



AGENDA
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Thursday, September 19, 2019
7:00 PM

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor
David R. Pacheco	Mayor Pro Tem
Jason Campbell	Council Member
Jon Wizard	Council Member
Alissa Kispersky	Council Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. 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.

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

7. PRESENTATIONS

A. PRESENTATION OF KEY TO THE CITY FOR MAYOR RALPH RUBIO!

8. CONSENT AGENDA

A. APPROVE MINUTES FROM SEPTEMBER 5, 2019

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE CITY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of August 24, 2019 through September 6, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of August 30, 2019. Total Accounts Payable and Payroll for the above referenced period is \$2,953,528.32.

C. APPROVE A FEE WAIVER REQUEST FROM SEASIDE HIGH SCHOOL FOR COSTS ASSOCIATED WITH THE ANNUAL HOMECOMING PARADE

RECOMMENDATION: To approve a request from Seaside High School for a waiver of the costs for Public Works and Police services in the amount of Seven Hundred Seventy Five Dollars and Forty Five Cents (\$775.45) associated with the 2019 Homecoming Parade scheduled for October 04, 2019.

D. APPROVE A FEE WAIVER FROM MONTEREY BAY BAPTIST DISTRICT ASSOCIATION FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR SCHOLARSHIP LUNCHEON

RECOMMENDATION: To approve a request from the Office of Monterey Bay Baptist District Association for a Fee Waiver of Seven Hundred, Forty Dollars and Twenty-Five Cents (\$740.25) for the costs associated with the use of the Laguna Grande Hall and kitchen to hold their Scholarship Luncheon.

E. APPROVE A RESOLUTION AUTHORIZING THE CLOSURE OF YOSEMITE STREET, BETWEEN BROADWAY AND MENDOCINO FOR THE SEASIDE FIRE DEPARTMENT OPEN HOUSE ON OCTOBER 5, 2019

RECOMMENDATION: For the City Council to review the closure of Yosemite Street between Broadway Avenue and Mendocino Avenue to ensure public safety during a 9-hour period for the Seaside Fire Department Open House on October 5, 2019.

F. APPROVE A RESOLUTION TO PURCHASE A WATER MAIN VALVE EXERCISER IN THE AMOUNT OF SIXTY THOUSAND FOUR HUNDRED SEVEN-EIGHT DOLLARS AND THIRTY NINE CENTS (\$60,478.39)

RECOMMENDATION: The purpose of this item is for the City Council to consider approving a resolution authorizing the purchase of a Water Main Valve Exerciser in the amount of Sixty Thousand Four Hundred Seventy-Eight Dollars and Thirty-Nine Cents (\$60,478.39). It is recommended the City Council approve resolution to purchase a Valve Exerciser.

G. APPROVE A RESOLUTION APPROVING A PARKS AND RECREATION COMMISSION RECOMMENDATION TO APPROPRIATE \$50,000 FOR THE DESIGN, PURCHASE AND INSTALLATION OF A WHEELCHAIR-ACCESSIBLE SWING AND RELATED SITE IMPROVEMENTS AT LAGUNA GRANDE PARK

RECOMMENDATION: The purpose of this item is for the City Council to consider approving a resolution allocating fifty thousand dollars (\$50,000) to Laguna Grande Park Improvements for the design, purchase and installation of a wheelchair accessible swing and related site improvements.

H. APPROVE A RESOLUTION AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH BARTLE WELLS ASSOCIATES FOR AN AMOUNT NOT TO EXCEED \$8,950.

RECOMMENDATION: Award a contract amendment to the professional services agreement with Bartle Wells Associates (Bartle Wells) to perform a capacity fee study for an amount not to exceed \$8,950 and authorize the City Manager to execute the amendment.

I. APPROVE A RESOLUTION APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

RECOMMENDATION: It is recommended to approve a resolution to approve the application for the Statewide Park Development and Community Revitalization Program Grant Funds.

J. RESOLUTION APPROVING THE CITY ATTORNEY EMPLOYMENT AGREEMENT WITH SHERI DAMON AND AUTHORIZING AN INCREASE TO THE ASSISTANT CITY ATTORNEY ANNUAL SALARY

RECOMMENDATION: To approve the appointment and associated agreement for the City Attorney and to increase the Assistant City Attorney's annual salary.

K. APPROVE A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING (\$2,500) OF CITY BUDGETED FUNDS EACH TO COMMUNITY HUMAN SERVICES, INTERIM INC. AND SUN STREET CENTERS FOR A TOTAL OF (\$7,500).

RECOMMENDATION: The purpose of this item is for City Council to approve a resolution accepting the City of Seaside Homeless Committee recommendations directing \$2,500.00 of City budgeted funds each to Community Human Services, Interim Inc. and Sun Street Centers for a total of \$7500.00.

L. RESOLUTION AUTHORIZING NEW HIRE BONUSES OF \$30,000 TO ATTRACT LATERAL POLICE OFFICER CANDIDATES.

RECOMMENDATION: It is proposed the City Council approve the resolution authorizing a new hire bonus program to attract Lateral Police Officer candidates. The \$30,000 bonus will be paid to qualified new Lateral Police Officers.

9. PUBLIC HEARING

A. SUBMISSION OF THE 2018-2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PERFORMANCE AND EVALUATION REPORT (CAPER) TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDATION: The purpose of this item is for the City Council to receive the Consolidated Annual Performance Report (CAPER) for the City's Community Development Block Grant (CDBG) for program year 2018-2019 and to hear public comment prior to its submittal to the US Department of Housing and Urban Development (HUD) The CAPER must be received by HUD no later than September 30, 2019.

B. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 13.24 WATER ALLOCATION PROGRAM TO INCORPORATE CHANGES REQUESTED AT THE AUGUST 1, 2019 MEETING INCLUDING ADDING ALLOCATIONS FOR ACCESSORY DWELLING UNITS

RECOMMENDATION: It is recommended that the City Council open the public hearing, accept public testimony and pass to print the first reading of the draft ordinance.

C. APPEALS OF USE PERMIT APPLICATION UP-16-07 AND UP-15-04 : THE CITY COUNCIL WILL CONSIDER THREE APPEALS RELATED TO USE PERMIT APPLICATIONS SUBMITTED BY SAC WIRELESS ON BEHALF OF VERIZON WIRELESS FOR A WIRELESS FACILITY AT 1460 HILBY AVENUE AND FOR THE INSTALLATION OF FOUR SMALL CELL WIRELESS FACILITIES ON UTILITY POLES NEAR THE FOLLOWING LOCATIONS:

- **1101 BUENA STREET**
- **1268 YOSEMITE STREET**
- **1108 SAN LUCAS STREET**
- **1431 WARING STREET**

RECOMMENDATION: In accordance with Section 17.76.020.C of the Seaside Municipal Code, the City Council will be considering three appeals regarding the Use Permit Applications SAC Wireless filed on behalf of Verizon Wireless.

D. ADOPTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 9.08 ESTABLISHING REGULATIONS FOR THE USE OF DESIGNATED SKATEBOARDING AREAS (SECOND READING - ROLL CALL VOTE)

RECOMMENDATION: Adopt the second reading of the draft ordinance amending Municipal Code Chapter 9.08 to establish regulations for the use of designated skateboarding areas.

10. BUSINESS ITEMS

A. ADOPT A RESOLUTION AUTHORIZING THE APPROVAL OF AN INDEMNIFICATION AGREEMENT AND EXTENSION OF THE EXCLUSIVE NEGOTIATING AGREEMENT FOR THE MAIN GATE PROJECT

RECOMMENDATION: That the City Council authorize execution of the two agreements.

11. COUNCIL MEMBER REQUESTS

12. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community, make requests that items be added to future City Council meeting agendas as necessary and report on committee assignments.

13. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 3, 2019
7:00 PM

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, 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. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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.



DRAFT MINUTES
CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
Council Chamber
Thursday, September 5, 2019
7:00 PM

1. CALL TO ORDER

Mayor Oglesby called the meeting to order at 7:00 PM.

2. ROLL CALL – ESTABLISHMENT OF QUORUM

PRESENT: Kispersky, Wizard, Campbell, Pacheco, Oglesby

3. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation: Pastor Harold Lusk Jr. / Pledge led by: Council Member Wizard

4. REVIEW OF AGENDA

No changes requested.

5. PUBLIC COMMENT

SPEAKERS: Gundy Rudke, Esther Parker, Ruthie Watts, Diane Nielsen, Peter Kaiser, Felix Bachofner

6. PUBLIC AGENCY COMMUNICATIONS

Alvin Edwards – Monterey Peninsula Water Management District: provided updates on the release of the feasibility study regarding ownership of general water system (Cal Am). Report is available on *mpwmd.net* under "Measure J". A copy was provided to Council.

Alex Miller – Neighborhood Improvement Commission: Neighborhood Watch kick-off event at Oldemeyer, Saturday at 10 AM.

Rosalyn Green – Newly Appointed MPC Trust Member: Stated on Sept 18th, a special meeting will take place where she will be officially sworn-in by Mayor Oglesby and invited Council to attend. The next regular MPC Board Meeting will take place on the 4th Wednesday of the month 9/25, at 4PM.

Tim O'Halloran – Engineering Manager for Cal Am Monterey District: Provided a construction update on the water supply project indicating work will begin Sept. 16th on General Jim at Coe Avenue continuing to Lightfighter Drive, with an anticipated completion late December 2019.

7. PRESENTATIONS

A. REPORT ON THE SEASIDE YOUTH RESOURCE CENTER'S SUMMER

YOUTH EMPLOYMENT PROGRAM

Received presentation from Kee Hyon Higgins on the 2019 Summer Youth Employment program..

B. RECEIVE PRESENTATION ON PG&E PUBLIC SAFETY POWER SHUTOFF

Chief Dempsey presented information on the PG&E Public Safety Power Shutoff program and discussed the PG&E plan on outreach to any senior or energy dependent community groups for info on this program.

C. RECEIVE PRESENTATION ON NEW PROGRAM SEE CLICK FIX

PW Director/Engineer Riedl presented information on the See Click Fix app for citizens to report infrastructure needs around the community through a mobile app.

8. CONSENT AGENDA

On motion by Council Member Campbell and seconded by Mayor Pro Tem Pacheco and passed by the following vote, the Consent Agenda was approved with the exception of Item: G.

RESULT: Motion Passes 5-0

A. APPROVE MINUTES FROM AUGUST 15, 2019

Action: Approved

B. APPROVE AND FILE CITY CHECKS

Action: Approved

C. PROCLAMATION DECLARING SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH IN THE CITY OF SEASIDE

Action: Approved

D. AUTHORIZATION FOR ANNUAL RECREATION DEPARTMENT EMPLOYEE AND VOLUNTEER RECOGNITION EVENT

Action: Approved

E. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL FOOTBALL TEAM

Action: Approved

F. APPROVE A RESOLUTION EXECUTING MAINTENANCE AND RIGHT OF ENTRY AGREEMENT WITH HONDA AND ALFA ROMEO/MASERATI DEALERSHIPS

Action: Approved

G. ESTABLISH THE CLASSIFICATIONS OF ENVIRONMENTAL SERVICES COOPERATIVE AGREEMENT (ESCA) SENIOR PROGRAM MANAGER AND ESCA COORDINATOR, ADOPT THE COMPENSATION PLAN FOR UNCLASSIFIED POSITIONS, AND MODIFY THE POSITION ALLOCATION LIST

On motion by Council Member Wizard and seconded by Council Member Kispersky and passed by the following vote the item was approved unanimously.

RESULT: Motion Passes 5-0

H. ADOPT A RESOLUTION APPROVING A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES TO INCREASE CONTRACT AMOUNT BY \$13,820 FOR REVIEW OF TOYOTA DEALERSHIP DEVELOPMENT TO BE REIMBURSED BY TOYOTA THROUGH FEES PAID

Action: Approved

I. APPROVE A RESOLUTION AUTHORIZING THE POLICE DEPARTMENT TO PURCHASE A 2019 BMW R 1250 RT-P POLICE MODEL MOTORCYCLE

Action: Approved

J. APPOINTMENT OF BOARD, COMMISSION AND COMMITTEE MEMBERS TO FILL CURRENT VACANCIES

Action: Approved

9. PUBLIC HEARING

A. CONDUCT PROTEST HEARING OF THE PROPOSED RATE STRUCTURE FOR WATER SERVICES FOR THE CUSTOMERS OF THE SEASIDE MUNICIPAL WATER SYSTEM.

Consultant, Doug Dove provided a presentation and recommendations on the proposed two-tier water rate structure for Seaside Municipal Water customers; stating the last study was conducted in 2008 and the City has an operating deficit and has been drawing down reserve funds. Public Works Director Riedl stated that notices were mailed to residents affected and explained the reasons for potential cost increases as well as the method to submit a protest. 387 protests votes were needed.

Mayor Oglesby opened the public hearing.

SPEAKERS: Glorietta Rowland (against), Ray Rearand (against), Daphne Dahms (against), Helen Rucker (in support) George Riley (in support)

Three additional protests were submitted and verified totaling four (4) protests received by staff.

City Manager Malin confirmed that if this item is adopted tonight, the rate increase item will return at a later date, this is simply the protest hearing. Protests were received, no action was taken.

B. ADOPTION OF AN ORDINANCE TO ESTABLISH A COMMISSION ON JOB OPPORTUNITIES AND BUSINESSES IN SEASIDE (CJOBS) (SECOND READING, ROLL CALL VOTE)

On motion by Council Member Kispersky and seconded by Mayor Pro Tem Pacheco and passed by the following vote the City Council passed to print the draft ordinance.

RESULT: Motion Passes 5-0

AYES: Kispersky, Wizard, Campbell, Pacheco, Oglesby

NOES: None

C. ADOPTION OF AN ORDINANCE TO PERMIT, BY LICENSE, SLEEPING IN VEHICLES UNDER SMC CHAPTER 8.23 SAFE PARKING (SECOND READING, ROLL CALL VOTE)

Assistant City Manager Milton explained the item and provided a presentation on the second reading of the draft ordinance.

Mayor Oglesby opened it up for Public Comment

SPEAKERS: Dorian, Peter Kaiser, Ray Rearden, Daphne Deborah, Buffy, Local Resident

ACM Milton answered questions and elaborated on the program. Mayor Oglesby outlined some of the requirements to maintain a license as well as the facility maintenance plan.

On motion by Council Member Campbell and seconded by Mayor Pro Tem Pacheco and passed by the following vote and adopted ordinance 1061 approving the licensing for a safe parking program.

RESULT: Motion Passes 5-0

AYES: Kispersky, Wizard, Campbell, Pacheco, Oglesby

NOES: None

D. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE CHAPTER 9.08 ESTABLISHING REGULATIONS FOR THE USE OF DESIGNATED SKATEBOARDING AREAS (FIRST READING - ROLL CALL VOTE)

Recreation Director Meewis explained the intent of this item to amend the current ordinance establishing the rules for the newly built skate park. Council Member Campbell thanked Mr. Meewis for work on the park, who clarifies that this ordinance codifies the basic items needed to comply with health and safety

code and signage and other items are able to be worked out in the future and be adjusted at staff and Council digression.

Mayor Oglesby opened public comment.

SPEAKERS: None

Mayor Oglesby congratulated Meewis for the youth employment program – asked if this ordinance includes bikes on the skate park. City Attorney Freeman confirmed it is silent on bicycles, but it could be changed administratively to disallow, the way the ordinance is written.

On motion by Council Member Campbell and seconded by Council Member Wizard and passed by the following roll call vote the draft ordinance was approved and passed to print as drafted..

RESULT: Motion Passes 3-2

AYES: Kispersky, Wizard, Campbell

NOES: Pacheco, Oglesby

10. BUSINESS ITEMS

11. COUNCIL MEMBER REQUESTS

Council Member Wizard requested to receive an update on the current status of Seaside cannabis businesses.

Council Member Pacheco requested to receive update reports on the recent car events in Seaside and the Monterey Waves event on Broadway.

12. MAYOR, CITY COUNCIL, CITY MANAGER AND CITY ATTORNEY COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

13. ADJOURNMENT

Council adjourned the 7:00 PM meeting and reconvened the 5:30 PM Joint Special meeting at 10:10 PM to discuss the continued item B.

Council returned from Closed Session at 11:18 PM with no information to report.

Motion for Adjournment: Campbell, Second: Wizard - unanimous

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

Ian N. Oglesby, Mayor



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant
Kimberly Drabner, Finance Director

DATE: September 19, 2019

SUBJECT: APPROVE AND FILE CITY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of August 24, 2019 through September 6, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of August 30, 2019. Total Accounts Payable and Payroll for the above referenced period is \$2,953,528.32.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- \$820,444.92 for Payroll and benefits.
- \$11,144.72 to Access Monterey Peninsula, Inc. (AMP) for April - June, 2019 PEG fees (Public, Educational and Government access programming) for AT&T and Comcast.

- \$33,254.60 to California-American Water for Water consumption for multiple City of Seaside service addresses. Billing period of 7/24/2019 - 8/23/2019. Bill date 9/18/2019.
- \$836,961.91 to Granite Rock Company for David Cutino Park - Phase I work through 6/30/2019. Services include mobilization, SWPPP, demo/clear & grub, hardscape paving, electrical and skate park. Application 6.
- \$465,908.05 to Granite Rock Company for David Cutino Park - Phase I work through 6/30/2019. Services include mobilization, SWPPP, demo/clear & grub, hardscape paving, electrical and skate park. Application 7.
- \$12,233.89 to Brownstein Hyatt Farber Schreck, LLP for November 2018 and April 2019 City Water Strategy.
- \$24,176.79 to Monterey County Convention & Visitor's Bureau for TID (Tourism Improvement District) remittance for the reporting period of July, 2019 for the 13 Seaside motels/hotels.
- \$11,450.00 to Felipe De Jesus Olvera for Tree removal and disposal at Coe Avenue and 986 Hilby Avenue and planters for Broadway Avenue at Del Monte & Fremont.
- \$21,816.51 to PNC Equipment Finance for Lease for a vector truck and a patch truck for the period 8/7/2019-9/6/2019. Contract #207377000.
- \$22,676.95 to PNC Equipment Finance for Library & City Hall energy project. Invoice date 8/20/2019 for contract #20178900.
- \$14,728.62 to PNC Equipment Finance for Lease of computer equipment for the period 8/19/2019-9/18/19. Contract #179368000.
- \$12,660.36 to University Corp. At Monterey Bay for Reimbursement for expenses related to the Sustainable City Year Program for the period of 6/1/2018-6/30/2018.
- \$11,250.00 to Open Counter Enterprises for FY 2019/20 Open Counter portal subscription for 656 Broadway Avenue satellite office.
- \$132,704.03 to Studio/Gang/Architects for Fees and expenses for the Concept Feasibility Study scope of the Seaside Civic Campus project. Scope of work includes site surveys, history and ecology research, public outreach, online communication support, and developed feasibility report.
- \$11,450.00 Commission on Accreditation for Law Enforcement Agencies, Inc. for Accreditation fee for Chief Abdul Pridgen. Invoice date 8/27/2019.

The remaining checks, totaling \$510,666.97 include payments to vendors for operating expenditures.

The Checks report is available on the City's website here:

<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.C.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: September 19, 2019

SUBJECT: APPROVE A FEE WAIVER REQUEST FROM SEASIDE HIGH SCHOOL FOR COSTS ASSOCIATED WITH THE ANNUAL HOMECOMING PARADE

PURPOSE & RECOMMENDATION

To approve a request from Seaside High School for a waiver of the costs for Public Works and Police services in the amount of Seven Hundred Seventy Five Dollars and Forty Five Cents (\$775.45) associated with the 2019 Homecoming Parade scheduled for October 04, 2019.

BACKGROUND

Seaside High School is planning to hold their annual Homecoming Parade on Friday, October 04, 2019 from 2:30 p.m - 4:30 p.m. A Special Event Application was submitted for review by the Special Event Committee and they have provided proof of insurance. The attached information details the specifics of this event.

The last fee waiver submitted to the City Council for Seaside High School was approved on October 04, 2018. Therefore, staff is recommending approval of this request.

FISCAL IMPACT

The approximate fees which are applicable to the request are:

Special Event Application Fee: \$ 90.00

Police Fees: \$530.45

Public Works Fees: \$155.00

TOTAL \$775.45

ATTACHMENTS

1. SHS Homecoming Parade Application to the Special Events Committee and Fee Waiver Application 2019
 2. SHS Homcoming Route
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



City of Seaside
FEE WAIVER REQUEST

Name of Applicant Rikee Ross Organization Seaside High
Address 2200 Noche Buena Ave Seaside CA 93955
Street City State Zip
Home Phone _____ Cell Phone 831 915 2935 Email Address rross@mpusd.net

Room(s) Requested NONE

Day(s) and Date(s) Requested 10/4/19

Hours Requested (include set-up time) 2:30 - 4:30 pm Estimated Attendance 100

Description of Event Homecoming Parade

Special Instructions or Equipment to Be Brought In none

Reason for Requesting Fee Waiver

Seaside High is a non profit org. we
host this event to connect the school
& the community

Have you received a Fee Waiver in the past? Yes ☒ No ☐

If so, what was the date of your event? 10/9/18

Is your organization based in Seaside? Yes ☒ No ☐

What percentage of your members or participants resides in Seaside? 100%

What is your organization's tax identification number? _____

Is organization able to provide liability insurance? yes

Will alcohol be served or sold at your event? Yes ☐ No ☒

Applicant Signature [Signature] Date 9/5/19

FOR OFFICE USE ONLY

Approved: _____	Security Required? Yes ☐ No ☐ Notes: _____
Denied: _____	Staff Approval: _____
Appealed: _____	Date: _____



**SEASIDE
CALIFORNIA**

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Date:

Dear Event Sponsor:

Welcome to the City of Seaside. The following pages include the City of Seaside's Special Events Application and accompanying instructions developed to guide you through the application process.

Effective February 6, 2014 a \$90.00 permit fee was approved by the Seaside City Council. Please enclose a check made out to the City of Seaside with your completed application. Once the completed form is received it will be distributed to all City departments and agencies affected by your event. You will then be notified of the status of your request. On behalf of the City of Seaside we thank you for contributing to the spirit and vitality of our City through the staging of your event. **Best wishes for a successful event!**

Terry Navarro
City of Seaside
986 Hilby Avenue
Seaside, CA 93955
(831) 899-6805
(831) 718-8603
Email: tnavarro@ci.seaside.ca.us



SEASIDE CALIFORNIA

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

CONTACT INFORMATION:

Organization: Seaside High School
Name of Applicant: Rikie Ross - Activities Director
Address: 2200 Noche Buena City: Seaside State: CA
Phone: 831 392 3530 Email: rrross@mpusd.net
Day of Event Contact Name and Phone: Rikie Ross 831 915 2935

EVENT INFORMATION:

Event Title: SHS Homecoming Parade 2019

Event Category:

- | | | |
|---|---|---------------------------------|
| ☐ Athletic / Recreation | ☐ Concert / Performance | ☐ Circus |
| ☐ Celebration / Festival | ☒ Parade / March / Procession | ☐ Dance |
| ☐ Carnival | ☐ Other: _____ | |

Event Date and Time: October 4, 2019 3pm - 4:30pm
Setup: 2:45pm Event Start: 3:05pm Event End: 4:30pm Clean up: 4:30pm

Event Location: South on Noche Buena to La Salle. Turn Right on La Salle, head south to Fremont St. Turn Right on Fremont St, head North to

EVENT DESCRIPTION: Old Grove Ave. Turn Right on Old Grove. Left on

Please provide detailed description of your event. Include details regarding any components of your event such as the use of vehicles, animals, rides, sanitation provisions or any other pertinent information about the event. Noche Buena and return to SHS

Annual homecoming parade will include 4 Floats & vehicles for different clubs in support of our homecoming football game.

Number of Participants: 100 Event Benefiting: School & community

Federal ID # (if applicable): _____

- ☐ 501 C(3) ☐ 501 C(6) ☐ Commercial-For Profit ☐ Other: _____

Will admission be charged? ☐ Yes, tickets cost: _____ ☒ No



SEASIDE CALIFORNIA

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Is the event open to the public? ☒ Yes ☐ No

If no, how will the event be restricted? Indicate plan on detailed schematics:

N/A

How will the event be advertised and promoted? Flyers, Social Media,
direct communication

Signs posted: N/A

Special equipment to be used for proposed event: *(List all electrical needs you may require)*

- | | | |
|---------------------------------------|---------------------------------------|--|
| ☐ P.A. System | ☐ Generator(s) | ☐ Amplified sound / music |
| ☐ Booths | ☐ Bleachers | ☐ Cooking fuel |
| ☐ Tents | ☐ Banners | ☐ Barricades |
| ☐ Other: _____ | | |

Will the event include music or live performances?

☐ Yes ☒ No

Will film, video, or photography be involved with the production of event?

☒ Yes ☐ No

Do you intend to sell food or beverage?

☐ Yes ☒ No

(If yes, please attach Health Department Food Vendor Certificate)

Do you intend to sell other merchandise?

☐ Yes ☒ No

Number of Vendors? 0 *(For-profit vendors must have business license on file with the City)*

Vendor Name

Vendor Address

Describe Merchandise

Will alcohol be served?

☐ Yes ☒ No

Will alcohol be sold? *(If yes, please attach ABC license)*

☐ Yes ☒ No

Parking arrangements: Park at school



**SEASIDE
CALIFORNIA**

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

Safety / Security / Accessibility (please describe your procedures for crowd control and internal security):

SHS Staff

Security Organization (if required - please attach security contract):

N/A

What City services do you anticipate you will need? (i.e. Police, Fire, Public Works, etc.)

Police & Fire, for escort, Public works
with road blocks

Method of trash collection/disposal and provision for additional sanitary facilities:

Students & staff from SHS

Other pertinent information or special requests:

~~we ask the~~
we extend an invite to all council
members & the public to attend our
event.

APPLICANT AGREEMENT

All applicable fees must be paid 30 days prior to event date. No permit revisions will be accepted less than 14 days prior to the event date. The City of Seaside retains the right to terminate the event at any time should a responsible city official determine any activity related to the event is a threat to public safety and/or property. I (we) agree to abide by all laws, rules and regulations which may apply to this area. I (we) accept specific responsibility for other members of my group and for any damage done to city property and/or facilities, and agree to clean and restore the site to the condition in which it was found prior to the holding of the specific event. I certify under penalty of perjury that all the preceding information is true to the best of my knowledge. **Completed and signed special event form must be submitted to Recreation and Community Activities Director within seven working days of receipt of form.**

Applicant Signature:

Date:

9/4/19



SEASIDE CALIFORNIA

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

APPLICATION MUST INCLUDE: Detailed schematic of event location indicating specific activity sites. For non-profit organizations, a copy of non-profit status must be submitted.

Attach to application and mail to:

**City of Seaside Recreation Services
Attn: Recreation Director
986 Hilby Avenue
Seaside, CA 93955**

SPECIFIC EVENT CONDITIONS OF APPROVAL

- ✓ Event organizers must clean up any event-related trash.
- ✓ All event noise or sound must be kept to a minimum, particularly before 9:00 a.m. and must not create an annoyance to co-existing events.
- ✓ Permittee is responsible for the actions of all vendors and participants during the event.
- ✓ No activities are permitted onsite that are not included on your permit application.
- ✓ All City ordinances will be strictly enforced (alcohol, dogs, etc.).
- ✓ Permit must be kept on location at all times.

Failure to comply with the above conditions may result in immediate closure of the event and a ban on future events by the organizer in the City of Seaside.

PROVISIONS

Permittee waives all claims against the City, its officers, agents and employees, for loss or damage caused by, arising out of, or in any way connected with, the exercise of this permit and permittee agrees to save harmless, indemnify and defend City, its officers, agents and employees, from any and all loss, damage or liability which may be suffered or incurred by City, its officers, agents and employees caused by, arising out of or in any way connected with exercise by permittee of the rights hereby granted, except those arising out of the sole negligence of the City.

City shall have the privilege of inspecting the premises covered by this permit any and all time. This permit shall not be assigned. City may terminate this permit at any time if permittee fails to perform and covenant herein contained at the time and in the manner herein provided. City agrees it will not unreasonably exercise this right of termination.

The parties hereto agree that the permittee, its officers, agents and employees, in the performance of this permit shall act in an independent capacity and not as officers, employees or agents of the City. No alteration or variation of the terms of this permit shall be valid unless made in writing and signed by the parties hereto.

Permittee will not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, sex, sexual orientation, age national origin or physical handicaps. Permittee agrees to comply with the terms and conditions contained herein and all rules and regulation of the City subject to this permit.

Applicant Signature: _____

Date: _____

9/4/19



**SEASIDE
CALIFORNIA**

Special Event Application

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

INDEMNIFICATION, DEFENSE, HOLD HARMLESS

Applications must furnish the city with a certificate of insurance in an amount no less than \$1 million naming the City of Seaside as an additional insured. The amount of insurance is subject to increase at the discretion of the Finance Director who is the Risk Manager, depending upon the nature of the event. Such insurance must be primary to any city insurance and the city must have at least ten days' notice of cancellation.

For final event approval, you will need commercial general liability insurance that names "the City of Seaside, its officers, employees and agents" as an additional insured and any other public entities impacted by this event. Insurance coverage must be maintained for the duration of the event. To determine the amount of insurance coverage necessary, please contact Risk Manager. Please obtain the required insurance and mail an original insurance certificate to City of Seaside, Recreation and Community Activities Department, P.O. box 810, Seaside, CA 93955.

Insurance Agency: _____ Insurance Agent: _____
Phone Number: _____ Policy Number: _____

PERMIT HOLDER hereby agrees to protect, defend, indemnify and hold and save harmless **CITY**, its officers, and employees against any and all liability, claims, judgements, costs and demands, however caused, including those resulting from death or injury to **PERMIT HOLDER'S** employees and damage to **PERMIT HOLDER'S** property, arising directly or indirectly out of the obligations or operations herein undertaken by **PERMIT HOLDER**, including those arising from the passive concurrent negligence of **CITY** but save and except those which arise out of the active concurrent negligence, sole negligence, or the sole willful misconduct of **CITY** **PERMIT HOLDER** will conduct all defense at its sole cost and expense. **CITY** shall be reimbursed by **PERMIT HOLDER** for all costs or attorney's fees incurred by **CITY** in enforcing this obligation.

Applicant Signature: Date: 9/4/19

(For Office Use Only)

Authorization

- | | |
|---|--|
| ☐ Building _____ | ☐ Recreation _____ |
| ☐ Planning _____ | ☐ Redevelopment _____ |
| ☐ Police _____ | ☐ Public Works _____ |
| ☐ Fire _____ | ☐ County Health _____ |
| ☐ Finance _____ | |

Comments: _____

CERTIFICATE OF COVERAGE

Issue Date

9/5/2019

ADMINISTRATOR:

LICENSE # 0451271

Keenan & Associates
1732 North First Street, Suite 100
San Jose, CA 95112

408-441-0754
www.keenan.com

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS BELOW.

ENTITIES AFFORDING COVERAGE:

ENTITY A: Northern California ReLIEF
ENTITY B: Protected Insurance Program for Schools
ENTITY C:
ENTITY D:
ENTITY E:

COVERED PARTY:

Monterey Peninsula Unified School Dist.
700 Pacific Street
Monterey CA 93940

THIS IS TO CERTIFY THAT THE COVERAGES LISTED BELOW HAVE BEEN ISSUED TO THE COVERED PARTY NAMED ABOVE FOR THE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED HEREIN IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

ENT LTR	TYPE OF COVERAGE	COVERAGE DOCUMENTS	EFFECTIVE/ EXPIRATION DATE	MEMBER RETAINED LIMIT / DEDUCTIBLE	LIMITS
A	GENERAL LIABILITY [☒ GENERAL LIABILITY [☒ CLAIMS MADE ☒ OCCURRENCE [☒ GOVERNMENT CODES [☒ ERRORS & OMISSIONS]	NCR 00202-32	7/1/2019 7/1/2020	\$ 10,000	COMBINED SINGLE LIMIT EACH OCCURRENCE \$ 1,000,000
A	AUTOMOBILE LIABILITY [☒ ANY AUTO [☒ HIRED AUTO [☒ NON-OWNED AUTO [☒ GARAGE LIABILITY [☒ AUTO PHYSICAL DAMAGE]	NCR 00202-32	7/1/2019 7/1/2020	\$ 10,000	COMBINED SINGLE LIMIT EACH OCCURRENCE \$ 1,000,000
A	PROPERTY [☒ ALL RISK [☒ EXCLUDES EARTHQUAKE & FLOOD [☐ BUILDER'S RISK]	NCR 00202-32	7/1/2019 7/1/2020	\$ 10,000	\$ 250,250,000 EACH OCCURRENCE
A	STUDENT PROFESSIONAL LIABILITY	NCR 00202-32	7/1/2019 7/1/2020	\$ 10,000	\$ Included EACH OCCURRENCE
B	WORKERS COMPENSATION [☒ EMPLOYERS' LIABILITY]	PIPS40113	7/1/2019 7/1/2020	\$	[☐ WC STATUTORY LIMITS [☒ OTHER \$ 1,000,000 E.L. EACH ACCIDENT
	EXCESS WORKERS COMPENSATION [☐ EMPLOYERS' LIABILITY]			\$	\$ 1,000,000 E.L. DISEASE - EACH EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMITS
	OTHER			\$ \$	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/RESTRICTIONS/SPECIAL PROVISIONS:

As respects to use of city streets (starting Noche Buena to LaSalle to Fremont Street to Ord Grove Ave to Nocha Buena) for Seaside High School Homecoming Parade on October 4, 2019 from 2:45 p.m. to 4:30 p.m.

CERTIFICATE HOLDER:

City of Seaside Recreation Services
Attn: Recreation Director
986 Hilby Avenue
Seaside CA 93955

CANCELLATION.....SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING ENTITY/JPA WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE ENTITY/JPA, ITS AGENTS OR REPRESENTATIVES.



John Stephens

AUTHORIZED REPRESENTATIVE

DISCLAIMER

The Certificate of Coverage on the reverse side of this form does not constitute a contract between the issuing entity(ies), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the coverage documents listed thereon.

ENDORSEMENT

ADDITIONAL COVERED PARTY

COVERED PARTY	COVERAGE DOCUMENT	ADMINISTRATOR
Monterey Peninsula Unified School Dist.	NCR 00202-32	Keenan & Associates

Subject to all its terms, conditions, exclusions, and endorsements, such additional covered party as is afforded by the coverage document shall also apply to the following entity but only as respects to liability arising directly from the actions and activities of the covered party described under "as respects" below.

Additional Covered Party:

City of Seaside Recreation Services
Attn: Recreation Director
986 Hilby Avenue
Seaside CA 93955

As Respects:

As respects to use of city streets (starting Noche Buena to LaSalle to Fremont Street to Ord Grove Ave to Nocha Buena) for Seaside High School Homecoming Parade on October 4, 2019 from 2:45 p.m. to 4:30 p.m.

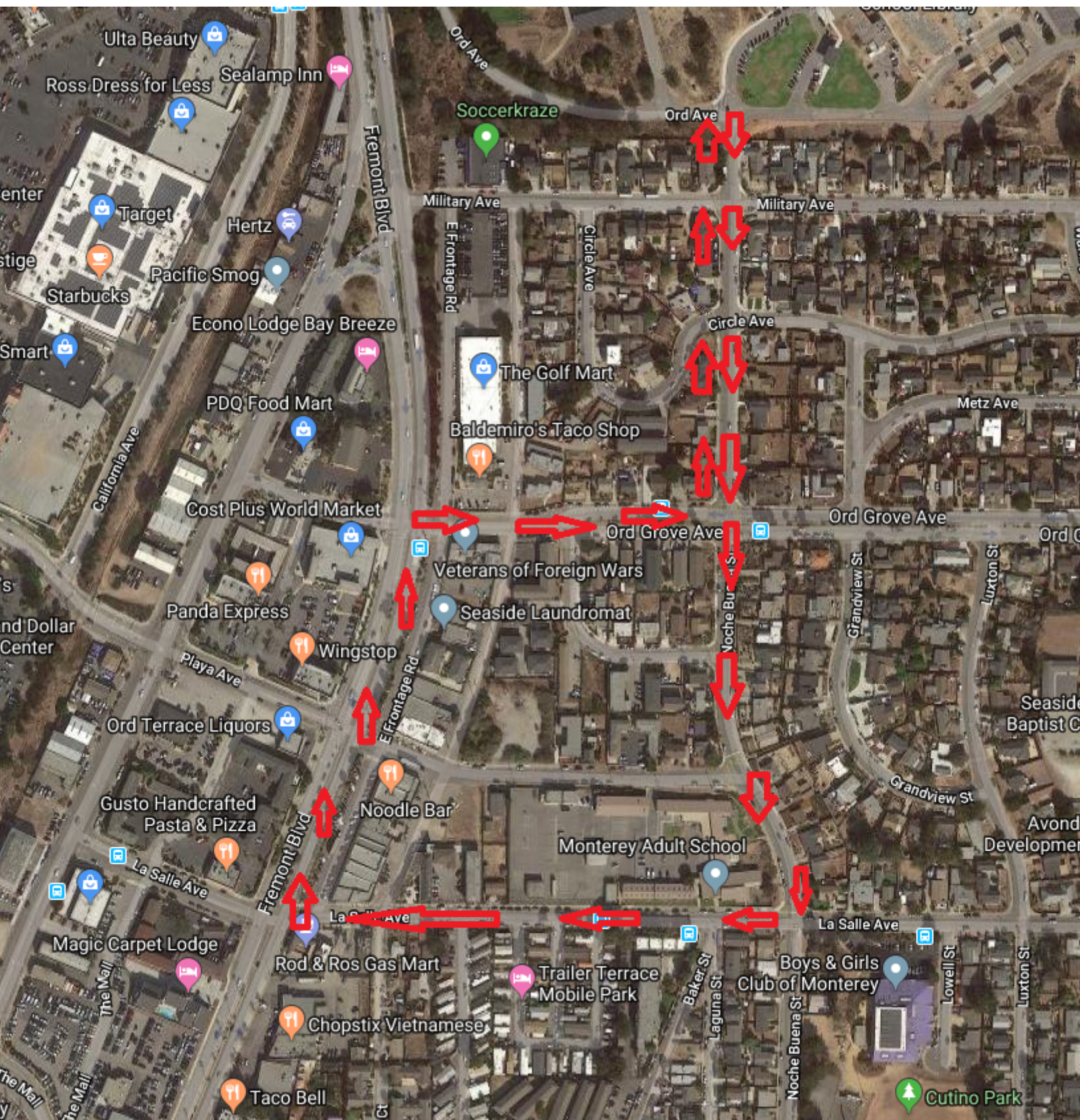
City of Seaside, its officers, employees, and agents are named as additional covered parties.

This coverage shall be primary to the certificate holder's coverage as respects to the actions and activities of the Covered Party due to their sole negligence.



Authorized Representative

Issue Date: 9/5/2019





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: September 19, 2019

**SUBJECT: APPROVE A FEE WAIVER FROM MONTEREY BAY
BAPTIST DISTRICT ASSOCIATION FOR THE USE OF THE
LAGUNA GRANDE HALL AND KITCHEN FOR THEIR
SCHOLARSHIP LUNCHEON**

PURPOSE & RECOMMENDATION

To approve a request from the Office of Monterey Bay Baptist District Association for a Fee Waiver of Seven Hundred, Forty Dollars and Twenty-Five Cents (\$740.25) for the costs associated with the use of the Laguna Grande Hall and kitchen to hold their Scholarship Luncheon.

BACKGROUND

The Monterey Bay Baptist District Association is a non-profit organization. They are requesting a fee waiver to help cover the cost associated with their Scholarship Luncheon on Saturday, November 16, 2019 from 9:00 a.m. to 4:00 p.m. in the Laguna Grande Hall at the Oldemeyer Center.

This is the first time the Monterey Bay Baptist District Association is requesting a fee waiver.

Staff recommends that the fees be waived for rental cost of the facility and that the organization provide liability coverage and pay only the non-refundable portion of the deposit of \$147.81 to go towards the building maintenance fund.

FISCAL IMPACT

The approximate fees which are applicable to this request are:

Laguna Grande Hall & Kitchen Fee 7 Hours @ \$105.75 \$ 740.25

Deposit Non Refundable Portion	\$ 147.81
TOTAL	\$888.06

Should the City Council approve the request with the staff recommendation to waive all rental fees but require payment for the non-refundable deposit only, the fiscal impact is \$740.25.

ATTACHMENTS

1. Monterey Bay Baptist District Association - Fee Waiver Request - 2019
 2. Monterey Bay Baptist District Association - 501(c)(3)
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



City of Seaside
FEE WAIVER REQUEST

Name of Applicant Kenneth Murray Organization Monterey Bay Baptist District
Address P.O. Box 1296 Seaside CA 93955
Street City State Zip
Home Phone 831-224-9488 Cell Phone _____ Email Address pastorMurray@iclan
can

Room(s) Requested Laguna Grande

Day(s) and Date(s) Requested November 16, 2019

Hours Requested (include set-up time) 9AM - 4PM Estimated Attendance 200

Description of Event Scholarship Luncheon Second Annual
Scholarship Luncheon

Special Instructions or Equipment to Be Brought In NONE Just Decorations

Reason for Requesting Fee Waiver

Luncheon for Scholarship.
PASTOR H. HALUSK MEMORIAL SCHOLARSHIP

Have you received a Fee Waiver in the past? Yes ☐ No ☒

If so, what was the date of your event? _____

Is your organization based in Seaside? Yes ☒ No ☐

What percentage of your members or participants resides in Seaside? 98%

What is your organization's tax identification number? _____

Is organization able to provide liability insurance? Yes

Will alcohol be served or sold at your event? Yes ☐ No ☒

Applicant Signature Rev. Kenny Murray Date May 16, 2019

FOR OFFICE USE ONLY			
Approved:	_____	Security Required?	Yes ☐ No ☐
Denied:	_____	Staff Approval:	_____
Appealed:	_____	Date:	_____
		Notes:	_____

POLICY REGARDING ROOM RENTAL FEES AND WAIVERS

Fees may be waived for activities that benefit the majority of Seaside residents. Any new organizations requesting fee waivers are required to submit a letter of intent and complete the Fee Waiver Request form to the Recreation Services Department. The application will be submitted to the City Manager or his designee for review and approval. In the event that the fee waiver request is denied by the City Manager, the request can be appealed to the City Council. Applicants must demonstrate that the following criteria are satisfied:

1. At least 60% of the organization's membership must consist of Seaside residents. The organization must provide documentation verifying membership residency.
2. The organization must be a 501© 3 non-profit or public benefit organization and provide taxpayer identification number.
3. The organization must provide an in-kind service/donation to benefit and augment the City of Seaside. A written statement must be submitted with the application outlining specific donations and/or services provided by the organization to the City of Seaside.

FEE WAIVERS FOR MEETING ROOMS

1. Meetings are limited to four hours.
2. All organizations receiving fee waivers must give seven days notice of cancellation. If no notice is given of cancellation, the City reserves the right to deny further fee waiver requests.
3. Due to limited space, organizations may not request fee waivers for any more than one meeting room use per year; fee waivers are not intended to provide for ongoing weekly or monthly meeting use.
4. No faith based organizations may apply for fee waivers due to the separation of church and state.

AUDITORIUM RENTAL FEE WAIVER

Organizations requesting the use of the Auditorium must:

1. Pay the non-refundable portion of the deposit per event.
 2. An organization requesting use of the auditorium for a special event or meeting may receive no more than one fee waiver request within a 90-day period.
 3. Provide special event liability insurance. The following is required:
 - a. Provide an "Occurrence Made" liability insurance policy, naming the city as additionally insured, with limits of \$1 million per occurrence and \$2 million aggregate. A copy of that policy must be provided to the Recreation Services Department.
- OR**
- b. Purchase Special Event Liability Insurance through the Recreation Services Department at the time of fee waiver request. This insurance covers not only the city, but also those renting the facility.
4. Fundraising activities of any nature do not qualify for fee waivers.
 5. Special events may be required to provide security at renter's expense. A photocopy of the contract must be on file with the Recreation Services Department. The number of security guards required is determined by the nature of the event and the numbers in attendance.

***A City-sanctioned organization is defined as "any community based group or organization that in cooperation with the Recreation Services Department, provides an entertainment, recreation and/educational service benefiting the citizens of Seaside."**

****All deposits are placed in the maintenance and janitorial fund designated for the upkeep and repair of the Oldemeyer Center.**



SEASIDE CALIFORNIA

Facility Rental Request Form
Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

CONTACT INFORMATION:

Organization: Monterey Bay Baptist District Association
Name of Applicant: Pastor Kenneth Murray
Address: Box 1296 City: Seaside State: CA
Phone: 831-224-9488 Email: pastorMurray@icloud.com
Day of Event Contact Name and Phone: Kenneth Murray 831 224 9488
☒ Resident ☐ Non-Resident

EVENT INFORMATION:

Event Title: Luncheon
Event Description: Monterey Bay Baptist district Association
Event Date: November 16 2019 Approximate Number of Guests: 200
Start Time: 12pm End Time: 3pm Set Up/Break Down Time: 9am 3pm
Special Instructions: _____

Request to use the City's: ☒ Podium ☒ Microphone ☐ Projector Screen
*Subject to availability **Projectors and other electronic equipment will not be provided

	Yes	No
Are you a non-profit organization?	☒	☐
Is the event open to the public?	☒	☐
Will admission be charged?	☐	☐
Will there be music?	☒	☐
Will there be live music and/or DJ?	☐	☒
Name of band or DJ:	_____	

	Yes	No
Will refreshments be served?	☐	☐
Will refreshments be sold?	☐	☒
Will you be using the kitchen?	☒	☐
Will alcohol be served?	☐	☒
Will alcohol be sold?	☐	☒

*Alcohol is prohibited at youth oriented events

APPLICANT WILL PROVIDE THE FOLLOWING ITEMS 30 DAYS PRIOR TO THE EVENT:

1. Full payment of all applicable fees
2. Copy of event security contract by licensed company (if applicable)
3. Proof of liability insurance
4. Copy of ABC license (if applicable)



SEASIDE CALIFORNIA

Facility Rental Request Form
Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

FACILITY SELECTION

☒ LAGUNA GRANDE HALL

Capacity: Dining: 225 / Theatre: 300

Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$105.75	\$131.50
Deposit	\$591.25	\$738.75
(Non Refundable)	(\$147.81)	(\$184.68)
Alcohol Deposit	\$575.50	\$719.50
(Non Refundable)	(\$143.87)	(\$179.87)

Liability Insurance: \$81-\$207

Security Guards: required 1 per 50 guests

- ☐ I will be using Hall only
☒ I will be using Hall & Kitchen only
☐ I will be using Hall, Kitchen & Dance Studio

☐ BAYONET MEETING ROOM

Capacity: Classroom: 30 / Theatre: 40

Dimensions: 24' X 20'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr	\$43.75 /hr	\$55 /hr
After 3 hrs	\$20 /hr	\$24.50 /hr

☐ BLACKHORSE MEETING ROOM

Capacity: Classroom: 40 / Theatre: 50

Dimensions: 28' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hrs	\$54.50 /hr	\$68 /hr
After 3 hrs	\$24 /hr	\$29.75 /hr

☐ DANCE STUDIO

Capacity: Classroom: 35 / Theatre: 70

Dimensions: 26' X 24'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr	\$68 /hr	\$84.75 /hr
After 3 hrs	\$31.25 /hr	\$39.25 /hr

☐ SEAHORSE MEETING ROOM

Capacity: 20 / Dimensions: 28' X 16'

	Resident	Non-Res
Rate 0-3 hrs	\$43.75 /hr	\$55 /hr
After 3 hrs	\$20 /hr	\$24.50 /hr

☐ SEASIDE MEETING ROOM

Capacity: Classroom: 40 / Theatre: 60

Dimensions: 32' X 26'

	Resident	Non-Res
Food Deposit	\$150	\$187.50
(Non Refundable)	(\$37.50)	(\$46.75)
Rate 0-3 hr	\$43.75 /hr	\$55 /hr
After 3 hrs	\$20 /hr	\$24.50 /hr

☐ SEASIDE COMMUNITY CENTER

Capacity: Dining: 85 / Theatre: 100

Dimensions: 128' X 120'

	Resident	Non-Res
Hourly Rate	\$56	\$70.25
Deposit	\$314	\$392.50
(Non Refundable)	(\$78.50)	(\$98.25)
Alcohol Deposit	\$575.50	\$719.50
(Non Refundable)	(\$143.87)	(\$179.87)

Liability Insurance: \$81-\$207

Security Guards: required 1 per 50 guests

- ☐ I will be using the Large Room only
☐ I will be using the Kitchen only
☐ I will be using the Large Room & Kitchen

☐ YOUTH EDUCATION CENTER

Two hour rentals: available Fridays and Saturdays 7:30-9:30 PM, and Sundays for any two hours between 8 AM – 9 PM.

	Resident	Non-Res
Deposit	\$83	\$103.50
(Non Refundable)	(\$21)	(26)
0-25 Guests	\$172	\$215
26-50 Guests	\$188.50	\$235
51-75 Guests	\$223	\$278.50
Mini Golf	\$25	\$31
Extra ½ Hour	\$38	\$47.50

Non-Profit Rate: For Laguna Grande Hall, Seaside Community Center, and the Youth Education & Resource Center, non-profits may use the resident rate. For all other meeting rooms, non-profits may have up to 4 hours for \$31.75. Proof of 501(c)(3) required.



**SEASIDE
CALIFORNIA**

Facility Rental Request Form

Parks and Recreation Division
986 Hilby Avenue, Seaside CA 93955
831-899-6800

SEATING CONFIGURATION

Review and select a seating configuration below. If you would like a different layout, please sketch your preferred layout in the box marked "other" or on the back of this sheet.

☐ Classroom 	☐ Conference 	☐ U-Shaped 	☐ Pods
☐ Theater 	☐ Banquet 	☐ Empty Room 	☐ Other

Don't know until 5/28/19

I have read and agree to all pages in the rental agreement forms

Applicant Signature: _____

Date: 5/19/19

(For Office Use Only)

Permit Fee: _____

Authorized Agent: _____

Date: _____

Note: - Original to Resource Management/Recreation Department
- Copy to Police Department - Copy to Parks Division



RULES, REGULATIONS & CONDITIONS OF USE

1. **OVERTIME:** Use of the facilities in excess of the time set forth above may result in overtime fee being charged.
2. **CANCELATION BY PERMITTEE:** Permittee must submit written notice of cancellation to the calendaring agent in order to be eligible for a refund. Refund requests made forty-five (45) days in advance will receive a full refund less a seven dollar (\$7) surcharge. Refund requests made thirty (30) - forty-five (45) days in advance will receive a full refund less the non-refundable portion of the security deposit. Refund requests made less than thirty (30) days in advance will receive a full refund less the entire security deposit.
3. **CANCELATION BY CITY:** This permit may be canceled without liability to the City under any of the following conditions: a) It is found to contain false or misleading information, (b) The Department finds that the proposed use will be detrimental to the public's health, (c) Any individual or group (members or guests) willfully or through negligence mistreats the equipment or violates any of the regulations, terms, and conditions established for use of the facilities, (d) Average attendance of scheduled activities falls below the standard established for each use area with the Center, (e) For failure to notify Center of cancellation of any date or dates covered by this permit, (f) Permittee defaults on or has not completed all conditions and requirements for use of facilities, (g) In case the Center or any part thereof shall be destroyed or damaged by fire or any other cause, or if other unforeseen occurrence, including strikes, labor disputes, war, or acts of military authorities shall render fulfillment of the permit difficult or impossible of performance, (h) The facility is needed by public necessity or emergency use, (i) Upon thirty (30) calendar days written notice to Permittee. Refund of rental fees shall be made where City cancels permit at least thirty (30) days prior to the date reserved, except when cancellation occurs under items (g) or (h) above.
4. **TRANSFERRING PERMIT:** Permit cannot be transferred, assigned, or sublet unless approved by the City in writing.
5. **ADVERTISING, SOLICITATION AND SALES:** No advertising or signs shall be exhibited and no sales made at the Center without the written permission of the City.
6. **COMPLETION OF REQUIREMENTS FOR USE OF FACILITIES:** Permittee must complete all requirements relating to use of the facilities within the time requirements specified.
7. **COMPLIANCE TO CONDITIONS OF USE:** The Permittee shall observe, obey, and comply with all applicable City, County, and Federal laws; and the policies, rules, regulations, terms, and conditions governing use of Center facilities. Permittee will forfeit all rents or other fees paid if evicted from premises for violation of it. Eviction shall not release Permittee from any obligations for the payment of the rents or other fees required to be paid under this permit for the term thereof.
8. **CONCESSION SALES:** Permittee will not engage in concession operations unless authorized in writing by Director/authorized staff.
9. **CONDUCT OF PERSONS:** Permittee shall be solely responsible for the orderly conduct of all persons using the premises by its invitation, either express or implied, during all times covered by the permit. The Department reserves the right to eject or cause to be ejected from the premises any person or persons objectionable due to unlawful conduct.
10. **DAMAGE TO FACILITY OR EQUIPMENT:** All property, equipment, and furnishings must be kept clean and undamaged, fair wear and tear accepted. Permittee causing damage or loss will be required to pay for same at current costs.
11. **EXITS:** At no time shall exits be covered or obstructed.
12. **FACILITIES CAPACITY:** Permittee shall not admit a larger number of persons than can be safely and freely moved about therein as determined by Building and Fire Codes.
13. **FLAMMABLE MATERIALS:** No flammable materials will be permitted to be used for decorations. All materials used for decorative purposes must be treated with flame proofing and be approved by the Fire Department.
14. **INDEMNITY:** Permittee shall indemnify and hold harmless by the City, its officers, employees, and agents, against any and all claims, demands, causes of action, personal injuries or death, damages whatsoever, directly or proximately resulting or caused by the use and occupation of the facilities described in the permit, whether such use is authorized or not or from act or omission of Permittee or any of its officers, agents, employees, guests, patrons, or invitees, and the Permittee shall, at its sole risk and expense, defend any and all suits, actions, or other legal proceedings which may be brought or instituted against City, its officers and employees, on any such claim, demand, or cause of action, and the Permittee shall pay any judgment or decree which may be rendered against the city, its officers, employees, and agents in any suit, action or other legal proceedings, and Permittee shall pay for any and all damages to the property of the City or of others, the loss or theft of such property, done or caused by Permittee, its officers, agents, employees, guests, patrons, and invitees.
15. **PAYMENT OF TAXES:** Payment of all Federal, and City taxes in connection with the event shall be the liability and responsibility of the Permittee.
16. **PERMITTEE RESPONSIBLE FOR CLEANLINESS OF FACILITY:** Facilities used by Permittee must be left in a clean and orderly condition. If additional maintenance is required, other than normal cleaning process, the Permittee will be charged for same.
17. **PERMITTEE RESPONSIBLE FOR PERMITS AND LICENSES:** The Permittee shall procure at his own expense all the required licenses and permits necessary for the intended use or activity covered by this permit.
18. **ALCOHOL:** No alcohol can be served to minors or at any youth-related event at the Oldemeyer Center or Seaside Community Center and can result in immediate closure of the event and loss of deposit. ALL alcohol is prohibited at ALL youth oriented events.
19. **SMOKING:** Smoking is prohibited within twenty (20) feet of entrances, exits and windows.
20. **USE OF RESERVED FACILITIES AND EQUIPMENT:** Permittee may use only those facilities and equipment specifically designated on this permit.
21. **CONSTRUCTION OF PERMIT:** In case of any doubts as to the interpretation of any provisions of this permit, the interpretation by the Recreation and Community Activities Director shall prevail. In addition, the Recreation and Community Activities Director shall have the sole power to decide and resolve matters not covered by this permit.



**SEASIDE
CALIFORNIA**

Facility Rental Request Form

Parks and Recreation Division

986 Hilby Avenue, Seaside CA 93955

831-899-6800

22. **SEVERABILITY:** If any part of this permit is for any reason held to be illegal, inapplicable, unenforceable, or unconstitutional, such decision shall not affect the validity of the remaining portions of the permit.
23. **SECURITY AND CLEANING DEPOSIT:** A deposit is required from any person or organization renting a room at the Center (according to current fees and charges). A portion of the deposit is non-refundable (according to current fees and charges) and the remaining deposit is refundable in whole or in part depending upon the condition of the room, walls, floors, carpets; whether any breakage occurred or whether overtime was incurred beyond stated setup, cleanup or activity time. The City reserves the right to close down any party or activity that may in any way endanger the health or safety of any person or property. Any early closure of the facility may result in loss of deposits. Refundable deposits will be returned within thirty (30) days following the event date.
24. **SUPPLIES:** City staff is not authorized to provide supplies for your event. 25. **SECURITY GUARDS:** One guard per fifty participants is required for events that serve alcohol and/or have live/DJ music or dancing. The City reserves the right to require security for events.

IMPORTANT THINGS TO NOTE

- ✓ In order to secure a reservation, this form must be completed and submitted along with full payment to the Oldemeyer Center front desk.
- ✓ Reservations for the conference rooms must be made at least 7 days in advance and 30 days in advance for all other facilities.
- ✓ Please include a sketch of how you would like the room to be set up if it is different than the diagrams provided on this form. Our facility staff will do their best to prepare the room as shown in your diagram. Do not write "same as before."
- ✓ Food and beverage are allowed in certain rooms; please ask staff prior to providing refreshments.
- ✓ Do not move furniture from one room to another. If you have additional needs, please contact the facility staff.
- ✓ Please do not change rooms. If a different room is preferred and empty upon arrival, please check with the facility staff.
- ✓ Come prepared. Our staff is not authorized to provide supplies for your meeting.
- ✓ If you tape signs up regarding your meeting, please remove them upon your departure.
- ✓ Smoking is prohibited within 20 feet of entrances, exits and windows.
- ✓ In case of cancelation, please notify the Oldemeyer Center Front Office as soon as possible. Refund requests made 48 hours in advance will receive a full credit towards future use, or a full refund less a \$7 surcharge. Refunds will not be given less than 48 hours in advance.
- ✓ *If alcohol is found on the premises (including the parking lot, stage, kitchen, etc.) and your contract prohibits the consumption of alcohol, the City of Seaside has the right to cancel your event and deposits and fees will NOT be refunded.
- ✓ *A one million dollar (two million aggregate) liability insurance policy is required. You can either purchase it through the city, or through another insurance company and provide us a copy of the policy naming the City of Seaside as co-insured.
- ✓ Use of our facilities requires you to provide licensed and bonded security guards. You must hire one guard per every fifty guests. A copy of the contract must be provided to the city at least 30 days prior to your event. Renters exceeding their stated attendance risk losing their deposit.



Murray Other Number

2:15 PM, Jun 10



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 1286
Rancho Cordova CA 95741-1286

MONTEREY BAY BAPTIST DISTRICT ASSOCIATION
PO BOX 1296
SEASIDE CA 93955

Date: 07.30.18
Case: 32910667912114876
Case Unit: 32910667912114880
In reply refer to: 760:LSS:F120

Regarding	: Tax-Exempt Status
Organization's Name	: MONTEREY BAY BAPTIST DISTRICT ASSOCIATION
CCN	: 4104092
Purpose	: Church
R&TC Section	: 23701d
Form of Organization	: Incorporated
Accounting Period Ending	: 12/31
Tax-Exempt Status Effective	: 01/25/2018

Exempt Determination Letter

We have determined the organization is tax-exempt from California franchise or income tax as stated in the above Revenue and Taxation Code (R&TC) section.

To retain tax-exempt status, the organization must be organized and operating for nonprofit purposes within the provisions of the above R&TC section. An inactive organization is not entitled to tax-exempt status.

We have based our decision on the information submitted and the assumption that the organization's present operations will continue unchanged or conform to those proposed in the organization's application. In order for us to determine any effect on the tax-exempt status, the organization must immediately report to us any change in:

- Operation
- Character
- Purpose
- Name
- Address

Our determination may no longer be applicable, if these changes occur:

- Material facts or circumstances relating to the organization application.
- Relevant statutory, administrative, or judicial case law.
- Federal interpretation of federal law in cases where our decision was based on such interpretation.

< Murray Other Number

2:15 PM, Jun 10



Page 2 of 2

It is the organization's responsibility to be aware of these changes should they occur. This paragraph constitutes written advice, other than a chief counsel ruling, within the meaning of R&TC Section 21012(a)(2).

For filing requirements, get Pub. 1068, *Exempt Organizations - Filing Requirements and Filing Fees*. Go to ftb.ca.gov and search for **1068**.

This exemption is for state franchise or income tax purposes only. For information regarding sales tax exemption, contact the California Department of Tax and Fee Administration at 800.400.7115, or go to their website at cdtfa.ca.gov.

Exempt Organizations Unit
Telephone: 916.845.4171
Fax: 916.843.2379

cc: ANTHONY D DUNHAM



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.E.

TO: City Council

FROM: Craig Malin, City Manager

BY: Brian Dempsey, Fire Chief

DATE: September 19, 2019

**SUBJECT: APPROVE A RESOLUTION AUTHORIZING THE CLOSURE OF
YOSEMITE STREET, BETWEEN BROADWAY AND MENDOCINO
FOR THE SEASIDE FIRE DEPARTMENT OPEN HOUSE ON
OCTOBER 5, 2019**

PURPOSE & RECOMMENDATION

For the City Council to review the closure of Yosemite Street between Broadway Avenue and Mendocino Avenue to ensure public safety during a 9-hour period for the Seaside Fire Department Open House on October 5, 2019.

BACKGROUND

In previous years, the City Council has approved the closure of Yosemite Street between Broadway Avenue and Mendocino Avenue during a 9-hour period for the Seaside Fire Department Open House.

FISCAL IMPACT

None.

ATTACHMENTS

1. Resolution

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE APPROVING THE CLOSURE OF YOSEMITE STREET, BETWEEN BROADWAY AND MENDOCINO AVENUE FOR THE SEASIDE FIRE DEPARTMENT OPEN HOUSE ON OCTOBER 5, 2019.

WHEREAS, the closing of Yosemite Street between Broadway and Mendocino Avenue is necessary for the Seaside Fire Department's annual Open House on Saturday, October 5, 2019; and

WHEREAS, it is necessary to close Yosemite Street, between Broadway and Mendocino Avenue to insure the safety of the public using this portion of road during the course of the 9-hour period (7:00 AM – 4:00 PM).

NOW, THEREFORE BE IT RESOVED, that the City Council of the City of Seaside does hereby approve the closure of Yosemite Street between Broadway and Mendocino Avenue to ensure the safety of the public using this portion of roadway during this Fire Department event.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September, 2019, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 8.F.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer

DATE: September 19, 2019

**SUBJECT: APPROVE A RESOLUTION TO PURCHASE A WATER MAIN
VALVE EXERCISER IN THE AMOUNT OF SIXTY THOUSAND
FOUR HUNDRED SEVEN-EIGHT DOLLARS AND THIRTY NINE
CENTS (\$60,478.39)**

PURPOSE & RECOMMENDATION

The purpose of this item is for the City Council to consider approving a resolution authorizing the purchase of a Water Main Valve Exerciser in the amount of Sixty Thousand Four Hundred Seventy-Eight Dollars and Thirty-Nine Cents (\$60,478.39). It is recommended the City Council approve resolution to purchase a Valve Exerciser.

BACKGROUND

The Seaside Municipal Water System (SMWS) is comprised of 778 active service connections serving approximately 3,000 customers. The water system serves the northeast portion of the City of Seaside and is bounded by La Salle Avenue to the north, Hilby Avenue to the south, Soto Street to the west and General Jim Moore Boulevard to the east. The City operates the water system as an Enterprise Fund.

The water system consists of one water well, two water tanks (500,000 gallons each) and seven miles of distribution piping. The main piece of equipment used to maintain the water main valves is the Wachs valve exerciser which is approximately 25 years old and is incurring increased costs and is dangerous for staff to operate. Due to its age and the inherent danger in operating the equipment, the water main valves have not been regularly exercised, resulting in the poor operation and failure of several valves and reduction in system reliability.

On July 31, 2019, E.H. Wachs submitted a quote in the amount of \$69,632.66 for a Valve Exerciser (see Quote # KR126740, attached). The quote was submitted in accordance with the BuyBoard Cooperative Purchasing (BuyBoard) Contract #515-16. The quote includes tax of \$5,593.17, and shipping & handling of \$3,572.80. BuyBoard is a public agency serving as a municipal contracting agency and offers cooperative procurement services to its membership. Seaside Municipal Code Section 3.04.110, "Cooperative Purchasing," allows the City to enter into purchasing agreements with cooperative purchasing agencies and the City is a member of the BuyBoard.

On August 22, 2019, E.H. Wachs submitted a revised quote in the amount of \$60,478.39 (see Quote # KR127552, attached). The revised quote includes tax of \$4,818.09, and shipping & handling of \$3,572.80. However, the revised quote was not submitted in accordance with a competitively bid procurement process, such as BuyBoard, but is thirteen percent (13%) less than the quote for the same equipment offered through BuyBoard. Considering the revised bid is 13% lower than the same item offered through the competitive process, it is prudent to purchase the valve exerciser at the reduced price for \$60,478.39.

FISCAL IMPACT

The proposed purchase of the valve exercising equipment is budgeted in Account 401-8620-8187 which will fund the entire \$60,478.39 purchase price including tax, shipping and handling.

