A G E N D A

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, January 9, 2019
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Alyssa Kispersky	Commissioner

3. REVIEW OF AGENDA

4. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. ELECTION OF OFFICERS

6. APPROVAL OF MINUTES

A. AUGUST 22, 2018 AND DECEMBER 17, 2018

7. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. UP-18-09: DAVID HOWE, REPRESENTATIVE FOR PROPERTY OWNER, AND SUSAN MOSQUEDA, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF BEER, WINE AND SPIRITS UNDER A TYPE 41 AND TYPE 47 ALCOHOL LICENSE FOR A 121 SEAT RESTAURANT LOCATED AT 1760 FREMONT BOULEVARD, SUITE B-1(APN# 012-071-014), IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION: In accordance with Section 17.14.030.B - Table 2-4 (Allowed Land Uses and Permit Requirements), a Use Permit is required to allow the on-sale of alcoholic beverages for a restaurant use.

B. USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY OWNER, AND SEQUOIA DEVELOPMENT SERVICES, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW A WIRELESS TELECOMUNICATION FACILITY AND RELATED EQUIPMENT AT SOPER FIELD PARK LOCATED AT 220 COE AVENUE IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT (APN#031-051-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION: In accordance with Section 17.54.040.A of the Seaside Municipal Code, a Use Permit is required to allow the installation of a freestanding, unmanned wireless telecommunication facility.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
January 23, 2019
Seaside City Hall
7:00

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:
http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300
Videos of past meetings are available on demand through the City's website: http://www.ci.seaside.ca.us

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

CITY OF SEASIDE
STAFF REPORT

Item No.: 7.A.

TO: Planning Commission

BY: Gloria Stearns, Economic Development Manager
Rick Medina, Senior Planner

DATE: January 9, 2019

SUBJECT: **USE PERMIT APPLICATION NO. UP-18-09: DAVID HOWE, REPRESENTATIVE FOR PROPERTY OWNER, AND SUSAN MOSQUEDA, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW THE ON-SALE OF BEER, WINE AND SPIRITS UNDER A TYPE 41 AND TYPE 47 ALCOHOL LICENSE FOR A 121 SEAT RESTAURANT LOCATED AT 1760 FREMONT BOULEVARD, SUITE B-1(APN# 012-071-014), IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.14.030.B - Table 2-4 (Allowed Land Uses and Permit Requirements), a Use Permit is required to allow the on-sale of alcoholic beverages for a restaurant use.

BACKGROUND

The project tenant space is located within Building B of the University Plaza Shopping Center and is developed with an existing 3,782 square-foot tenant space consisting of a 121 seat sit-down. Location map is provided as Attachment 2 and Site Photos are provided as Attachment 3.

Project Description

The existing restaurant is currently open only for breakfast and lunch doing business as "Nifty Fifty". Historically, the site was initially operating as a "Sizzler" restaurant whereupon it was closed and converted to the existing breakfast and lunch menu in 1994. With the current change of ownership, the new owners are requesting the sale of beer, wine and spirits in order to provide a full service restaurant that will include dinner as well. At the beginning (3-6 months), the owners will be open for breakfast and lunch with the dinner hour then being added this summer.

The seating arrangement and interior layout of the restaurant will modified to provide 121 seats as shown on the project floor plan. The on-sale of alcoholic beverages will be limited to being served at the dining room tables. The restaurant will not include a bar area for patrons.

STAFF ANALYSIS

General Plan

The City's General Plan contains the following Implementation Plan regarding the sale of alcoholic beverages.

Implementation Plan LU-2.2.2 Alcoholic Beverage Control: Work with Alcoholic Beverage Control (ABC) to regulate the on-sale and off-sale of packaged alcoholic beverages.

The City's General Plan also includes a policy, LU-2-3, that discourages certain over-represented uses in the community including liquor and convenience stores, and mini-markets among other uses. Since the on-sale alcoholic beverage sales will consist of an ancillary sale for the restaurant and is considered to be an acceptable and customary use for a sit down restaurant, the alcoholic beverage sales will be in compliance with the Seaside General Plan.

Zone District

The property is located in the CC zone district. Alcoholic beverage sales are permitted in the CC zone district subject to use permit approval (SMCS 17.14.030; Table 2-4). The Zoning Ordinance includes the following definitions that are relevant to this use permit application.
17.70 Definitions:

Alcoholic Beverage Sales: The on-sale of sale of beer, wine, and/or spirits will occur in conjunction with a sit down restaurant. City staff finds that the on-sale of alcoholic beverages will consist of an ancillary sale in relation to the bona fide meals being sold.

Public Convenience or Necessity

The proposed restaurant is located in Census Tract 137. According to the California Alcohol Beverage Control (ABC) Salinas district office, there are currently 12 existing off-sale retail alcohol licenses within Census Tract 137. Based on the ratio of off-sale retail alcohol licenses per total population in all of Monterey County, the maximum concentration of on-sale alcohol licenses is 9 in this census tract before licenses are considered "overconcentrated." According to information from the ABC, "public convenience or necessity" is established when it is determined that the business provides a benefit to the community. State law does not mandate the criteria used to determine PCN; the determination of a PCN is the responsibility of local jurisdictions. A public convenience or necessity determination allows local jurisdictions to influence alcohol-outlet density to improve and maintain the quality of neighborhoods. By making a determination of Public Convenience or Necessity (PCN) for the establishment of an additional on-sale alcohol license as part of the business operation for the sit down restaurant, the City acknowledges and supports the applicants request for a Type 41 and Type 47 on-sale retail alcohol license from the ABC despite the Tract's "overconcentration" of alcohol-outlet licenses because it is an ancillary use to the primary restaurant use and does not pose any risk to

the general health, safety, and welfare of the community.

The Police Department has confirmed that the subject property is not in a high crime area and is not an area that is the target of law enforcement activity. The Police Department has not identified any issues of concern regarding the proposed sale of alcoholic beverages in conjunction with the grocery market, subject to the recommended Conditions of Approval. "Undue concentration" is determined by the number of licenses in relation to the population within a geographic area.

ATTACHMENTS

1. Attachment 1 - Draft Resolution
2. Attachment 1 Exhibit A - Project plans
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photo

RESOLUTION NO. 19-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. UP-18-09 TO ALLOW ON-SALE OF ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND SPIRITS IN CONJUNCTION WITH A 121-SEAT SIT DOWN RESTAURANT IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT LOCATED AT 1760 FREMONT BOULEVARD, STE: B-1 (APN 012-071-014).

WHEREAS, David Howe, representing the Property Owner, and Susan Mosqueda, Applicant, have filed an application for Use Permit approval, to allow for the on-sale beer and wine under a Type 41 Alcohol License and the on-sale of spirits under a Type 47 Alcohol License issued by the State Department of Alcohol Beverage Control in conjunction with a 121-seat sit down restaurant located in the Community Commercial (CC) Zoning District on property located at 1760 Fremont Boulevard, Ste: B-1; and,

WHEREAS, Section 17.14.030.B of the Seaside Zoning Code allows the sale of alcoholic beverages in the CC zoning district subject to use permit approval; and,

WHEREAS, a duly notice public hearing has been held on January 9, 2019; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of Use Permit Application No. 18-09 on January 9, 2019 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the proposed use is Categorically Exempt Class 1, Section 15301.a from the California Environmental Quality Act (CEQA)

Evidence: The proposed project will involve remodeling the interior of an existing restaurant to accommodate a new restaurant use which will include the sale of alcoholic beverages,

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No.18-09:

USE PERMIT FINDINGS

1. The Proposed use is allowed within the zone district and complies with all other applicable provisions of the Zoning Ordinance and Municipal Code.

   Evidence: Theon-sale of Alcoholic beverages are permitted in the CC zoning district subject to use permit approval (SMCS 17.14.030.B; Table 2-4).

2. The proposed use is consistent with the General Plan and any applicable Specific Plan.

   Evidence: The proposed use is consistent with the City's General Plan Implementation Plan LU-2.2.2 Alcoholic Beverage Control. The proposed use requires approval of a license from the State of California Department of Alcoholic Beverage Control (ABC). In accordance with ABC requirements, the City will make a determination of public convenience or necessity as part of this use permit application. The on-sale of beer, wine and spirits for the proposed restaurant will help to contribute to the livability and economic viability of the community by supporting and introducing a new restaurant that will attract visitors to Seaside and provide the residents of the with a high quality food outlet.

3. The design, location, size and operating characteristics of the activity in the use permit are compatible with the existing and planned future land uses in the vicinity.

   Evidence: Subject to the recommended Conditions of Approval, the on-sale of alcoholic beverages in conjunction with a sit down restaurant is compatible with the commercial character of the commercial thoroughfare on Fremont Boulevard and the surrounding residential neighborhood to the east.

4. The site is physically suitable for the type, density and intensity of the use being proposed, including access, utilities, and the absence of physical constraints.

   Evidence: The property is developed with an existing commercial building. Infrastructure is available for the proposed use.

5. Subject to compliance with the Conditions of Approval, granting the use permit will not be detrimental to the public interest, health safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zone district in which the property is located.

   Evidence: Subject to the recommended conditions of approval, the on-sale of alcoholic beverages in conjunction with a sit down restaurant will not result in a detrimental impact on the property or in the vicinity of the property because the volume of alcohol being sold as part of the meals being sold will ensure that the on-sake of alcoholic beverages will remain as an ancillary sale to the restaurant.

FINDINGS FOR PUBLIC CONVENIENCE OR NECESSITY

1. According to information received from the Seaside Police Department, the subject property is not located in an area that has excessive crime rates nor is it in an area of targeted law enforcement activities.

2. The subject property is located in a heavily developed, urbanized commercial area and is compatible with existing and planned land uses.

3. The on-sale of alcoholic beverage sales will be limited to being sold with meals which clearly demonstrates that the on-sale alcoholic beverages will remain as an ancillary retail sale of the restaurant and avoid a bar/cocktail lounge atmosphere. It can be seen with certainty that the type of sit-down restaurant being proposed will food sales that will exceed 50% of the total business sales.

4. The establishment of a full service sit-down restaurant supports the City's efforts to improve its commercial thoroughfares and its economic development goals. The on-sale of alcoholic beverages is a typical component of a sit down restaurant and the proposed restaurant is essential to the City's efforts to develop an urban streetscape as well as provide its residents and visitors with a quality food alternative to a fast-food and/or casual food use.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Use Permit Application No. 18-09 subject to the following terms and conditions:

Project Specific:

1. The sale of beer and wine shall be conducted and operated within the interior of the building as shown on the enclosed plans stamped "Received Community Development December 21, 2018" provided as Exhibit "A".

2. No exterior signs or other forms of advertising promoting or indicating availability of alcoholic beverage products are permitted.

3. Days and hours of operation are limited to 6:00 a.m. – 10:00 p.m. Monday thru Friday and 6 a.m. to 12 a.m. Saturday and Sunday, unless otherwise approved by the City of Seaside, Resource Management Services Department.

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project.

2. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

3. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

4. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and dining room seats.

5. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.

6. Water conservation fixtures in accordance with the rules and policies of the Monterey Peninsula Water Management District shall be provided in the proposed project.

7. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.

8. Use permit approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.

9. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 9th day of January, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Owens, Chairperson

ATTEST:

_____
Planning Commission Secretary

Restaurant Remodel

FOR

Susan & Ben Mosqueda

AT

1761 Fremont Blvd.
Seaside, Ca. 93955

SCOPE OF WORK

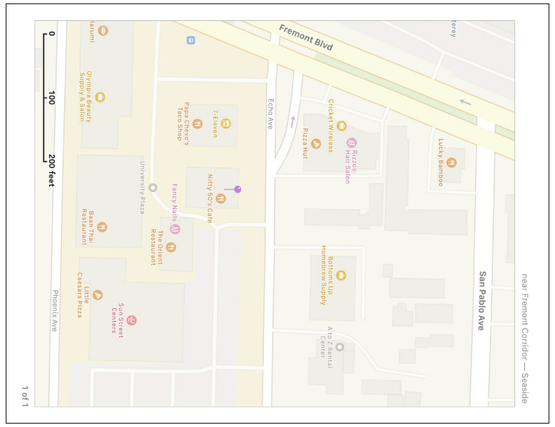
Scope
This scope is based on the floor play by Ambrosia Construction, Susan and Ben.
Remodel walls in existing raised platform area of dining, add two doors one in dividing wall to kitchen, (swinging aluminum with view and one at bar entry half glass
Electrical Budget labor.
Paint dining area walls and trim with prep to gloss trim.
Install new hanging light fixtures.
Demo and install new booths.
Demo and replace table tops.
Purchase & Install walk in fridge cooler for beer kegs.
Install storage shelves in bar back area above taps
Install decorative shelves behind bar for liquor
Install entire bar and sink layout
Install beer bottle cooler behind bar two door, (see cut sheet)
Add doorway in from kitchen to bar. swinging alliason with window.
Wall up raised area and add door to bar entrance, all finished.Demo and Install new countertops.
New carpet (no padding needed).
Run conduit for Soda lines (to bar)
Bar counter top .
Bar (build)
*3 sink system/Hand sink
*Mount 2 tv's
Install new soda counter doors (6)
Replace existing damaged freezer door.

Costruction type to be VB
Occupancy to be Commercial

G E N E R A L N O T E S

1. These drawings are an instrument of service and remain the property of Ambrosia Construction. They are not to be reproduced or altered in any way, nor disclosed or assigned to any third party without the express written permission of Gary C. Ambrosia (c. 2009).
2. These documents have been prepared to secure a building permit, enable pricing by subcontractors, and to facilitate construction; they are not to be considered complete. The quality of workmanship throughout shall be first class and all materials shall be the sole responsibility of the Contractor(s) and/or Subcontractor(s) whom are hired.
3. All work described by these plans or required to adequately perform the work shall conform to all current codes and ordinances which have jurisdiction over this project.
4. If a separate geotechnical engineering investigation has been performed for this site it shall be part of the construction documents.
5. A registered soils engineer shall be present during all backfill and compaction.
6. These plans are an addition to the existing building plans.
7. The Contractor shall verify all dimensions and job conditions and shall notify the architect of any discrepancies before proceeding with work.
8. Where discrepancies exist between the architectural drawings and the structural drawings, the architectural drawings will govern in matters of aesthetic details. The structural drawings will govern in matters of structural integrity. For example, for a stair nosing detail or soffit framing, the Architectural drawings would govern. For rebar information or a beam size, the Structural drawings would govern.
9. The Mechanical, Electrical, Plumbing, Floor Finish, and Reflected Ceiling sheets are to be used by those contractors only. The floor plan layout shown on the architectural floor plan has precedence over these sheets.
10. DO NOT SCALE THE DRAWINGS. The contractor is to field verify all dimensions prior to commencing work. If discrepancies arise, contact the architect immediately for resolution.

(E) Restaurant 3782 sq ft
(E) Dining 2211.5 sq ft
(N) Bar 188.5 sq ft
Total Blding 960 sq ft
Lot 4800.00 sq ft
Coverage 26.50 %



Vicinity map

OWNERSHIP OF INSTRUMENTS OF SERVICE

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, PREPARED BY GARY AMBROSIA AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGNER, WHOM SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

REQUIRED SPECIAL INSPECTION

ITEM	REQUIRED?	REMARKS
N/A	N/A	N/A

PROJECT INFO

PROJECT ADDRESS:
1750 Fremont Blvd.
Seaside, CA 93955

BUILDING DATA:
APN:
Archaeological Zone: No
Coastal Zone: No
Historic Resources Inventory: No
ASBS Watershed: No
Butterfly Habitat: No
Septic: No
Land Use: Med Dens to 17.4 DU/ac
Land Use 2: MDR9.7
Zoning: R-1

REFERENCE CODES:
-2013 California Residential Code (CRC)
-2013 California Plumbing code (CPC)
-2013 California Electrical Code (CEC)
-2013 California Mechanical Code (CMC)
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA Green BUILDING CODE (CGBC)
- 2013 CALIFORNIA FIRE CODE (CFC)

INDEX TO DRAWINGS

AMBROSIA CONSTRUCTION
514 10th St.
Pacific Grove, CA 93950
831-402-2398
CSL #353546

