City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT
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INITIAL STUDY

1. BACKGROUND

Project Name: Conditional Use Permit 2018-009

Project Location: 1230 Luther Way in the Public/Semipublic (PS) Zoning District

Assessor Parcel Numbers: 207-161-012-000

☒ **See Attached Vicinity Map**

Current Land Use: Religious Assembly use (Evangelical Lutheran Church)

Surrounding Land Uses/Zoning Districts:

North: Religious Assembly and Single-family Residential / Public/Semipublic (PS), Residential Low Density (R-L-5.5)
South: Multi-family Residential / Residential High Density (R-H-2.1)
East: Single-family Residential / Residential Low Density (R-L-5.5)
West: Agricultural / County of Monterey

Lead Agency Contact Person: Thomas Wiles, Senior Planner
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Project Description: Sequoia Deployment Services, representing Verizon Wireless is proposing to construct and operate a Major Telecommunications Facility consisting of a 60-foot high stealth facility (Monopine) with nine (9) six-foot antennas installed at a height of 55-feet and a 30-foot by 30-foot lease area with 18 Radio Remote Units (RRU's) and support equipment enclosed by an eight (8) foot high wood fence at an existing Religious Assembly use located at 1230 Luther Way, Salinas, California.

Environmental Factors Potentially Affected:

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation

☐ Transportation / Traffic ☐ Utilities/Service Systems ☐ Mandatory Findings of Significance

2. CHECKLIST

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

Discussion

(a-b) The proposed project would not be located adjacent to or near a scenic vista or a scenic highway.

(c) 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 nearby Residential district boundary lines. The facility is proposed as a 60-foot high stealth (monopine)

Major Telecommunications Facility that would assist in blending the proposed use into the adjacent landscaping and help to make it less intrusive (see photo simulations). The Zoning Code requires the associated equipment be visually screened. Support equipment would be screened behind an eight-foot high solid wood fence 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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
2. AGRICULTURAL RESOURCES. *Would the proposal:*					A1, A2, A3, N1
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐	
(b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

Discussion

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

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
3. AIR QUALITY. *Would the proposal:*					A1, A2, A3, F1, F2, F3
(a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐	
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐	
(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)?	☒	☐	☐	☐	
(d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	
(e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐	

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 NOx and reactive organic gasses (ROG) emissions as precursors to ozone. The air quality impact generated by the project is expected to be less than significant, because it will create 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 NOx;
b) Directly emit less than 550 lb/day of CO or will not cause a violation of CO ambient air quality standards (AAQS) at existing or reasonably foreseeable receptors;
c) Not significantly impact traffic levels of service or will not cause a violation of CO or contribute 550 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
d) Directly emit less than 82 lb/day of PM10 on-site or will not cause a violation of particulate matter, ten micron diameter (PM10) AAQS or contribute 82 lb/day to an existing or projected violation at existing or reasonably foreseeable receptors;
e) Not indirectly generate PM10 along unpaved roads or will not cause a violation of PM10 AAQS or contribute 82 lb/day to an existing projected violation at existing or reasonably foreseeable receptors;
f) Directly emit less than 150 lb/day of sulfur oxide (SOx) or will not cause a violation of sulfur dioxide (SO2) AAQS at existing or reasonably foreseeable receptors.

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

(e) Objectionable odors are unlikely to be produced by the proposed development

because no odor generating activities occur with a telecommunications facility.

Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
4. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*					A1, A2, A3, M1, N1
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐	
(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	☒	☐	☐	☐	
(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,	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
hydrological interruption, or other means?					
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

Discussion

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

Mitigation

No mitigation is required.

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

Discussion

(a-d) Per Section 5.8 (Cultural Resources) of the Final Environmental Impact Report for the Salinas General Plan (Source A1), little archaeological investigation has occurred in the City of Salinas or in Monterey County. 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 July 11, 2018, 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 within 30-days of the date of the

letter 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 August 28, 2018, the Xolon Salinan Tribe 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 7). The proposed project site has previously been disturbed through the grading for the adjacent off-street parking lot 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.

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 *(Refer to Section 3: Source List)*
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6 GEOLOGY/SOILS. *Would the proposal result in or expose people to potential impacts involving:*					A1, A2, A3, A4, A5
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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.					
(ii) Strong seismic ground shaking?	☒	☐	☐	☐	
(iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	
(iv) Landslides?	☒	☐	☐	☐	
(b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐	
(c) Be located on a geologic unit or soil that is unstable, or that would become un stable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐	
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☒	☐	☐	☐	
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
disposal systems where sewers are not available for the disposal of waste water?					

(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 Moderately High Seismic Hazard Zone. The proposed project will be subject to the most recent, adopted edition of the California Building Code as a part of the building permit process to ensure that adequate seismic design is provided.

(b-d) Construction of the proposed project is not expected to induce substantial changes to the topography or to the soil conditions as a result of excavation or grading. The project site is currently developed with Religious Assembly 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 (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
7. GREENHOUSE GAS EMISSIONS. *Would the project:*					A1, A2, A3
(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?	☒	☐	☐	☐	

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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
8. HAZARDS & HAZARDOUS MATERIALS. *Would the proposal:*					A1, A2, A3, N1, Q1
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐	
(b) Create a significant hazard to the public or the environment through reasonably forseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐	
(c) Emit hazardous emissions or handle hazardous or acutely	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?					
(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?	☒	☐	☐	☐	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐	
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☒	☐	☐	☐	
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	
(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☒	☐	☐	☐	

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 on an existing Religious Assembly use located at 1230 Luther Way [(see also above discussion (a-b)].

The proposed project will emit Radio Frequency (RF) energy as a part of its normal operation. However, according to a statement by William F. Hammett, P.E., of Hammett & Edison, Inc., for the proposed project dated March 18, 2018 (Source Q1, 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."

Since the proposed facility may be considered co-locatable, the following mitigation measure (HAZ-1) is necessary: for any future proposed antennas, 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 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.

(f) 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 (3) miles from the end of the runway (8-26) of the Salinas Municipal Airport and would not create a hazard to persons residing or working in the project area. See Section 15(h) below for further discussion of Airport operations.

(g) The project will not interfere with an adopted emergency response plan or emergency evacuation plan.

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

Mitigation

HAZ-1 For any future proposed antennas, a Radiofrequency (RF) analysis demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the Federal Communications Commission (FCC) shall be submitted to the Community Development Department prior to any approvals for additional antennas on the subject facility.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
9. HYDROLOGY AND WATER QUALITY. *Would the proposal:*					A1, A2, A3, A4, A5, Q3
(a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐	
(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)?	☒	☐	☐	☐	
(c) Substantially alter the existing drainage pattern of	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
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?					
(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?	☒	☐	☐	☐	
(e) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☒	☐	☐	☐	
(f) With regards to NPDES compliance:					
(1) Potential impact of project construction on storm water runoff?	☒	☐	☐	☐	
(2) Potential impact of project post-construction activity on storm water runoff?	☒	☐	☐	☐	
(3) Potential for discharge of stormwater from material storage areas, vehicle or equipment fueling, vehicle or	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
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equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?					
(4) Potential for discharge of storm water to impair the beneficial uses of the receiving waters or areas that provide water quality benefit?	☒	☐	☐	☐	
(5) Potential for the discharge of storm water to cause significant harm on the 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?	☒	☐	☐	☐	
(7) Potential for significant increases in erosion of the project site or surrounding areas?	☒	☐	☐	☐	
(8) Could this proposed project result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
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oxygen, turbidity, and other typical Stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).					
(9) Could the proposed project result in a decrease in treatment and retention capacity for the site's Stormwater run-on?	☒	☐	☐	☐	
(10) Could the proposed project result in significant alteration of receiving water quality during or following construction?	☒	☐	☐	☐	
(11) Could the proposed project result in increased impervious surfaces and associated increased urban runoff?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(13) Could the proposed project result in increased erosion downstream?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
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(14)Could the proposed project alter the natural ranges of sediment supply and transport to receiving waters?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(16)Could the proposed project have a potentially significant environmental impact on surface water quality, to either marine, fresh, or wetland waters?	☒	☐	☐	☐	
(17)Could the proposed project result in decreased baseflow quantities to receiving surface waterbodies?	☒	☐	☐	☐	
(18)Could the proposed project cause of contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☒	☐	☐	☐	
(19)Does the proposed project adversely impact the hydrologic	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
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or water quality function of the 100-year floodplain area?					
(20) Does the proposed project site layout adhere to the Permittee's waterbody setback requirements?	☒	☐	☐	☐	
(21) Can the proposed project impact aquatic, wetland, or riparian habitat?	☒	☐	☐	☐	
(g) Otherwise substantially degrade water quality?	☒	☐	☐	☐	
(h) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☒	☐	☐	☐	
(i) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	
(k) Inundation by seiche, tsunami, or mudflow?	☒	☐	☐	☐	

Discussion

(a) The site is presently developed as a religious assembly use (Evangelical Lutheran Church). 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 (900 square-feet). As per the attached Engineer's Report dated June 13, 2018 (Source Q3, Attachment No. 6), 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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
10. LAND USE AND PLANNING. *Would the proposal:*					A1, A2, A3
(a) Physically divide an established community?	☒	☐	☐	☐	
(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to,	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☒	☐	☐	☐	

Discussion

(a) The project does not have the potential to disrupt or divide the physical arrangement of the community. Existing and planned adjacent uses will not be disrupted or divided as a result of the project.