ATTACHMENTS

1. Resolution
 2. Quote # KR126740 (for reference only)
 3. Quote # KR127552
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY OF SEASIDE CITY COUNCIL

AUTHORIZING THE PURCHASE OF A WATER MAIN VALVE EXERCISER IN THE AMOUNT OF \$60,478.39

WHEREAS, the City of Seaside is committed to providing excellent municipal services to the residents of Seaside; and

WHEREAS, the maintenance of water system in Seaside Municipal Water System service area is a municipal service provided in support of this commitment; and

WHEREAS, the City of Seaside owns a 25-year old water main valve exerciser that is inherently dangerous to operate; and

WHEREAS, the existing water main valve exerciser is in need of substantial repairs which has created significant down time and is now at the end of its useful life with the equipment requiring replacement; and

WHEREAS, the BuyBoard Cooperative Purchasing (BuyBoard) is a public agency serving as a municipal contracting agency with the authority to offer cooperative procurement services to its members; and

WHEREAS, the City of Seaside is a member of BuyBoard; and

WHEREAS, on July 31, 2019, E.H. Wachs submitted a quote in the amount of \$69,632.66 for a valve exerciser; and

WHEREAS, the quote was submitted in accordance with the BuyBoard Cooperative Purchasing (BuyBoard) Contract #515-16; and

WHEREAS, BuyBoard is a public agency serving as a municipal contracting agency and offers cooperative procurement services to its membership; and

WHEREAS, Seaside Municipal Code Section 3.04.110, "Cooperative Purchasing," allows the City to enter into purchasing agreements with cooperative purchasing agencies such as BuyBoard; and

WHEREAS, on August 22, 2019, E.H. Wachs submitted a revised quote in the amount of \$60,478.39 for an identical valve exerciser; and

WHEREAS, Seaside Municipal Code Section 3.04.090.B states that "Department heads should make every effort to obtain the least possible price to the city for items in this category;" and

WHEREAS, it is prudent to purchase the valve exerciser at the reduced price of \$60,478.39 because it is less than the competitively bid price.

NOW, THEREFORE BE IT RESOLVED that the City Council authorize the City Manager to execute a contract, attached hereto, in the amount of Sixty Thousand Four Hundred Seventy-Eight Dollars and Thirty Nine Cents (\$60,478.39) to E.H. Wachs for the purchase of a Water Main Valve Exerciser.

PASSED AND ADOPTED at a regular City Council meeting duly held on the 19th day of September 2019, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian Oglesby, Mayor
City of Seaside

ATTEST:

Lesley Milton-Rerig, City Clerk

Quotation

Page 1 of 1

TO: **Monty Miller**
City of Seaside
610 Olympia Ave.
Seaside, CA 93955

Date: 7/31/2019
Quotation Number: KR126740
Payment Terms: Net 30 Days
Shipping Terms: FOB Origin
Valid Through: 9/29/2019
Estimated Delivery: 4 Weeks ARO
Reference: BuyBoard #515-16

E.H. Wachs is pleased to offer the following quotation.

Item Number	Description	Qty	U/M	Unit Price (USD)	Disc%	Line Total (USD)
1	77-000-36 Standard LX (Gas) – VMT (RH): Single turner valve maintenance trailer; includes Wachs 750 Ft/lb (1020 Nm) Extended Reach Valve operator, telescoping valve key and Wachs ruggedized HC-100 with GPS controller/datalogger. A 27 HP (20 kW) gasoline powered Kohler overhead cam air cooled engine provides ample power for all contained functions, including an auxiliary HTMA Class II circuit; 10 gallon (38 L) reservoir, fan cooled heat exchanger, continuous duty rated for 8 GPM (30.3 LPM) @ 1,800 PSI (125 bar). A positive displacement blower provides 500 CFM (14.2 cmm) -11" (280mm) Hg vacuum, with spoils containment provided by a 250 (950 L) gallon tank with power hydraulic dump (rear discharge) and latching rear door. Also driven from the common power train is a 2.5 gpm (9.5 LPM) @ 3000 PSI (210 bar) pressure washer system with 3 gallon (11.4 L) anti-freeze tank and 95 gallon (360 L) water tank. Includes 2-1/2" (63.5mm), 1-1/4" (31.75mm) & 7/8" (22mm) suction wands and one each short and long wash-down guns. The LX package bundles the light bar with arrow board, Bluetooth tethering module (installed in ERV-750) for wireless communication between the exerciser and Controller/Data Logger and 24" (61cm) X 18" (46cm) x 18" (46cm) aluminum job box. Already GPS enabled, however adding option 79-412-02 (Trimble R2 GNSS receiver) provides survey grade centimeter accuracy. **Does not include the hydraulic hose reel**	1	EA	61,387.50	1.5%	60,466.69
2	SALES TAX Sales Tax 9.25%	1	EA	5,593.17		5,593.17
Subtotal						66,059.86
Shipping & Handling						3,572.80
Total (USD)						\$69,632.66

We will prepay and add shipping charges to your order, or we can ship collect via your choice of carrier service. If you have any questions please feel free to call Kenny Koch at 909-380-4816 or call me at 815-943-4785 x2773.

(SALES TAX!!!!) We collect sales tax in all but the following states: AK, DE, MT, OR and NH. If you are tax exempt please supply your identification number and certificate with your order. If your exempt number is not on file, tax will be added to your invoice.

Please reference this quote number when placing your order. Thank You.

Ken Redding
Utility Technical Sales Rep
815-943-4785 x2773
kredding@ehwachs.com

Sales of E.H. Wachs products and services are expressly limited to and made conditional on acceptance of its current Terms and Conditions of Sale, found at www.ehwachs.com ("Terms"). Any additional or different terms are hereby rejected. Commencement of work by E.H. Wachs or acceptance of delivery of products by you constitutes your acceptance of the Terms.

Quotation

Page 1 of 1

TO: **Monty Miller**
City of Seaside
610 Olympia Ave.
Seaside, CA 93955

Date: 8/22/2019
Quotation Number: KR127552
Payment Terms: Net 30 Days
Shipping Terms: FOB Origin
Valid Through: 10/21/2019
Estimated Delivery: 4 Weeks ARO

E.H. Wachs is pleased to offer the following quotation.

Item Number	Description	Qty	U/M	Unit Price (USD)	Disc%	Line Total (USD)
1	77-000-35 Standard (Gas) – VMT (RH): Single turner valve maintenance trailer; includes Wachs 750 Ft/lb (1020 Nm) Extended Reach Valve operator, telescoping valve key and Wachs ruggedized HC-100 with GPS controller/datalogger. A 27 HP (20 kW) gasoline powered Kohler overhead cam air cooled engine provides ample power for all contained functions, including an auxiliary HTMA Class II circuit; 10 gallon (38 L) reservoir, fan cooled heat exchanger, continuous duty rated for 8 GPM (30.3 LPM) @ 1,800 PSI (125 bar). A positive displacement blower provides 500 CFM (14.2 cmm)-11" (280mm) Hg vacuum, with spoils containment provided by a 250 (950 L) gallon tank with power hydraulic dump (rear discharge) and latching rear door. Also driven from the common power train is a 2.5 gpm (9.5 LPM) @ 3000 PSI (210 bar) pressure washer system with 3 gallon (11.4 L) anti-freeze tank and 95 gallon (360 L) water tank. Includes 2-1/2" (63.5mm), 1-1/4" (31.75mm) & 7/8" (22mm) suction wands and one each short and long wash-down guns. Already GPS enabled, however adding option 79-412-02 (Trimble R2 GNSS receiver) provides survey grade centimeter accuracy. Specialty item, price and delivery subject to change; consider standard item 77-000-36 (Standard LX Gas VMT)	1	EA	57,875.00	10.0%	52,087.50
2	SALES TAX Sales Tax 9.25%	1	EA	4,818.09		4,818.09
Subtotal						56,905.59
Shipping & Handling						3,572.80
Total (USD)						\$60,478.39

We will prepay and add shipping charges to your order, or we can ship collect via your choice of carrier service. If you have any questions please feel free to call Kenny Koch at 909-380-4816 or call me at 815-943-4785 x2773.

(SALES TAX!!!!) We collect sales tax in all but the following states: AK, DE, MT, OR and NH. If you are tax exempt please supply your identification number and certificate with your order. If your exempt number is not on file, tax will be added to your invoice.

Please reference this quote number when placing your order. Thank You.

Ken Redding
Utility Technical Sales Rep
815-943-4785 x2773
kredding@ehwachs.com

Sales of E.H. Wachs products and services are expressly limited to and made conditional on acceptance of its current Terms and Conditions of Sale, found at www.ehwachs.com ("Terms"). Any additional or different terms are hereby rejected. Commencement of work by E.H. Wachs or acceptance of delivery of products by you constitutes your acceptance of the Terms.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.G.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer
Misty Bradshaw, Associate Engineer

DATE: September 19, 2019

SUBJECT: APPROVE A RESOLUTION APPROVING A PARKS AND RECREATION COMMISSION RECOMMENDATION TO APPROPRIATE \$50,000 FOR THE DESIGN, PURCHASE AND INSTALLATION OF A WHEELCHAIR-ACCESSIBLE SWING AND RELATED SITE IMPROVEMENTS AT LAGUNA GRANDE PARK

PURPOSE & RECOMMENDATION

The purpose of this item is for the City Council to consider approving a resolution allocating fifty thousand dollars (\$50,000) to Laguna Grande Park Improvements for the design, purchase and installation of a wheelchair accessible swing and related site improvements.

BACKGROUND

Laguna Grande Park is located on the southern border of Seaside City Limits with the City of Monterey. The land is owned by the Monterey Peninsula Regional Park District and maintained by the City of Seaside and the City of Monterey in their prospective jurisdictions.

The Parks and Recreation Commission (PRC) has expressed interest in incorporating more inclusive play into our City parks and perform upgrades to be inclusive and accommodate more of our residents.

The existing playground structures at Laguna Grande park were upgraded in 2017. The existing playground includes a tower play structure, bucket swings, and belt swings. PRC recommends installation of a wheelchair-accessible swing to accommodate more inclusive play features at this park. Proposed improvements will also include

accessibility improvements to be done in conformance with the Americans with Disabilities Act (ADA) requirements. The next step is for staff to make a recommendation to City Council to retain professional services to prepare construction documents and estimate costs for construction.

FISCAL IMPACT

The proposed resolution will authorize appropriation of \$50,000 to the Laguna Grande Park Improvements (Acct# 342-8910-9569) from Parks Improvements (Acct# 100-8110-9814) for design and installation of a wheelchair accessible swing. The actual cost of the design, procurement, and installation of the swing, and all the associated appurtenances, is estimated between \$57,000 to \$75,000. Potential additional funds above the recommended appropriation of \$50,000 could be received from grant funding in order to complete the proposed project.

ATTACHMENTS

1. Draft Resolution
 2. Resolution
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**APPROPRIATE \$50,000 FOR DESIGN AND INSTALLATION OF A
WHEELCHAIR ACCESSIBLE SWING AT LAGUNA GRANDE PARK**

WHEREAS, the Parks and Recreation Commission (PRC) have prioritized incorporated inclusive play features into City Parks; and

WHEREAS, the PRC has recommended that Laguna Grande Park be upgraded to include a wheelchair accessible swing for more inclusive play; and

WHEREAS, to remain in conformance with the Americans with Disabilities Act (ADA) requirements, the proposed improvements will include additional ADA upgrades and accessibility improvements; and

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(d) Existing Facilities as the project will cause a negligible or no expansion to the existing use of the park.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside does hereby approve the appropriation of \$50,000 to the Laguna Grande Park Improvements (Acct# 342-8910-9569) from Parks Improvements (Acct# 100-8110-9814) for the design, procurement, and installation of a wheelchair accessible swing.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September, 2019 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

RESOLUTION NO. 19-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

**APPROPRIATE \$50,000 FOR DESIGN AND INSTALLATION OF A
WHEELCHAIR ACCESSIBLE SWING AT LAGUNA GRANDE PARK**

WHEREAS, the Parks and Recreation Commission (PRC) have prioritized incorporated inclusive play features into City Parks; and

WHEREAS, the PRC has recommended that Laguna Grande Park be upgraded to include a wheelchair accessible swing for more inclusive play; and

WHEREAS, to remain in conformance with the Americans with Disabilities Act (ADA) requirements, the proposed improvements will include additional ADA upgrades and accessibility improvements; and

WHEREAS, the project is Categorically Exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(d) Existing Facilities as the project will cause a negligible or no expansion to the existing use of the park.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside does hereby approve the appropriation of \$50,000 to the Laguna Grande Park Improvements (Acct# 342-8910-9569) from Parks Improvements (Acct# 100-8110-9814) for the design, procurement, and installation of a wheelchair accessible swing.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September, 2019 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ian Oglesby, Mayor
City of Seaside

ATTEST:

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 8.H.

TO: City Council

FROM: Craig Malin, City Manager

BY: Rick Riedl, City Engineer
Misty Bradshaw, Associate Engineer

DATE: September 19, 2019

SUBJECT: APPROVE A RESOLUTION AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH BARTLE WELLS ASSOCIATES FOR AN AMOUNT NOT TO EXCEED \$8,950.

PURPOSE & RECOMMENDATION

Award a contract amendment to the professional services agreement with Bartle Wells Associates (Bartle Wells) to perform a capacity fee study for an amount not to exceed \$8,950 and authorize the City Manager to execute the amendment.

BACKGROUND

On January 18, 2019 the City issued a formal Request for Proposal (RFP) to provide Professional Services to the Seaside Municipal Water System (SMWS) to perform a study to update the water rate and fee schedule. Even though the RFP outlined that qualified bidders must have experience in preparing capacity fee studies, it was not include in the original scope of work for the water rate study.

In February of 2019, The City entered into an agreement with Bartle Wells Associates (Bartle Wells) to prepare a water rate study for the Seaside Municipal Water System, and to make proposed recommendations in order to fund operational expenses and capital projects for the water system. The capacity fee study will ensure that the proposed capacity fees will be a source of revenue needed to mitigate the water service related impacts of new development, as well as ensure the fees do not exceed the estimated reasonable cost of providing the service for which the fees are imposed. This study will ensure the fees are in line with the current economic climate.

Bartle Wells submitted a proposal, dated August 12, 2019 for the Water Capacity Fee

Study. Staff reviewed the proposal and determined the scope to be in conformance to the requirements of the original contract and the original RFP, and recommends Council award Amendment #1 to Bartle Wells.

ENVIRONMENTAL COMPLIANCE

Per title 14 of the California Code of Regulations, Chapter 3, "Guidelines for Implementation of California Environmental Quality Act (CEQA)," section 15378.b, a project does not include government funding mechanisms or fiscal activities. The proposed project is categorically exempt.

FISCAL IMPACT

The proposed amendment is for an amount not to exceed eight thousand nine hundred and fifty dollars (\$8,950). The project shall be funded from the Fiscal Year 2019/2020 Budget with \$3,000 from "Consultant" (Act # 401-8620-1030) and \$5,950 from "Subcontracted work" (401-8620-2073) where adequate funds are available.

The total contract value, including this amendment, for the Bartle Wells Professional Services Agreement for Updating the Water Rate Study, is for an amount not to exceed \$28,375.

ATTACHMENTS

1. Resolution
2. Amendment Contract

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AWARDING CONTRACT AMENDMENT #1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BARTLE WELLS ASSOCIATES TO UPDATE THE WATER RATE STUDY TO INCLUDE A CAPACITY FEE STUDY FOR AN AMOUNT NOT TO EXCEED \$8,950.

WHEREAS, water capacity fee studies are performed in order to support and assess fees imposed by the Seaside Municipal Water System (SMWS) on projects for new service connections; and

WHEREAS, on January 18, 2019, City staff issued a request for proposals (RFP) for consultants to perform a water rate study and Bartle Wells Associates (Bartle Wells) was determined to be the qualified consultant to perform the work; and

WHEREAS, the RFP included that consultants have experience performing capacity fee studies, but it was not included in the original scope of work; and

WHEREAS, Bartle Wells submitted a proposal dated August 12, 2019 to provide professional services to perform a water capacity fee study; and

WHEREAS, staff determined that Bartle Wells is qualified to perform the scope of work; and

WHEREAS, Per title 14 of the California Code of Regulations, Chapter 3, "Guidelines for Implementation of California Environmental Quality Act (CEQA)," section 15378.b, a project does not include government funding mechanisms or fiscal activities. The proposed project is categorically exempt; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside authorizes the City Manager to execute Contract Amendment No. 1 to the professional services agreement for the water capacity fee study with Bartle Wells Associates for an amount not to exceed eight thousand nine hundred fifty dollars (\$8,950) to be funded from the Fiscal Year 2019/2020 Budget with \$3,000 from "Consultant" (Act # 401-8620-1030) and \$5,950 from "Subcontracted work" (401-8620-2073).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September 2019 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

**CONTRACT AMENDMENT #1
PROFESSIONAL SERVICES AGREEMENT
UPDATING THE WATER RATE STUDY
City of Seaside**

Date: August 20, 2019

Change Requested by: X City ___ Consultant

Contract Date

February 20, 2019

Project Name

AG 19-10: Updating the Water Rate Study

To (Consultant): Bartle Wells Associates

You are directed to make the following changes to the Contract Documents or amend the following described work not included in the contract documents for this project.

The purpose of this addendum is to provide additional professional services related to the project named above. The contract terms and conditions shall not be modified except for as stated herein.

MODIFY the following text in **Section 2, "Services."**

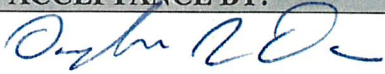
Consultant shall perform the tasks described and set forth in Exhibit A and A1 attached hereto and incorporated herein as though set forth in full. Consultant shall complete the tasks according to the schedule of performance which is also set forth in Exhibit A and A1.

MODIFY the following text in **Section 22, "Contents of Request for Proposal and Proposal."**

Consultant is bound by the contents of City's Request for Proposal, Exhibit "D" hereto and incorporated herein by this reference, and the contents of the proposal submitted by the Consultant, Exhibit E and E1 attached hereto.

Original Contract Amount	Previous CCO Total (Not including this CCO)	This CCO Total	Revised Contract Amount
\$19,425.00	\$0.00	\$8,950.00	\$28,375.00
Original Contract Time	Original Completion Date	CCO Time To Date (Including This CCO)	Revised Completion Date
10 Months, 11 days	December 31, 2019	12 months	December 31, 2020

**CONTRACT AMENDMENT #1
PROFESSIONAL SERVICES AGREEMENT
UPDATING THE WATER RATE STUDY
City of Seaside**

SUBMITTED BY:		
	Rick Riedl City Engineer / Public Works Director	8/27/2019
Signature	Name and Title	Date
CITY APPROVAL BY:		
	Craig Malin City Manager	
Signature	Name and Title	Date
CONSULTANT ACCEPTANCE BY:		
	Douglas R. Dove President	8-27-19
Signature	Name and Title	Date



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

1889 Alcatraz Avenue
Berkeley, CA 94703
T: 510-653-3399
www.bartlewells.com

August 12, 2019

Rick Riedl
Public Works Director/City Engineer
City of Seaside
440 Harcourt Ave
Seaside, CA 93955
Via e-mail: rriedl@ci.seaside.ca.us

Re: Proposal – Water Capacity Fee Study

Bartle Wells Associates (BWA) is pleased to submit this proposal to assist the City of Seaside in developing a comprehensive water capacity fee study.

Bartle Wells Associates is an independent financial consulting firm that was founded in 1964 and has advised more than 550 public agencies throughout California and the western United States. Our clients have ranged from small cities and districts to large cities, joint powers authorities, special districts, and counties. We have successfully completed more than 2,500 individual engagements and secured funding in excess of \$5 billion for water and wastewater infrastructure projects.

We propose to assign Douglas R. Dove, president of the firm and one of our principal consultants to lead this project. Doug has more than 25 years of experience in developing water and wastewater capacity fees for California special districts. Others on our staff may assist him as needed.

Our overall goal for this project would be to work closely with you to evaluate various capacity fee alternatives and their impacts, gain input from the Board and stakeholders, and build consensus for our final capacity fee recommendations.

Proposed Scope of Services

1. Review Current Capacity Charges

Review the City's existing water capacity charges as well as related policies and procedures. Work with staff to identify objectives for new or modified capacity charge.

2. Conduct Survey of Regional Capacity Charges

Review and summarize capacity charges of other regional and comparable agencies. Summarize results in easily understandable tables and/or charts.

3. Evaluate Alternative Capacity Charge Methodologies

Identify and evaluate alternative methods for calculating capacity charges. Discuss advantages and disadvantages with the project team and determine a recommended approach. BWA often recommends that capacity charges recover costs for both existing and future facilities that benefit new development. Some key fee methodologies may include:

- Buy-In Approach
- Average or Total Cost Approach
- Incremental Cost Approach
- Buy-In + Expansion Cost Approach

4. Determine Current Value and Capacity of Utility Assets

Calculate the current value of the water assets. The current value of facilities can be calculated by adjusting the original or depreciated value of each facility or asset into current dollars using the Engineering News-Record Construction Cost Index, a widely used measure of construction cost inflation. If applicable, evaluate an alternative method for valuing pipelines based on the linear feet of different types and diameters of pipeline multiplied by a conservative estimate of the unit cost per linear foot.

5. Allocate Capital Program Costs to Current and Future Users

Equitably allocate capital improvement costs to existing and future users based on input from City staff and/or its consulting engineers. Some projects may entirely benefit one group while others will benefit both existing customers and provide new capacity for growth.

6. Allocate Capital Program Costs to Current and Future Users

Based on appropriate and technically sound methodology, recommend revisions to the current water capacity charges based on the data developed above. Look at basing the fees on water meter size, estimated water demand or other appropriate method.

7. Recommend a Method for Future Capacity Charge Updates

Recommend a method to annually or periodically adjust capacity charges and miscellaneous charges so they keep aligned with future costs. For example, capacity charges can be adjusted annually based on the change in the Engineering News-Record's Construction Cost Index, a widely used measure of construction cost inflation.

Availability and Fees

1. Bartle Wells Associates is prepared to begin work upon the City's authorization to proceed.
2. All work will be performed by Bartle Wells Associates. Douglas R. Dove, President and a Principal Consultant with the firm will be placed in charge of the work and will devote time and effort to the project as needed. Doug will be assisted by Abigail Seaman, a consultant with Bartle Wells Associates. (Project Team resumes are attached.)
3. BWA will maintain in force, during the full term of the assignment, insurance in the amounts and coverage as provided in the attached Schedule of Insurance.
4. The fee for professional services under this agreement is not to exceed \$8,950 (including expenses) unless prior written approval is obtained from the City. This includes up to three trips to the City; one for a working meeting and two for Council/public workshops.
5. Progress payments and direct expenses are payable on a time and expenses basis as the work proceeds as provided in the attached Billing Rate Schedule 2019.
6. If the project is terminated for any reason, BWA is to be reimbursed for professional services and direct expenses incurred up to the time BWA receives notification of such termination.
7. BWA will not require a formal contract of employment and will consider a counter signature below from an appropriate official as sufficient authority to proceed.
8. This proposal may be withdrawn or amended if not accepted within 90 days.

We would be honored to work for the City of Seaside and hope that this proposal will constitute a suitable basis for our serving you. Please contact me if you have any questions.

Very truly yours,



Douglas R. Dove, PE, CIPFA
President
ddove@bartlewells.com
510.653.3399, ext. 110

Bartle Wells Associates is authorized to provide the services outlined above, at the fee stated.

By: _____ Date: _____

For: City of Seaside



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

Bartle Wells Associates (BWA) is an independent financial advisor to public agencies. Our firm was established in 1964 and is owned and managed by its principal consultants. We have extensive experience advising local governments on the complexities and challenges in public finance. We have advised more than 550 public agency clients in California and completed more than 2,500 assignments. We possess a diversity of abilities and experience to evaluate all types of financial issues faced by local governments and to recommend the best and most-practical solutions.

Bartle Wells Associates has a stable, well-qualified professional team. Our education and backgrounds include finance, civil and environmental engineering, business, public administration, public policy, and economics. The firm is owned and managed by its principal consultants who have been with the firm for many years.

BWA specializes in three professional services: strategic financial planning, utility rate and fee studies, and project financing. We are the only independent financial advisor providing *all three* of these interrelated services to public agencies.

BWA Key Services

- *Rate & Fee Studies*
- *Financial Plans*
- *Project*

RATE AND FEE STUDIES Our *rate studies* employ a cost-of-service approach and are designed to maintain the long-term financial health of a utility enterprise while being fair to all customers. We develop practical recommendations which are easy to implement and often phase in rate adjustments over time to minimize the impact on ratepayers. We also have considerable experience developing impact fees that equitably recover the costs of infrastructure required to serve new development. BWA has completed hundreds of water and wastewater rate and fee studies. We have helped communities implement a wide range of water and sewer rate structures and are knowledgeable about the legal requirements governing rates and impact fees including Proposition 218 and Government Code 66000. We develop clear, effective presentations and have represented public agencies at hundreds of public hearings to build consensus for our recommendations.



Our offices are located in Berkeley, in a circa 1900 Victorian Building.

FINANCIAL PLANS Our *financial plans* provide agencies with a flexible roadmap for funding long-term operating and capital needs. We evaluate the wide range of financing options available, develop a plan that recommends the best financing approach, and clearly identify the sources of revenue for funding projects and repaying any debt. We also help agencies develop prudent financial policies, such as fund reserve targets, to support sound financial management. BWA has developed more than 2,000 water and wastewater enterprise financial plans to help public agencies fund their operating and capital programs, meet debt

requirements, and maintain long-term financial health.

PROJECT FINANCING Our *project financing* experience includes more than 300 bond sales and numerous bank loans, lines of credit, and various state and federal grant and loan programs. We generally recommend issuing debt via a competitive sale process to achieve the lowest cost financing possible. To date, we have helped California agencies obtain in excess of \$5 billion of bond financing, \$500 million in low-rate SRF loans and grants, and hundreds of millions in bank loans and lines of credit. We work only for public agencies; we are independent financial advisors and do not buy, trade, or resell bonds. Our work is concentrated on providing independent advice that enables our clients to finance their projects on the most favorable terms—lowest interest rates, smallest issue size, and greatest flexibility.

Bartle Wells Associates is a charter member of the **National Association of Municipal Advisors** (NAMA), which establishes strict criteria for independent advisory firms throughout the United States. All of our lead consultants are *Certified Independent Professional Municipal Advisors*.



Bartle Wells Associates is committed to providing value and the best advice to our clients. Our strength is *quality*—the quality of advice, service, and work we provide all our clients.

DOUGLAS DOVE



Principal Consultant

Douglas Dove is President of Bartle Wells Associates and directs the operation of the firm while maintaining a Principal Consultant's role. With more than 30 years of consulting experience, he specializes in strategic financial planning, utility rate setting and project financing. Mr. Dove has developed utility rates structures and financing plans for a wide variety of public water agencies. He has managed the procurement of over \$1 billion in municipal debt and over \$300 million in state and federal grants and low-interest loans. Mr. Dove's expertise includes assisting agencies in securing state and federal grants and loans and in issuing certificates of participation (COPs), revenue bonds, general obligation bonds, assessment district bonds, Marks-Roos revenue bonds, CFD (Mello-Roos) bonds, private placement loans and other types of debt.

Education

M.S., Civil Engineering - University of California, Berkeley

B.S., Civil Engineering – Drexel University

Certifications

CIPMA – Certified Independent Professional Municipal Advisor

Registered Professional Engineer (PE) in California

Representative Projects

- **City of Seaside:** Water rate study
- **Rio Alto Water District (near Redding, CA):** Water rate study and capital replacement funding plan.
- **Root Creek Water District (near Fresno, CA):** Comprehensive water (M&I and Ag), wastewater and storm water rate study and AB 1600 capacity fee review, assistance with formation of community facilities district.
- **Sonoma County Water Agency:** Wastewater rate reviews for eight separate County districts/zones.
- **Rio Linda/Elverta Community Water District:** Water rate and capacity fee study.
- **El Dorado Irrigation District:** Prepared water rate cost of service study for M&I and Agricultural customers.
- **City of Patterson:** Water and Wastewater rates and capacity fees, solid waste rates.
- **Napa-Berryessa Resort Improvement District:** Developed financing plan for water and wastewater improvements. Prepared assessment engineers report. Formed an assessment district and secured \$11.1 million in federal funding from US Department of Agriculture.
- **City of Calistoga:** Long range utility financial plan, water and wastewater rates, secured financing for WW treatment plant upgrade
- **City of Roseville:** Regional wastewater financing plan and connection charge study for over \$200 million of planned capital improvements.
- **City of Davis:** Comprehensive water rate study developed with a 15-member Water Advisory Committee. Wastewater capacity fee study.

ABIGAIL M. SEAMAN**Project Consultant**

Abigail Seaman is a consultant with Bartle Wells Associates. She works closely with public agencies, engineers, legal counsel, and other consultants to develop water and sewer rates and assessments, and long-term financial plans for utility enterprises. Abigail helps agencies evaluate financing alternatives for public works projects, coordinates state and federal grant and loan applications, and evaluates bond refinancing opportunities.

Education

B.A., Economics – University of California, Davis

Representative Projects

- **City of Seaside:** Water Rate Study
- **Yolo County:** Assessment Engineer's Report presenting costs per resident for water system consolidation project between North Davis Meadows CSA and City of Davis
- **City of Davis:** Comprehensive water rate study developed with a 15-member Water Advisory Committee. Stormwater advisory services for South Davis Channel.
- **Sonoma County Water Agency:** Wastewater rate study to prepare for the annexation of a district into the City of Santa Rosa's wastewater system.
- **California Rural Water Association:** Preferred provider of on-call water and wastewater rate studies
- **Marina Coast Water District:** Wastewater Connection Fee Study
- **City of Pacifica:** Comprehensive wastewater rate study including debt financing scenarios
- **City of Alameda:** City-wide capital improvement budget and revenue projections; analysis of historical revenue and expense trends
- **City of Calistoga:** Long range utility financial plan, water and wastewater rates
- **Town of Yountville:** Water and wastewater rate study, rate structure re-organization
- **City of Solvang:** Water and wastewater rate study
- **Mariposa County:** Water and wastewater rate study for four districts within the County
- **Eastern Sierra Community Services District:** Wastewater capacity fee study
- **City of Coronado:** Breakeven analysis comparing the cost of imported water with project costs to improve City water infrastructure assuming project financing and escalating annual costs

Certifications

MSRB-Registered Municipal Advisor (Series 50)

REFERENCES



Sonoma Water (formerly Sonoma County Water Agency)

Sonoma Water oversees and manages a number of wastewater agencies within Sonoma county including: Sonoma Valley County Sanitation District (CSD), Russian River CSD, South Park CSD, Occidental CSD, Airport-Larkfield-Wikiup Sanitation Zone (SZ), Penngrove SZ, Geyserville SZ, and Sea Ranch SZ. SCWA retained Bartle Wells with subconsultant RMC to review the wastewater rates in each district/zone and analyze the feasibility of converting some or all of them to volume-based rates. The study recommended that only Sonoma Valley CSD’s wastewater rates be converted to a hybrid fixed/volumetric rate structure. After developing a draft conversion plan, BWA met with the mayor of Sonoma and the local County Supervisor to review the plan and gain their input. A detailed timetable for the conversion was developed and ratepayers were mailed special notices showing their prior winter water usage and potential impacts of the new volumetric rates. The new rates were adopted unanimously by the Board of Directors of the CSD and became effective in July 2012.

In 2015, BWA conducted a study on the sewer customer classes and use categories that form the basis for calculating sewer charges in all eight Sanitation Districts and Zones. The purpose of the study was to update customer class and use categories, that were last evaluated in 1995, to ensure that they are equitable and reasonable, and better reflect current uses. The standard equivalency factors that estimate flow and strength will be updated once residential sampling has been completed.

Contact: Lynne Rosselli, Admin & Finance Manager 707.524.3771
E-mail..... lynne.rosselli@scwa.ca.gov



Rio Alto Water District

The Rio Alto Water District serves a population of about 3,000 in northern Tehama County in the census-designated place of Lake California, CA. RAWD retained Bartle Wells Associates in 2015 to perform a comprehensive water rate study update. Rates had last been adjusted in 2012 and an adjustment was needed to ensure compliance with the substantive requirements of Proposition 218.

In light of the San Juan Capistrano case, BWA recommended that the District's variable rate structure consisting of three tiers be eliminated and reduced to one tier due to the District's water source. 100% of RAWD's water supply comes from a single source - pumping groundwater directly to its customers which makes a cost justification for more than one tier very difficult. BWA also recommended that the District adjust the fixed rates to conform with the meter ratios recommended by the American Water Works Association.

Due to the lack of a formal Capital Improvement Plan, BWA recommended that the District recover the costs of future rehab and replacements using capital depreciation costs as a proxy. This method allows the District to justify building a rehab and replacement fund despite a formal CIP.

Contact: Martha Slack, General Manager..... 530.347.3835
E-mail..... mslack56@sbcglobal.net



City of Patterson

The City of Patterson (the City) is a general law City located in western Stanislaus County with a population of approximately 21,000. The City owns and operates its own water and wastewater systems. In October 2009, the City retained Bartle Wells Associates to develop a long-term financial plans and rate recommendations for the water and sewer enterprises.

Both the water and sewer enterprises were facing significant capital improvement projects for the next 10 years. Major water projects included developing the non-potable water system, and for sewer, the capital program was largely comprised of biosolids handling and the treatment plant expansion. The objective was to implement rates that would enable the City to fund the projects through State loans, grants, and debt financing.

Our study included five-years of rate adjustments designed to keep rates in line with cost inflation while providing sufficient revenues for the City's operating and capital programs. BWA also recommended several adjustments to the water rate structure including aligning the fixed rates with the American Water Works Association's (AWWA) standard meter ratios and revising the tier breakpoints and adding a fourth tier to better distribute water sales. The tier breakpoints were based on historical water consumption and designed to minimize the impact on residential customers who use low to average consumption while encouraging conservation. For sewer rates, we recommended increasing the consumption rate for commercial and industrial customers by the same percentage as the fixed charge. In previous years, the consumption rate for non-residential customers had not been escalated.

In 2013, BWA principal Douglas Dove provided on-call infrastructure financing and utility rate consulting services in connection with the City's review of funding alternatives for future infrastructure projects. Mr. Dove assisted city staff and consultant Pacific Municipal Consultants in presenting funding alternatives to the City Council in closed session meetings.

BWA is currently working with the City to update the water and sewer rates and development impact fees and evaluating other alternatives to ensure that growth pays their fair share of infrastructure projects.

Solid Waste Rate Study: BWA recently assisted the city in updating its solid waste rates including garbage, recycling and greenwaste collection services.

Contact: Mike Willett, Director of Public Works.....209.895.8065
Email.....MWillett@ci.patterson.ca.us



BARTLE WELLS ASSOCIATES

BILLING RATE SCHEDULE 2019

Rates Effective 1/1/2019

Professional Services

Financial Analyst I	\$110 per hour
Financial Analyst II	\$130 per hour
Consultant	\$155 per hour
Senior Consultant	\$185 per hour
Senior Project Manager	\$215 per hour
Principal Consultant	\$255 per hour

The professional time rates include all overhead and indirect costs. Bartle Wells Associates does not charge for administrative support services. Expert witness, legal testimony or other special limited assignment will be billed at one and one-half times the consultant's hourly rate.

The above rates will be in effect through December 31, 2019 at which time they will be subject to change.

Direct Expenses

Subconsultants will be billed at cost plus ten percent. Word processing and computer-assisted services related to official statement production are charged as direct expenses at \$75 per hour. Other reimbursable direct expenses incurred on behalf of the agency will be billed at cost plus ten percent. These reimbursable costs include, but are not limited to:

- Travel, meals, lodging
- Long distance telephone and fax
- Printing and report binding
- Special statistical analysis
- Outside computer services
- Bond ratings
- Automobile mileage
- Messenger services and mailing costs
- Photocopying
- Graphic design and photography
- Special legal services
- Legal advertisements

Insurance

Bartle Wells Associates maintains insurance in the amounts and coverage as provided in the attached schedule of insurance. Additional or special insurance, licensing, or permit requirements beyond what is shown on the schedule of insurance are billed in addition to the contract amount.

Payment

Fees will be billed monthly for the preceding month, and will be payable within 30 days of the date of the invoice. A late charge of 1.0 percent per month may be applied to balances unpaid after 60 days.

SCHEDULE OF INSURANCE

Insured: BARTLE WELLS ASSOCIATES

Bartle Wells Associates will maintain in force, during the full term of the assignment, insurance in the amounts and coverage as provided in this schedule. If additional insurance is required, and the insurer increases the premium as a result, then the amount of the increase will be added to the contract price.

TYPE OF INSURANCE	COMPANY POLICY NUMBER	COVERAGES AND LIMITS	EXP. DATE
Commercial General Liability	Hartford Insurance Company Policy #35-SBA PA6857	■ \$2,000,000 General Aggregate ■ \$2,000,000 Products Comp/Op Aggregate ■ \$2,000,000 Personal & Advertising Injury ■ \$1,000,000 Each Occurrence	6/1/20
Excess/Umbrella Liability	Hartford Insurance Company Policy #35-SBA PA6857	■ \$1,000,000 Aggregate ■ \$1,000,000 Each Occurrence	6/1/20
Automobile Liability	Hartford Insurance Company Policy #35-UEC VU2842	■ \$1,000,000 Combined Single Limit	6/1/20
Workers Compensation & Employers' Liability	Hartford Underwriters Insurance Company Policy #35-WEC FG7858	Workers' Compensation: Statutory Limits for the State of California. Employers' Liability: ■ Bodily Injury by Accident - \$1,000,000 each accident ■ Bodily Injury by Disease - \$1,000,000 each employee ■ Bodily Injury by Disease - \$1,000,000 policy limit	6/1/20
Professional Liability	Chubb & Son, Inc. BINDO94045	Solely in the performance of services as municipal financing consultants for others for a fee. Limit: \$2,000,000 Per Occurrence & Aggregate (including defense costs, charges, and expenses)	6/1/20



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.I.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director

DATE: September 19, 2019

**SUBJECT: APPROVE A RESOLUTION APPROVING THE APPLICATION FOR
STATEWIDE PARK DEVELOPMENT AND COMMUNITY
REVITALIZATION PROGRAM GRANT FUNDS**

PURPOSE & RECOMMENDATION

It is recommended to approve a resolution to approve the application for the Statewide Park Development and Community Revitalization Program Grant Funds.

BACKGROUND

On June 5, 2018 California voters approve Proposition 68, the Parks, Environment, and Water Bond. Proposition 68 authorized \$4 billion in general obligation bonds for state and local parks, environmental protection and restoration projects, water infrastructure projects, and flood protection projects.

Assuming a 3.5 percent interest rate over a 30-year period, the bond issue was projected to generate \$2.53 billion in interest, meaning the state was expected to spend \$6.53 billion to pay off the bond issue. The measure required that between 15 and 20 percent of the bond funds, depending on the type of project, be dedicated to projects in communities with median household incomes less than 60 percent of the statewide average; that 60 percent threshold amounted to about \$39,980 in 2016.

The largest amount of bond revenue—\$725 million—was earmarked for neighborhood parks in park-poor neighborhoods in accordance with the Statewide Park Development and Community Revitalization Act of 2008's competitive grant program. The measure also reallocated \$100 million in un-issued bonds that voters approved via Proposition 1 (2014), Proposition 84 (2006), and Proposition 40 (2002). One of the grant opportunities through Proposition 68 is the Statewide Park Program Grant - Round 3

where \$252,942,000 is available for communities that meet the specific criteria. The main criteria that needs to be met is that the applying agency needs to create a new park, or revitalizing an existing park in an area of the community that has a ratio of less than 3 acres of parkland per 1000 residents OR a median household income below \$51,026 within a half mile radius of the proposed location.

Staff determined that based on the criteria that was required to submit an application. Manzanita-Stuart park is the only park in the City that was eligible for consideration during this round of funding.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Draft Resolution
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION 19-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING THE APPLICATION FOR STATEWIDE PARK DEVELOPMENT AND COMMUNITY REVITALIZATION PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Development and Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the filing of an application for a grant from the state department of parks and recreation for the Manzanita-Stuart park revitalization project and authorizes the following:

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project if the grant is awarded; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager or his designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

PASSED AND ADOPTED at a regular City Council meeting duly held on the 19th day of September 2019, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 8.J.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager

DATE: September 19, 2019

SUBJECT: RESOLUTION APPROVING THE CITY ATTORNEY EMPLOYMENT AGREEMENT WITH SHERI DAMON AND AUTHORIZING AN INCREASE TO THE ASSISTANT CITY ATTORNEY ANNUAL SALARY

PURPOSE & RECOMMENDATION

To approve the appointment and associated agreement for the City Attorney and to increase the Assistant City Attorney's annual salary.

BACKGROUND

The City conducted an open recruitment for the position of City Attorney and after a comprehensive selection process, selected Assistant City Attorney Sheri Damon. Ms. Damon will continue to serve as Assistant City Attorney under City Attorney Don Freeman until December 27, 2019. On December 28, 2019, Ms. Damon will become the City Attorney at an annual salary of \$192,000.

The salary for the classification of Assistant City Attorney will increase to \$192,000 annually effective September 21, 2019.

FISCAL IMPACT

The FY2019/20 Adopted Budget for the City Attorney Department anticipated a period of transition during the recruitment for the City Attorney position of three (3) months. This action and appointment will extend the transition for approximately three (3) additional months at an increased cost of \$68,518 for salary and benefits. In addition, contractual administrative support will be needed at a cost of \$50,000. This Resolution

will result in an increase to the City Attorney FY2018/20 Adopted Budget in the amount of \$118,518 funded by General Fund balance.

ATTACHMENTS

1. Draft Resolution
 2. Draft City Attorney Contract
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE
APPROVING THE CITY ATTORNEY EMPLOYMENT AGREEMENT WITH SHERI
DAMON AND AUTHORIZING AN INCREASE TO THE
ASSISTANT CITY ATTORNEY SALARY**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside does as follows:

1. Appoints Sheri Damon as City Attorney effective December 28, 2019; and
2. Agrees and accepts the terms and conditions outlined in the attached City Attorney Employment Agreement; and
3. Authorizes the Mayor to execute the Employment Agreement; and
4. Increases the Assistant City Attorney salary to \$192,000 annually beginning September 21, 2019.
5. Authorizes the Finance Director to amend the FY2019/20 Adopted Budget to increase the City Attorney budget by \$118,518.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September 2019.

AYES: COUNCIL MEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk

CITY OF SEASIDE CITY ATTORNEY EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2019, between SHERI DAMON (hereinafter "DAMON") and the City of Seaside, a municipal corporation of the State of California, and other related entities of the City of Seaside (hereinafter "CITY"), collectively hereinafter referred to as "PARTIES", and is based on the following facts:

- A. CITY requires the services of a City Attorney to assist the CITY on a full-time basis to provide legal advice and consultation on all matters relating to the normal day-to-day business of CITY to the City Council, City Manager, agencies, boards, commissions, committees, and officers of CITY and as requested by the City Council or the City Manager.
- B. DAMON is willing and qualified to provide such services due to her experience, training, and education.

NOW THEREFORE, it is hereby mutually agreed by and between the PARTIES as follows:

SECTION 1. TERM, UNDERSTANDING, AMENDMENT

- A. The term of this Agreement shall commence upon the signature of both PARTIES and continue unless terminated pursuant to SECTION FOUR of this Agreement. DAMON agrees to begin work as City Attorney on December 28, 2019.
- B. The PARTIES recognize and affirm that:
 - 1. DAMON is an "at-will" employee whose employment may be terminated by the City Council without cause; and
 - 2. There is no express or implied promise made to DAMON for any form of continued employment. This Agreement is the sole and exclusive basis for an employment relationship between DAMON and CITY.
- C. The PARTIES may, upon mutual consent and agreement, amend the terms of this Agreement. No amendment shall be in effect unless it has been reduced to writing and approved by DAMON and the City Council.
- D. DAMON will be evaluated by the City Council after her first six (6) months from the effective date of this contract and after that at least annually. The City Council and DAMON will agree upon a set of goals and objectives to be obtained for each review period and as part of each performance evaluation DAMON shall submit a written statement of accomplishments for the preceding period, and planned work objectives for the forthcoming period, to the City Council prior to the performance evaluation meeting.

SECTION 2: DUTIES

- A. CITY agrees to employ DAMON as City Attorney of the CITY to perform the functions and duties specified in the ordinances and resolutions of CITY and to perform other legally permissible and proper duties and functions as the City Council may from time to time assign.
- B. DAMON may, with consent of the City Council, directly contract for administrative assistance for the City Attorney's office in an amount not to exceed \$50,000.
- C. DAMON is authorized to monitor and direct all outside legal counsel and in matters where either the CITY or DAMON feel effective representation requires special legal counsel, DAMON has the authorization to select, engage and monitor special legal counsel in consultation and at the direction of the City Council.
- D. DAMON shall perform all duties in accordance with the highest professional and ethical standards of the profession and shall comply with all applicable federal, state, and local laws, ordinances, rules, regulations, and orders established by CITY.
- E. DAMON shall not engage in any activity which is, or may become, a conflict of interest, prohibited contract, or which may create an incompatibility of office as defined under California law. Prior to performing any services under this agreement and annually thereafter, DAMON must complete disclosure forms required by law.
- F. DAMON shall not, without the City Council's prior written consent, render to others services of any kind for compensation or engage in any other activity that would materially interfere with her performance of her duties under this Agreement. By execution of this contract, the City Council explicitly consents that DAMON may provide legal services to others that do not conflict, or appear to conflict, with her legal or ethical duties to the CITY. DAMON may continue her employment relationships with In Shape Health Clubs and 24 Hour Fitness to teach group fitness classes.
- G. DAMON agrees to diligently carry out the work to be done under this Agreement and understands that in the performance of this Agreement, DAMON'S availability and responsiveness are critical.
- H. DAMON represents that she has the professional skills necessary to perform, and that she will perform, the services in a skillful and professional manner.

SECTION 3: COMPENSATION FOR SERVICES PERFORMED

In return for performing the duties and responsibilities outlined in this Agreement, CITY agrees to compensate DAMON as provided herein:

A. SALARY:

1. CITY shall pay a monthly wage of \$16,000 per month gross pay. The sum shall be \$192,000 annual salary. This position is exempt under the Fair Labor and Standards Act

(FLSA) and therefore DAMON will not be paid overtime compensation for any hours worked in excess of forty (40) hours per week. Payments for performance of services rendered will occur on a bi-weekly basis at the same time as regular employees of the City. Taxes and other legally required deductions will be deducted from DAMON'S compensation under this agreement.

2. It is recognized that DAMON must devote a great deal of time outside normal business hours to the business of CITY, and to that end DAMON will be allowed to take reasonable compensatory time off as she shall deem appropriate during normal business hours. However, it is the intent of the City Council that DAMON customarily maintains normal CITY business hours. DAMON may undertake limited consulting, teaching, writing or other such opportunities outside normal business hours, so long as the opportunities in no way conflict with her employment as City Attorney and are preceded by written notice to the City Council.

B. SALARY ADJUSTMENT:

CITY may adjust DAMON'S salary at a regularly scheduled meeting of the City Council.

C. SUPPLEMENTAL BENEFITS:

1. CITY shall provide the same type and extent of health, hospitalization, surgical, vision, dental and comprehensive medical insurance benefits for DAMON and her dependents as provide to CITY'S other Executive Management employees as such benefits may be amended from time to time.

2. CITY shall make a matching contribution to DAMON's deferred compensation plan in the amount of \$166.67 per month (\$2,000 annually).

3. DAMON will accrue sick leave and vacation time on a bi-weekly basis at the same rate as the CITY'S Executive Management employees.

4. DAMON shall receive forty (40) hours of management leave annually to be paid to DAMON at her option.

5. DAMON will receive forty (40) hours of administrative leave annually. Administrative leave has no cash value and must be used within the calendar year earned or it is lost.

6. Upon resignation or termination of DAMON will be compensated for any accrued vacation time and management leave on the books on the date of termination or resignation.

7. CITY shall provide DAMON long-term disability coverage. DAMON shall pay any employee contribution at the same level as other management employees.

8. CITY shall provide DAMON with term life insurance in the amount of two (2) times DAMON'S annual salary including all increases in DAMON'S base salary. DAMON shall pay any employee contribution at the same level as other management employees.
9. CITY shall enroll DAMON in the "2% at 55" CalPERS retirement system plan and shall make the employer contributions. DAMON shall pay any employee contribution at the same level as other management employees.
10. CITY agrees to pay for reasonable city-related business expenses incurred by DAMON in accordance with CITY policy.
11. CITY agrees to furnish DAMON with a computer, smartphone, and software for her use in performance of her job-related activities.
12. CITY shall pay or reimburse such professional licenses, dues, subscriptions and memberships to such organizations or agencies as DAMON shall determine necessary to maintain professional relationships in appropriate national, regional, state and local associations as deemed desirable for continued professional growth, advancement and benefit to CITY.
13. CITY shall encourage attendance at the League of California Cities City Attorney conferences and participation in other City Attorney organizations and shall pay or reimburse DAMON for continuing legal education.
15. With these exceptions all other actions taken by CITY relating to benefits for executive management employees shall be considered actions granting the same benefits to DAMON. As used herein benefits include, but are not limited to, paid holidays, retirement benefits and payments, health insurance, vision insurance, dental insurance and life insurance.

SECTION 4: RESIGNATION, TERMINATION AND SEVERANCE

- A. DAMON may resign at any time upon providing CITY with at least thirty (30) days advance written notice of the effective date of her resignation. Upon receipt of such notice from DAMON, CITY may determine in its sole discretion that DAMON'S service shall be continued for an additional thirty (30) days to adequately transition any ongoing work to CITY'S new permanent or interim City Attorney. DAMON shall during such continuation period perform sufficient work pursuant to the terms and conditions of this Agreement in order to provide for an orderly transition. In the event DAMON terminates this Agreement prior to one year, DAMON shall only be entitled to compensation for the services performed up to the date of such termination, it being understood that any payments are full compensation for the services rendered under this Agreement.
- B. The City Council may at any time terminate DAMON upon thirty (30) days advance written notice.
- C. In the event DAMON is terminated by the CITY during such time DAMON is willing and able to perform the duties of City Attorney, then in that event, CITY agrees to pay DAMON

at the time of receipt of her last paycheck a lump sum cash payment equal to four (4) months of aggregate salary beginning on January 1, 2020, to increase by one (1) month annually to a maximum of six (6) months. Following termination, the City will continue to provide and pay for the benefits set forth in Section 3, Paragraph 1, for the same number of months as the term of the severance pay. However, in the event Employee is terminated because of his/her malfeasance in office, gross misconduct, conviction for a felony, or conviction for an illegal act involving personal gain to Employee, then Employer shall have no obligation to pay the termination benefits.

- D. In the event DAMON is terminated for cause, or terminated without cause during her first six months from the effective date of this contract, the City shall have no obligation to pay the severance as set forth in paragraph C above.
- E. Any deliberations and decision by CITY regarding the termination of DAMON'S services shall be made in closed session in accordance with the Ralph M. Brown Act. Except where DAMON is charged with or alleged to have committed criminal misconduct or acts involving moral turpitude, if CITY has decided to terminate DAMON'S services CITY shall provide DAMON the opportunity to resign in lieu of being terminated, and the parties shall cooperate regarding public announcements regarding DAMON'S separation from CITY.
- F. If a breach of contract is declared by either CITY or DAMON written notice of the breach shall be delivered to the parties as set forth in SECTION 11 of this Agreement, and there shall be a thirty (30) day "cure period" from the date of delivery of said notice for CITY or DAMON to remedy the breach.

SECTION 5: OTHER TERMS AND CONDITIONS OF EMPLOYMENT

The City Council, by Resolution, shall fix any other terms and conditions of employment as it may determine from time to time relating to the performance of DAMON provided such terms and conditions are not inconsistent with provisions of this Agreement or law.

SECTION 6: INSURANCE

DAMON shall maintain minimum automobile insurance coverage of: (a) ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) per person, THREE HUNDRED THOUSAND DOLLARS (\$300,000.00) per any one occurrence; and (b) property damage coverage in an amount not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) per occurrence.

SECTION 7: CONFLICT OF INTEREST

DAMON, by executing this Agreement, certifies that at the time DAMON signs this Agreement, and for the duration of same, DAMON does not and will not perform services for any other client which would create a conflict, or the appearance of a conflict, whether monetary or otherwise, as between the interests of CITY hereunder, and the interests of such other client.

SECTION 9: ASSIGNMENT

The City Council is entering into this Agreement in consideration of the personal rendition of the services of DAMON, and DAMON shall not assign any of the duties, responsibilities, or obligations of this Agreement except with the express written consent of the City Council.

SECTION 10: MISCELLANEOUS PROVISIONS

- A. WAIVER: The acceptance of any services or the payment of any money by CITY shall not operate as a waiver of any provision hereof, or of any right to damages or indemnity stated herein. The waiver of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach of this Agreement.
- B. MODIFICATION: No waiver or modification of this Agreement is valid unless made in writing and signed by all parties.
- C. SEVERABILITY: In the event a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable the remaining provisions shall not be affected.
- D. ENTIRE AGREEMENT: This Agreement sets forth the entire understanding between the parties.
- E. HEADINGS: Paragraph headings are used for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions.
- F. ATTORNEYS FEES AND VENUE: Should any party to this Agreement bring legal action against the other, (formal judicial proceeding, mediation or arbitration), the case shall be handled in Monterey County, California, and the party prevailing in such action shall be entitled to a reasonable attorney's fee which shall be fixed by the judge, mediator or arbitrator hearing the case and such fee shall be included in the judgment, together with all costs.
- G. CHOICE OF LAW: This Agreement is governed by and to be construed in accordance with the laws of the State of California.
- H. CONFIDENTIALITY: DAMON agrees to maintain in confidence and not disclose to any person, firm, governmental entity, or corporation, without CITY'S prior written consent, any trade secret or confidential information. The covenants contained in this section shall survive the termination of this Agreement for whatever cause.
- I. ARMS LENGTH NEGOTIATIONS: This Agreement has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Agreement. Accordingly, any rule of law (including California Civil Code § 1654) or legal decision that would require interpretation of the ambiguities in this Agreement against the party that has drafted it is not applicable and is hereby waived. The provisions of this Agreement shall be interpreted in a reasonable manner to affect the purposes of the parties in this Agreement.

- J. INDEMNIFICATION & DUTY TO DEFEND: Except as otherwise permitted, provided, limited or required by law, including without limitation California Government Code Sections 825, 995, and 995.2 through 995.8, the City will defend and pay any costs and judgments assessed against DAMON arising out of an act or omission by DAMON occurring in the course and scope of DAMON'S performance of her duties under this Agreement, except for civil, criminal or administrative actions solely and recklessly initiated by DAMON. However, in the event CITY provides funds for legal criminal defense pursuant to this section and terms of the Government Code, DAMON shall reimburse the CITY for such legal criminal defense funds if DAMON is convicted of a crime involving an abuse of office or position, as provided by Government Code Sections 53243 - 53243.4.

SECTION 11: NOTICES

Any notice given under this Agreement shall be in writing and considered given when personally delivered or deposited in the mail (certified or registered) addressed to the parties as follow:

Mayor
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

SHERI DAMON
618 Swanton Road
Davenport, California 95017

With an email copy provided to sldamon@icloud.com

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first hereinabove written.

CITY OF SEASIDE

By: _____
Ian N. Oglesby, Mayor

SHERI DAMON

ATTEST:

Lesley Milton-Rerig
Assistant City Manager/City Clerk

APPROVED AS TO FORM:

Donald G. Freeman
City Attorney



CITY OF SEASIDE STAFF REPORT

Item No.: 8.K.

TO: City Council

FROM: Craig Malin, City Manager

BY: Brian Dempsey, Fire Chief

DATE: September 19, 2019

SUBJECT: APPROVE A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING (\$2,500) OF CITY BUDGETED FUNDS EACH TO COMMUNITY HUMAN SERVICES, INTERIM INC. AND SUN STREET CENTERS FOR A TOTAL OF (\$7,500).

PURPOSE & RECOMMENDATION

The purpose of this item is for City Council to approve a resolution accepting the City of Seaside Homeless Committee recommendations directing \$2,500.00 of City budgeted funds each to Community Human Services, Interim Inc. and Sun Street Centers for a total of \$7500.00.

BACKGROUND

The Homeless Committee established its annual work plan on April 25, 2019; one goal is to collaborate with organizations that work with our neighbors who are un-housed. The Committee has identified three non-profit organizations that meet this need, Community Human Services, Interim Inc. and Sun Street centers.

Community Human Services: Addiction, mental illness and homelessness destroy lives and weaken families, therefore Community Human Services (CHS) provides people of all ages with the tools and support to overcome these challenges and create lasting change in their lives.

Interim Inc.: Interim, Inc. is a private nonprofit organization that provides a unique combination of support services, housing and treatment for adults with mental illness in Monterey County. Services provided include affordable supportive housing, residential treatment, mental health and dual-recovery services, case coordination, therapeutic

services, outreach and intensive support for homeless adults, supported education and employment, day treatment and peer support.

Sun Street Centers: Preventing alcohol and drug addiction by offering education, prevention, treatment and recovery to individuals and families regardless of income level.

All three service providers have 501(c)3 status.

FISCAL IMPACT

The fiscal impact is \$7,500.00 which is identified in the City Council (Homeless Assistance) FY 19/20 budget.

ATTACHMENTS

1. Resolution
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING A RESOLUTION ACCEPTING THE CITY OF SEASIDE HOMELESS COMMITTEE RECOMMENDATIONS DIRECTING \$2,500 OF CITY BUDGETED FUNDS EACH TO COMMUNITY HUMAN SERVICES, INTERIM INC. AND SUN STREET CENTERS FOR A TOTAL OF \$7,500.

WHEREAS, the Homeless Committee established its annual work plan on April 25, 2019; and,

WHEREAS, one goal is to collaborate with organizations that work with our neighbors who are un-housed; and,

WHEREAS, The Committee has identified three non-profit organizations that meet this need, Community Human Services, Interim Inc. and Sun Street centers; and,

WHEREAS, Community Human Services: Addiction, mental illness and homelessness destroy lives and weaken families, therefore Community Human Services (CHS) provides people of all ages with the tools and support to overcome these challenges and create lasting change in their lives; and,

WHEREAS, Interim, Inc. is a private nonprofit organization that provides a unique combination of support services, housing and treatment for adults with mental illness in Monterey County. Services provided include affordable supportive housing, residential treatment, mental health and dual-recovery services, case coordination, therapeutic services, outreach and intensive support for homeless adults, supported education and employment, day treatment and peer support; and,

WHEREAS, Sun Street Centers: Preventing alcohol and drug addiction by offering education, prevention, treatment and recovery to individuals and families regardless of income level; and,

WHEREAS, All three service providers have 501(c)3 status.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seaside hereby authorizes the direction of City Budgeted Funds in the amount of \$2,500 each to Community Human Services, Interim Inc. and Sun Street Centers for a total of \$7,500.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September, 2019, by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 8.L.

TO: City Council

FROM: Craig Malin, City Manager

BY: Roberta Greathouse, Human Resources Director/Risk Manager
Abdul Pridgen, Police Chief

DATE: September 19, 2019

**SUBJECT: RESOLUTION AUTHORIZING NEW HIRE BONUSES OF \$30,000
TO ATTRACT LATERAL POLICE OFFICER CANDIDATES.**

PURPOSE & RECOMMENDATION

It is proposed the City Council approve the resolution authorizing a new hire bonus program to attract Lateral Police Officer candidates. The \$30,000 bonus will be paid to qualified new Lateral Police Officers.

BACKGROUND

The Seaside Police Department is experiencing a significant staffing shortage. Although the total number of vacancies has only increased by one since July of 2018—from 10 vacancies to 11—the situation has become more acute because several officers are off work, or on light duty, due to on-the-job injuries. Officers are working extended shifts and forced overtime. In the best interest of the officers and our community, it is imperative we find a creative way to attract, and retain, new Police Officers.

Human Resources and Police Department staff are working closely on creative ways to attract new candidates and streamline the hiring process. These bonuses will be another tool the City can use to attract lateral Police Officers. A lateral candidate has to meet all of the following criteria by time of appointment:

- a. Currently be employed as a Police Officer in the State of California or currently employed as a Police Officer outside of California and possess the CA POST Basic Course Waiver (BCW) Certificate.
- b. Possession of a Basic Certificate issued by the California State Commission on Peace Officer Standards and Training (P.O.S.T.).

- c. Possession and maintenance of firearms qualification.
- d. Possession of, or ability to obtain, a valid California Driver's License by time of appointment.

Lateral Police Officer candidates who successfully complete the hiring process (background, psychological examination, physical exam, etc) and accept an offer of employment, will be paid a \$10,000 bonus in the first full pay period of employment, \$10,000 in the first full pay period following completion of probation, and \$10,000 in the first full pay period following their second anniversary date of employment with the City.

Given our staffing levels, the only way to quickly inject call-answering bodies, in the short term, is to hire lateral police officers. Lateral Police Officers, because they already have police experience, could be released from the Field Training Officer program to solo patrol in 6-12 weeks. Many agencies are offering hiring bonuses including the City of Monterey (\$20,000), City of Santa Cruz (\$20,000), and City of Capitola (\$10,000).

When you consider that it costs (conservatively) \$25,000 to send an employee through the Police Academy and it takes approximately 14 months for them to hit the street as a solo Police Officer, this bonus program pays for itself in no time.

FISCAL IMPACT

The cost of the incentive program was not included in the FY2019/20 budget. However, the continued difficulty in recruitment has resulted in salary savings that is available for the incentive program. The \$30,000 bonus per new employee will be spread over a two year period with the payments in the current year paid out of available salary savings from unfilled positions.

ATTACHMENTS

1. resolution 9-19-19 POA new hire bonus

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO.

A RESOLUTION OF THE CITY OF SEASIDE AUTHORIZING NEW HIRE BONUSES OF \$30,000 TO ATTRACT LATERAL POLICE OFFICER CANDIDATES

WHEREAS, pursuant to the provisions of the Meyers-Milias-Brown Act (Section 3500 et. seq., Government Code), representatives of the City Manager of the City of Seaside and the Seaside Police Officers' Association (POA), have met and conferred in good faith regarding wages and other terms and conditions of employment; and entered into a Sideletter of Agreement regarding a recruitment / retention bonus; and

WHEREAS, the City and the POA agree that it is imperative the City be able to successfully attract and hire high quality and experienced Police Officers; and

WHEREAS, in order to qualify as a lateral Police Officer candidate, all of the following must be met by time of appointment:

- a. Currently be employed as a Police Officer in the State of California or currently employed as a Police Officer outside of California and possess the California POST Basic Course Waiver (BCW) Certificate.
- b. Possession of a Basic Certificate issued by the California State Commission on Peace Officer Standards and Training (P.O.S.T.).
- c. Possession and maintenance of firearms qualification.
- d. Possession of, or ability to obtain, a valid California Driver's License by time of appointment; and

WHEREAS, the City will pay a \$30,000 recruitment/retention bonus to new employees hired as a lateral into the classification of Police Officer after City Council approval of this Agreement. This bonus shall be paid incrementally as follows:

- a. \$10,000 in the first full pay period of employment;
- b. \$10,000 in the first full pay period following completion of probation; and
- c. \$10,000 in the first full pay period following the second anniversary date of employment with the City.

Eligibility for the entire \$30,000 is contingent upon meeting all of the requirements identified above in paragraphs a-c; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Seaside hereby approves the recruitment / retention bonus for new lateral Police Officers.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 19th day of September 2019.

AYES: COUNCIL MEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Ian N. Oglesby, Mayor
City of Seaside

ATTEST:

Lesley Milton, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 9.A.

TO: City Council

FROM: Craig Malin, City Manager

BY: Sharon Mikesell, Administrative Analyst

DATE: September 19, 2019

**SUBJECT: SUBMISSION OF THE 2018-2019 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) CONSOLIDATED PERFORMANCE AND
EVALUATION REPORT (CAPER) TO THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

PURPOSE & RECOMMENDATION

The purpose of this item is for the City Council to receive the Consolidated Annual Performance Report (CAPER) for the City's Community Development Block Grant (CDBG) for program year 2018-2019 and to hear public comment prior to its submittal to the US Department of Housing and Urban Development (HUD) The CAPER must be received by HUD no later than September 30, 2019.

BACKGROUND

The CAPER is a performance report mandated by HUD for all entitlement agencies that receive CDBG funds. The CAPER allows HUD, local officials and the public an opportunity to assess the City's overall CDBG program performance during the preceding year.

During fiscal year 2018-2019, the City of Seaside's CDBG funding assisted eight public service agencies, non-profit subrecipients performed a range of capital improvements to facilities including flooring, security, playground installation and rehabilitation of duplexes for veterans transitional housing and the City of Seaside made accessibility improvements at Cutino Park and assisted three microenterprise businesses via a business plan competition with awards to be used for rent or mortgage assistance.

In compliance with HUD's required fifteen (15) day public review of the CAPER, prior to submission, a public notice in both English and Spanish was published on September

in the Monterey County Weekly, inviting the public to view the document. The CAPER was available on the City website, the Seaside branch library, the Seaside Fire Station, Oldemeyer Center and the Seaside City Hall customer service counter and at Seaside Creates at 656 Broadway.