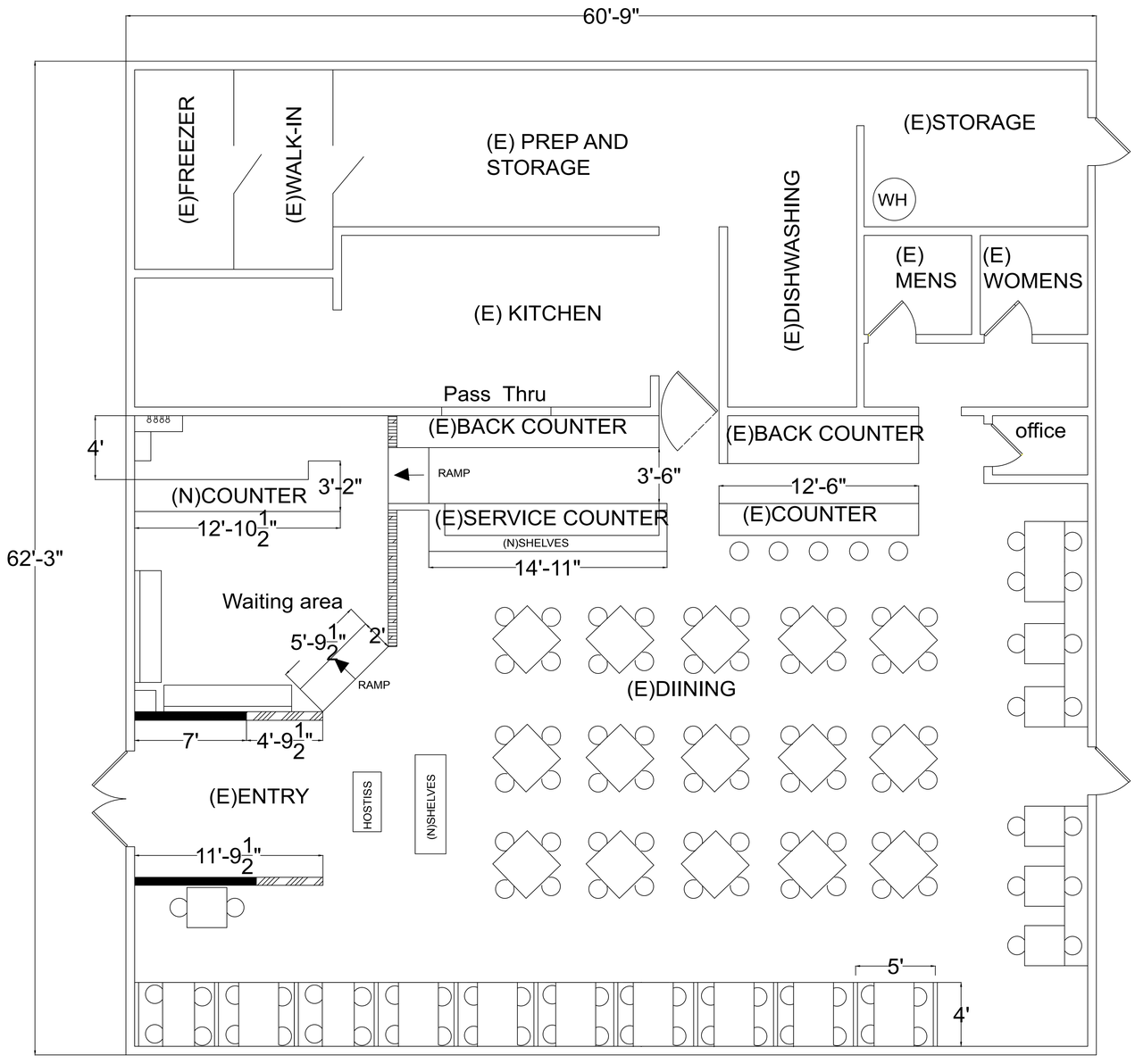
REVISIONS
1

Restaurant Remodel
Susan & Ben Mosqueda
1760 Fremont Blvd.
Seaside, CA 93955

DRAWING
Vicinity map and notes

SCALE: No Scale
DESIGNER: GA
DATE 12/3/2018

T1
Sheet 1 of 10



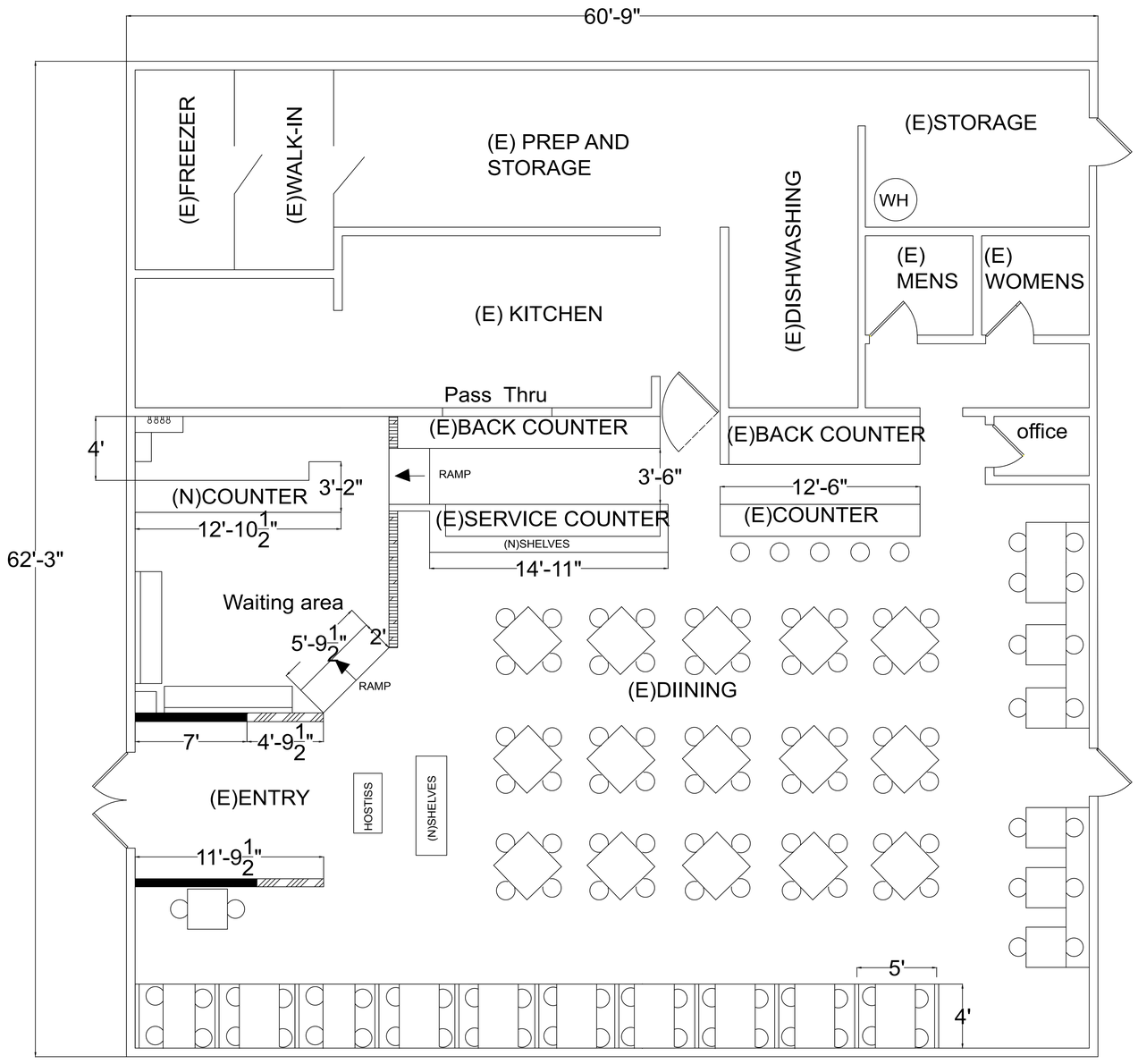
514 10th St
Pacific Grove, CA 93950
831-402-2398
CSLB #353546

AMBROSIA CONSTRUCTION

(N) Demention Plan

Restaurant Remodel for:
Susan & Ben Mosqueda
1760 Fremont Blvd.
Seaside, CA 93955

CUSTOMER: Mosqueda	DATE: 12/3/2018	REV. date:	REV.
DRAWN: GFA	SCALE: 1/4" = 1'-0"	SHEET A2	



514 10th St
Pacific Grove, CA 93950
831-402-2398
CSLB #353546

AMBROSIA CONSTRUCTION

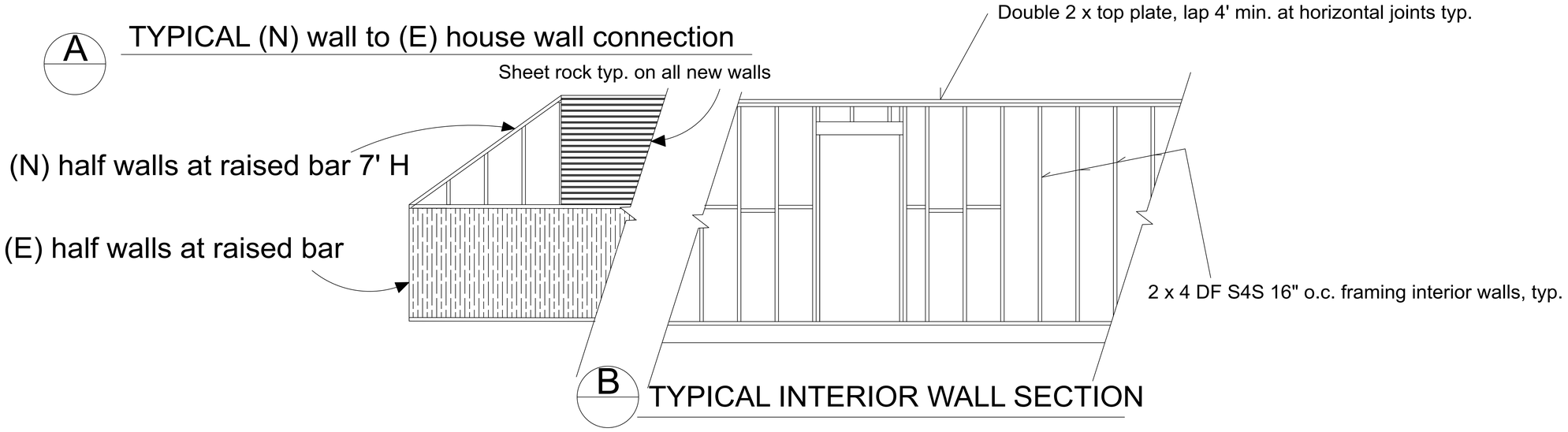
(N) Demention Plan

Restaurant Remodel for:
Susan & Ben Mosqueda
1760 Fremont Blvd.
Seaside, CA 93955

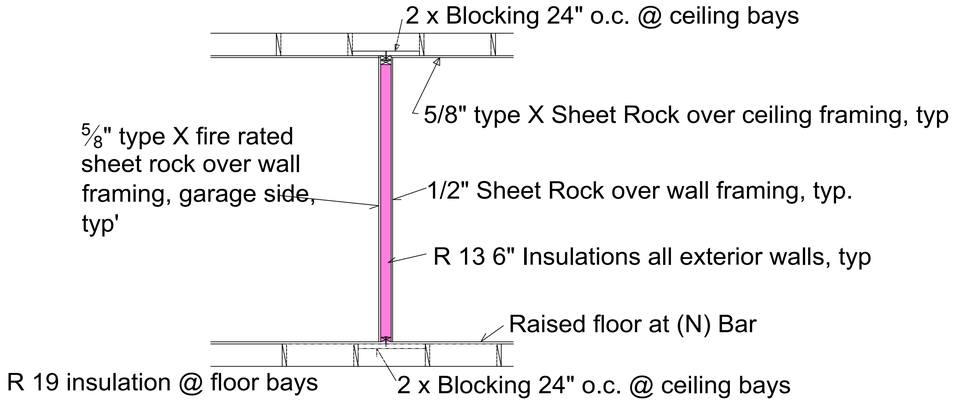
CUSTOMER: Mosqueda	DATE: 12/3/2018	REV. date:	REV.
DRAWN: GFA	SCALE: 1/4" = 1'-0"	SHEET	A3

CBC 2013 Edition

A TYPICAL (N) wall to (E) house wall connection



B TYPICAL INTERIOR WALL SECTION



A TYPICAL WALL SECTION
TYPICAL TO FILL-IN FRAMING

514 10th St
Pacific Grove, CA 93950
831-402-2398
CSLB #353546

AMBROSIA CONSTRUCTION

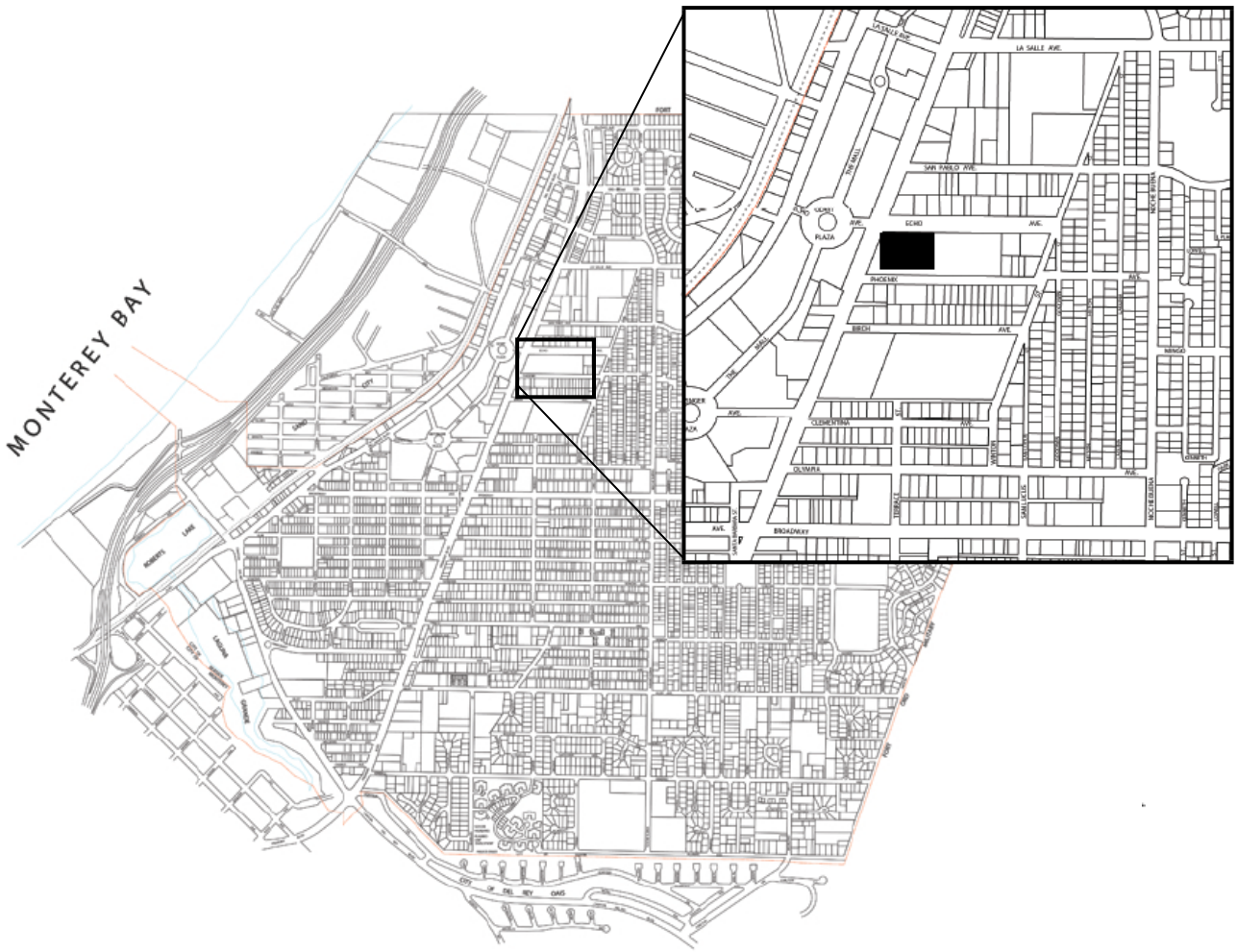
Framing Details

Restaurant Remodel for:
Susan & Ben Mosqueda
1760 Fremont Blvd.
Seaside, CA 93955

CUSTOMER: Mosqueda	DATE: 12/3/2018	REV. date:	REV.
DRAWN: GFA	SCALE: 1/4" = 1'-0"	SHEET	D1

Location Map

Project Site: 1760 Fremont Boulevard, Ste: B-2



Attachment 3

Site Photo

View of restaurant entrance from Echo Avenue

CITY OF SEASIDE
STAFF REPORT

Item No.: 7.B.

TO: Planning Commission

BY: Gloria Stearns, Economic Development Manager
Rick Medina, Senior Planner

DATE: January 9, 2019

SUBJECT: **USE PERMIT APPLICATION No. UP-18-06: CITY OF SEASIDE, PROPERTY OWNER, AND SEQUOIA DEVELOPMENT SERVICES, APPLICANT, ARE REQUESTING THE APPROVAL OF A USE PERMIT TO ALLOW A WIRELESS TELECOMUNICATION FACILITY AND RELATED EQUIPMENT AT SOPER FIELD PARK LOCATED AT 220 COE AVENUE IN THE OPEN SPACE RECREATIONAL (OSR) ZONING DISTRICT (APN#031-051-025). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.**

PURPOSE & RECOMMENDATION

In accordance with Section 17.54.040.A of the Seaside Municipal Code, a Use Permit is required to allow the installation of a freestanding, unmanned wireless telecommunication facility.

BACKGROUND

Project Address					
	Site	**North**	**South**	**East**	**West**
General Plan	Open Space Recreation	Low Density Residential	Medium Density Residential	High Density Residential	Public Institutional
Zoning	OSR	RS-8	RM	RH	PI

The project site will be located on the portion of the Soper park that is located on the east side, with the telecommunication antennas attached to a new 70-foot stadium light and related ground equipment located adjacent to an existing batting cage. The park is in the northern portion of Seaside, at the intersection of Coe Avenue and Dahlia Drive. Location Map is

provided as Attachment 2. Site Photos are provided as Attachment 3.

PROPOSAL

Sequoia Development Services representing Verizon Wireless (Applicant) is proposing to install a macro cellular facility at this location to improve the network coverage and capacity of their network. A macro cell is a radio coverage cell in cellular networks. The coverage distance varies depending on the frequency and bandwidth of the signals as well as physical obstructions in the area. Macro cell antennas must be properly mounted on ground-based masts, rooftops or other existing structures and at heights for an unhindered, clear view of the surroundings. The Cell Site Coverage Maps are provided as Attachment 4.

The proposed wireless telecommunication facility will consist of mounting six six-foot panel antennas on an existing 70-foot sports field light between 42' and 58' feet high. The light standard will be replaced to increase structural capacity. Underneath the antennas, the applicant will install Radio Remote Units (RRU's), and a pole mounted DC surge protector. The antennas, RRU's and surge protector will be concealed within a circular screening radome. Photo sims of the radome screen are provided as Attachment 5. An existing light equipment box will be relocated on the pole underneath Verizon Wireless's equipment. Nearby at the northeast corner of the park, in a little-used area of the park, Verizon Wireless will install a 225 square foot concrete pad, surrounded by a 10-foot green chain link fence with a green mesh, adjacent to an existing batting cage, to contain the ground equipment used to support network cabinets and provide a standby 20 KW generator to enable continued service in case of emergency.

The installation of wireless telecommunication facilities is regulated by local, state, and federal ordinances and regulations, as well as by the California Public Utility Commission (CPUC) and Federal Communication Commission (FCC).

ISSUES AND ANALYSIS

The applicant is requesting use permit approval to allow a wireless telecommunication facility and related ground equipment to fill a significant gap in the Verizon Wireless network service in north Seaside (the residential area surrounding Bay View community, Seaside Highlands, Sunbay Apartments, Military Housing, and nearby schools) and fill increasing demand on the network during times of high customer demand during peak usage. The significant gap is described in the Statement of Verizon Wireless Radio Frequency Design Engineer Dewayne Bonham (the "RF Engineer's Statement") provided as Attachment 6. Additionally, the new facility will increase call capacity and enhance the overall quality of service for existing and future Verizon customers.