(b) The General Plan (Source A1) Land Use designation of the subject site is Public/Semipublic. The site is located in the Public/Semipublic (PS) Zoning District. Major Telecommunications Facilities may be considered in the PS District subject to the Conditional Use Permit process. The proposed use is consistent with the PS District regulations. Per Zoning Code Section 37-50.290, the purpose of the Telecommunications facilities requirements is to encourage appropriate development of new and significantly modified Telecommunications facilities throughout the City and to prescribe the standards for evaluating Telecommunications facilities. Pursuant to Zoning Code Section 37-50.290(c)(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. 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.

(c) There are no habitat conservation plans or natural community conservation plans in the project area. Therefore, no conflicts will occur.

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
11. ENERGY & MINERAL RESOURCES. *Would the proposal:*					A1, A2, A3
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐	
(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?	☒	☐	☐	☐	

Discussion

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

Mitigation

No mitigation is required.

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
12. NOISE. *Would the proposal result in:*					A1, A2, A3, Q2
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐	
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐	
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐	
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐	
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐	
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
in the project area to excessive noise levels?					

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 residential uses to the east and west, park and residential uses to the north, and public and semipublic and residential uses to the south. Noise sensitive uses area located approximately 130 feet away 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 March 19, 2018 for the proposed project (Source Q2, 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 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 a minimum of 130 feet from the nearest Residential district boundary line.

Per the attached Noise Study the existing noise level at the nearest residential property line located to the south at 1240 Luther Way is 63.7 dBA CNEL, which exceeds the maximum allowed 60 dBA per Zoning Code Section 37-50.180, Table 37-50.50. The project proposes one (1) Generac Model G007090 pad mounted backup generator 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. Per the Noise Study, the maximum noise level of the Generator was tested at 63.8 dBA CNEL, with a hypothetical level of 64.2 and 64.6 dBA CNEL to the south residential property line during emergency operations. 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.

(c-d) No substantial permanent, or temporary or periodic, increases in the ambient noise level are expected with the project. According to the General Plan Master Environmental Assessment Section 9.2, ambient noise is defined as the "all encompassing noise associated with a given environment, being a composite of sounds from many sources, near and far." Although some short-term construction noise may accompany the construction of the facility, compliance with existing Municipal Code regulations regarding noise output will reduce this impact to a less-than-significant level. 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

(e-f) The site is located approximately three (3) miles from the end of runway (8-26) 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 *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
13. POPULATION AND HOUSING. *Would the proposal:*					A1, A2, A3
(a) Cumulatively exceed official regionals or local population projections?	☒	☐	☐	☐	
(b) 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)*?	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(c) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐	
(d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐	

Discussion

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

Mitigation

No mitigation is required.

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
14. PUBLIC SERVICES. *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*					A1, A2, A3

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
service ratios, response times or other performance objectives for any of the public services:					
(a) Fire protection?	☒	☐	☐	☐	
(b) Police protection?	☒	☐	☐	☐	
(c) Schools?	☒	☐	☐	☐	
(d) Parks?	☒	☐	☐	☐	
(e) Other public facilities?	☒	☐	☐	☐	

Discussion

(a-e) The proposed project would be located on an in-fill site presently developed a Religious Assembly use. Police and Fire services are currently available to serve the site. No school children will be generated by the project. West Blanco Road 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	
15. RECREATION. *Would the proposal:*					A1, A2, A3
(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐	
(b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☒	☐	☐	☐	

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	
16. TRANSPORTATION & CIRCULATION. *Would the project:*					A1, A2, A3, M1, N1
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐	
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roadways or highways?	☒	☐	☐	☐	
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☒	☐	☐	☐	
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐	
(e) Result in inadequate emergency access?	☒	☐	☐	☐	
(f) Result in inadequate parking capacity?	☒	☐	☐	☐	

Issue	Impact				Source (Refer to Section 3: Source List)
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☒	☐	☐	☐	
(h) Conflicts with airport operations?	☒	☐	☐	☐	

Discussion

(a-c) The proposed project does not require personnel and will not produce traffic beyond occasional visits by maintenance workers.

(d-e) The project will not substantially increase hazards due to design features or incompatible uses. The site is currently developed. The proposal will not result in inadequate emergency access.

(f) Parking demand for the proposed project will be negligible, as the facility will not be staffed with permanent workers and will not produce traffic beyond occasional visits by maintenance workers. The Zoning Code does not require off-street parking spaces for a Major Telecommunications Facility. In addition, the existing Religious Assembly use contains an off-street parking lot which can be used for occasional maintenance workers.

(g) The project does not generate significant traffic impacts and is not subject to the Vehicle Trip Reduction provisions of the Salinas Zoning Code (Section 37-50.330).

(h) The project will not conflict with airport operations.

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. UTILITIES & SERVICE SYSTEMS. *Would the project:*					A1, A2, A3
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☒	☐	☐	☐	
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effect?	☒	☐	☐	☐	
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐	
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐	
(e) Result in a determination by the wastewater treatment 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?	☒	☐	☐	☐	

Issue	Impact				Source *(Refer to Section 3: Source List)*
	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact	
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐	
(g) Comply with federal, state, and local statues and regulations related to solid waste?	☒	☐	☐	☐	

Discussion

(a-e) The proposed project will not involve a heavy usage of water and therefore does not discharge significant quantities of water into the wastewater treatment plant (also see Hydrology and Water Quality above).

(f-g) The proposed project is not expected to generate significant solid waste because there are no products produced. Disposal of waste generated by the project is not expected to be significant and it will be required to comply with federal, state, and local statutes.

Mitigation

No mitigation is required.

Mandatory Findings of Significance	No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigated	Potentially Significant Impact
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
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)? *("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).*	☒	☐	☐	☐
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

3. SOURCE LIST

Source	Source Number
City of Salinas:	
Salinas General Plan, 2002.	A1
Salinas General Plan, Final Environmental Impact Report, 2002.	A2
Salinas Zoning Code: ☒ *Entire Code Section:* _____	A3
City of Salinas Grading Standards	A4
2013 City of Salinas Stormwater Development Standards	A5
Monterey Bay Unified Air Pollution Control District:	
CEQA Air Quality Guidelines prepared by the Monterey Bay Unified Air Pollution Control District, dated February 2008	F1
2005 Report on Attainment of the California Particulate Matter Standards in the Monterey Bay Region.	F2
2008 Air Quality Management Plan.	F3
Field Inspections:	
By City staff, various dates	M1
Maps/Aerial Photography:	
City's aerial photographs 2007.	N1
Other:	
RF Study - Verizon Wireless – Proposed Base Station (Site No. 438760 "Luther & Blanco") 1230 Luther Way –Statement of Hammett & Edison Inc., Consulting Engineers dated March 19, 2018	Q1
Noise Study - Verizon Wireless – Proposed Base Station (Site No. 438760 "Luther & Blanco") 1230 Luther Way –Statement of Hammett & Edison Inc., Consulting Engineers dated March 19, 2018	Q2
Engineer's Report for proposed project, City of Salinas dated June 13, 2018	Q3

4. DETERMINATION

On the basis of this Initial Study:

☐ I find that the proposed project ***COULD NOT*** have a significant effect on the environment, and a ***NEGATIVE DECLARATION*** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there ***WILL NOT*** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A ***MITIGATED NEGATIVE DECLARATION*** will be prepared.

☐ I find that the proposed project ***MAY*** have a significant effect on the environment, and an ***ENVIRONMENTAL IMPACT REPORT*** is required.

☐ I find that the proposed project ***MAY*** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect:

(a) Has been adequately analyzed in *(Reference document)* pursuant to applicable legal standards; and

(b) Has been addressed by mitigation measures based on the earlier analysis as described in *Section 2: Checklist*, if the effect is a "Potentially Significant Impact" or a Negative Declaration: "Potentially Significant Unless Mitigation Incorporated".

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

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects:

(a) Have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and;

(b) Have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

NOTHING FURTHER IS REQUIRED.

Prepared by: _____ Dated: 9/24/18
Thomas Wiles
Senior Planner

Megan Hunter
Community Development Director

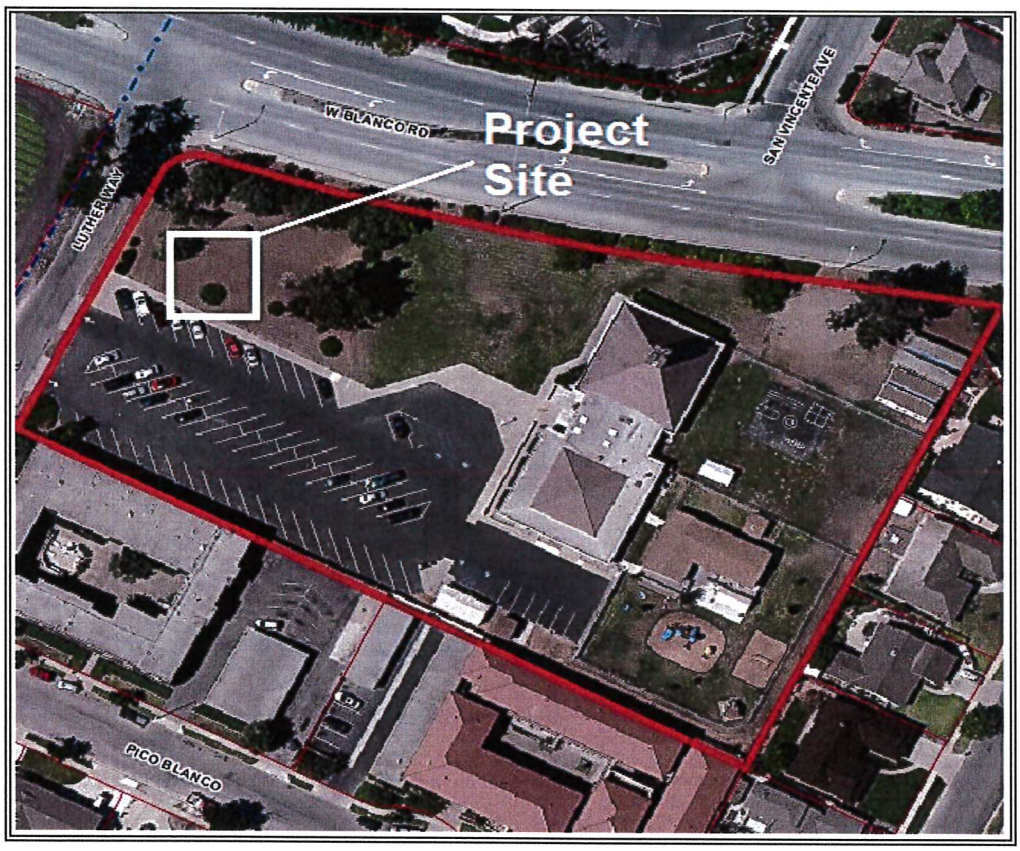
Attachments:

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 – Proposed Base Station (Site No. 438760 "Luther & Blanco") 1230 Luther Way –Statement of Hammett & Edison Inc., Consulting Engineers dated March 19, 2018
5. Noise Study - Verizon Wireless – Proposed Base Station (Site No. 438760 "Luther & Blanco") 1230 Luther Way –Statement of Hammett & Edison Inc., Consulting Engineers dated March 19, 2018
6. Engineer's Report, dated June 13, 2018
7. Response from Ohlone/Costanoan-Esselen Nation dated August 28, 2018
8. Mitigation Monitoring Program

I:\ComDev\ThomasWi\Documents\CUP's\CUP 18-09 - 1230 Luther Way\Env. Documents\Initial Study.doc

North

Vicinity Map



CONDITIONAL USE PERMIT 2018-009
1230 Luther Way

I:\ComDev\ThomasW\Documents\CUP's\CUP 18-09 - 1230 Luther Way\CUP 2018-009 Vicinity Map.doc

Exhibit 1

verizon

LUTHER & BLANCO

1230 LUTHER WAY
SALINAS, CA 93901
PROJECT TYPE: NEW SITE BUILD
LOCATION CODE: 438760

SITE INFORMATION

PROJECT TEAM

APPLICANT:

ENGINEERING:

RF ENGINEER:

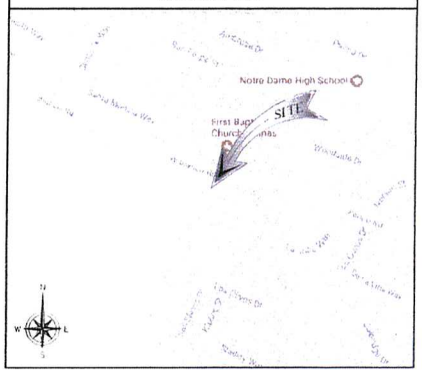
ZONING:

SITE ACQUISITION:

CONSTRUCTION:

ZONING DRAWING

VICINITY MAP



DRIVING DIRECTIONS

PROJECT DESCRIPTION

ACCESSIBILITY NOTE

GENERAL NOTES

APPLICABLE CODES

DO NOT SCALE DRAWINGS

811 Dig Alert
Know what's below. Call before you dig.
Call Two Working Days Before You Dig!
811 / 800-227-2600
digalert.org

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-1.1	BMP PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT AND ANTENNA LAYOUTS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL ELEVATIONS

APPROVALS

verizon

SEQUOIA DEPLOYMENT SERVICES, INC

celsius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

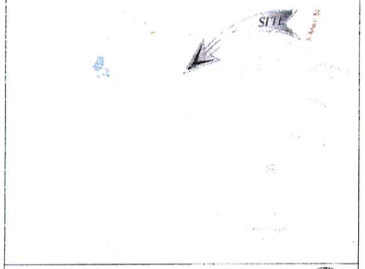
PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:
CHECKED BY:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

Exhibit
N



VICINITY MAP

APN

SITE ADDRESS

RECORD OWNER

TITLE REPORT

BASIS OF BEARING

BENCH MARK

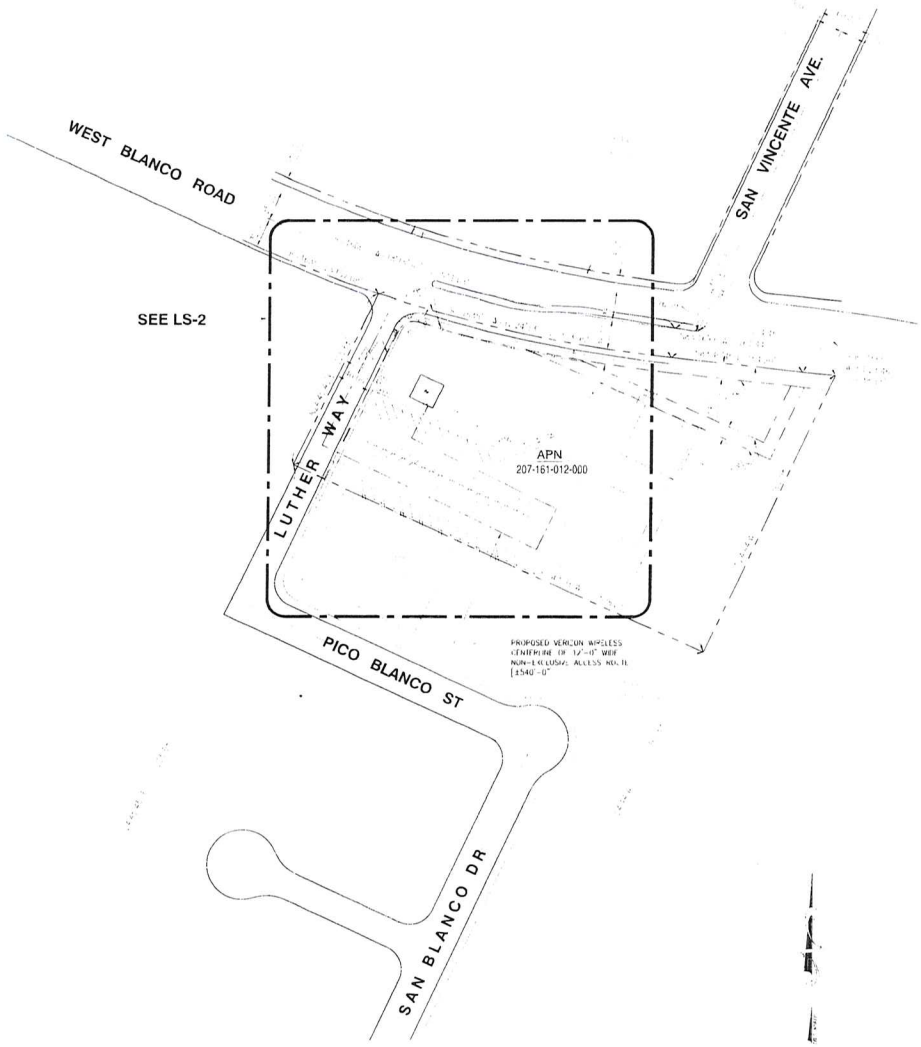
FLOOD ZONE

SCHEDULE B

"IT IS EXPRESSLY UNDERSTOOD THAT THE ABOVE DESCRIBED 0.420 OF AN ACRE PARCEL OF LAND IS CONVEYED TO SALINAS, A MUNICIPAL CORPORATION, FOR PUBLIC ROAD PURPOSES AND THAT WEST BLANCO ROAD IS ESTABLISHED AS A LIMITED ACCESS ROADWAY AND THE GRANTOR HEREBY RELINQUISH UNTO THE GRANTEE ALL ABUTTER'S RIGHT OR RIGHTS OF WEST BLANCO ROAD"

[DOES NOT INTERFERE WITH THE LOCATION OF VZW'S PROPOSED PREMISES, ACCESS AND/OR UTILITY ROUTE(S) PER DOCUMENT #04282 OF TRACT NO. 574 DATED MAY, 1988].

LEGAL DESCRIPTION



verizon

SEQUOIA DEPLOYMENT SERVICES, INC.