Public participation in the CDBG program process is led by the Community Development Advisory Committee, meeting monthly at Seaside Creates and monitoring many aspects of the program including, the progress of the program nationally as well as regionally with HUD's Analysis of Impediments requirements and local needs including selection and monitoring of subrecipient activities and projects.

FISCAL IMPACT

There is no fiscal impact to the General Fund. This item reflects the positive benefit associated with CDBG program funding.

ATTACHMENTS

1. 2018-2019 Draft CAPER for Public Review
 2. CAPER Proof of Publication-Spanish and English
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



DRAFT

Community Development Block Grant (CDBG)



Consolidated Annual Performance and Evaluation Report (CAPER)

2018-2019

This document is a review of the Community Development Block Grant Activities undertaken by the City of Seaside during Fiscal Year 2018-2019 and is required to be submitted to the US Department of Housing and Urban Development (HUD) on or before September 30, 2019.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

During FY 2018-2019 Seaside's CDBG funding was utilized for multiple projects: flooring upgrades were completed at the Boys and Girls Clubhouse, installation of much needed new playground equipment and purchase of security equipment at the Del Monte Manor complex, serving 192 low income families, the process began to perform plumbing upgrades at the Community Human Services, Genesis House substance abuse treatment facility ADA improvements at Cutino Park carried over from 2017 over into 2018-2019 for completion along with some additional accessibility features for the park. Duplexes at the former Fort Ord were rehabilitated so that previously homeless Seaside Veterans and their families could transition back to a housed environment. Three microenterprises located in or serving primarily residents in qualified census tract 137 received mortgage or rental assistance through a business plan competition with all interested businesses having an opportunity to take advantage of business counseling advice and help with their business plan. Eight public service subrecipients received CDBG funding for, comprehensive youth enrichment programs (Girls, Inc. of the Central Coast, The Village Project, Palenke Arts and Community Partnership for Youth as well as the Greater Victory Temple's afterschool community program, legal assistance and meal delivery for our senior population (Legal Services for Seniors and Meals on Wheels of the Monterey Peninsula), tenant/landlord counseling (ECHO).

The Community Development Advisory Committee (CDAC) was formed in 2012 as part of the City's Citizen Participation Plan. The CDAC has regularly scheduled monthly meetings, and continues to be an active and viable part of the planning and management for CDBG funds. The CDAC provides valuable feedback to staff and ensures citizen participation. The CDAC held the annual community assessment workshop on September 19, 2018, to review CDBG program accomplishments, reviewing the topics discussed when preparing the current Consolidated Plan and discuss program performance and needs.

2018-2019 was the first year of a two year program cycle, and when the CDAC met in February 2019 they reviewed the prior year's recommendations and recommended that the City Council continue with the recommendation they made the previous year (including the contingency language). The application process for the 2018-2020 two year application cycle saw a record number of applicants for both public services and activity/project funding.

Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided utilizing City Data Services data management software and is regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Table 1 - Accomplishments

4 Table 1: ACCOMPLISHMENTS-PROGRAM YEAR

Agency/ Program	Goal	Funding		Outcome				
		Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Affordable Housing								
Boys & Girls Clubs of Monterey County-Clubhouse Improvements	Creating a Suitable Living Environment	CDBG	\$71,507.00					100%
Total		CDBG	\$71,507		1	1	facility	
Housing Rehab.								
Economic Development								
City Seaside Econ Development-Micro Business Assistance	Creating Economic Opportunities	CDBG	\$25,000.00		3	3	Businesses	100%
Total		CDBG	\$25,000		3	3		100%
Public Facilities/Improvements								
City Seaside Engineering-Cutino Equipment Installation	Creating a Suitable Living Environment	CDBG	\$65,000.00				Persons	0%
City Seaside Engineering-Wanda Sidewalk Repairs		CDBG	\$60,000.00					0%
Community Human Svcs-Seaside - Genesis House Improvements		CDBG	\$30,000.00					0%
Del Monte Manor-Security System and Playground Installation	Creating a Suitable Living Environment	CDBG	\$16,000 a15,000.00		192	192	Households	100%
Veterans Transition Center-Renovations		CDBG	\$63,224.33		42	42	Persons	100%
Total		CDBG	\$233,224		234	234		100%
Public Services								
Action Council of Monterey County-	Creating a Suitable Living	CDBG	\$11,181.29		100	102	Persons	102%

Palenke Arts	Environment							
Community Partnership for Youth-High School Leadership, Life Skills & Job Preparation	Creating a Suitable Living Environment	CDBG	\$11,181.29		400	492	Persons	123%
ECHO	Creating a Suitable Living Environment	CDBG	\$6,013.29		30	23	Persons	75%
Girls, Inc	Creating a Suitable Living Environment	CDBG	\$7,817.29		60	109	Persons	181%
Greater Victory Temple-Afternoon Community Program	Creating a Suitable Living Environment	CDBG	\$11,181.29		100	118	Persons	118%
Legal Services for Seniors	Creating a Suitable Living Environment	CDBG	\$11,181.29		300	308	Persons	102%
Meals on Wheels Monterey Peninsula-Home Delivered Meals	Creating a Suitable Living Environment	CDBG	\$7,817.29		120	127	Persons	106%
Village Project Inc.-Afterschool Program	Creating a Suitable Living Environment	CDBG	\$11,181.29		40	44	Persons	110%
Total		CDBG	\$52,542		1150	1,323		115%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

As an entitlement grantee for the US Department of Housing and Urban Development (HUD) formula CDBG program, the City of Seaside is required to prepare a CAPER to analyze and summarize program accomplishments of the preceding program year.

This CAPER assesses the City's progress toward completing activities identified in the 2018-2019 Action Plan, which covers the period from July 1, 2018, through June 30, 2019. The CAPER also reports progress in meeting overall five-year Consolidated Plan goals and priorities (July 1, 2015-June 30, 2020), and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

Since 1975, the City of Seaside has been an entitlement recipient of CDBG funds. In 2017-2018, the City completed Section 108 loan repayments. The City of Seaside thoughtfully allocates the limited grant funding to be as inclusive as possible to the requests received. This fiscal year saw a record number of subrecipients sharing CDBG funding.

During 2018-2019, in accordance with the City's Citizen Participation Plan, the limited amount of CDBG funds available were allocated to a variety of public service activities critical needs of low income youth (after school programs and counseling), seniors (legal services and meal delivery). Facility improvements occurred for a residential substance abuse recovery facility, low income housing and to the Boys and Girls Club's Clubhouse. Duplexes became transitional Veterans housing through rehabilitation on the former Fort Ord. CDBG funding was also utilized for accessibility improvements and equipment to one of the City's most used parks for team sports, Cutino park with that project still underway. Three microbusinesses located in or primarily serving HUD qualified census tract 137 received assistance for rent or mortgage, freeing up other income to develop their business.

The five agencies directly receiving HUD funding in Monterey County finished a joint Analysis of Impediments document in advance of the deadline for the next Consolidated Plan Cycle.



Community Needs Workshop September 2018

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CPY	ECHO	Girls, Inc.	GVT	LSS	MOW	Palenke	TVP	Totals	%
White	429	14	109	83	216	85	93	9	1038	78.46%
Hispanic (counted in addition to another category)	395	6	109	46	28	15	87	5	691	52.23%
Black/African American	12	8		14	52	27	4	34	151	11.41%
Asian	16	1		8	30	9	5		69	5.22%
American Indian/Alaskan Native					1	1			2	0.15%
Native American/Pacific Islander	1				3				4	0.30%
American Indian/Alaskan Native & White								1	1	0.08%
Asian & White						1			1	0.08%
Black/African American & White	34			10					44	3.33%
American Indian/Alaskan Native & Black/African American									0	
Other				3	6	4			13	0.98%
Total Persons	492	23	109	118	308	127	102	44	1323	100.00%
Total Hispanic	395	6	109	46	28	15	87	5	691	52.23%
Total Non-Hispanic	97	17	0	72	280	112	15	39	632	47.77%
White-not hispanic	34	8	0	37	188	70	6	4	347	26.23%

Table of assistance to racial and ethnic populations of Public Services

	CPY	ECHO	Girls, Inc.	GVT	LSS	MOW	Palenke	TVP	Totals	%
Have new access to service/benefit	492	23	109	118	308	37	75	8	1170	88.44%
Have improved access to service							22	36	58	4.38%
Receive a service/benefit no longer substandard						90	5		95	7.18%
									1323	100.00%

Access to benefits by Public Services Subrecipients

Narrative

The City of Seaside has been able to assist close to one thousand people through the CDBG program during 2018-2019. There is a significant mix of racial and ethnic families assisted by the program with a majority noted as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	898,803.70	602,839.56

Table 2 - Resources Made Available

See PR 26 report for detail.

Narrative

During Fiscal Year 2018-2019, the City of Seaside's entitlement award was \$365,593, Program Income from the ground lease at Embassy Suites was slightly over one-hundred thousand dollars and there was an unexpected payment on a deferred loan that added to the program income. There were some funds carried forward from projects that were underway from previous year's funding, but not yet completed at the close of 2017-2018. See the PR 26 Activity Summary by Selected Grant report in the appendices for a breakdown of grant funds and drawn amounts.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Seaside	100%	100%	See below

Table 3 – Identify the geographic distribution and location of investments

Narrative

The Section 108 Loan obtained in 1995 has been paid in full. \$93,744 was allocated for program administration (20% per HUD cap) and this amount included the City's participation in the joint analysis of impediments activities with the other HUD funded recipients in Monterey County. \$77,554 was allocated for public services.

The CDBG funding provided public services on a citywide basis. During 2018-2019, Boys and Girls Club completed the installation of skylights, locks and windows as energy efficiency improvements their clubhouse on LaSalle Avenue. Funding for a complete upgrade of energy efficiency windows for Community Human Services' Genesis House finished construction. and the 2016-2017 project by Community Human Services to fund kitchen upgrades was completed in the late summer of 2017.

Eight public service agencies received CDBG funding as subrecipients of the City of Seaside: Community Partnership for Youth, Girls, Inc. of the Central Coast, Meals on Wheels of the Monterey Peninsula, Eden Council for Hope and Opportunity (ECHO), Legal Services for Seniors, Palenke Arts, Greater Victory Temple afterschool community program and The Village Project

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Seaside's CDBG Program Policies and Procedures requires entities applying for CDBG program funds to identify leveraging resources and contributions of matching funds for all proposed projects, programs and activities as part of their CDBG funding application reviewed by the Community Development Advisory Committee during the process in accordance with the City of Seaside Citizen Participation Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 4 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Community and Economic Development Services staff was responsible for the administration of the (now inactive) housing rehabilitation program, along with the administration of public service activities and project oversight. Staff is charged with the continuing responsibility to forge new partnerships with other public agencies at the federal, state, and local level as well as with private housing developers and nonprofit organizations. The successes of many strategies and objectives detailed within the CAPER are the result of energy and creative efforts.

The City works regularly with the U.S. Department of Housing and Urban Development's programs to help meet its housing and community development priorities. Additionally, the City works closely with a diverse group of nonprofit organizations to provide CDBG public service subrecipient funding. .

The City's affordable housing efforts have centered on implementing a modified housing rehabilitation program that focuses on assistance to the city's low- to moderate-income residents. The City previously contracted with Rebuilding Together Monterey/Salinas (RTMS), a nonprofit organization, to implement a residential façade improvement program., RTMS identified several homes as potential projects. Two projects were completed in 2013–14. The contract for funding RTMS expired in June 2014. Subsequently, creative partnerships have and will continue to yield the City access to resources, which may not otherwise be available. The City of Seaside did not obtain any other grant funding sources for housing activities in 2018-2019. The City is looking forward to upcoming development opportunities on the former Fort Ord and with infill housing with an anticipated sale for former Redevelopment Agency properties that will include inclusionary housing. .

Discuss how these outcomes will impact future annual action plans.

Seaside will be continuing its association with the regional agencies and their projects, which include services serving Seaside. The primary public organization for affordable housing and supportive services in the City and County is the Housing Authority of Monterey County, a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. The Housing Authority manages the Section 8 Housing and Family Self-Sufficiency Programs, essential to meet the City of Seaside's low income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation. The Development Corporation works with a broad network of partners to facilitate local zoning agreements and finance affordable housing projects.

The City has always been concerned about poverty and has recognized the need of its citizens to live in safe and sanitary housing in decent neighborhoods. The City's first three redevelopment projects

Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment.

In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved by the State of California, this funding is no longer available. Without the support provided by redevelopment, and specifically without

housing set-aside funds, funding for housing programs is very limited. Moving forward, the City will focus on the highest priority needs with the limited funds available.

Seaside utilized CDBG funding to assist DelMonte Manor in 2018-2019 for playground installation and security upgrades.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

	CPY	ECHO	Girls, Inc.	GVT	LSS	MOW	Palenke	TVP	Totals	%
Extremely low income < 30% of median	459	2	0	111	0	0	42	34	648	48.98%
Very Low Income 31-50% of median	25	13	24	7	308	127	35	2	541	40.89%
Low Income 51-80 % of median	8	3	67				20	5	103	7.79%
Non low/mod (above 80% of median)		5	18				5	3	31	2.34%
Total	492	23	109	118	308	127	102	44	1323	100.00%

Table Households served by Public Services Funding

Narrative Information

Seaside is not currently a participant in HOME funding. Seaside is sensitive to the needs of residents with physical disabilities. Even though the City is not currently funding affordable housing activity, the Community Development Advisory Committee has noted that accessibility issues are important to receive project funding priority. Accessibility to the Seaside library is also of primary importance as the library provides a variety of services including internet access to persons of limited income and the homeless who may have "worst case needs" Project funding for Community Human Services' Genesis House substance abuse housing and the Boys and Girls club has also helped provide services to their targeted L/M income and L/M limited clientele populations, which include homeless individuals. CDBG was provided to the Veterans Transition Center for rehabilitation of duplexes of their transitional housing program for Seaside Veterans on the Former Fort Ord..

The Housing Authority joined in an MOU executed April 27, 2017 with the County of Monterey as well as the Cities of Salinas, Seaside and Monterey to jointly prepare an Assessment of Fair Housing which has subsequently transitioned to an Analysis of Impediments per HUD directive. The AI was completed and has been adopted by the participating agencies prior to processing the next round of Consolidated Plans. The City of Seaside continues to participate in regional discussions discuss housing challenges.



Seaside City Councilmember Jon Wizard

February 27 · 🌟

👍 Like Page



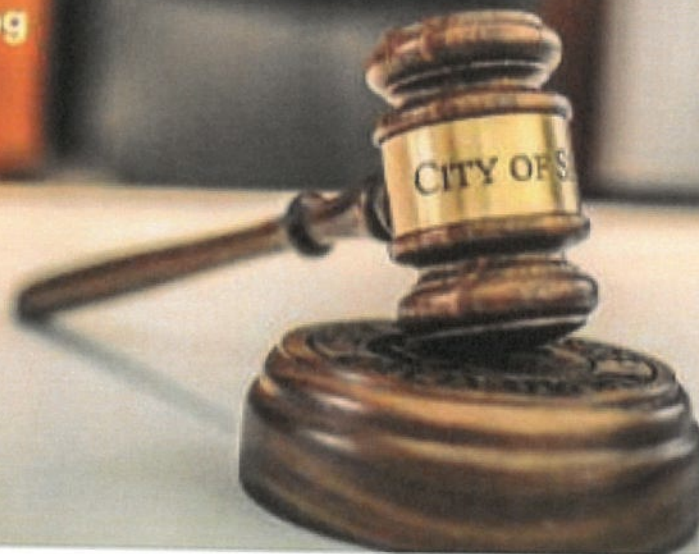
There's a special meeting of the Seaside City Council tonight to hear presentations from nonprofits who intend to open and operate a shelter in Seaside w/ HEAP funds, as well as the city pursuing funds for homelessness prevention services - <https://mailchi.mp/333600f.../special-meeting-february-27-2019>

CITY OF SEASIDE

City Council Meeting



SEASIDE
CALIFORNIA



9

5 Comments 2 Shares

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The primary nonprofit organization for homeless support in Monterey and San Benito counties is the Coalition of Homeless Services Providers, a coalition of 11 service provider agencies for homeless persons, persons with AIDS/HIV, and other persons with special needs. The Coalition is the County's designated Continuum of Care (CoC) Coordinator.

A census of local homeless is conducted every two years. The most recent census was conducted in Monterey and San Benito Counties on January 31, 2019. The Coalition of Homeless Services Providers website indicated on August 16, 2019 that the final report is expected to be released in a few months. In the meantime, the City will utilize the most recent historical data on the topic of homelessness.

On January 31, 2019, a survey was administered to 450 unsheltered and sheltered homeless individuals. The executive summary is attached.

The City of Seaside created a separate Homeless committee during 2017-2018 to concentrate Homelessness issues. That Committee was invited by the Community Development Advisory Committee to participate in their September 2018 Community Needs Workshop and several of their members attended. .

In early 2019 state grant funding became available for homeless needs. The City of Seaside partnered with Monterey County and the local Continuum of Care to seek funding for a homeless facility to be located in census tract 137.

Monterey County

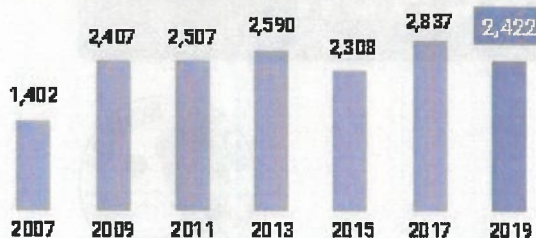
Homeless Census & Survey

2019 Executive Summary

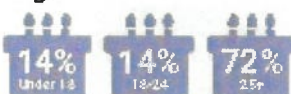
Every two years, during the last 10 days of January, communities across the country conduct comprehensive counts of the local homeless populations in order to measure the prevalence of homelessness in each local Continuum of Care.

The 2019 Monterey County Point-in-Time Count was a community-wide effort conducted on January 31st, 2019. In the weeks following the street count, a survey was administered to 450 sheltered and sheltered individuals experiencing homelessness in order to profile their experience and characteristics.

Census Population: Longitudinal Trend



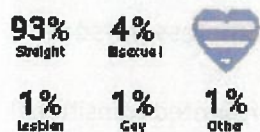
Age



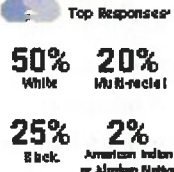
Gender



Sexual Orientation



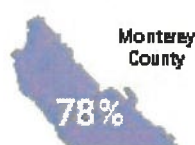
Race



Ethnicity



Residence Prior to Homelessness



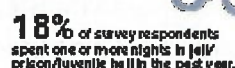
Length of Time in Monterey County



Foster Care



Justice System Involvement



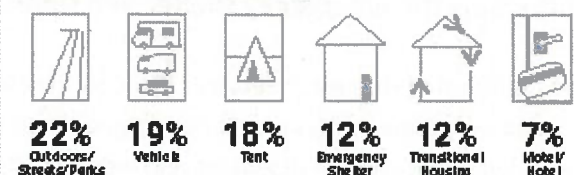
2019 Sheltered/ Unsheltered Population



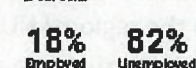
Subpopulation* Data



Accommodation on Count Night



Employment Status



Unemployment Status



Government
Services
Living & Visiting
Business
How Do I...


SEASIDE
CALIFORNIA

Search...

Art & History Commission
Board of Architectural Review
Community Development Advisory Committee
Environmental Committee
Homeless Committee
Neighborhood Improvement Program Commission
Planning Commission
Recreation & Parks Commission
Traffic Advisory Committee
Zoning Administrator
Blue Ribbon Panel
Oversight Board
Successor Agency to the Redevelopment Agency

Home : Government : Departments : Mayor & City Council : Boards & Commissions : Homeless Committee

Homeless Committee



Meetings

- 6:30 p.m.
- 4th Thursday of the month
- Conference Room at City Hall
440 Harcourt Avenue
Seaside, CA 93955

Members

The Homeless Committee consists of seven members appointed to a three-year term of office.

About the Commission

To plan, advocate, support and collaborate with those effected by homelessness




Screenshot of Homeless Committee webpage

Addressing the emergency shelter and transitional housing needs of homeless persons

The Coalition of Homeless Services Providers reviewed applications which represented transitional housing programs, rental assistance programs and permanent housing programs. The Coalition identified application deficiencies and worked with applicants to perform corrective action to ensure proposals met HUD guidelines and thresholds. The Coalition received and validated documentation of Certification of Consistency with Consolidated Plans and as submitted by various jurisdictions. The Coalition worked extensively with the regional HUD field office to transfer a permanent housing program from an agency going out of business to another homeless service agency. Contract transfer was found to be a complicated and time consuming activity.

Technical assistance from HUD helped the continuum assess current homeless program inventory, examine Housing First models and position the community to implement Coordinated Entry. The Coalition worked with HPRP Committee and Supportive Services for Veterans Families (SSVF) grantees to

CAPER

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Packet Page 110

implement a manual pilot Coordinated Entry system.

Like most agencies around the nation, our community lacks the resources needed to meet all of the needs of people experiencing homelessness. Coordinated Entry will help prioritize assistance based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

CDBG funding has assisted the Veterans Transition Center in rehabilitating duplexes on the former Fort Ord for transitional housing needs for Seaside veterans and their families. Funding will continue for the VTC to continue these efforts in 2019-2020.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sharon Mike Sell, the Administrative Analyst
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Monterey
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Seaside
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA is consistent with the goals of the Consolidated
Plan. We are working closely with the Housing Authority
to prepare an updated Analysis of Impediments in preparation
for the next cycle of Consolidated Plan. The new AI is
expected to be jointly approved in 2019

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Sharon Mike Sell</u>	Title <u>Administrative Analyst</u>
Signature <u>Sharon Mike Sell</u>	Date <u>2/14/19</u>

Certification of Housing Authority consistency with CON Plan

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Seaside certified that The Coalition of Homeless Services Providers' application to HUD's Homeless Assistance Programs for 2018 was consistent with Seaside's Consolidated Plan: New Projects (through Bonus) Mid Pen Housing permanent supportive housing Soledad Street (81 units in Salinas). Renewal projects with Community Human Services transitional housing program Safe Passages located in Monterey (available County-wide), Community Homeless Solutions, aka Shelter Outreach Plus, 3 transitional programs located in Marina and available Countywide--Homeward Bound, MOST/Lexington Court, Men in Transition and Caza De Paz (HIV/AIDS housing assistance); Housing Authority of Monterey County, renewal funding for Pueblo Del Mar in Marina with Countywide availability. Interim, Inc.'s three permanent housing support programs, MCHOPE, Shelter Plus Care and Sandy Shores (all available countywide. San Benito Health and Human Services renewal funding for Helping Hands apartments scattered through San Benito County and the Veterans Transition Center's Coming Home transitional housing for Veterans in both Monterey and San Benito Counties. CA-506 Planning Grant focuses on HEARTH Act priorities.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Upgrades began on the plumbing system at Community Human Services' Genesis House residential facility (substance abuse transitional housing) improving the transitional living conditions for its residents by increasing the energy efficiency. The Veterans Transition Center rehabilitated duplexes to house Seaside homeless Veterans and families.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

City staff is charged with the continuing responsibility to forge new partnerships with other public agencies at the federal, state, and local level as well as with private housing developers and nonprofit organizations. The successes of many strategies and objectives detailed within the CAPER are the result of the energy and creative efforts of these staff members. Seaside works regularly with the U.S. Department of Housing and Urban Development's programs to help meet its housing and community development priorities. Additionally, the City works closely with a variety of nonprofit organizations through CSBG public service and public facilities improvement funding.

The Seaside Police Department volunteered frequently to assist the Del Monte Manor residents in the fundraising effort to purchase updated equipment for a recreational area for their residents. CDBG funding was used to pay for professional installation of the equipment. In addition, CDBG funds were used to make security system equipment upgrades to serve the 192 families at the Del Monte Manor complex.

Del Monte Manor has also approached the City for bridge loan funding for an upgrade project for the entire facility with extensive renovation.

A new Seaside public service subrecipient for 2019-2020 was , Eden Council for Hope and Opportunity (ECHO) providing fair housing services.

As available funding decreased, Seaside's affordable housing efforts centered on implementing a modified housing rehabilitation program focused on assistance to the city's low- to moderate-income residents. Rebuilding Together Monterey/Salinas (RTMS), a nonprofit organization, was contracted to implement a residential façade improvement program. RTMS identified several homes as potential projects. The contract for funding with RTMS expired in June 2014. Creative partnerships have and will continue to yield the City access to resources, which may not otherwise be available.



Seaside Fire&Police @Seaside_Safety · Jun 18

Fast Break: Seaside Police Department staff (personally) paid for and put together a new basketball hoop for the kids at Del Monte Manor. The kids were stoked! Play hard, kids.



1 2 9

Police providing basketball hoop for Del Monte Manor

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City's Housing Element is part of the General Plan Update currently in process. Many meetings have been and will be continue to be scheduled during the course of the General Plan Update process.which was unexpectedly delayed .

The Family Self Sufficiency Program is designed to help families become financially independent of cash aid assistance by obtaining employment. Successful participating families are rewarded with a savings account that is established by the HACM. Additionally, the HACM's commitment to its program participants is solidified by the HACM partnering and collaborating with a variety of local service providers that are equally interested in helping families reach their goal of self sufficiency. Services may include career counseling, education (GED and beyond), financial literacy, job training and parenting skills.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of Monterey County (HAMC) is a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. HAMC is the primary public organization for affordable housing and supportive services in the area and manages the Section 8 Housing and Family Self-Sufficiency Programs. Both programs are essential to meeting the City of Seaside's low income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies as well as state organizations to address affordable housing and housing shortage issues.

The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation which relies upon a broad network of partners to complete all of its developments. The Development Corporation works to facilitate local zoning agreements and finance affordable housing projects.

The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment. Seaside residents are concerned about poverty and the City of Seaside has recognized the need for its citizens to live in safe and sanitary neighborhood housing.

In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved, this funding is no longer available. Without the support provided by redevelopment, and specifically without housing set-aside funds, funding for housing programs is very limited. Moving forward, the City will focus on the highest priority needs with the limited funds available.

The City has not directly received any housing discrimination complaints in 2018-2019 nor has it received court orders or HUD-imposed or state-imposed sanctions affecting the provisions of fair housing laws. One of our public services subrecipients, ECHO provides fair housing services and tenant-landlord counseling.

The City's priorities in affirmatively furthering fair housing and the analysis of impediments remain focused on educating the general public on fair housing issues and policies to keep individuals aware of their rights and remedies under state and federal laws, and keeping housing providers and real estate persons knowledgeable on housing discriminatory practices and consequences. Seaside did not allocate CDBG funds to directly to housing activities. As a result of the lack of resources available to the City, and the lack of staffing to oversee or implement housing programs, there are no non-CDBG housing activities to report.

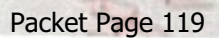
Likewise, Seaside took no actions to produce affordable housing (for special needs or otherwise) through activities that provide rental assistance, the production of new units, the rehabilitation of existing units, or the acquisition of existing units. There are no such actions to report during 2018-2019. However, it should be noted that the upcoming institution of short term rentals will establish funding for the future. A transient occupancy tax began in the second half of 2018 requiring 50% of the funds generated to go into a dedicated fund to assist affordable housing programs and activities with the direction of the City Council.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Seaside is in the process of updating the General Plan and has conducted community workshops, task force meetings, bi-weekly staff meetings and City Advisory team meetings as needed. As a result of the updating process, Zoning ordinance changes and review of all policies and procedures will be necessary to determine items that should be updated, removed or otherwise amended. During 2018-2019, General Plan update activities included updating of the draft General Plan and EIR document as a result of legal actions affecting the proposed plan.

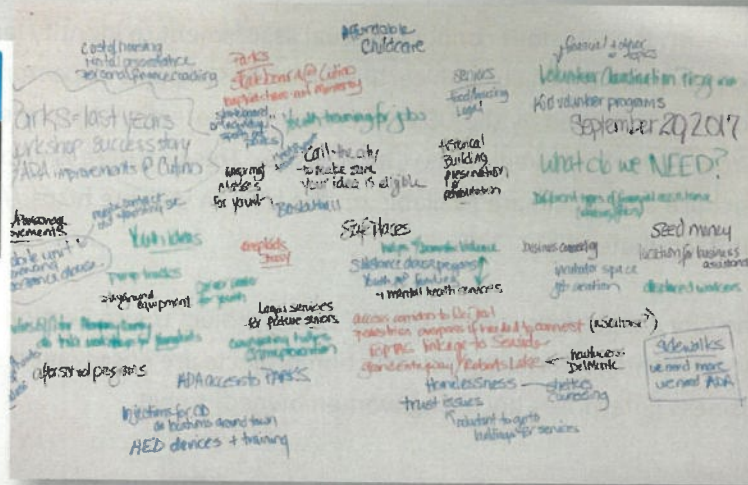
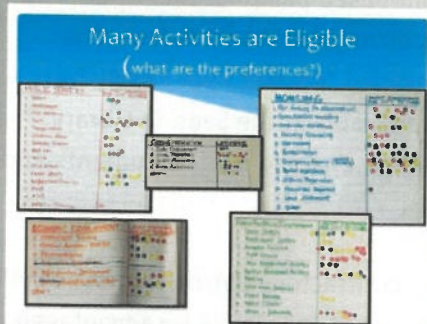
Every year, the CDAC hosts a Community Needs Workshop in September to get community feedback. The feedback is helpful not only for the Annual Action Plan, but is also a good indicator of community perception of the quality of life.





**Community Development
Advisory Committee (CDAC)
presents:**

Community Needs Workshop



**How have Seaside's needs
changed in the last 5 years?**



**Wednesday, September 19
6:30 PM Oldemeyer Center**

Community workshop promotion

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Community Development Advisory Committee hosted its annual Community Needs Workshop on September 19, 2018 which included a brainstorming session including the topics of what do we have? What do we need? What are our problems? Are these things that can be addressed? The feedback shaped the Annual Action plan and also was used to encourage neighborhood groups to start their own efforts for projects that may or may not eventually receive CDBG funds.

The CDAC hosted a community partner workshop in May 2018 as part of the Monterey County joint agency Analysis of Impediments that was approved in early 2019 by the Cities of Salinas, Monterey and Seaside, Monterey County (urban county) and the Housing Authority of Monterey County

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City did not conduct any activities for which lead-based paint clearance was necessary in 2018-2019.

However, the City does conduct a visual assessment to identify lead-based paint hazards when necessary and contracts with certified lead-based paint inspectors as required by state law. The brochure published by the US Environmental Protection Agency entitled "Protect Your Family from Lead in Your Home" is linked on the City website. This brochure is also available at the Seaside Library. The brochure and others are available on the US EPA website <https://www.epa.gov/lead/documents-and-outreach-materials>.

The City encourages contractors for CDBG project to use Section 3 contractors and/or employees. All subrecipients undertaking construction projects are encouraged to specifically invite Disadvantaged Business Enterprises (including women owned) to bid.



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

September 2013

EPA Lead Paint Brochure linked on Seaside Website

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the program year, the City worked with several organizations that focus on increasing self-sufficiency among lower-income populations. These organizations included the Legal Services for Seniors, which provides a legal services pertaining to housing, health, and finances for elderly residents; drug rehabilitation provided by Community Human Services. Services to help youth start off on the right path include Community Partnership for Youth, The Village Project and Girls, Inc. and CDBG funding has helped the Veterans Transition Center rehabilitate duplexes on the former Fort Ord for transitional housing for Seaside homeless veterans. An afterschool community program at the Greater Victory Temple provides tutoring and community interaction.

CDBG funded projects include Section 3 policies to help reduce the number of poverty level families as well.



Community Partnership for Youth backpacking trip.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In 2012, the Community Development Advisory Committee (CDAC) was formed as part of the City's Citizen Participation Plan. The CDAC has regularly scheduled monthly meetings, and is an active and viable part of the planning and management for CDBG funds. The CDAC provides valuable feedback to staff and ensures citizen participation. The CDAC held the annual community assessment workshop on September 19, 2018, to review CDBG program accomplishments and discuss program performance. The CDAC prepared the City Council mandated annual Seaside Boards and Commissions report on time and was received successfully. The CDAC continues to experience member turnover.

Seaside's CDBG program interest has dramatically increased. The two year application cycle for the 2018-2020 funds experienced a record number of applications. The CDAC received the applications for review in multiple binders in large boxes. The volume of paper applications and the limitation of the City's email firewall system were factors involved with the City of Seaside's transition to a web-based CDBG reporting process starting in the summer of 2018. All report and applications are now coordinated through a streamlined online process.

Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided. Staff has implemented tracking of grant budgets and expenditures within City accounting systems that mirror the Integrated Disbursement and Information System (IDIS) and are regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

The 2015-2020 Consolidated Plan and Annual Action plans since 2015-2016 have been submitted to HUD using the IDIS system. Due to a delay in access to the template in the IDIS system, This 2018-2019 CAPER was prepared offline with limited IDIS interface City Staff has been in communication with the San Francisco HUD field office to address the issue. The document is formatted to be compatible with the IDIS system for submittal by the September 30, 2019 deadline.



Applications for 2018-2020 delivered to CDAC in January 2018

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Housing and economic development/blight removal programs had to reinvent and restart after the loss of staff and redevelopment funding. The goals associated with those activity types have not kept pace. These programs have proven challenging to implement on a small scale with limited staffing. The City is currently actively searching for a Housing Program Manager.

The City is exploring options to produce affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. This includes housing for homeless, non-homeless, and special needs households. The Finance department coordinates loan monitoring of the recipients of CDBG home improvement loans issued in previous years were monitored for compliance in the program (residency, insurance, etc).

The City of Seaside is teamed with the Housing Authority of Monterey County as well as the Cities of Salinas and Monterey and Monterey County on a joint Analysis of Impediments. The document has been completed prior to compilation of the next Consolidated Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City aligned with other agencies in Monterey County to proceed with an Analysis of Impediments document including public outreach and has entered into an MOU with Monterey County and the Cities of Salinas and Monterey as well as the Housing Authority of Monterey County to complete the task by the next writing of our Consolidated Plans. The AI has been completed and approved by all agencies involved.

The City displays fair housing materials at City Hall, and copies of these materials are free to the public. Fair housing information is sent free of charge to those who request it. In addition, the City promotes fair housing awareness in its housing programs and works with housing providers in the city to ensure the fair and equitable treatment of persons and households seeking housing in Seaside. This year, Eden Council for Hope and Opportunity (ECHO) was one of our Public Services recipients providing fair housing services to Seaside.

The primary public organization for affordable housing and supportive services in the City and County is the Housing Authority of Monterey County, a public housing authority whose mission is to develop and operate affordable public housing and implement supportive programs. The Housing Authority manages the Section 8 Housing and Family Self-Sufficiency Programs. Both programs are essential to meeting the City of Seaside's low income housing needs. The Housing Authority partners with a broad spectrum of community non-profits, city and county agencies, and state organizations to address affordable housing and housing shortage issues.

The capital development authority for the Monterey County Housing Authority is the Housing Authority Development Corporation which relies upon a broad network of partners to complete all of its

developments. The Development Corporation works to facilitate local zoning agreements and finance affordable housing projects.

The City has always been concerned about poverty and has recognized the need of its citizens to live in safe and sanitary housing in decent neighborhoods. The City's first three redevelopment projects, Noche Buena, Del Monte Heights, and Hannon redevelopment projects, were exclusively residential projects providing decent housing in an urban environment.

In prior years, the City of Seaside was able to rely on funding from the Redevelopment Agency to construct and support housing programs including housing rehabilitation, down payment assistance and emergency repairs. Because redevelopment agencies were dissolved, this funding is no longer available. Without the support provided by redevelopment, and specifically without housing set-aside funds, funding for housing programs is very limited. Moving forward, the City is earmarking funding from the implementation of short term rental transient occupancy tax to be used for affordable housing projects/programs and the City of Seaside is currently conducting a search for a Housing Program Manager.

What is Fair Housing? Join the Discussion!

Are you a housing program administrator,
social service provider, community advocate
or housing developer in Monterey County?

COME TO A PARTNER FORUM!

We want to learn from stakeholders across Monterey County about your community's experiences with housing discrimination and difficulties finding housing.

The **Fair Housing Act** protects people from discrimination when they are renting, buying, or securing financing for any housing. The law specifically covers discrimination because of race, color, national origin, religion, sex or disability.

Why is this important to you?

You can help us understand your community's needs and identify solutions to reduce housing discrimination.

How can you participate?

1. Come to one of our Partner Forums
2. Take our short online survey in English or Spanish:
www.surveymonkey.com/r/Monterey_AI

For more information: www.xxxxxxxxxx.com

Partner Forums are being conducted by the Cities of Monterey, Salinas and Seaside, and the Monterey Urban County (composed of the County unincorporated areas, along with the cities of Gonzales, Greenfield, and Sand City), as well as the Housing Authority of the County of Monterey.



We will provide reasonable accommodations toward the inclusion of all participants. We need at least five (5) business days to accommodate requests for language interpretation, translation and/or disability-related modifications including auxiliary aids. Please contact: Jamillah Jordan at: (510) 845-7549 or jamillahj@migcom.com to request assistance.

**WEDNESDAY
MAY 16, 2018
6:30 – 8:30 pm
Oldemeyer Center,
Blackhorse Room
986 Hilby Avenue
Seaside, CA 93955**

**THURSDAY
MAY 17, 2018
6:30 – 8:30 pm
Maria J. Torres-Gil
Community Center
279 Calle Cebu
Salinas, CA 93901**

**Light refreshments
will be provided.**

Fair Housing Partner Forum in Seaside. The AI was approved spring 2019.

¿Qué es la Vivienda Justa? ¡Participe en la Discusión!

¿Es usted administrador de un programa de vivienda, proveedor de servicios sociales, defensor de la comunidad o desarrollador de vivienda en el condado de Monterey?

¡PARTICIPE EN UN FORO DE SOCIOS!

Queremos aprender de los socios de todo el Condado de Monterey sobre las experiencias de su comunidad con discriminación en la vivienda y las dificultades para encontrar una vivienda.

La Ley de Vivienda Justa protege a las personas contra discriminación cuando alquilan, compran o aseguran el financiamiento de cualquier vivienda. La ley cubre específicamente toda discriminación por motivos de raza, color, origen nacional, religión, sexo o discapacidad.

¿Porqué esto es importante para usted?

Usted puede ayudarnos a comprender las necesidades de su comunidad e identificar soluciones para reducir la discriminación en la vivienda.

¿Cómo usted puede participar?

1. Venga a uno de nuestros foros de socios
Cada foro tendrá el mismo formato y contenido.
2. Complete nuestra breve encuesta en línea en inglés o español: www.surveymonkey.com/r/Monterey_AI

Para más información: www.cityofsalinas.org/our-city-services/community-development

Los foros de socios están organizados por las ciudades de Monterey, Salinas y Seaside, y el condado urbano de Monterey (compuesto por las áreas no incorporadas del condado, junto con las ciudades de Gonzales, Greenfield y Sand City), y también la Autoridad de Vivienda del Condado de Monterey.



Proporcionaremos adaptaciones razonables para la inclusión de todos los participantes. Necesitamos al menos cinco (5) días hábiles para satisfacer las solicitudes de interpretación de idiomas, traducción y/o modificaciones relacionadas con la discapacidad, incluyendo la ayuda auxiliar. Póngase en contacto con Jamillah Jordan al (510) 845-7549 o jamillahj@emigom.com para solicitar ayuda.

MIÉRCOLES
16 DE MAYO, 2018
6:30 – 8:30 pm
Oldemeyer Center,
Blackhorse Room
986 Hilby Avenue
Seaside, CA 93955

JUEVES
17 DE MAYO, 2018
6:30 – 8:30 pm
Maria J. Torres-Gil
Community Center
279 Calle Cebu
Salinas, CA 93901

Se servirá comida ligera.

Spanish Version Seaside Fair Housing Forum

MONTEREY COUNTY WEEKLY

668 Williams Ave
(831) 394-5656
Seaside, CA 93955

Proof of publication

State of California
County of Monterey
I am a citizen of the
United States and a resident of
the State of California. I am
over the age of 18 years and
not party to or interested in the
above-entitled matter.

I am the principal clerk of
Monterey County Weekly,
a newspaper of general
circulation, published weekly by
Milestone Communications, Inc.
in the City of Seaside,
County of Monterey,
and which newspaper has been
adjudicated a newspaper of
general circulation by the
Superior Court of the County
of Monterey, State of
California; that the notice of
which the annexed is a printed
copy has been published in
each regular and entire issue of
said newspaper and not in any
supplement thereof on the
following dates to wit.

Mar. 28, 2019

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:..Mar. 28, 2019..Monterey, California

NOTIFICACIÓN DE REVISIÓN Y AUDIENCIA PÚBLICA REGIÓN DEL CONDADO DE MONTEREY ANÁLISIS DE LOS IMPEDIMENTOS A LA ELECCIÓN DE VIVIENDA JUSTA (AI) PARA EL AÑO FISCAL 2019 - AÑO FISCAL 2023

Las ciudades de Monterey, Salinas, y Seaside, así como el Condado urbano de Monterey (que comprende de las ciudades de Gonzales, Greenfield, y Sand City, y las áreas no incorporadas del Condado) son consideradas Jurisdicciones de Derecho para recibir fondos de Planificación y Desarrollo Comunitario (CPD por sus siglas en inglés) directamente del Departamento de Vivienda y Desarrollo urbano de los Estados Unidos (HUD por sus siglas en inglés). Los programas de financiamiento cubiertos bajo CPD son: Subsidios Globales Para el Desarrollo Comunitario (CDBG por sus siglas en inglés); Programa de Asociación para Inversiones en Vivienda (HOME por sus siglas en inglés); y el programa de Subsidios de Soluciones de Emergencia (ESG por sus siglas en inglés). Para participar en estos programas, las Jurisdicciones de Derecho deben comprometerse a promover afirmativamente una vivienda justa. Además, la autoridad de Vivienda del Condado de Monterey (HACM por sus siglas en inglés) recibe financiamiento de HUD para sus diversos programas de vivienda asequible y está sujeta a los mismos requisitos de vivienda justa que las Jurisdicciones de Derecho. Específicamente, los requisitos de vivienda justa son:

Llevar a cabo un Análisis de los Impedimentos para una elección justa de la vivienda;

Tomar medidas para eliminar los impedimentos identificados; y

Mantener registros de vivienda justa.

La Ciudad de Salinas, que sirve como la agencia principal, está colaborando con las ciudades de Monterey y Seaside, el Condado Urbano de Monterey, y HACM en la realización del Análisis de los Impedimentos a la elección de la vivienda justa (AI por sus siglas en inglés).

El Borrador Regional del AI del Condado de Monterey estará disponible para una revisión pública de 45 días empezando a partir del 1 de abril hasta el 16 de mayo del 2019. En Seaside, el Borrador Regional del AI estará disponible en el siguiente lugar:

Ayuntamiento de la ciudad de Seaside: 440 Harcourt Avenue, Seaside, CA 93955

Las entidades colaboradoras también realizarán audiencias públicas para recibir comentarios del público sobre el Borrador Regional del AI. La audiencia pública para Seaside se llevará a cabo:

Ciudad de Seaside: 2 de mayo de 2019,
7:00 PM, 440 Harcourt Avenue, Seaside

Comentarios escritos para el AI pueden ser enviados al Departamento de Desarrollo Comunitario de la Ciudad de Salinas: 65 West Alisal Street, 2nd Floor, Salinas, CA 93901, atención Christopher Valenzuela.



MONTEREY COUNTY WEEKLY

668 Williams Ave
(831) 394-5656
Seaside, CA 93955

Proof of publication

State of California
County of Monterey
I am a citizen of the
United States and a resident of
the State of California. I am
over the age of 18 years and
not party to or interested in the
above-entitled matter.

I am the principal clerk of
Monterey County Weekly,
a newspaper of general
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adjudicated a newspaper of
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California; that the notice of
which the annexed is a printed
copy has been published in
each regular and entire issue of
said newspaper and not in any
supplement thereof on the
following dates to wit.

Mar. 28, 2019

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:..Mar. 28, 2019..Monterey, California

NOTICE OF PUBLIC REVIEW AND PUBLIC HEARING MONTEREY COUNTY REGIONAL ANALYSIS OF IMPEDIMENTS

TO FAIR HOUSING CHOICE (AI) FOR FY 2019 – FY 2023

The cities of Monterey, Salinas, and Seaside, as well as the Monterey Urban County (comprising of the cities of Gonzales, Greenfield, and Sand, and the County unincorporated areas) are considered Entitlement Jurisdictions to receive Community Planning and Development (CPD) funding directly from the U.S. Department of Housing and Urban Development (HUD). The CPD funding programs covered are: Community Development Block Grant (CDBG); the HOME Investment Partnerships Program (HOME); and Emergency Solutions Grant (ESG). To participate in these programs, the Entitlement Jurisdictions must commit to affirmatively furthering fair housing. In addition, the Housing Authority of the County of Monterey (HACM) receives HUD funding for its various affordable housing programs and is subject to the same fair housing requirements as the Entitlement Jurisdictions. Specifically, the fair housing requirements are:

- Conduct an Analysis of Impediments to Fair Housing Choice;
- Take action to eliminate identified impediments; and
- Maintain fair housing records.

The City of Salinas, serving as the Lead Agency, is collaborating with the cities of Monterey and Seaside, the Monterey Urban County, and HACM in conducting the Analysis of Impediments to Fair Housing Choice (AI).

The Draft Monterey County Regional AI will be available for a 45-day public review beginning April 1 through May 16. In Seaside, the Draft Regional AI will be available at the following location:

City of Seaside City Hall: 440 Harcourt Avenue, Seaside, CA 93955

The Collaborating Entities will also conduct individual public hearings to receive public input on the Draft Regional AI. The public hearing for Seaside will be held

May 2, 2019, 7:00 PM, Seaside City Hall, 440 Harcourt Avenue, Seaside.

Written comments for the AI can be sent to the City of Salinas Community Development Department: 65 West Alisal Street, 2nd Floor, Salinas, CA 93901, attention Christopher Valenzuela.



CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff met with the subrecipient staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also provided information on subrecipient agreement policies, data collection, and financial management. The City recommended that each subrecipient and the facilities project sponsors read the "Playing by the Rules" guide produced by HUD. Staff provided guidance and assistance to public service providers in the form of improving the collection of data on persons served and documenting services provided. Staff has implemented tracking of grant budgets and expenditures within City accounting systems that mirror IDIS and are regularly reconciled to IDIS. Staff provides quarterly reports to the CDAC that describe program progress.

Each quarter, staff examined the progress each subrecipient was making toward performance targets. Public services subrecipients are set up in the reporting software to report their service population quarterly. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or when past performance issues have not been resolved.

The City has placed emphasis on its subrecipients gathering complete and accurate information on the persons and/or households they serve, and regularly reporting on progress. Quarterly reports were reviewed by CDAC.

In response to HUD monitoring, the City revised its CDBG program manual to describe more specifically how it will monitor CDBG subrecipients and adopt a policy to regularly conduct monitoring efforts. During 2018-2019, due to minimal staffing and the unavailability of the CDAC members to participate in monitoring activities during regular business hours, the CDAC invited three of the Subrecipients to prepare presentations representing their activities and outcomes and present them during the regularly scheduled meeting. The Del Monte Manor Playground installation, Palenke Arts youth program and the Veteran's Transition Center's duplex rehabilitation project for Homeless Veterans projects were presented to the CDAC during the March 20 2019 meeting

Long term compliance with comprehensive planning requirements included establishing a partnership with neighboring agencies during the Analysis of Impediments outreach requirements. An MOU between Monterey County and the Cities of Salinas, Seaside and Monterey as well as the Housing Authority of Monterey County, was successful with the City of Salinas acting as lead agency Outreach efforts involved with Seaside's general plan update processes, including the housing and economic

development elements as well as the City of Seaside's outreach in conjunction with the Economic Opportunity Plan helped compliance as these activities address the topics of housing, homelessness and improving the quality of life for our residents. By including interactive activities during our outreach, the public has found that participating in the process can be fun!

Starting in spring 2019, the CDAC meetings moved location to the Seaside Creates satellite office for the City's Planning and Economic Development departments at 656 Broadway Avenue. Bringing the meetings to the downtown area not only helps revitalize downtown, but encourages participation as the "storefront office" location is not perceived as traditional government. The satellite office has a blackboard wall, adjustable space for meeting setup and eliminates the need to move the meeting materials to another building. Meetings generally have a Spanish speaking Staff member in attendance should translation services be necessary.



Seaside Creates @SeasideCreates · Mar 20

Reports from VTC, DelMonte Manor Playground & Palenke Arts at CDAC tonight!
CDBG funds help the community @City_of_Seaside





CDAC members
March 2019



CDAC members
June 2019-
present

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Community Development Advisory Committee holds regular meetings throughout the year on the 3rd Wednesday of each month. The meetings were held in the Blackhorse Room at the Oldemeyer Community Center in Seaside and were relocated to the Seaside Creates City Planning and Economic Development space at 656 Broadway starting in spring of 2019. . Special meetings are held as needed and are noticed on the city's website and various locations around the city. The CDAC receives quarterly reports on the status of CDBG expenditures and the progress of the Analysis of Impediments. The CDAC also invited three subrecipients to prepare "Monitoring Presentations" for the CDAC during 2018-2019 with photos for inclusion in this CAPER.

The CDAC's recommendations to the City Council for the 2019-2020 fiscal year of funding (second year of two year application cycle) was considered on March 21, 2019 and the Annual Action Plan for 2019-2020 and the Joint Analysis of Impediments had a public comment period including a Public Hearing for each on May 2, 2019, prior to the AAP submission to HUD.

This CAPER document has a public comment period including a Public Hearing on September 19, 2019 prior to submission to HUD by the September 30, 2019 deadline.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Seaside receives very limited CDBG funding. The City has expanded the boards and commissions and now includes both a Homeless and an Environmental Committee. Seaside teamed with the other HUD funded jurisdictions in Monterey County and prepared an Analysis of Impediments for use when preparing the next Consolidated Plan. The two year funding cycle starting 2018-2019 and running through 2019-2020 includes a wide variety of subrecipients and projects as a record number of applications were received by the City for use of CDBG funds. Seaside's desire to be inclusive has shifted the program going forward to more agencies with smaller subrecipient awards, particularly in the public service category.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Seaside receives very limited CDBG funding. The City has expanded the boards and commissions and now includes both a Homeless and an Environmental Committee. Seaside has teamed with the other HUD funded jurisdictions in Monterey County to prepare an Analysis of Impediments for use when preparing the next Consolidated Plan. The two year funding cycle starting 2018-2019 and running through 2019-2020 includes a wide variety of subrecipients and projects as a record number of applications were received by the City for use of CDBG funds. Seaside's desire to be inclusive has shifted the program going forward to more agencies with smaller subrecipient awards, particularly in the public service category.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable

Public Service Sub-Recipients



MEALS ON WHEELS OF THE MONTEREY PENINSULA

Mind, Body & Spirit



Girls Inc. of the Central Coast
Inspiring all girls to be Strong, Smart and Bold™



Eden Council for Hope and Opportunity



Legal Services for Seniors

**No-Cost Legal Representation
for Monterey County Seniors**



City of Seaside
4 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Community Partnership for Youth Prepared By: Ben Bruce / Shari Hastey
 Program: High School Leadership, Life Skills & Job Preparation Phone #: 831 394-4279
 IDIS Act#: 1313 E-mail: respect@cpy.org
 Approved By: Sharon Mikesell
 Date: 07/24/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	400	37	455	492	123%
Hours	1016	0		0	0%
Life Skills	25	37	3	40	160%
Leadership Training	25	37	3	40	160%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	29	29	400	366	429	395
Black/African American	2	0	10		12	0
Asian	4	0	12		16	0
American Indian/Alaskan Native	0	0	0		0	0
Native Hawaiian/Pacific Islander	0	0	1		1	0
American Indian/Alaskan Native & White	0	0	0		0	0
Asian & White	0	0	0		0	0
Black/African American & White	2	0	32		34	0
American Indian/Alaskan Native & Black/African American	0	0	0		0	0
Other	0	0	0		0	0
TOTAL	37	29	455	366	492	395

INCOME LEVEL

Presumed Beneficiary: No				
Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.	
Extremely Low Income (<30% of Median)	36	423		459
Very Low Income (31-50% of Median)	1	24		25
Low Income (51-80% of Median)	0	8		8

Non-Low/Mod Income (Above 80% of Median		0		0
TOTALS		37	455	492

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	37	455	492
Have improved access to this service/benefit	0		0
Receive a service/benefit that is no longer substandard	0		0
TOTAL	37	455	492

Were there any changes to your Board or Organization during this period? No

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 A Total of 37 Served as Mentor / Tutors during the Afterschool Mentor/Tutor Program Impediment	Served as mentors for an additional 110 unduplicated youth. Very Low Income 100; Low Income 5; Moderate 5. African American 6; Asian 2; Multi Racial 14; South Pacific Islanders 0; White 88 - Hispanic 86 All are new service recipients. Total of 489
Activity - 2018 Q1 Served as Mentor / Tutors during the Summer intersession & Afterschool Mentor/Tutor Program Impediment	Served as mentors for a total of 379 unduplicated youth. Very Low Income 351; Low Income 22; Moderate 6. African American 11; Asian 10; Multi Racial 21; South Pacific Islanders 1; White 336 - Hispanic 329 All are new service recipients

Activity	Description of Activity/Impediment
----------	------------------------------------

Please provide a summary of annual accomplishments, for submission to HUD:

A total of 40 High School Students were a part of the High School Leadership, Life and Job Skills Training. They were mentors and tutors during the after school program at 4 sites as well as all day during the Summer Intersession Program. They volunteered for a quarter or the summer, maintain a 2.5 GPA and did community service. A total of 8 high school students graduated and are continuing their education.

Please highlight activities that occurred during the year:

High School Students: discovered their voices; volunteered 2363 hours; 24 earned their first paychecks and 10 spoke publicly on behalf of CPY. They were mentors and tutors to elementary school children, all participated with small groups during the summer and developed self-esteem and patience with themselves and the children. Most learned time management skills and the need to keep going when they wanted to quit.

At least twice a year we partner with Ventana Wilderness Alliance and take the High School Leadership students backpacking for 3 - 4 days in the back country. Team building and bonding occurs as well as students expanding their comfort zones.

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

Paulina Antonia wrote:
I have been a part of the CPY Program for 11 years, 9 as a student and 2 as a staff member, being a part of the High School Leadership Program. The program opens doors that give High Schoolers the opportunity to reach out to the youth in the community. For myself, what the High School Leadership Program means is giving me a voice. To have the ability to influence the youth, not only the ones in CPY but even outside of it. This is helping me for future purposes by teaching me communication, comprehension and leadership skills. Being a part of the High School Leadership Program has pushed me out of my shell, I now speak with a voice filled with confidence. This has helped me and is still helping me a lot in life. I have been able to create a second family in CPY.

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

The main challenge is securing funding to continue this important work in the community.

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the successes and challenges of the FY 2018-2019 Activities?

Just look for additional funding.

Any additional comments or information you would like to share that is not covered above?

Thank you for your investment in the lives of the young people in our community.

Uploaded Documents:

[Ms. Rosalina.JPG](#)

[David.JPG](#)

[Jason.JPG](#)

[Backpacking.jpg](#)

Program Manager Signature
Date Signed

Ben Bruce / Shari Hastey
07/23/2019

Approval Signature
Date Signed

Sharon Mikesell
07/24/2019

Initially submitted: Jul 23, 2019 - 14:41:49

City of Seaside
4 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Eden Council for Hope and Opportunity Prepared By: Marjorie A. Rocha
Program: Fair Housing and Tenant/Landlord Services (2017) Phone #: 510-581-9380
IDIS Act#: E-mail: margie@echofairhousing.org
Approved By: Sharon Mikesell
Date: 07/16/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	30	13	10	23	76%
Inquiries	5	3	1	4	80%
Investigations	4	1	2	3	75%
Site Audits	5	0	5	5	100%
Inquiries	20	10	2	12	60%
Conciliations/Mediations	5	4	0	4	80%
Presentations	4	2	0	2	50%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	12	5	2		14	5
Black/African American	1	0	7		8	0
Asian	0	0	1		1	0
American Indian/Alaskan Native	0	0			0	0
Native Hawaiian/Pacific Islander	0	0			0	0
American Indian/Alaskan Native & White	0	0			0	0
Asian & White	0	0			0	0
Black/African American & White	0	0			0	0
American Indian/Alaskan Native & Black/African American	0	0			0	0
Other	0	0			0	0
TOTAL	13	5	10	0	23	5

INCOME LEVEL

Presumed Beneficiary: No	Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.

Extremely Low Income (<30% of Median)	1	1	2
Very Low Income (31-50% of Median)	6	7	13
Low Income (51-80% of Median)	2	1	3
Non-Low/Mod Income (Above 80% of Median)	4	1	5
TOTALS	13	10	23

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	13	10	23
Have improved access to this service/benefit	0	0	0
Receive a service/benefit that is no longer substandard	0	0	0
TOTAL	13	10	23

FOR HOMELESS PROGRAMS/FACILITIES, REPORT:

Number of beds created in overnight shelter or other emergency housing	0	0	0
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FOR HOMELESSNESS PREVENTION PROGRAMS, REPORT UNDUPLICATED NUMBER WHO:

Received emergency financial assistance to prevent homelessness	0	0	0
Received emergency legal assistance to prevent homelessness	0	0	0

Were there any changes to your Board or Organization during this period? Yes

Please briefly discuss any changes to your Board or Organization.

New Board Member:

Daniel Taylor

Housing Authority of Alameda County

510-727-8507

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 Fair Housing Investigations: 4	A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting interviews of all parties to the discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one a minority tester and the other, a majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred. Fair housing complaints may be conciliated, or resolved by ECHO by providing fair housing education to tenants and landlords, or may be referred to attorneys, the

Impediment Fair Housing Investigations: 1 = 25% Activity - 2018 Q3 Site Audits: 5	Department of Fair Employment and Housing, or the Department of Housing and Urban Development.
	We failed to achieve our year-to-date goal, and have increased our outreach. Auditing measures compliance with federal and state Fair Housing laws. An audit test generally uses at least two testers, one a minority tester and the other, a majority tester. If the data shows non-compliance with fair housing laws, the landlords are provided education. Although most audits are educational in nature, the audit findings may be referred for litigation when the landlord is uncooperative or resistant to the educational process.
	Audit testing will be completed June 2019. Counseling provides clients with information and education on rental housing rights and responsibilities, such as evictions, repairs, habitability, deposits, or rent increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.
	We failed to achieve our year-to-date goal, and will continue to increase our outreach.
	Outreach consists of presentations and flyer outreach.
Impediment Tenant/Landlord Inquiries: 10 Activity - 2018 Q3 Presentations: 4 Flyers: 25 agencies monthly	Increased outreach. A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting interviews of all parties to the discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one a minority tester and the other, a majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred. Fair housing complaints may be conciliated, or resolved by ECHO by providing fair housing education to tenants and landlords, or may be referred to attorneys, the Department of Fair Employment and Housing, or the Department of Housing and Urban Development.
	We failed to achieve our year-to-date goal, and have increased our outreach. Auditing measures compliance with federal and state Fair Housing laws. An audit test generally uses at least two testers, one a minority tester and the other, a majority tester. If the data shows non-compliance with fair housing laws, the landlords are provided education. Although most audits are educational in nature, the audit findings may be referred for litigation when the landlord is uncooperative or resistant to the educational process.
Impediment Fair Housing Investigations: 1 = 25% Activity - 2018 Q2 Site Audits: 5	We failed to achieve our year-to-date goal, and have increased our outreach. Auditing measures compliance with federal and state Fair Housing laws. An audit test generally uses at least two testers, one a minority tester and the other, a majority tester. If the data shows non-compliance with fair housing laws, the landlords are provided education. Although most audits are educational in nature, the audit findings may be referred for litigation when the landlord is uncooperative or resistant to the educational process.

Impediment Site Audits: 0 Activity - 2018 Q2 Tenant/Landlord Inquiries: 20	Audits have commenced, and will be completed by June 30.. Counseling provides clients with information and education on rental housing rights and responsibilities, such as evictions, repairs, habitability, deposits, or rent increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.
Impediment Tenant/Landlord Inquiries: 6 = 30%	We failed to achieve our year-to-date goal, and have increased our outreach.
Activity - 2018 Q2 Presentations: 4 Flyers: 25 agencies monthly	Outreach consists of presentations and flyer outreach.
Impediment Presentations: 1 = 25% Flyers: 69 agencies = 23%	We failed to achieve our year-to-date goal, and will develop an outreach plan to ensure wide distribution of our flyers and materials.
Activity - 2018 Q1 Fair Housing Inquiries: 5	When a client calls ECHO with a question pertaining to a fair housing issue and does not wish any investigation, this is called an inquiry. An example of an inquiry is: Do I have to pay a pet deposit for my therapy cat?. The client wants an answer to his/her inquiry and does not necessarily have a desire to have ECHO act further. The Counselor then provides or researches the answer for the client.
Impediment Fair Housing Inquiries: 1 = 20%	Inadequate outreach.
Activity - 2018 Q1 Fair Housing Investigations: 4	A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting a test of the property using discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one a minority tester and the other, a majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred. Fair housing complaints may be conciliated, or resolved by ECHO by providing fair housing education to tenants and landlords, or may be referred to attorneys, the Department of Fair Employment and Housing, or the Department of Housing and Urban Development.
Impediment Fair Housing Investigations: 1 = 25%	We achieved our year-to-date goal.
Activity - 2018 Q1 Site Audits: 5	Auditing measures compliance with federal and state Fair Housing laws. An audit test generally uses at least two testers, one a minority tester and the other, a majority tester. If the data shows non-compliance with fair housing laws, the landlords are provided education.
Impediment Site Audits: 0 = 0%	Although most audits are educational in nature, the audit findings may be referred for litigation when the landlord is uncooperative or resistant to the educational process.
Impediment Site Audits: 0 = 0%	Audits do not commence until November 2018.
Activity - 2018 Q1 Tenant/Landlord	Counseling provides clients with information and education on rental housing rights and

Inquiries: 20	responsibilities, such as evictions, repairs, habitability, deposits, or rent increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.
Impediment Tenant/Landlord Inquiries: 2 = 10%	Inadequate outreach.
Activity - 2018 Q1 Tenant/Landlord Conciliations/Mediations: 5	Conciliation and mediation are dispute resolution processes where renters and landlords attempt to resolve their differences. The Counselor facilitates this by improving communication, reinterpreting issues, exploring solutions, and bringing about a negotiated settlement.
Impediment Tenant/Landlord Conciliations/Mediations: 0 = 0%	Inadequate outreach.
Activity - 2018 Q1 Presentations: 4 Flyers: 25 agencies monthly	Outreach consists of presentations and flyer outreach.
Impediment Presentations: 1 = 25% Flyers: 0 = 0%	N/A

Activity	Description of Activity/Impediment
Activity - 2018 Q4 Fair Housing Inquiries: 5	When a client calls ECHO with a question pertaining to a fair housing issue and does not wish any investigation, this is called an inquiry. An example of an inquiry is: Do I have to pay a pet deposit for my therapy cat? The client wants an answer to his/her inquiry and does not necessarily have a desire to have ECHO act further. The Counselor then provides or researches the answer for the client.
Impediment Fair Housing Inquiries: 4 = 80%	We failed to achieve our year-to-date goal, and will continue expanding our outreach through presentations, public service announcements, flyers, and mass media.
Activity - 2018 Q4 Fair Housing Investigations: 4	A complaint involves intensive case management. A client lodges a complaint with ECHO regarding illegal housing discrimination and wants ECHO to investigate the complaint. An investigation might take any or all of the following forms: conducting tenant or landlord interviews, conducting interviews of all parties to the discriminatory act, conducting tenant surveys, conducting a test of the property using trained testers. A test generally uses at least two testers, one a minority tester and the other, a majority tester. The data from both testers is gathered, compared and contrasted to determine if discrimination has occurred.
Impediment Fair Housing Investigations: 3 = 75%	Fair housing complaints may be conciliated, or resolved by ECHO by providing fair housing education to tenants and landlords, or may be referred to attorneys, the Department of Fair Employment and Housing, or the Department of Housing and Urban Development.
Activity - 2018 Q4 Site Audits: 5	We failed to achieve our year-to-date goal, and will continue expanding our outreach through presentations, public service announcements, flyers, and mass media.
	Auditing measures compliance with federal and state Fair Housing laws. An audit test generally uses at least two testers, one a minority tester and the other, a majority tester. If the data shows non-compliance with fair housing laws, the landlords are provided education.