Use Permit

In accordance with Section 17.54.010 of the Seaside Municipal Code (SMC), to promote the aesthetic appearance of the City, and ensure public safety and welfare, wireless facility providers should pursue benefits to the public from said facilities by encouraging the leasing of

publically owned properties where feasible. The limitation on the location of a wireless communication facility ("Facility") is listed below:

1. A Facility shall be located within a Public Institutional (PI) zone as a first priority; and
2. A new Facility shall be co-located with existing facilities and with other planned new facilities whenever feasible; and
3. The Commission shall always consider City-owned sites as the highest priority for the location of a communication facility

Alternative Site Analysis

In accordance with Section 17.54.050.(C) SMC, the applicant prepared an Alternative Site Analysis provided as Attachment 7, to demonstrate that the project site would comply with the site limitation section of the Ordinance as not only a high priority site but a site which would result in the least visual intrusive impact on the community.

In addition to the proposed site, Verizon Wireless considered six (6) alternative sites. The locations of the alternative sites are listed below and shown on Attachment 8.

1. Proposed facility (220 Coe Avenue)
2. Bayonet and Blackhorse Golf Course (1 McClure Way)
3. Open Space Area (Seaside Highlands Drainage Basin Coe Avenue and Monterey Road)
4. Seaside High School (2200 Noche Buena Street)
5. Central Coast High School (200 Coe Avenue)
6. Former Gas Station (Monterey Road at Coe Avenue)
7. Vacant Residential Parcel (Bayview Mobile Home Park Coe Avenue and Dahlia Drive)

Per the analysis provided by the applicant, City staff finds that there are no existing antenna towers, monopoles, and rooftops within the vicinity of the coverage area that would be viable as alternate location due to landlord considerations on existing school sites owned by Monterey Peninsula Unified School District. There is a lack of vertical infrastructure to support a new tower, and the result of a of a new tower causing a more intrusive aesthetic impact on the community than what would otherwise occur with the placement of a new antenna on an existing sports field light.

Radio Frequency (RF) Evaluation Report

The applicant has submitted a Radio Frequency Exposure Compliance Report (RF) prepared by Hammet and Edison Inc., Consulting Engineers dated September 13, 2018 (The H&E Report). See Attachment 9 for RF Report. The purpose of the RF Report is to determine the radio frequency electromagnetic exposure (RF-EME) levels from the Verizon wireless communications equipment at the proposed site.

Under the Telcom Act, the Federal Communication Commission (FCC) completely occupies the

field with respect to RF emissions. The FCC has established comprehensive rules for human exposure to RF emissions (The FCC Guidelines). State and local governments cannot regulate wireless facilities based on environmental effects from RF emissions to the extent that the emissions comply with the FCC Guidelines. The FCC has developed Maximum Permissible Exposure (MPE) limits for general public exposures and occupational exposures. The RF Report summarizes the results of the RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place.

According to the RF Report, based on worst case modeling, there are no modeled areas on any accessible ground-level walking/working/living surface related to the proposed antenna at this site that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working/living surfaces to the Verizon antenna, the maximum power density generated by the project is approximately 8.5% of the FCC's general public limit. The maximum calculated public exposure limits calculated at the second-floor elevation of any nearby residence to the north (520 feet) is 12% of the public exposure limit.

Based on the transmitter frequencies and power levels disclosed in the H&E Report, the antennas at the proposed location would create a "controlled access zone" that extends about 71.7 feet horizontally from the face of the antennas at approximately at approximately the same height as the antenna's emissions center (55' AGL), with very few emissions that stray in any other direction. This result is consistent with the H&E Report's prediction that exposure levels at the ground will not exceed the FCC's maximum limit for the general public.

The fact that the emissions are planned to create a controlled access zone does not mean that the facility will violate the FCC Guidelines. Rather, controlled access zone means that the carrier must affirmatively restrict public access to that area so that members of the general population (including trespassers and maintenance workers) cannot unknowingly enter and be exposed to radio frequency emissions in excess of those allowed by the FCC. The following conditions of approval have been added to the project to inform the general population, maintenance workers, and even trespassers/vandals that might unknowingly be exposed to the emissions from the antennas while ascending the light standard:

1. Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.

2. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access door. The signs required in this condition must be placed in a location where they are clearly visible to a person when he or she approaches the access door in the open and closed positions.

3. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "10-Step RF Safety Guidelines" sign at the base of the light standard. The signs

required in this condition must be placed in a location where they are clearly visible to a person climbing the light standard.

4. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

Visual Impacts

The applicant submitted proposed site location photo showing the existing sport field light standard and photo simulation at the proposed site showing the wireless antenna located on top of the light standard with a radome screen.

The antennas will be mounted at a height between 45' and 52' feet on the 70-foot tall sports field light. The wireless antennas will project about 2.5 feet from the light standard. A circular radome screen will cover the antennas and the RRU's positioned below the antennas. The radome screen will be painted with a flat, non-reflective silver to the match the color of the light standard. The accessory ground equipment and generator will be located within an eight-foot tall chain link fence that will be screened with a black mesh material to match the adjoing batting cage. The electrical cables extending from the equipment shelter to the light standard will be installed underground and routed through the light standard so that no accessory electrical wires or cables will be visible.

In accordance with Section 17.54.060.A through .C, a ground mounted telecommunication facility shall be located as far away as possible from all property boundaries, with a minimum setback of 25 feet. The replacement light standard will be placed at the same location which is the furthest it can be positioned away from the Dahlia Street to the east. The project location will maintain a 65-foot setback from Dahlia Street, 240 feet from the Bayview Mobile Home park to the south, and 600 feet from the nearest residential property in the Seaside Highlands residential neighborhood to the north.

Based on the evaluation of the project information and the undergrounding of electrical wires/cables, the proposed project would provide the least intrusive means for a visual impact in that the antennas and accessory equipment will be located a light standard that matches the existing light standards on the park and will screen all material from the public view. City staff finds that the overall design will not rise to the level of creating a significant visual impact to the park or surrounding properties.

Neighborhood Response

In accordance with the City of Seaside municipal code regulations to provide notice to all

property owners abutting the site within a 300-foot radius, as of Friday, December 4, 2019, City staff has not received any response to the public notice.

REQUIRED FINDINGS

The following findings are required under Section 17.62.070.F of the SMC:

The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: *SMC § 17.54.050.A authorizes wireless telecommunication facilities on a publically owned property so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas within a radome screen that is architecturally integrated into the existing 70-foot light standard, and which will be constructed, painted and textured to match the existing silver light standard.*

The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance: *The Seaside General Plan designates the land use for the project site as OSR (Open Space Recreational). The land use designation is primarily intended for the development of a park. A telecommunication facility has been classified as a use similar to that of an ancillary public service listed above.*

Land Use Element: *Goal LU-4 is to ensure that new development complements existing land uses and enhances the character of the community and neighborhoods. Policy LU-4.1 requires all new development to be compatible with surrounding uses, the site and available infrastructure.*

Evidence: *The proposed wireless telecommunications facility will provide telecommunications services (e.g., voice, Internet and other data-based communication services) ancillary to the existing and planned future residential uses in the vicinity. The project will complement the existing park because the applicant proposes to conceal the antennas on the light standard within a radome screen painted to match materials and finishes on the existing light standards. The replacement light standard will be in scale with the existing light standards on the park, and will not adversely affect the aesthetic*

character of the site or block views from adjoining residential properties. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a chain link fence with a mesh screen around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the fence. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations. Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights.

The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The project will be designed to match the architectural style and construction of the existing light standards. All antennas and associated equipment will be completely concealed from public view behind a radome screen, which the applicant will design, construct, paint and texture to match the appearance of the existing light standards. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the light standard exceeds 70-feet in height. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a chain link fence with a black mesh screen around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the fence. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations (65dBA as measured from the nearest property line). Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights. The project is an allowed accessory use, compatible with the OSR land use.*

The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: *The proposed wireless telecommunication facility will have ingress and egress from Soper Park. Existing water, wastewater and electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The project site is developed with existing light standards that service a baseball field and is suitable to accommodate a wireless telecommunications facility that does not exceed 70 feet above ground level.*

Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in

the vicinity and zone district in which the property is located.

Evidence: *The applicant provided a report dated September 19, 2018, prepared by Hammett & Edison, Inc. that concluded the proposed emissions from the transmitters would not exceed the maximum permissible exposure levels for the general population anywhere at ground level or at the second-story elevation of any nearby residence. Based on the proposed site design, the report predicted that emissions at ground level would not exceed 8.5% of the general public limit and emissions at the second-floor level of any nearby residence would not exceed 12% of the general public limit. The City retained an independent consultant, who evaluated the report, concluded that its findings were valid, and recommended specific mitigation measures to ensure compliance with all applicable federal regulations. Accordingly, the City finds that it may not regulate the proposed telecommunications facility on the basis of any environmental effects from the proposed radio frequency emissions, and that the proposed telecommunications facility will not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.*

The communication facility complies with all applicable requirements of this chapter .

Evidence: *SMC § 17.54.050.A authorizes wireless telecommunication facilities on publically owned land so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas and associated tower-mounted equipment within a radome screen that will be architecturally integrated into the existing light standard, and which will be constructed, painted and textured to match the existing light standeards. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the facility extends more than 70 feet above ground level.*

The communication facility will not adversely impact the character and aesthetics of any public right-of-way.

Evidence: *The proposed project will not adversely impact the character or aesthetics of any public right-of-way because it would be located on private property. To the extent that the proposed project would be visible from locations within the public right-of-way, the proposed concealment elements that blend the wireless telecommunication facility into the existing light standard is architecturally sufficient to mitigate the proposed*

wireless facility equipment on the light standard. The ground equipment will be fully enclosed within a chain link fence area that will be further screened with a black mesh material to match the fencing and screening applied to an adjacent batting cage.

ENVIRONMENTAL REVIEW

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to subsection (e) of Section 15303. New construction or conversion of small facilities of the CEQA Guidelines in that the project is a minor alteration to an existing structure.

ATTACHMENTS

1. Attachment 1 - Final Resolution
2. Attachment 1 Exhibit A - Project plans
3. Attachment 2 - Location Map
4. Attachment 3 - Site Photos
5. Attachment 4 - Site Coverage Maps
6. Attachment 5 - Photo Simulations
7. Attachment 6 - RF Engineer's Statement
8. Attachment 7 - Alternatives Analysis
9. Attachment 8 - Alterntive Site Analysis Map
10. Attachment 9 - RF Report

RESOLUTION NO. 19-XX

A RESOLUTION OF THE SEASIDE PLANNING COMMISSION APPROVING USE PERMIT APPLICATION No. UP-18-06 TO ESTABLISH A WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 220 COEAVENUE (APN 031-051-025).

WHEREAS, Sequoia Development Services on behalf of Verizon Wireless, Applicant, and City of Seaside, Property Owner, have applied for a Conditional Use Permit to establish a wireless telecommunication facility located at 220 Coe Avenue, in the Open Space Recreation (OSR) Zoning District; and

WHEREAS, the proposed project is a discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed project at a duly noticed public hearing held on January 9, 2019, and

WHEREAS, the project is Categorically Exempt, Section 15303(e) from the California Environmental Quality Act (CEQA) Guidelines.

Evidence: *Approval of the proposed project would allow for the replacement of an existing 70-foot Sports Field Light Towner with a newly constructed 70-foot" tall sports field light tower and a 225-sqaure foot equipment enclosure to service an unmanned wireless telecommunication facility. The installation of the wireless telecommunication tower and equipment enclosure would consist of a minor addition to the existing public park and would not result in any increased intensity of the existing land use on the park that would hinder or impede the use of the public park for recreation uses by the public or the City's ability to conduct maintenance on the park.*

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission adopts the following findings to grant the approval of Conditional Use Permit Application No. 18-06:
REQUIRED FINDINGS

The following findings are required under Section 17.62.070.F of the SMC:

1. **The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code**.

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on a publically owned property so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas within a radome screen that is architecturally integrated into the existing 70-foot light standard, and which will be constructed, painted and textured to match the existing silver light standard.

2. **The proposed use is consistent with the General Plan and any applicable specific plan.**

Seaside General Plan Conformance: The Seaside General Plan designates the land use for the project site as OSR (Open Space Recreational). The land use designation is primarily intended for the development of a park. A telecommunication facility has been classified as a use similar to that of an ancillary public service listed above.

Land Use Element: Goal LU-4 is to ensure that new development complements existing land uses and enhances the character of the community and neighborhoods. Policy LU-4.1 requires all new development to be compatible with surrounding uses, the site and available infrastructure.

Evidence: The proposed wireless telecommunications facility will provide telecommunications services (e.g., voice, Internet and other data-based communication services) ancillary to the existing and planned future residential uses in the vicinity. The project will complement the existing park because the applicant proposes to conceal the antennas on the light standard within a radome screen painted to match materials and finishes on the existing light standards. The replacement light standard will be in scale with the existing light standards on the park, and will not adversely affect the aesthetic character of the site or block views from adjoining residential properties. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a chain link fence with a mesh screen around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the fence. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations. Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights.

3. **The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.**

Evidence: The project will be designed to match the architectural style and construction of the existing light standards. All antennas and associated equipment will be completely concealed

from public view behind a radome screen, which the applicant will design, construct, paint and texture to match the appearance of the existing light standards. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the light standard exceeds 70-feet in height. The ground mounted equipment enclosure will be compatible with the existing and planned future residential uses in the vicinity provided that the applicant constructs a chain link fence with a black mesh screen around the equipment, and further provided that no part of the equipment within the enclosure protrudes above the fence. The applicant shall install noise-baffling materials in connection with the generator to ensure compliance with all applicable ambient noise limitations (65dBA as measured from the nearest property line). Any work or security lighting must be installed in a manner that minimizes illumination effects outside the enclosure, and must be either motion sensitive or timed lights. The project is an allowed accessory use, compatible with the OSR land use.

4. **The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.**

Evidence: The proposed wireless telecommunication facility will have ingress and egress from Soper Park. Existing water, wastewater and electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The project site is developed with existing light standards that service a baseball field and is suitable to accommodate a wireless telecommunications facility that does not exceed 70 feet above ground level.

5. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located**.

Evidence: The applicant provided a report dated September 19, 2018, prepared by Hammett & Edison, Inc. that concluded the proposed emissions from the transmitters would not exceed the maximum permissible exposure levels for the general population anywhere at ground level or at the second-story elevation of any nearby residence. Based on the proposed site design, the report predicted that emissions at ground level would not exceed 8.5% of the general public limit and emissions at the second-floor level of any nearby residence would not exceed 12% of the general public limit. The City retained an independent consultant, who evaluated the report, concluded that its findings were valid, and recommended specific mitigation measures to ensure compliance with all applicable federal regulations. Accordingly, the City finds that it may not regulate the proposed telecommunications facility on the basis of any environmental effects from the proposed radio frequency emissions, and that the proposed telecommunications facility will not result in any adverse impact on the public interest, health, safety, convenience, or welfare of the City.

6. **The communication facility complies with all applicable requirements of this chapter [17.54].**

Evidence: SMC § 17.54.050.A authorizes wireless telecommunication facilities on publically owned land so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The proposed project is located within an Open Space Recreational (OSR) district and the applicant has provided a written analysis that evaluates seven alternative sites, including two sites in public/institutional districts. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to completely conceal the antennas and associated tower-mounted equipment within a radome screen that will be architecturally integrated into the existing light standard, and which will be constructed, painted and textured to match the existing light standeards. The proposed project will be compliant with the height limitations in SMC § 17.54.060.B so long as no part of the facility extends more than 70 feet above ground level.

7. **The communication facility will not adversely impact the character and aesthetics of any public right-of-way.**

Evidence: The proposed project will not adversely impact the character or aesthetics of any public right-of-way because it would be located on private property. To the extent that the proposed project would be visible from locations within the public right-of-way, the proposed concealment elements that blend the wireless telecommunication facility into the existing light standard is architecturally sufficient to mitigate the proposed wireless facility equipment on the light standard. The ground equipment will be fully enclosed within a chain link fence area that will be further screened with a black mesh material to match the fencing and screening applied to an adjacent batting cage.

BE IT FURTHER RESOLVED, that the Seaside Planning Commission approves Conditional Use Permit Application No. 18-06 subject to the following conditions:

1. A Revocable Encroachment Permit issued by the Department of Public Works, Engineering Division is required for the construction and operation of the antennas on the Sports Field Light Tower, establishment of the equipment enclosure, and the underground electrical cables extending the equipment enclosure to the Sports Field Light Tower.

2. The wireless telecommunication facility shall conform to these of approval and to the approved plans and documents on file in the Community Development Department as approved and dated January 9, 2019. No significant changes or modifications shall be made to the facility on the Sports Field Light Tower or equipment enclosure, including the modification of equipment located inside the equipment enclosure, without prior review and written approval by the Zoning Administrator.

3. The applicant shall be required to transplant an existing tree located within the footprint of the equipment shelter and provide a planting plan for the installation of three additional trees that will be placed around the equipment shelter to provide aesthetic

screening from the grandstand area of the baseball field. The type of tree and location shall be approved by the Board of Architectural Review.

4. The use permit will automatically expire 10 years from the issuance date. The applicant may request a 10-year extension of the use permit through the filing of a new use permit application prior to the expiration of the use permit on January 9, 2029.

5. Permittee shall at all times maintain compliance with all applicable federal, state and local laws, regulations, ordinance or other rules.

6. The overall height of the new Sports Field Light Tower shall not exceed 70 feet above ground level.

7. Any fencing associated with the equipment enclosure shall be constructed of green vinyl coated chain link material that would be covered on the interior of the fence with a green fabric mesh material approved by the Building Official. Permittee shall install and at all times maintain in good condition noise baffling materials on the generator behind the fence to ensure compliance with all applicable noise regulations. All equipment within the enclosure must be completely below and behind the fence.

8. All facilities must comply with all applicable regulations, standards and guidelines for RF exposure established by any governmental entity with the authority to regulate RF exposure standards. The applicant shall keep up-to-date on current information from the FCC in regards to maximum permissible RF exposure levels. In the event that the FCC changes its guidelines for human exposure to RF, applicant shall, within 30 days after any such change, submit to the Community Development Director a report prepared by a qualified engineer that demonstrates actual compliance with such changed guidelines. The Community Development Director may, at applicant's sole cost, retain an independent consultant to evaluate the compliance report and any potential modifications to the use permit necessary to conform to the FCC's guidelines. Failure to submit the compliance report required under this condition, or failure to maintain compliance with the FCC's guidelines for human exposure to RF at all times shall constitute grounds for use permit revocation.

9. Any modifications to the approved plans, colors or materials require prior written approval from the Resource Management Services before the City may issue a building permit.

