices, often test their products in various configurations to determine the acoustical emissions at certain distances. This data, normally expressed in dBA at a known reference distance, can be used to determine the corresponding sound pressure level at any particular distance, such as at a nearby building or property line. The sound pressure drops as the square of the increase in distance, according to the formula:

$$L_P = L_K + 20 \log(D_K/D_P),$$

where L_P is the sound pressure level at distance D_p and L_K is the known sound pressure level at distance D_K.

Individual sound pressure levels at a particular point from several different noise sources cannot be combined directly in units of dBA. Rather, the units need to be converted to scalar sound intensity units in order to be added together, then converted back to decibel units, according to the formula:

where L_T is the total sound pressure level and L₁, L₂, etc are individual sound pressure levels.

$$L_T = 10 \log (10^{L_1/10} + 10^{L_2/10} + \dots),$$

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients (“NRC”) are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier’s effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.

Ohlone/Costanoan-Esselen Nation



*Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942*

www.ohlonecostanoanesselelnation.org.

CONFIDENTIAL – SUBMITTED AS FORMAL CONSULTATION AS REQUESTED ON October 16, 2020

October 16, 2020

Thomas Wiles
Senior Planner
City of Salinas
65 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Telecommunications Facility located at a Shopping Center at 3 Navajo Drive in commercial retail (CR) Zoning District.

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, identifying Tribal areas.

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our priority that our ancestor's remains be protected and undisturbed. OCEN is not able to identify many burial grounds because of colonization. Native Americans were not granted full religious freedoms until 1978. It was against the law to know our burial sites and pray with and for our people. We desire that all sacred burial items be left with our ancestors on site or as culturally determined by OCEN. All cultural non-burial items returned to Ohlone/Costanoan-Esselen Nation. We ask for the respect that is afforded all our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

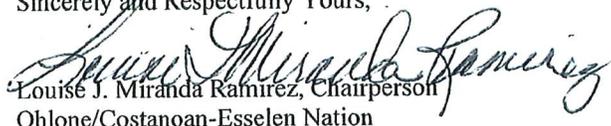
As Formal Consultation OCEN request:

1. OCEN's Tribal leadership desires to be provided with archaeological reports/surveys, including subsurface testing, and presence/absence testing.
2. OCEN request to be included in mitigation and recovery programs,
3. OCEN request reburial of any of our ancestral remains,
4. Placement of all cultural items with Ohlone/Costanoan-Esselen Nation
5. And that a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council be used within our aboriginal territory.

OCEN requests consultation on all projects affecting our aboriginal homelands, which include all ground disturbance (but not limited to ground disturbance). It is our request to consult with Lead Agencies on projects to establish a procedure, 1. provide OCEN with all reports, 2. establish procedure for disturbance of unknown sites especially when in an Archaeological Zone, 3. procedure for known sites.

Please feel free to contact me at (408) 629-5189. Nimasianexelpasaleki.

Sincerely and Respectfully Yours,


Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation

Cc: OCEN Tribal Council

Exhibit 6

**SEQUOIA DEPLOYMENT SERVICES, REPRESENTING VERIZON
 “HEALD COLLEGE SALINAS MAJOR TELECOMMUNICATION FACILITY”
 MITIGATION MONITORING AND REPORTING PROGRAM
 17 NAVAJO DRIVE
 (CUP 2020-002)**

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
CU-1 and TCR-1 Cultural Resources and Tribal Cultural Resources	In the event that cultural materials are encountered during grading/construction, all work shall cease until the find has been evaluated and mitigation measures put in place for the disposition and protection of any find pursuant to Section 21083.2 of the California Public Resources Code.	To ensure protection of any on-site cultural and/or historical resources	Applicant, or Successor in Interest.	Public Works – Engineering - Community Development – Permit Services and Current Planning Divisions	During construction phase.
NOI-1 Noise	The maximum noise level of the generator shall not exceed the maximum allowed Zoning Code performance standards.	To ensure compliance with Zoning Code Performance Standards	Applicant, or Successor in Interest	Community Development Department, Current Planning	Life of the project.

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