	Although most audits are educational in nature, the audit findings may be referred for litigation when the landlord is uncooperative or resistant to the educational process.
Impediment Site Audits: 5 = 100%	We have completed our systemic audit, and have commenced our data analysis. The report will be published in September 2019.
Activity - 2018 Q4 Tenant/Landlord Inquiries: 20	Counseling provides clients with information and education on rental housing rights and responsibilities, such as evictions, repairs, habitability, deposits, or rent increases. The Counselor may provide counseling in the form of education and options which may help the client to assert and protect his/her rights.
Impediment Tenant/Landlord Inquiries: 12 = 60%	We failed to achieve our year-to-date goal, and will continue expanding our outreach through presentations, public service announcements, flyers, and mass media.
Activity - 2018 Q4 Tenant/Landlord Conciliations/Mediations: 5	Conciliation and mediation are dispute resolution processes where renters and landlords attempt to resolve their differences. The Counselor facilitates this by improving communication, reinterpreting issues, exploring solutions, and bringing about a negotiated settlement.
Impediment Tenant/Landlord Conciliations/Mediations: 4 = 80%	We failed to achieve our year-to-date goal, and will continue expanding our outreach through presentations, public service announcements, flyers, and mass media.
Activity - 2018 Q4 Presentations: 4 Flyers: 25 agencies monthly	Outreach consists of presentations and flyer outreach.
Impediment Presentations: 2 = 50% Flyers: 95 agencies	N/A

Please provide a summary of annual accomplishments, for submission to HUD:

Please highlight activities that occurred during the year:

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the

successes and challenges of the FY 2018-2019 Activities?

Any additional comments or information you would like to share that is not covered above?

Uploaded Documents:

Program Manager Signature
Date Signed

Marjorie A. Rocha
07/15/2019

on Approval Signature
Date Signed

Sharon Mikesell
07/16/2019

Initially submitted: Jul 11, 2019 - 20:32:04

City of Seaside

Girls Inc. of the Central Coast
After School Program

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	60	99	10	109	181%
Modules ECHO Program	16	11	0	11	69%
Sessions Will Power/Mont Power	10	25	0	25	250%
Sessions Friendly PEERsuasion	12	35	0	35	292%
Sessions Friendly PEERsuasion Part II	6	0	10	10	167%
Sessions Growing Together	5	26	0	26	520%
Facilitate programs to high school and middle school girls	2	2	0	2	100%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	99	99	10	10	109	109
Black/African American	0	0			0	0
Asian	0	0			0	0
American Indian/Alaskan Native	0	0			0	0
Native Hawaiian/Pacific Islander	0	0			0	0
American Indian/Alaskan Native & White	0	0			0	0
Asian & White	0	0			0	0
Black/African American & White	0	0			0	0
American Indian/Alaskan Native & Black/African American	0	0			0	0
Other	0	0			0	0
TOTAL	99	99	10	10	109	109

INCOME LEVEL

Presumed Beneficiary: No

Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	0		0

Very Low Income (31-50% of Median)	24	24
Low Income (51-80% of Median)	61	67
Non-Low/Mod Income (Above 80% of Median)	14	18
TOTALS	99	109

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	99	10	109
Have improved access to this service/benefit	0	0	0
Receive a service/benefit that is no longer substandard	0	0	0
TOTAL	99	10	109

Were there any changes to your Board or Organization during this period? No

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 ECHO Leadership and Mentoring program. Through a series of 18 interactive modules, guest speakers, field trips, and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. Girls explore career paths, prepare resumes, prepare for job interviews, plan for college, and learn about women's health, budgeting, and influencing public policy.	From January-March the high school girls have participated in several modules and attended the Capitol Trip and also visited UC Davis. January (Modules 9) Since it was the first module after winter break, participants spent the meeting learning more about one another and taking the time to strengthen their sisterhood through fun activities. Additionally, they also learned about CPR and had the chance to practice chest compressions. February (Module 10 and Capitol Trip/UC Davis) During module 10, girls had the opportunity to learn more about bullying - an issue that impacts many of them. Girls spent time learning about the signs of bullying, sharing their experiences, and developing better habits to help themselves and others who may experience bullying. At the end of the month, participants attended our Annual Capitol Trip in which they visited the State Capitol and took a tour of the University of California, Davis. At the Capitol, participants toured the Capitol building and spoke with Senators about issues important to them and their communities. After visiting the Capitol, participants toured the University of California, Davis and had the opportunity to meet with Girls Inc. Alumnae who are current students at the University. March (Module 11) Module 11 focused on legislation, how bills become laws, identified issues in their community that affect them, and how to lobby Legislators to ensure that those in power meet the needs of their communities.

Impediment	
Activity - 2018 Q3 Friendly PEERSuaion Phase 1 The Friendly PEERSuaion program is a unique response to girls' needs because it approaches drug-abuse prevention as a peer issue, using the positive influence of young people modeling healthy behavior. Part I: Girls ages 11 to 14 go through a series of workshops that train them as facilitators to provide programming on decision-making, assertiveness, and communication skills. They also practice walking away from situations where they feel pressured to use alcohol or drugs.	The middle school girls have participated in 6 sessions and also began preparing their materials to start the second phase of the Friendly PEERSuaion program. They have started preparing scripts, newsprints, and materials. In April, the middle school girls will begin the second phase of the program and facilitate sessions to younger girls in the 4th and 5th grade.
Impediment	
Activity - 2018 Q3 Friendly PEERSuaion Phase: The newly trained "PEERSuaders" plan substance-abuse prevention activities for groups of children ages 6 through 10. Looked up to as leaders, the older girls' commitment to stay drug- and alcohol-free is reinforced	We are currently working with school administrators to recruit 4th and 5th grade girls. The program will begin in April 2019.
Impediment	
Activity - 2018 Q3 Youth Leaders are ECHO graduates, who are hired and trained to deliver programs to younger girls in middle and high school; they plan, facilitate and	In January, the high school Youth Leaders participated in the second training for the ECHO Program where they learned strategies and new information to help them prepare their participants to participate in the Capitol Trip. The training was lead by one of our local Assembly member, Mark Stone, who inspired the Youth leaders to encourage their participants to use their voice to make a change in their community and see policy as a possible career in the future. In February, the middle school Youth Leaders participated in the Friendly PEERSuaion

evaluate programs, train new youth leaders and adult mentors, give presentations to school boards, city councils, and at public events.	second phase training where they learned about their new role in supporting the 7th grade girls to become leaders to the 4th and 5th grade girls.
Impediment	
Activity - 2018 Q3	
Impediment	
Activity - 2018 Q2 ECHO Leadership and Mentoring program. Through a series of 18 interactive modules, guest speakers, field trips, and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. Girls explore career paths, prepare resumes, prepare for job interviews, plan for college, and learn about women's health, budgeting, and influencing public policy.	From October-December, the high school girls participated in several modules and attended the first college trip. In October, they participated in Module 3: I Receive the Gifts of my Family & Culture: Telling My Story, Module 4: I Find Support in Women's Strength & Sisterhood, Module 5: I Plan My Future: Preparing for College and on Saturday, October 20, 2018, they visited CSU East Bay and Santa Clara University. During this college retreat, participants took a tour of each campus and talked to current students about their experiences in college. They also learned about college admission requirements, financial aid, and scholarship opportunities. In November, they also participated in and Module 6: I Choose Health: Taking Care of My Body and Module 7: I Choose Health Reproductive Health. And in December, they participated in Module 8: Lifetime Wellness and a Holiday Celebration.
Impediment	
Activity - 2018 Q2 Will Power/Won't Power is a series of interactive assertive communication workshops for girls ages 12-14, whose topics include: learning age-appropriate information about their bodies and how to stay healthy, identifying sexual pressures and how to resist them, exploring personal values and their importance in	Final Report: We served 25 8th grade girls from Seaside Middle School in Seaside. We had a retention rate of 88%. The participants met once a week after school and participated in 10 interactive two-hour sessions that included the following information: educational activities on values and assertiveness skills; relationship building and resisting peer and media pressure; bullying, dreams & goals, the importance of voting, and making good decisions about friendships and romantic relationships and avoiding risky situations. Here are the results, which demonstrated a significant change in knowledge and attitudes after completing the program: 95% of Girls reported that they can stand up for others if they see bullying 97 % of Girls know they can achieve their goals/dreams 98% of girls reported that the program helped them resist or ignore pressures to do things they don't want to do. 99% of girls feel more confident about making good choices for themselves.

decision-making, defending your decisions, identifying values about sexual behavior and abstinence, and avoiding risks	
Impediment	
Activity - 2018 Q2 Youth Leaders are ECHO graduates, who are hired and trained to deliver programs to younger girls in middle and high school; they plan, facilitate and evaluate programs, train new youth leaders and adult mentors, give presentations to school boards, city councils, and at public events.	In October, the Youth Leaders were trained in the Friendly PEERsuasion Program. The Youth Leaders reviewed the curriculum, prepared all newsprints, agendas, and checked their material boxes for the program. They began facilitating the Friendly PEERsuasion Program to the 7th grade girls in November.
Impediment	
Activity - 2018 Q2 The Friendly PEERsuasion program is a unique response to girls' needs because it approaches drug-abuse prevention as a peer issue, using the positive influence of young people modeling healthy behavior. Part I: Girls ages 11 to 14 go through a series of workshops that train them as facilitators to provide programming on decision-making, assertiveness, and communication skills. They also practice walking away from situations where they feel pressured to use alcohol or drugs.	In November, we recruited 35 7th grade girls from Seaside Middle School, Seaside. They have participated in the four sessions (Session 1: Communication, Session 2: Stress Management, Session 3: Teambuilding, and Session 4: Peer and Media Pressure) of the Friendly PEERsuasion Program.
Impediment	
Activity - 2018 Q2	Recruitment will be held in March. The program will begin in April 2019.

Friendly PEERsuasion Part II: The newly trained "PEERsuaders" plan substance-abuse prevention activities for groups of children ages 6 through 10. Looked up to as leaders, the older girls' commitment to stay drug- and alcohol-free is reinforced	Impediment			Activity - 2018 Q1 ECHO Leadership and Mentoring program. Through a series of 18 interactive modules, guest speakers, field trips, and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. Girls explore career paths, prepare resumes, prepare for job interviews, plan for college, and learn about women's health, budgeting, and influencing public policy. In the ECHO Leadership Program, the high school young women have participated in the Welcome Reception, modules 1 and module 2 (August-September). Topics have included: Welcome Receptions: The purpose of the Welcome Reception is to introduce the program activities (modules), field trips, volunteer women mentors and youth leaders to the parents and participants. In Module 1, we began getting to know each other and importance of goals setting and in Module 2 we started setting specific goals for ourselves and learned the skills to accomplish them, along with learning to time manage. We are currently working with 11 high school girls at Seaside High School. The meetings have been held on Wednesdays, twice a month, from 5:30pm-8:00pm.	Activity - 2018 Q1 Will Power/Won't Power is a series of interactive assertive communication workshops for girls ages 12-14, whose topics include: learning age-appropriate information about their bodies and how to stay healthy. In the month of August, we began meetings with school administrators to set up recruiting dates for new participants. In September we recruited 25, 8th grade girls from Seaside Middle School and they participated in 3 sessions (Intro. Will Power/Won't Power, Healthy relationships, Health Review, and Bullying). The meetings are held on Mondays, once a week, from 3:45pm-5:30pm.
		Activity - 2018 Q2	Impediment		

Identifying sexual pressures and how to resist them, exploring personal values and their importance in decision-making, defending your decisions, identifying values about sexual behavior and abstinence, and avoiding risks	Impediment	
Activity - 2018 Q1 Growing Together. Offered in English and Spanish, the program is designed to increase positive communication between mothers and their 9 -12 year old daughters, and helps them discuss questions about sexual behavior and puberty without embarrassment, establish mutual trust, and allows them to spend quality time together while learning about open communication, decision-making and physical life changes.	Impediment	We implemented the Growing Together program at Martin Luther King School of the Arts in Seaside. We served 26 participants. They participated in a series of 5 interactive sessions, with meetings held once a week on Thursdays, from 6:00pm-7:30pm. Topics include: Values, Body Changes, Health and Hygiene, Nutrition and Exercise, Goals, Problem Solving Strategies and Positive Communication.
Activity - 2018 Q1 Youth Leaders are ECHO graduates, who are hired and trained to deliver programs to younger girls in middle and high school; they plan, facilitate and evaluate programs, train new youth leaders and adult mentors, give presentations to school boards, city councils, and at public events.	July In July, were hired and trained 2 Youth Leaders to facilitate and implement the High School program at Seaside High School. We trained 2 Youth Leaders and 2 Volunteer women mentors. The goals of the training were to develop sisterhood among youth and adult partners, become familiar with the ECHO modules, learn how to implement a youth-adult partnership and understand each of their roles and responsibilities, build team relationships and communication, and practice facilitating the modules. August-September During the month of August, all the Youth Leaders come to the office to prepare all handouts and materials along with agendas for their program at their school sites. This	

gives the Youth Leaders the chance to become even more familiar with their activities while reviewing their modules and also work with their partner. The Youth Leaders also had two staff meetings which covered the following topics: public speaking, facilitation, classroom management and also received training on child abuse and their responsibilities as mandated reporters.	
Impediment	

Activity	Description of Activity/Impediment
Activity - 2018 Q4 ECHO Leadership and Mentoring program. Through a series of 18 interactive modules, guest speakers, field trips, and retreats, young women, ages 15-18, are encouraged to stay in school, pursue post-secondary education, avoid pregnancy, and plan for future careers. Girls explore career paths, prepare resumes, prepare for job interviews, plan for college, and learn about women's health, budgeting, and influencing public policy.	April Sessions 12, 13, 14, 15 and Graduation
Impediment	
Activity - 2018 Q4 Friendly PEERSuasion Part II: The newly trained "PEERSuaders" plan substance-abuse prevention activities for groups of children ages 6 through 10. Looked up to as leaders, the older girls' commitment to stay drug- and alcohol-free is reinforced	April Sessions 1, 2, May Session 3, 4, 5 We had 10 girls participate in the Second phase of the program at Ord Terrace Elementary School
Impediment	

Please provide a summary of annual accomplishments, for submission to HUD:

Please highlight activities that occurred during the year:

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the successes and challenges of the FY 2018-2019 Activities?

Any additional comments or information you would like to share that is not covered above?

Uploaded Documents:

[4th Quarter report activities and expenses City of Seaside.pdf](#)
[Final Report CDBG City of Seaside Girls Inc. of the Central Coast FY 2018-19.pdf](#)

Program Manager Signature
Date Signed

Patty Fernandez
07/02/2019

on Approval Signature
Date Signed

Sharon Mikesell
07/03/2019

Initially submitted: Jul 2, 2019 - 14:59:54

City of Seaside
4 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Greater Victory Temple
 Program: Afternoon Community Program
 IDIS Act#: 1316

Prepared By: Angela Britt
 Phone #: 831-277-2606
 E-mail: gvteducation1@yahoo.com

Approved By: Sharon Mikesell
 Date: 06/27/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	100	89	29	118	118%
students	100	61	29	90	90%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	64	46	19		83	46
Black/African American	9	0	5		14	0
Asian	6	0	2		8	0
American Indian/Alaskan Native	0	0	0		0	0
Native Hawaiian/Pacific Islander	0	0	0		0	0
American Indian/Alaskan Native & White	0	0	0		0	0
Asian & White	0	0	0		0	0
Black/African American & White	7	0	3		10	0
American Indian/Alaskan Native & Black/African American	0	0	0		0	0
Other	3	0	0		3	0
TOTAL	89	46	29	0	118	46

INCOME LEVEL

Presumed Beneficiary: No Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	85	26	111
Very Low Income (31-50% of Median)	4	3	7
Low Income (51-80% of Median)	0	0	0
Non-Low/Mod Income (Above 80% of Median)	0	0	0
TOTALS	89	29	118

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	89	29	118
Have improved access to this service/benefit	0	0	0
Receive a service/benefit that is no longer substandard	0	0	0
TOTAL	89	29	118

FOR HOMELESS PROGRAMS/FACILITIES, REPORT:

Number of beds created in overnight shelter or other emergency housing	0	0	0
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FOR HOMELESSNESS PREVENTION PROGRAMS, REPORT UNDUPLICATED NUMBER WHO:

Received emergency financial assistance to prevent homelessness	0	0	0
Received emergency legal assistance to prevent homelessness	0	0	0

Were there any changes to your Board or Organization during this period? No

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 after school Tutoring Impediment	
Activity - 2018 Q2 after school Tutoring Impediment	
Activity - 2018 Q1 after school tutoring Impediment	

Activity	Description of Activity/Impediment
Activity - 2018 Q4 after school tutoring Impediment	

Please provide a summary of annual accomplishments, for submission to HUD:

The Greater Victory Temple Afterschool Program offered a safe, learning enriched environment for all students regardless of their race, social or economic status. The program provided academic help, increased student's confidence and social skills. The afterschool program contributed to the academic growth of students specifically in the areas of reading and math.

Please highlight activities that occurred during the year:

Music enrichment was provided to the students during the program. Additionally, tutoring and homework assistance was provided to students Monday thru Thursday. The students also participated in a Christmas and Easter Pageant where they performed and displayed their reading abilities. The afterschool program was recognized by the Monterey Bay Teachers Association for our achievement in making lives better and being a Friend of Education.

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

We worked with students of various abilities and reading levels. Specifically, there was a 3rd grade student who entered the program reading at a 2nd grade level. After communicating, with teacher and parent, a plan was developed to help this student grow toward reading on grade level. We were pleased to find out that our student was reading at a 4th grade level at the end of the school year.

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

We were pleasantly surprised by the number of students who participated in our afterschool program. Going forward, we would like to increase staffing to provide a smaller student to teacher/tutor ratio.

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the successes and challenges of the FY 2018-2019 Activities?

Any additional comments or information you would like to share that is not covered above?

Uploaded Documents:

[4th quarter student sign in sheets.PDF](#)

[4th quarter student sign in sheets.PDF](#)

[4th quarter student sign in sheets1 1.PDF](#)

Program Manager Signature

Angelia Britt

Date Signed

06/26/2019

City of Seaside
4 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Legal Services for Seniors, Monterey County Prepared By: Kellie D. Morgantini
 Program: Legal Services for Seniors Phone #: 831-899-0492
 IDIS Act#: 1317 E-mail: kellie@lssmc.net
 Approved By: Sharon Mikesell
 Date: 07/10/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	300	212	96	308	102%
legal representation	300	212	96	308	103%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	143	18	73	8	216	26
Black/African American	37	0	15		52	0
Asian	23	0	7		30	0
American Indian/Alaskan Native	1	1			1	1
Native Hawaiian/Pacific Islander	3	0			3	0
American Indian/Alaskan Native & White	0	0			0	0
Asian & White	0	0			0	0
Black/African American & White	0	0			0	0
American Indian/Alaskan Native & Black/African American	0	0			0	0
Other	5	1	1		6	1
TOTAL	212	20	96	8	308	28

INCOME LEVEL

Presumed Beneficiary: Elderly (Non-Senior Center)

Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	0		0
Very Low Income (31-50% of Median)	212	96	308
Low Income (51-80% of Median)	0		0
Non-Low/Mod Income (Above 80% of Median)	0		0
TOTALS	212	96	308

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	212	96	308
Have improved access to this service/benefit	0	0	0
Receive a service/benefit that is no longer substandard	0	0	0
TOTAL	212	96	308

FOR HOMELESS PROGRAMS/FACILITIES, REPORT:

Number of beds created in overnight shelter or other emergency housing	0	0	0
--	---	---	---

Were there any changes to your Board or Organization during this period? **No**

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 Provision of legal services Provide full range legal services to City of Seaside seniors, also educational workshops. ///	LSS provided a full range of legal services to 160, well above our estimate of 70 seniors for this quarter.
Impediment funding	As always, less funding is the only issue for Legal Services for Seniors's ability to provide more staff to serve a greater number of seniors. ///
Activity - 2018 Q2 Provision of legal services Impediment Lack of funding for additional legal staff.	LSS provided a full range of legal services to 70 City of Seaside seniors, slightly, but not significantly below our expected number of clients for 2Q 2018-19, As always, less funding is the only issue for Legal Services for Seniors's ability to provide more staff to serve a greater number of seniors. ///
Activity - 2018 Q1 Provision of legal services Impediment lack of funding for additional legal staff.	Provide full range legal services to City of Seaside seniors, also educational workshops. ///
	As always, less funding is the only issue for Legal Services for Seniors's ability to provide more staff to serve a greater number of seniors. ///

Activity	Description of Activity/Impediment
Activity - 2018 Q4	LSS provides legal services to 74 seniors in Seaside for this quarter.

Provide general legal representation to City of Seaside's seniors	
Impediment Lack of funding to compensate legal staff	As always, less funding is the only issue for Legal Services for Seniors's ability to provide more staff to serve a greater number of seniors. ///

Please provide a summary of annual accomplishments, for submission to HUD:

In 2018-2019: 15% of our clients lived in Seaside.

56% were Female
44% were Male

70% were White
17% were African American
10% were Asian
3% were Spanish Speaking

These are the areas of law in which we assisted our clients in 2018-2019:
Wills / Financial Powers of Attorney / Advance Health Care Directives: 30%
Housing (ownership & rental): 19%
Health care / Insurance: 5%
Consumer rights / Contracts / Unfair Sales: 19%
Employment / Income: 7%
Family issues (e.g. probate guardianships, conservatorships): 9%
Financial Management (e.g. bankruptcy, credit, loans): 5%
Abuse / Neglect: 2%
Torts / Civil disputes: 4%

Please highlight activities that occurred during the year:

We hired a Development Director to help with fundraising and media to help raise more funds for our attorneys and staff as well as a Deputy Director to assist the Executive Director with administrative tasks.

We also started an Education is Empowerment seminar series for the community as well as professionals. Staff presents multiple seminars a month on various legal topics throughout Monterey County. We hope to educate the senior citizens in Monterey County on their legal rights so they can better protect themselves.

We have ongoing outreach every week in North County, in Salinas, on the Peninsula, and in South County.

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

Mrs. Martinez, a 74-year-old widow was recovering from a severe illness in a rehabilitation center when her son offered to oversee some long needed house repairs. Ms. Martinez thought she was agreeing to a remodel; instead she had signed away ownership of her home.

When her son began throwing out her things, she thought something was wrong. Mrs. Martinez's daughter did a property search and found the house had been transferred from her mother to her brother. Unable to get her home

back from her son, she came to LSS for help.

At first, the son denied he had tricked his mother into giving him her home. Later, he said his mother wanted to give him the property and it was his sister that was causing problems. LSS advised the son that if he would not voluntarily return the house to his mother, we would be filing an elder abuse complaint in Monterey Superior Court. He agreed to give back the property.

The house valued at over \$350,000, was returned to our client and she moved back home after completing her physical rehabilitation.

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

As attorneys we do not publish information regarding our clients. However, a recent client stated they were indebted to us for wrestling their home back from a bad-acting daughter.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:
None.

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the successes and challenges of the FY 2018-2019 Activities?
No.

Any additional comments or information you would like to share that is not covered above?
No.

Uploaded Documents:

Program Manager Signature	Kellie D. Morgantini
Date Signed	07/10/2019

on Approval Signature	Sharon Mikesell
Date Signed	07/10/2019

Initially submitted: Jul 10, 2019 - 15:24:07

on Approval Signature
Date Signed

Sharon Mikesell
06/27/2019

Initially submitted: Jun 26, 2019 - 14:12:42

City of Seaside
4 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Meals on Wheels Monterey Peninsula Prepared By: Christine Capen-Frederick
 Program: Home Delivered Meals Phone #: 8313754454 x19
 IDIS Act#: 1318 E-mail: devdir@mowmp.org
 Approved By: Sharon Mikesell
 Date: 07/03/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	120	108	19	127	105%
Deliveries of 2.5 meals	19,000	9,378	9,848	19,226	101%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	72	10	13	0	85	10
Black/African American	22	0	5	0	27	0
Asian	8	2	1	0	9	2
American Indian/Alaskan Native	1	0	0	0	1	0
Native Hawaiian/Pacific Islander	0	0	0	0	0	0
American Indian/Alaskan Native & White	0	0	0	0	0	0
Asian & White	1	0	0	0	1	0
Black/African American & White	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American	0	0	0	0	0	0
Other	4	3	0	0	4	3
TOTAL	108	15	19	0	127	15

INCOME LEVEL

Presumed Beneficiary: Elderly (Non-Senior Center)

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
Extremely Low Income (<30% of Median)		0				0
Very Low Income (31-50% of Median)	108		19			127
Low Income (51-80% of Median)		0				0
Non-Low/Mod Income (Above 80% of Median)		0				0
TOTALS	108	108	19	19	127	127

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	28	9	37
Have improved access to this service/benefit	0	0	0
Receive a service/benefit that is no longer substandard	80	10	90
TOTAL	108	19	127

FOR HOMELESS PROGRAMS/FACILITIES, REPORT:

Number of beds created in overnight shelter or other emergency housing	0	0	0
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FOR HOMELESSNESS PREVENTION PROGRAMS, REPORT UNDUPLICATED NUMBER WHO:

Received emergency financial assistance to prevent homelessness	0	0	0
Received emergency legal assistance to prevent homelessness	0	0	0

Were there any changes to your Board or Organization during this period? **No**

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q3 Clients Served Impediment	MOWMPP served a total of 86 clients in Quarter 3
Activity - 2018 Q3 Meals Served Impediment	MOWMPP made 4744 deliveries in Quarter 3 of 2.5 meals per delivery for a total of 11,935 individual meals.
Activity - 2018 Q3 Provided wellness check and socialization to homebound adults Impediment	MOWMPP provided a daily wellness check and socialization with a caring volunteer to the 86 clients who participated in the program during Quarter 3
Activity - 2018 Q2 Clients Served Impediment	MOWMPP served a total of 80 clients in Quarter 2
Activity - 2018 Q2 Meals Served Impediment	MOWMPP served a total of 4692 Meals in Quarter two, 2.5 meals per delivery for a total of 11,730 individual meals.
Activity - 2018 Q2 Provided wellness check and socialization to homebound adults Impediment	MOWMPP provided a daily wellness check and socialization from a caring volunteer to the 80 clients who participated in the program during Quarter 2

Program	80 clients on the program in 2nd quarter	City Data Services - Salinas, CA
Wellness		
Check and socialization to homebound adults		
Impediment		
Activity - 2018 Q1		
Impediment		

Activity	Description of Activity/Impediment
Activity - 2018 Q4 Clients Served	MOWMP served a total of 86 clients in quarter 4
Impediment	none
Activity - 2018 Q4 Meals served	MOWMP made 5,115 deliveries of 2.5 meals per delivery for a total of 112,788 individual meals
Impediment	none
Activity - 2018 Q4 Provided Daily wellness check and socialization to homebound adults.	MOWMP volunteer drivers provided daily wellness checks and socialization to 86 clients participating in the 4th quarter in the program.
Impediment	none

Please provide a summary of annual accomplishments, for submission to HUD:

In 2018-2019, according to our data, MOWMP served 127 frail, elderly and disabled clients. Of that number 125 were seniors, 2 were non seniors and six clients were disabled. MOWMP volunteer drivers made 19,226 deliveries of 2.5 meals per delivery, or 48,065 individual meals to clients during FY 2018-2019. MOWMP volunteer drivers also conducted a daily wellness check and provided caring socialization with clients who participated in the program.

Please highlight activities that occurred during the year:

MOWMP continues to serve vulnerable seniors across the Monterey Peninsula. Meals on Wheels' Home Delivered Meals program has developed over the past 47 years to meet the complex nutritional health needs of frail, elderly and disabled homebound adults who cannot shop or cook for themselves and have no adult caregiver in the home. It is currently the only program on the Monterey Peninsula to deliver 2.5 nutritious meals five days per week to the homebound. Where once the home delivered meals program acted as supplemental nutrition for homebound adults, it has now become the chief source of nutrition for a population significantly impacted by health challenges and a volatile economy. In 2017-2018, MOWMP made 19,226 deliveries of 2.5 meals per delivery 127 homebound frail, elderly and disabled adults who reside in the City of Seaside. Daily meals include milk, cereal, juice, fresh fruit, a freshly prepared hot entrée, soup or salad, a sandwich and a dessert. The hot entrée includes one protein, one vegetable and at least 600 calories. On Friday, MOWMP offers a double meal that provides food for one day of the weekend. Per federal contract, MOWMP meals meet rigorous national guidelines for healthy senior nutrition and meet three federal benchmarks for home delivered meals programs. In

<https://www.citydataservices.net/cities/salinas/qprarc.pl?prop=123&pt=A7998>

a March 2020 survey of clients, 85% of clients reported eating two meals a day and City of Monterey County is eating two meals a day. 78% reported eating fresh fruits, vegetables and dairy daily; 15% reported eating two of these three products and 7% reported eating one of three. Chronic illness, medications, tooth and gum problems, allergies and a dislike of certain products were cited as reasons for not eating all three food types daily. Meals on Wheels of the Monterey Peninsula is also one of only 10% of home delivered meals programs nationwide that still serves a freshly prepared hot meal daily. Studies have shown that clients who receive home-delivered meals have greater improvements in self-rated health and have reduced rates of hospitalization compared to homebound clients who received frozen meals several times per week. This group was also significantly more likely to have improvements in feelings of isolation and loneliness and worries about aging in place compared to homebound adults who received frozen meals or adults who did not receive home delivered meals. 96% of our clients reported that the program was important to their health and well being. The program not only provides nutritious meals, it allows frail elders to remain independent in their own homes. 90% of clients reported that the program allowed them to remain at home and 9% said the program was somewhat important in allowing them to remain independent at home. Daily interaction with our volunteers is also important to our clients. 74% said interaction with volunteers was very important to them and an additional 19% said it was somewhat important.

Please provide any personal stories to put faces behind statistics without compromising confidentiality:

Knowing that a caring, compassionate person is visiting loved ones daily and providing them with three nutritious meals is an invaluable service to family members who live out of town. MOWMP's volunteer drivers are often the only people that home delivered meal recipients see during the day.

One of our drivers found a client on the floor. She had been there all night after a serious fall. Our driver called for help and the client was taken to the hospital. Thanks to the timely response of our volunteer this client has made a complete recovery. Saving lives, providing excellent nutrition, socialization and trying to assist someone to stay in their home and be independent as long as is safely possible is an essential part of the MOWMP mission.

Do you have any photos of program events and activities? If yes please upload them. We would like to use them in our annual CAPER and any other public information materials about the City's CDBG/ESG programs. We understand you need releases signed by members of the public and also need to maintain confidentiality of clients.

Yes - MOWMP maintains a file of signed releases. We have attached a copy of a photo of Client Betty Manning, who is both a home delivered meals and a pet meal recipient. MOWMP partners with the SPCA to deliver meals to pets as well as people.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

To assist our Home Delivered Meals manager, MOWMP has added a parttime assistant who helps with day to day activities and data entry. This has allowed our HDM manager to focus on client assessment and volunteer relationships, ensuring timely response to clients and cultivation of new volunteers. Because our service is growing and because timely data entry and client evaluation are crucial to accurate reporting, it has been extremely helpful to have an additional parttime individual on staff.

Do you have any program adjustment suggestions for FY 2019-2020 based upon your reflections on the successes and challenges of the FY 2018-2019 Activities?

We continue to rely on volunteers to deliver meals. MOWMP must continuously recruit volunteers in order to meet the incrementally growing number of clients we serve. To do so, we have reached out through the press, media, networking, community events, speaking engagements and our contacts within the community. Because our older cohort of volunteers are aging out of service and many younger volunteers are working and raising families, we

find that many new volunteers seek incidental or occasional opportunities to volunteer. We offer 'team' opportunities to volunteer and opportunities to volunteer once or twice per month rather than on a weekly basis. We must now maintain a volunteer corps of over 130 in order to fill all 24 routes on which we deliver daily. As volunteerism changes in the country, it may be necessary to pay some individuals to deliver meals. Currently, we only ask for support to cover food costs. At some point, we worry that we may have to ask for support for paid drivers. The amount allocated to our service does not currently allow for such a system. A recognition of the decline in volunteerism and the way to address it at the national/programmatic level may be in order.

Any additional comments or information you would like to share that is not covered above?

We were asked by the City of Seaside to indicate the kinds of foods delivered in first quarter as we did not submit detailed invoices for that quarter. The types and variety of food types used were the same as in other quarters. MOWMP provides government sanctioned nutritious meals that include juices, milk, meats, fruits and vegetables, etc. While we are not requesting payment, we have nevertheless uploaded a scan of invoices and payment from one of our food vendors for 4th quarter review. As is obvious from our food purchase summary, Better Brands is only one of our food vendors.

Please note in accomplishments that the total number of meals for previous quarters in incorrect. According to our data, Quarter 1 - 3, the total number of deliveries of meals is 14,411. This quarter we made 5,115 deliveries. Our total deliveries of 2.5 meals per delivery is 19,226 or 48,065 individual meals. We have uploaded the data form for the City of Seaside from our Access database to substantiate that total.

Uploaded Documents:

[Food_Purchase_Summary_Better_Brand_Invoices_4th_qtr.pdf](#)
[Betty_Manning.jpg](#)
[MOWMP_Access_Data_Form_City_of_Seaside_FY_18-19.pdf](#)

Program Manager Signature

Christine Capen-Frederick

Date Signed

07/02/2019

on Approval Signature

Sharon Mikesell

Date Signed

07/03/2019

Initially submitted: Jul 2, 2019 - 11:39:31

on Approval Signature
Date Signed

Sharon Mikesell
06/27/2019

Initially submitted: Jun 26, 2019 - 14:12:42

City of Seaside
1 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Action Council of Monterey County Prepared By: Juan L. Sanchez
 Program: Palenke Arts Phone #: 831-333-6612
 IDIS Act#: 1312 E-mail: juanlsanchez@hotmail.com
 Approved By: Sharon Mikesell
 Date: 02/20/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	100	0	102	102	102%
Music and dance classes	1	0	1	1	100%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	0	0	93	87	93	87
Black/African American	0	0	4		4	0
Asian	0	0	5		5	0
American Indian/Alaskan Native	0	0			0	0
Native Hawaiian/Pacific Islander	0	0			0	0
American Indian/Alaskan Native & White	0	0			0	0
Asian & White	0	0			0	0
Black/African American & White	0	0			0	0
American Indian/Alaskan Native & Black/African American	0	0			0	0
American	0	0	0		0	0
Other	0	0	0		0	0
TOTAL	0	0	102	87	102	87

INCOME LEVEL

Presumed Beneficiary: No

Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	0	42	42
Very Low Income (31-50% of Median)	0	35	35
Low Income (51-80% of Median)	0	20	20
Non-Low/Mod Income (Above 80% of Median)	0	5	5
TOTALS	0	102	102

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	0	75	75
Have improved access to this service/benefit	0	22	22
Receive a service/benefit that is no longer substandard	0	5	5
TOTAL	0	102	102

Were there any changes to your Board or Organization during this period? No

Activity	Description of Activity/Impediment
Activity - 2018 Q1 Music and dance classes	Palenke Arts offered band and orchestra instruction for MLKSOA students, a Bilingual Chorus, Hip Hop Dance and Visual Arts classes for elementary-age students, a cinematic arts class for Seaside High students, as well as West African and Afrocuban drumming classes for a mixed-age group of community members.
Impediment	

Uploaded Documents:

[Palenke Arts Reg 2018-19 - Sheet1.pdf](#)

Program Manager Signature

Juan L. Sanchez

Date Signed

02/19/2019

on Approval Signature

Sharon Mikesell

Date Signed

02/20/2019

Initially submitted: Feb 19, 2019 - 13:46:52

City of Seaside
2 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: Village Project Inc. Prepared By: Bertha Lazo
 Program: Afterschool Program Phone #: 831-392-1500
 IDIS Act#: 1319 E-mail: bertha@villageprojectinc.org
 Approved By: Sharon Mikesell
 Date: 07/24/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	40	44	0	44	110%
students	40	0	0	0	0%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	9	5	0		9	5
Black/African American	34	0	0		34	0
Asian	0	0	0		0	0
American Indian/Alaskan Native	0	0	0		0	0
Native Hawaiian/Pacific Islander	0	0	0		0	0
American Indian/Alaskan Native & White	1	0	0		1	0
Asian & White	0	0	0		0	0
Black/African American & White	0	0	0		0	0
American Indian/Alaskan Native & Black/African American	0	0	0		0	0
Other	0	0	0		0	0
TOTAL	44	5	0	0	44	5

INCOME LEVEL

Presumed Beneficiary: No

Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	34	0	34
Very Low Income (31-50% of Median)	2	0	2
Low Income (51-80% of Median)	5	0	5
Non-Low/Mod Income (Above 80% of Median)	3	0	3
TOTALS	44	0	44

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	8	0	8
Have improved access to this service/benefit	36	0	36
Receive a service/benefit that is no longer substandard	0	0	0
TOTAL	44	0	44

Were there any changes to your Board or Organization during this period? **No**

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q1 Tutorial Impediment	Tutoring children with homework assignments/ projects

Activity	Description of Activity/Impediment
Activity - 2018 Q2 Tutorial Impediment	Tutoring children with their homework assignments/projects

Uploaded Documents:

Program Manager Signature
Date Signed

Bertha Lazo
07/24/2019

on Approval Signature
Date Signed

Sharon Mikesell
07/24/2019

Initially submitted: Jul 24, 2019 - 12:35:49

Project Subrecipients



Del Monte Manor



VETERANS TRANSITION CENTER
OF MONTEREY COUNTY

Directed by City Council 4/5/18



Veterans Transition Center

224 / 226 Hayes Circle Duplex Rehab



Jack Murphy

Deputy Director

jmurphy@vtcmonterey.org

www.vtcmonterey.org

831-883-8387 ext 212

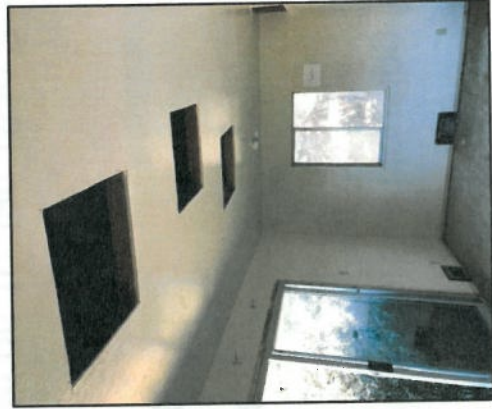


224 / 226 Hayes Project Milestones

- 6-bedroom duplex in Marina to serve as Permanent Supportive Housing for homeless Veterans (and families)
- Architectural Plans and Permits- 19 Sep – 11 Dec 18
- Public Notice and Bid Process 12 Dec 18 – 10 Jan 19
- Expected Project Cost approx. \$278,000
- Non-Prevailing Wage Public Bid of \$246,000 awarded on 10 Jan 19 to Property Restoration Services (PRS)
- Environmental Review completed on 14 Feb 19 (led by City of Monterey)
- Contract executed on 15 Feb 19 and on track for Project Completion on 30 Apr 19 (75-days) and Occupancy Permits o/a 15 May 19.
- FY19 Public/Private funding
 - ☑ City of Monterey CDBG - \$125k (\$112,858 invoiced, 90.2% spent)
 - ☑ Monterey County CDBG- \$90k (0% spent)
 - ☑ City of Seaside CDBG - \$63,224.33 (\$48,437 invoiced, 76.6% spent- \$14,787 remaining)
 - ☑ The Home Depot Foundation - \$200k (for materials and labor on multiple duplex projects)

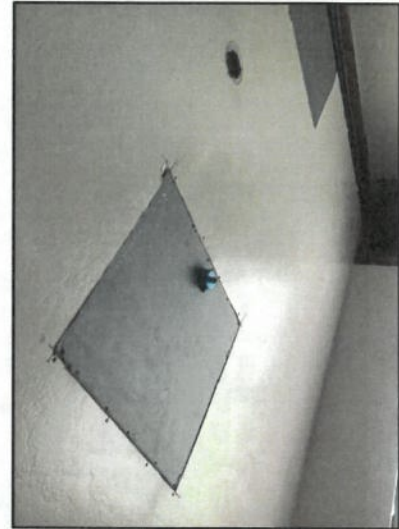
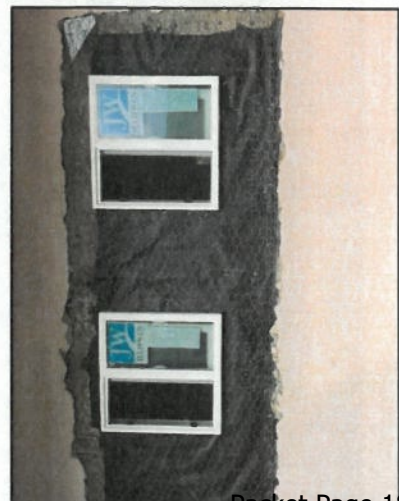


224 / 226 Hayes Circle Demo 14 Feb 19





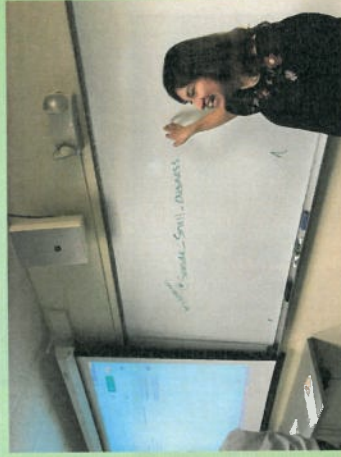
224 / 226 Hayes Circle Renovations As of 20 March 19



City of Seaside CDBG Small Business Plan awards

2019

Special thanks for CSUMB
Sustainable City Year Program
HCOM 315 Students for outreach



Linda's Western Wear

- Located in HUD qualified census tract
- Application submitted in Spanish
- Family-owned

1st Prize in CDBG funds
\$10,000



HEX Box Fitness

- Located in HUD qualified census tract
- Opened May 2019
- Providing unique and affordable fitness solutions

2nd Place
\$7,500 in CDBG funds



Wenona Tax Service

- Sole Proprietor
- Bi-lingual tax services

3rd Place in CDBG
\$5,000 in
funds



CDBG/HOME Investment Partnership Program
QUARTERLY PROGRESS REPORT
Activity Schedule/ Progress Report

REPORTING PERIOD	
Fiscal Year:	2018-19
Per 4: April 1-June 30:	Per 4: April 1-June 30:
Date QPR Submitted:	07/10/2019
Quarterly Report Due Date:	7/10/2019

PROJECT STATUS	
Design Status: % Complete:	100%
Bidding Process Status: % Complete:	100%
Construction Contract Date:	
Construction Status: % Complete:	100%
Overall % of Total Project Completion:	100%
Anticipated Project Completion Date:	
If applicable, Certificate of Occupancy Date:	
If applicable, Notice of Completion Date:	☒
Project is Complete	☒
Project is Cancelled	☐
If applicable, Date of Cancellation:	

SUBRECIPIENT INFORMATION	
Grantee:	Boys & Girls Clubs of Monterey County
Project Name:	Clubhouse Improvements
Contact Person:	Brian Sanford
Telephone No.:	831-394-5171
E-Mail Address:	bsanford@bgcmc.org; grantsadministration@bgcmc.org
Multi-YR Project:	
HOME FY:	
CDBG FY:	
IDIS No.:	1320
CIP No.:	
Project No.:	
QUARTERLY PROJECT BUDGET	
Total CDBG allocation:	\$0.00
CDBG funds spent THIS QUARTER:	\$0.00
CDBG funds spent previous quarters:	\$0.00
Total unspent CDBG funds:	\$0.00

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity	Description of Activity/Impediment

Activity	Description of Activity/Impediment
Activity - Q4 Flooring removal.	The flooring removal portion of the project along with containment setup was completed by Coastwide Environmental out of Watsonville, CA. The removal was completed using an automated floor scraping machine, chipping hammers, sledge hammers and assorted hand tools.
Impediment	
Activity - Q4	
Impediment Concrete grinding and staining.	The grinding was completed using multiple grit level grinding and sanding disk on weighted floor grinding machines in the open areas and hand grinders for the corners and under any counter tops. The staining was completed using a custom blend of Ameripolish Surelock dye containing both Sand and Carmel colors.
Activity - Q4	

Impediment	
------------	--

Were there any changes to your Development Timeline during this quarter? No

New Timeline:

Were there any changes to your Proforma during this quarter? No

New Proforma:

Was project completed during this quarter? Yes

New Notice of Completion: [2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf](#)

Accomplishments for this quarter:

The flooring removal portion of the project along with containment setup was completed by Coastwide Environmental out of Watsonville, CA. The removal was completed using an automated floor scraping machine, chipping hammers, sledge hammers and assorted hand tools. This portion of the project posed the greatest challenge in how to prevent damaging the concrete below the original quarry tile. The problem was solved by removing the major portion of the tile by hand using sledge hammers instead of the automated machine and chipping hammers. The concrete grinding and staining portion of the project was completed by Diacon Concrete out of Manteca, CA. The grinding was completed using multiple grit level grinding and sanding disk on weighted floor grinding machines in the open areas and hand grinders for the corners and under any counter tops. The staining was completed using a custom blend of Ameripolish Surelock dye containing both Sand and Carmel colors. The polishing was completed with a semi gloss polish from Ameripolish followed by burnishing with a high speed buffer. This portion of the project provided our main success by completing our main goal of making the Seaside Clubhouse safer and a healthier environment for our members.

Were there any changes to your Board or Organization during this period? No

Please provide a brief program description:

of 2200 sq ft. of old quarry tile, 2500 sq ft. of aging vinyl flooring, and 30 sq ft. of carpet . All flooring removed was replaced with just over 4700 sq ft. of stained concrete in a custom blended color unique to the Boys and Girls Clubs of Monterey County's Seaside Clubhouse.

Please highlight activities that occurred during the year. List any upcoming events:

During the FY2018-19, BGCMC successfully posted the job, reviewed bids and selected Pueblo Construction. The project was completed as noted in the accomplishments this quarter and ultimately just over 4,700 sq ft. of stained

concrete was completed at the Seaside Clubhouse.

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

The primary challenge involved with the project involved a inaccurate measurements by BGCMC and Pueblo Construction. Essentially 800 sq ft were missed during the initial bidding process.

Uploaded Documents:

[CDBG 18-19 Before and after photos.pdf](#)
[2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf](#)
[2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf](#)

Program Manager Signature Andrew Vie
Date Signed 07/10/2019

Approval Signature Sharon Mikesell
Date Signed 07/22/2019

Initially submitted: Jul 10, 2019 - 22:29:07



City of Seaside
Economic Development Department
440 Harcourt Avenue
Seaside, CA 93955
Sharon Mikesell
SMikesell@ci.seaside.ca.us
831-899-6734

[Go To Reports](#)

Agency: Boys & Girls Clubs of Monterey County
Program: Clubhouse Improvements

NOTE: Uploaded information is potentially subject to public viewing on the Internet. Do not upload documents that contain personal information (home address, phone numbers, SSN, etc.)!

Document Upload

Select documents below to review or upload.

Document Type	Current Attachments	Attach Existing Uploaded Document	Upload New Document (Max size 25MB)
---------------	---------------------	-----------------------------------	-------------------------------------

Attached documents:	☒ CDBG 18-19 Before and after photos.pdf		
---------------------	--	--	--

Attached documents:	☒ 2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf	Select Existing Document Attach Existing Document	Document to upload: Choose File No file chosen Upload Document
---------------------	---	--	---

Notice of Completion:	☒ 2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf	Select Existing Document Attach Existing Document	Document to upload: Choose File No file chosen Upload Document
-----------------------	---	--	---

[Sort by Date](#)

Review Existing Documents

[2018-19 CDBG Notice of Completion - Boys Girls Clubs of Monterey County.pdf](#)

[2018-2019 CDBG MC Weekly Proof of Publication11-01-2018.pdf](#)

[AG 18-145 CDBG Funding Agreement - Boys and Girls Club.pdf](#)

[Audit 2017 BGCMC.pdf](#)

[BGCMC 2018-19 April Vendor Invoice and Copy of Check.pdf](#)

[BGCMC 2018-19 CDBG Certified Payroll April.pdf](#)

[BGCMC 2018-19 Copies of Prevailing Wage Monitor Reports.pdf](#)

[BGCMC 2018-19 May Employee Signed Timesheets.pdf](#)

[BGCMC 2018-19 May Vendor Invoice and Copy of Check.pdf](#)

[BGCMC Flooring Project Development Timeline Updated 3rd Quarter.pdf](#)

[BGCMC Insurance Certificate 2018-19.pdf](#)
[Boys Girls Clubs of Monterey County 2018-19 CDBG 4710.pdf](#)
[Boys Girls Clubs of Monterey County 2018-19 CDBG Section 5.7 Report.pdf](#)
[CDBG 18-19 Before and after photos.pdf](#)
[CDBG Seaside 2018-19 Flooring Renovation Project Full Version 10-24-18.pdf](#)
[Env Clearance Boys and Girls Club.pdf](#)

[Show All](#)

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CDBG 2018/2019

Flooring Removal and Concrete Staining

Entrance



Front Entrance start to finish from quarry tile to custom colored stained concrete.

Community Room



Community Room start to finish from vinyl to custom colored stained concrete.

Activity Floor



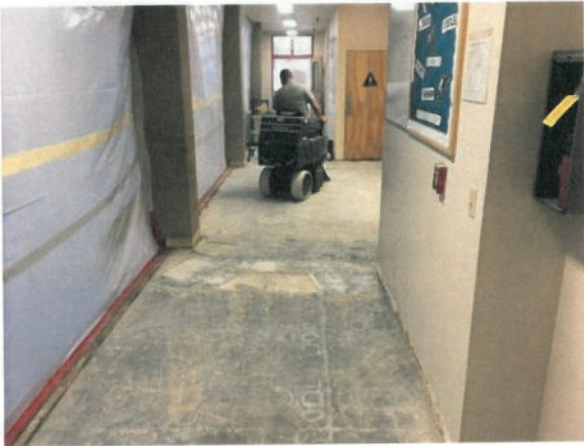
Activity Floor start to finish from quarry tile to custom colored stained concrete.

Activity Floor Walk Way



Activity Floor Walk Way start to finish from quarry tile to custom colored stained concrete.

Gym Hallway



Gym Hallway start to finish from quarry tile to custom colored stained concrete.

Exit Corridor



CDBG/HOME Investment Partnership Program
QUARTERLY PROGRESS REPORT
Activity Schedule/ Progress Report

REPORTING PERIOD	
Fiscal Year:	2018-19
Per 4: April 1-June 30:	Per 4: April 1-June 30:
Date QPR Submitted:	07/09/2019
Quarterly Report Due Date:	7/10/2019

PROJECT STATUS	
Design Status: % Complete:	100%
Bidding Process Status: % Complete:	33%
Construction Contract Date:	08/16/2019
Construction Status: % Complete:	0%
Overall % of Total Project Completed:	0%
Anticipated Project Completion Date:	10/11/2019
If applicable, Certificate of Occupancy Date:	
If applicable, Notice of Completion Date:	10/18/2019
Project is Complete	☐
Project is Cancelled	☐
If applicable, Date of Cancellation:	

SUBRECIPIENT INFORMATION	
Grantee:	Community Human Svcs
Project Name:	Seaside - Genesis House Improvements
Contact Person:	Robert Rapp
Telephone No.:	8316583811
E-Mail Address:	rrapp@chservices.org
Multi-YR Project:	
HOME FY:	
CDBG FY:	
IDIS No.:	1321
CIP No.:	
Project No.:	
QUARTERLY PROJECT BUDGET	
Total CDBG allocation:	\$30,000.00
CDBG funds spent THIS QUARTER:	\$2,560.00
CDBG funds spent previous quarters:	\$0.00
Total unspent CDBG funds:	\$27,440.00

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity	Description of Activity/Impediment

Activity	Description of Activity/Impediment
Activity - Complete plumbing project.	Complete \$30,000 plumbing project at Genesis House.
Impediment Timeline.	The plumbing project is moving along nicely but is slightly behind schedule. the issue is all with us and the bid packets simply went out late. We anticipate completing the project in early October.

Were there any changes to your Development Timeline during this quarter? Yes

New Timeline: [BOARD ROSTER REVISED FEB 25 2019.doc](#)

Were there any changes to your Proforma during this quarter? No

New Proforma:

Was project completed during this quarter? No

New Notice of Completion:

Accomplishments for this quarter:

Plans for the project were finalized.

Bid packet was distributed widely and an ad was run in the MC Weekly.

Mandatory pre-bid walkthrough at Genesis House was held with a good attendance.

Bids are due at the end of July and we expect to get into contract and start work soon after.

Were there any changes to your Board or Organization during this period? Yes

Please briefly discuss any changes to your Board or Organization.

If membership changed, include name and public contact information.

Please see updated Board of Directors list.

Please provide a brief program description:

Replace 8-12 waterclosets, lavatories, and bathtubs at Genesis House. 8 bathrooms were included in the base bid and 4 in the alternate bid.

Please highlight activities that occurred during the year. List any upcoming events:

Genesis House has operated as usual.

CHS did receive \$1.2 million to renovate a County building in Seaside to house a Women and Family Shelter. We are excited to start working on this project!

Please describe any program or organizational changes, staffing issues, or challenges that occurred during the year:

There were no significant organizational changes or staffing issues this year. I was out on paternity leave for part of the year which aided in this project being slightly behind schedule. Moving forward we should have this project completed in a timely manner.

Uploaded Documents:

[Genesis House Timeline.doc](#)

Program Manager Signature
Date Signed Robert Rapp
07/09/2019

Approval Signature
Date Signed Sharon Mikesell
07/09/2019

Initially submitted: Jul 9, 2019 - 11:30:04

**City of Seaside CDBG Expense Report
1 QTR, FY2018/19**

REQUEST FOR PARTIAL PAYMENT

Vendor Code:		Date: 02/14/2019	
Vendor Name: Del Monte Manor		Purchase Order:	
Address:		Payment Number 1	Last Payment
Remittance Address:			Final Or 10% Ret.

Date	Inv. No.	Description	Account Number	Amount
02/14/2019		Playground Improvements Program Services For:		
		Site Preparation - July-2018		\$16,000.00
		Playground Improvements TOTAL:		\$16,000.00
			Account Number	Account Number
Original Purchase Order		\$16,000.00		
Change Orders		\$0.00		
Less Payments # to #		\$0.00		
Old Encumbrance		\$16,000.00		
Less this Payment # 1		\$16,000.00		
New Outstanding Encumbrance		\$0.00		

REQUESTED BY: Sharon Mikesell Date _____

APPROVED BY: Sharon Mikesell Date _____

Department: Community Development

Return Check To:



City of Seaside
Economic Development Department
440 Harcourt Avenue
Seaside, CA 93955
Sharon Mikesell
SMikesell@ci.seaside.ca.us
831-899-6734

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Agency: Del Monte Manor

Program: Playground Improvements

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Document Upload

Select documents below to review or upload.

You may upload up to 30 receipt documents. For best efficiency, scan several small receipts on a single page. Also, several full page receipts can be scanned into a single document, however, documents to be uploaded cannot exceed 25MB in size.

#	Current Attachments	Attach Existing Uploaded Document	Upload New Document (Max size 25MB)
Signed Employee Timesheets	Select Existing Document Attach Existing Document		Document to upload: Choose File No file chosen Upload Document

Copies of Prevailing Wage monitor reports

Select Existing Document

Attach Existing Document

Document to upload:

Choose File

No file chosen

Upload Document

Vendor invoices and copies of checks

☒ Check 11884 -
[Miracle Playsystems.pdf](#)

☒ DMM Playground Installation Inv_D2018-0403_1.pdf

Select Existing Document

Attach Existing Document

Document to upload:

Choose File

No file chosen

Upload Document

Completed mileage

Select Existing Document

Attach Existing Document

Document to upload:

Choose File

No file chosen

Upload Document

Other Attachments

 [padlock.jpg](#)

 [old_playground.jpg](#)

 [new_playground.jpg](#)

Document to upload:

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Review Existing Documents

[AG 18-143 CDBG Del Monte Manor - Playground Installation.pdf](#)

[Check 11884 - Miracle Playsystems.pdf](#)

[DMM Playground Installation Inv D2018-0403 1.pdf](#)

[Del Monte Manor Playground.pdf](#)

[Env Clearance DelMonte Playground.pdf](#)

[new_playground.jpg](#)

[old_playground.jpg](#)

[padlock.jpg](#)

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CDBG/HOME Investment Partnership Program
QUARTERLY PROGRESS REPORT
 Activity Schedule/ Progress Report

SUBRECIPIENT INFORMATION		REPORTING PERIOD	
Grantee:	Del Monte Manor	Fiscal Year:	2018-19
Project Name:	Security System Installation	Per 3: January 1-March 31:	Per 3: January 1-March 31:
Contact Person:	Abel Geronimo	Date QPR Submitted:	04/22/2019
Telephone No.:	9254445932	Quarterly Report Due Date:	4/10/2019
E-Mail Address:	DMM-Manager@terraccorpinc.com		
Multi-YR Project:			
HOME FY:			
CDBG FY:			
IDIS No.:	1322		
CIP No.:			
Project No.:			
QUARTERLY PROJECT BUDGET		PROJECT STATUS	
Total CDBG allocation:	\$15,000.00	Design Status: % Complete:	100%
CDBG funds spent THIS QUARTER:		Bidding Process Status: % Complete:	100%
CDBG funds spent previous quarters:	\$0.00	Construction Contract Date:	02/28/2019
Total unspent CDBG funds:	\$15,000.00	Construction Status: % Complete:	100%
		Overall % of Total Project Completed:	100%
		Anticipated Project Completion Date:	03/15/2019
		If applicable, Certificate of Occupancy Date:	
		If applicable, Notice of Completion Date:	
		Project is Complete	☒
		Project is Cancelled	☐
		If applicable, Date of Cancellation:	

Previous Activities and Impediments:

Activity	Description of Activity/Impediment

Activity	Description of Activity/Impediment

Were there any changes to your Development Timeline during this quarter? **No**

New Timeline:

Were there any changes to your Proforma during this quarter? **No**

New Proforma:

Was project completed during this quarter? **Yes**

Uploaded Documents:

[DMM - Searle Electric - invoice payment.pdf](#)

Program Manager Signature

Paul Johnson

Date Signed

04/22/2019

Approval Signature

Sharon Mikesell

Date Signed

04/22/2019

Initially submitted: Apr 22, 2019 - 11:33:03



City of Seaside
Economic Development Department
440 Harcourt Avenue
Seaside, CA 93955
Sharon Mikesell
SMikesell@ci.seaside.ca.us
831-899-6734

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Agency: Del Monte Manor
Program: Security System Installation

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Select Existing Document Attach Existing Document	Document to upload: Choose File No file chosen Upload Document	Select Existing Document Attach Existing Document	Document to upload: Choose File No file chosen Upload Document

Notice of Completion:

☒ [DMM - Searle Electric -
_invoice_payment.pdf](#)

[Sort by Date](#)

Review Existing Documents

[AG_18-144_CDBG_Funding_Agreement_-_Del_Monte_Manor_Security.pdf](#)
[DMM - Searle Electric - invoice_payment.pdf](#)
[Del_Monte_Security_System_18-19.pdf](#)
[Env_Clearance_DelMonte_Security.pdf](#)
[Floodlight_Invoice.xlsx](#)
[Floodlight_Payroll_Record_3.31.19_-_P_Johnson.pdf](#)
[PJohnson_5.1 - 5.15.19_Pay.PDF](#)

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City of Seaside
2 QTR Activity Data Collection Form Fiscal Year 2018-19
CDBG (Community Development Block Grant) - Community Services

Agency: City Seaside Econ Development Prepared By: Sharon Mikesell
 Program: Micro Business Assistance Phone #: 8318996734
 IDIS Act#: E-mail: SMikesell@ci.seaside.ca.us
 Approved By: Sharon Mikesell
 Date: 06/27/2019

ACCOMPLISHMENTS

Clients Served	Annual Goal	Previous Qtrs	Current Qtr	Y.T.D.	% of Goal
Total Unduplicated Persons:	3	3		3	100%
rental assistance	3	3		3	100%

DEMOGRAPHIC DATA

Unduplicated Count	Previous Qtrs		This Qtr		Y.T.D.	
	# Served	Hisp	# Served	Hisp	# Served	Hisp
White	2	1			2	1
Black/African American	1	0			1	0
Asian	0	0			0	0
American Indian/Alaskan Native	0	0			0	0
Native Hawaiian/Pacific Islander	0	0			0	0
American Indian/Alaskan Native & White	0	0			0	0
Asian & White	0	0			0	0
Black/African American & White	0	0			0	0
American Indian/Alaskan Native & Black/African American	0	0			0	0
Other	0	0			0	0
TOTAL	3	1	0	0	3	1

INCOME LEVEL

Presumed Beneficiary: No

Unduplicated Count	Previous Qtrs	This Qtr	Y.T.D.
Extremely Low Income (<30% of Median)	2		2
Very Low Income (31-50% of Median)	1		1
Low Income (51-80% of Median)	0		0
Non-Low/Mod Income (Above 80% of Median)	0		0
TOTALS	3	0	3

COMMUNITY SERVICES/PUBLIC FACILITIES

Unduplicated Count	Previous Qtrs	Current Qtr	Y.T.D.
OF THE PERSONS ASSISTED, REPORT THE NUMBER THAT:			
Have new access to this service/benefit	3		3
Have improved access to this service/benefit	0		0
Receive a service/benefit that is no longer substandard	0		0
TOTAL	3	0	3

5. Economic Development Data:

	Total Job Count		Total weekly Hours		Percent
	Full Time	Low/Mod	Part Time	Part Time Low/Mod	Low/Mod Jobs
Actually Created					
Created YTD	0		0		0
Actually Retained					
Retained YTD	0	0	0		0

Created		This Quarter	YTD
Of Jobs Created, Number of Jobs With Employer Sponsored Health Care Benefits			0
Of Jobs Created, Number of Persons Unemployed Prior to Taking Jobs Created Under this Activity			0
Retained		This Quarter	YTD
Of Jobs Retained, Number of Jobs With Employer Sponsored Health Care Benefits			0

Job Category	Jobs Created		Jobs Retained	
	This Quarter	YTD	This Quarter	YTD
Officials and Managers		0		0
Professionals		0		0
Technicians		0		0
Sales		0		0
Office and Clerical		0		0
Craft Workers		0		0
Operatives (Semi-Skilled)		0		0
Laborers (Unskilled)		0		0
Service Workers		0		0

	Total	Number Expanding	Number Relocating
New Businesses Assisted	0		
New Businesses YTD	0		

Existing Businesses Assisted	3	
Existing Businesses YTD	3	0
Total Businesses this Qtr	3	
Total YTD	3	

	This Quarter	YTD
Number of Business Facades/Buildings Rehabilitated		0
Number of Businesses Assisted that Provide Goods or Services to Meet the Needs of a Service Area	3	3

Specify DUNS # for Each Business Assisted

[Click to Update DUNS # List](#)

DUNS #	Ext
1.	
2.	
3.	

Were there any changes to your Board or Organization during this period? No

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - 2018 Q1	Business plan competition held for microenterprises. Scoring preference to businesses located in HUD qualified census tract 137 or reaching out to the minority community. CSUMB students helped with getting multi media publicity including bilingual flyers. 12 applications received
Impediment	The microbusinesses responded better to the personal visits by students than the social media outreach. Business plans were generally not very complete, but we did get a sense of need of assistance. Bilingual outreach helped greatly. Two applications were received in Spanish.

Activity	Description of Activity/Impediment
----------	------------------------------------

Uploaded Documents:

Program Manager Signature
Date Signed

Sharon Mikesell
06/13/2019

on Approval Signature

Sharon Mikesell



City of Seaside
Economic Development Department
440 Harcourt Avenue
Seaside, CA 93955
Sharon Mikesell
SMikesell@ci.seaside.ca.us
831-899-6734

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Agency: City Seaside Econ Development
Program: Micro Business Assistance

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Select documents below to review or upload.

Document Type	Current Attachments	Attach Existing Uploaded Document	Upload New Document (Max size 25MB)
Select Existing Document Attach Existing Document	Document to upload: Choose File No file chosen Upload Document		

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Review Existing Documents

[CSUMB seaside business espanol.pdf](#)
[CSUMB seaside small business flyer -E.pdf](#)
[City of Seaside ED Micro Enterprise 18-19.pdf](#)
[Competition Announcement Flyer.pdf](#)
[Env Clearance Microbusiness.pdf](#)
[HEX box Award and W-9 for payment.pdf](#)
[Letter to Class from CDD.pdf](#)
[Linda award and W9 for payment.pdf](#)
[Wenona award and W9 for Payment.pdf](#)

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CDBG/HOME Investment Partnership Program
QUARTERLY PROGRESS REPORT
 Activity Schedule/ Progress Report

REPORTING PERIOD	
Fiscal Year:	2018-19
Per 2: October 1-December 31:	Per 2: October 1-December 31:
Date QPR Submitted:	06/11/2019
Quarterly Report Due Date:	1/10/2019

PROJECT STATUS	
Design Status: % Complete:	100%
Bidding Process Status: % Complete:	100%
Construction Contract Date:	02/15/2019
Construction Status: % Complete:	100%
Overall % of Total Project Completion:	100%
Anticipated Project Completion Date:	05/17/2019
If applicable, Certificate of Occupancy Date:	06/04/2019
If applicable, Notice of Completion Date:	06/06/2019
Project is Complete	☒
Project is Cancelled	☒
If applicable, Date of Cancellation:	

SUBRECIPIENT INFORMATION	
Grantee:	Veterans Transition Center
Project Name:	Renovations
Contact Person:	Jack Murphy
Telephone No.:	831-883-8387 ext 212
E-Mail Address:	jmurphy@vtcmonterey.org
Multi-YR Project:	
HOME FY:	
CDBG FY:	1324
IDIS No.:	
CIP No.:	
Project No.:	

QUARTERLY PROJECT BUDGET	
Total CDBG allocation:	\$0.00
CDBG funds spent THIS QUARTER:	\$63,224.33
CDBG funds spent previous quarters:	\$0.00
Total unspent CDBG funds:	-\$63,224.33

Previous Activities and Impediments:

Activity	Description of Activity/Impediment
Activity - Q2 Certificate of Occupancy on 6/4/19 Recorded Notice of Completion on 6/6/19 Impediment	

Were there any changes to your Development Timeline during this quarter? **No**
 New Timeline:

Were there any changes to your Proforma during this quarter? **No**
 New Proforma:

Was project completed during this quarter?