10. Permittee shall not operate the standby generator except when necessary due to a primary power failure or intermittent testing and cycling. Testing and cycling shall occur only on Wednesdays between the hours of 11:00 am and 3:00 pm and no more frequently than once a week. All operations shall comply with all applicable ambient noise limits at all times. With permission granted by the Zoning Administrator, the applicant may seek to modify the time and date of the testing hours on an interim basis based on mechanical testing/repairs to the generator or replacement of the generator.

11. Permittee shall undertake all reasonable efforts to avoid undue adverse impacts to adjacent properties and/or uses that may arise from the construction, operation, maintenance, modification and removal of the facility.

12. The site and the facility, including but not limited to all landscaping, fencing and related transmission equipment, must be maintained in a neat and clean manner and in accordance with all approved plans and conditions of approval.

13. Permittee shall remove any graffiti on the wireless facility at permittee sole expense within 48 hours upon receiving notice.

14. To prevent occupational exposures in excess of FCC Guidelines, prior to the issuance of a Building Permit the applicant shall submit Radio Frequency Safety Training standards that the wireless carrier will provide to all authorized personnel who have access to the telecommunication tower.

15. In addition to the required signs noted in Condition No. 13, the following conditions shall be implanted to inform the general public, maintenance workers, and even trespassers/vandals that might unknowingly be exposed to the emissions from the antennas while ascending the light standard:

    - Permittee shall keep all access points to the equipment enclosure locked at all times, except when active maintenance is performed on the equipment.

    - Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access door. The signs required in this condition must be placed in a location where they are clearly visible to a person when he or she approaches the access door in the open and closed positions.

    - Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "10-Step RF Safety Guidelines" sign at the base of the light standard. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the light standard.

    - Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

16. Prior to the issuance of a Building Permit, the applicant shall be required to obtain design review approval from the Board of Architectural Review for the final design of the tower, the fencing that would enclose the ground mounted equipment, and any noise-attenuating materials installed in connection with the fencing.

17. After the permittee completes the installation and before the permittee commences full or unattended operations, the permittee shall submit a written report to the City Manager that certifies actual compliance with all applicable FCC guidelines for human exposure to RF emissions based on actual measurements taken by a qualified technician with a recently calibrated meter from around the facility, including without limitation measurements taken from the property lines at all adjoining properties and from the adjoining right-of-way. The City Manager or its designee may (but shall not be obligated to) supervise the on-site measurements. In addition, the City Manager may select and retain a qualified independent expert to review the written report. The permittee shall not commence full or unattended operations at the facility until the City Manager approved the written report in writing. The permittee shall bear all costs and expenses in connection with the preparation and review of the written report, including without limitation the cost and expenses in connection with the on-site measurements, any City supervision of the on-site measurements and any independent expert review.

18. After the permittee completes any modification to the transmission equipment at the facility and before the permittee commences full or unattended operations, the permittee shall submit a written report to the City Manager that certifies actual compliance with all applicable FCC guidelines for human exposure to RF emissions based on actual measurements taken by a qualified technician with a recently calibrated meter from around the facility, including without limitation measurements taken from the property lines at all adjoining properties and from the adjoining right-of-way. The City Manager or its designee may (but shall not be obligated to) supervise the on-site measurements. In addition, the City Manager may select and retain a qualified independent expert to review the written report. The permittee shall not commence full or unattended operations at the facility until the City Manager approved the written report in writing. The permittee shall bear all costs and expenses in connection with the preparation and review of the written report, including without limitation the cost and expenses in connection with the on-site measurements, any City supervision of the on-site measurements and any independent expert review.

Fire Department:

19. Compliance shall be maintained with the 2016 California Fire Code. This condition also requires compliance with the maximum occupancy load set for this establishment.

Building Department:

20. Compliance shall be maintained with the 2016 California Building Code.

Standard:

21. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.80.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.

22. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal.

23. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that they will, defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding and the City shall cooperate fully in the defense thereof

24. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD) and Monterey Regional Water Pollution Control Agency.

25. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.

26. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless project use has commenced within the required time limit, and construction continues thereafter under a valid Building Permit, or the Zoning Administrator has granted an extension of time.

27. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 9th day of January 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Owens, Chairperson

ATTEST:

_____
Lesley Milton, City Clerk

verizon

SEASIDE SOPER FIELD

220 COE AVENUE
SEASIDE, CA 93955

LOCATION CODE: 442936
PROJECT TYPE: NEW SITE BUILD

SITE INFORMATION

PROPERTY OWNER:	ECONOMIC DEVELOPMENT MANAGER
ADDRESS:	CITY OF SEASIDE SEASIDE, CA 93955 CONTACT: KURT OVERMEYER PH: (831) 899-6839 EMAIL: kovermeyer@ci.seaside.ca.us
APPLICANT:	VERIZON WIRELESS
ADDRESS:	2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
LATITUDE (NAD 83):	36° 37' 31.60" N
LONGITUDE (NAD 83):	121° 49' 53.60" W
GROUND ELEVATION:	104.42' AMSL
ASSESSOR'S PARCEL NO.:	031-051-025
ZONING JURISDICTION:	CITY OF SEASIDE
ZONING CLASSIFICATION:	OSR (OPEN SPACE RECREATION)
OCCUPANCY GROUP:	TBD
TYPE OF CONSTRUCTION:	TBD
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	225 SQ.FT.

PROJECT TEAM

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598
CONTACT: JORDAN THOMPSON
PHONE: (925) 895-1668
EMAIL: jordan.thompson@verizonwireless.com

RF ENGINEER:
VERIZON WIRELESS
2785 MITCHELL DRIVE, BLDG. 9
WALNUT CREEK, CA 94598
CONTACT: STEFANO IACHELLA
PHONE: (510) 381-1152
EMAIL: stefano.iachella@verizonwireless.com

SITE ACQUISITION:
SEQUOIA DEPLOYMENT SERVICES, INC.
22471 ASPAN, SUITE #290
LAKE FOREST, CA 92630
CONTACT: ROBERT BALLMAIER
PHONE: (949) 278-7747
EMAIL: bob.ballmaier@sequoia-ds.com

ARCHITECT/ENGINEERING:
CELLSIUS ENGINEERING GROUP
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
CONTACT: REGGIE GABRIEL
PHONE: (619) 200-7190
EMAIL: reggie.gabriel@cellsius.net

ZONING:
SEQUOIA DEPLOYMENT SERVICES, INC.
22471 ASPAN, SUITE #290
LAKE FOREST, CA 92630
CONTACT: BEN HACKESTEDDE
PHONE: (949) 259-3344
EMAIL: ben.hackestedde@sequoia-ds.com

CONSTRUCTION:
SEQUOIA DEPLOYMENT SERVICES, INC.
22471 ASPAN, SUITE #290
LAKE FOREST, CA 92630
CONTACT: ESI LIEGE
PHONE: (714) 697-6600
EMAIL: esi.liege@sequoia-ds.com

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

VICINITY MAP

DRIVING DIRECTIONS

DIRECTIONS FROM VERIZON OFFICE:

1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN.
2. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD.
3. YGNACIO VALLEY RD BECOMES HILLSIDE AVE.
4. MERGE ONTO I-680 S VIA THE RAMP ON THE LEFT TOWARD SAN JOSE.
5. MERGE ONTO US-101 S VIA EXIT 1B TOWARD LOS ANGELES.
6. MERGE ONTO CA-156 W VIA EXIT 336 TOWARD MONTEREY/PENINSULA.
7. CA-156 W BECOMES CA-1 S/CABRILLO HWY S.
8. TAKE THE FREMONT BLVD/DEL MONTE BLVD EXIT, EXIT 404.
9. TURN LEFT ONTO MONTEREY RD.
10. TURN LEFT TO STAY ON MONTEREY RD.
11. TAKE THE 1ST RIGHT ONTO COE AVE.
12. 220 COE AVE, SEASIDE, CA 93955-6588, 220 COE AVE IS ON THE RIGHT

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED EQUIPMENT ENCLOSURE FOR THE LOCATION OF THE PROPOSED VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT.

- INSTALL (1) PROPOSED VERIZON WIRELESS 70'-0" STADIUM LIGHT
- INSTALL (1) PROPOSED VERIZON WIRELESS 18'-8" CYLINDRICAL SHROUD
- INSTALL (6) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS
- INSTALL (6) PROPOSED VERIZON WIRELESS RRUS
- INSTALL (2) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)
- INSTALL (1) PROPOSED VERIZON WIRELESS POLE-MOUNTED DC SURGE
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED DC SURGE
- INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED EQUIPMENT CABINETS
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO PANEL
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ILC PANEL
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED METER
- INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA
- INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED 20 KW GENERATOR

ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2016 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2016 CALIFORNIA MECHANICAL CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 Dig Alert
Know what's below. Call before you dig.
Call Two Working Days Before You Dig!
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DRAWING INDEX

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

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

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WALNUT CREEK, CA 94598

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cellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
5	12/03/2018	PG&E POC
4	11/13/2018	JURISDICTION COMMENTS
3	09/12/2018	100% ZD DRAWING
2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE:
DECEMBER 03, 2018

ISSUED FOR:
100% ZD SET

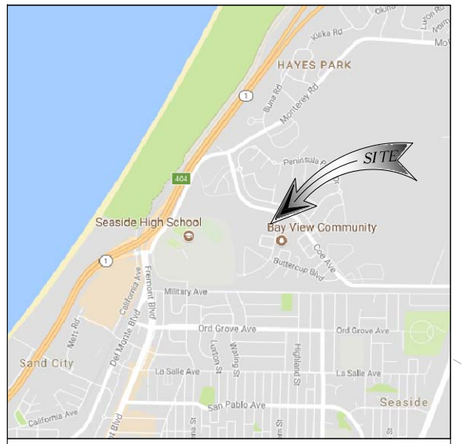
LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY: MAM
CHECKED BY: RGG

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



VICINITY MAP

SCHEDULE B

ITEM 1 IS TAX/LIEN RELATED.
ITEMS 13, 14 ARE CONDITIONS RELATED.

2 MAP RECORDED IN MAP BOOK 7, PAGE 1.
3 PLAT RECORDED IN PLAT BOOK 19, PAGE 21.
4 PLAT RECORDED IN PLAT BOOK 22, PAGE 33.
5 PLAT RECORDED IN PLAT BOOK 22, PAGE 51.
6 MAP RECORDED IN MAP BOOK 5, PAGE 16.
MAP INFORMATION SHEET
RECORDED ON: 05/16/2016
RECORDED IN: INSTRUMENT NO. 2016026250

7 EASEMENT
IN FAVOR OF: COAST VALLEYS GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
RECORDED ON: 07/26/1924
RECORDED IN: DEED BOOK 39, PAGE 490
AMENDMENT NO. 3
RECORDED ON: 10/05/1954
RECORDED IN: DEED BOOK 1562, PAGE 81
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

8 EASEMENT
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
RECORDED ON: 02/07/1931
RECORDED IN: DEED BOOK 280, PAGE 127.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

9 EASEMENT FOR RIGHT OF WAY
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
RECORDED ON: 11/07/1972
RECORDED IN: DEED BOOK 810, PAGE 669.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

10 LEASE FOR PRIVATE HOUSING
LANDLORD: SECRETARY OF THE ARMY, AS LANDLORD/LESSOR
TO: LIMITED POWER ORD CORP., AS TENANT/LESSEE
RECORDED ON: 02/13/1951
RECORDED IN: DEED BOOK 1280, PAGE 538.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

11 AGREEMENT AND GRANT OF EASEMENT
IN FAVOR OF: PACIFIC GAS & ELECTRIC COMPANY, A CALIFORNIA CORPORATION
RECORDED ON: 01/21/1997
RECORDED IN: DEED BOOK 3471, PAGE 154
NOTICE OF FINAL DESCRIPTION FOR EASEMENT FROM THE TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY TO PACIFIC GAS & ELECTRIC COMPANY
RECORDED ON: 09/09/1997
RECORDED IN: INSTRUMENT NO. 9751897
CORRECTION
RECORDED ON: 10/01/1997
RECORDED IN: INSTRUMENT NO. 9756845.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

12 DEPARTMENT OF THE ARMY EASEMENT FOR ELECTRIC POWER AND FOR NATURAL GAS PIPELINE RIGHT-OF-WAY
RECORDED ON: 04/17/1997
RECORDED IN: DEED BOOK 3506, PAGE 1533
EASEMENT QUITCLAIM DEED
FROM: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
TO: K & B BAKEWELL SEASIDE VENTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY DATED: 09/29/2003
RECORDED ON: 09/30/2003
RECORDED IN: INSTRUMENT NO. 2003119253
EASEMENT QUITCLAIM DEED
FROM: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
TO: K&B BAKEWELL SEASIDE VENTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
DATED: 04/06/2004
RECORDED ON: 04/07/2004
RECORDED IN: INSTRUMENT NO. 20040302895.
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

15 RESOLUTION 05-22
RECORDED ON: 11/21/2006
RECORDED IN: INSTRUMENT NO. 2006102955
THE LOCATION OF THE EASEMENT ARE NOT WITHIN THE SUBJECT PARCEL.

APN
031-051-025-000

SITE ADDRESS
220 COE AVENUE, SEASIDE, CA 93955

RECORD OWNER
SEASIDE HIGH SCHOOL

TITLE REPORT
TITLE COMMITMENT WAR PREPARED BY FIDELITY TITLE INSURANCE COMPANY WITH COMMITMENT NUMBER 26904009 EFFECTIVE 04/04/2018.

BASIS OF BEARING
THE CENTERLINE OF DAHLIA DRIVE BEARING N11°46'04"E WAS USED AS BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88

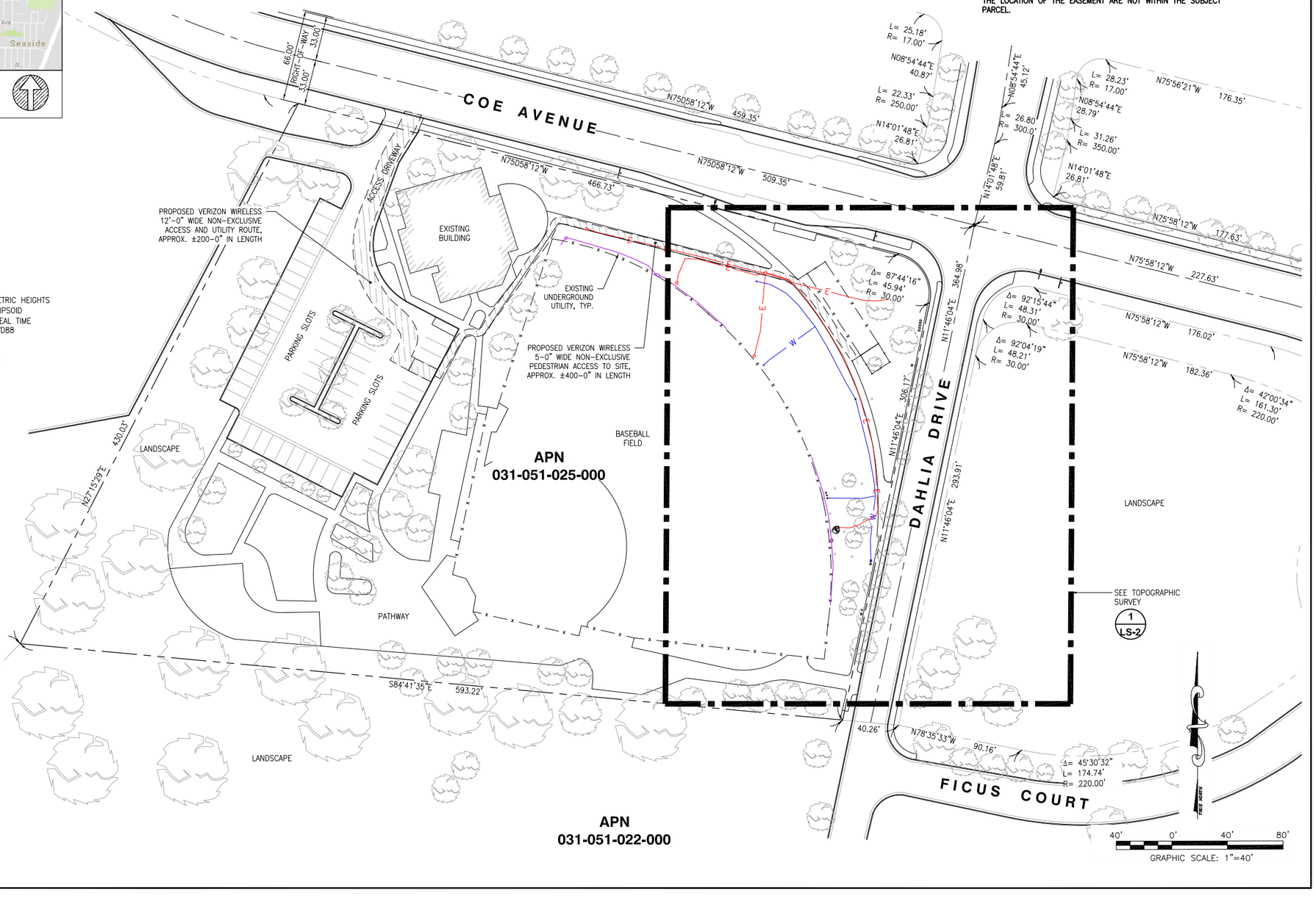
FLOOD ZONE
THE FLOOD MAP FOR THE SELECTED AREA IS NUMBER 06053C0327G EFFECTIVE ON 4/2/2009.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, BEING ALL OF PARCEL "E" AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 1396, SEASIDE HIGHLANDS PHASE 1" FILED IN VOLUME 22 OF CITIES AND TOWNS AT PAGE 33, MONTEREY COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL, THENCE FROM SAID POINT ALONG THE SOUTHERLY LINE OF COE AVENUE AS SHOWN ON SAID MAP SOUTH 75 °58'12" EAST, 406.24 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 87 °44'16", AN ARC DISTANCE OF 45.94 FEET TO A POINT ON THE WESTERLY LINE OF ORD AVENUE AS SHOWN ON SAID MAP; THENCE ALONG SAID WESTERLY LINE SOUTH 11°46'04" WEST, 306.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE NORTH 84°41'31" WEST, 553.10 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL; THENCE NORTH 27 °15'29" EAST, 430.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.20 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO CITY OF SEASIDE, A MUNICIPAL CORPORATION FROM K & B BAKEWELL SEASIDE VENTURE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY GRANT DEED DATED NOVEMBER 30, 2006 AND RECORDED DECEMBER 15, 2006 IN INSTRUMENT NO. 2006110034.



verizon
15505 SAND CANYON AVENUE
IRVINE, CALIFORNIA 92618

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ellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
2	6/28/2018	FINAL SURVEY
1	4/30/2018	PRELIMINARY SURVEY

ISSUED DATE:
JUNE 28, 2018

ISSUED FOR:
FINAL SURVEY

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE,
SEASIDE, CA 93955

DRAWN BY:	APL
CHECKED BY:	RF

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
LS-1

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON. THE LOCATION OF PROPERTY LINES SHOWN HEREPN ARE APPROXIMATE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RELIED UPON AS THE ACTUAL BOUNDARY LINES.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELLSIUS, RELIEVES CELLSIUS ENGINEERING GROUP OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF CELLSIUS ENGINEERING GROUP & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. FIELD SURVEY COMPLETED ON APRIL 28, 2018.