CELSIUS ENGINEERING GROUP

NOVEMBER 7, 2017

FINAL SURVEY

LUTHER AND BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY,
SALINAS, CA 93901

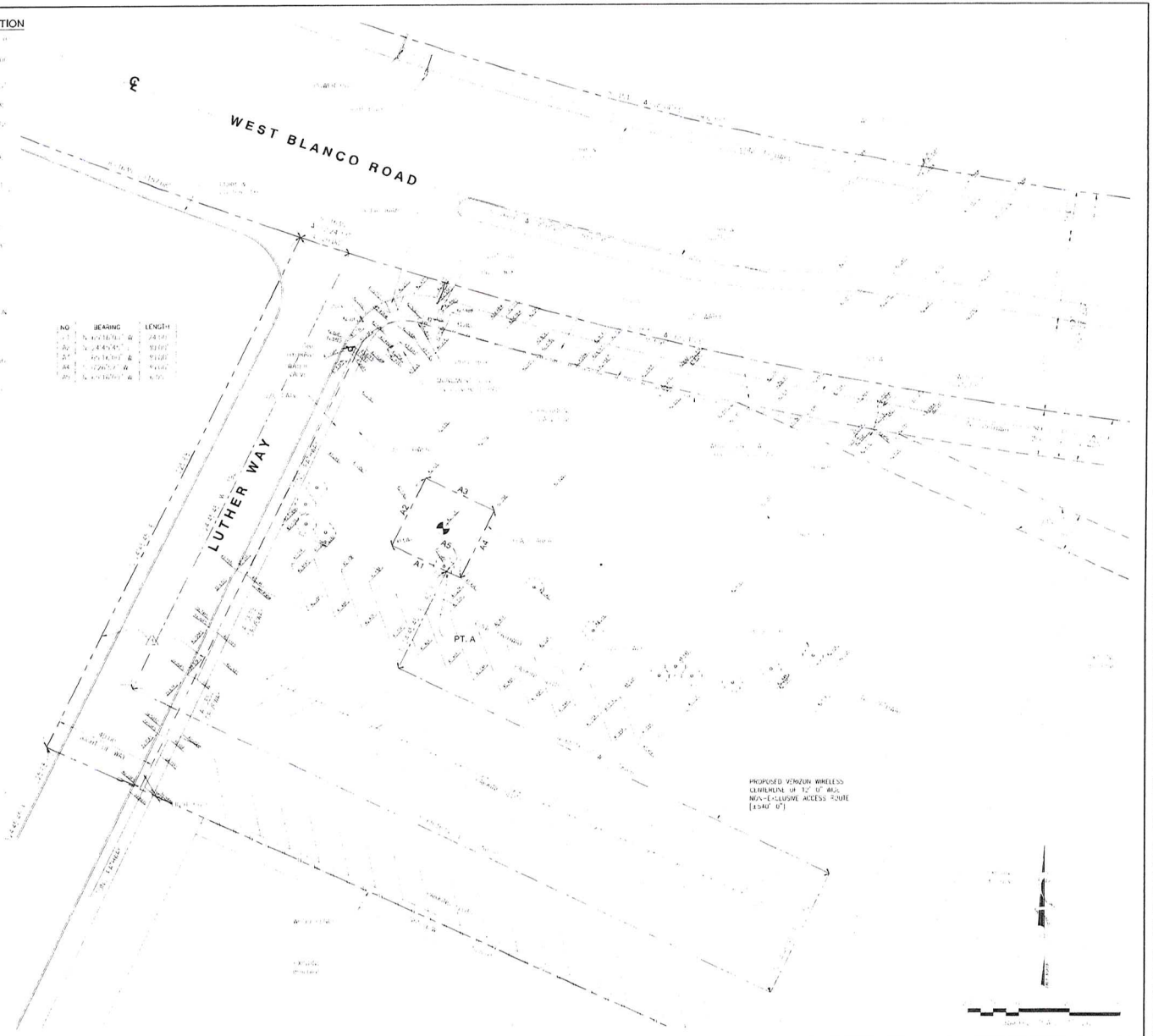
TOPOGRAPHIC SURVEY

LS-1

ACCESS AND UTILITY EASEMENT CENTERLINE DESCRIPTION

LEASE AREA DESCRIPTION

LEGEND



NO	BEARING	LENGTH
A1		
A2		
A3		
A4		
A5		

verizon

SEQUOIA DEPLOYMENT SERVICES INC

celsius ENGINEERING GROUP

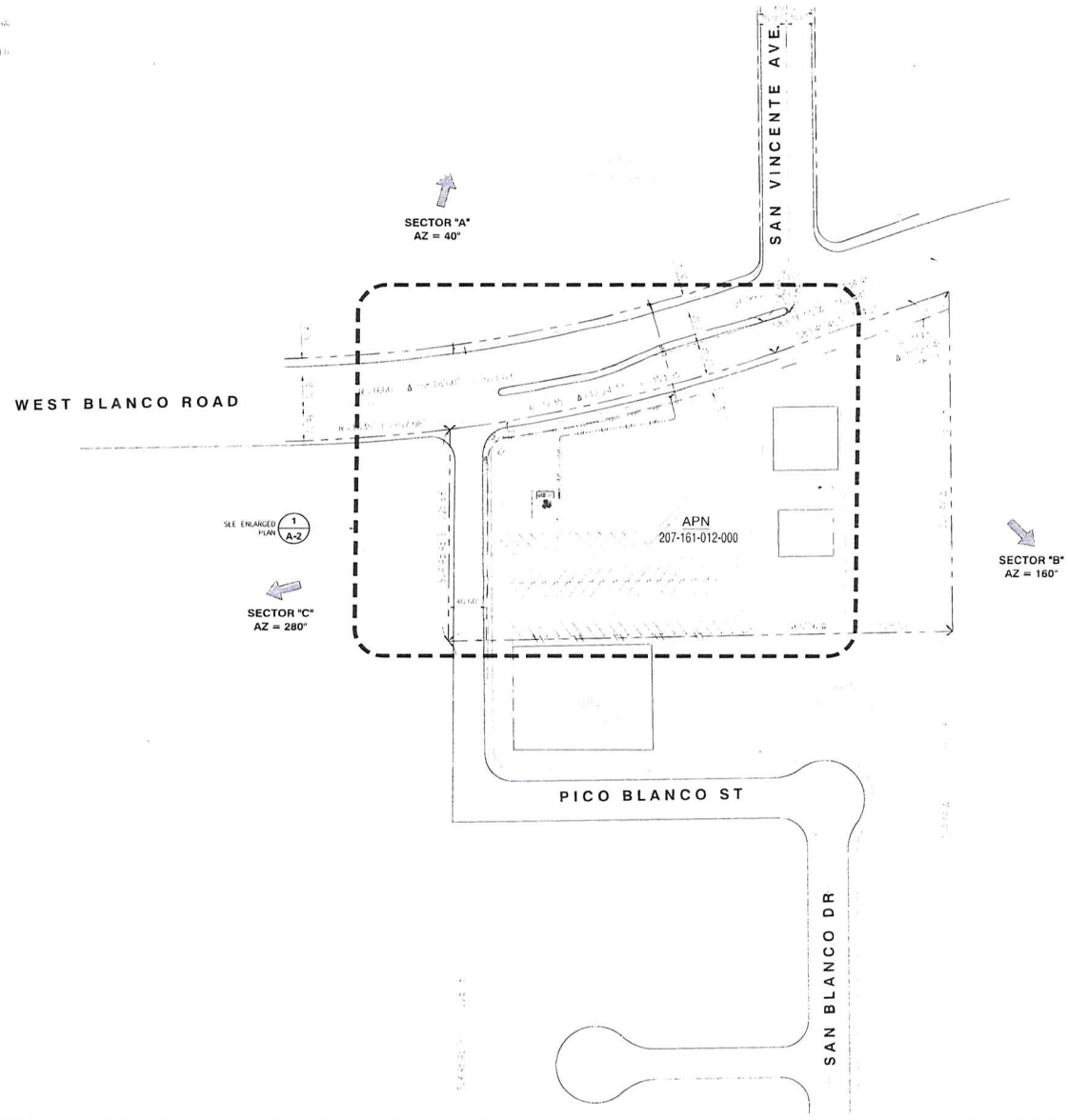
NOVEMBER 7, 2017

FINAL SURVEY

LUTHER AND BLANCO
LOCATION CODE: 438760
1250 LUTHER WAY,
SALINAS, CA 93901

TOPOGRAPHIC SURVEY

LS-2



SITE PLAN

1

verizon

SEQUOIA DEPLOYMENT SERVICES, INC

cersius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

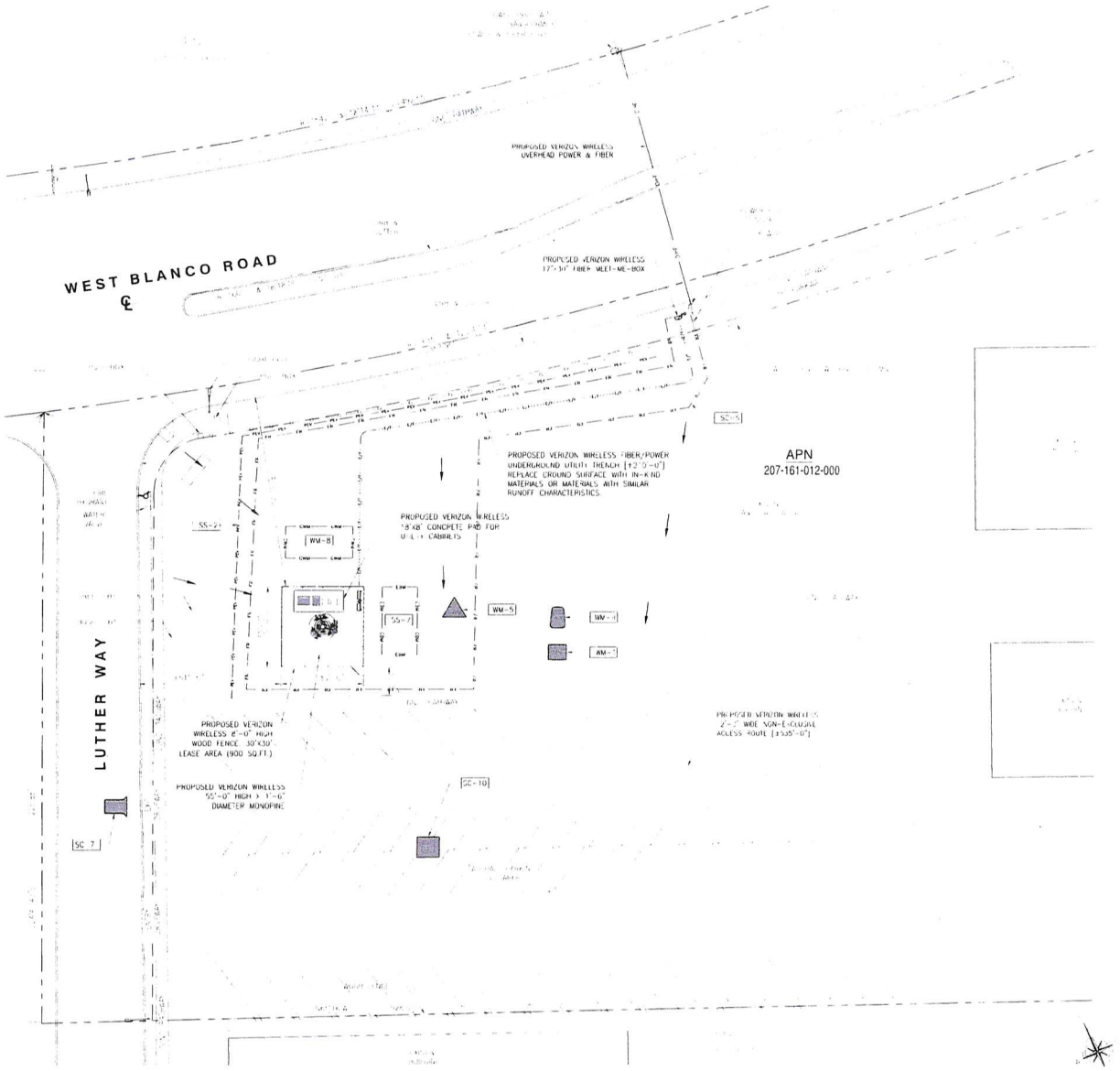
DRAWN BY:

CHECKED BY:

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR TEMPORARY CONSTRUCTION BMP'S.