No

New Notice of Completion:

Uploaded Documents:

Program Manager Signature

Date Signed

Jack Murphy

06/11/2019

Approval Signature

Date Signed

Sharon Mikesell

06/13/2019

Initially submitted: Jun 11, 2019 - 12:33:30



City of Seaside
Economic Development Department
440 Harcourt Avenue
Seaside, CA 93955
Sharon Mikesell
SMikesell@ci.seaside.ca.us
831-899-6734

Go To Reports

Agency: Veterans Transition Center
Program: Renovations

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- [224-226_Permit_Fee_Marina_Coast_Water.pdf](#)
- [AG_18-167_CDBG_Funding_Agreement_Veterans_Transition_Center.pdf](#)
- [Archived_ERR.pdf](#)
- [Invoice_R9516.5.pdf](#)
- [Invoice_R9516.6.pdf](#)
- [Invoice_R9516.7.pdf](#)
- [Invoice_R9516.8.pdf](#)
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[VTC City of Seaside Insurance.pdf](#)
[VTC Pay App Ret release 6 6-11-19.pdf](#)
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[WRD Invoice 1 for Seaside.pdf](#)

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IDIS - PR05

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Drawdown Report by Project and Activity
SEASIDE , CA

DATE: 08-07-19
TIME: 13:06
PAGE: 1

REPORT FOR PROGRAM : CDBG
PGM YR : 2018
PROJECT : ALL
ACTIVITY : ALL

Program Year/ Project		IDIS Act ID	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCCS Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount
2018	1	18-Action Council Monterey County-Palenke Arts	1312	Action Council of MC/Palenke Arts		6240381	2	Completed	2018	B18MC060006	EN	\$11,181.29
										Activity Total		\$11,181.29
2018	2	18-Community Partnership for Youth	1313	CPY-Community Partnership for Youth		6232351	2	Completed	2018	B18MC060006	EN	\$11,181.29
										Activity Total		\$11,181.29
2018	3	18-Eden Council for Hope & Opportunity	1314	18-3 ECHO		6232351	7	Completed	2018	B18MC060006	EN	\$3,911.66
						6258256	5	Completed	2018	B18MC060006	EN	\$854.62
				Y		6290530	3	Completed	2018	B18MC060006	PI	\$1,247.01
										Activity Total		\$6,013.29
										Project Total		6,013.29
2018	4	18-Girls, Inc. of the Central Coast	1315	18-4 Girls Inc		6232351	5	Completed	2018	B18MC060006	EN	\$7,817.29
										Activity Total		\$7,817.29
2018	5	18-Greater Victory Temple Community Program	1316	18-5 GVT Community Program		6232351	6	Completed	2018	B18MC060006	EN	\$4,408.99
						6258256	4	Completed	2018	B18MC060006	EN	\$4,268.79
				Y		6282077	1	Completed	2018	B18MC060006	EN	\$2,499.90
										Project Total		7,817.29

IDIS - PR05

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Drawdown Report by Project and Activity
SEASIDE, CA

DATE: 08-07-19
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Program Year/ Project	IDIS Act ID	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCCS Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount	EN	
2018 6	1317	18-6 Legal Services for Seniors		6232351	3	Completed	2/5/2019	2018	B18MC060006	EN	\$5,590.63	Activity Total	\$11,177.68
				6258256	2	Completed	4/23/2019	2018	B18MC060006	EN	\$2,795.33		
			Y	6290530	1	Completed	7/30/2019	2018	B18MC060006	EN	\$2,795.33		
2018 7	1318	18-7 Meals on Wheels		6232351	8	Completed	2/5/2019	2018	B18MC060006	EN	\$7,560.45	Activity Total	\$11,181.29
				6258256	6	Completed	4/23/2019	2018	B18MC060006	EN	\$256.84		
2018 8	1319	18-8 The Village Project		6232351	4	Completed	2/5/2019	2018	B18MC060006	EN	\$2,794.00	Activity Total	\$11,181.25
				6240381	1	Completed	3/1/2019	2018	B18MC060006	EN	\$2,794.50		
				6258256	3	Completed	4/23/2019	2018	B18MC060006	EN	\$2,796.45		
			Y	6290530	2	Completed	7/30/2019	2018	B18MC060006	EN	\$2,796.30		
2018 9	1320	18-9 Boys and Girls club floor		6272995	3	Completed	6/6/2019	2018	B18MC060006	EN	\$42,202.35	Activity Total	\$71,507.00
				6278740	1	Completed	6/24/2019	2018	B18MC060006	EN	\$29,304.65		
2018 10	1321	18-10 CHS Genesis House Plumbing										Activity Total	\$71,507.00

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Drawdown Report by Project and Activity
SEASIDE , CA

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Program Year/ Project	IDIS Act ID	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCCS Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount
			Y	6282077	2	Completed	7/3/2019	2018	B18MC060006	EN	\$2,560.00
									Activity Total		\$2,560.00
									Project Total		2,560.00
2018 11	18-Del Monte Manor Security Equipment	1322 18-11 DelMonte Manor Security Equip		6260881	1	Completed	4/29/2019	2017	B17MC060006	PI	\$14,077.00
			Y	6290530	4	Completed	7/30/2019	2017	B17MC060006	PI	\$923.00
									Activity Total		\$15,000.00
									Project Total		15,000.00
2018 12	18-DelMonte Manor Playground Installation	1323 18-2 Del Monte Manor Playground Install		6240381	3	Completed	3/1/2019	2018	B18MC060006	EN	\$16,000.00
									Activity Total		\$16,000.00
									Project Total		16,000.00
2018 13	18-Veterans Transition Center	1324 18-13 VTC renovation for homeless vets		6251461	1	Completed	4/2/2019	2017	B17MC060006	EN	\$21,657.50
				6251461	2	Completed	4/2/2019	2018	B18MC060006	EN	\$22,780.46
				6251462	1	Completed	4/2/2019	2018	B18MC060006	EN	\$4,000.00
				6258256	7	Completed	4/23/2019	2018	B18MC060006	PI	\$7,569.99
				6278740	2	Completed	6/24/2019	2018	B18MC060006	PI	\$7,126.38
									Activity Total		\$63,134.33
									Project Total		63,134.33
2018 14	18-City of Seaside Microenterprise Assistance	1325 18-14 Seaside Microenterprise Assistance		6272995	1	Completed	6/6/2019	2017	B17MC060006	PI	\$11,522.54
				6272995	2	Completed	6/6/2019	2018	B18MC060006	EN	\$12,644.13
				6278740	3	Completed	6/24/2019	2017	B17MC060006	PI	\$833.33
									Activity Total		\$25,000.00
									Project Total		25,000.00

IDIS - PR05

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Drawdown Report by Project and Activity
SEASIDE, CA

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Program Year/ Project		IDIS Act ID	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCCS Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount
EN												
2018	15	1326	18-City of Seaside Cutino Accessible Bleachers & Drinking Fountain		6251461	3	Completed	4/2/2019	2018	B18MC060006	EN	\$4,886.47
											Activity Total	\$4,886.47
											Project Total	4,886.47
2018	17	1328	CDBG Program Administration		6232351	1	Completed	2/5/2019	2016	B16MC060006	PI	\$53,223.79
											PI	\$5,475.71
											PI	\$10,718.52
											PI	\$24,326.18
											Activity Total	\$93,744.20
											Project Total	93,744.20
											Program Year 2018 Total	369,382.67



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
SEASIDE, CA

DATE: 09-04-19
TIME: 11:51
PAGE: 1

Metrics		
Grantee		SEASIDE, CA
Program Year		2018
PART I: SUMMARY OF CDBG RESOURCES		
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR		2,018.00
02 ENTITLEMENT GRANT		
03 SURPLUS URBAN RENEWAL		428,882.70
04 SECTION 108 GUARANTEED LOAN FUNDS		365,621.00
05 CURRENT YEAR PROGRAM INCOME		0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)		0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT		0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT		0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE		0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)		104,300.00
PART II: SUMMARY OF CDBG EXPENDITURES		
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION		898,803.70
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT		0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)		485,464.23
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		0.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS		117,375.33
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES		0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)		0.00
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)		602,839.56
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD		
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS		295,964.14
18 EXPENDED FOR OTHER LOW/MOD HOUSING		0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES		0.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT		0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)		485,464.23
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)		100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS		
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION		
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION		
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS		
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS		
27 DISBURSED IN IDIS FOR PUBLIC SERVICES		
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		77,550.67
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS		0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)		77,550.67
32 ENTITLEMENT GRANT		365,621.00
33 PRIOR YEAR PROGRAM INCOME		151,557.04
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP		0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)		0.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)		0.00
PART V: PLANNING AND ADMINISTRATION (PA) CAP		
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION		
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR		517,178.04
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR		0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS		14.99%
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)		117,375.33
42 ENTITLEMENT GRANT		0.00
43 CURRENT YEAR PROGRAM INCOME		0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP		0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)		117,375.33
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)		365,621.00
		104,300.00
		469,921.00
		24.98%

MONTEREY COUNTY WEEKLY

668 Williams Ave
(831) 394-5656
Seaside, CA 93955

Proof of publication

State of California
County of Monterey

I am a citizen of the
United States and a resident of
the State of California. I am
over the age of 18 years and
not party to or interested in the
above-entitled matter.

I am the principal clerk of
Monterey County Weekly,
a newspaper of general
circulation, published weekly by
Milestone Communications, Inc.
in the City of Seaside,
County of Monterey,
and which newspaper has been
adjudicated a newspaper of
general circulation by the
Superior Court of the County
of Monterey, State of
California; that the notice of
which the annexed is a printed
copy has been published in
each regular and entire issue of
said newspaper and not in any
supplement thereof on the
following dates to wit.

Sep. 5, 2019

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name....Linda S. Maceira.....

Signature....*Linda S. Maceira*.....

Dated:..Sep. 5, 2019..Monterey, California

INFORME DE EVALUACION DEL PLAN ANUAL CONSOLIDADO

AÑO DEL PROGRAMA 2018-2019

Anuncio de Invitación Pública para Comentarios Ciudad de Seaside, CA

Se Está Avisando que en o alrededor del 30 de septiembre de 2019, la Ciudad de Seaside someterá su Informe de Evaluación del Plan Anual Consolidado (CAPER por sus siglas en inglés) para el año 2018-2019 al Departamento de Vivienda y Desarrollo Urbano de los EE.UU. (HUD por sus siglas en inglés). El CAPER es un resumen financiero y de beneficio público del uso por la Ciudad de fondos federales del Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG por sus siglas en inglés) para el periodo comenzando el 1 de julio de 2018 y terminando el 30 de junio de 2019 como identificado en el Plan de Acción de la Ciudad del 2018-2019.

Los ciudadanos y aquellos interesados están invitados a revisar el CAPER de la Ciudad. El borrador del CAPER está disponible para revisión pública y comentarios comenzando el 5 de septiembre de 2019 en los siguientes lugares:

- www.seaside.ca.us
- Ayuntamiento de la Ciudad de Seaside (City Hall)
- Biblioteca Pública de Seaside
- Estación de Bomberos de Seaside
- Centro Comunitario Oldemeyer
- Seaside Creates

El público está invitado a proporcionar comentarios orales o escritos con respecto a los programas y actividades que fueron financiados por la Ciudad. Se llevará a cabo una audiencia pública durante la junta del Concilio de Seaside el jueves, 19 de septiembre de 2019 a las 7 de la tarde. Todos los comentarios deben ser recibidos antes de las 5:00 p.m. del 20 de septiembre de 2019. Un resumen de los comentarios públicos y las respuestas de la Ciudad serán publicados en el CAPER sometido a HUD.

Todos los comentarios deben ser dirigidos a:

Sharon Mikesell

City of Seaside

440 Harcourt Avenue

Seaside, CA 93955

smikesell@ci.seaside.ca.us

831-899-6734



MONTEREY COUNTY WEEKLY

668 Williams Ave
(831) 394-5656
Seaside, CA 93955

Proof of publication

State of California
County of Monterey

I am a citizen of the
United States and a resident of
the State of California. I am
over the age of 18 years and
not party to or interested in the
above-entitled matter.

I am the principal clerk of
Monterey County Weekly,
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in the City of Seaside,
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and which newspaper has been
adjudicated a newspaper of
general circulation by the
Superior Court of the County
of Monterey, State of
California; that the notice of
which the annexed is a printed
copy has been published in
each regular and entire issue of
said newspaper and not in any
supplement thereof on the
following dates to wit.

Sep. 5, 2019

I certify (or declare) under
penalty of perjury that the
foregoing is true and correct.

Name....Linda S. Maceira.....

Signature.....*Linda S. Maceira*.....

Dated:..Sep. 5, 2019..Monterey, California

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION
REPORT**
PROGRAM YEAR 2018-2019
Notice of Public Invitation to Comment
City of Seaside, CA

Notice is Hereby Given that on or about September 30, 2019, the City of Seaside will submit its 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER) to the U. S. Department of Housing and Urban Development (HUD). The CAPER is a financial and public benefit summary of the City's use of federal Community Development Block Grant (CDBG) funds for the period beginning July 1, 2018 and ending June 30, 2019 as identified in the City's 2018-2019 Annual Action Plan.

Citizens and interested parties are invited to review the City's CAPER. The draft CAPER will be available for public review and comment beginning on September 5, 2019 at the following locations:

- www.seaside.ca.us
- Seaside City Hall
- Seaside Public Library
- Seaside Fire Station
- Oldemeyer Community Center
- Seaside Creates

The public is invited to provide oral or written comments regarding the programs and activities that were funded by the City. A public hearing will be held during the Seaside City Council meeting on Thursday, September 19, 2019 at 7PM. All comments must be received by 5:00 p.m. on September 20, 2019. A summary of public comments received and the City's response will be included in the CAPER submitted to HUD.

All written comments must be directed to:

Sharon Mikesell
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955
smikesell@ci.seaside.ca.us
831-899-6734






**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.B.

TO: City Council

FROM: Craig Malin, City Manager

BY: Lesley Milton, Assistant City Manager

DATE: September 19, 2019

**SUBJECT: INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE
MUNICIPAL CODE CHAPTER 13.24 WATER ALLOCATION
PROGRAM TO INCORPORATE CHANGES REQUESTED AT THE
AUGUST 1, 2019 MEETING INCLUDING ADDING ALLOCATIONS
FOR ACCESSORY DWELLING UNITS**

PURPOSE & RECOMMENDATION

It is recommended that the City Council open the public hearing, accept public testimony and pass to print the first reading of the draft ordinance.

BACKGROUND

The City's Water Allocation policies have been governed in accordance with Ordinance 892, adopted in 2001. This established criteria and priorities for categories of water allocation, the establishment of the Water Allocation Committee and how to prioritize and score applications received requesting water allocations based on a points system contained in the ordinance.

As written, this ordinance specifically prioritizes two categories for water allocation: commercial and institutional.

As of April 2019, the City's most recently published water balance is 38.831 acre feet (AF) of water. The quantities of allocations and categories of allocations are established by Council and were amended on August 1, 2019 allocating a total of 33.831 AF of water leaving 5 AF unrestricted with the intent to establish allocation requirements making Accessory Dwelling Units (ADUs) a more viable option to increase dwelling units in the city, also emphasizing affordable housing.

Based on direction given at the August 1, 2019 meeting, the attached draft ordinance accomplishes the following two purposes:

- Incorporation of the water allocation program into the municipal code directly, and not by reference for easier access and user experience.
- Establishment of a new water allocation category for "Accessory Dwelling Units" (ADU).

Within this ADU category, it would further delineate the scoring system for applications based on affordability level of the unit, ranging from very low to moderate income, with market rate receiving the lowest priority. Below market rate ADUs units that receive priority water allocations must be deed restricted in accordance with the City's affordable housing regulations.

FISCAL IMPACT

None at this time outside of codification costs and legal noticing. Should the Council adopt the ordinance the fee would be established by Resolution at a future date.

RECOMMENDATION:

It is recommended that the City Council open the public hearing, accept public testimony and pass to print the first reading of the draft ordinance

ATTACHMENTS

1. Draft Ordinance

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE

AMENDING CHAPTER 13.24 OF THE SEASIDE MUNICIPAL CODE UPDATING WATER ALLOCATION PROGRAM LANGUAGE AND ESTABLISHING CRITERIA FOR ALLOCATING WATER FOR ACCESSORY DWELLING UNITS

The City Council of the City of Seaside, California does ordain as follows:

Section 1. FINDINGS AND PURPOSE.

- A. The City of Seaside has a limited water allocation total of 38.831 AF from all three water accounts of the Monterey Peninsula Water Management District as of April 2019; and
- B. The City Council has the discretion to re-allocate water as deemed necessary for the public health, safety and welfare of the community, and to enhance the fiscal stability of the City; and
- C. The City of Seaside currently allocates water only to commercial and institutional uses; and
- D. A recent California Senate Bill, No. 1069, (Senate Bill) has provided a land use approval path for Accessory Dwelling Units (ADUs), which are smaller habitable dwellings (up to 1,200 square feet) that may be attached or detached and accessory to a primary dwelling on residentially zoned properties; and
- E. ADUs are a critical form of infill development that can be affordable and offer important housing choices for property owners and within existing neighborhoods; and
- F. ADUs are powerful because they serve different populations ranging from students and young professionals to young families, people with disabilities and senior citizens and can augment a full and robust affordable housing program; and
- G. Local governments can encourage the development of ADUs which can improve access to jobs, education and services for residents in our community; and
- H. Water availability is a large hindrance for development and Seaside can further encourage private land owners to embrace and build ADUs if water is made available to them through allocations.

Section 2. AMENDMENT AND RESTATEMENT OF CHAPTER 13.24 WATER ALLOCATION PROGRAM

Municipal Code Sub-Section 13.24 related to definitions is hereby amended to read as follows:

Chapter 13.24

WATER ALLOCATION PROGRAM

Sections:

- 13.24.010 Findings and declaration of intent.**
- 13.24.020 Water allocation program.**
- 13.24.021 Objectives**
- 13.24.022 Administration**
- 13.24.023 Water Allocation Committee**
- 13.24.024 Applications and Scoring**
- 12.24.025 Water Allocation Categories**
- 13.24.030 Appeals.**

13.24.010 Findings and declaration of intent.

Monterey Peninsula Water Management District (MPWMD) regulations allow for an intensification of water use. As a result, certain commercial and institutional projects which will result in an increase of water use continue to be eligible for permits from the MPWMD. The water used will be deducted from the city of Seaside's current water allocation. All applications for permits must have written approval of the affected jurisdiction.

The potential for new water sources on the Monterey Peninsula are extremely limited and that demand for water in the city of Seaside may well exceed capacity within a very short period of time. As a result of the limited availability of water, the need for planned development, and the continuing number of applications for commercial and institutional projects, the city finds it necessary to develop criteria for evaluation of water allocation release requests for commercial and institutional properties. (Ord. 892 § 1, 2001)

13.24.020 Water allocation program.

Notwithstanding any other ordinance, rule, or policy of the city of Seaside, no application for a project which would result in an increase in water use shall be accepted, processed, acted upon, granted, or approved by any officer or employee of the city of Seaside except in conformance with this water allocation program. Approval of the water allocation does not imply recommendations for or approval of any other applications which may be required for the project by the city of Seaside or any other

governmental agency having jurisdiction over the project. Projects are required to obtain all other necessary approvals required by the city of Seaside and/or other governmental agencies. (Ord. 892 § 2, 2001)

13.24.021 Objectives

Due to the limited availability of water on the Monterey Peninsula, it is necessary to establish procedures for the allocation of water credits for residential, commercial and institutional projects. In order to allocate Seaside's remaining water allocation, this section establishes the process by which water is allocated for use. The intent of this program is to allocate water by category and by priorities set by the City Council.

13.24.022 Administration

The City Council shall have the discretion to re-allocate water as deemed necessary for the public health, safety and welfare of the community and to enhance the fiscal stability of the city. The City recognizes the importance of all categories of projects to the overall development of Seaside. The City also recognizes that as the city develops, and as water availability changes, allocation categories and priorities may change. The City Council shall allocate and re-allocate water to each category. The City Council may create, identify or modify sub-categories, such as specific commercial districts or areas, for water allocations dependent upon City priorities and needs deemed necessary to protect the public health, safety and welfare of the community.

13.24.023 Water Allocation Committee

The city's water allocation program will be administered by a three-member committee. The Committee will be comprised of one representative from the community development department, the public works department and the City Manager or his designee.

This committee will be charged with prioritizing applications for water allocations. Each project will be evaluated by using the criteria that applies to the specific project category. Projects that are prioritized and ranked highly will also be evaluated in terms of their total request for a specific amount of water. The committee will determine whether the project should be given all the water that has been required or whether the amount should be decreased due to the availability of water.

The committee will also have the responsivity of making policy recommendations and proposing changes to the water allocation program to the City Council. This committee will meet as needed and provide an annual update to the City Council.

Once the committee grants a water release permit for a commercial, industrial or residential use, the applicant must submit a complete application for the appropriate development permit associated with their project within sixty [60] days of the issuance of the water release permit. The applicant must complete all work within 12 months of the date of issuance of a building permit, or for those projects which do not require a

building permit, within 12 months of the date of issuance of a permit from the City or other governmental agency with permits the project commence construction. A request for a time extension, due to a delay in the completion of the project, shall be submitted to the committee in writing for consideration. Failure of an applicant to adhere within the prescribed time limits listed above may result in the water release permit being declared void. Water allocations for voided permits will be returned to the City's overall allocation, for redistribution to other applicants.

12.24.024 Applications and Scoring

The City will accept applications for water on all types of projects. These applications will be kept on file if the city does not have water available for these projects at the time of application, or if the policies of the water purveyors for the city prevent the city from providing water for a certain type of project. An applicant will be allowed to undertake a project that does not intensify water usage.

At the discretion of the committee, applications may be retained on file indefinitely if there is the possibility of water being granted for the project in the future. If the committee decides to remove an application from the file, a letter will be sent to the applicant indicating this and giving the reason for this action.

13.24.025 Water Allocation Categories

A. Commercial Projects

Water will be allocated for commercial projects until the water allocation established by resolution has been fully allocated, based upon the point system outlined below. The applicant is responsible for providing enough information and documentation for the committee members to determine the scoring as listed below.

1. Projects scoring 20 or more points will be allocated water, if water is available.
2. The committee will have the authority to determine whether a project should be given all water requested or should receive a lesser amount due to the projected availability of water.

Commercial Project Criteria	Determination	Points Received
Revenue Generation Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points	Total: \$ XX City's Share Property Tax Revenue 0.18% of \$XX = \$XX City's Share of Sales Tax Revenue 1% of XX \$= \$XX	
Jobs Creation		

1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points		
Projects on Major Thoroughfares All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points		
Removal of Blight Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts		
Business Retention Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.		
Total		

B. Institutional

Institutional projects shall be projects submitted by nonprofit organizations, churches or religious institutions, educational institutions, public and quasi-public facilities. Allocation under this category shall be on a first-come, first-serve basis until the total amount of water allocation established by resolution has been allocated. Water allocation approval does not imply recommendations for or approval of the project or its merits. Projects are required to obtain all other necessary approvals as required by the City and any other governmental agency having jurisdiction over the project.

C. Residential Accessory Dwelling Units

Accessory Dwelling Units are a valuable form of additional housing. Accessory Dwelling Units are smaller habitable dwellings (up to 1,200 square feet) that may be attached or detached and accessory to a primary dwelling on residentially zoned properties. The City wishes to encourage the development of ADUs as they provide valuable opportunities for property owners and a source of affordable housing.

Water shall be allocated to the Residential ADU category for 1) Deed Restricted ADUs to Low and Very Low and 2) Unrestricted ADUs. Both categories shall be allocated on a first come first serve basis until the total amount of water allocation established by resolution has been allocated.

The Residential category shall be required to purchase water release permits at the market rate of water, unless the residential unit is deed restricted to provide for rental or use only to persons of moderate or lower income, inclusive of renters utilizing section 8 vouchers for a period of forty-five (45) years. The City will establish the water release permit purchase by resolution.

Water allocation approval alone does not imply project approval. Projects are required to obtain all other necessary approvals as required by the City and any other governmental agency having jurisdiction over the project.

If changes are made the existing structure do not not intensify the existing use pertaining to water, then no additional water determinations are necessary.

The total number of ADU units created, including the number of deed restricted affordable units, will be reported to California Department of Housing and Community Development as part of the required Housing Element annual progress report.

13.24.030 Appeals.

An applicant may appeal a determination of water usage or the denial of a water release permit by filing a written appeal within ten (10) days after notice of the determination or denial by the committee on a form prescribed for that purpose by the city of Seaside. All required plans, drawings, photos, reductions and other information shall be submitted to the planning division before the appeal form is accepted as complete. A list of required information shall be available in the planning division. The filing fee for an appeal is listed in the City's annual adopted fee schedule.

A complete appeal application shall be filed at least three weeks prior to the proposed date of public hearing. Upon filing a complete written appeal application and payment of fees, the community development director or his/her designee shall place said appeal on the agenda of the city of Seaside city council for hearing. Notice of said hearing shall be given to the applicant by mail at least ten days prior to the hearing date. No other notice need be given.

At the scheduled public hearing, the city council shall affirm, reverse or modify the decision being appealed. The city council may also remand the matter for reconsideration and further hearings because of a desire for additional information, or

due to the submission of new material or evidence not previously considered. (Ord. 892 § 4, 2001)

SECTION 7. SEVERABILITY.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.

B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 9. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same or a summary thereof to be published and posted in the manner required by law.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside held on the 18th day of July 2019 by the following vote:

AYES:	5	COUNCIL MEMBERS	Kispersky, Campbell, Oglesby, Pacheco, Wizard
NOES:	0	COUNCIL MEMBERS	None
ABSENT:	0	COUNCIL MEMBERS	None
ABSTAIN:	0	COUNCIL MEMBERS	None

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 9.C.

TO: City Council

FROM: Craig Malin, City Manager

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

DATE: September 19, 2019

SUBJECT: **APPEALS OF USE PERMIT APPLICATION UP-16-07 AND UP-15-04 : THE CITY COUNCIL WILL CONSIDER THREE APPEALS RELATED TO USE PERMIT APPLICATIONS SUBMITTED BY SAC WIRELESS ON BEHALF OF VERIZON WIRELESS FOR A WIRELESS FACILITY AT 1460 HILBY AVENUE AND FOR THE INSTALLATION OF FOUR SMALL CELL WIRELESS FACILITIES ON UTILITY POLES NEAR THE FOLLOWING LOCATIONS:**

- **1101 BUENA STREET**
- **1268 YOSEMITE STREET**
- **1108 SAN LUCAS STREET**
- **1431 WARING STREET**

PURPOSE & RECOMMENDATION

In accordance with Section 17.76.020.C of the Seaside Municipal Code, the City Council will be considering three appeals regarding the Use Permit Applications SAC Wireless filed on behalf of Verizon Wireless.

BACKGROUND

Use Permit Application No. UP-16-07

1. Walt Ferguson, appellant, is appealing the approval of Use Permit Application No. UP-16-07 which approved a small cell network facility and is seeking to have City Council overturn this approval thus denying the proposed small cell network. Appeal Statement is provided as **Attachment 1** ("Ferguson Appeal").

2. SAC Wireless on behalf of Verizon Wireless, applicant and appellant, is appealing a specific condition of approval for Use Permit Application No. UP-16-07 requiring the submittal of a quarterly report on the level of Radio Frequencies emanating from each of the four small cell sites approved under File No. UP-16-07 and thus seeking to have the City Council delete this condition from the adopted Resolution for the project. Appeal Statement is provided as **Attachment 2** ("Verizon Appeal").

Use Permit Application No. UP-15-04

1. Tricia Knight (SAC Wireless) on behalf of Verizon Wireless, applicant, is appealing the denial of a 39.5 foot tall cellular tower by the Seaside Planning Commission located on the premise of 1460 Hilby Avenue. Appeal Statement is provided as **Attachment 3** ("Hilby Appeal"). Pursuant to a tolling agreement with Verizon, this appeal would be withdrawn if the Master Use Permit in UP-16-07 is ultimately approved.

FACTUAL BACKGROUND

These three appeals involve two different proposed wireless deployments in Verizon's attempt to improve its services within the same area. Verizon first proposed a "macro cell" at the Hilby Faith Lutheran Church. In response to a denial from the Planning Commission and community opposition on appeal to the City Council, Verizon agreed to continue the Hilby Appeal while it searched for an alternative. Verizon then proposed several "small cells" as a substitute, which the Planning Commission approved but gave rise to the Ferguson Appeal and the Verizon Appeal. The following discussion summarizes the relevant details at each phase.

The Hilby Macro Site

On April 28, 2015, Verizon Wireless submitted a use permit application (File# UP-15-04) to construct and operate a new wireless telecommunications facility that includes a 781 square-foot chain-link fenced enclosure for the ground-mounted equipment and a new 39' 10" church steeple to conceal the antennas and associated tower-mounted equipment. Both the enclosure and the steeple would be placed behind the existing Church (Faith Lutheran) located at 1460 Hilby Avenue.

Within the equipment enclosure, Verizon proposes to install three radio base station cabinets, one power cabinet and one 30kW standby power generator on concrete pads, along with various other rack-mounted cabinets for electrical and telephone utilities. Four service lights would illuminate the enclosure for night-time maintenance workers. Verizon proposes to install barbed wire around the chain-link fence.

Within the steeple, Verizon proposes to install 12 six-foot-long panel antennas in two vertically stacked arrays center-mounted at 26 feet above ground level ("**AGL**") and 33 feet AGL, 12 remote radio units ("**RRUs**") and two DC power surge suppressors. The steeple would mimic the existing architectural style, materials and finish of the Church,

including a pitched rooftop, vent louvers and a crucifix.

Planning Commission Proceedings

On July 22, 2015, the Planning Commission opened its review of Verizon's application. Web link to the staff report dated July 22, 2015 is listed below:

(Web Link).

Ms. Emily Howard opposed the project because it would obstruct views from her home, caused her concern for health reasons and generally did not belong in a residential neighborhood. Ms. Maris Sidemstecker opposed the project because it impacted her view from her backyard and caused her concern for health reasons. Ms. Francois Avery and Ms. Nina Beatty both stated their opposition wireless towers in residential neighborhoods, and Ms. Beatty emphasized that her opposition was rooted in zoning concerns.

On a motion from Commissioner Ross and a second from Commissioner Dodson, the Commission voted to deny the application on the grounds that (1) the project would be inconsistent with the General Plan and any applicable specific plan and (2) the project design, size and operation would be incompatible with the existing and planned-future uses in the area. The Commission continued the item until August 12, 2015 to allow staffs time to prepare a resolution consistent with the

Commission's findings.

On August 7, 2015, Verizon requested a continuance for additional time to review the draft resolution for denial and evaluate potential alternative sites. On August 12, 2015, the Commission granted the continuance to the next regular meeting.

On September 9, 2015, the Commission considered Verizon's application for the second time. The staff report dated September 9, 2015 (included as web link) recommended denial in accordance with the Commission's findings that were introduced at the July 22 meeting.

The Commission conducted the public hearing and received additional evidence and public testimony. Ms. Tricia Knight, Verizon's representative, stated that Verizon could reduce the overall height and sound-proof the equipment enclosure. Ms. Kay Kline opposed the project because it conflicted with the General Plan and the generally low overall height in Seaside's residential neighborhoods (typically limited to two stories). Nine other speakers opposed the project on the same grounds. RJ Knapp, a representative from the Church, submitted a letter in support for the project.

On a motion from Commissioner Lechman and a second from Commissioner Ross, the Commission voted to deny the application based on the findings introduced by the Commission from the July 22, 2015 meeting and approved Resolution No. 15-12 (included as **Attachment 4**).

Verizon's Appeal to the City Council and Search for Alternatives

On September 15, 2015, Verizon timely filed an appeal to the City Council, which sought to overturn the Planning Commission's denial of UP-15-07. Verizon also submitted a letter dated January 19, 2016, which elaborated on its grounds for the appeal (see **Attachment 3**). Verizon argued that (1) the project meets all the criteria for approval under the SMC and (2) federal law requires approval even if the project did not meet all the City's criteria for approval.

Since Verizon filed its appeal in UP-15-07, staff and the applicant have worked to determine whether any potentially feasible and less intrusive locations or designs could accomplish Verizon's technical objectives. On January 19, 2016, Verizon submitted an Alternatives Analysis that investigated 11 other locations within Seaside. These locations included three potential sites in public/institutional districts (Seaside Fire Department at 1635 Broadway Avenue, Highland Elementary School at 1650 Sonoma Avenue and Del Rey Woods Elementary School at 1281 Plumas Avenue).

Verizon also identified a potentially feasible design alternative for a less-intrusive site at the Church that involves a "sector split" with a lower overall project height. In concept, the sector split would relocate the antennas in the upper array and their associated RRUs to a new faux cupola on the Church's rooftop. The antennas in the lower array would remain in their currently proposed configuration and the steeple height would then be reduced. The new cupola would be designed to match the Church just like the steeple and the cables and other connectors would be run through chases in the rooftop or underneath the overhang. Staff has prepared a diagram in **Attachment 5** to illustrate how the sector split would be accomplished.

On March 15, 2016, staff requested additional information from Verizon to help staff compare aesthetic impacts between the proposed site and a potential site located at the Seaside Fire Department, and also between the proposed site and a possible sector-split design. On March 17, 2016, Verizon requested additional time to investigate alternative designs and/or locations. On

March 18, 2016, the City consented to an extension to allow Verizon additional time to investigate alternative designs and/or locations.

On April 12, 2016, the staff reiterated its requests for additional information because it had not yet received a response to its March 15th requests. Staff also requested additional information that would allow it to compare the proposed site with the two

other potential alternatives in the public/institutional districts, and also with a potential multi-site small-cell deployment in the public right-of-way.

On May 3, 2016, representatives from Verizon and staff met at the project site to evaluate alternatives. Verizon's representatives indicated that a sector split could potentially work but might result in some reduction in signal propagation from the antennas, and could potentially require additional small cells in the area to fully achieve Verizon's technical objectives.

On May 12, 2016, Verizon requested an additional extension to a date in either August or September 2016 for more time to respond to staff's requests for information and to perform a "drive test" in Seaside to empirically measure Verizon's existing service levels. Given that the City previously granted an extension nearly two months earlier for the same purpose, and given that more than eight months had passed since the denial occurred, the City denied the request for an extension, requested that Verizon provide responses to its requests for additional information on or before May 27 to be adequately considered at an appeal held on June 16, 2016.

On June 16, 2016, the City Council conducted a public hearing on the Hilby Appeal. The staff report recommended approval subject to a revised, split-sector design that would reduce the overall height but allow Verizon to achieve its technical objectives. Several residents testified against the proposed project and the property owner testified in support. The City Council acted to continue its review of the application in accordance with a tolling agreement with Verizon in order to allow Verizon to determine if there were any other alternatives to constructing a single cell tower at 1460 Hilby Avenue.

The link to the June 16, 2016 City Council Staff Report (Item 10 B) is provided below:

<https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aoid=694>.

The minutes from the June 16, 2016 City Council meeting are linked below:
<https://seasideca.civicclerk.com/Web/UserControls/DocPreview.aspx?m=1&aoid=694>.

Proposed Small Cell Alternative under a Master Use Permit

The proposed Master Use Permit consists of a Small Cell network for Verizon Wireless. The network will consist of the placement of four antennas on top of four utility poles. Each utility pole is located within the public right-of-way in the southeast quadrant of Seaside. See Attachments 1-4 for Site Simulations including Location Maps.

The Master Use Permit is being submitted to provide the City with an alternative design/location as a possible replacement for the proposed construction of a single 39-

foot 10-inch cellular tower disguised as a church steeple on the grounds of Faith Lutheran Church located at 1460 Hilby Avenue (Use Permit # UP-15-04). The alternative design/locations were requested by the City Council on June 16, 2016 in its review of an appeal filed by Verizon Wireless from the denial of UP-15-04 by the Planning Commission on September 23, 2015. The City of Seaside has entered into a tolling agreement with Verizon Wireless to stop mandatory processing deadlines on the appeal of UP-15-04 until the alternative design/location as requested by the City Council has been completed.

Per the direction received from the Planning Commission at its meeting on July 24, 2019, the Commission adopted Motion to direct City staff to return with a Resolution adopting the Master Use Permit for the Small Cell network.

The staff report from the July 24, 2019 Planning Commission meeting can be accessed at the web link listed below:

<https://seasideca.civicclerk.com/admin/Agendas/EditAgendaObj.aspx?id=1591&caller=Agendas.aspx>

On August 14, 2019, the Planning Commission approved the proposed Master Use Permit subject to certain conditions.

<https://seasideca.civicclerk.com/Web/GenFile.aspx?ar=4619> Planning Commission Staff Report 8/14/19 Use Permit UP-16-07 Item continued from July 24, 2019 Planning Commission meeting.

Ferguson Appeal

On August 16, 2019, Mr. Walter Ferguson timely appealed the Planning Commission's approval of UP-16-07. As a summary, the Ferguson Appeal alleges that: (1) the City has the legal authority to deny the applications under federal and California law; (2) Verizon has not proven a significant gap in its own service; (3) even if Verizon could show a significant gap, the proposed small cells are not the least intrusive means for Verizon to provide service; (4) wireless facilities blight residential communities and erode property values; (5) if approved, the facilities can become even larger and more unsightly under federal regulations; (6) radio frequency emissions may cause adverse health effects; and (7) not all persons entitled to notice received such notice in time for the Planning Commission hearing.

LEGAL AND REGULATORY BACKGROUND

Various federal and State laws affect local land-use discretion over wireless facilities. The following discussion provides a summarized explanation for the key regulations

applicable to Verizon's application.

Federal Telecommunication Act

Federal law establishes specified limitations and preemptions in relation to the siting of wireless communications facilities as part of the Federal Telecommunications Act of 1996. Under the Telecommunications Act, State and local governments retain their local land use authority except that local regulations cannot (1) prohibit or effectively prohibit personal wireless services; (2) unreasonably discriminate among functionally equivalent services; (3) regulate based on environmental/health impacts from radiofrequency (RF) emissions.

The FCC Ruling, effective on January 14, 2019, sets forth new limitations on state and local government regulation of small cell wireless facilities that are placed on existing or new utility poles and street light standards located in the public right-of-way. Specifically, the FCC Ruling: a) limits the level of local permitting and discretion; b) establishes new shorter "shot clock" rules (e.g., time limits and deadlines) for processing and action on local permits; and c) limits the fees that can be charged for permitting small cell deployments.

To expedite deployment of small cells and new wireless technology, the FCC adopted its Small Cells Order to provide guidance on appropriate approval criteria for small cells. These facilities are often affixed to light poles and other smaller, lower utility poles located within the public right-of-way. *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, FCC 18-133 (September 27, 2018). The FCC defined "small wireless facilities" with specific height and dimension thresholds. 47 C.F.R. § 1.6002(l). Among other topics, the FCC addressed aesthetic criteria for approval of

qualifying small cells, concluding that they must be: "(1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance." "Reasonable" standards are "technically feasible" and meant to avoid "out-of-character deployments." "Objective" standards must "incorporate clearly-defined and ascertainable standards, applied in a principled manner."

Requirements to demonstrate necessity of a small cell through a significant gap and alternatives analysis are preempted by the FCC's recent Small Cells Order. The FCC ruled that local regulations prohibit or have the effect of prohibiting service under the Telecommunications Act if they materially inhibit "densifying a wireless network, introducing new services, or otherwise improving service capabilities." In the Small Cells Order, the FCC states that "Significant gap" is a narrow, dated standard for prohibition of service that does not apply to small wireless facilities. For small wireless facilities, the FCC rejected judicial interpretations that the Telecommunications Act limits the federal prohibition of service standard to "protecting only against coverage gaps or the like" as

determined through a "coverage gap'-based approach."

State Law

California law grants telephone corporations a limited right to use the public rights-of-way to the extent necessary to provide services to the public in a manner that does not "incommode" the public use of the right-of-way.

Municipalities also retain reasonable time, place, and manner control over temporary construction activities. Federal law and California courts hold that the "incommode" standard preserves local authority to regulate against both physical obstructions and unreasonable aesthetic impacts.

PROJECT DESCRIPTION (UP-16-07)

The Master Use Permit application seeks to locate a small cell wireless telecommunication network within the public rights-of-way near the following locations:

1101 Buena Street

The proposed structure is a 30'-8" tall wooden utility pole. SAC Wireless proposes to mount a single omnidirectional cylindrical antenna within a fiberglass radome (i.e., shroud) to the side of the pole using an arm bracket. The antenna centerline would be 29'6" above grade. Two RRU's, an equipment cabinet, and fiber optic distribution panel will be located below the antenna between height of 16'-7" and 9'-0' above grade. See **Attachment 7**.

1108 San Lucas Street

The proposed structure is a 39'-0" tall wooden utility pole that currently supports a cross arm guy wire, and power communication lines. The neutral power line is located 32'-0" above grade and 7'-0" below the top of the pole. SAC Wireless proposes to mount a single omnidirectional cylindrical antenna within a fiberglass radome to the top of the pole using a top mounting bracket. The antenna centerline would be 42'4" above grade. Two RRU's, an equipment cabinet, and fiber optic distribution panel will be located below the antenna between height of 14'-0" and 7'-0' above grade. See **Attachment 8**.

1431 Waring Street

The proposed structure is a 39'-0" tall wooden utility pole that currently supports a cross arm guy wire, and power communication lines. The neutral power line is located 32'-0" above grade and 7'-0" below the top of the pole. SAC Wireless proposes to mount a single omnidirectional

cylindrical antenna within a fiberglass radome to the top of the pole using a top mounting bracket. The antenna centerline would be 42'5" above grade. Two RRU's, an equipment cabinet, and fiber optic distribution panel will be located below the antenna between height of 16'-7" and

9'-0' above grade. See **Attachment 9**.

1268 Yosemite Street

The proposed structure is a 20'-0" tall wooden utility pole. SAC Wireless proposes to mount a single omnidirectional cylindrical antenna within a fiberglass radome to the top of the pole using a top mounting bracket. The antenna centerline would be 23'5" above grade. Two RRU's, an equipment cabinet, and fiber optic distribution panel will be located below the antenna between height of 16'-7" and 9'-0' above grade. See **Attachment 10**.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, Cal. Pub. Res. Code §§ 21000 et seq. ("CEQA"), and the Guidelines for Implementation of the California Environmental Quality Act, 14 C.C.R. §§ 15000 et seq. (the "CEQA Guidelines"), staff evaluated the project for any significant effect on the environment. Staff concludes that the project qualifies for a categorical exemption from environmental review under CEQA Guidelines § 15303, which exempts the:

construction and location of limited numbers of new, small facilities or structure; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

In addition, staff concludes the project may also be subject to a categorical exemption from environmental review under CEQA Guidelines § 15301, which exempts "minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the 's determination."

STAFF ANALYSIS AND FINDINGS

The City Council may approve a Master Use Permit when it finds that the proposed

facilities (1) comply with the general findings in SMC § 17.62.070 required for a Use Permit; (2) comply with all applicable requirements in SMC chapter 17.54, which governs telecommunication facilities; and (3) will not adversely impact the character and aesthetics of any public right-of-way.

If the City Council is able to make the findings as described in further detail below, the application should be approved. An encroachment agreement from the Public Works Department will be required as part of the Conditions of Approval.

If the City Council is unable to make a finding, then it must articulate reasons why it cannot make the finding based on the evidence in the record. Federal law requires the reasons for a denial must be based on "substantial evidence". This means: (1) specific facts about the proposed project rather than general grievances about all wireless facilities; (2) evidence that a reasonable person would agree supports a conclusion even if it would not persuade the same person to agree with that conclusion (i.e., less than 51% sure); and (3) an authorization under local law to deny an application based on those facts.

As more fully explained below, staff recommends that the City Council deny the Ferguson Appeal, approve the proposed Master Use Permit subject to certain specified conditions and grant-in-part the Verizon Appeal. This action would moot the Hilby Appeal.

9'-0' above grade. See **Attachment 9**.

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As more fully explained below, staff recommends that the City Council deny the Ferguson Appeal, approve the proposed Master Use Permit subject to certain specified conditions and grant-in-part the Verizon Appeal. This action would moot the Hilby Appeal.

The Ferguson Appeal

Staff does not find the grounds for the Resident Appeal sufficient to meet the evidentiary standard required by the Telecommunications Act. As noted above, the City

Council must have substantial evidence to deny an application.

The reasons stated on the appeal filing include the potential for facilities to expand under other federal laws; blight on neighborhoods, the perception that facilities negatively impact property values; and concern for adverse health effects. The potential for expansion is not a basis for denial in the City's code and, in any event, at least one federal court of appeals has held that a denial for a new site based on concern for future expansions is improper. Concerns about blight and property values appear to be aimed at all wireless facilities generally, which is not sufficient for the federal substantial-evidence standard. Finally, the City cannot regulate wireless facilities based on environmental impacts from RF emissions that comply with the FCC's regulations, which the applicant has shown will be the case.

However, the City Council should note that the Resident Appeal suggests additional grounds for denial not stated in the filing. Appeals are *de novo* and so the City Council may consider additional information offered in the oral testimony. If such information is new and not available to the Planning Commission, the City Council should not refer the matter back to the Planning Commission unless Verizon Wireless consents to an extension of time for further proceedings under the current tolling agreement.

Proposed Findings for Approval

In accordance with SMC § 17.62.070.F, staff prepared and recommends the proposed findings for the project as follows:

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.***

Staff Comments:

SMC § 17.54.040.C encourages a service provider who intends to establish multiple wireless telecommunications facilities within the City to apply for the approval of all facilities under a Master Use Permit. Under this approach, all proposed facilities may be acted upon by the City as a single application, ensuring feasibility of long-range company projections. Here, Verizon applied for a Master Use Permit.

SMC § 17.54.050.A authorizes wireless telecommunication facilities in residential districts so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. The City may require collocation with existing wireless facilities or other non-communications utilities when "the review authority determines that collocation would minimize the

overall aesthetic impact.” Here, the proposed project is located within an RS-8 and RS-12 zoning district and the applicant has provided an analysis of Alternative Sites provided as **Attachment 11** that evaluates 42 candidate sites where other utility poles are located within the public rights-of-way at the Southeast portion of the city. With respect to collocation, three facilities of the four facilities would be located on existing structures and there do not appear to be any existing wireless facilities within the vicinity that would be available for collocation.

SMC § 17.54.060 provides design standards some of which are applicable to wireless facilities in the public rights-of-way. Facilities must be as far from property lines as possible and must not encroach into any setbacks. Facilities in the public rights-of-way must also be placed underground. Facilities on existing structures may not extend more than 20 feet above the structure or above the zone height limit, except that facilities may be up to 80 feet above ground so long as the applicant demonstrates the additional height

is needed for adequate service. Here, the facilities are located in the public rights-of-way on existing structures that do not extend over property lines or into yard setbacks. The applicant has proposed to conceal the antennas with a radome shroud and the side mounted equipment with an equipment cage. The proposed project will be compliant with the height limitations so long as no part of the facility extends more than 50 feet above ground level.

Although all four facilities would have above ground equipment, only the proposed facility at 1268 Yosemite is located in an underground utility district. The non-antenna equipment other than the electric meter may be placed in an environmentally controlled vault. While the above-ground equipment would be inconsistent with the objective terms of the SMC, allowing the above-ground equipment would also be discriminatory to other utilities that were required to place their facilities underground. Moreover, in this particular location within the underground district, the above-ground equipment would be starkly contrasted with the otherwise unobstructed and naturally beautiful vistas of Monterey Bay that would be visible to the public from within the public rights-of-way and outside it. For these reasons, the proposed equipment (other than the antenna and electric meter) at 1268 Yosemite should be placed underground.

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

The Seaside General Plan designates the land use for the project site as RS (Low

Density Residential). The land use designation is primarily intended for the development of detached single- family dwellings at densities up to eight dwelling units per square acre. Facilities for ancillary public services (e.g., water, sewer, telephone and electricity) are permitted in all zones. 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

Staff Comments: 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 proposed utility pole will not adversely affect the aesthetic character of the site or block views from adjoining residential properties in that the pole will maintain the height of the existing pole and the equipment will be installed on the side of the pole within an equipment cage. Any work or security lighting must be installed in a manner that minimizes illumination effects with the use of down lit lighting.

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

Staff Comments: The proposed small cell telecommunication facilities would be the most-preferred under the circumstances because the alternative design for a telecommunication tower would be technically infeasible. Given the applicant's intended service area is in a residential area developed with older, single family dwellings in the southeast area of the community, (2) feasible collocation opportunities on an existing nearby telecommunication tower do not exist and, (3) with stand-alone telecommunication towers or building

mounted telecommunication designs not being desired or appropriate on adjacent residences, the proposed facility in the public right-of-way facility is the most preferred. The project will be designed to blend with the utility pole and existing equipment and communication wires. All antennas will be concealed from public view behind a radome shroud. The telecommunication equipment will be compatible with the existing and planned future residential uses in the vicinity

3. ***The site is physically suitable for the type, density and intensity of use***

being proposed, including access, utilities, and the absence of physical constraints.

Staff Comments: The proposed wireless telecommunication facility will have ingress and egress from the public right-of-way and sidewalk at each location. Existing electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The sites at 1108 San Lucas Street, 1431 Waring Street and 1101 Buena Street are developed with an existing utility pole and are suitable to accommodate a wireless telecommunications facility without disrupting the existing sidewalk or residential properties that adjoin each site. A new pole at 1268 Yosemite Street can be installed if it is required to strengthen the network. All sites would pose no significant impact on traffic or congestion as they would be generally attended only once every month or so by a technician and any construction or other work would require a traffic control permit.

4. ***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.***

Staff Comments: The applicant has provided Radio Frequency reports 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 the following emissions at ground level from each site:

1101 Buena Street

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 2.9% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation if any nearby building is 5.5% of the public exposure limit. See Attachment 10.

1108 San Lucas Street

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 1.0% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation if any nearby building is 0.63% of the public exposure limit. See Attachment 11.

1431 Waring Street

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 0.54% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation if any nearby building is 0.79% of the public exposure limit. See Attachment 12.

1268 Yosemite Street

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 1.7% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation if any nearby building is 10.0% of the public exposure limit. See Attachment 13.

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.

5. ***The communication facility complies with all applicable requirements of chapter 17.54.***

Staff Comments:

SMC § 17.54.040.C encourages a service provider who intends to establish multiple wireless telecommunications facilities within the City to apply for the approval of all facilities under a Master Use Permit. Under this approach, all proposed facilities may be acted upon by the City as a single application, ensuring feasibility of long-range company projections. Here, Verizon applied for a Master Use Permit.

SMC § 17.54.050.A authorizes wireless telecommunication facilities in residential districts so long as the applicant demonstrates that no other sites in public/institutional districts will provide adequate coverage. Here, the proposed project is located within an RS-8 and RS-12 zoning district and the applicant has provided an analysis of Alternative Sites provided as **Attachment 9** that evaluates 42 candidate sites where other utility poles are located within the public rights-of-way at the Southeast portion of the city.

SMC § 17.54.060 provides design standards some of which are applicable to wireless facilities in the public rights-of-way. Facilities must be as far from property lines as possible and must not encroach into any setbacks. Facilities in the public rights-of-way must also be placed underground. Facilities on existing structures may not extend more than 20 feet above the structure or above the zone height limit, except that facilities may be up to 80 feet above ground so long as the applicant demonstrates the additional height is needed for adequate service. Here, the facilities are located in the public rights-of-way on existing structures that do not extend over property lines or into yard setbacks. The applicant has proposed to conceal the antennas with a radome shroud and the side mounted equipment with an equipment cage. The proposed project will be compliant with the height limitations so long as no part of the facility extends more than 50 feet above ground level.

Although all four facilities would have above ground equipment, none are located in underground utility districts; provided, however, that the proposed facility at 1268 Yosemite may be subject to undergrounding if the City Council finds that the above-ground equipment incommodes the public's use of the right-of-way, including for aesthetic reasons, and undergrounding would be technically feasible.

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

Staff Comments: Subject to staff's recommended conditions, the small cell network would not unreasonably subject the public use to inconvenience, discomfort, trouble and/or annoyance because there do not appear to be more-preferred alternatives and the equipment would be minimized on the pole to the extent feasible per Federal regulations. 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 facilities into the existing environment and utility pole configuration with overhead wires to sufficiently mitigate any indirect adverse impacts.

The Verizon Appeal

Verizon seeks to remove a condition added by the Planning Commission to have the small cells tested for compliance with FCC radio frequency exposure regulations on a quarterly basis.

The Telecommunications Act preempts the field of state and local regulation of environmental effects from RF emissions and delegates authority to the FCC to establish a national standard. The FCC has found that local governments have a legitimate interest in determining whether a proposed facility complies with the FCC's emissions rules and declined requests by the industry to fully prohibit any local inquiry into RF-emissions compliance. Rather than provide express limits on local compliance evaluations, the FCC encourages municipalities and providers to work out a balance between the municipal interest in compliance testing and the provider's interest in avoiding potentially unnecessary expense.

In 2013, the City of Calabasas adopted an ordinance that required annual compliance evaluations subject to third-party expert review. A facial challenge to the ordinance alleged, among other things, that the City exceeded its authority and imposed compliance burdens on the providers that not even the FCC would impose if it enforced its own rules. A superior court in Los Angeles County agreed and invalidated the annual testing requirement. The City later replaced the invalidated testing requirement with an annual affidavit signed under penalty of perjury and a condition not non-compliance would lead to permit revocation.

Staff recommends a similar approach in this case.

Recommended Conditions of Approval

In addition to the conditions contained in the recommended findings, staff also recommends that the Planning Commission consider the following conditions of approval:

1. This permit will automatically expire 10 years and one day from its issuance, except when California Government Code § 65964(b), as may be amended or superseded, authorizes the City to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this wireless facility, which includes without limitation any permits or other approvals deemed-granted or deemed-approved under federal or state law, will not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law.
2. The overall height shall not exceed 50 feet above ground level.

Permit Renewal. Not more than one year before this small cell permit expires, the permittee may apply for permit renewal. The permittee must demonstrate that the subject small wireless facility complies with all the conditions of approval associated with this small cell permit and all applicable provisions in the Seaside Municipal Code that exist at the time the decision to renew or not renew the permit is rendered. The Director may modify or amend the conditions on a case-by-case basis as may be necessary or

1. appropriate to ensure compliance with applicable laws. Upon renewal, this small cell permit will automatically expire 10 years and one day from its issuance.
2. **Post-Installation Certification.** Within 60 calendar days after the permittee commences full, unattended operations of a small wireless facility approved or deemed-approved, the permittee shall provide the Director with documentation reasonably acceptable to the Director that the small wireless facility has been installed and/or constructed in strict compliance with the approved construction drawings and photo simulations. Such documentation shall include without limitation as-built drawings, GIS data and site photographs.
3. **Build-Out Period.** This small cell permit will automatically expire six (6) months from the approval date (the "build-out period") unless the permittee obtains all other permits and approvals required to install, construct and/or operate the approved small wireless facility, which includes without limitation any permits or approvals required by the any federal, state or local public agencies with jurisdiction over the subject property, the small wireless facility or its use. If this build-out period expires, the City will not extend the build-out period but the permittee may resubmit a complete application, including all application fees, for

the same or substantially similar project.

4. **Site Maintenance.** The permittee shall keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences and landscape features, in a neat, clean and safe condition in accordance with the approved construction drawings and all conditions in this small cell permit. The permittee shall keep the site area free from all litter and debris at all times. The permittee, at no cost to the City, shall remove and remediate any graffiti or other vandalism at the site within 48 hours after the permittee receives notice or otherwise becomes aware that such graffiti or other vandalism occurred.
5. **Compliance with Laws.** The permittee shall maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("laws") applicable to the permittee, the subject property, the small wireless facility or any use or activities in connection with the use authorized in this small cell permit, which includes without limitation any laws applicable to human exposure to RF emissions. The permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the permittee's obligations to maintain compliance with all laws. No failure or omission by the City to timely notice, prompt or enforce compliance with any applicable provision in the Seaside Municipal Code, any permit, any permit condition or any applicable law or regulation, shall be deemed to relieve, waive or lessen the permittee's obligation to comply in all respects with all applicable provisions in the Seaside Municipal Code, any permit, any permit condition or any applicable law or regulation.

Adverse Impacts on Other Properties. The permittee shall use all reasonable efforts to avoid any and all unreasonable, undue or unnecessary adverse impacts on nearby properties that may arise from the permittee's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities on or about the site. The permittee shall not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines except during normal construction work hours authorized by the Seaside Municipal Code. The restricted work hours in this condition will not prohibit any work required to prevent an actual, immediate harm to

1. property or persons, or any work during an emergency declared by the City or

other state or federal government agency or official with authority to declare a state of emergency within the City. The Director may issue a stop work order for any activities that violates this condition in whole or in part.

2. **Inspections; Emergencies.** The permittee expressly acknowledges and agrees that the City's officers, officials, staff, agents, contractors or other designees may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the permittee. Notwithstanding the prior sentence, the City's officers, officials, staff, agents, contractors or other designees may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The permittee, if present, may observe the City's officers, officials, staff or other designees while any such inspection or emergency access occurs.
3. **Permittee's Contact Information.** Within 10 days from the final approval of this small cell permit, the permittee shall furnish the Director with accurate and up-to-date contact information for a person responsible for the small wireless facility, which includes without limitation such person's full name, title, direct telephone number, facsimile number, mailing address and email address. The permittee shall keep such contact information up-to-date at all times and promptly provide the Director with updated contact information if either the responsible person or such person's contact information changes.
4. **Indemnification.** The permittee and, if applicable, the property owner (if not on City-owned infrastructure) upon which the small wireless facility is installed shall defend, indemnify and hold harmless the City, City Council and the City's boards, commissions, agents, officers, officials, employees and volunteers (collectively, the "indemnitees") from any and all (1) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, law suits, writs and other actions or proceedings ("claims") brought against the indemnitees to challenge, attack, seek to modify, set aside, void or annul the City's approval of this small cell permit, and (2) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees' or customers' acts or omissions in connection with this small cell permit or the small wireless facility. In the event the City becomes aware of any claims, the City will use best efforts to promptly

notify the permittee and the private property owner (if applicable) and shall reasonably cooperate in the defense. The permittee expressly acknowledges and agrees that the City shall have the right to approve, which approval shall not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or permittee (as applicable) shall promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. Within ten calendar days of the service of a claim, the permittee shall execute a letter of agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. The permittee expressly acknowledges and agrees that the permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this small cell permit, and that such indemnification obligations will survive the expiration, revocation or other termination of this small cell permit.

Performance Bond. Before the City issues any permits required to commence construction in connection with this small cell permit, the permittee shall post a performance bond from a surety and in a form acceptable to the Director in an amount reasonably necessary to cover the cost to remove the improvements and restore all

1. affected areas based on a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which includes without limitation all antennas, radios, batteries, generators, utilities, cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings and foundations, whether above ground or below ground, constructed or installed in connection with the small wireless facility, plus the cost to completely restore any areas affected by the removal work to a standard compliant with applicable laws. In establishing or adjusting the bond amount required under this condition, and in accordance with California Government Code § 65964(a), the Director shall take into consideration any information provided by the permittee regarding the cost to remove the small wireless facility to a standard compliant with applicable laws. The performance bond shall expressly survive the expiration, revocation or other termination of this small cell permit to the extent required to completely remove the equipment and improvements, restore the affected areas and perform all other obligations in accordance with this condition.
2. **Permit Revocation.** This permit may be revoked in accordance with the provisions and procedures in this condition. The Director may initiate revocation proceedings when the Director has information that the facility may not be in

compliance with all applicable laws, which includes without limitation, any permit in connection with the facility and any associated conditions with such permit(s). Before the Director may conduct a public hearing to revoke this permit, the Director must issue a written notice to the permittee that specifies (i) the facility; (ii) the violation(s) to be corrected; (iii) the timeframe in which the permittee must correct such violation(s); and (iv) that, in addition to all other rights and remedies the City may pursue, the City may initiate revocation proceedings for failure to correct such violation(s). This permit may be revoked only by the City Council after a duly notice public hearing. The City Council may revoke a permit when it finds substantial evidence in the written record to show that the facility is not in compliance with any applicable laws, which includes without limitation, any permit in connection with the facility and any associated conditions with such permit(s). Any decision by the City Council to revoke or not revoke a permit shall be final and not subject to any further appeals. Within five business days after the City Council adopts a resolution to revoke a permit, the Director shall provide the permittee with a written notice that specifies the revocation and the reasons for such revocation.

Record Retention. Throughout the permit term, the permittee must maintain a complete and accurate copy of the written administrative record, which includes without limitation the small cell permit application, small cell permit, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval, any ministerial permits or approvals issued in connection with this approval and any records, memoranda, documents, papers and other correspondence entered into the public record in connection with the small cell permit (collectively, "records"). If the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved by inspecting the missing records will be construed against the permittee. The permittee shall protect all records from damage from fires, floods and other hazards that may cause deterioration. The permittee may keep records in an electronic format; provided, however, that hard copies or electronic records kept in the City's regular files will control over any conflicts between such City-controlled copies or records and the permittee's electronic copies, and complete originals will control over all other copies in any form. The requirements in this condition shall not be construed to create any obligation to create or prepare any records not otherwise required to be created or prepared by other applicable laws. Compliance with the requirements in this

1. condition shall not excuse the permittee from any other similar record-retention obligations under applicable law.
2. **Abandoned Wireless Facilities.** The small wireless facility authorized under this small cell permit shall be deemed abandoned if not operated for any continuous six-month period. Within 90 days after a small wireless facility is

abandoned or deemed abandoned, the permittee and/or property owner shall completely remove the small wireless facility and all related improvements and shall restore all affected areas to a condition compliant with all applicable laws, which includes without limitation the Seaside Municipal Code. In the event that neither the permittee nor the property owner complies with the removal and restoration obligations under this condition within said 90-day period, the City shall have the right (but not the obligation) to perform such removal and restoration with or without notice, and the permittee and property owner shall be jointly and severally liable for all costs and expenses incurred by the City in connection with such removal and/or restoration activities.

3. **Landscaping.** The permittee shall replace any landscape features damaged or displaced by the construction, installation, operation, maintenance or other work performed by the permittee or at the permittee's direction on or about the site. If any trees are damaged or displaced, the permittee shall hire and pay for a licensed arborist to select, plant and maintain replacement landscaping in an appropriate location for the species. Only International Society of Arboriculture certified workers under the supervision of a licensed arborist shall be used to install the replacement tree(s). Any replacement tree must be substantially the same size as the damaged tree and consistent with the City's list of pre-approved street trees. The permittee shall, at all times, be responsible to maintain any replacement landscape features.
4. **Cost Reimbursement.** The permittee acknowledges and agrees that (i) the permittee's request for authorization to construct, install and/or operate the wireless facility will cause the City to incur costs and expenses; (ii) the permittee shall be responsible to reimburse the City for all costs incurred in connection with the permit, which includes without limitation costs related to application review, permit issuance, site inspection and any other costs reasonably related to or caused by the request for authorization to construct, install and/or operate the wireless facility; (iii) any application fees required for the application may not cover all such reimbursable costs and that the permittee shall have the obligation to reimburse City for all such costs 10 days after a written demand for reimbursement and reasonable documentation to support such costs; and (iv) the City shall have the right to withhold any permits or other approvals in connection with the wireless facility until and unless any outstanding costs have been reimbursed to the City by the permittee.
5. **Future Undergrounding Programs.** If other public utilities or communications providers in the public rights-of-way underground their facilities in the segment of the public rights-of-way where the permittee's small wireless facility is located, the permittee must underground its equipment except the antennas, any electric meter and any other equipment that must be placed above ground

to function. Accessory equipment such as radios and computers that require an environmentally controlled underground vault to function are not exempt from this condition and shall be undergrounded. Small wireless facilities installed on wood utility poles that will be removed pursuant to the undergrounding program may be reinstalled on a streetlight that complies with the City's standards and specifications. Such undergrounding shall occur at the permittee's sole cost and expense except as may be reimbursed through tariffs approved by the CPUC for undergrounding costs.