LEGEND

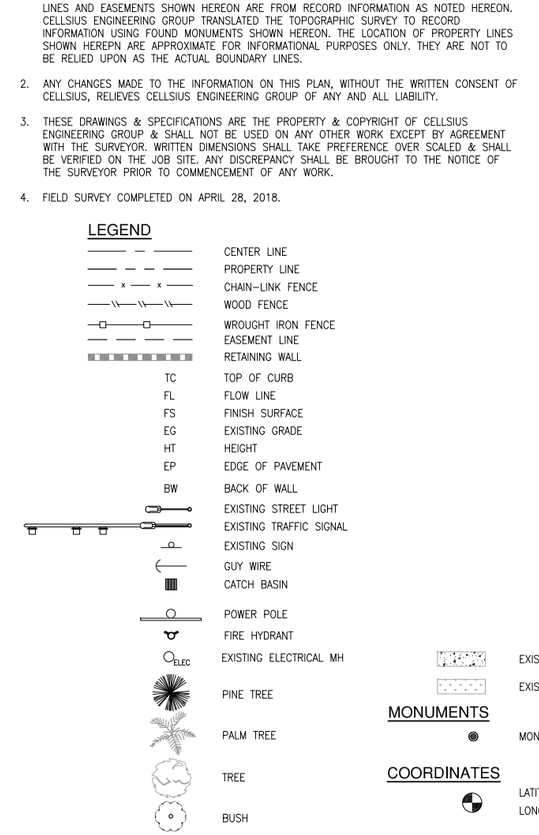
- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- RETAINING WALL
- TC — TOP OF CURB
- FL — FLOW LINE
- FS — FINISH SURFACE
- EG — EXISTING GRADE
- HT — HEIGHT
- EP — EDGE OF PAVEMENT
- BW — BACK OF WALL
- EXISTING STREET LIGHT
- EXISTING TRAFFIC SIGNAL
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- POWER POLE
- FIRE HYDRANT
- ELEC — EXISTING ELECTRICAL MH
- PINE TREE
- PALM TREE
- TREE
- BUSH
- EXISTING CONCRETE
- EXISTING GRASS/TURF

MONUMENTS

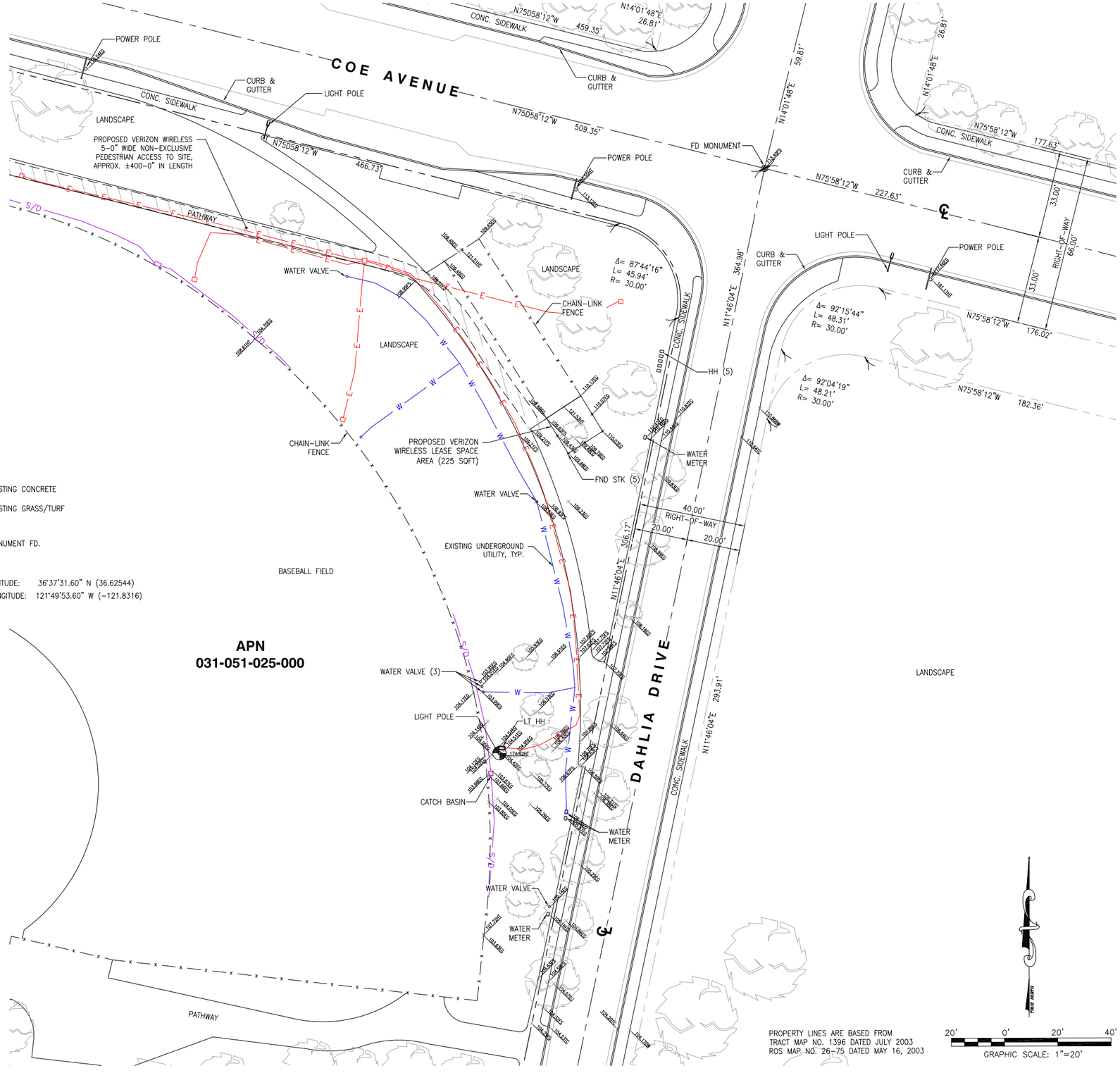
- MONUMENT FD.

COORDINATES

LATITUDE: 36°37'31.60" N (36.62544)
LONGITUDE: 121°49'53.60" W (-121.8316)



LIGHT POLE PROFILE



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REV	DATE	DESCRIPTION
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1	4/30/2018	PRELIMINARY SURVEY

ISSUED DATE: JUNE 28, 2018

ISSUED FOR: FINAL SURVEY

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD
LOCATION CODE: 442936
220 COE AVENUE,
SEASIDE, CA 93955

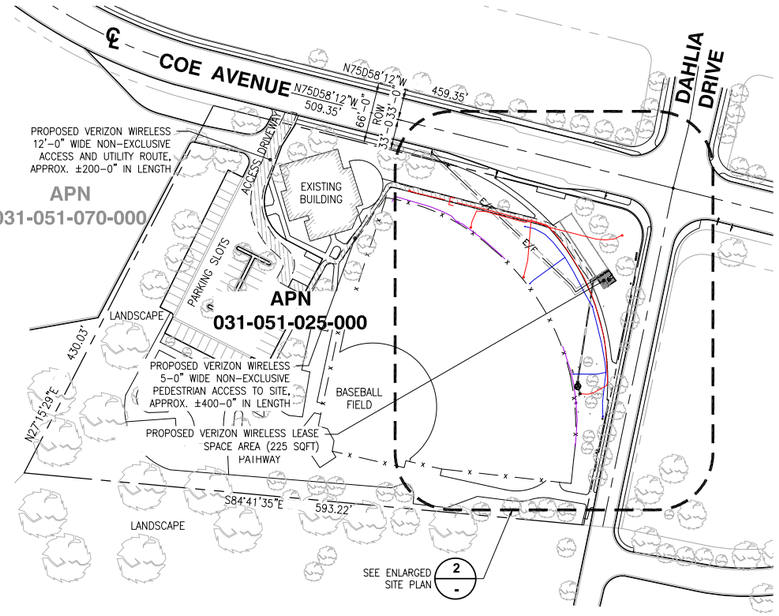
DRAWN BY:	APL
CHECKED BY:	RF

SHEET TITLE: TOPOGRAPHIC SURVEY

SHEET NUMBER: **LS-2**

NOTES:

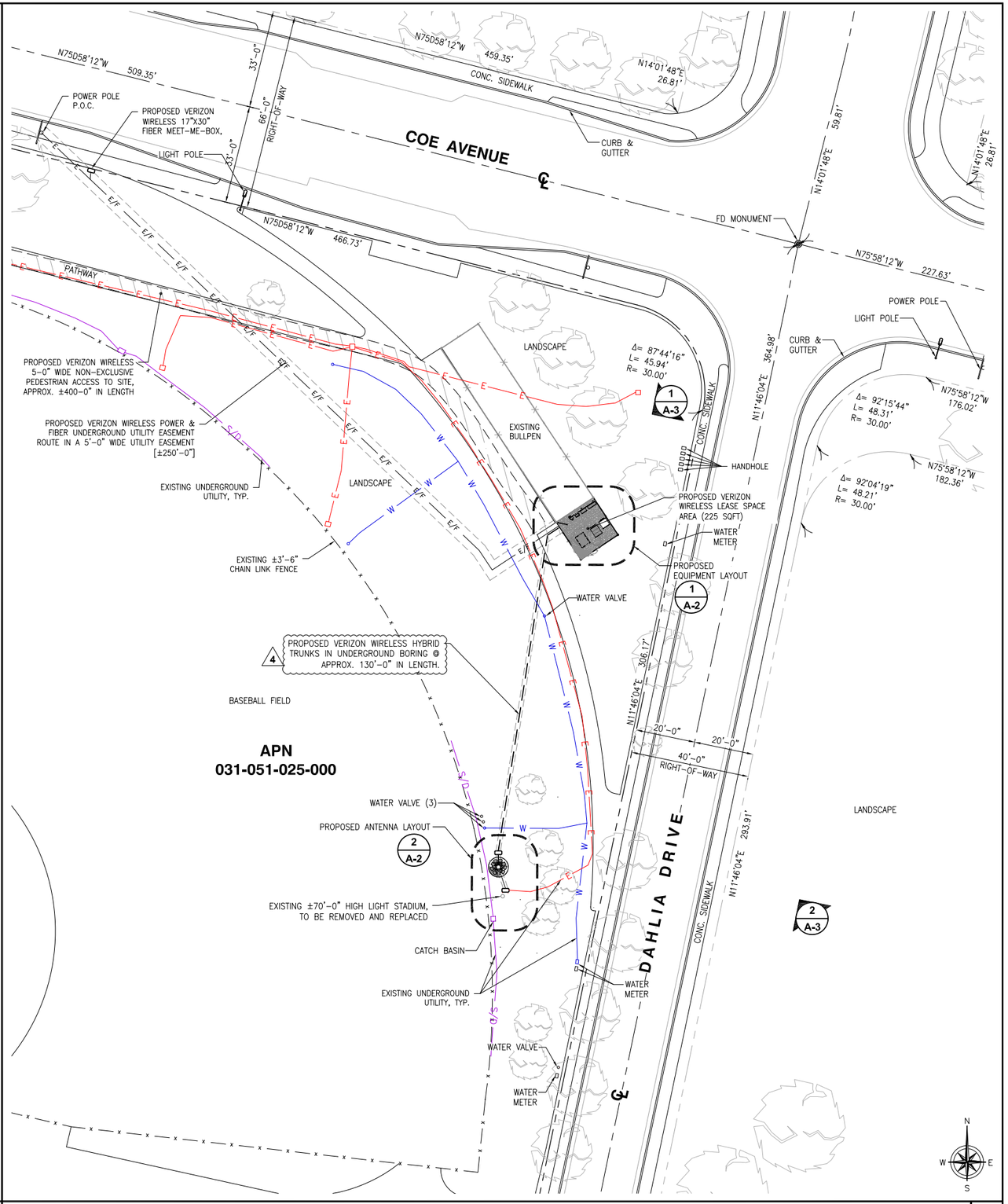
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
2. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.



SITE PLAN

24"x36" SCALE: 1" = 80'-0"
11"x17" SCALE: 1" = 160'-0"
80' 40' 0" 80'

1



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"
20' 10' 0" 20'

2

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WALNUT CREEK, CA 94598

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DEPLOYMENT SERVICES, INC.
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LAKE FOREST, CA 92630

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SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
5	12/03/2018	PG&E POC
4	11/13/2018	JURISDICTION COMMENTS
3	09/12/2018	100% ZD DRAWING
2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE:
DECEMBER 03, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD

LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
SITE PLAN AND ENLARGED SITE PLAN

SHEET NUMBER:
A-1

NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.
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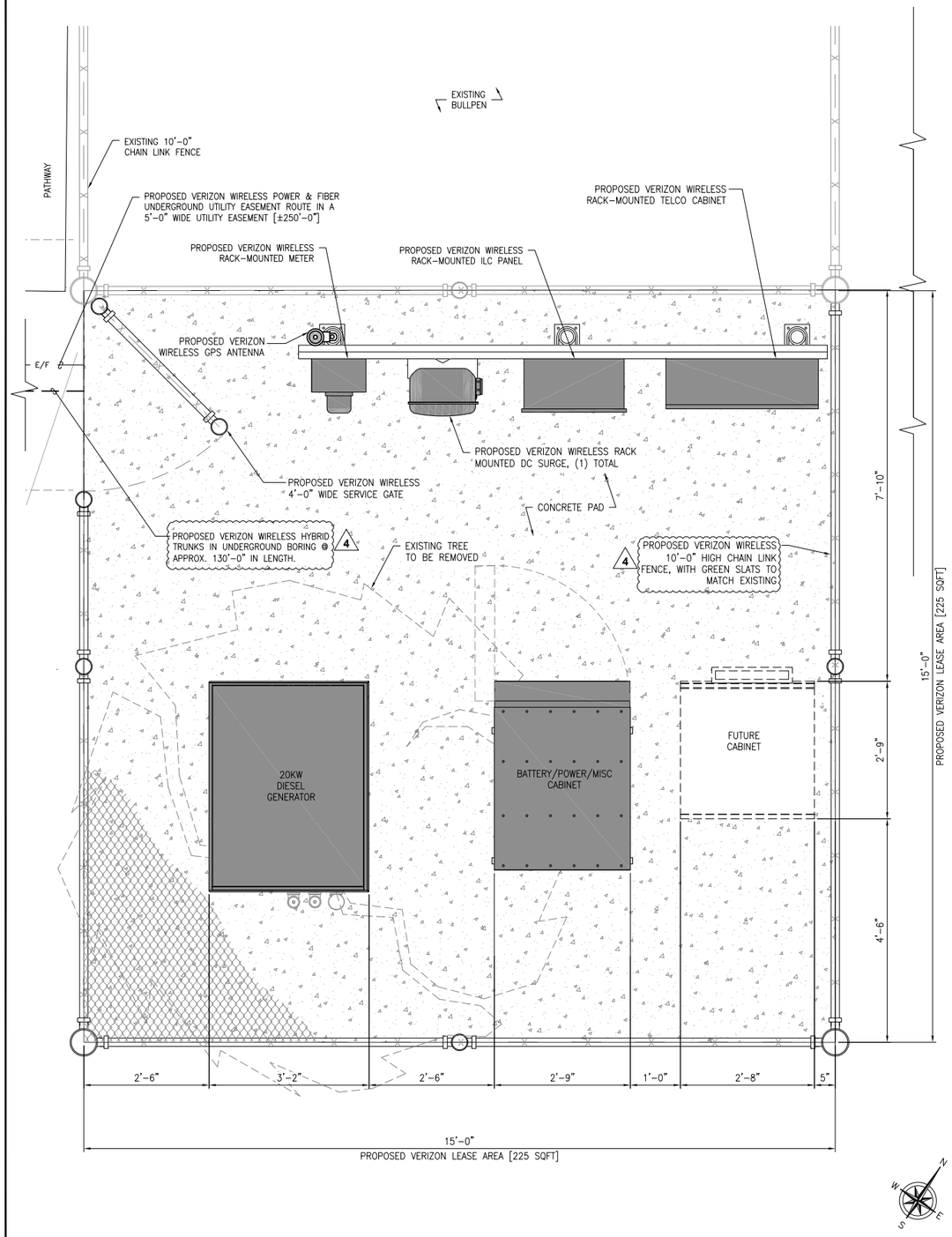