BMP LEGEND

			PEV
			EBM
			FR
WM			
WM			
WM			CWM
WM			

TOTAL LOT AREA: 148,000 SQ. FT.

TOTAL EXISTING PERVIOUS AREA: 89,300 SQ. FT.

TOTAL EXISTING IMPERVIOUS AREA: 58,700 SQ. FT.

NEW CONSTRUCTION IMPERVIOUS AREA: 165 SQ. FT.

TOTAL NEW IMPERVIOUS AREA: 58,865 SQ. FT.

verizon

SEQUOIA DEPLOYMENT SERVICES INC

celsius ENGINEERING GROUP

ISSUED DATE: MAY 31, 2018

ISSUED FOR: 100% ZD SET

LICENSURE:

PROJECT INFORMATION:

LUTHER & BLANCO

LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:

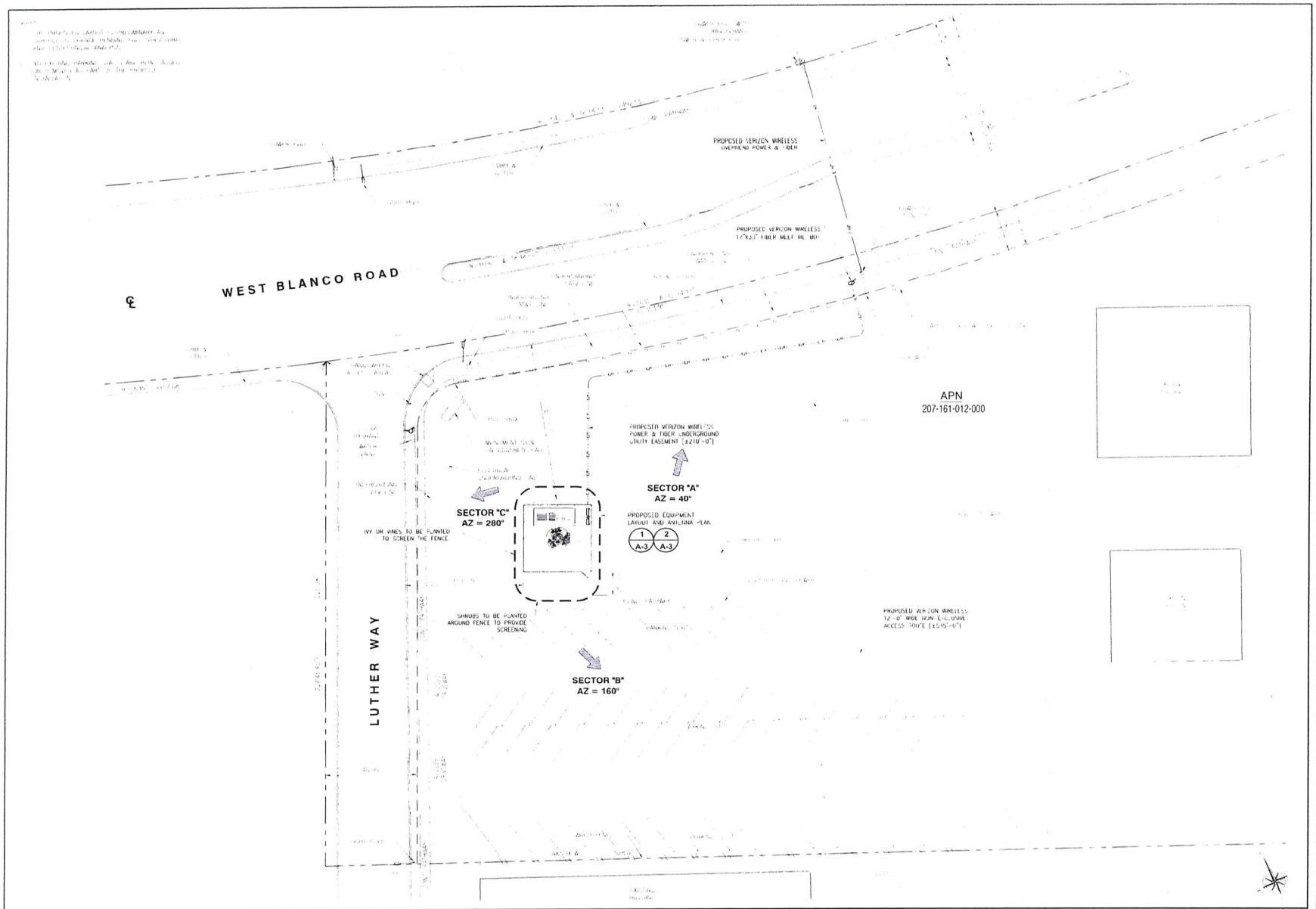
CHECKED BY:

SHEET TITLE: BMP PLAN

SHEET NUMBER: A-1.1

BMP PLAN

1



ENLARGED SITE PLAN 1

verizon

SEQUOIA DEPLOYMENT SERVICES INC

celsius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

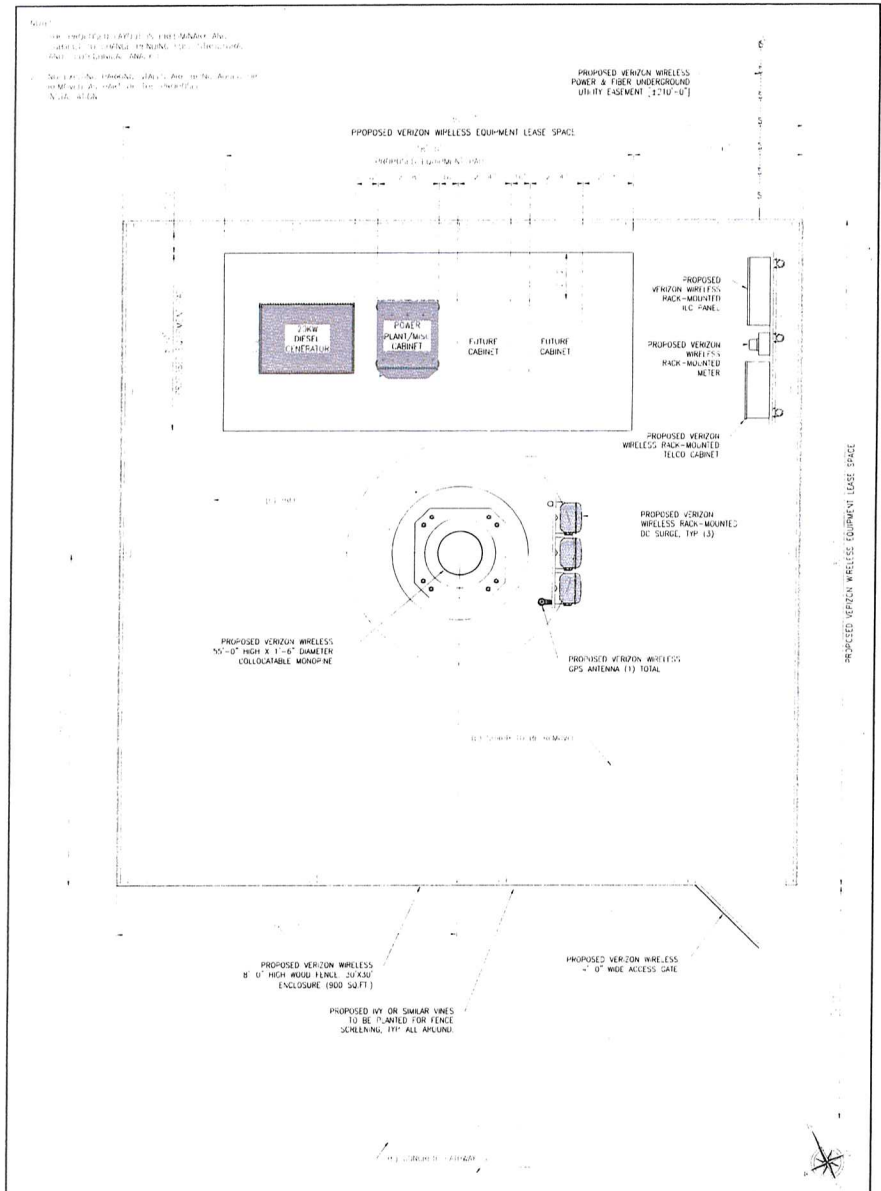
PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:

CHECKED BY:

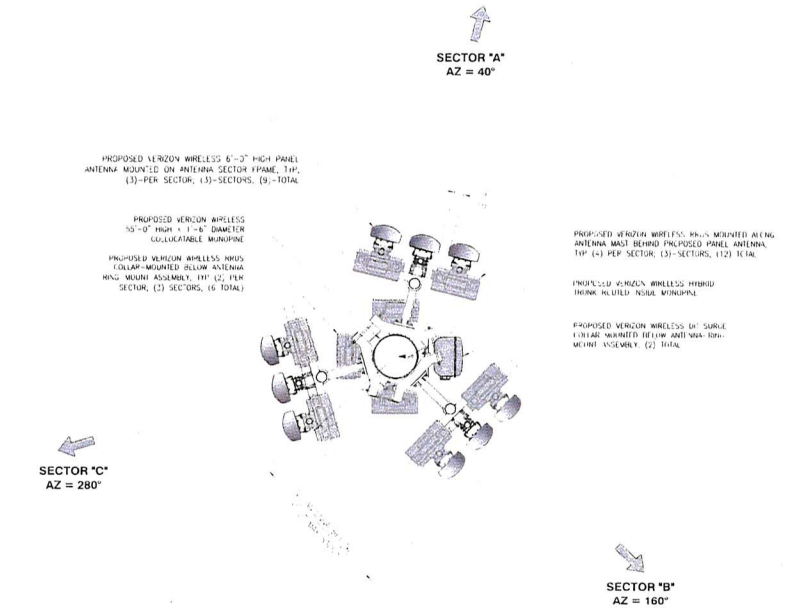
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



EQUIPMENT LAYOUT 1

PROPOSED ANTENNA SCHEDULE



ANTENNA LAYOUT 2

verizon

SEQUOIA DEPLOYMENT SERVICES, INC

celsius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

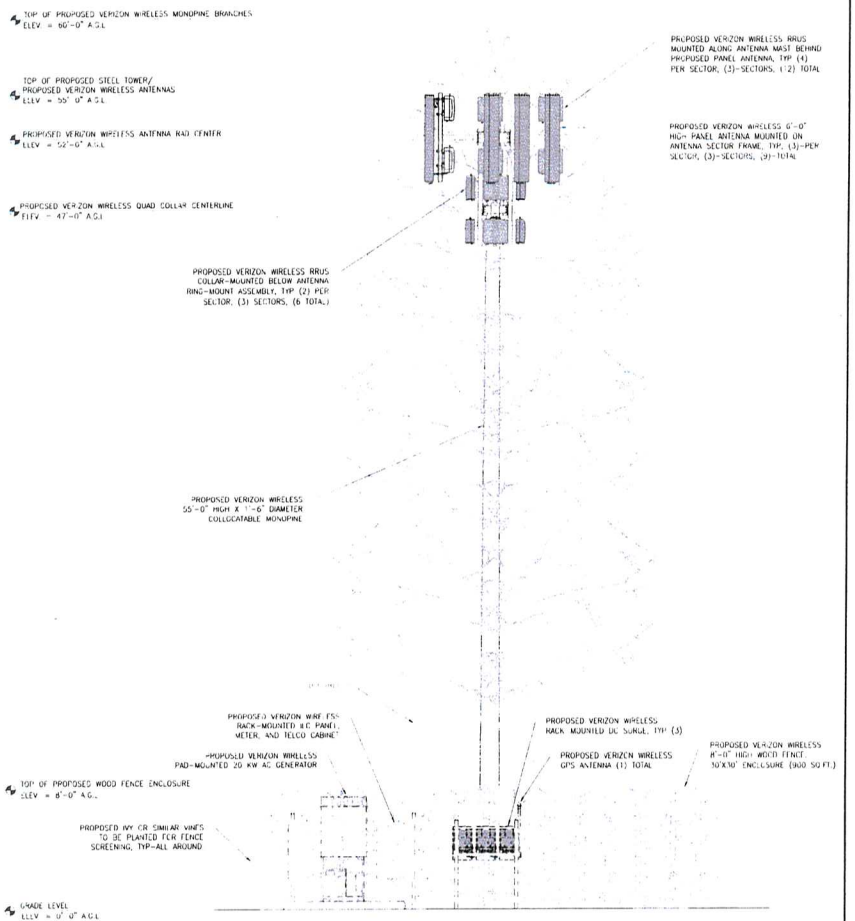
PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:

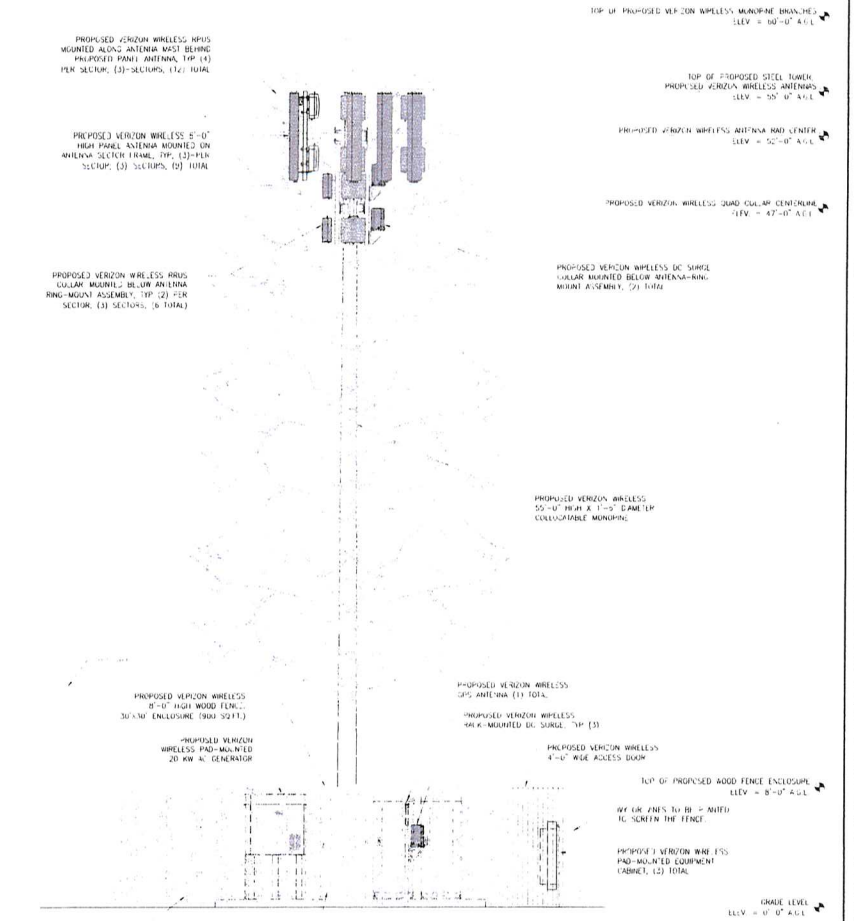
CHECKED BY:

SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUT

SHEET NUMBER:
A-3



WEST ELEVATION 1



SOUTH ELEVATION 2

verizon

SEQUOIA DEPLOYMENT SERVICES INC

celsius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

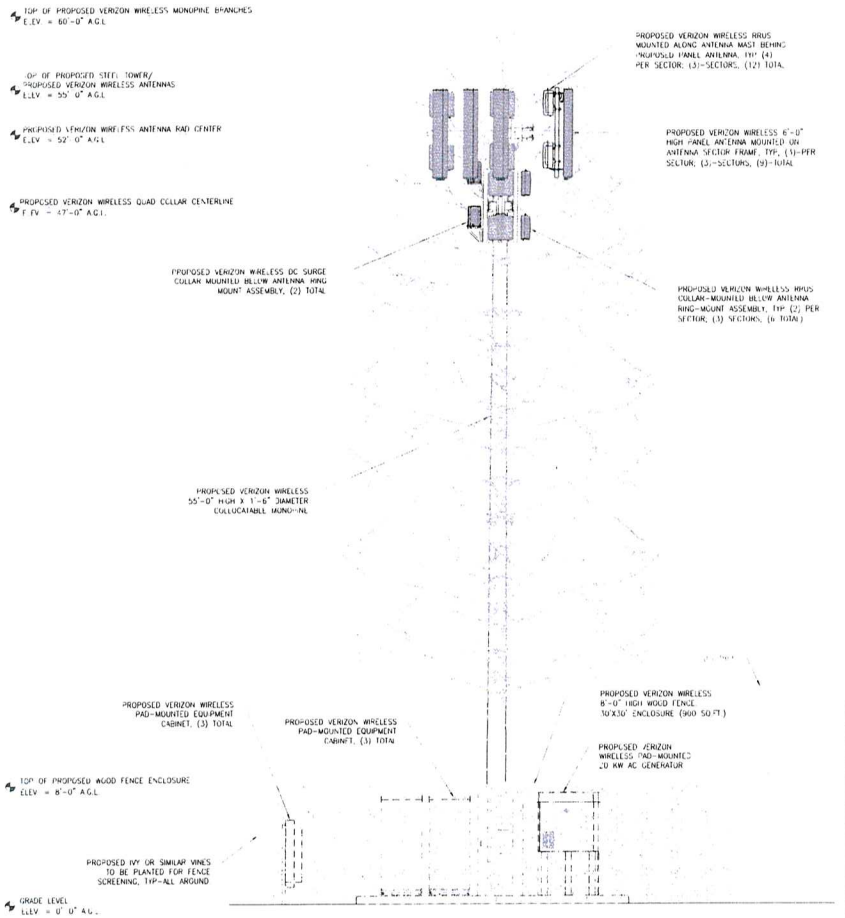
PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:

CHECKED BY:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-4



NORTH ELEVATION 1

verizon

SEQUOIA DEPLOYMENT SERVICES INC

celsius ENGINEERING GROUP

ISSUED DATE:
MAY 31, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
LUTHER & BLANCO
LOCATION CODE: 438760
1230 LUTHER WAY
SALINAS, CA 93901

DRAWN BY:

CHECKED BY:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-5

verizon

LUTHER & BLANCO

1230 LUTHER WAY SALINAS CA 93901

ARTISTIC engineering
AEsims.com
877.9AE.sims

LOCATION

EXISTING

PROPOSED LOOKING SOUTHWEST FROM BLANCO ROAD

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

Exhibit 4

W

verizon

LUTHER & BLANCO

1230 LUTHER WAY SALINAS CA 93901

ARTISTIC engineering
AEsims.com
877.9AE.sims

LOCATION

EXISTING

PROPOSED LOOKING SOUTHWEST FROM BLANCO ROAD

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

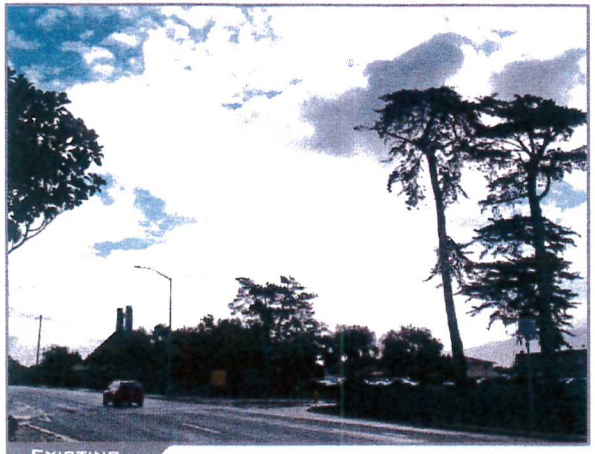
verizon

LUTHER & BLANCO

1230 LUTHER WAY SALINAS CA 93901

ARTISTIC engineering
AEsims.com
877.9AE.sims

LOCATION



EXISTING

PROPOSED LOOKING SOUTHEAST FROM BLANCO ROAD

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

verizon

LUTHER & BLANCO

1230 LUTHER WAY SALINAS CA 93901

ARTISTIC engineering
AEsims.com
877.9AE.sims

LOCATION

EXISTING

PROPOSED LOOKING NORTHWEST FROM BLANCO STREET

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

Verizon Wireless • Proposed Base Station (Site No. 438760 "Luther & Blanco")
1230 Luther Way • 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 wireless telecommunications carrier, to evaluate the base station (Site No. 438760 "Luther & Blanco") proposed to be located at 1230 Luther Way in Salinas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a new tall pole, configured to resemble a pine tree, to be sited at the Lutheran Church of Our Savior, located at 1230 Luther Way in Salinas. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the

Exhibit 4

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Cellsius Engineering Group, dated December 27, 2017, it is proposed to install nine JMA Wireless Model MX06FRO660-02 directional panel antennas on a new 55-foot steel pole, configured to resemble a pine tree, to be sited in the lawn area north of the parking lot for the Lutheran Church of Our Savior, located at 1230 Luther Way in Salinas. The antennas would employ up to 6° downtilt, would be mounted at an effective height of about 52 feet above ground, and would be oriented in groups of three toward 40°T, 160°T, and 280°T, to provide service in all directions. The maximum effective radiated power in any direction would be 27,080 watts, representing simultaneous operation at 11,480 watts for AWS, 5,000 watts for PCS, 5,120 watts for cellular, and 5,480 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.059 mW/cm^2, which is 10% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 13% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

---

* Including the residences located at least 130 feet away, based on photographs from Google Maps.

No Recommended Mitigation Measures

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 1230 Luther Way in Salinas, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

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, 2019. 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, P.E.
707/996-5200

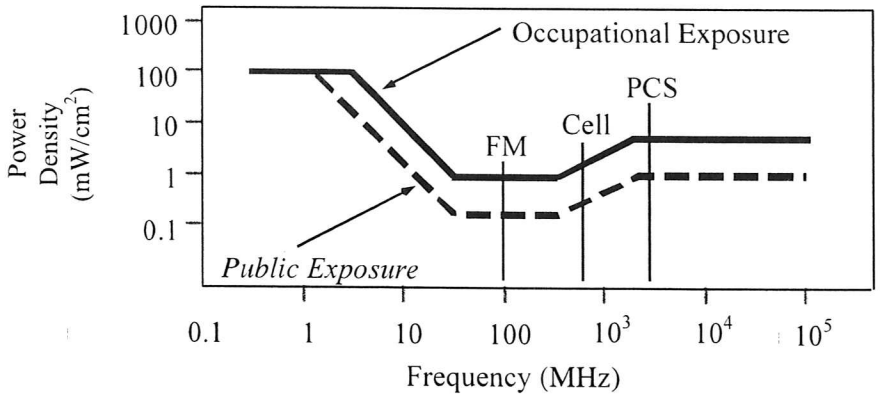
March 19, 2018

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm^2,

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

Verizon Wireless • Proposed Base Station (Site No. 438760 "Luther & Blanco")
1230 Luther Way • 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. 438760 "Luther & Blanco") proposed to be located at 1230 Luther Way in Salinas, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Executive Summary

Verizon proposes to install a new base station, consisting of equipment cabinets, a back-up generator, and antennas on a tall pole to be sited at 1230 Luther Way in Salinas, California. Noise levels from the equipment operations will be below the pertinent permitted limits.

Prevailing Standards

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

Zoning Districts	Maximum Noise Level
Residential, Public/Semipublic	60 dBA CNEL
Commercial, Mixed Use	65
Agricultural, Institutional, Parks/Open Space	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.

Parcels beyond the City's limits in unincorporated areas are subject to Monterey County's limits, given in its Municipal Code §10.60.030 for noise-producing devices as 85 dBA at a reference distance of 50 feet. That applies during daytime hours, because §10.060.040 limits nighttime sound levels to 45 dBA hourly average, at the nearest property line. For the purpose of this study, the emergency operation of the generator is exempt under §10.060.040C.3, which includes exemptions to the above standards for "equipment used in an emergency…." It is the generator's operation during periodic, no-load testing during daytime hours that is evaluated in this study for compliance at unincorporated areas.

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

Exhibit 5

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.

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 Cellsius Engineering Group, dated December 27, 2017, that carrier proposes to place several equipment cabinets within a fenced compound to be constructed in the lawn area north of the parking lot for the Lutheran Church of Our Savior, located at 1230 Luther Way in Salinas. For the purpose of this study, the three equipment cabinets with active cooling fans are assumed to be one CommScope Model RBA-84 and two Ericsson Model RBS6101.

A Generac Model G007090 back-up diesel generator, configured with the manufacturer's Level 2 sound attenuated enclosure, is to be installed within the compound, for emergency use in the event of an extended commercial power outage. The generator is typically operated with no load for a single 15-minute period once a week during daytime hours on a weekday, to maintain its readiness for emergency operation.

Several directional panel antennas are proposed to be installed on a tall pole, configured to resemble a pine tree, to be sited within the compound; this portion of the base station is passive, generating no noise. The nearest residential parcel is located to the south, about 150 feet away. The parcel to the north, across West Blanco Road, is located about 160 feet away and is zoned Public/Semipublic. The parcel to the west is located in unincorporated Monterey County, about 90 feet away, and is zoned Farmland.

Ambient Noise Measurement

The residential property line nearest the proposed site was visited by the undersigned engineer on February 22, 2018, a non-holiday weekday, to set in place a Larson Davis SoundTrack LXT Sound Level Meter (Serial No. 0005461), under current calibration by the manufacturer. The monitoring

equipment was placed on the property line fence of the nearest residential parcel located at 1240 Luther Way, as shown in Figure 2, and it was retrieved the following day, to provide a 24-hour period for analysis. The measured ambient noise level at that location, without consideration of the proposed Verizon operation, was 63.7 dBA CNEL, already exceeding the City's "Residential, Public/Semipublic" noise limit of 60 dBA CNEL.