6. **Electric Meter Upgrades.** If the commercial electric utility provider adopts or changes its rules obviating the need for a separate or ground-mounted electric meter and enclosure, the permittee on its own initiative and at its sole cost and expense shall remove the separate or ground-mounted electric meter and enclosure. Prior to removing the electric meter, the permittee shall apply for any encroachment and/or other ministerial permit(s) required to perform the removal. Upon removal, the permittee shall restore the affected area to its original condition that existed prior to installation of the equipment.
7. **Rearrangement and Relocation.** The permittee acknowledges that the City, in its sole discretion and at any time, may: (1) change any street grade, width or location; (2) add, remove or otherwise change any improvements in, on, under or along any street owned by the City or any other public agency, which includes without limitation any sewers, storm drains, conduits, pipes, vaults, boxes, cabinets, poles and utility systems for gas, water, electric or telecommunications; and/or (3) perform any other work deemed necessary, useful or desirable by the City (collectively, "City work"). The City reserves the rights to do any and all City work without any admission on its part that the City would not have such rights without the express reservation in this small cell permit. If the Public Works Director determines that any City work will require the permittee's small wireless facility located in the public rights-of-way to be rearranged and/or relocated, the permittee shall, at its sole cost and expense, do or cause to be done all things necessary to accomplish such rearrangement and/or relocation. If the permittee fails or refuses to either permanently or temporarily rearrange and/or relocate the permittee's small wireless facility within a reasonable time after the Public Works Director's notice, the City may (but will not be obligated to) cause the rearrangement or relocation to be performed at the permittee's sole cost and expense. The City may exercise its rights to rearrange or relocate the permittee's small wireless facility without prior notice to permittee when the Public Works Director determines that the City work is immediately necessary to protect public health or safety. The permittee shall reimburse the City for all costs and expenses in connection with such work within ten (10) days after a written demand for reimbursement and reasonable

documentation to support such costs.

8. The following condition shall be adhered 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 install and at all times maintain in good condition an "RF notice" sign and "network operations center" sign on the pole. The signs required in this condition must be placed in a location where they are clearly visible to a person approaching the pole from the sidewalk.
9. 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.

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

1. 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.
2. 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.

3. Each year on or before January 1, the permittee shall deliver to the City an affidavit signed by an engineer familiar with the facility that attests, under penalty of perjury, that the facility currently is and has been operated in continuous compliance with all applicable FCC guidelines for human exposure to RF emissions.

CONCLUSION

It is recommended that the City Council:

1. approve the Master Use Permit, subject to the conditions described in this report;
2. Uphold the Verizon Appeal, subject to the modified annual compliance certification condition described in this report; and
3. deny the Resident Appeal.

In the alternative, the City Council could deny the Master Use Permit. If the City Council denies the Master User Permit and upholds the Resident Appeal, it will be obligated to consider the Hilby Tower as a continued item from the September 15, 2015 City Council meeting.

ATTACHMENTS

1. Walt Ferguson Appeal
 2. Verizon Appeal
 3. Verizon Wireless Appeal Statement - 1460 Hilby
 4. PC Resolution 15-12
 5. Example Sector Split Design Alternative UP-15-04 (1)
 6. Resolution for UP 16-07
 7. Site Photosimulations 1101 Buena
 8. Site Photosimulations 1108 San Lucas
 9. Site Photosimulations 1421 Waring
 10. Site Photosimulations 1268 Yosemite
 11. Alternative Candidate Analysis
-

12. Planset 1101 Buena
 13. Planset 1108 San Lucas
 14. Planset 1431 Waring
 15. Planset 1268 Yosemite
 16. RF Exposure Study 1101 Buena
 17. RF Exposure Study 1108 San Lucas
 18. RF Exposure study 1268 Yosemite
 19. RF Exposure Study 1431 Waring
 20. Public Comments Received on the item
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



City of Seaside

RECEIVED BY
CITY OF SEASIDE

APPEAL TO CITY COUNCIL

AUG 16 2019

Fees per current adopted fee schedule

COMMUNITY
DEVELOPMENT

An application to appeal an administrative action or citation. If you have any questions regarding the appeal process, please visit the City Clerk's office during regular business hours or call 831-899-6707.

Please return form to the City Clerk's Office:
440 Harcourt Avenue, Seaside, CA 93955

APPELLANT

Name of Appellant: Walter Ferguson

Residing at: P.O. Box 655, Seaside CA 93955

Phone Number(s): 831 920-2446

Signed: Walter Ferguson Date: 8/16/19

SUBJECT OF APPEAL

I hereby appeal the decision of the: Seaside Planning Commission
(Name of Council, Committee, or Commission decision being appealed)

Date the decision being appealed was rendered: August 14, 2019

Agenda item number: Item 7. BUSINESS

Subject/Agenda item title: Use Permit UP-16-07:

SAC Wireless on behalf of Verizon Wireless

Signed: Walter Ferguson Date: 8/16/19

REASON FOR APPEAL

Explain specifically what action(s) you are appealing and why you believe the Council should consider your appeal. Include what evidence you have that supports your appeal. You may attach additional pages if necessary. (Number of sheets attached 5 pages)

Administrative Use Only

Receipt Number: R00003464

Received by: Jacqueline Velazquez Date: 8/16/19

Attachment A

Reason for Appeal to Seaside City Council; August 16, 2019

The recent Planning Commission's approval of four Verizon wireless facilities in residential areas of the City of Seaside, will have grave consequences for the future of our City. I am filing an appeal of this decision in order to give our elected representatives on the City Council the opportunity to reverse this unpopular and disastrous decision.

The Federal Telecommunications Act of 1996 governs and defines a municipality's control over citing decisions of wireless facilities and cell towers. That law clearly upholds a city's right to do so, by stating in section 704, that it preserves the authority of state and local governments over decisions regarding the placement, construction, and modification of personal wireless service facilities. The law also requires that cities may not do so in a discriminatory manner, however. This means that if the City of Seaside does grant permits for wireless facilities in the public rights of way of strictly residential districts to Verizon, it may not deny access to all competing carriers in the same or any other residential areas of the City. The proliferation of this unsightly industrial looking equipment will have grave and irreversible consequences to the residents you have sworn to protect.

While the State CPUC grants a limited right to access the public rights of way to telephone carriers, the law also upholds traditional local control over time, place and manner in making siting decisions and that access will only be permitted so as not to incommode the Public's use of the rights of way which includes aesthetic considerations. The proposed designs are bulky and ugly with considerable visual impact. Pole mounted antennas, with radios displexors, conduit and cables and hazard warning signs collectively will be highly visible and potentially dangerous as adding to fire risk by overloading the poles with heavy equipment. The right to control on aesthetics grounds has recently been confirmed by the California Supreme Court in their 2019 decision in T-Mobile West LLC v. city and County of San Francisco, upholding the Appellate Court's ruling that local governments may consider aesthetic impacts when making citing decisions. Neighborhoods in lovely coastal communities are in the best possible position to apply aesthetic considerations when making siting decisions, including preserving a neighborhood's unique residential character, preserving the quality of views and vistas, and avoiding **the proliferation of visual blight**. The right to consider aesthetics is also upheld in Federal Ninth Circuit Cases which have controlling jurisdiction in California.

All wireless carriers march into towns everywhere claiming to have a coverage gap to try and preempt local control and regulation. In fact, the attached map published by Verizon, does not show any existing coverage gaps in the City of Seaside and our local Verizon stores will tell you the same. Further, Verizon told us if we don't install these new devices in our residential neighborhoods there will be a coverage gap in the future and we may not be able to stream data during peak hours, in the evening when everyone is at home. This is simply not true.

Verizon is relying heavily on the common person's unfamiliarity with this somewhat arcane known area of the law and the Ninth Circuit cases that have interpreted and define what constitutes a "Significant Coverage Gap"; the test the courts have evolved to determine whether a denial for placement would constitute an effective prohibition and thus preempt local control. The burden of proof is on the applicant to prove two things, and it by a high burden of clear and convincing evidence. First the applicants must prove that there is a current and existing "Significant Gap in Coverage." An applicant must first succeed in proving this prong, which is becoming almost impossible with the advent of universal coverage that Verizon advertises and from which profits, especially in urban areas. Providing the best or fastest possible service is not the standard Courts follow in making this determination. If the service is generally reliable there is no gaps. And the gap must be significant. An occasional dropped call or small dead spots, while not existing here, do not, according to the Ninth Circuit constitute a significant gap. Verizon users in the area testified they have no coverage issues and this was confirmed by Verizon's sales reps that try to sell potential customers based on their assertions of reliable coverage and downloads. If applicants should prove such an unlikely significant gap exists, then they also have the burden of proving that the proposed project is the least invasive means. This is hard to prove in residential placement cases because they are considered the most invasive so if there are less invasive options, such as nearby commercial, open space, industrial or mixed use areas, any of those would be less invasive as would a location on private property outside the rights of way. It is clear Verizon has failed to meet their burden of proving either, and there speculative, self-serving prediction of a possibility of a future need, or future gap, has been ruled insufficient to exempt local control. In Sprint Telephony v. County of San Diego the Ninth Circuit joined the Eight, in holding that, "a plaintiff suing a municipality under section 253(a) [of the Telecommunications Act of 1996] must show actual or effective prohibition, rather than the mere possibility of prohibition."

Not all neighbors within 400 ft of the proposed installations were adequately notified of the Public Hearing for the Master Use Permit Application 16-07. I was informed only eight days prior to the Public Hearing to install a wireless cellular site in my

3

If allowed this equipment will proliferate and for the minimum term of a ten-year lease period. If allowed, the carriers may collocate under the terms of The Spectrum Act without your intervention, adding different equipment that will enlarge and add more visual clutter to the existing array.

Not only will these type of cellular facilities be a blight to our neighborhoods it is the perception of many of our residents that their property values will be negatively impacted. They believe that RFR emissions showering from these units 24 hours a day in our residential neighborhoods and school yards pose both short- and long-term health risks.

The City Seaside is undergoing a transformation of beautification and an increase in property values which goes along with that. This should be enhanced not degraded by allowing unnecessary and ugly equipment to devalue our neighborhoods.

Perceptions are real. A survey by the National Institute for Science, Law & Public Policy found that 94% of homebuyers are "are less interested and would pay less" for a property located near a cell tower or antenna.

The Courts, both State and Federal have consistently given great deference to the principal of local control in this area of the law, and we ask our City to exercise its constitutional right and duty to act in the best interest of its residents and provide for their health, safety and welfare. As our elected representatives, this appeal will allow you to reconsider this unwise and precedent setting decision.

These are just some of the many reasons I am appealing Planning Commission's decision on behalf of all my neighbors and the residents of the City Seaside.



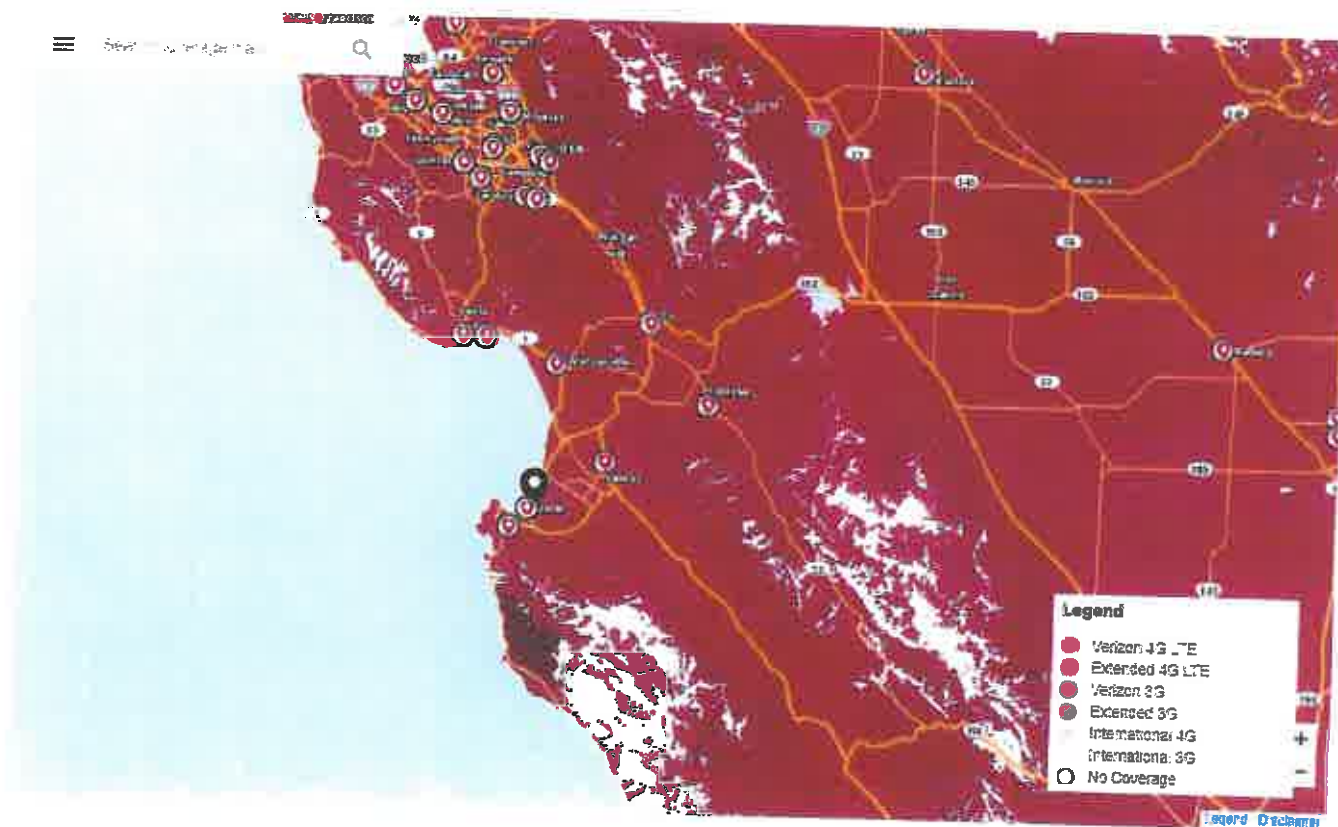
Wireless

Stores

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City of Seaside

APPEAL TO CITY COUNCIL

Fees per current adopted fee schedule

An application to appeal an administrative action or citation. If you have any questions regarding the appeal process, please visit the City Clerk's office during regular business hours or call 831-899-6707.

Please return form to the City Clerk's Office:

440 Harcourt Avenue, Seaside, CA 93955

APPELLANT

Name of Appellant: Tricia Knight for Verizon Wireless

Residing at: 123 Seacliff Dr Pismo Beach, CA 93449

Phone Number(s): 805-448-4221

Signed:  Date: 8-20-19

SUBJECT OF APPEAL

I hereby appeal the decision of the: _____
(Name of Council, Committee, or Commission decision being appealed)

Date the decision being appealed was rendered: _____

Agenda item number: _____

Subject/Agenda item title: _____

Signed: _____ Date: _____

REASON FOR APPEAL

Explain specifically what action(s) you are appealing and why you believe the Council should consider your appeal. Include what evidence you have that supports your appeal. You may attach additional pages if necessary. (Number of sheets attached _____)

See attached

Administrative Use Only

Receipt Number: _____

Received by: _____ Date: _____

MACKENZIE & ALBRITTON LLP

155 SANSOME STREET, SUITE 800
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

August 20, 2019

VIA EMAIL

City Council
City of Seaside
440 Harcourt Avenue
Seaside, California 93955

Re: Verizon Wireless Appeal of Condition of Approval 15
Use Permit Application UP-16-07
Approved Small Cell Wireless Facilities in the Right-of-Way

Dear Councilmembers:

We write on behalf of Verizon Wireless to appeal Condition of Approval 15 applied to four small cells in the right-of-way approved by Resolution 19-14 of the Planning Commission on August 14, 2019. In its second paragraph, added by the Commission, Condition of Approval 15 requires Verizon Wireless to reimburse the City for an independent engineer to take measurements and certify compliance of each small cell with Federal Communication Commission ("FCC") exposure guidelines on a quarterly basis – even after a facility has already been shown to comply with those federal guidelines.

Once a wireless facility has been shown to comply with FCC exposure guidelines, repeat radio frequency measurement requirements by local jurisdictions are preempted by federal law. 47 U.S.C. § 332(c)(7)(B)(iv). This is confirmed by a recent court decision. *See Crown Castle USA Inc. v. City of Calabasas* (Los Angeles Superior Court BS140933, 2014) ("...the regulation of a facility's planned or ongoing operation constitutes an unlawful supplemental regulation into an area of federal preemption.") The ongoing technical and operational aspects of wireless facilities are the FCC's exclusive jurisdiction. If a facility complies with FCC exposure guidelines, any requirement to demonstrate compliance again through ongoing or periodic measurements exceeds the City's authority. It is also unnecessary if there has been no change in equipment.

While Verizon Wireless agrees to a single-post installation measurement and certification, as described in the first paragraph of Condition of Approval 15, the requirement for repeat quarterly measurements and certification is preempted by federal

Seaside City Council
August 20, 2019
Page 2 of 2

law, and it is not required by the telecommunications regulations of Seaside Zoning Ordinance Chapter 17.54.

Verizon Wireless has worked cooperatively with the City over three years to secure approval of these four small cells. The Council should grant Verizon Wireless's appeal and strike the second paragraph imposing the quarterly certification and reimbursement requirements from Condition of Approval 15 as these requirements are illegal and unenforceable.

Very truly yours,

Paul B. Albritton

MACKENZIE & ALBRITTON LLP

220 SANSOME STREET, 14TH FLOOR
SAN FRANCISCO, CALIFORNIA 94104

TELEPHONE 415 / 288-4000
FACSIMILE 415 / 288-4010

January 19, 2016

VIA EMAIL

Mayor Ralph Rubio
Mayor Pro Tem Ian Oglesby
Council Members Dennis Alexander,
Jason Campbell and David Pacheco
City Council
City of Seaside
440 Harcourt Avenue
Seaside, California 93955

Re: Verizon Wireless Appeal, Application UP-15-14
Stealth Wireless Telecommunication Facility, 1460 Hilby Avenue
City Council Agenda, March 3, 2016

Dear Mayor Rubio, Mayor Pro Tem Oglesby and Council Members:

We write on behalf of Verizon Wireless to ask that you grant its appeal of the Planning Commission's denial of a stealth wireless telecommunication facility located at 1460 Hilby Avenue (the "Proposed Facility"). The findings of denial adopted by the Planning Commission at its meeting of August 12, 2015, are disingenuous. As carefully designed with the cooperation of Planning Division staff, the Proposed Facility completely conceals all wireless equipment in a new steeple placed behind an existing church building, and it is indistinguishable as a wireless facility to the casual observer.

Findings that the stealth church steeple is inconsistent with General Plan goals and incompatible with uses in the vicinity belie the Planning Commission's acceptance of resident fears of the health effects of radio frequency emissions and have no merit. Further, the findings are contrary to Planning Division staff's original recommendation of approval and are not supported by substantial evidence.

As we explain below, the Proposed Facility presents insignificant visual and acoustic impacts, complies with all requirements of the Seaside Municipal Code (the "Code") as well as the Seaside General Plan and meets the required findings for issuance of a use permit. In addition, the Proposed Facility will fill a significant gap in Verizon Wireless service, and there is no less intrusive feasible alternative to this fully-camouflaged design. For these reasons, denial of the application would violate the federal Telecommunications Act. We strongly urge you to grant Verizon Wireless's appeal and approve the Proposed Facility.

I. The Project

The Proposed Facility has been thoughtfully designed to minimize any impact on the adjacent neighborhood. Verizon Wireless proposes to completely conceal its antennas within a 39-foot 10-inch tall church steeple placed adjacent to the rear wall of an existing church building. The steeple walls will be textured and painted to complement the existing building's plaster siding, and its small pitched roof will match the roof of the existing building in color and angle. A new 780 square foot Verizon Wireless equipment area will be placed behind the church next to the steeple and will contain radio cabinets and a standby generator for use in emergencies. The equipment area will be surrounded by a seven foot high wood fence with an interior lining of noise-baffling material. Electrical and communication utilities serving the Proposed Facility will be placed underground.

Photosimulations of the Proposed Facility are attached as Exhibit A. Project plans for the Proposed Facility are attached as Exhibit B. A report by Hammett & Edison, Inc., Consulting Engineers attached as Exhibit C (the "H&E RF Report") confirms that the Proposed Facility will comply with Federal Communications Commission ("FCC") emissions guidelines.

II. The Proposed Facility Meets All Findings for Issuance of a Use Permit.

As confirmed by Planning Division staff in its report for the July 22, 2015, Planning Commission hearing, the Proposed Facility meets all required findings for a use permit. The Planning Commission's denial – based on two unsupported findings that thinly veil concerns over radio frequency emissions – was not based on substantial evidence, and should be overturned by the City Council.

A. The Proposed Facility is Allowed Within the Residential Zone and Complies with all Code Provisions.

The Proposed Facility meets the use permit finding of Code §17.62.070(F)(1) as its location in a residential district is allowed with City approval under Code §17.54.050(A) and it complies with all other Code requirements. The 39-foot 10-inch height of the steeple structure allows for complete concealment of antennas at the minimum height required to address the service gap, as required by Code §17.54.060(B)(1). Additionally, architectural features such as the church steeple can be granted an exception to Code height limitations under Code §17.30.030(D). The Proposed Facility exceeds the setback of 1.5 horizontal feet to each foot of height under Code §17.54.060(A)(1)(b). A 60-foot minimum setback is required and the Proposed Facility is located 80 feet from the nearest neighboring property line to the east (and is in fact 260 feet from the neighboring property line to the south).

Located 150 feet south of Hilby Avenue, the Proposed Facility also exceeds the required setback of 25 feet from the right-of-way under Code §17.54.060(A)(1)(c), and it is not located within required front setbacks. The steeple will be textured and painted to

match the existing church building plaster siding as required by Code §17.54.060(C). With equipment placed behind the church building and surrounded by a seven-foot wood fence, the Proposed Facility meets the requirement of Code §17.54.060(A)(1)(d) that equipment not be visible from the right-of-way and the requirement of Code §17.54.060(D) that it be screened. Located in the center of a two-acre parcel and incorporating the above-mentioned stealth and screening measures, the Proposed Facility is optimally situated to minimize its visual presence, consistent with Code §17.54.060(E). In addition, the backup generator will be enclosed within a wood fence lined with noise-baffling material as specifically required under Code §17.54.060(G), and the generator will be tested only once per week mid-day on a weekday in compliance with Code §17.54.070(D). In short, the Proposed Facility complies with all Code requirements and the City Council can make this use permit finding of approval.

B. The Proposed Facility is Consistent with the General Plan.

Code §17.62.070(F)(2) requires the Proposed Facility to be consistent with the General Plan. In its report to the Planning Commission for the July 22, 2015, meeting, the Planning Division originally found the Proposed Facility to be consistent with General Plan Goal LU-4, complementing existing land uses and enhancing the character of the community, as well as Policy LU-4.1, demonstrating compatibility with surroundings and the site.

In its denial resolution, the Planning Commission found that the Proposed Facility is inconsistent these General Plan provisions, but that finding was not based on substantial evidence. Located on a two-acre parcel with an allowed land use (the church), the Proposed Facility is relatively distant from any nearby residence and is a fitting architectural feature to complement the existing church building. The Proposed Facility is not recognizable as a wireless facility as antennas and equipment are completely concealed from view. Similarly, concern over establishment of a commercial presence is unfounded because the facility is completely concealed, unoccupied, remotely monitored and provides telephone service regulated by the California Public Utilities Commission. The tables of allowed uses under Article 2 of the Seaside Zoning Ordinance Code clearly categorize wireless facilities as “communications and infrastructure,” not as commercial uses such as “retail” or “services.”

The emergency generator will be tested only once per week for 20 minutes, at mid-day on a weekday in compliance with Code §17.54.070(D), and the already minor noise impacts will be further mitigated by the wood fence and its noise baffling lining. The generator also complies with the General Plan Noise Element and noise regulations of Code Chapter 9.12. In short, there are no significant adverse impacts.

On the other hand, the enhanced network service to be provided by the Proposed Facility is consistent with General Plan Policy S-4.1, which encourages enhanced wireless service as part of an emergency preparedness plan. As the Proposed Facility meets the aforementioned General Plan requirements, the City Council should make this finding of approval.

C. The Design, Location, Size, and Operating Characteristics of the Proposed Facility are Compatible with Existing and Planned Future Land Uses in the Vicinity.

In its report to the Planning Commission for the July 22, 2015, meeting, Planning Division staff originally noted that the proposed steeple provides “visual symmetry with the overall design of the existing church building” and supported this finding of Code §17.62.070(F)(3). The Planning Commission’s second of two findings of denial attempts to uncover an inconsistency with this requirement, but fails to do so. As the Proposed Facility antennas are fully concealed within the steeple, the steeple should be evaluated as an architectural feature of the church similar to steeples and towers on other church properties in the vicinity in Seaside. For example, both Saint Matthias Episcopal Church and the Church of Jesus Christ of Latter Day Saints on Noche Buena Street feature similar steeple structures that are located on the front side of those buildings facing the right-of-way. The Proposed Facility steeple, located behind the church, presents less visual impact, and as noted, the Code §17.30.030(D) provides for approval of an exception from height limits for architectural features such as church steeples. As the Proposed Facility design is consistent with other churches in Seaside and operation of the Proposed Facility will pose no impacts to surrounding residential land uses, the City Council can make this use permit finding of approval.

The City Council can also make remaining use permit findings which were not contemplated in the Planning Commission resolution. The two-acre church property is suitable for placement of a wireless facility with a small footprint (under 900 square feet in total). With ample access and available utilities nearby, the Proposed Facility satisfies the finding of Code §17.62.070(F)(4). As it poses no detriment to health, safety, convenience or welfare, and in fact provides an important public benefit, the Proposed Facility meets the findings of Code §17.62.070(F)(5). As discussed above, the Proposed Facility complies with all Code requirements, and, being fully concealed, presents no adverse impacts to the character or aesthetics of the public right-of-way. Therefore, the City Council can make the special findings for wireless facilities under Code §17.54.040(E). With ample evidence to support findings for approval, the City Council should grant Verizon Wireless’s appeal and approve the Proposed Facility.

III. Federal Law Compels Approval of the Application.

Verizon Wireless is licensed by the FCC to provide wireless telecommunications services, including personal wireless services, throughout the United States, including Monterey County. The siting of wireless communications facilities (“WCFs”), including the one at issue here, is governed by the federal Telecommunications Act (the “TCA”). While the TCA reserves to local governments traditional land use control over the siting of WCFs, it places significant limits on such local regulation, including the following:

- The local government must act on a permit application within a reasonable period of time (47 U.S.C. §332(c)(7)(B)(ii));
- Any denial of an application must be in writing and supported by substantial evidence contained in a written record (47 U.S.C. §332(c)(7)(B)(iii));
- The local government may *not* regulate the placement, construction, or modification of WCFs on the basis of the environmental effects of radio frequency emissions that comply with limits established by the FCC (47 U.S.C. §332(c)(7)(B)(iv));
- The local government may not unreasonably discriminate among providers of functionally equivalent services (47 U.S.C. §332(c)(7)(B)(i)(I)); and
- The local government's decision must not "prohibit or have the effect of prohibiting the provision of personal wireless services" (47 U.S.C. §332(c)(7)(B)(i)(II)).

With this legal framework in mind, we address below the specific federal law issues before the City Council with respect to this application.

IV. There is No Substantial Evidence for Denial.

As interpreted under controlling federal court decisions, the "substantial evidence" requirement means that a local government's decision to deny a WCF application must be "authorized by applicable local regulations and supported by a reasonable amount of evidence (i.e., more than a 'scintilla' but not necessarily a preponderance)." *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 725 (9th Cir. 2005). In other words, a local government must have specific reasons that are both consistent with the local regulations and supported by substantial evidence in the record to deny a wireless facility permit.

While a local government may properly consider aesthetics, mere generalized concerns about aesthetics or neighborhood compatibility do not constitute substantial evidence for denial. *See City of Rancho Palos Verdes v. Abrams*, 101 Cal. App. 4th 367, 381 (2002).

As discussed above, there is ample substantial evidence to show that the Proposed Facility complies with all requirements for approval. In addition, photosimulations demonstrate the minimal visual impacts of the stealth church steeple placed behind a church building on a large parcel with ample setbacks. The H&E RF Report confirms that emissions from the Proposed Facility will comply with FCC guidelines. In contrast, the findings of denial adopted by the Planning Commission are not based on substantial evidence and should be reversed.

V. Radio Frequency Emissions Comply with FCC Standards and Are Not a Local Zoning Issue.

Resident objection to the Proposed Facility based on generalized fears of the health effects of RF emissions appear to be reflected in the Planning Commission's findings of denial. However, local governments are specifically precluded under federal statute from considering any alleged health or environmental effects of RF emissions of proposed WCFs "to the extent such facilities comply with the FCC's regulations concerning such emissions." 47 U.S.C. §332(c)(7)(B)(iv). As set forth in the H&E RF Report referenced above, the Proposed Facility fully complies with – and will operate far below – applicable FCC limits.

Moreover, federal preemption goes beyond decisions that are explicitly based on RF emissions. It also bars efforts to circumvent such preemption through some proxy such as aesthetics or property values. *See, e.g., AT&T Wireless Servs. of Cal. LLC v. City of Carlsbad*, 308 F. Supp. 2d 1148, 1159 (S.D. Cal. 2003) (in light of federal preemption, "concern over the decrease in property values may not be considered as substantial evidence if the fear of property value depreciation is based on concern over the health effects caused by RF emissions"); *Calif. RSA No. 4, d/b/a Verizon Wireless v. Madera County*, 332 F. Supp. 2d 1291, 1311 (E.D. Cal. 2003). Where, as here, a WCF has been shown to fully comply with FCC guidelines, health concerns, or any proxy for health concerns, cannot justify rejection of the Proposed Facility.

VI. Approval is Required in Order to Avoid Unlawful Prohibition of Service.

A local government violates the "effective prohibition" clause of the TCA if it prevents a wireless provider from closing a "significant gap" in service by the least intrusive means. This issue involves a two-pronged analysis: (1) whether the provider has demonstrated the existence of a "significant gap" in service; and (2) whether the proposed facility is the "least intrusive means," judged by the factors in the local regulations, to address the gap. *See T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987 (9th Cir. 2009); *see also T-Mobile West Corp. v. City of Agoura Hills*, 2010 U.S. Dist. LEXIS 134329 (C.D. Cal. 2010).

If a provider satisfies both prongs of the test, the local government is *required* to approve the facility, even if there would otherwise be substantial evidence to deny the permit under local land use provisions. This is because the provider has met the requirements for federal preemption; i.e., denial of the permit would "have the effect of prohibiting the provision of personal wireless services." 47 U.S.C. §332(c)(7)(B)(1)(ii); *T-Mobile v. Anacortes*, 572 F.3d at 999. For the local jurisdiction to avoid such preemption, it must show that another alternative is available, that it is technologically feasible, and that it is "less intrusive" than the proposed facility. *T-Mobile v. Anacortes*, 572 F.3d at 998-999.

A. Verizon Wireless Has Demonstrated a Significant Gap in Service.

Verizon Wireless has identified a significant gap in coverage in the east Seaside area, as described in the Verizon Wireless Cell Site Necessity Case prepared by Verizon Wireless RF engineer Stefano Iachella attached as Exhibit D (the “RF Engineer’s Statement”). As shown through coverage maps included in the RF Engineer’s Statement, there is a significant gap in Verizon Wireless coverage in east Seaside, affecting local residents and important roadways (the “Significant Gap”). Charts included in the RF Engineer’s statement demonstrate that the existing Verizon Wireless network in the vicinity has reached capacity exhaustion, compromising network reliability and resulting in slow data speeds and poor connectivity.

A letter from a Verizon Wireless Marketing Director attached as Exhibit E provides evidence of 249 Seaside residents who sent text messages of support for improved Verizon Wireless service in the area. Reliable wireless service is important for local residents, workers and visitors and is vital for communications with emergency services personnel.

B. The Proposed Facility is the Least Intrusive Means to Fill the Significant Gap in Service.

In an effort to address the Significant Gap, Verizon Wireless evaluated twelve locations as shown in the comprehensive Alternatives Analysis attached as Exhibit F. Verizon Wireless discounted locations that were not feasible, do not meet Code requirements, are more intrusive or cannot serve the Significant Gap. The alternatives analysis confirms that the Proposed Facility is the least intrusive means of providing wireless service to the Significant Gap.

When comparing the locations of the Proposed Facility to other potential alternatives, it is important to note that federal law does not require that a site be the “only” alternative, but rather that no feasible alternative is less intrusive than the Proposed Facility. *MetroPCS v. San Francisco*, 400 F.3d at 734-35. In this case, as explained in the Alternatives Analysis, there is no feasible location that would be less intrusive.

In short, Verizon Wireless has identified a significant gap in coverage and has shown that the Proposed Facility is the least intrusive means to address it, based on the values expressed in the Code. Under these circumstances, Verizon Wireless has met the requirements for federal preemption such that denial of the permit would constitute an unlawful prohibition of service.

Conclusion

Verizon Wireless has worked diligently to identify the ideal location and design for a stealth wireless facility to serve the east Seaside area. The Proposed Facility is consistent with all requirements of the Code and meets all required findings for issuance of a use permit. It also represents the least intrusive means to address a significant gap in

Verizon Wireless coverage. Bringing improved Verizon Wireless service to this area is essential to the health, safety, and welfare of residents, visitors and emergency services providers in the surrounding community. We strongly encourage you to grant Verizon Wireless's appeal and approve the Proposed Facility.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Albritton", with a stylized flourish at the end.

Paul B. Albritton

cc: Don Freeman, Esq.
Rick Medina

Schedule of Exhibits

- Exhibit A: Photosimulations
- Exhibit B: Project Plans
- Exhibit C: H&E RF Report
- Exhibit D: RF Engineer's Statement
- Exhibit E: Letter from Verizon Wireless Marketing Director Regarding 249 Text Messages of Support
- Exhibit F: Alternatives Analysis

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955



DISCLAIMER:

THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY

Exhibit A

PHOTOSIMULATION VIEW 1



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955



NEW

NOTE:

NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON CONCRETE PAD, GENERATOR, INTERSECT CABINET, TELCO BOX, ELECTRICAL METER AND (2) RAYCAPS ON NEW H-FRAME WITHIN NEW 22'-0" x 35'-6" WOOD FENCE ENCLOSURE (LEASE AREA)

NEW VERIZON WIRELESS
39'-10" HIGH CHURCH
STEEPLE

EXISTING

PHOTOSIMULATION VIEW 2



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955



NEW

NOTE:

NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON CONCRETE PAD, GENERATOR, INTERSECT CABINET, TELCO BOX, ELECTRICAL METER AND (2) RAYCAPS ON NEW H-FRAME WITHIN NEW 22'-0" x 35'-6" WOOD FENCE ENCLOSURE (LEASE AREA)

NEW VERIZON WIRELESS
39'-10" HIGH CHURCH
STEEPLE



EXISTING

PHOTOSIMULATION VIEW 3



HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955



NEW

NOTE:

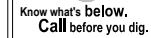
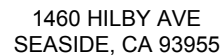
NEW VERIZON WIRELESS OUTDOOR EQUIPMENT ON CONCRETE PAD, GENERATOR, INTERSECT CABINET, TELCO BOX, ELECTRICAL METER AND (2) RAYCAPS ON NEW H-FRAME WITHIN NEW 22'-0" x 35'-6" WOOD FENCE ENCLOSURE (LEASE AREA)

NEW VERIZON WIRELESS
39'-10" HIGH CHURCH STEEPLE

NEW VERIZON WIRELESS COAX
ROUTE IN NEW CABLE TRAY

NEW VERIZON WIRELESS
EQUIPMENT AREA, SEE
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SANTA BARBARA, CA 93101
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TELEPHONE: (805) 637-6670
JAY.HIGGINS@SACW.COM

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PERMIT PROCESSING SERVICES
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PISMO BEACH, CA 93449
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PASO ROBLES, CA 93446
CONTACT: JOEL COLEGROVE
TELEPHONE: (331) 903-0498

VICINITY MAP

1

218

DEL MONTE BLVD

BROADWAY AVE

FREMONT BLVD

HILBY AVE

MODESTO BLVD

WARING ST

HARDING ST

YOSEMITE ST

MESICA ST

KIMBALL AVE

SITE

NOT TO SCALE

NORTH

FROM: 2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

1. GET ON I-680 S FROM TREAT BLVD
2. FOLLOW I-680 S AND US-101 S TO CA-156 W IN PRUNEDALE. TAKE THE EXIT TOWARD MONTEREY/PENINSULA FROM US-101 S
3. MERGE ONTO CA-156 W
4. FOLLOW CA-1 S TO CA-218 E/CANYON DEL REY BLVD. TAKE THE CA-218 EXIT FROM CA-1 S
5. DRIVE TO HILBY AVE IN SEASIDE
6. SLIGHT LEFT ONTO CA-218 E/CANYON DEL REY BLVD
7. TURN LEFT ONTO HILBY AVE

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 36" 4" X 22" EQUIPMENT LEASE AREA
- NEW VERIZON WIRELESS 9" X 9" X 9" ANTENNA LEASE AREA
- NEW VERIZON WIRELESS 39" 10" TALL FRP CHURCH STEEPLE (FRP AT ANTENNA SECTION)
- NEW VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS & 15KW DC GENERATOR STANDBY GENERATOR ON NEW CONCRETE SLAB
- (2) NEW VERIZON WIRELESS GPS ANTENNAS
- (1) NEW VERIZON WIRELESS ELECTRICAL METER W/ FUSED DISCONNECT ON NEW H-FRAME
- (12) NEW VERIZON WIRELESS 8" TALL PANEL ANTENNAS MOUNTED INSIDE NEW CHURCH STEEPLE
- (12) NEW VERIZON WIRELESS RUS12 + A2
- (4) NEW VERIZON WIRELESS RAYCAPS
- (4) NEW VERIZON WIRELESS SERVICE LIGHTS
- (4) NEW VERIZON WIRELESS 7" TALL WOOD FENCE WITH NOISE BAFFLING LINER

verizon wireless
2785 MITCHELL DRIVE, BLDG 5
WALNUT CREEK, CA 94598
OFFICE: (925) 279-8000

APN: 012-402-088

SAC WIRELESS, LLC.
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4039

OWNER: FAITH LUTHERAN CHURCH
ADDRESS: 1460 HILBY AVENUE
SEASIDE, CA 93955
CONTACT: JACK DAVID
TELEPHONE: (831) 394-1312

SITE NAME: HILBY AVE
SITE NUMBER: 270019
SITE ADDRESS: 1460 HILBY AVE
SEASIDE, CA 93955
JURISDICTION: COUNTY OF MONTEREY

AREA OF CONSTRUCTION: EQUIPMENT AREA: 35'-6" x 22'-0" = 781 SQ FT
ANTENNA AREA: 9'-0" x 9'-0" = 81 SQ FT.

OCCUPANCY: U

TYPE OF CONSTRUCTION:

CURRENT ZONING:

ACCESSIBILITY REQUIREMENTS

1000

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

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. ALL WORK SHALL CONFORM TO 2013 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- CITY & COUNTY ORDINANCES

[illegible]

DISCIPLINE:	SIGNATURE:	DATE:
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DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR
2	8/21/15	POWER ROUTE	SR
3	11/09/15	REDESIGN	SR
4	01/04/16	100% ZONING	SR



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VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

42

SS



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:

TITLE SHEET

T-1

Exhibit B

NOTES:

OWNER(S): FAITH LUTHERAN CHURCH

APN: 012-402-088

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4724831, DATED SEPTEMBER 03, 2014. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, ONE (1) OF WHICH ARE EASEMENTS, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 03270, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36°36' 06.67" N, NAD 83
LONG. 121°50' 01.17" W, NAD 83
ELEV. 185.0' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

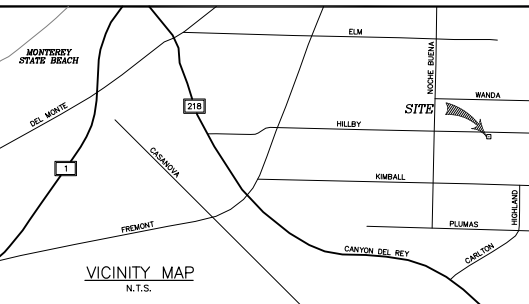
REAL PROPERTY IN THE CITY OF SEASIDE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAPS FILED IN THE OFFICE OF THE MONTEREY COUNTY RECORDER, MONTEREY COUNTY, CITY OF SEASIDE, STATE OF CALIFORNIA IN BOOK 19 OF PARCEL MAPS, PAGE 141 ON MARCH 22, 1996 AND AS THEREAFTER CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AUGUST 1, 1997 AT REEL 3552, PAGE 1412.

EASEMENT(S) PER TITLE REPORT:

3. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION

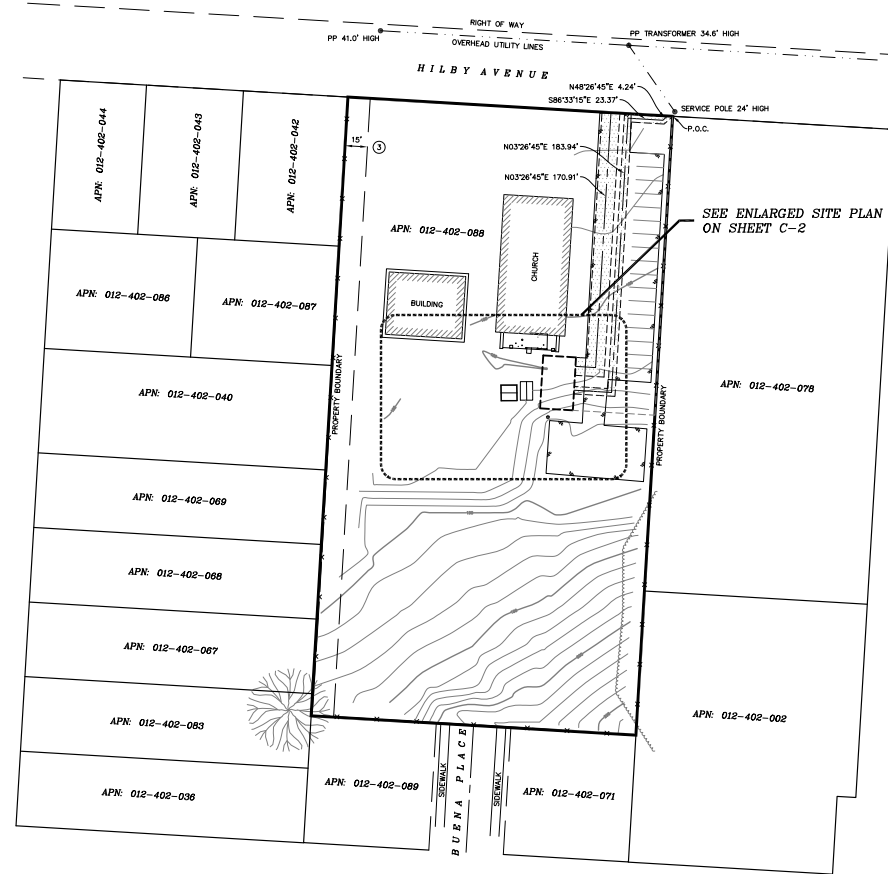
FOR: 15' WIDE NATURAL DRAINAGE AND INCIDENTAL PURPOSES.



LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- - - PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

OVERALL SITE MAP
1" = 40'



SMITHCO
SURVEYING & ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (805) 395-1217 FAX: (805) 395-1258

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	08/13/14	PRELIMINARY	HJ
1	09/02/14	HEIGHTS	HJ
2	10/13/14	TITLE	HJ
3	12/05/14	LEASE/ESMITS	SL

SMITHCO JOB NO.: 82-287

WIRELESS
5865 AVENUE ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
OFFICE (760) 756-5200
FAX (760) 931-0008

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO WIRELESS IS STRICTLY PROHIBITED.

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

PRELIMINARY

HILBY

1460 HILBY AVENUE
SEASIDE, CA 93955

MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE ALONG THE EAST LINE OF SAID PROPERTY, S 03°23'49" W, A DISTANCE OF 200.39 FEET, THENCE LEAVING SAID EAST LINE, N 86°36'11" W, A DISTANCE OF 55.01 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 86°33'15" W, A DISTANCE OF 22.00 FEET;
COURSE 2) THENCE N 03°26'45" E, A DISTANCE OF 35.50 FEET;
COURSE 3) THENCE S 86°33'15" E, A DISTANCE OF 22.00 FEET;
COURSE 4) THENCE S 03°26'45" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
COURSE 5) THENCE CONTINUING S 03°26'45" W, A DISTANCE OF 16.00 FEET TO POINT 'B';
COURSE 6) THENCE CONTINUING S 03°26'45" W, A DISTANCE OF 13.5 FEET TO THE POINT OF BEGINNING.
CONTAINING 781 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS ROUTE DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

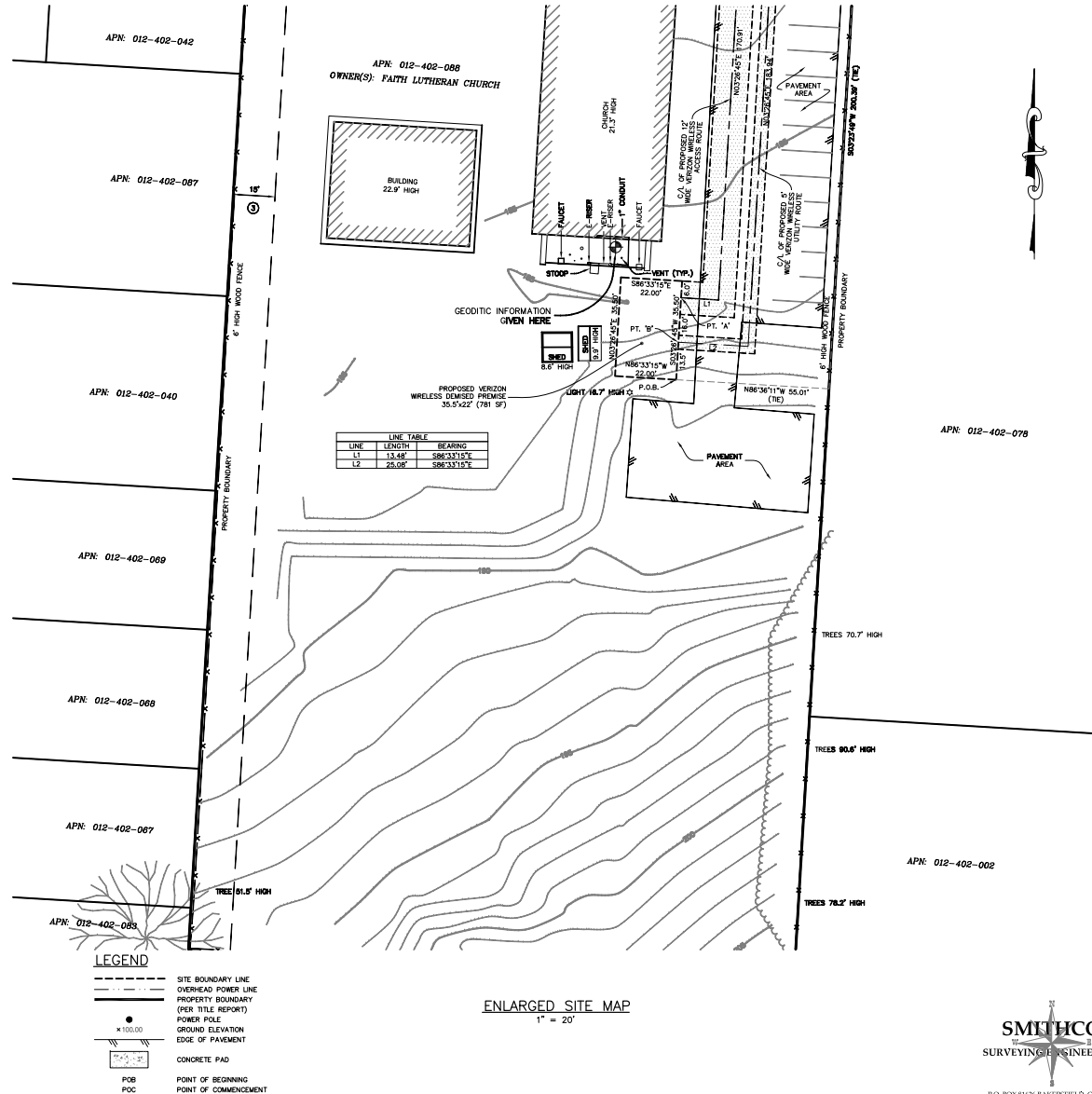
COURSE 1) THENCE S 86°33'15" E, A DISTANCE OF 13.48 FEET;
COURSE 2) THENCE N 03°26'45" E, A DISTANCE OF 170.91 FEET TO THE SOUTH LINE OF HILBY AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS UTILITY ROUTE DESCRIPTION:

A 5.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE S 86°33'15" E, A DISTANCE OF 25.08 FEET;
COURSE 2) THENCE N 03°26'45" E, A DISTANCE OF 183.94 FEET;
COURSE 3) THENCE S 86°33'15" E, A DISTANCE OF 23.37 FEET;
COURSE 4) THENCE N 48°26'45" E, A DISTANCE OF 4.24 FEET TO THE SOUTH LINE OF HILBY AVENUE AND THE TERMINUS OF THIS DESCRIPTION.



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	08/13/14	PRELIMINARY	HJ
1	09/02/14	HEIGHTS	HJ
2	10/13/14	TITLE	HJ
3	12/05/14	LEASE/ESMNTS	SL

SMITHCO JOB NO.: 82-287



WIRELESS
5865 AVENUE ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
OFF: (760) 766-5200
FAX: (760) 931-0008

PROPRIETARY INFORMATION

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PRELIMINARY

HILBY

1460 HILBY AVENUE
SEASIDE, CA 93955

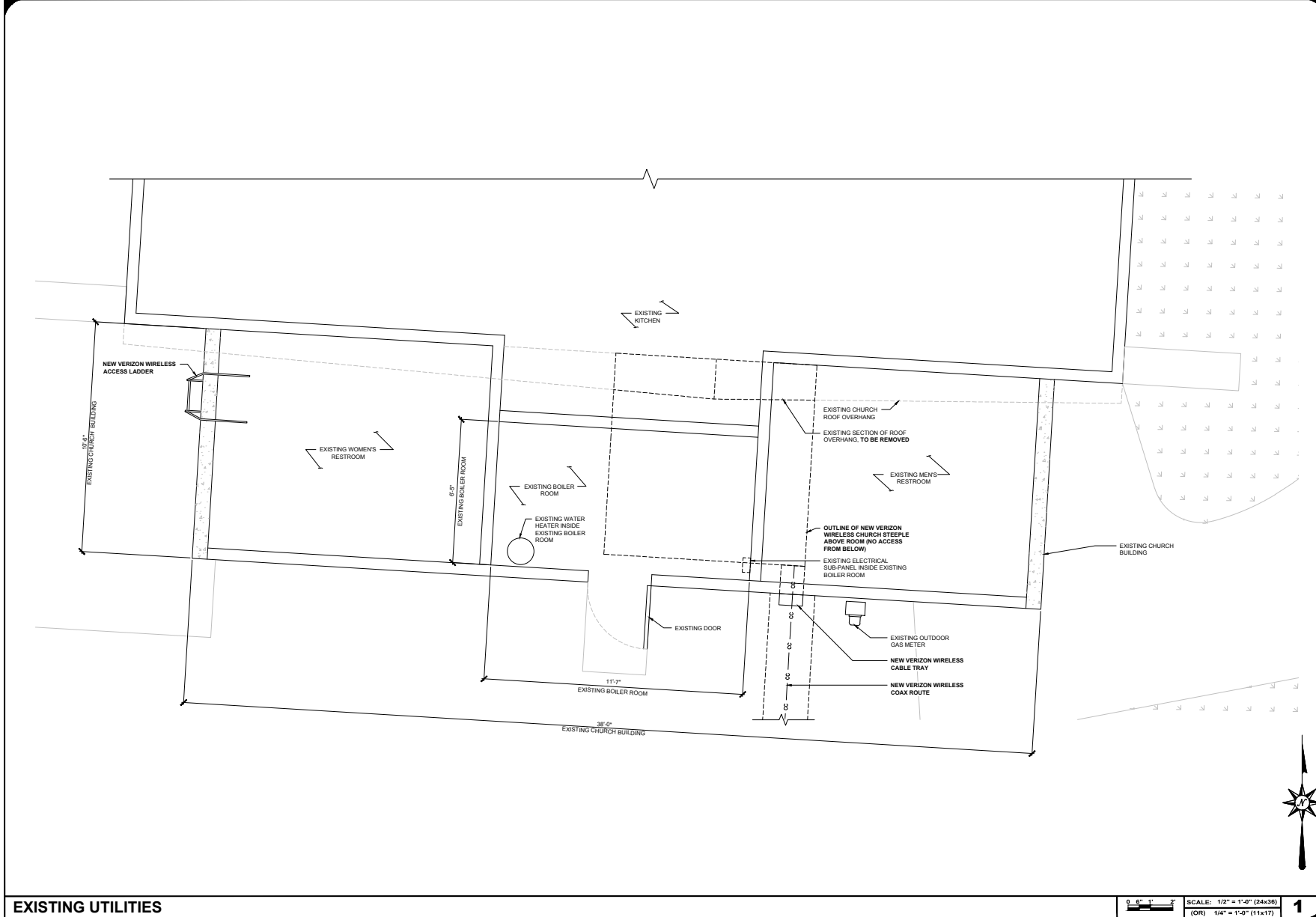
MONTEREY
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (805) 395-1217 FAX: (805) 395-1258



ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	CM
1	6/05/15	PLANNING COMMENTS	FR
2	8/21/15	POWER ROUTE	SR
3	11/09/15	REDESIGN	SR
4	01/04/16	100% ZONING	SR

SCC WIRELESS ENGINEERING GROUP
 5015 SHOREHAM PLACE
 SAN DIEGO, CA 92122
 WWW.SCCWIRELESS.COM
 619.738.3766

PROPRIETARY INFORMATION
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verizonwireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

HILBY AVE

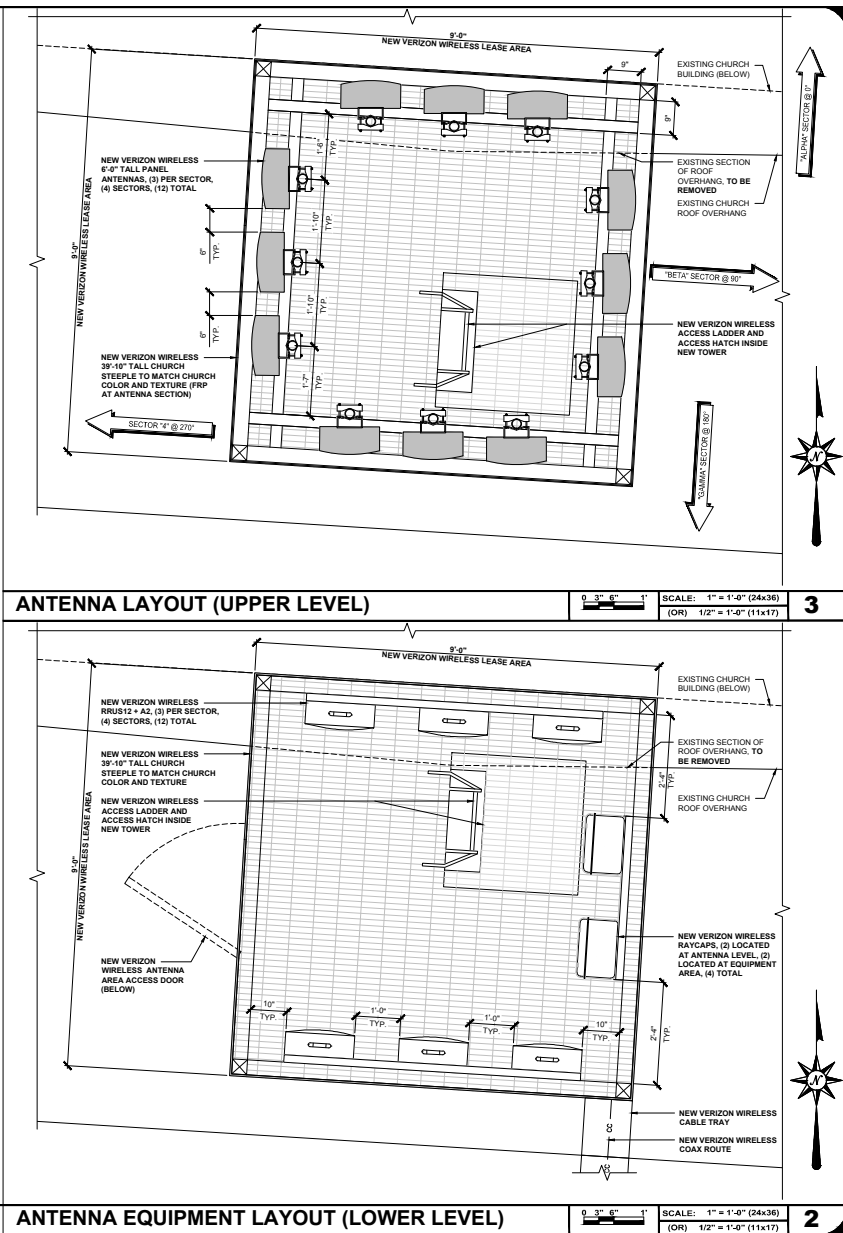
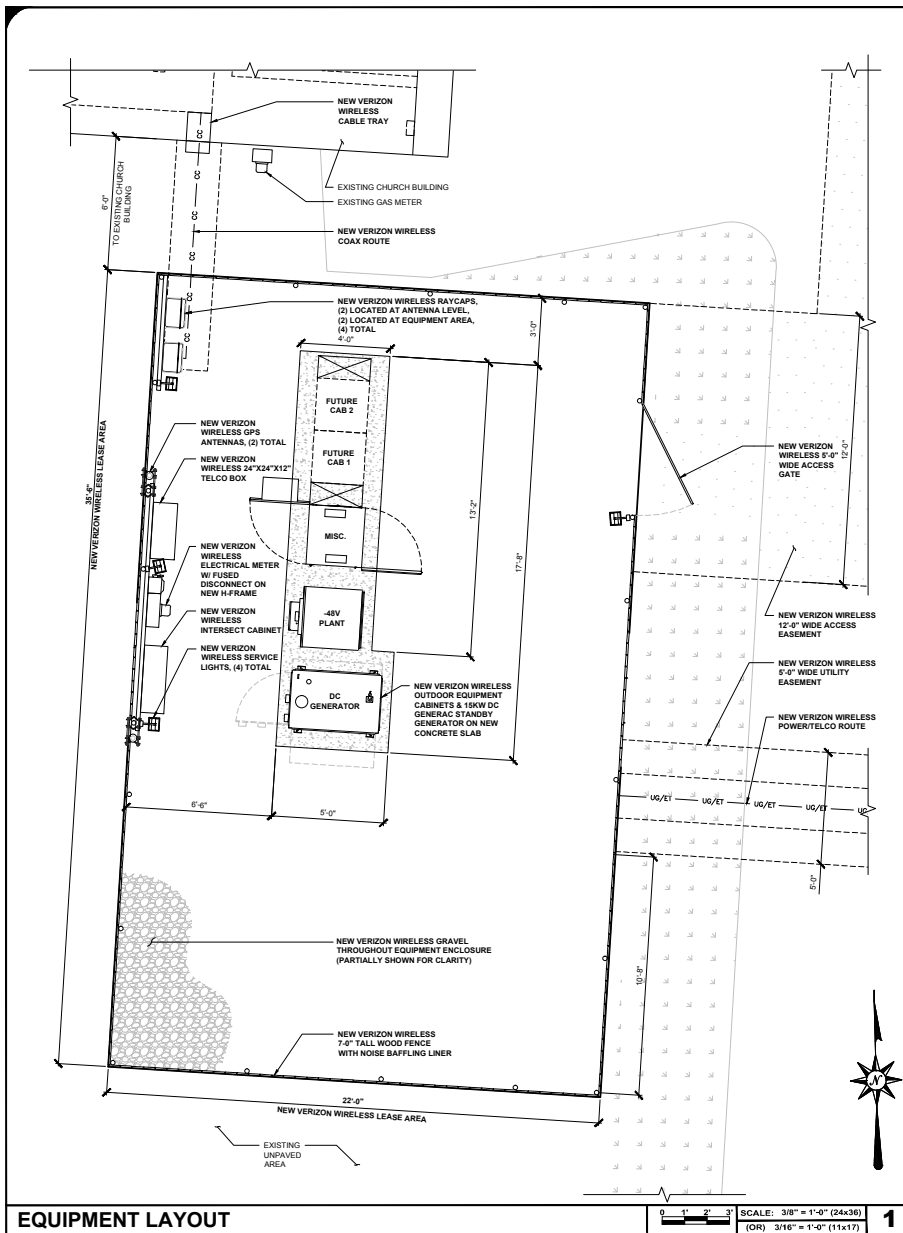
PSL # 270019
 1460 HILBY AVE
 SEASIDE, CA 93955

SHEET TITLE:
EXISTING UTILITIES

A-2

EXISTING UTILITIES

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
 (GRAPHIC) 1/4" = 1'-0" (11x17) **1**



ANTENNA EQUIPMENT LAYOUT (LOWER LEVEL)

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	CM
1	6/05/15	PLANNING COMMENTS	FR
2	8/21/15	POWER ROUTE	SR
3	11/09/15	REDESIGN	SR
4	01/04/16	100% ZONING	SR

ISSUE STATUS

SCS WIRELESS ENGINEERING GROUP
5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
NEW 602W-001
619.738.3766

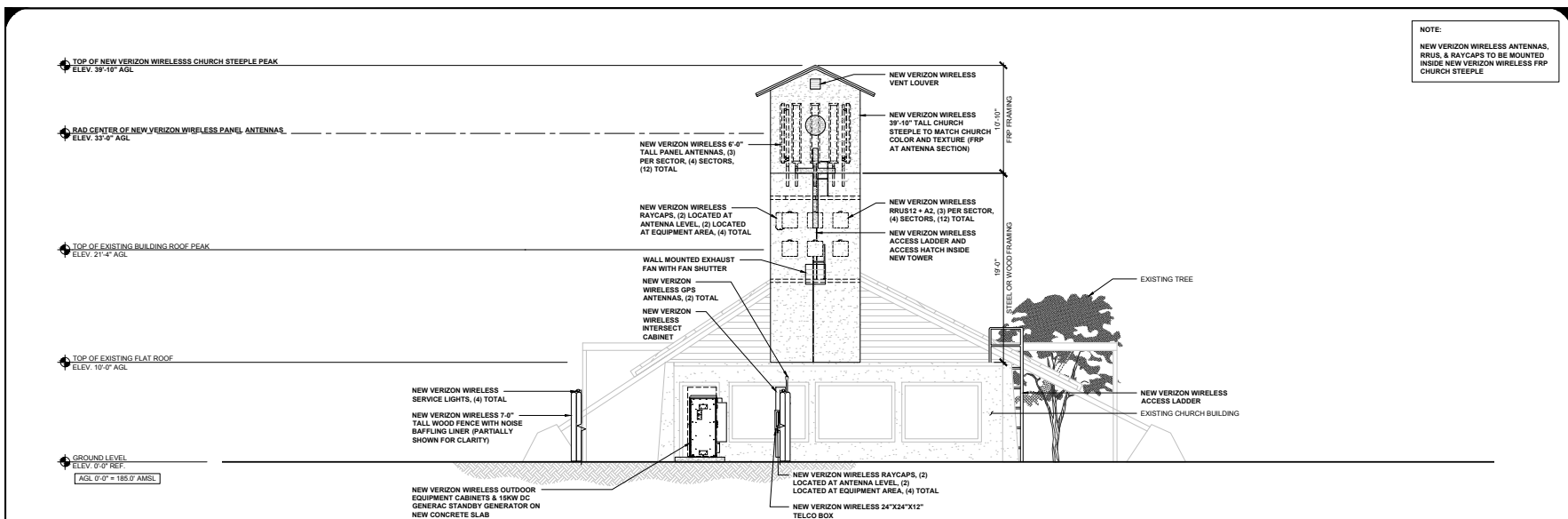
PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

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

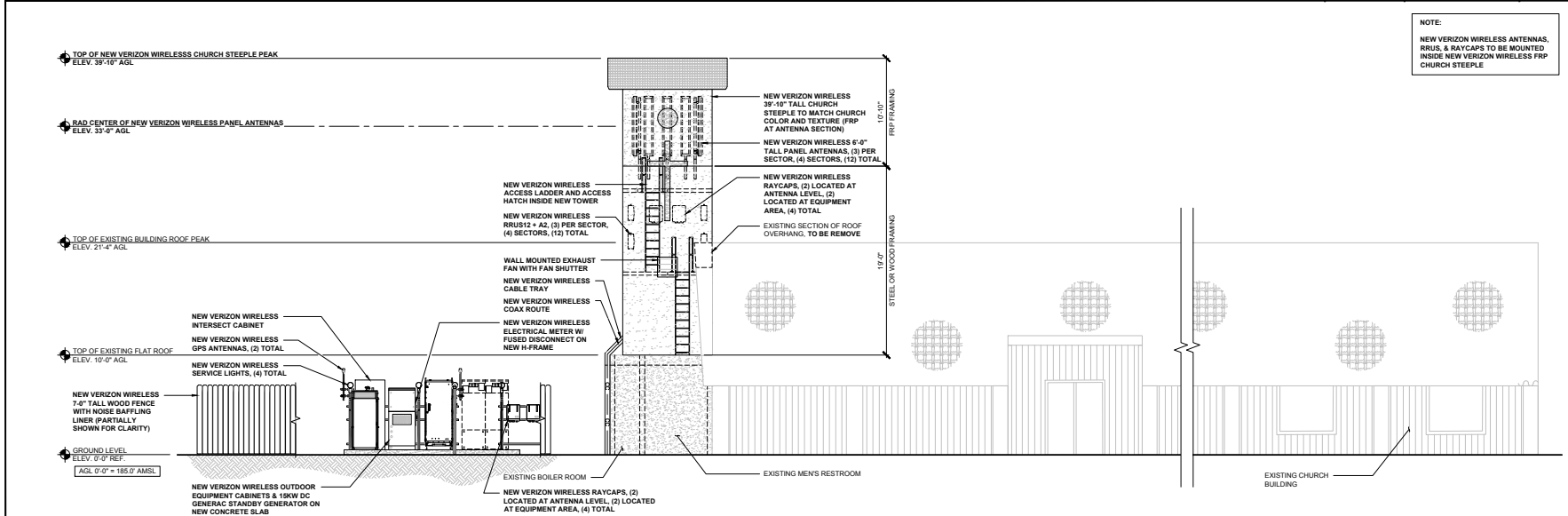
HILBY AVE
PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
**EQUIPMENT, ANTENNA
EQUIPMENT &
ANTENNA LAYOUTS**

A-3



NORTH ELEVATION



EAST ELEVATION

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	CM
1	6/05/15	PLANNING COMMENTS	FR
2	8/21/15	POWER ROUTE	SR
3	11/09/15	REDESIGN	SR
4	01/04/16	100% ZONING	SR



5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
NEW 602W-5011
619.738.3786

PROPRIETARY INFORMATION
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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HILBY AVE

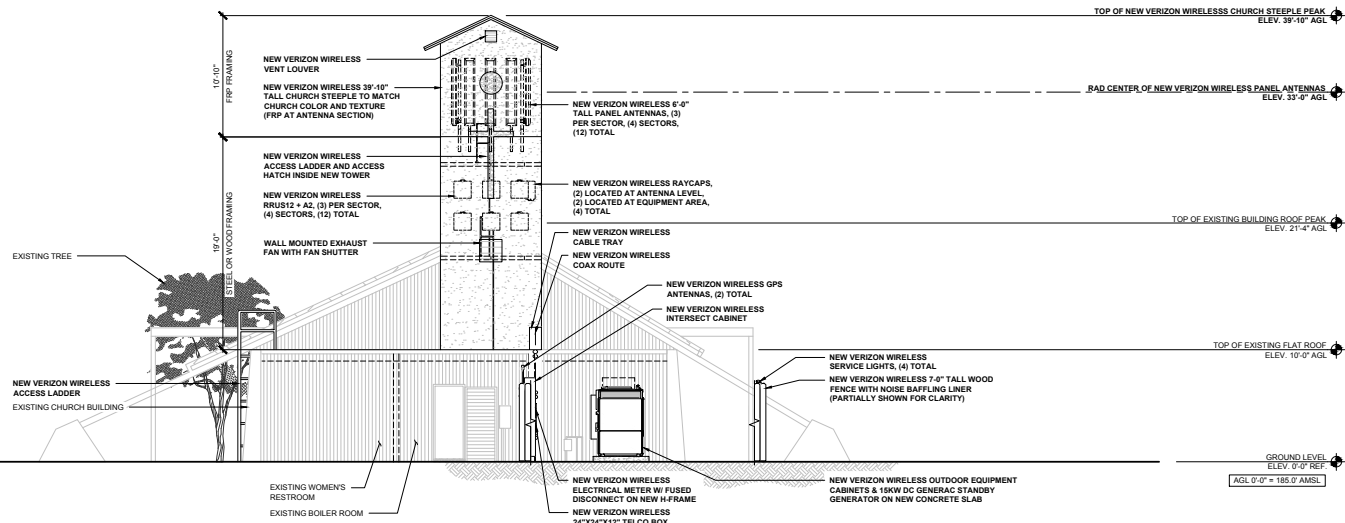
PSL # 270019

1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4

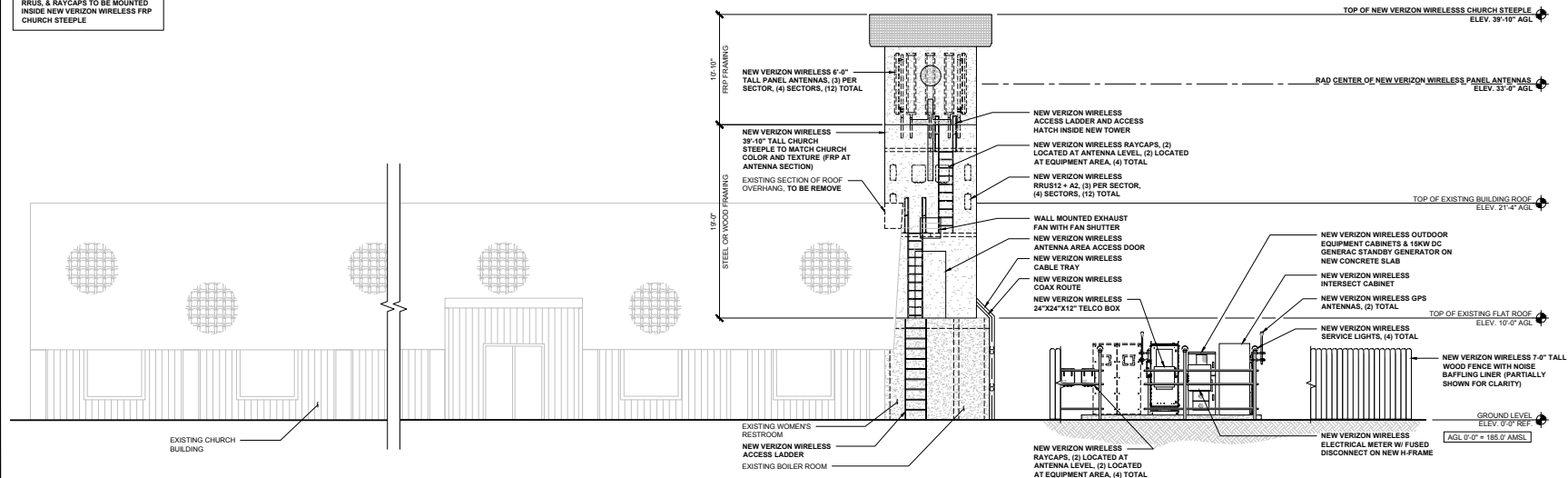
NOTE:
NEW VERIZON WIRELESS ANTENNAS,
RRUS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE



SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) 1

NOTE:
NEW VERIZON WIRELESS ANTENNAS,
RRUS, & RAYCAPS TO BE MOUNTED
INSIDE NEW VERIZON WIRELESS FRP
CHURCH STEEPLE



WEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) 2

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	CM
1	6/05/15	PLANNING COMMENTS	FR
2	8/21/15	POWER ROUTE	SR
3	11/09/15	REDESIGN	SR
4	01/04/16	100% ZONING	SR



PROPRIETARY INFORMATION
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verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

HILBY AVE

PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
**SOUTH & WEST
ELEVATIONS**

A-5

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. 270019 “Hilby Ave”) proposed to be located at 1460 Hilby 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 within an enclosure, configured to resemble a steeple, above the roof of the church located at 1460 Hilby Avenue in Seaside. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

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

**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

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 SAC Wireless, LLC, dated December 8, 2014, it is proposed to install twelve Andrew directional panel antennas – six Model LNX-6513DS and six Model HBXX-6516DS – within an enclosure, configured to resemble a steeple, above the south end of the roof of the church located at 1460 Hilby Avenue in Seaside. The antennas would be mounted with no downtilt at effective heights of about 26 and 33 feet above ground, 4½ and 11½ feet above the peak of the roof, and would be oriented in groups of four (two stacked pairs per group) toward 15°T, 180°T, and 290°T. The maximum effective radiated power in any direction would be 8,460 watts, representing simultaneous operation at 3,270 watts for AWS, 3,270 watts for PCS, and 1,920 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site. 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 0.058 mW/cm², which is 6.5% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 5.2% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions

* Located at least 100 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

and therefore are expected to overstate actual power density levels from the proposed operation. Levels are calculated to exceed the applicable public exposure limit on the peaked roof of the subject building in front of the antennas, as shown in Figure 3.