EQUIPMENT LAYOUT

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

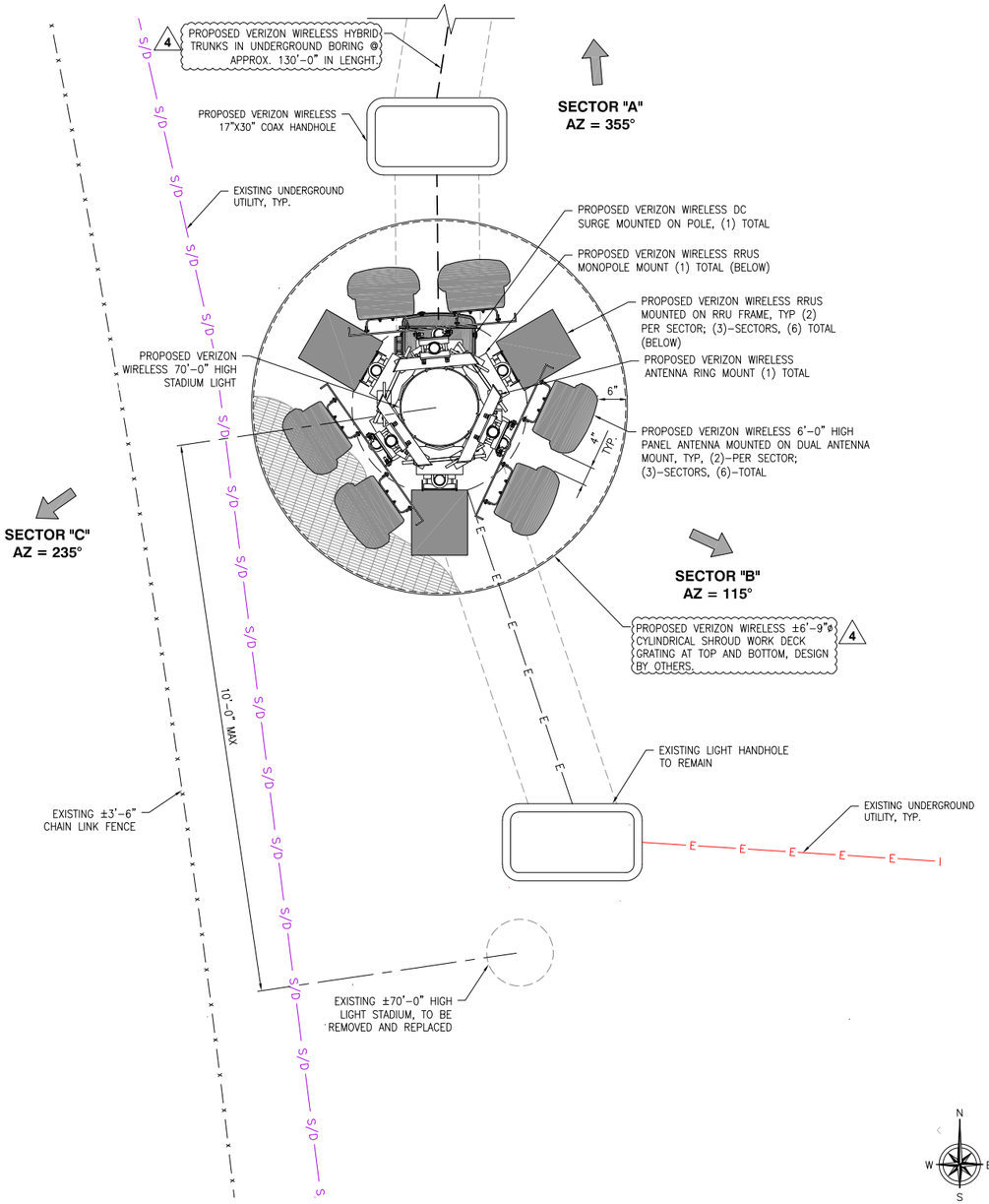
1

PROPOSED ANTENNA SCHEDULE

	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0	±95'-0"	(2) 6X12 HYBRID TRUNKS, (1 SPARE)	ERICSSON RRUS	1
ALPHA SECTOR	A2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	355°	1	0	0	±95'-0"		ERICSSON RRUS	1
BETA SECTOR	B1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0	±95'-0"		ERICSSON RRUS	1
BETA SECTOR	B2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	115°	1	0	0	±95'-0"		ERICSSON RRUS	1
GAMMA SECTOR	C1	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0	±95'-0"		ERICSSON RRUS	1
GAMMA SECTOR	C2	PROPOSED	55'-0"	GENERIC 6' ANTENNA	235°	1	0	0	±95'-0"		ERICSSON RRUS	1

ANTENNA NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.



ANTENNA LAYOUT

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"
1' 6" 0" 1'

2

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ISSUED DATE:
DECEMBER 03, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD

LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

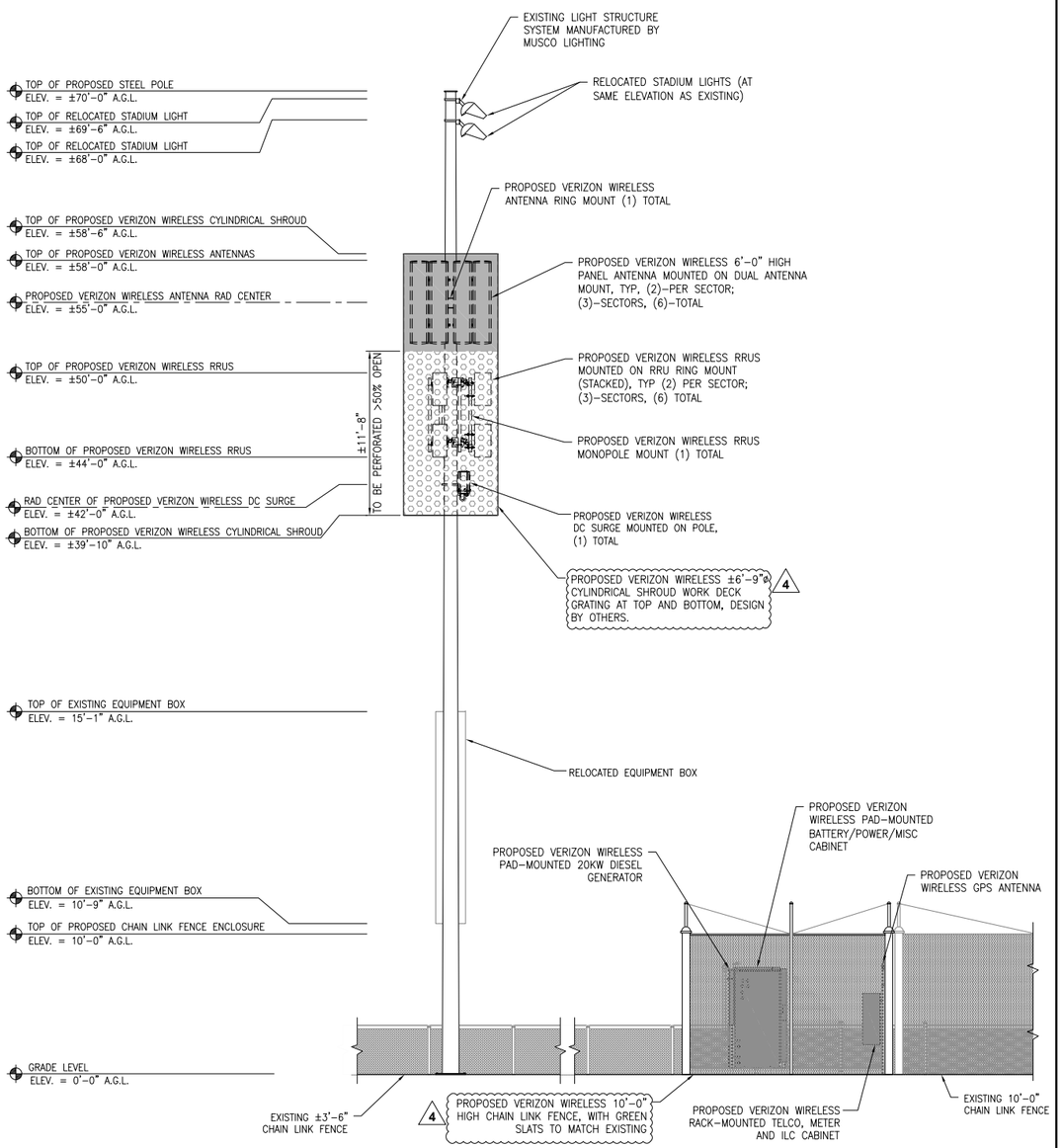
DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
EQUIPMENT AND ANTENNA LAYOUTS

SHEET NUMBER:
A-2

ANTENNA NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.



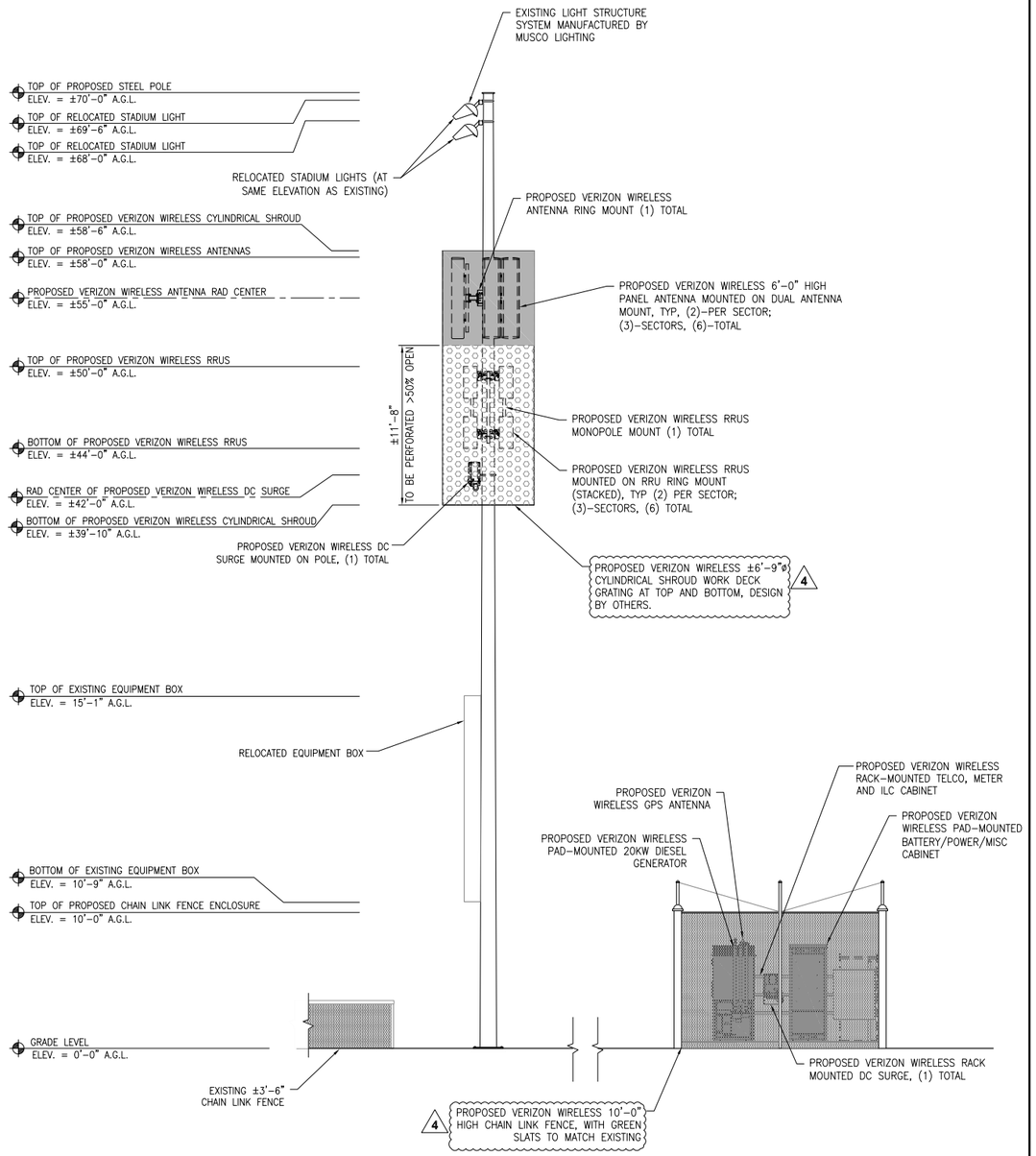
NORTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

1

ANTENNA NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL ANALYSIS.



SOUTHEAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"
4' 2' 0" 4'

2

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

SEQUOIA DEPLOYMENT SERVICES, INC.
22471 ASPAN STREET, STE 290
LAKE FOREST, CA 92630

ellsite concepts
10650 SCRIPPS RANCH BLVD., SUITE 224
SAN DIEGO, CA 92131
tel: (858) 433-7173 / (858) 433-7176

REV	DATE	DESCRIPTION
5	12/03/2018	PG&E POC
4	11/13/2018	JURISDICTION COMMENTS
3	09/12/2018	100% ZD DRAWING
2	05/25/2018	90% ZD DRAWING
1	05/10/2018	DESIGN DEVELOPMENT