Study Results

The manufacturers provide the following maximum noise levels from their equipment:

Equipment	Maximum Noise Level	Reference Distance
CommScope RBA84-36	58.7 dBA*	5 feet
Ericsson RBS6101	72 dBA	1 meter
Generac G007090	68 dBA	23 feet

The maximum calculated noise levels at the nearest residential parcel to the south and at the public/semi-public parcel to the north, for the combined operation of all fans in all three cabinets, together with the measured ambient level, are 63.8 dBA CNEL at both locations, raising the existing ambient level by just 0.1 dBA, which is below the threshold of perceptibility.† On the day the generator is tested, the CNEL at those locations remains unchanged, at 63.8 dBA. The calculated noise levels to the south and north, together with the hypothetical, continuous emergency operation of the generator, are 64.2 and 64.6 dBA CNEL, respectively, raising the existing ambient levels by 0.5 and 0.9 dBA, respectively, increases that also are below the threshold of perceptibility.

The maximum calculated noise level for the combined operation of all fans in all three cabinets at the farmland parcel to the west is 44.6 dBA, meeting the County's applicable nighttime limit of 45 dBA. On the day the generator is tested, the maximum calculated noise in the unincorporated area is 52.0 dBA, well below the maximum day limit of 85 dBA.

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 1230 Luther Way in Salinas, California, will comply with the pertinent requirements for limiting acoustic noise emission levels.

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* Noise level assumed to be the same as manufacturer's reported noise level for the RBA72.

† A change of ±1.0 dBA or less is considered imperceptible.

Verizon Wireless • Proposed Base Station (Site No. 438760 "Luther & Blanco")
1230 Luther Way • Salinas, California

Authorship

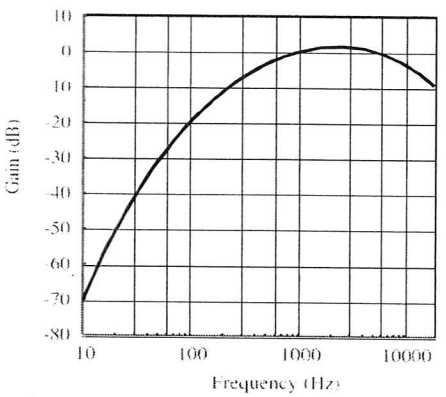
The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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

March 19, 2018

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:

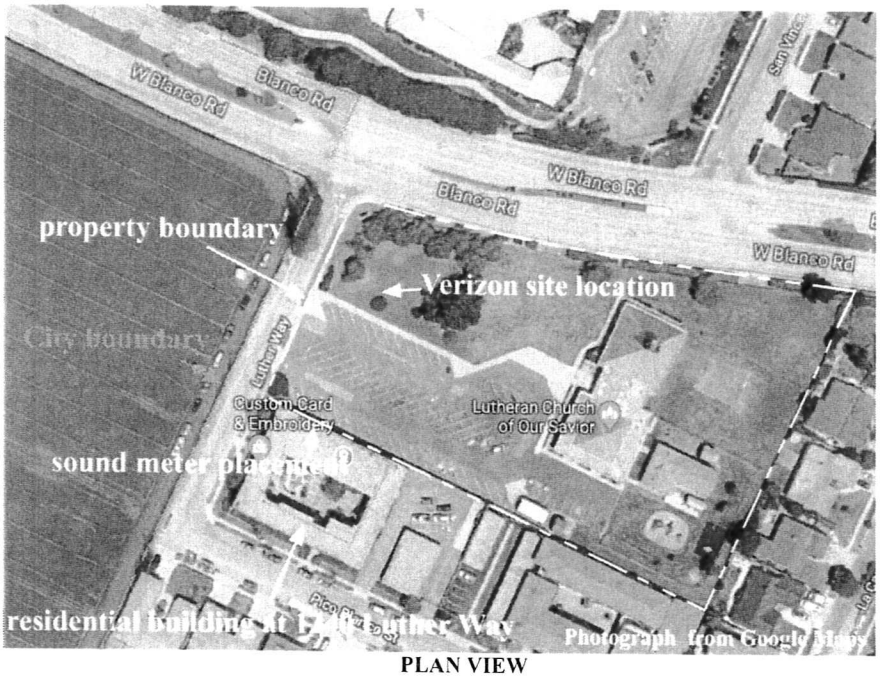
where L_T is the total sound pressure level and L_1, L_2, etc are individual sound pressure levels.

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

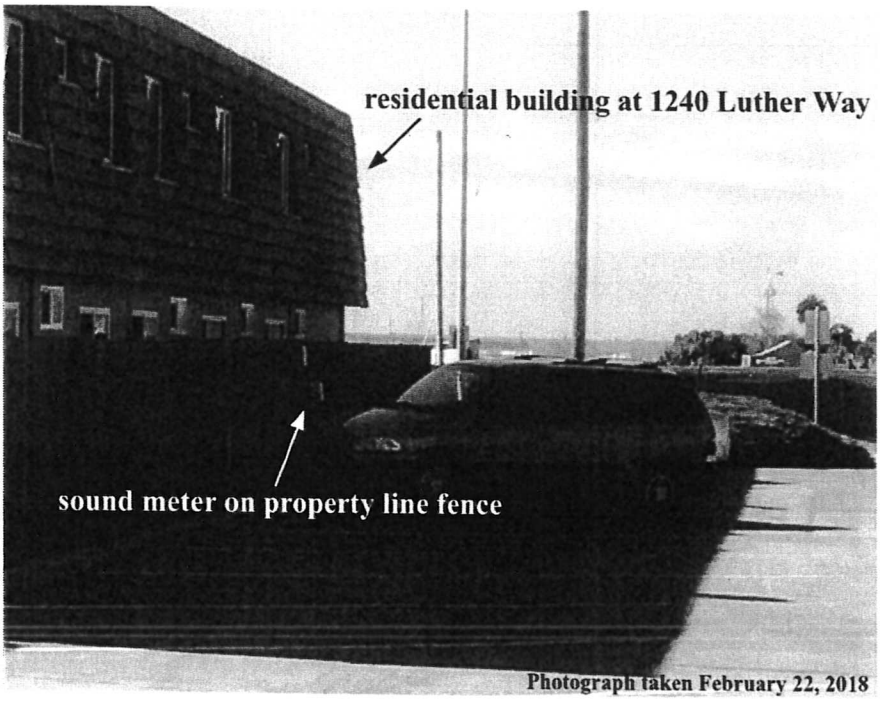
Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients ("NRC") are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 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.

Verizon Wireless • Proposed Base Station (Site No. 438760 "Luther & Blanco")
1230 Luther Way • Salinas, California

Sound Meter Placement for 24-Hour Monitoring



PLAN VIEW



VIEW LOOKING WEST

City of Salinas
DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California
Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2018-009 **DATE:** 6/13/2018
LOCATION: 1230 Luther Way **PLANNER:** Tom Wiles
OWNER/APPLICANT: Evangelical Lutheran Church/Sequoia Deployment Services

DEVELOPMENT PROPOSAL: Major wireless telecommunications facility with 60-ft monopole and 6-ft antennae.

RECOMMENDATION: Approve
SWDS THRESHOLD: Non-Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Cellsius Engineering Group, dated May 31, 2017*

APPLICATION INFORMATION REQUIRED FOR GRADING/BUILDING PERMIT REVIEW –

1. Lease areas and easements – Lease areas shall not extend into the public right of way.
2. Offsite Improvements – Any work within the Right of Way requires an encroachment permit.
3. Fees – No development impact fees will be assessed for the proposed improvements.

   Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees, and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS

Adriana Robles 6/13/2018 (adrianar@ci.salinas.ca.us)
Adriana Robles, P.E. **Dated**
Permit Center Senior Engineer (758-7194) *for*
Jim Sandoval, PE City Engineer

Exhibit 6

Ohlone/Costanoan-Esselen Nation

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

www.ohlonecostanoanesselennation.org

August 28, 2018

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

Re: 1230 Luther Way, Salinas, Written Consultation One-time Exception

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.

Since we have not been able to establish a date that we can meet I suggest a one-time written consultation exception.

In reviewing the documents, you forwarded, the area circled as project site is within an area that does not look disturbed. You stated that the area was "previously disturbed," how was it disturbed, at what level? The OCEN Tribal Council request that all soil disturbance within our aboriginal homeland be under the care of an OCEN Tribal Monitor. The area reflected for disturbance, "The entire facility minus the trenching would be contained in the 900 square foot lease area in an existing landscaped area of the property." OCEN has monitored installations of "Major Telecommunications Facility (Monopine) which can result in disturbance of 4-6 feet deep, which is soil never "previously disturbed."

Please feel free to contact me with any additional questions at (408) 629-5189. Thank you.

Nimasianexelpasaleki,

Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council

Exhibit 7

SEQUOIA DEPLOYMENT SERVICES, REPRESENTING VERIZON
MITIGATION MONITORING AND REPORTING PROGRAM
1230 LUTHER WAY
(CUP 2018-009)

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 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 resources	Applicant, or Successor in Interest.	Public Works – Engineering - Community Development Department – Permit Services and Current Planning Divisions	During construction phase.
HAZ-1 Hazards and Hazardous Materials	For any future proposed antennas, a Radiofrequency (RF) analysis demonstrating that radio frequency energy would not cumulatively exceed amounts permitted by the Federal Communications Commission (FCC) shall be submitted to the Community Development Department prior to any approvals for additional antennas on the subject facility.	To ensure compliance with FCC regulations relative to RF emissions.	Applicant, or Successor in Interest	Community Development Department, Current Planning	Prior to issuance of any Minor Modification or Amendment to the Conditional Use Permit.
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.

Exhibit 8