Recommended Mitigation Measures

Due to their mounting locations, 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 roof, including employees and contractors of Verizon and of the property owner. No access within 18 feet directly in front of the antennas themselves, such as might occur during maintenance work on the steeple, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory signs[†] on the enclosure in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

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 1460 Hilby 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 is 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.



**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright

Andrea L. Bright, P.E.
707/996-5200

April 9, 2015



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
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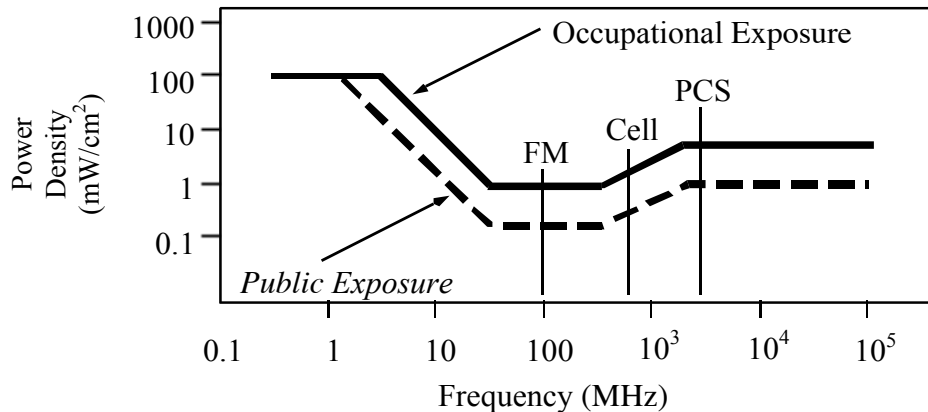
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Page 4 of 4

FCC Radio Frequency Protection Guide

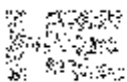
The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects 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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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.



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CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

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/cm²,

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/cm²,

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.

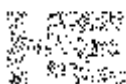
Far Field.

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/cm²,

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

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

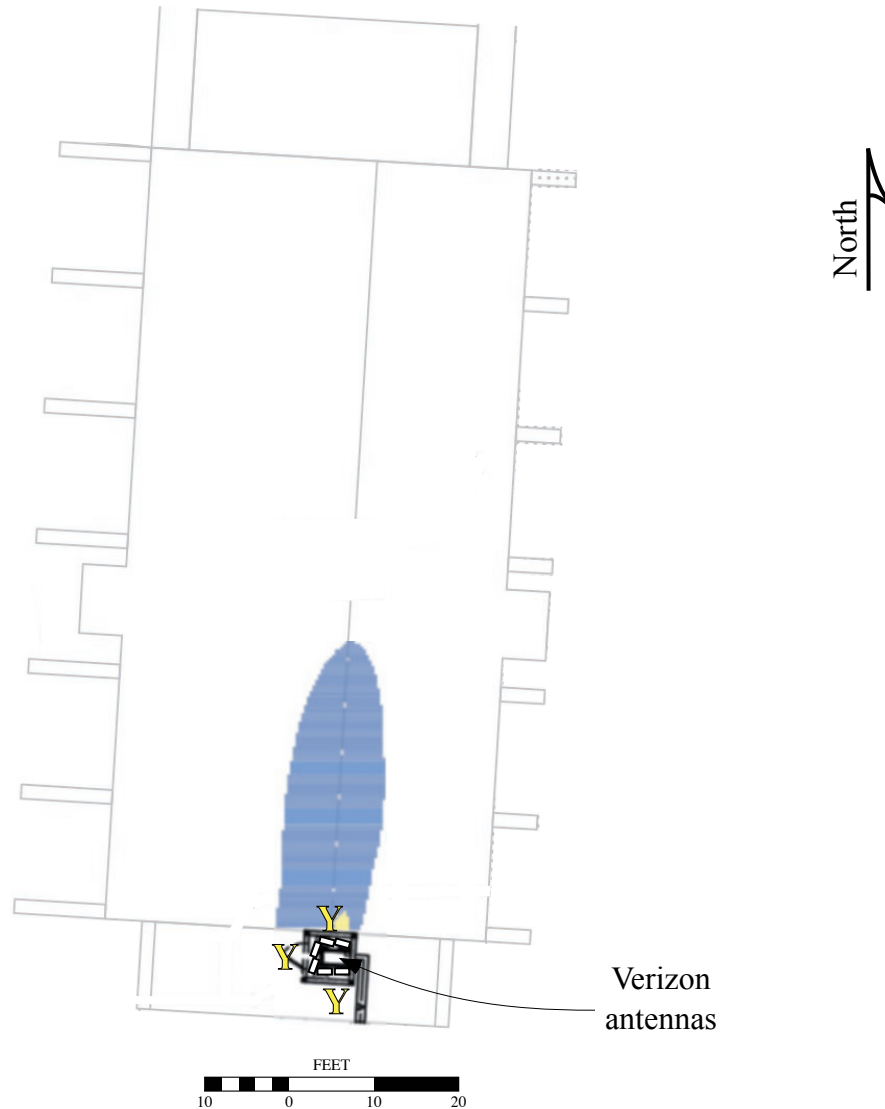


**Verizon Wireless • Proposed Base Station (Site No. 270019 “Hilby Ave”)
1460 Hilby Avenue • Seaside, California**

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Mark boundaries (if shown)
- Post explanatory signs
- Provide training



Notes:

Base drawing from SAC Wireless, LLC, dated December 5, 2014.
Calculations performed according to OET Bulletin 65, August 1997.
Training should be provided to all persons with access to the roof .

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Shaded color	N/A			
Boundary marking	N/A			
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



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CONSULTING ENGINEERS
SAN FRANCISCO

B1CY
Figure 3



Verizon Wireless Cell Site Necessity Case – Hilby

Prepared by Verizon Wireless
RF Engineering

Exhibit D

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate and misleading.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G data network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



“Why do you need a site here???”

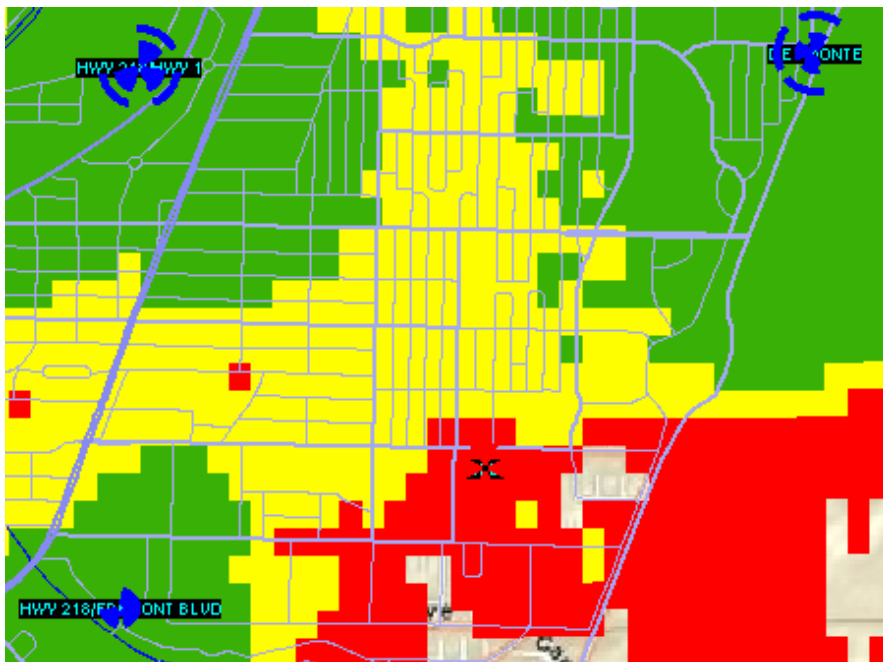
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter (buildings, trees, & etc.) and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.

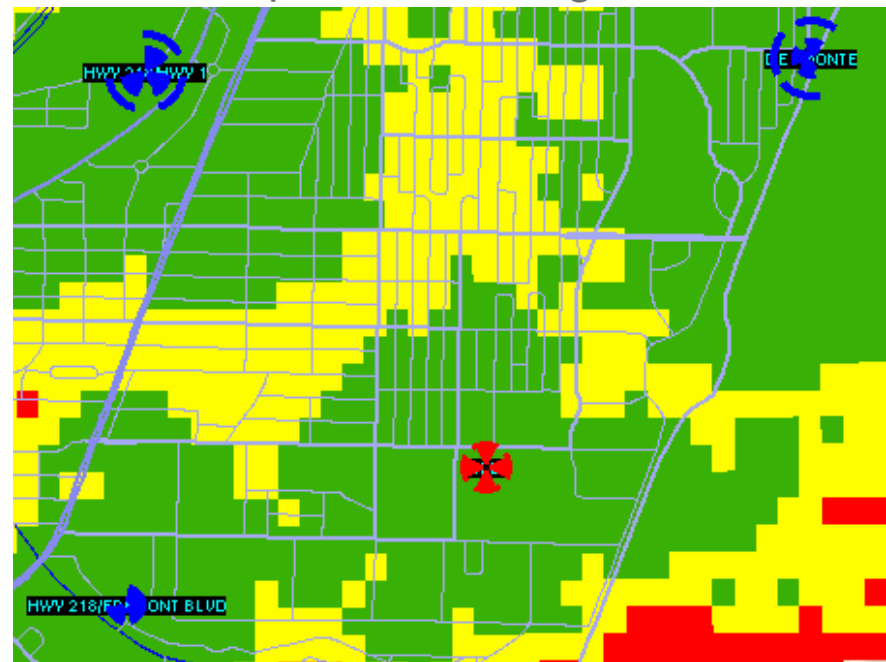


Need Case for: Hilby

Existing Coverage



Proposed Coverage



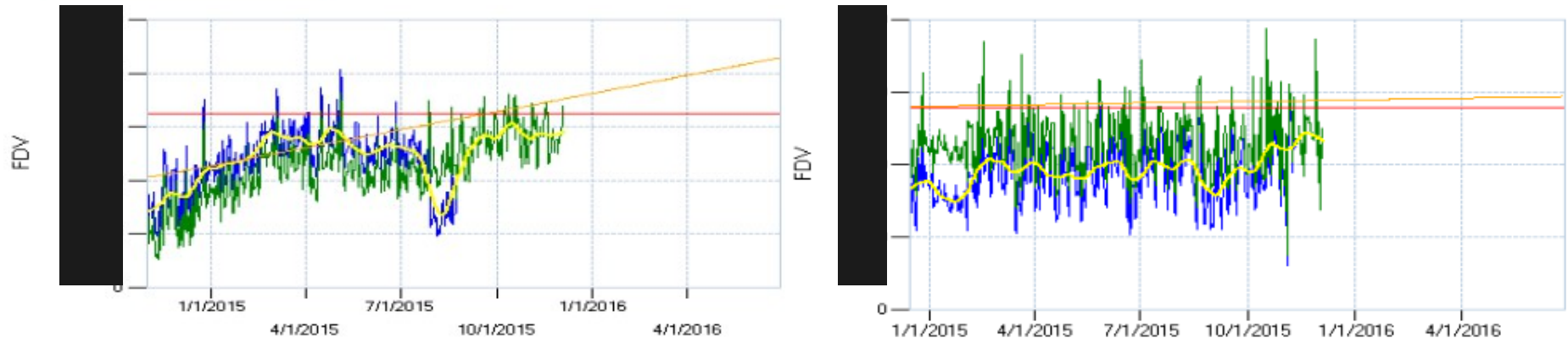
The proposed Hilby site is a capacity/coverage site which will add needed capacity to support the residential areas of eastern Seaside. The primary objective of this site is to support the rapid growth in residential 4G data use we are seeing in this community. The site will also improve some weak in-building coverage in the community. The site will provide reliable new service to an area of 0.7 square miles and a population of 5,400. Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.

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Need Case for: Hilby

Blue and Green lines show FDV. Red line is the threshold where significant service degradation is seen. The yellow line is the trend.



Summary: The existing Hwy 218/Hwy 1 and the Del Monte sites cannot support the volume of data traffic in the large area of Seaside in which they cover.

Detail below.

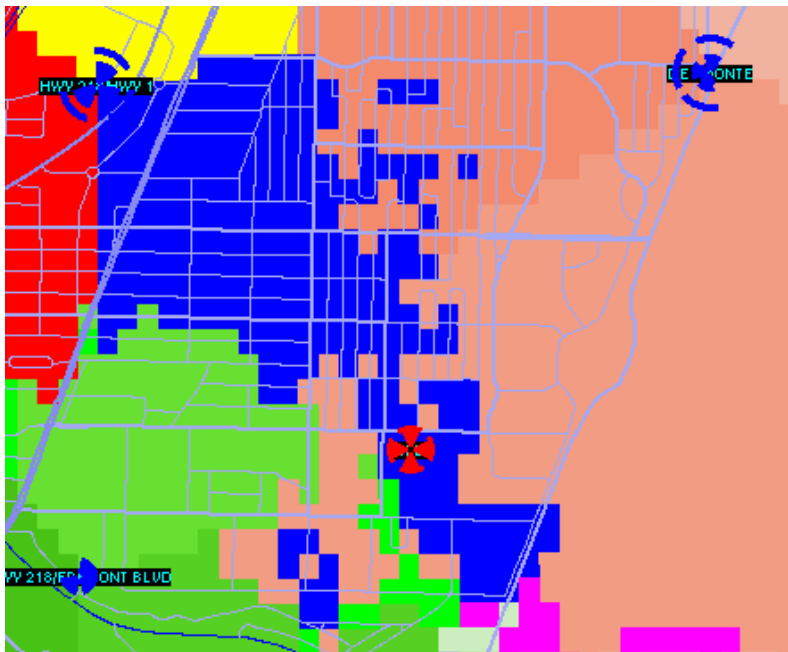
The graphs above show FDV (Forward Data Volume). Hwy 218/Hwy 1 is shown on the left and Del Monte is on the right. FDV is the total MB of data flowing through the cell. It can rise just above the red line then reaches a hard limit and data delivery is delayed. With voice traffic transitioning from the old 3G technology to the new 4G technology we will see further increases in 4G traffic. Since the 4G network will be carrying 911 calls and is used extensively in support of police and fire emergency response. It is critical that we do not allow service quality to degrade. The graphs above show that service has begun to degrade as of October 2015.

To aid in resolving this, we propose to add a 4 sector cell site in Seaside to increase the capacity we offer in this busy community.

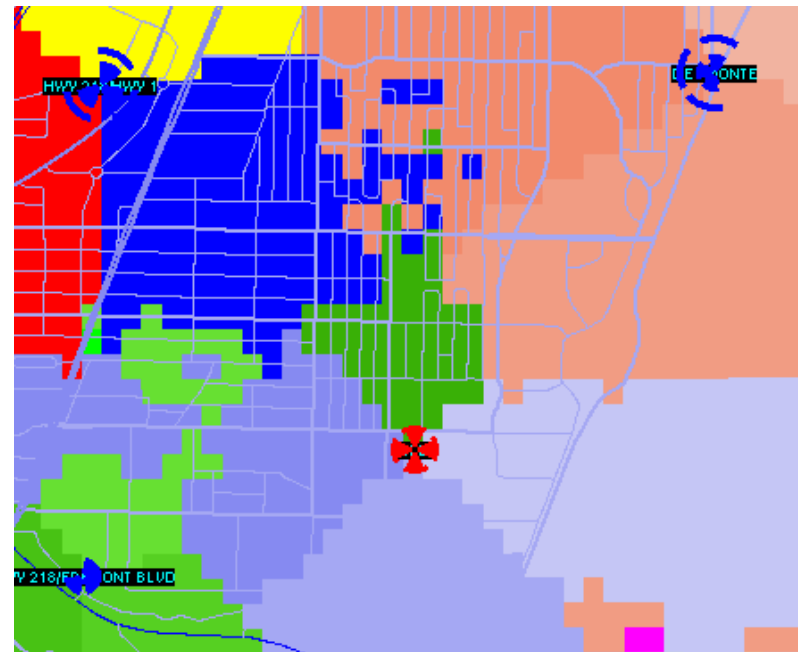


Need Case for: Hilby

Best Server without Hilby



Best Server with Hilby



The plots above show the best server or sectors that cover this area. The blue and the tan areas are covered by the Hwy 218/Hwy 1 and the Del Monte sites. These sites are overloaded. The Hilby site will take traffic off of the blue areas as well as from the tan area south of Del Monte. This project is needed for the residential areas of eastern Seaside.



Verizon Wireless
15505 Sand Canyon Ave, Bldg. D
Irvine, CA 92618

September 3, 2015

Chair John Owens
Vice Chair Michael Lechman
Commissioners Paul Mugan, Keith Dodson,
Margaret Leighton and Denise Ross
Planning Commission
City of Seaside
440 Harcourt Avenue
Seaside, California 9395

Re: Verizon Wireless Stealth Church Steeple Facilities
1460 Hilby Avenue and 1949 Waring Street, Seaside

Dear Supervisors:

I am the Verizon Wireless Marketing Director over the team that maintains and manages all data and information messages that are sent to Verizon Wireless customers in California. In connection with the application referred to above, Verizon Wireless arranged for a text message to be sent to customers with billing addresses within the ZIP code 93955 in Seaside. The entire text message sent reads as follows:

Free message from Verizon: Reply YES to this text to show your support for improved Verizon Wireless service in Seaside. Add a message to tell the City you support new church steeple facilities on Hilby Avenue and on Waring Street or to request more info.

The text message above was sent on August 26, 2015. As of September 1, 2015, we have received 249 affirmative text responses indicating support for the facilities proposed in Seaside and 12 respondents opposed. Text messages received confirmed the need to provide improved Verizon Wireless service in Seaside. Samples of the text messages of support received from Verizon Wireless customers appear on the attached pages.

I am available to verify the above information as you may require.

Sincerely,


Ross Bennett
Marketing Director
Loyalty Marketing & Operations

Attachment

**Sample Text Messages of Support
for Verizon Wireless Facilities
1460 Hilby Avenue and 1949 Waring Street, Seaside**

Absolutely build the church facility amen

I live across the street from the Waring street steeple. It would be great to have. A Verizon tower there.

Of course I support better service in Seaside. My service sucks! Dropping calls are the norm here in Seaside!

YES I support new church steeple facilities on Hilby and Waring.

YES Waring street has terrible service and we want better service

YES Cellular service at my residence on Mescal and Hilby is very weak.

Yes i am all for it count me in ok by now

YES I am going to switch to Sprint if the service does not improve. I should not be experiencing dropped calls in my own house.

Yes i support cell towers

Yes I support improved service on Hilby facilities

YES we need better service in Seaside! I support church steeple facilities 100%!!

Yes, better Verizon service! More info on steeple

Yes, for better service and I support the church steeple facilities on he'll be Waring

Yes, the phone service in the Ord community is horrendous

YES! Thank you for your support of improved communications and keeping our citizens connected.

Yes!! Please improve cell phone service. It's hard to believe how bad reception is, especially in upper seaside!

Yes!!!! The service is a challenge to work with in the Ft Ord community, and has been for 5 years tha I know of.

YES!...please improve services in seaside. Church steeple facilities is supported on hilby ave and waring st. Thank you.

Yes. Service is horrible lately

YES. As a homeowner and resident of seaside I expect those I have voted for on the city council to support improved wireless service in seaside

Yes. I support improvements for Verizon Wireless services in Seaside.

Yes. We support new steeples in seaside!!

Yes. City of Seaside California please allow more cell phone towers the coverage in this area is poor for all carriers!

Yes. I support the more Verizon service in Seaside.

Yes. The Verizon service in the area is terrible and it costs a fortune. Verizon needs more facilities to provide better service for the costs per month.



Alternatives Analysis

Hilby

1460 Hilby Avenue, Seaside



January 19, 2016

Summary of Site Evaluations
Compiled by Mackenzie & Albritton LLP

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Map of Alternatives

I. Executive Summary

Verizon Wireless seeks to fill a significant gap in coverage and network capacity in the eastern Seaside area. Based on a review of twelve alternatives as set forth in the following analysis, Verizon Wireless believes that placement of a 39 foot 10 inch stealth church steeple facility behind an existing church building at the center of a large parcel (the “Proposed Facility”) constitutes the least intrusive alternative to provide service to the identified gap based on the values expressed in the Seaside Municipal Code (the “Code”).

II. Significant Gap

There is a significant gap in Verizon Wireless service in the eastern Seaside area. There is currently an absence of in-building service as well as a larger area lacking in-vehicle service. Further, the accelerating increase in the use of voice and data wireless services has led to capacity exhaustion of the existing Verizon Wireless network in the area, compromising network accessibility, reliability and data speeds. Existing facility antenna sectors serving the area have reached capacity exhaustion, and Verizon Wireless must place an additional facility in the vicinity in order to provide reliable voice and data services to the area. The identified “significant gap” in network coverage and capacity is more fully described in the *Verizon Wireless Cell Site Necessity Case* (the “Significant Gap”).

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required coverage 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, elevation, slope, grading requirements, height of any existing structures, available electrical and telephone utilities, access, available ground space and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to deploy camouflaged or stealth wireless facilities to minimize visual impacts to surrounding properties.

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. Code §17.54.050(B). The highest preference for location of new wireless facilities is City-owned property, followed by the PI (public/institutional) zone, then by residential and commercial zones. Code §§17.54.050(C), 17.54.050(A). New freestanding wireless facilities 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). Certain architectural features such as

church spires and belfries can be granted a height exception under Code §17.30.030(D). 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).

IV. Analysis

Following the Code's guidance, Verizon Wireless first investigated opportunities to collocate with existing wireless facilities. Finding no existing wireless facilities in the immediate area of the Significant Gap, Verizon Wireless reviewed the closest existing wireless facility in the City of Seaside and determined that a facility at this location could not serve the Significant Gap. Verizon Wireless next reviewed non-communication utility structures, identifying one such location in the City of Seaside which was deemed infeasible due to inability to serve the Significant Gap.

Lacking suitable collocation or structure-mounted opportunities, Verizon Wireless reviewed City-owned properties and identified two locations, one where a freestanding facility would be more intrusive than the Proposed Facility and another which could not serve the Significant Gap. Verizon Wireless next reviewed locations in the PI zone, identifying two school locations deemed to be infeasible due to inability to serve the Significant Gap. Verizon Wireless next sought locations in commercial and residential zones. Finding no commercially-zoned parcels in the vicinity of the gap large enough for a necessary freestanding facility or with sufficient wireless facility setbacks under the Code for such a facility, Verizon Wireless reviewed residential parcels and identified five properties that are not in residential use, one of which offers superior radio frequency propagation to serve the Significant Gap while presenting minimal visual impacts.

Verizon Wireless also reviewed placement of a facility on existing PG&E transmission towers located within the City of Del Rey Oaks, which was determined to be infeasible due to inability to serve the Significant Gap.

The results of this analysis are as follows:

Collocation

While there are no existing wireless facility collocation opportunities within the immediate area of the Significant Gap, Verizon Wireless reviewed the closest collocation facility in the City of Seaside as follows.

1. Seaside Municipal Water District Water Tanks

Address: Skyview Drive

Elevation: 355 feet

Zoning: RS



Verizon Wireless reviewed these City-owned water tanks located 0.5 miles northeast of the Proposed Facility and 170 feet greater in elevation. The water tanks currently support the antennas of another wireless carrier. Verizon Wireless RF engineers determined that a facility at this location would duplicate coverage from the existing Verizon Wireless Del Monte facility located 0.7 miles to the north while not providing needed coverage and network capacity relief to the Significant Gap located to the west and south, constituting poor network design. Verizon Wireless would be required to place an additional facility in the vicinity of the Proposed Facility to provide needed coverage and capacity relief. Additionally, the high elevation of this location would cause interference with existing the Verizon Wireless Del Monte facility to the north, the Highway 218/1 facility to the west and the Highway 218/Fremont facility to the southwest. Due to inability to serve the Significant Gap and interference concerns, this is not a feasible alternative to the Proposed Facility.

Non-Communication Utility Structures

Lacking any feasible opportunity to collocate with existing wireless facilities, Verizon Wireless next searched the vicinity of the Significant Gap for utility structures that could support antennas and identified the following location in Seaside.

2. California American Water Hilby Pumping Plant

Address: Hilby Avenue at Luzern Street

Elevation: 215-275 feet

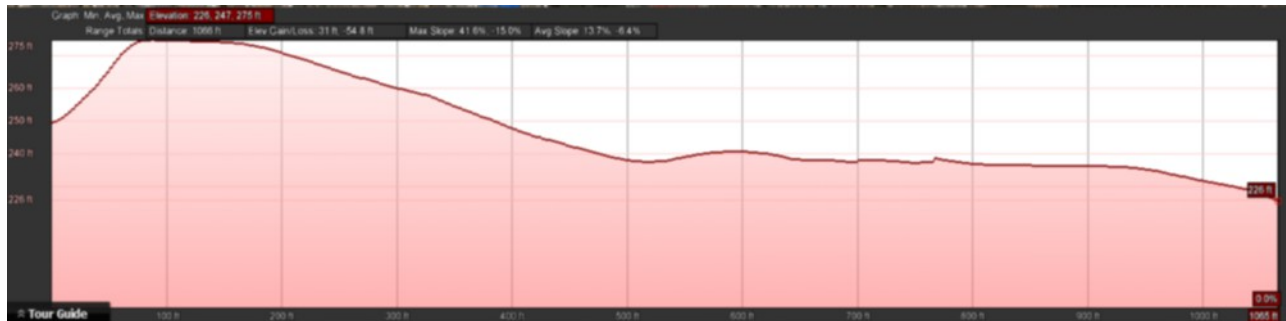
Zoning: RS



Verizon Wireless reviewed this steeply-sloped property located 0.2 miles northeast of the Proposed Facility and 30 to 90 feet greater in elevation. The slope and sandy soil on this property present substantial impediments to construction of a foundation for equipment as well as a necessary access road. The north side of the property supports two water tanks with diameters of approximately 80 and 90 feet. The topographic rise at the north of the property exceeds the overall height of the water tanks as shown in the first photograph above and would block signal from tank-mounted antennas to the northern portion of the Significant Gap. Verizon Wireless also considered placement of a freestanding facility at this location. However, with very limited clearance between the water tanks and property line, a freestanding monopole of the height required to clear the topographic rise and residences immediately north would not meet the wireless facility setback of 1.5 horizontal feet to each foot of height under

Code. The southern side of the property is a sloped sandy hillside with sparse low-growing vegetation. A freestanding facility at this location would need to be tall enough to clear the topographic rise to the north and residences immediately beyond, and with no screening trees on the south side of the property, would present greater visual impacts than the fully-concealed Proposed Facility. As tank-mounted antennas could not serve the Significant Gap and a freestanding facility is infeasible and would pose unfavorable visual impacts, this is neither a feasible nor less intrusive alternative to the Proposed Facility.

Terrain Profile Demonstrating Topographic Obstruction to North



City-Owned Property

Identifying no suitable utility structures on which to mount antennas, Verizon Wireless investigated the vicinity of the Significant Gap for City-owned properties where a new facility could meet wireless facility setbacks under code, identifying the following two locations.

- 3. Farallones Park**
Address: Flores Street
Elevation: 175 feet
Zoning: OS-R



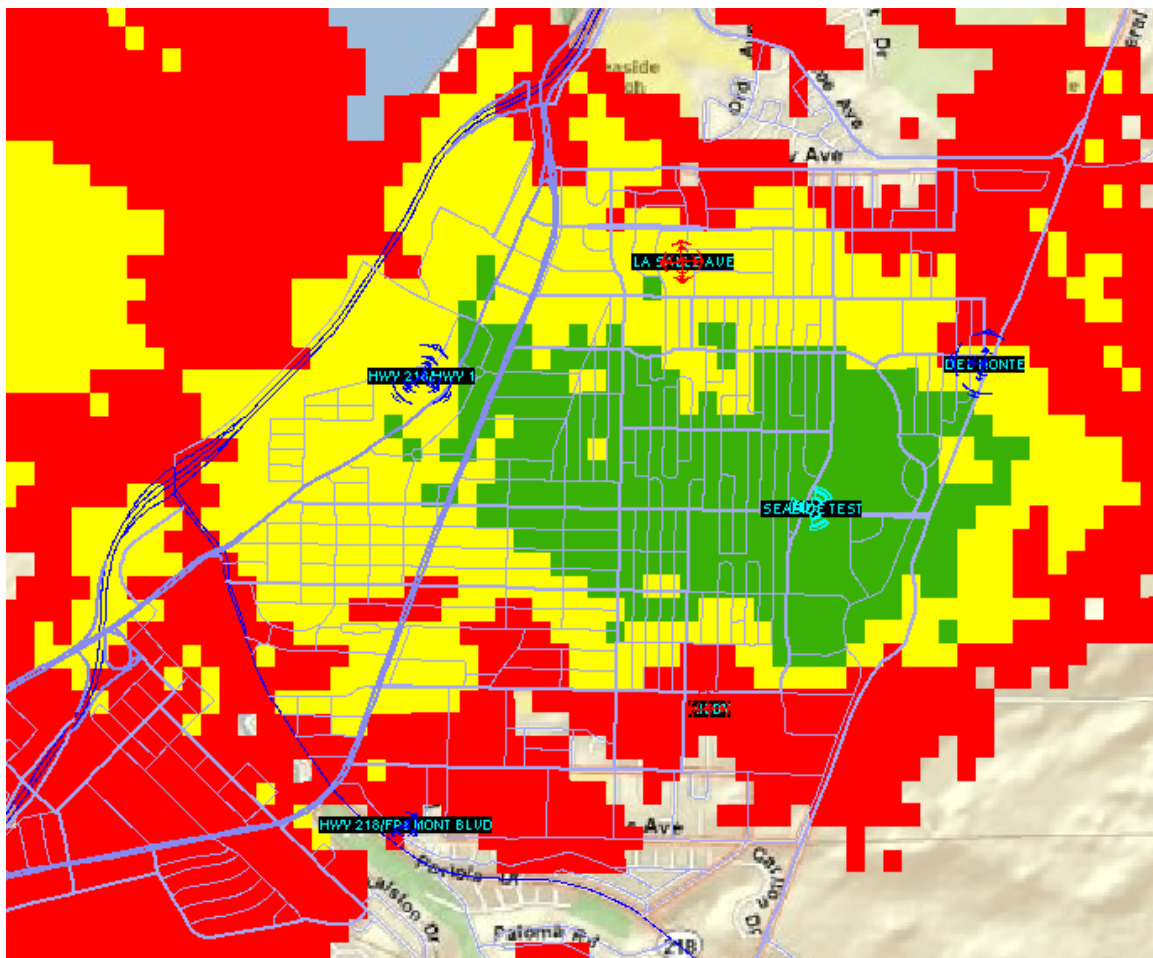
Verizon Wireless reviewed this small City park located on an open space-recreational zoned parcel 0.1 miles north of the Proposed Facility and 10 feet less in elevation. Verizon Wireless RF engineers determined that due to lower elevation, a minimum 50-foot stealth structure would be required at this location, and wireless facility setbacks of 75 feet would place such a structure on the lawn in the center of the park, eliminating recreational space and posing a significant visual impact. Due to the interference with recreational space and significant visual impact, this is not a less intrusive alternative to the Proposed Facility.

4. **Seaside Fire Department**
Address: 1635 Broadway Avenue
Elevation: 200 feet
Zoning: PI



Verizon Wireless reviewed this City-owned facility located 0.55 miles northeast of the Proposed Facility and 15 feet greater in elevation. Verizon Wireless RF engineers determined that a facility at this location would duplicate coverage from the existing Verizon Wireless Del Monte facility located 0.5 miles to the northeast while not providing needed coverage and network capacity relief to the Significant Gap located to the west and south, constituting poor network design. As shown in the following coverage map, coverage from a facility at this location would be lacking in the southern and western portions of the Significant Gap. Verizon Wireless would be required to place an additional facility in the vicinity of the Proposed Facility to provide needed coverage and capacity relief. Due to inability to serve the Significant Gap, this is not a feasible alternative for Verizon Wireless's facility.

*Coverage Provided by Facility at Seaside Fire Department
1635 Broadway Avenue*



PI (Public Institution) Zone

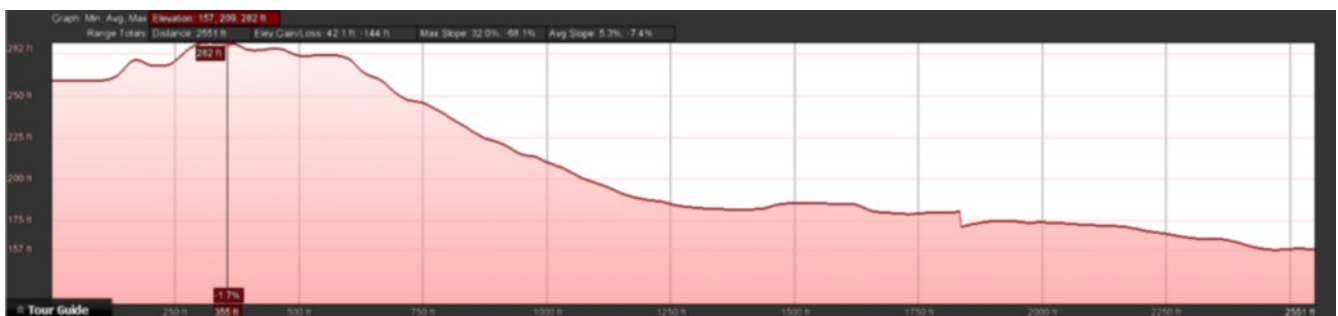
Identifying no suitable City-owned properties in the vicinity of the Significant Gap, Verizon Wireless sought locations owned by other entities in the most-preferred zone, the PI zone, and identified the following two locations.

- 5. Highland Elementary School**
Address: 1650 Sonoma Avenue
Elevation: 225-305 feet
Zoning: PI



Verizon Wireless reviewed this school location 0.3 miles northeast of the Proposed Facility and 40 to 120 feet greater in elevation. Large areas of this property are in use for outdoor recreation or do not provide opportunities for screening of a freestanding wireless facility as encouraged under the Code. Verizon Wireless RF engineers determined that a facility near existing buildings on the property could not serve a large of the Significant Gap to the south and southwest due to terrain obstructions shown in the following terrain profile. Given the inability to serve the Significant Gap, this is not a feasible alternative to the Proposed Facility.

Terrain Profile Demonstrating Topographic Obstruction to South



6. **Del Rey Woods Elementary School**
Address: 1281 Plumas Avenue
Elevation: 125-160 feet
Zoning: PI



Verizon Wireless reviewed this school location 0.4 miles southwest of the Proposed Facility and 25 to 60 feet lower in elevation. Verizon Wireless RF engineers determined that due to overall lower elevation, even at the highest location on this property a minimum 65-foot stealth structure would be required. The greater height would present more visual impact than the Proposed Facility, which is 39 feet 10 inches in height. Additionally, this location is only 0.5 miles east of Verizon Wireless's existing Highway 218/Fremont facility and would be a source of signal interference for that facility. Due to unfavorable visual impacts and interference concerns, this is not a less intrusive alternative to the Proposed Facility.

Residential Zone

Identifying no suitable PI-zoned properties, Verizon Wireless investigated larger parcels in the vicinity of the Significant Gap where a freestanding facility could meet wireless facility setbacks under Code. There are no commercially-zoned parcels large enough for a necessary freestanding wireless facility to meet setbacks. Verizon Wireless next sought parcels in residential zones which are not in residential use, and reviewed the following five locations, readily identifying one location suitable for a fully-concealed facility that exceeds setbacks, meets other Code criteria and provides excellent radio frequency propagation to serve the Significant Gap.

7. Proposed Facility – Faith Lutheran Church

Address: 1460 Hilby Avenue

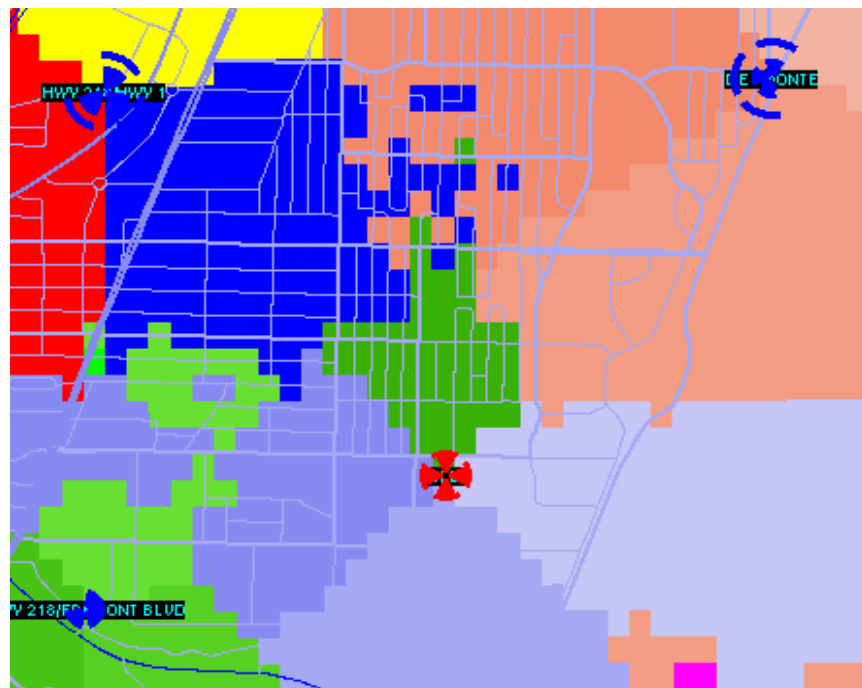
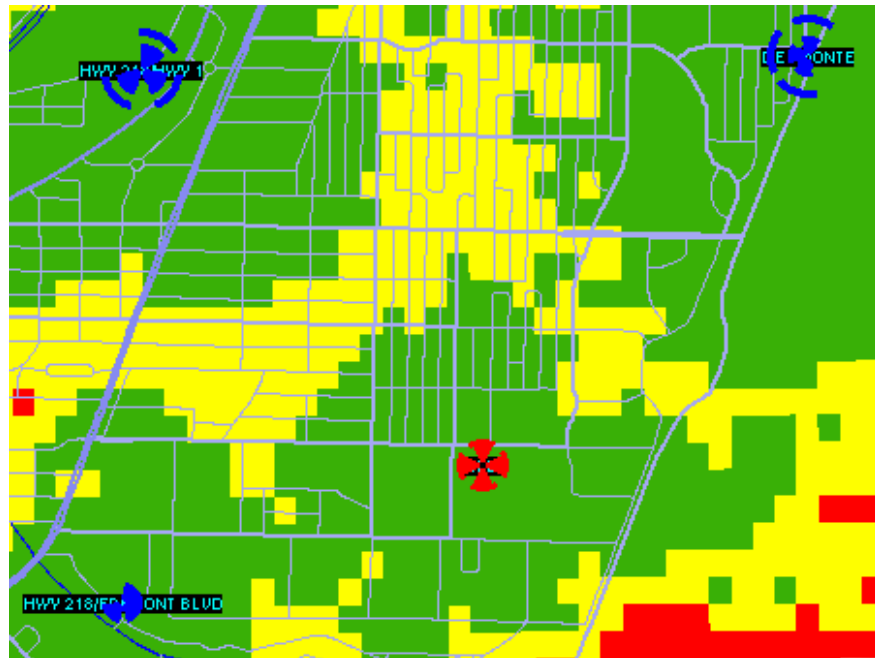
Elevation: 185 feet

Zoning: RS



Verizon Wireless proposes to conceal the Proposed Facility panel antennas inside a new 39-foot 10-inch stealth church steeple incorporated into the rear side of this church, with architectural treatments and colors matching the existing church siding and roof. A 780-square foot equipment area will be placed behind the church building next to the new steeple and surrounded by a chain link fence. The equipment area will contain radio equipment as well as a standby generator for use in emergencies. Conduit connecting the radio equipment shed to the steeple structure will be placed underground. The Proposed Facility meets all setbacks of the Code including wireless facility setbacks. In fact, where a 60-foot setback is the minimum for the structure, the Proposed Facility is set back 80 feet from the property line to the east, 135 feet from the property line to the west, 150 feet from the property line to the north (Hilby Avenue) and 260 feet from the property line to the south. As shown in the following coverage maps, antennas at this location provide excellent radio frequency propagation to serve the Significant Gap in Verizon Wireless coverage and network capacity in the eastern Seaside area. This is Verizon Wireless's preferred location for the Proposed Facility.

*Coverage Provided by Proposed Facility
1460 Hilby Avenue*



8. Hilltop-Marina United Methodist Church

Address: 1340 Hilby Avenue

Elevation: 165 feet

Zoning: RS



Verizon Wireless reviewed this church property located 0.2 miles west of the Proposed Facility and 20 feet lower in elevation. There is a small church building fronting on Hilby Avenue with a short steeple structure of insufficient height for antennas concealed within to serve the Significant Gap. Verizon Wireless RF engineers determined that due to lower elevation, a minimum 60-foot stealth structure would be required at this location. If a steeple structure were built into the rear of the church building to match and blend with the primary background, as with the Proposed Facility, the steeple structure would be set back only 95 feet from the northern property line along the closest roadway, Hilby Avenue. The greater height and lesser setback would present more visual impact than the Proposed Facility, which is 39 feet 10 inches in height and set back 150 feet from the closest roadway. Due to unfavorable visual impacts, this is not a less intrusive alternative to the Proposed Facility.

9. Monterey Peninsula Buddhist Temple

Address: 1155 Noche Buena Street

Elevation: 160 feet

Zoning: RS



Verizon Wireless reviewed this facility located 0.25 miles southwest of the Proposed Facility and 25 feet lower in elevation. There are numerous one-story buildings fronting on Noche Buena Street. Verizon Wireless RF engineers determined that, due to lower elevation, a minimum 65-foot structure would be required at this location. To meet 100-foot wireless facility setbacks, the structure would need to be placed in the very center of the parcel which is already developed and in use, and the maximum setback from the nearest roadway, Noche Buena Street, would be only 105 feet. The greater height and lesser setback would present more visual impact than the Proposed Facility, which is 39 feet 10 inches in height and set back 150 feet from the closest roadway. Due to existing development on the site and unfavorable visual impacts, this is not a less intrusive alternative to the Proposed Facility.

- 10. St. Matthias Episcopal Church**
Address: 1092 Noche Buena Street
Elevation: 140-160 feet
Zoning: RS



Verizon Wireless reviewed this church property located 0.25 miles southwest of the Proposed Facility and 25 to 45 feet lower in elevation. There is a small church building fronting on both Noche Buena Street and Kimball Avenue. The building features a short bell tower of insufficient height for antennas concealed within to serve the Significant Gap. The southern portion of this property is undeveloped bare land with sparse low-growing vegetation. Verizon Wireless RF engineers determined that a minimum 85-foot structure would be required if placed at the lowest elevation on the property next to the church building. The greater height of such a facility would present more visual impact than the Proposed Facility, which is 39 feet 10 inches in height, and such a tall facility could not meet wireless facility setbacks if placed next to the church. Verizon Wireless RF engineers determined that a minimum 65-foot facility would be required at the higher portion of the property to the south, which would present unfavorable visual impacts due to height and lack of screening opportunities. Additionally, this location is only 0.6 miles northeast of Verizon Wireless's existing Highway 218/Fremont facility and would be a source of signal interference for that facility. Due to unfavorable visual impacts, inadequate setbacks and interference concerns, this is neither a less intrusive nor feasible alternative to the Proposed Facility.

11. Church of Jesus Christ of Latter Day Saints

Address: 1024 Noche Buena Street

Elevation: 170 feet

Zoning: RS



Verizon Wireless reviewed this religious facility located 0.3 miles southwest of the Proposed Facility and 15 feet lower in elevation. It is the national policy of the Church of Jesus Christ of Latter Day Saints not to place wireless facilities on church property. Lacking a willing landlord, this is not a feasible alternative to the Proposed Facility.

12. **PG&E Towers**

Address: Various Locations, Plumas Avenue, City of Del Rey Oaks

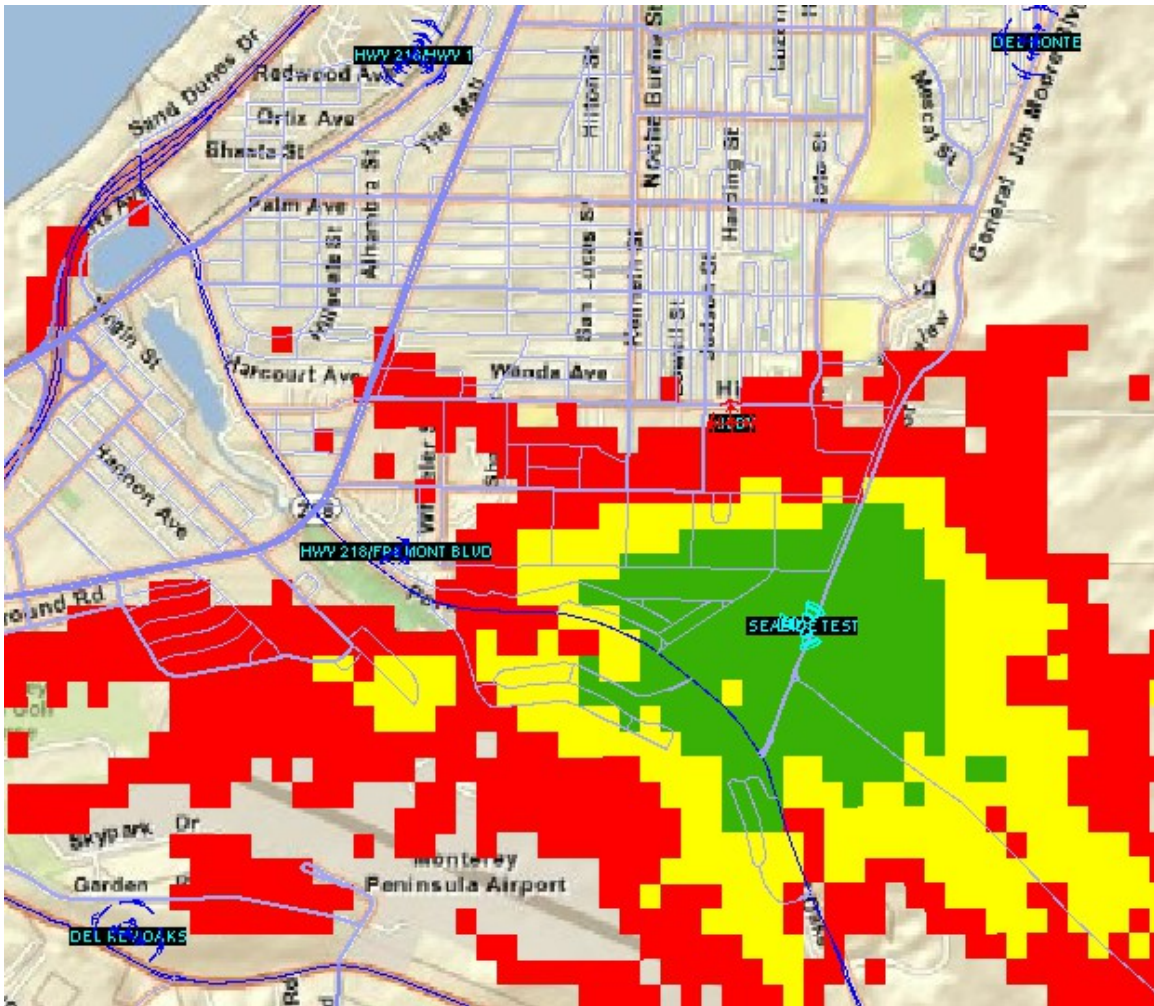
Elevation: Various

Zoning: N/A



Verizon Wireless considered placement of a facility on one of numerous PG&E transmission towers located on the south side of Plumas Avenue within the City of Del Rey Oaks. Several of these PG&E towers already support wireless facilities. The existing Verizon Wireless Highway 218/Fremont facility is mounted on a transmission tower near Portola Drive and Fremont Boulevard, 0.8 miles southwest of the Proposed Facility. In order to avoid interference with the existing Highway 218/Fremont facility, a new facility would need to be placed on a transmission tower well to the east. Verizon Wireless RF engineers reviewed transmission towers located on the easterly stretch of Plumas Avenue and determined that a facility mounted to one of these transmission towers could not provide needed coverage and network capacity relief to the Significant Gap, particularly northern portions. As shown in the following coverage map, coverage from a tower-mounted facility at this location would be lacking in the northern and western portions of the Significant Gap. Verizon Wireless would be required to place another facility in the vicinity of the Proposed Facility to serve the Significant Gap. Lacking the ability to serve the Significant Gap, the PG&E transmission towers are not a feasible alternative to the Proposed Facility.

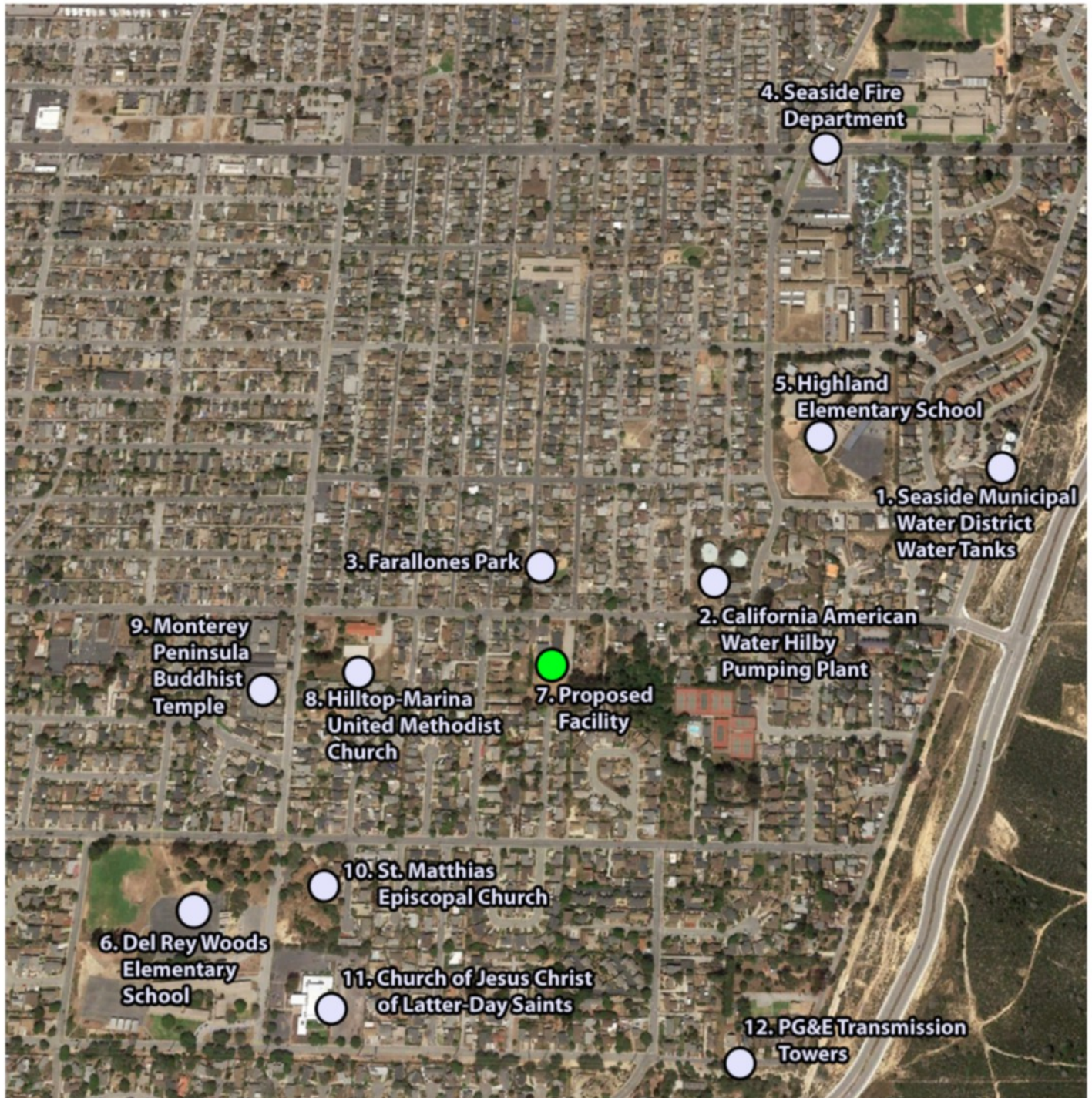
*Coverage Provided by Facility Mounted on PG&E Transmission Tower
City of Del Rey Oaks*



Conclusion

Verizon Wireless has reviewed twelve alternatives for the placement of its wireless facility to serve a Significant Gap in network service in the eastern Seaside area. Based upon the preferences identified in the Seaside Municipal Code, the Proposed Facility, a stealth church steeple facility placed behind an existing church building in the center of a large parcel, clearly constitutes the least intrusive location for Verizon Wireless's facility under the values expressed by Seaside ordinances.

**Verizon Wireless
Hilby
City of Seaside
Locations of Sites
Proposed and Alternatives**



RESOLUTION NO. 15-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, DENYING CONDITIONAL USE PERMIT APPLICATION No. UP-15-04 TO ALLOW FOR THE ESTABLISH AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 1460 HILBY AVENUE (APN 012-402-088).

WHEREAS, Verizon Wireless, Applicant, and Faith Lutheran Church, Property Owner, have applied for a Conditional Use Permit to establish a telecommunication facility located at 1460 Hilby Avenue, in the RS-8 (Single Family Residential) 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 amendment at a duly noticed public hearing at public meeting held on July 22, 2015; and

WHEREAS, after consideration of the staff report and all of the information, testimony, and evidence presented at the public meeting on July 22, 2015 the Planning Commission voted 4-0 to direct City staff to prepare a Resolution denying the requested Use Permit application and continued the Use Permit application to its meeting on August 12, 2015 and September 9, 2015 for its consideration of the Resolution denying the Use Permit application based on the prescribed findings and evidence which the Planning Commission entered into public record, and

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

Evidence: Evidence: Approval of the proposed project would allow for the construction of a 39'-6" tall church steeple which would contain an unmanned wireless personal telecommunication facility. The installation of the steeple and wireless telecommunication would consist of a minor addition to the existing church facility and would not result in any increased intensity of the existing land use.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission does hereby find that it is unable to make the findings required by the Seaside Municipal Code Sections 17.52.62.070.F and 17.54.040.E for the approval of Use Permit Application No. 15-04 based on the following findings and evidence in its consideration of the staff report and all information, testimony, and evidence presented at the public hearing:

- 1) The proposed unmanned wireless telecommunication facility will be inconsistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is RS (Low Density Residential). The land use designation is intended for the development of detached single-family dwellings at densities up to eight dwelling units per acre. Ancillary public services (e.g. water, sewer, telephone, electricity) are permitted in all zones.

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require all new development to be compatible with surrounding uses, the site, and available infrastructure.

Evidence: The overall height of the church steeple design and noise that would be generated from an outdoor generator are not located, designed, and screened to blend with the existing character and/or the built surroundings so as to blend with the surrounding low density single family residential neighborhood. In this case, erecting a 39-foot 10-inch telecommunication tower designed to appear as a church steeple would look awkward and out of scale in comparison with the existing height of the church building at 21-feet four-inches. Instead, the wireless facility will be readily apparent to the casual observer, and will not blend with the surroundings. Moreover, the ground mounted equipment area to the rear of the site would establish a commercial presence within a single-family neighborhood and the generation of an adverse noise source resulting from the weekly testing of a portable generator located within the ground mounted equipment area to the rear of the site, and therefore, would establish a land use that would significantly affect the public health, safety and welfare of the surrounding low density residential neighborhood. Thus, the proposed location of the wireless facility will be materially injurious to properties and improvements in the vicinity

- 2) The design, location, size, and operating characteristics of the proposed activity are not compatible with the existing and planned future land uses in the vicinity.

Evidence: The height of the proposed church steeple design within which the wireless facility will be contained is not designed to blend with the existing supporting church substantially and does alter the design characteristics of the church building and/or surrounding low density residential neighborhood, in that a 39-foot 10-inch by six-foot diameter tower mounted to the rear of the church building and that extends approximately 18 feet above the existing roofline of the church building, would look awkward and out of scale, resulting in a visually obtrusive design. Moreover, the church steeple at a height of 39-feet 10-inches would make the height of the tower at least 15 feet to 27 feet taller than most of the predominantly one-story single family structures in the area and thus disproportionate to its surroundings. These impacts are significant and

are directly related to the design of the facility and its visually prominent location on a 2.09 acre parcel.

NOE, THEREFORE, BE IT FURTHER RESOLVED, that the Seaside Planning Commission does hereby deny Use Permit application No. UP-15-04.