ISSUED DATE:
DECEMBER 03, 2018

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
SEASIDE SOPER FIELD

LOCATION CODE: 442936
220 COE AVENUE
SEASIDE, CA 93955

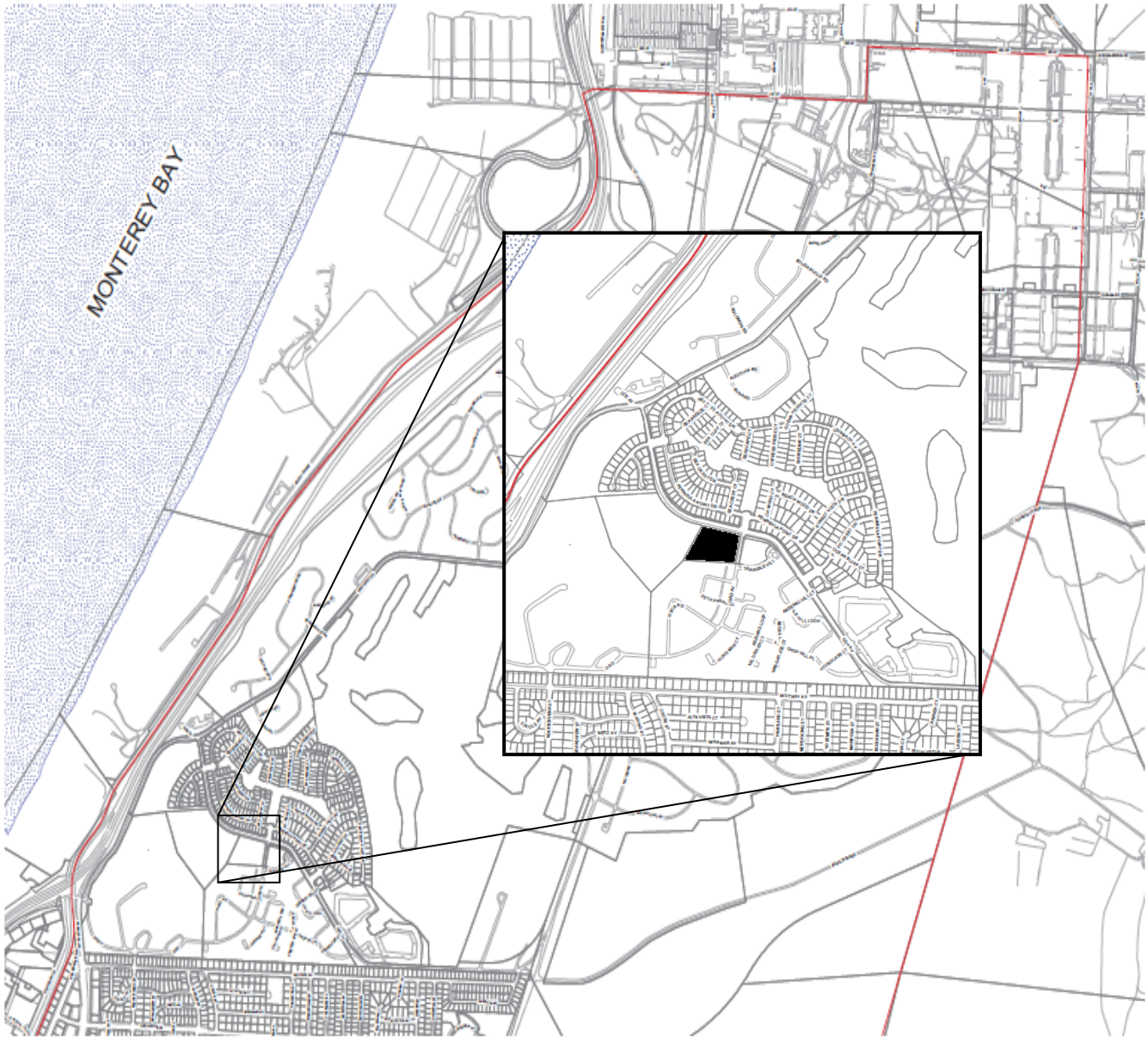
DRAWN BY:	MAM
CHECKED BY:	RGG

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3

Location Map

220 Coe Avenue

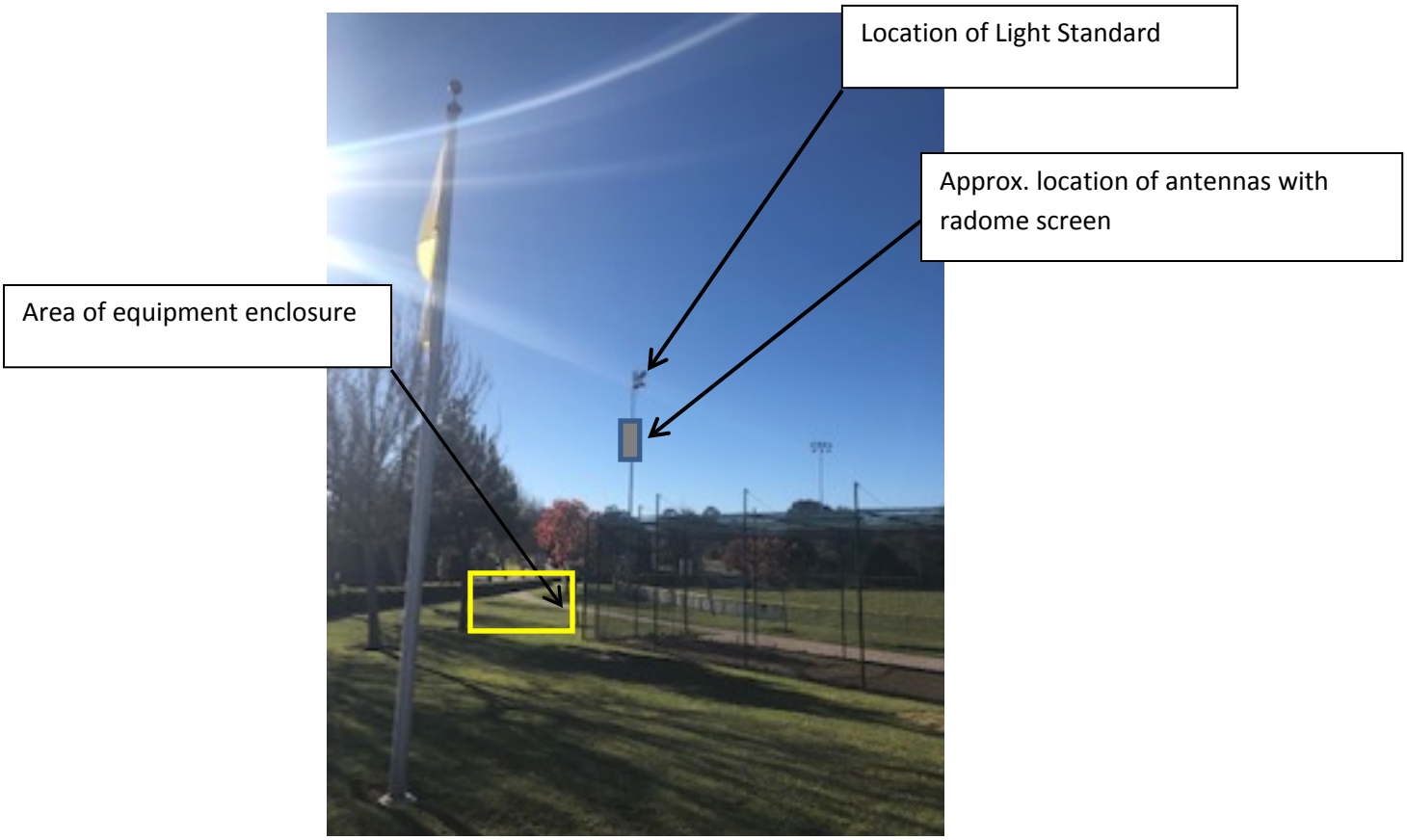


Attachment 3

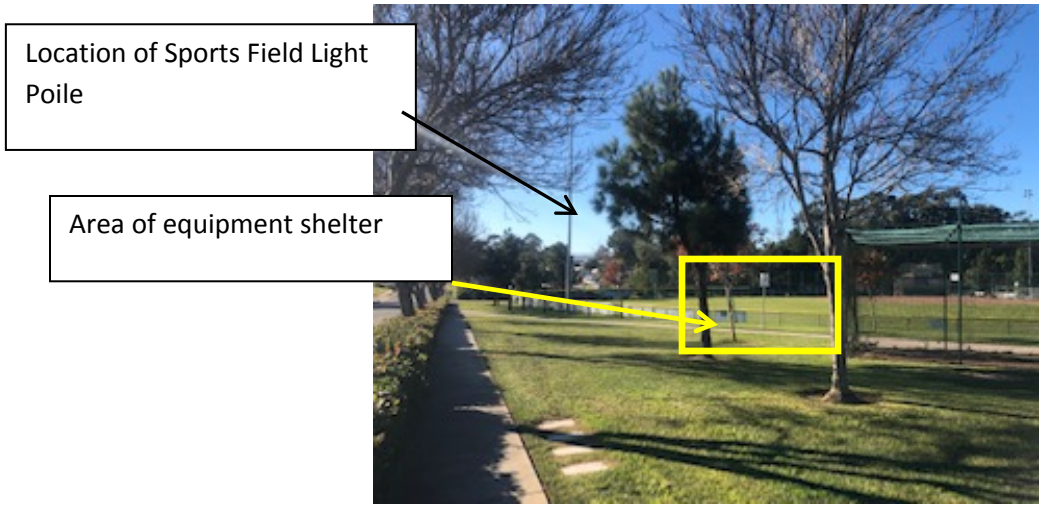
Site Photos

View looking North

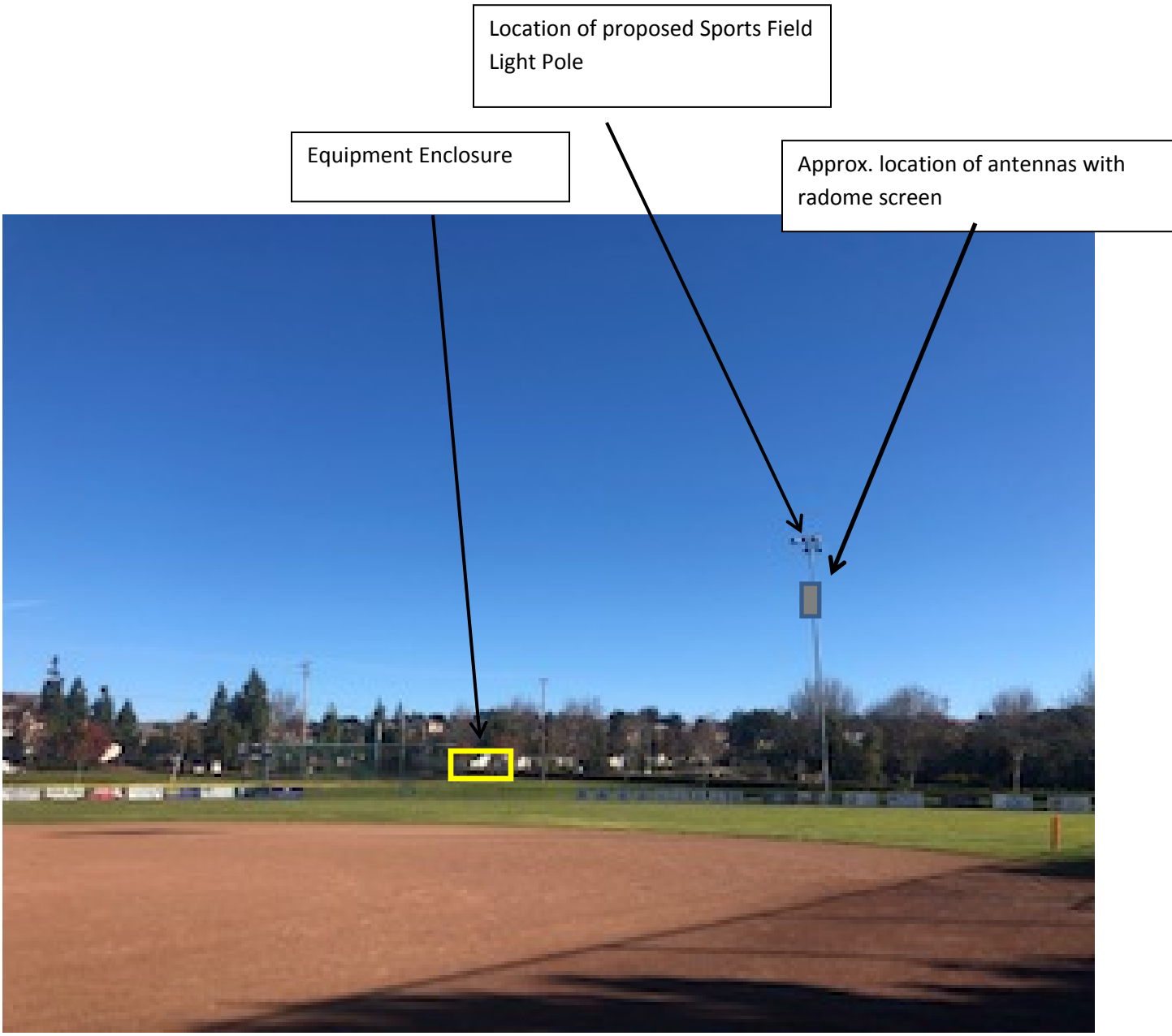
View of Sports Field Light Pole from Dahlia Street Looking south



View of Sports Field Light Pole and location of proposed equipment enclosure



View of Sports Field Light Pole and equipment enclosure



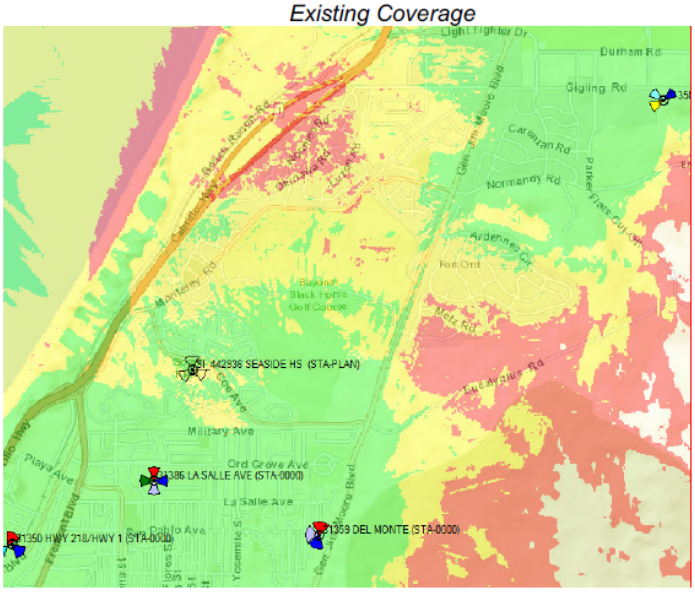
View from the baseball field looking east toward Sports Field Light Pole and equipment enclosure

Attachment 4

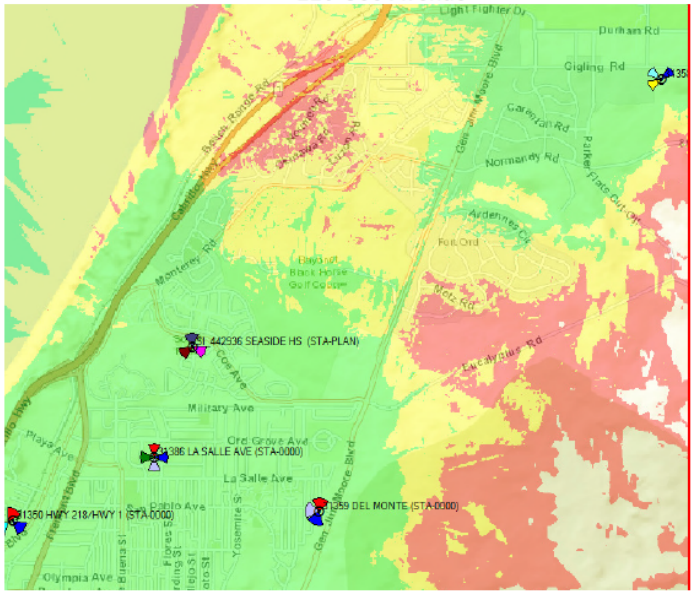
Cover age Maps

Coverage Rating
Green – Good
Yellow- Fair
Red - Poor

Existing Coverage



Coverage Provided by Proposed Facility
220 Coe Avenue



verizon

Seaside HS

220 Coe Avenue Seaside CA 93955

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 1

Location ©2018 Google Maps

Existing

Proposed Looking southeast from Coe Avenue

Accuracy of photo simulation based upon information provided by project applicant.

verizon

Seaside HS

220 Coe Avenue Seaside CA 93955

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 2

Location ©2018 Google Maps

Existing

Proposed Looking southwest from Coe Avenue

Accuracy of photo simulation based upon information provided by project applicant.

verizon

Seaside HS

220 Coe Avenue Seaside CA 93955

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 3

Location ©2018 Google Maps

Existing

Proposed Looking north from Dahlia Drive

Accuracy of photo simulation based upon information provided by project applicant.

verizon

Seaside HS

220 Coe Avenue Seaside CA 93955

ARTISTIC engineering
AEsims.com
877.9AE.sims

View 4

Location ©2018 Google Maps

Existing

Proposed Looking east from baseball field

Accuracy of photo simulation based upon information provided by project applicant.

2785 Mitchell Drive
Walnut Creek, CA 94598

December 17, 2018

To: Seaside Planning Commission

From: Dewayne Bonham, Radio Frequency Design Engineer
Verizon Wireless Network Engineering Department

Subject: Statement in Support of Verizon Wireless's Proposed Telecommunications Facility, Soper Field, Seaside

Executive Summary

Verizon Wireless has identified a significant gap in its fourth-generation (4G) long-term evolution (LTE) service in the area surrounding the Bay View community in Seaside. This area currently receives inadequate service coverage from the existing Verizon Wireless LaSalle facility located 0.6 miles southwest of the proposed facility and the Del Monte facility one mile southeast. The nearest facility anywhere north is 2.5 miles northeast at Gigling Road and 6th Avenue, and this distant facility provides minimal and unreliable service to the gap area.

As a result of the distance of existing facilities, there is a lack of reliable in-building 4G service coverage in the area surrounding the Bay View community in Seaside. Further, there is increasing demand on the existing Verizon Wireless network during times of high customer usage, including from nearby Seaside High School.

Verizon Wireless is expanding its 4G network service in the Seaside area where Verizon Wireless is deploying efficient high-speed LTE technology. The majority of Verizon Wireless's LTE service is provided using AWS spectrum, which requires facilities closer together and closer to the end user in order to provide reliable service.

Verizon Wireless is seeking additional improvements to its network in Seaside in the area of Hilby Avenue. These improvements are intended to meet a service objective that is well south of the existing LaSalle and Del Monte facilities, and bear no relation to the Significant Gap or the Proposed Facility.

The coverage gap described below constitutes the "significant gap" Verizon Wireless seeks to serve (the "Significant Gap"). To provide reliable 4G service in the area, the Significant Gap must be remedied through construction of a facility on an existing sports field light standard (the "Proposed Facility").

Coverage Gap

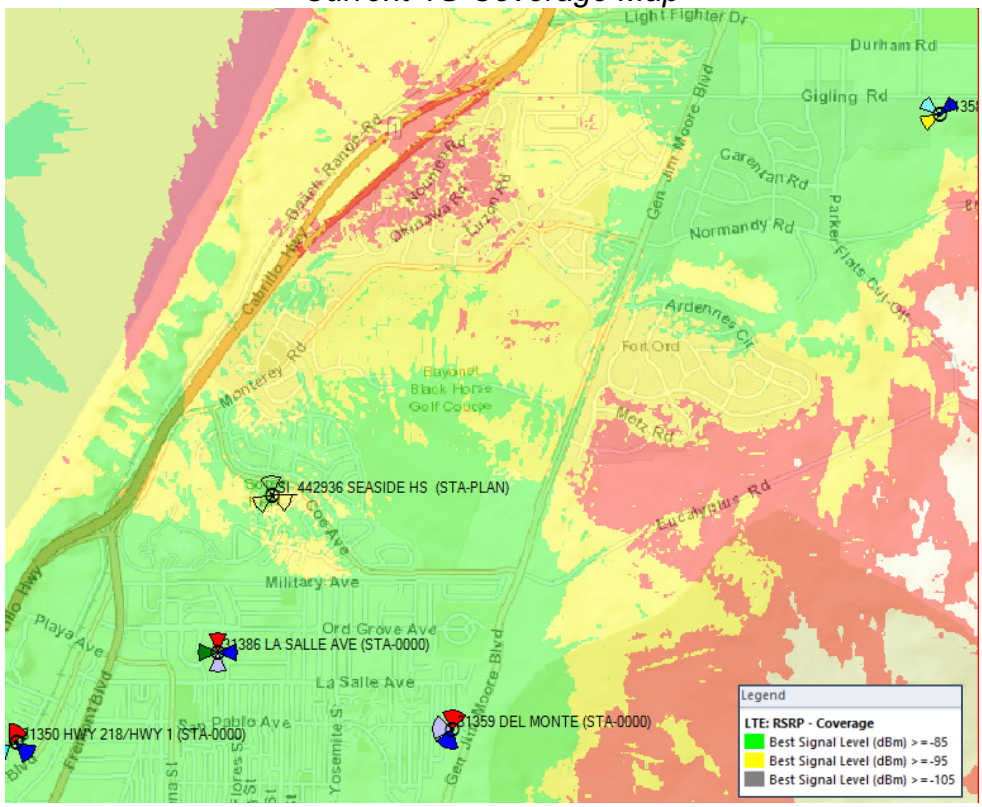
Verizon Wireless is experiencing a significant gap in 4G coverage in the area surrounding the Bay View community in Seaside. In-building service is lacking in portions of the Bay View residential community as well as areas west along Coe Avenue and north along Monterey Road near Buna Road.

A graphic description of the current Coverage Gap is shown in the following map. The Proposed Facility will provide reliable new in-building service to an area of 2.4 square miles where it is lacking as well as a population of 540 residents.

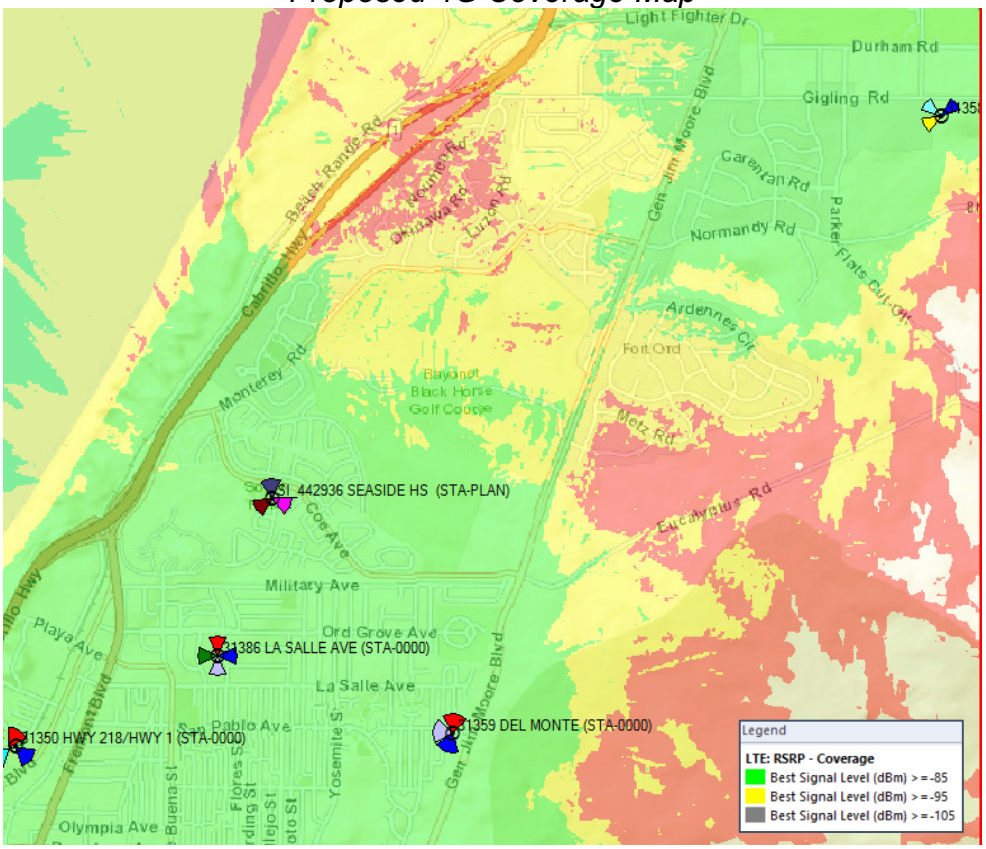
Coverage plot maps like that below provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in homes and in vehicles. The areas in yellow and red depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage only, and red areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use.

See Coverage Maps on Following Page

Current 4G Coverage Map



Proposed 4G Coverage Map



Conclusion

As cellular networks mature, distant sites must be supplemented with more sites closer to customers in order to expand service and accommodate the increase in usage of the network. The LTE technology used by Verizon Wireless to provide 4G service requires facilities closer to customers, and this technology cannot be provided by the current distant facilities. The lack of reliable in-building 4G coverage has resulted in the Significant Gap in Verizon Wireless service in the area surrounding the Bay View community in Seaside. Verizon Wireless must deploy the Proposed Facility to provide the 4G service coverage required by customers in the area of the identified Significant Gap.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facility.

Respectfully submitted,

Dewayne Bonham 12/17/18

Dewayne Bonham
RF Design Engineer
Network Engineering Department
Verizon Wireless

Alternatives Analysis

Soper Field

220 Coe Avenue, Seaside

December 17, 2018

Summary of Site Evaluations
Compiled by Mackenzie & Albritton LLP

TABLE OF CONTENTS

I. Executive Summary

Verizon Wireless must fill a significant gap in service in the area surrounding the Bay View community in north Seaside. Based on a review of seven alternative locations as set forth in the following analysis, Verizon Wireless believes that collocating antennas on a sports field light standard on City-owned property (the "Proposed Facility") constitutes the least intrusive feasible alternative to provide service to the identified gap in network service based on the values expressed in the Seaside Municipal Code (the "Code").

II. Significant Gap

There is a significant gap in Verizon Wireless network service in the area surrounding the Bay View community in north Seaside, including residential neighborhoods and nearby schools. Residential areas lack reliable in-building 4G wireless service, and there is increasing demand on the network during times of high customer usage. This compromises communications for residents, students and visitors as well as communications with emergency service personnel. (Collectively, the "Significant Gap") The Significant Gap is described in detail in the *Statement of Verizon Wireless Radio Frequency Design Engineer Dewayne Bonham* (the "RF Engineer's Statement"). To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure sufficient reliable network service.

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required network service through the "least intrusive means" based upon the values expressed by local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the radio frequency propagation, proximity to end users, available equipment space, access, topography and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to use existing infrastructure locations to minimize visual impacts.

Under the Code, certain structure-mounted facilities and facilities mounted on masts less than 10 feet high can be permitted with a minor use permit. All other wireless facilities require a use permit. Code § 17.54.040(A). When feasible, new wireless facilities should be collocated with existing wireless facilities, or on non-communication utility facilities such as light standards if determined to minimize overall visual impact. Code § 17.54.050(B). The highest priority for location of new wireless facilities is given to City-owned property. With respect to zoning, priority is given to PI (public/institutional) zones, followed by residential and commercial zones. Code §§ 17.54.050(A), 17.54.050(C). New ground-mounted communication towers should be located as far as possible from all property boundaries and set back a ratio of 1.5 horizontal feet for every foot in height. Code § 17.54.060(A)(1)(b). Wireless facilities should be designed at the minimum functional height, and are generally allowed up to 60 feet in the PI zone and 40 feet in commercial zones. Code §§ 17.54.060(B)(1), 17.54.060(B)(2). The Code requires screening of wireless facilities as well as treatments

to match and blend the facility with the primary background and to minimize visual impacts. Code §§ 17.54.060(C), 17.54.060(D).

Following the Code's direction, Verizon Wireless first sought locations on City-owned property, immediately identifying an existing sports field light standard of sufficient height to elevate antennas to the height required to serve the Significant Gap. Verizon Wireless also reviewed golf course and open space properties owned by the City, as well as two nearby school district properties within PI zones. Though disfavored compared to the other alternatives, Verizon Wireless also reviewed the large, vacant residentially-zoned property due east of the Proposed Facility.

No existing wireless facilities were found in the Significant Gap area, precluding collocation with other facilities. The closest wireless facility identified is a small T-Mobile facility at Seaside High School, 0.4 miles southwest of the Proposed Facility. The small antenna for the T-Mobile facility is concealed in a flagpole that is of insufficient height and structural integrity to sufficiently elevate Verizon Wireless's required six panel antennas to serve the gap, and this option is infeasible for collocation. The next closest existing facility is Verizon Wireless's existing La Salle facility at 1949 Waring Street, 0.6 miles south of the Proposed Facility which cannot serve the Significant Gap due to distance.

IV. Analysis

City-Owned Property

The Code's top priority for siting of wireless facilities is City-owned property. Verizon Wireless reviewed the following location at the center of the Significant Gap, which includes existing utility infrastructure (light standards) suitable for collocation of antennas, a facility type favored by the Code.

1. Proposed Facility – Soper Field
Address: 220 Coe Avenue
Elevation: 105 Feet
Zoning: OSR

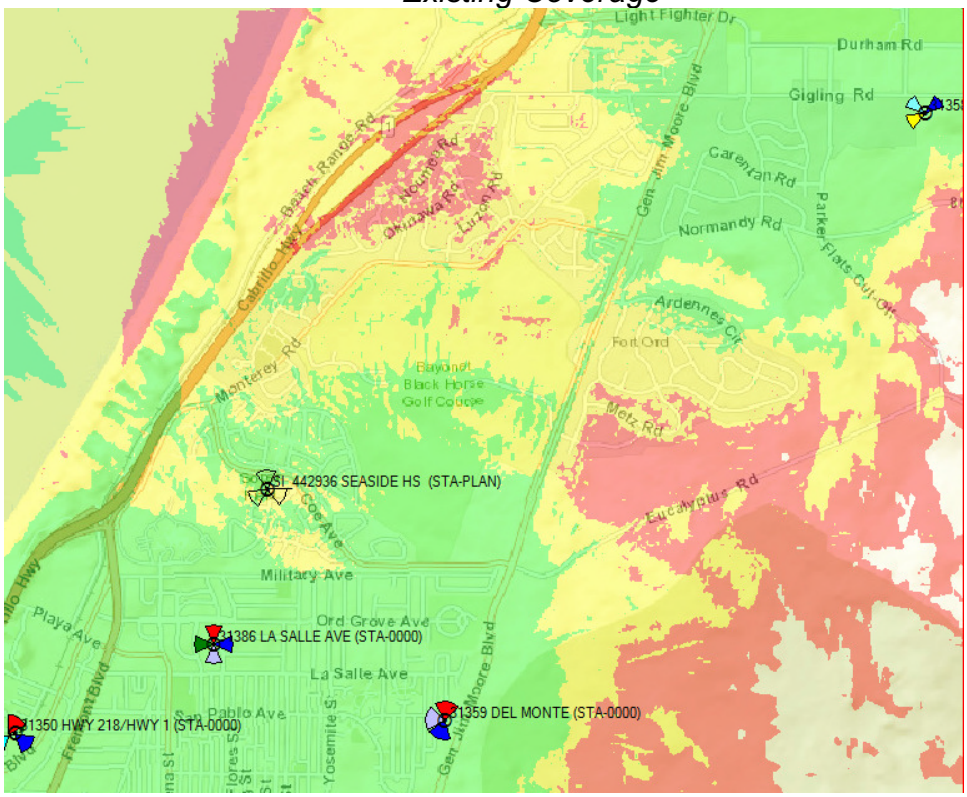
Verizon Wireless proposes to place its panel antennas on an existing 70 foot sports field light standard on City-owned property. The light standard will be replaced to increase its structural capacity. Antennas will be mounted with a top elevation of 58 feet, protruding minimally from the pole. Underneath the antennas, Verizon Wireless will place remote radio units and surge protectors. Antennas and radio units will be concealed within a screening radome. An existing light equipment box will be relocated on the pole underneath Verizon Wireless's equipment. Nearby, in an little-used area of the property, Verizon Wireless will install a 225 square foot concrete pad, surrounded by a 10-foot chain link fence, to support network cabinets and a standby generator to provide continued service in case of emergency.

With antennas elevated to the required 55 foot centerline at this optimal location, the Proposed Facility will provide reliable Verizon Wireless service to the Significant Gap. As shown in the following propagation map, the Proposed Facility will provide

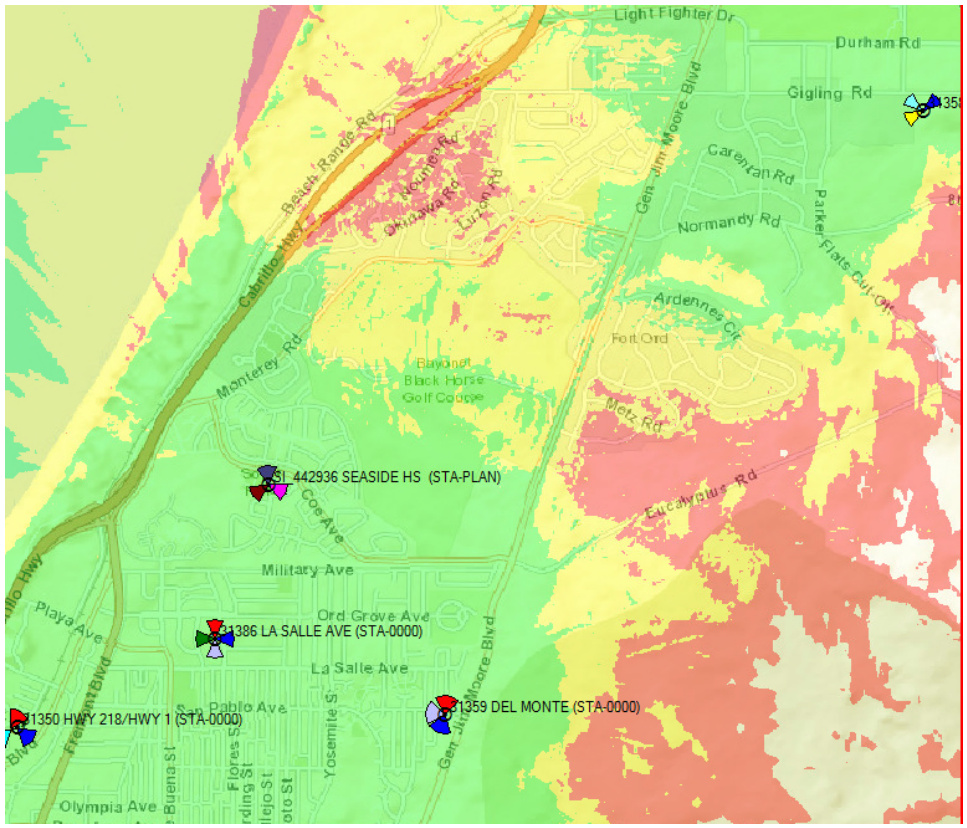
reliable new 4G in-building coverage to the Bay View community and the surrounding area. An analysis comparing existing and proposed coverage is found in the RF Engineer's Statement. This is Verizon Wireless's preferred location and design for the Proposed Facility.

Coverage plot maps like those on the following page provide important information regarding the anticipated level of signal, and therefore the projected coverage provided by a site at a given location. The areas in green reflect good coverage that meets or exceed thresholds to provide consistent and reliable network coverage in homes and in vehicles. The areas in yellow and red depict decreasing levels of coverage, respectively, with yellow areas generally representing reliable in-vehicle coverage only, and red areas depicting poor service areas with marginal coverage unsuitable for in-vehicle use. Unshaded areas do not receive reliable Verizon Wireless service.

Existing Coverage



Coverage Provided by Proposed Facility
220 Coe Avenue



2. Bayonet & Black Horse Golf Courses

Address: McClure Way
Elevation: 160-310 Feet
Zoning: V-FO

Verizon Wireless reviewed this golf course development located between 0.3 and one miles northeast of the Proposed Facility with a varying elevation approximately 50 to 200 feet greater. The golf course lacks vertical infrastructure of significant height to elevate antennas, requiring a new tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

3. Open Space Area

Address: Coe Avenue at Monterey Road
Elevation: 40-105 Feet
Zoning: OSR

Verizon Wireless reviewed this 11-acre open space area located 0.3 miles west of the Proposed Facility with a varying elevation cresting at 105 feet, similar to the Proposed Facility. The undeveloped parcel lacks any vertical infrastructure, requiring a new tower. There are few tall trees to provide screening for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

PI-Zoned Property

Aside from City-owned property, the Code's top location preference is the PI-Public/Institutional zone. Verizon Wireless identified two PI-zoned properties in the Significant Gap area, as follows.

4. Seaside High School
Address: 2200 Noche Buena Street
Elevation: 70-140 Feet
Zoning: PI

Verizon Wireless reviewed this school property located 0.25 miles southwest of the Proposed Facility with a varying elevation approximately up to 35 feet greater. According to October 2017 email correspondence from the Chief Technology Officer to a Verizon Wireless contractor (below), the Monterey Peninsula Unified School District has not been entertaining requests for wireless carrier facilities on its properties. Lacking landlord interest, this is not a feasible alternative to the Proposed Facility.

From: Ryan Altemeyer
Sent: Tuesday, October 24, 2017 5:46 PM
To: Bob Ballmaier
Subject: RE: Verizon Wireless Cell Site-"Seaside HS " at Seaside High School-ARCHITECTURAL DESIGN SITE MEETING WEDNESDAY 10/4 AT 11:30 AM

Bob, We discussed today to hold of on the towers. There is some current community outrage over building towers. Not specifically with the school District but in Monterey. Can you give me a call tomorrow to discuss.

Ryan Altemeyer
Chief Technology Officer
Monterey Peninsula Unified School District
831-392-3920 - Office

5. Central Coast High School

Address: 200 Coe Avenue
Elevation: 70-90 Feet
Zoning: PI

Verizon Wireless reviewed this school property immediately west of the Proposed Facility property with a varying elevation 15 to 35 less. According to October 2017 email correspondence from the Chief Technology Officer to a Verizon Wireless contractor (above), the Monterey Peninsula Unified School District has not been entertaining requests for wireless carrier facilities on its properties. Lacking landlord interest, this is not a feasible alternative to the Proposed Facility.

Commercial and Residential Zones

Though less-preferred by the Code, Verizon Wireless also reviewed two privately-owned properties in commercial or residential zones in the Significant Gap area.

6. Former Gas Station
Address: Monterey Road at Coe Avenue
Elevation: 105 Feet
Zoning: CC

Verizon Wireless reviewed this property 0.4 miles northwest of the Proposed Facility at a similar elevation. Zoned for commercial use, this privately-owned property is less-favored than City-owned property such as the Proposed Facility location. Lacking any vertical infrastructure of sufficient height to elevate antennas, a new tower would be required at this location. There are no few tall trees to provide screening or context for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

7. Vacant Residentially-Zoned Property

Address: Coe Avenue at Dahlia Drive
Elevation: 105 Feet
Zoning: RM

Verizon Wireless reviewed this vacant property immediately east of the Proposed Facility property with a similar elevation. Zoned for residential use, this privately-owned property is less-favored than City-owned property such as the Proposed Facility location. Lacking any development, a new tower would be required at this location. There are no tall trees to provide screening or context for a new camouflaged tower. In contrast, the Proposed Facility is placed on an existing light standard, avoiding the need for a new tower. This is not a less intrusive alternative to the Proposed Facility.

Conclusion

Verizon Wireless has reviewed seven alternative locations to fill the Significant Gap in service in the area surrounding Bay View in north Seaside. Based upon the preferences identified in the Seaside Municipal Code, the Proposed Facility, by collocating antennas on a sports field light standard on City-owned property, clearly constitutes the least intrusive location for Verizon Wireless's facility under the values expressed by Seaside regulations.


verizon
Soper Field
Seaside
Alternative Site Locations
2. Bayonet & Black Horse Golf Courses
6. Former Gas Station
3. Open Space Area
5. Central Coast High School
7. Vacant Residentially-Zoned Property
1. Proposed Facility
4. Seaside High School

Attachment 8

Alternative Site Analysis Map

Verizon Wireless • Proposed Base Station (Site No. 442936 "Seaside High School")
220 Coe Avenue • Seaside, 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. 442936 "Seaside High School") proposed to be located at 220 Coe Avenue in Seaside, 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 light pole in Soper Park, located at 220 Coe Avenue in Seaside. 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

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 Cellsite Concepts, dated May 10, 2018, it is proposed to install six JMA Wireless Model MX06FRO660-02 directional panel antennas on a new 70-foot light pole to replace the existing light pole sited east of the baseball field at Soper Park, located at 220 Coe Avenue in Seaside. The antennas would employ up to 4° downtilt, would be mounted at an effective height of about 55 feet above ground, and would be oriented in pairs toward 115°T, 235°T, and 355°T, to provide service in all directions. The maximum effective radiated power in any direction would be 27,120 watts, representing simultaneous operation at 11,490 watts for AWS, 5,000 watts* for PCS, 5,130 watts for cellular, and 5,500 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 0.048 mW/cm^2, which is 8.5% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence† is 12% 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.

* Verizon indicates that it will operate at reduced power in the PCS band so as not to exceed the emission limits in §24.232 of the FCC Rules.

† Located at at least 160 feet away, based on photographs from Google Maps.

Recommended Mitigation Measures

Due to their mounting location 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. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the pole and/or lights, including employees and contractors of Verizon and of the city. No access within 46 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs‡ be posted at the antennas and/or on the pole below the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

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 220 Coe Avenue in Seaside, 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. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

‡ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

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

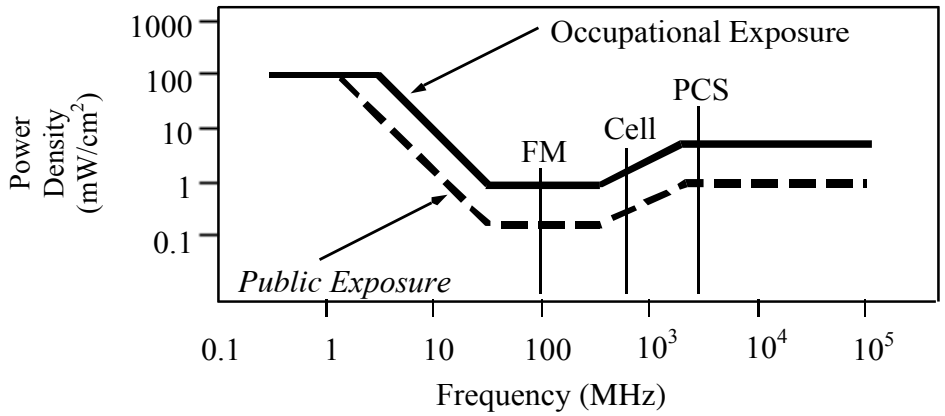
September 13, 2018

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.