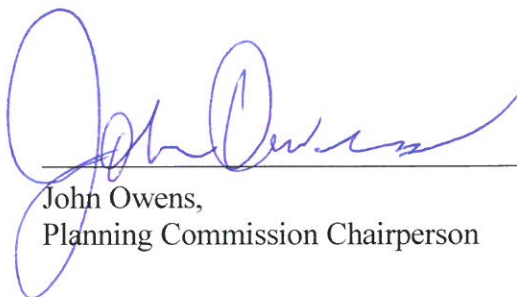
PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 9th day of September 2015, by the following vote:

AYES: K. Dodson, M. Lechman, M. Leighton, J. Owens, D. Ross

NOES: None

ABSENT: None

ABSTAIN: A. La Mica

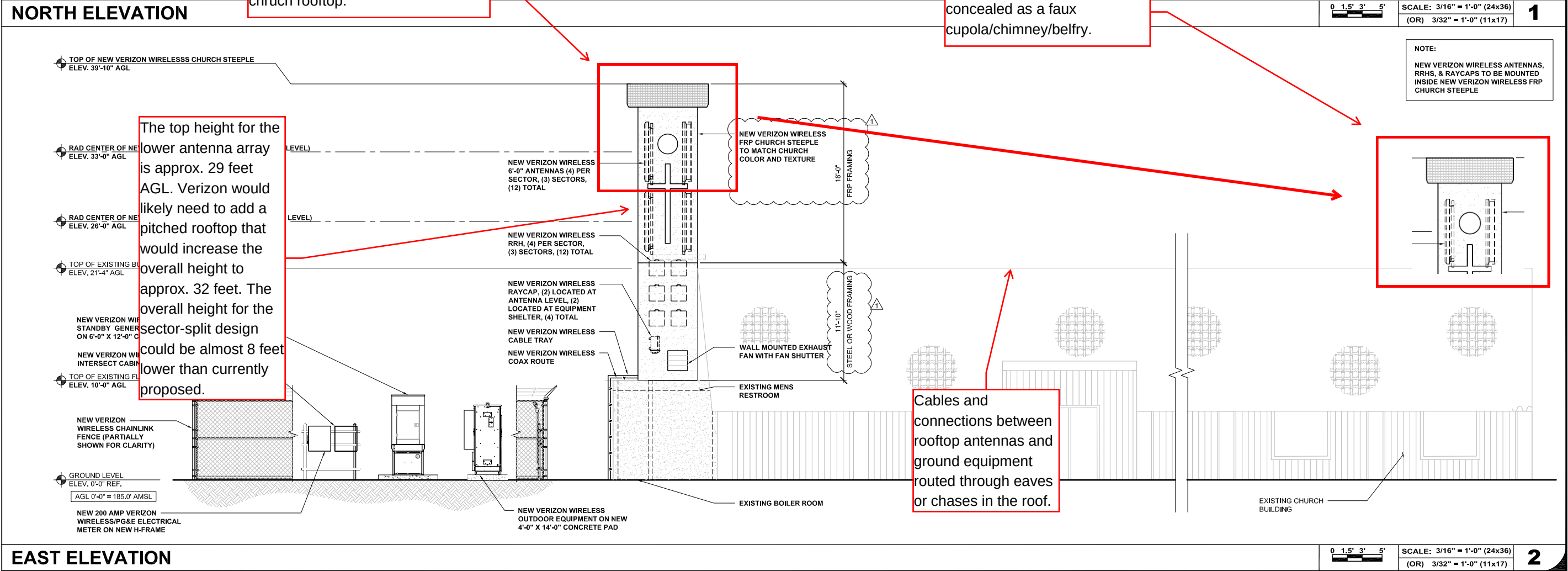
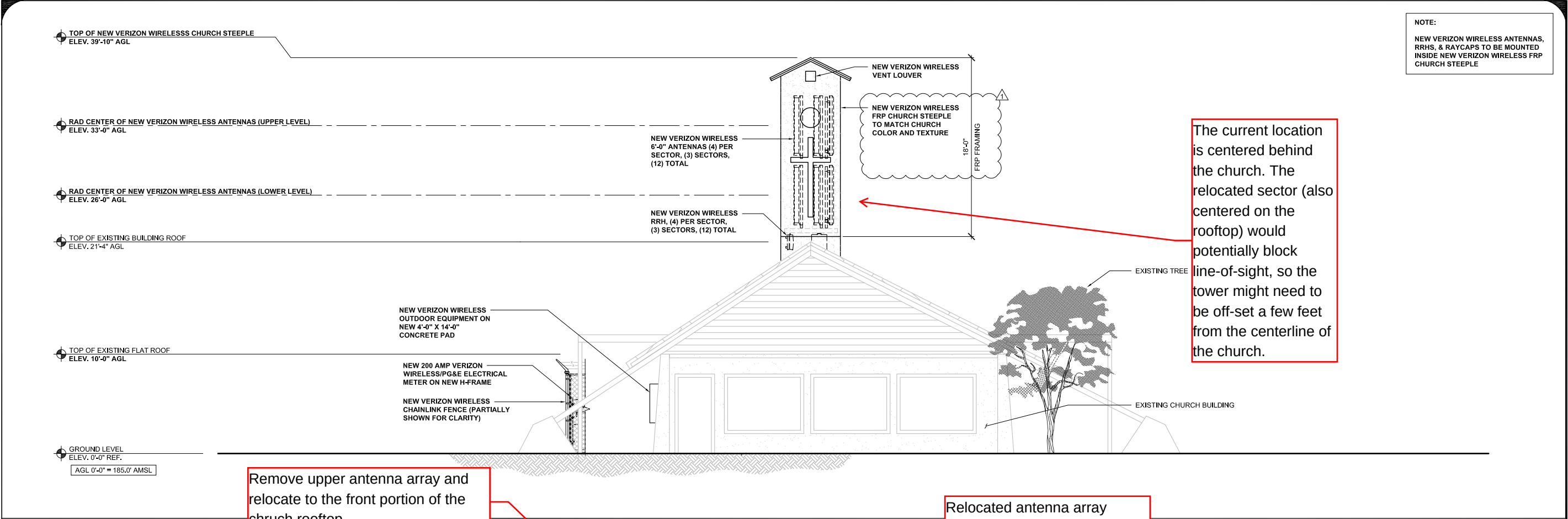


John Owens,
Planning Commission Chairperson

ATTEST:



Planning Commission Secretary



NOTE:
NEW VERIZON WIRELESS ANTENNAS, RRHS, & RAYCAPS TO BE MOUNTED INSIDE NEW VERIZON WIRELESS FRP CHURCH STEEPLE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	4/21/14	PLANNING SUBMITTAL	OM
1	6/05/15	PLANNING COMMENTS	FR



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

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

HILBY AVE

PSL # 270019
1460 HILBY AVE
SEASIDE, CA 93955

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-4

RESOLUTION NO. 19-XX

A RESOLUTION OF THE SEASIDE PLANNING COMMISSION APPROVING USE PERMIT APPLICATION No. UP-16-07 TO ESTABLISH A SMALL CELL WIRELESS TELECOMMUNICATION FACILITY NETWORK LOCATED ON UTILITY POLES IN THE PUBLIC RIGHT-OF-WAY.

WHEREAS, Sac Wireless on behalf of Verizon Wireless, Applicant, have applied for a Use Permit to establish a wireless telecommunication facility network located within the Public Right-Of-Way near the following locations:

1101 Buena Street
1108 San Lucas Street
1431 Waring Street
1268 Yosemite Street; 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 July 24, 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 a small cell telecommunication facility on four separate utility poles each with a single omnidirectional cylindrical antenna within a fiberglass shroud attached to the top of each pole. The installation of the wireless telecommunication antenna and equipment would consist of a minor addition to the existing pole and would not result in any increased intensity of the existing land use in the public right-of-way that would hinder or impede the use of the public space beneath the pole or the City's ability to conduct maintenance on the surrounding streets.*

NOW, THEREFORE, BE IT RESOLVED, that the Seaside Planning Commission adopts the following findings to grant the approval of Use Permit Application No. 16-07:

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 § 17.54.030.C, A service provider who intends to establish multiple wireless telecommunications facilities within the City is encouraged to apply for the approval of all

facilities under a Master Use Permit. Under this approach, all proposed facilities may be acted upon by the City as a single application, ensuring feasibility of long-range company projections.

“Small wireless facilities”, also called “small cell”, as defined by the FCC are facilities that include an antenna of no more than three cubic feet and equipment totaling no more than 28 cubic feet, placed on a structure that is either: 1) no more than 50 feet in height; 2) no more than 10 percent taller than adjacent structures; or, 3) no more than 10 percent taller than the structure’s preexisting height after the new antenna is placed. The proposed locations will be in compliance with this federal standard.

SMC § 17.54.050.A authorizes wireless telecommunication facilities in residential districts 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 RS-8 and RS-12 zoning district and the applicant has provided an analysis of Alternative Sites provided as Attachment 3 that evaluates 42 candidate sites where other utility poles are located within the public rights-of-way at the Southeast portion of the city. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to conceal the antennas with a radome shroud and the side mounted equipment with an equipment cage. The proposed project will be compliant with the height limitations so long as no part of the facility extends more than 50 feet above ground level.

2. The proposed use is consistent with General Plan

Seaside General Plan Conformance:

Evidence: The Seaside General Plan designates the land use for the project site as RS (Low Density Residential). The land use designation is primarily intended for the development of detached single-family dwellings at densities up to eight dwelling units per square acre. Facilities for ancillary public services (e.g., water, sewer, telephone and electricity) are permitted in all zones. 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.

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 proposed utility pole will not adversely affect the aesthetic character of the site or block views from adjoining residential properties in that the pole will maintain the height of the existing pole and the equipment will be installed on the side of the pole within an equipment cage not exceeding 28 cubic feet. Any work or security lighting must be installed in a manner that minimizes illumination effects with the use of down lit lighting.

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: Given (1) the applicant's intended service area is in a residential area developed with older, single family dwellings in the southeast area of the community, (2) lack of feasible co-location opportunities on an existing nearby telecommunication tower do not exist and, (3) with stand-alone telecommunication towers or building-mounted telecommunication designs not being desired or appropriate on adjacent residences, the proposed facility in the public right-of-way facility is the most preferred and least intrusive. The project will be designed to blend with the utility pole and existing equipment and communication wires. All antennas will be concealed from public view behind a radome shroud. The telecommunication equipment will be compatible with the existing and planned future residential uses in the vicinity

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 the public right-of-way and sidewalk at each location. Existing electrical connections already serve the project site with adequate capacity to support the proposed wireless telecommunication facility. The sites at 1108 San Lucas Street, 1431 Waring Street and 1101 Buena Street are developed with an existing utility pole and are suitable to accommodate a wireless telecommunications facility without disrupting the existing sidewalk or residential properties that adjoin each site. A new pole at 1268 Yosemite Street can be installed in the public right-of-way if it is required to strengthen the network.

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 has provided Radio Frequency reports 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 the following emissions at ground level from each site:

A. 1108 San Lucas Street (Pole # 473024)

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 1.0% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building is 0.63% of the public exposure limit.

B. 1268 Yosemite Street (Pole # 473025)

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 1.7% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building is 10.0% of the public exposure limit.

C. 1431 Waring Street (Pole # 473028)

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 0.54% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building is 0.79% of the public exposure limit.

D. 1101 Buena Street (Pole # 473026)

For a person anywhere at ground level, the maximum RF exposure level is calculated to be 2.9% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building is 5.5% of the public exposure limit.

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].

SMC § 17.54.050.A authorizes wireless telecommunication facilities in residential districts 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 RS-8 and RS-12 district and the applicant has provided a written analysis that evaluates 42 alternative sites. In accordance with the design requirements in SMC § 17.54.060, the applicant has proposed to conceal the antennas with a radome shroud and associated pole mounted equipment cage, which will be constructed, painted and textured to match the utility pole. The proposed project will be compliant with the height limitations of 50 feet allowed per Federal FCC Guidelines

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

Evidence: Subject to staff's recommended conditions, the small cell network would not unreasonably subject the public to inconvenience, discomfort, trouble and/or annoyance because there do not appear to be more-preferred alternatives and the equipment would be minimized on the pole to the extent feasible per Federal regulations. 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 facilities into the existing environment and utility pole configuration with overhead wires to sufficiently mitigate any indirect adverse impacts. The cross-arm design proposed at 1101 Buena Street will be positioned to minimize impacts on views of the Monterey Bay.

BE IT FURTHER RESOLVED, that the Seaside Planning Commission approves Conditional Use Permit Application No. 16-07 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 four small cell antennas on top of four separate utility poles near the following locations listed below per the plans received on June 11, 2019:

1101 Buena Street
1108 San Lucas Street
1431 Waring Street
1268 Yosemite Street

2. 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 March 27, 2029.
3. Permittee shall at all times maintain compliance with all applicable federal, state and local laws, regulations, ordinance or other rules.
4. The overall height of the new utility pole shall not exceed 50 feet above ground level.
5. 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 30-day time period may be extended by the Community Development Director for good cause. 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.
6. 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.
7. Permittee shall not operate a standby generator except when necessary due to a primary power failure.
8. 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.

9. 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.
10. The following conditions shall be adhered 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.
11. 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.
12. Permittee shall remove any graffiti on the wireless facility at permittee sole expense within 48 hours upon receiving notice.
13. 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 facilities, The Training Safety Standards shall be provided to City staff and shall be updated in accordance with State and Federal standards.

14. The following conditions shall be adhered 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.
15. 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.
16. 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:

17. 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:

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

Standard:

19. 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.
20. 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.
21. 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 while the small cell network remains in operation.
22. 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.

23. 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.
24. 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.
25. 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 Planning Commission of the City of Seaside, State of California, on the 14th day of August 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Use Permit Application No. UP-16-07

These permits are hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

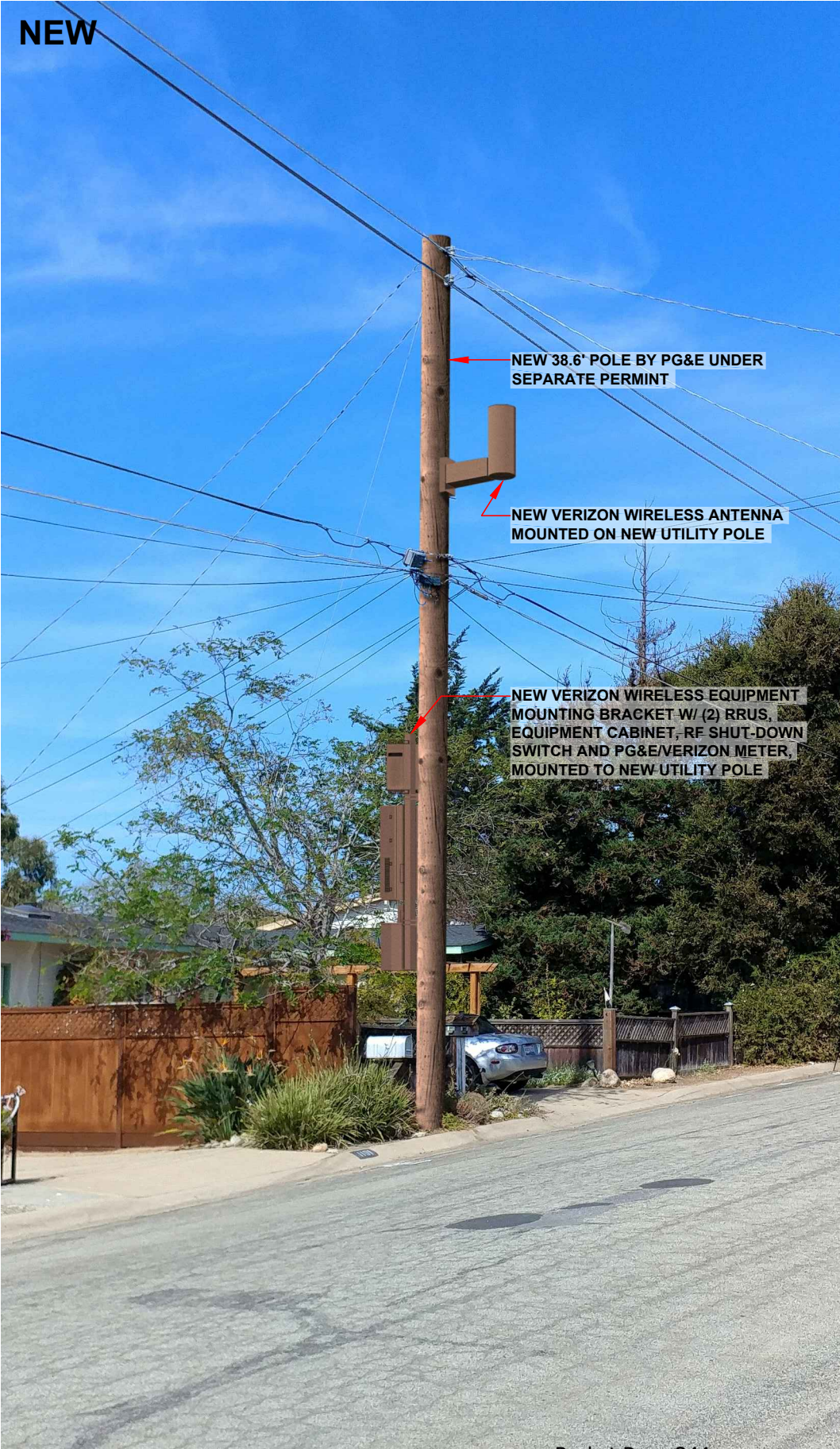
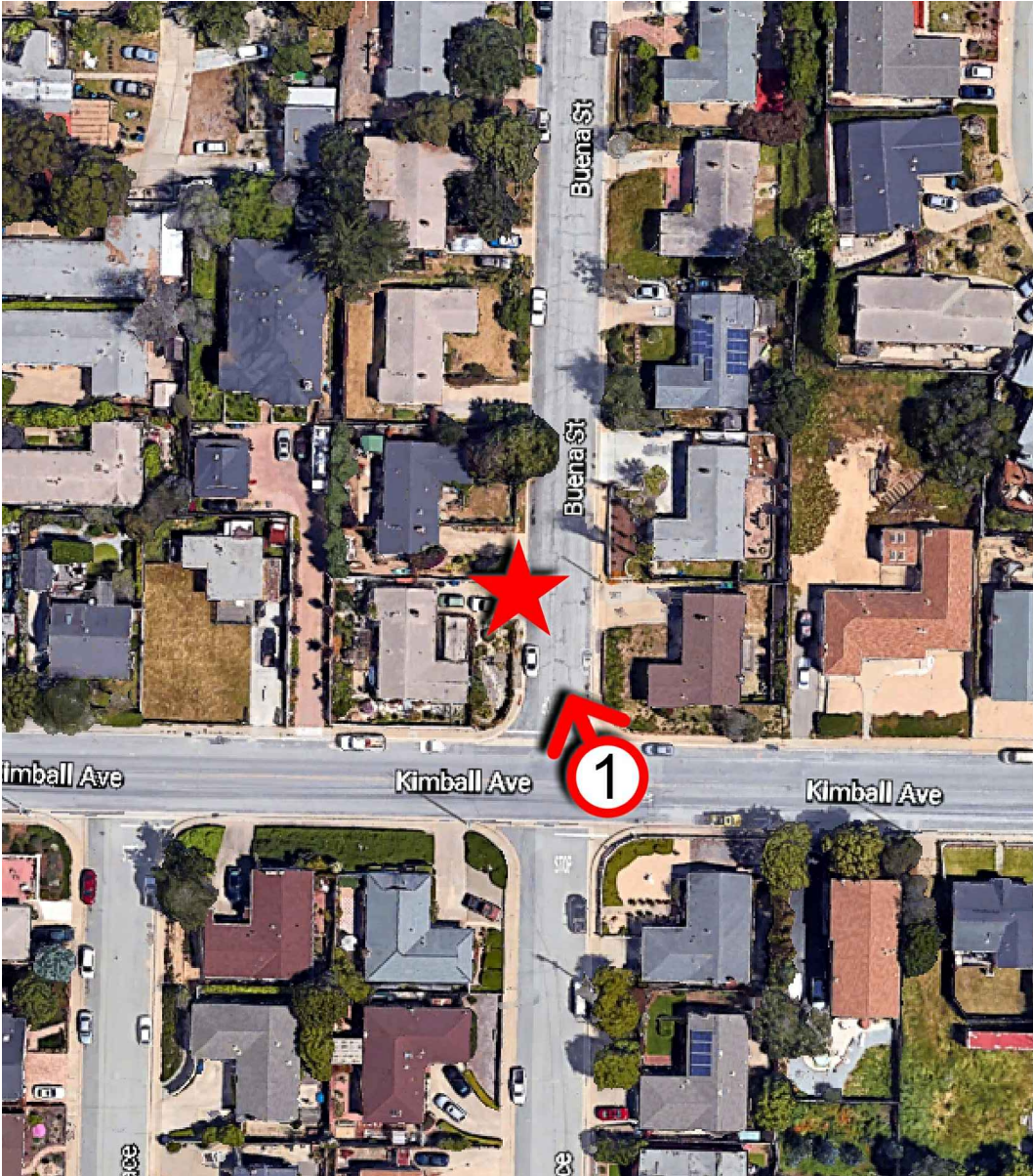
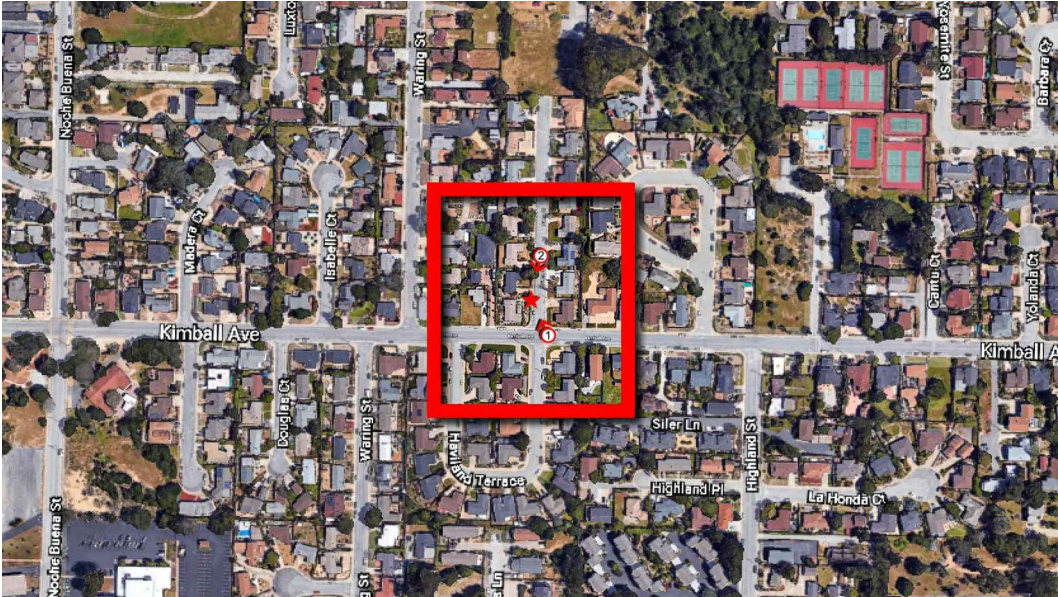
Property Owner's Signature (if different from above)

Date

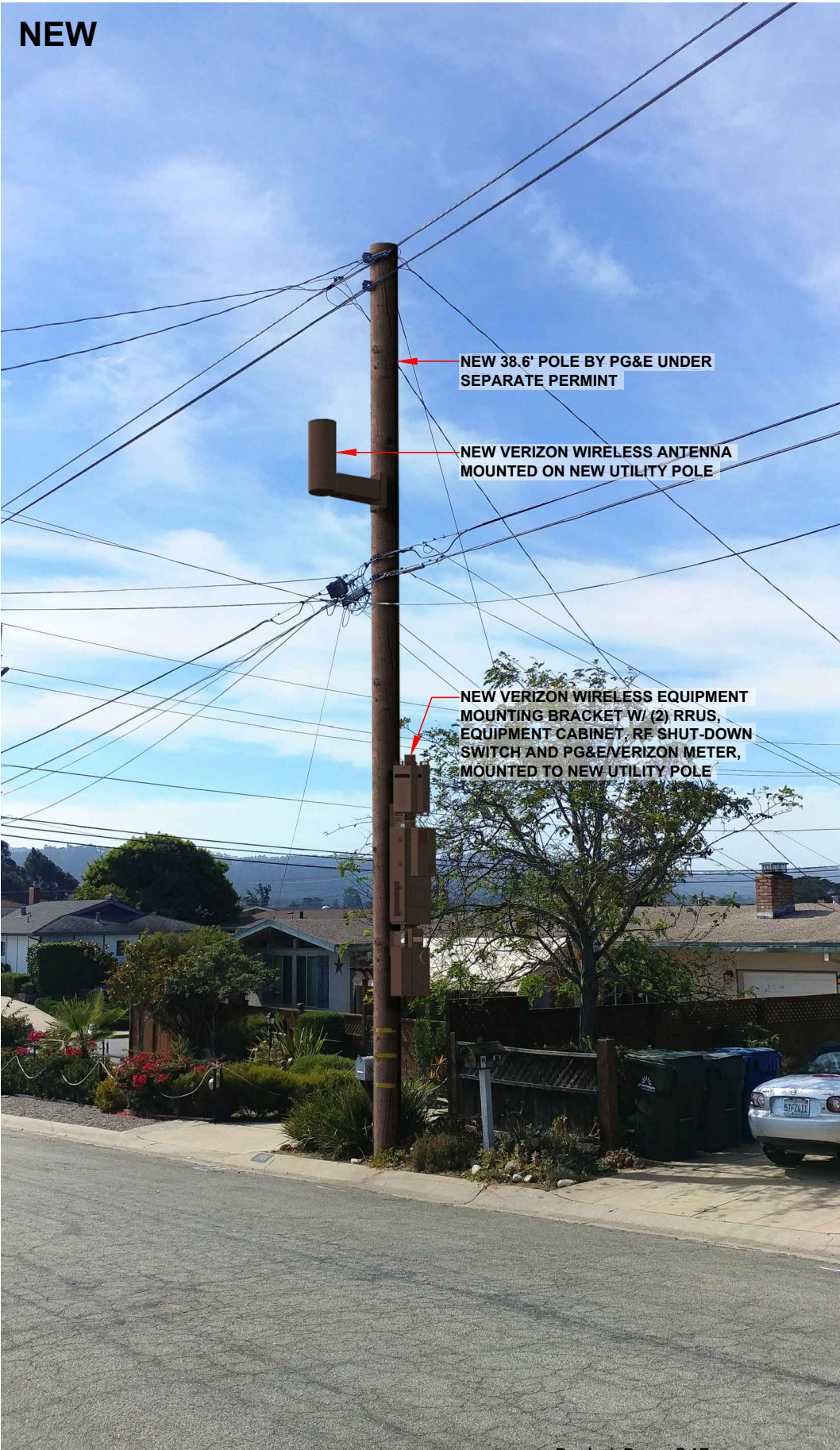
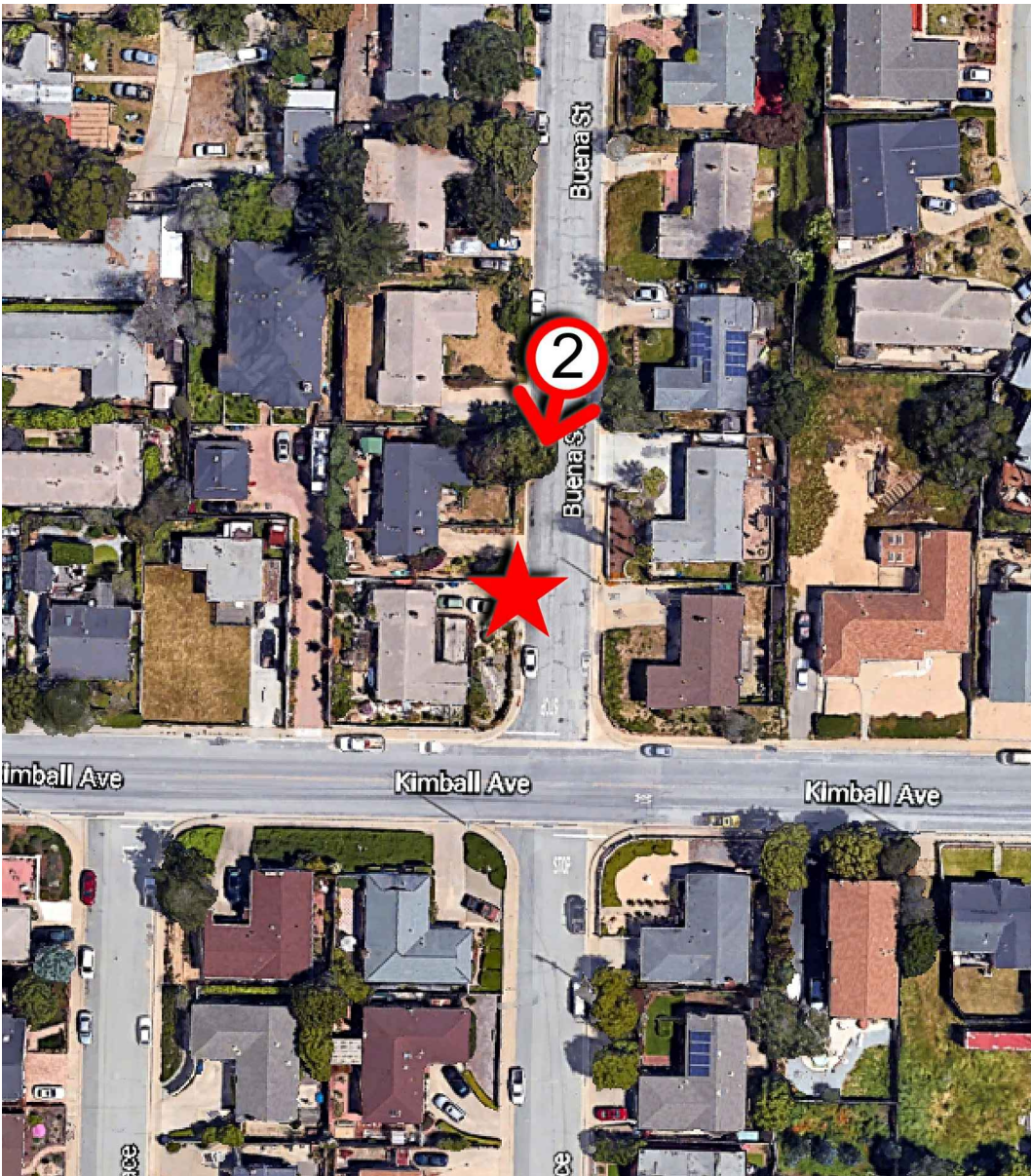
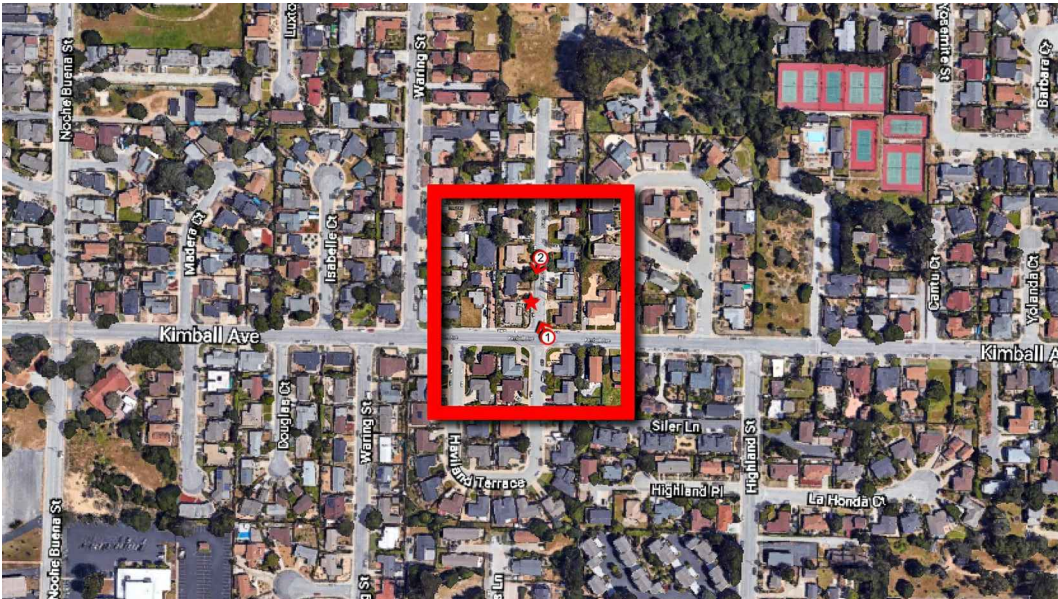
CC SEASIDE 003
PSL # 473026
1101 BUENA ST.
SEASIDE, CA 93955



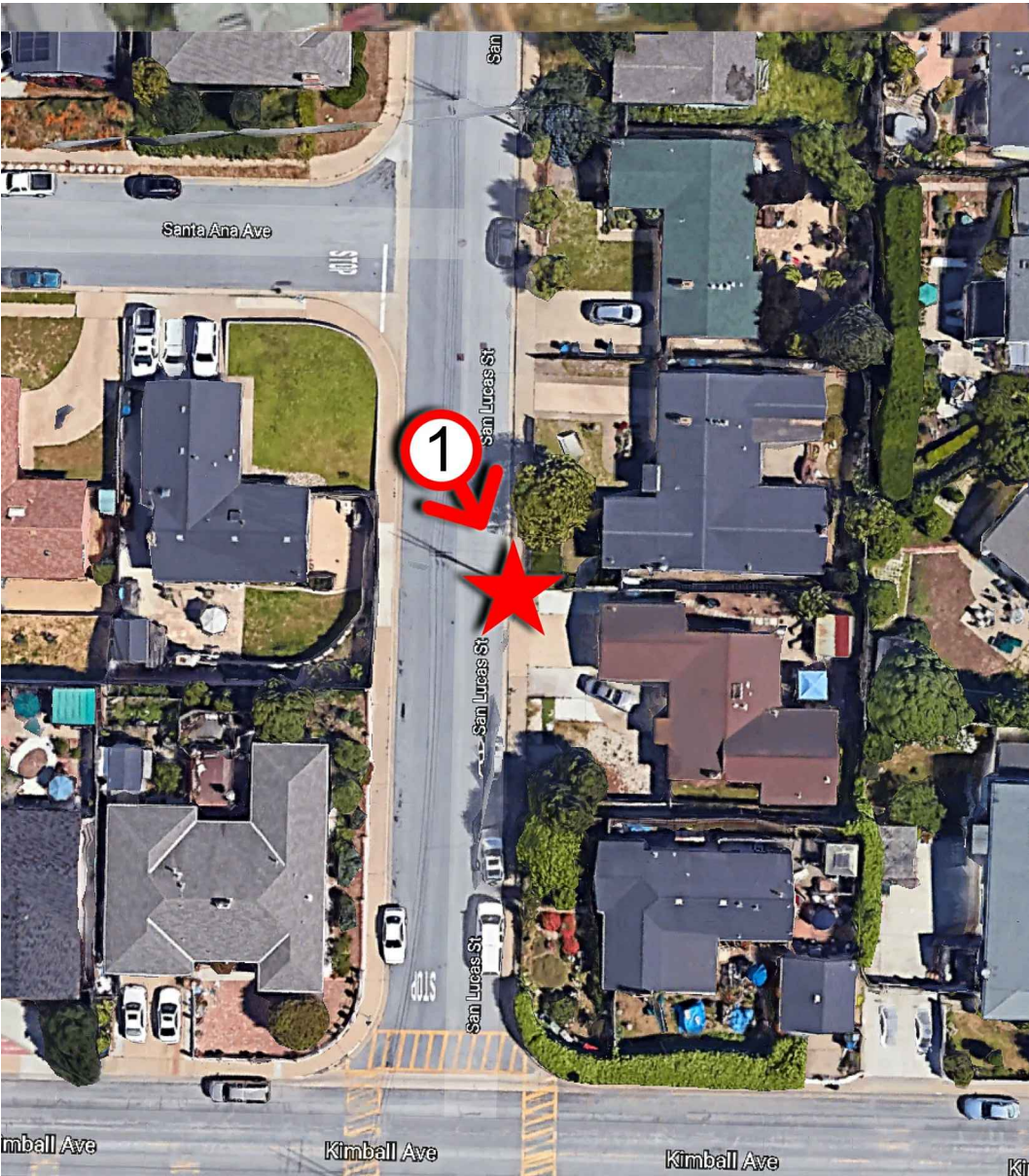
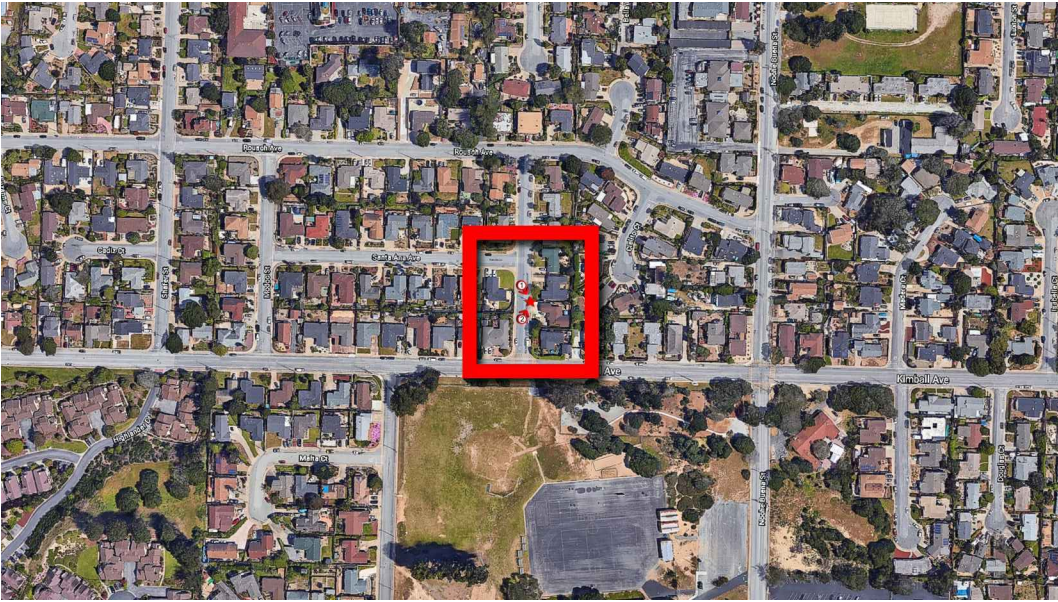
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PHOTOSIMULATION VIEWPOINT 2



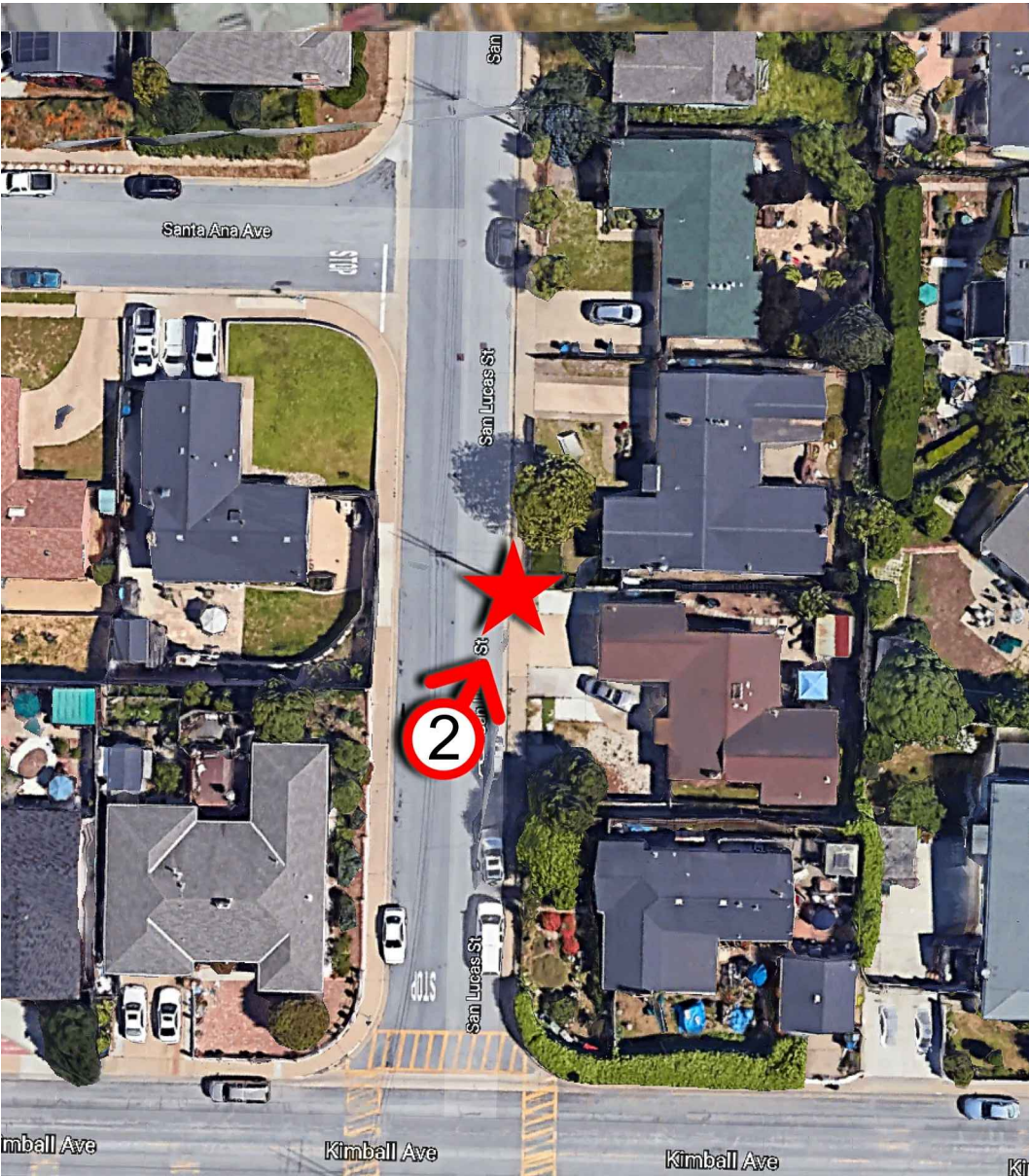
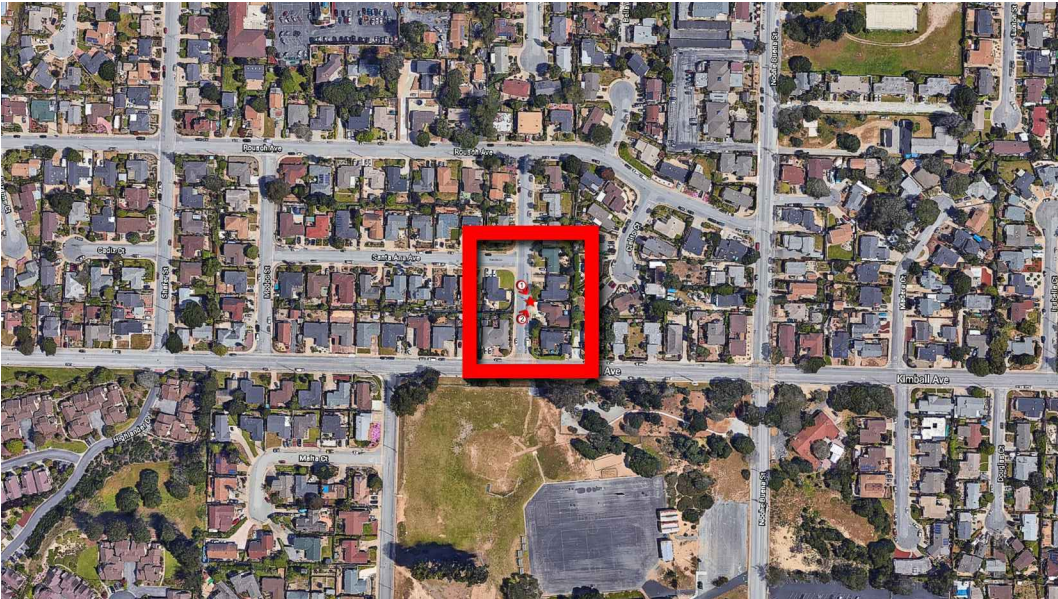
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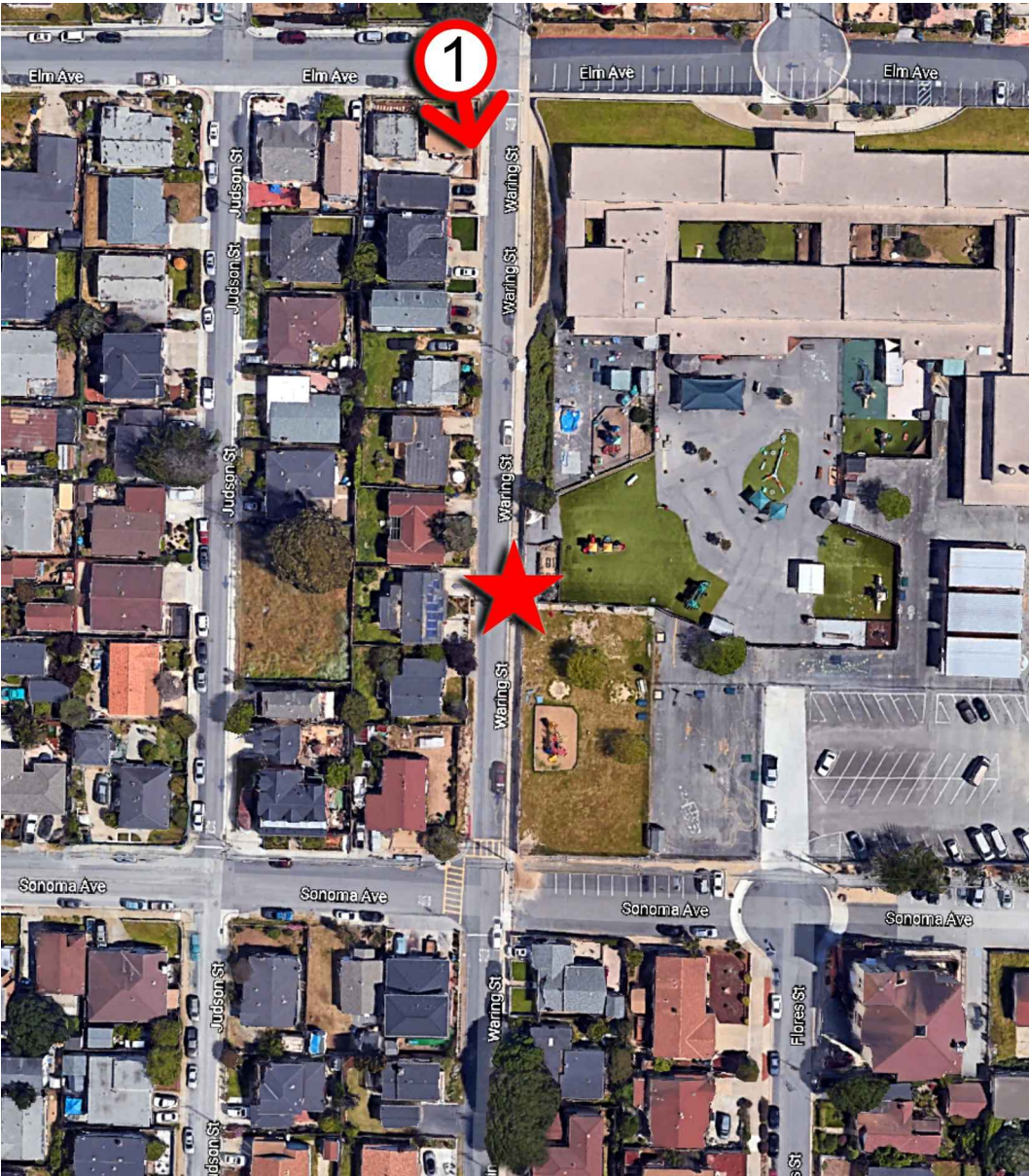
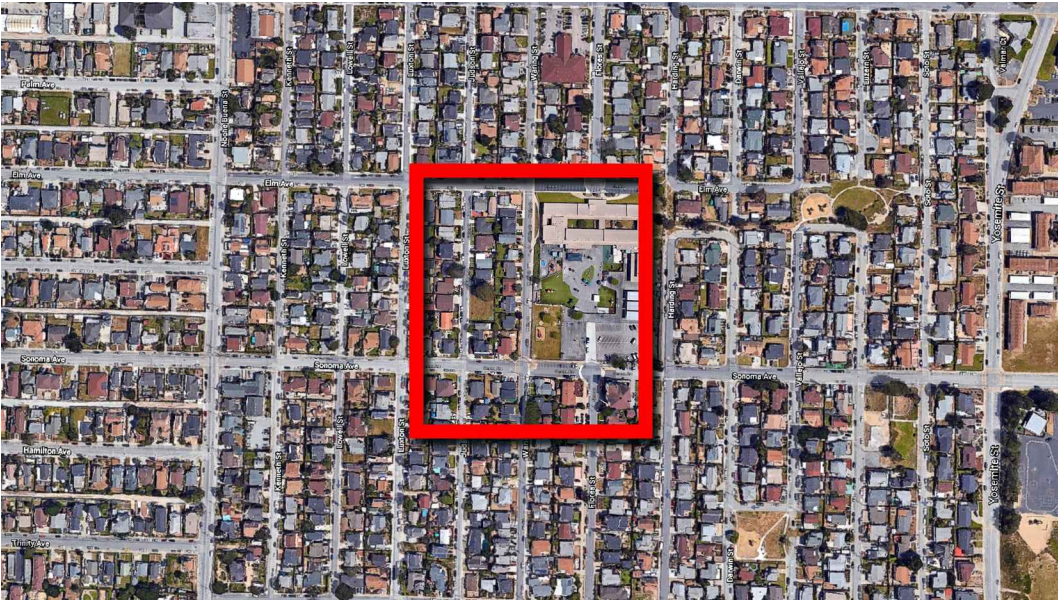


CC SEASIDE 001
PSL # 473024
1108 SAN LUCAS ST
SEASIDE, CA 93955

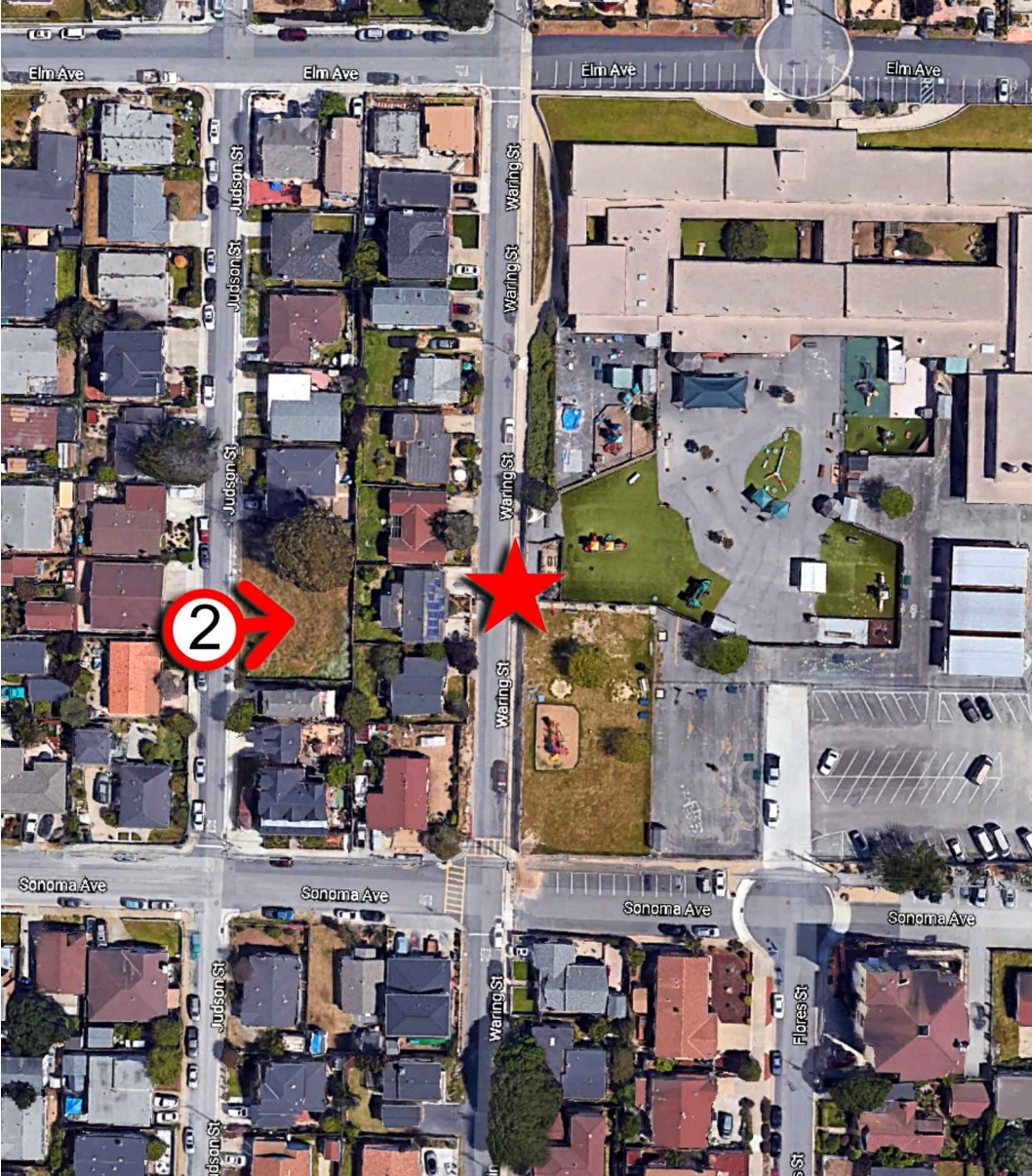
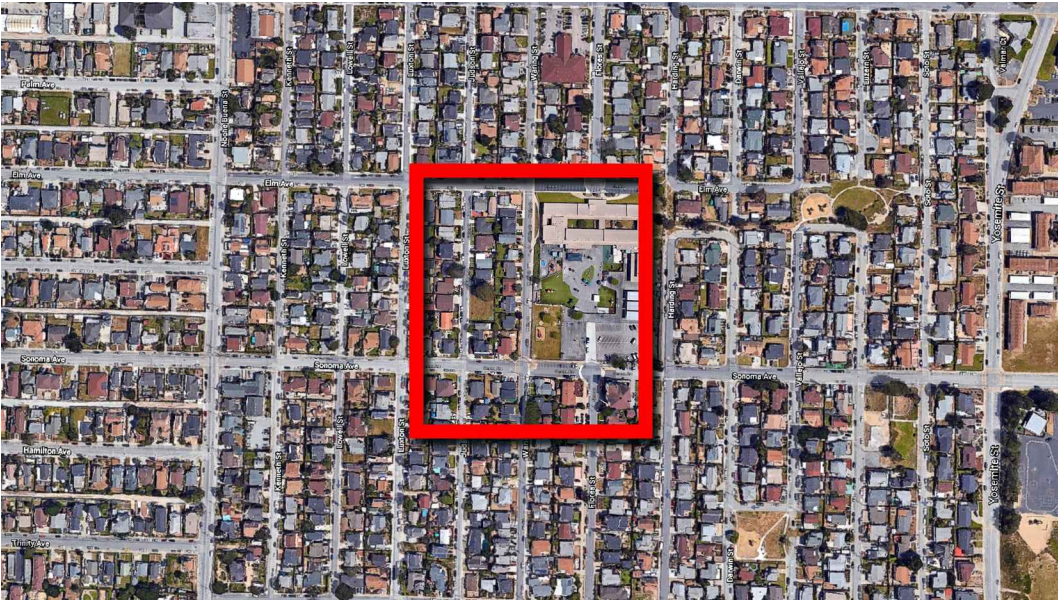
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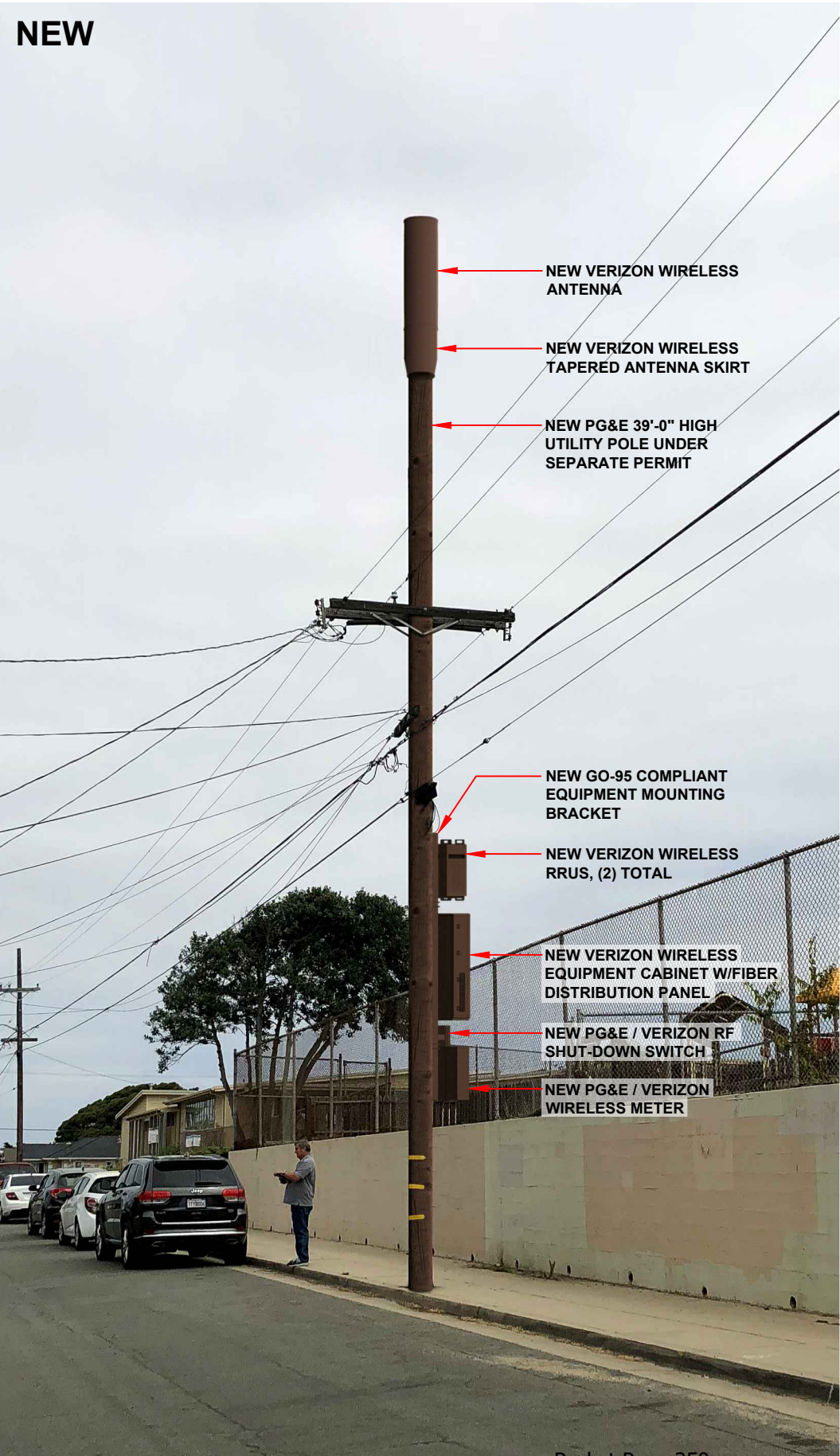
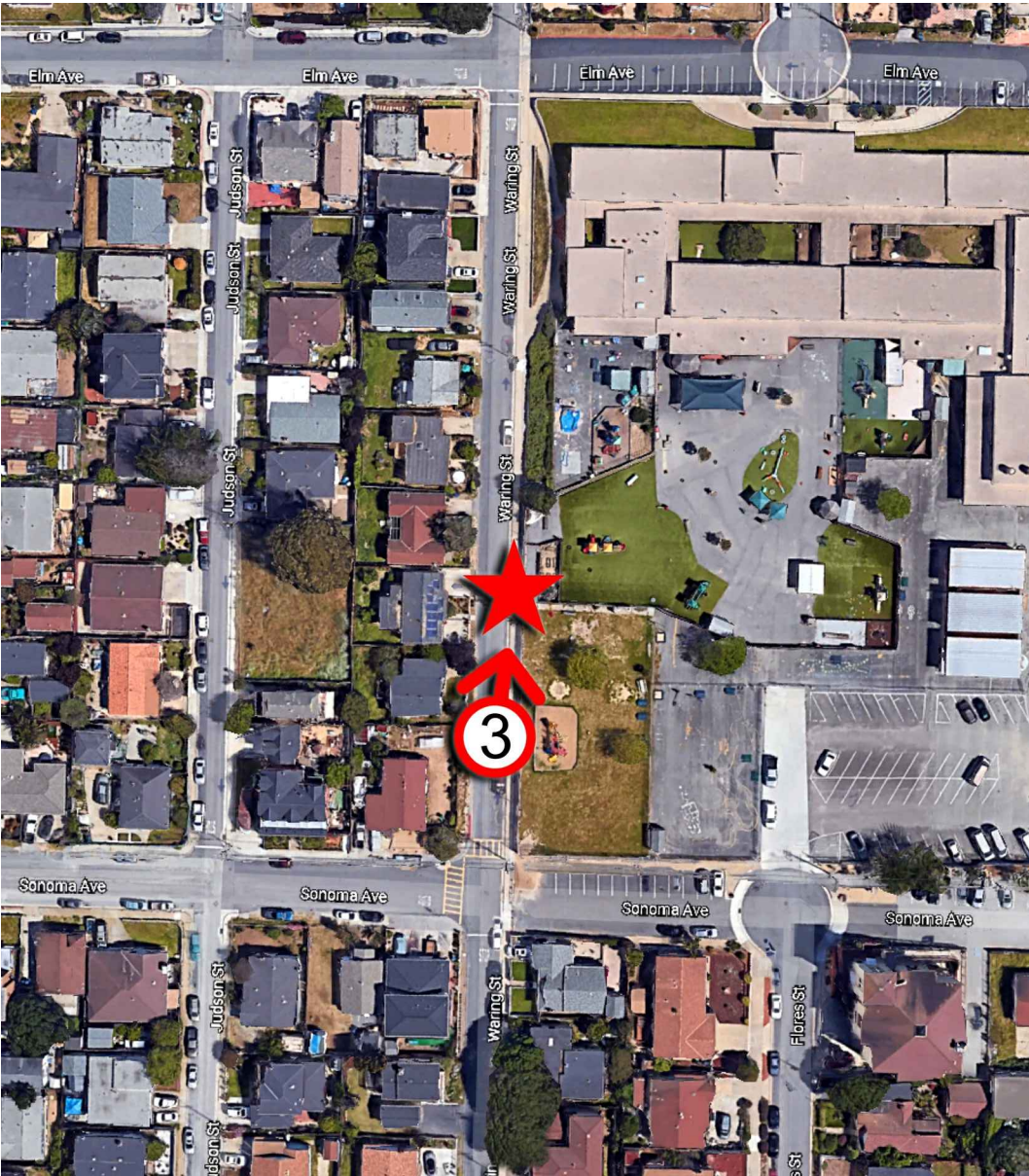
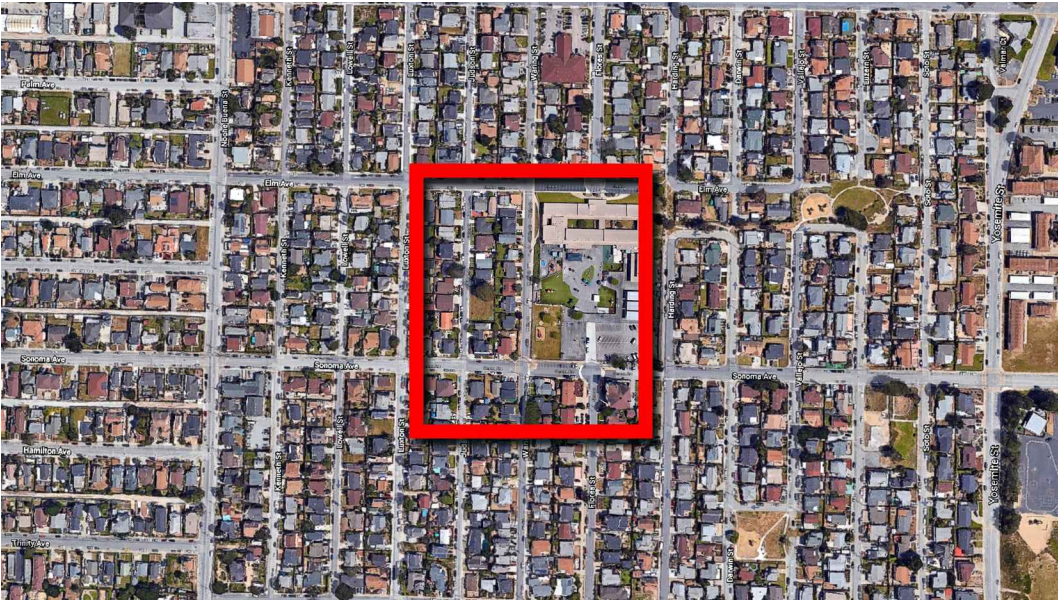
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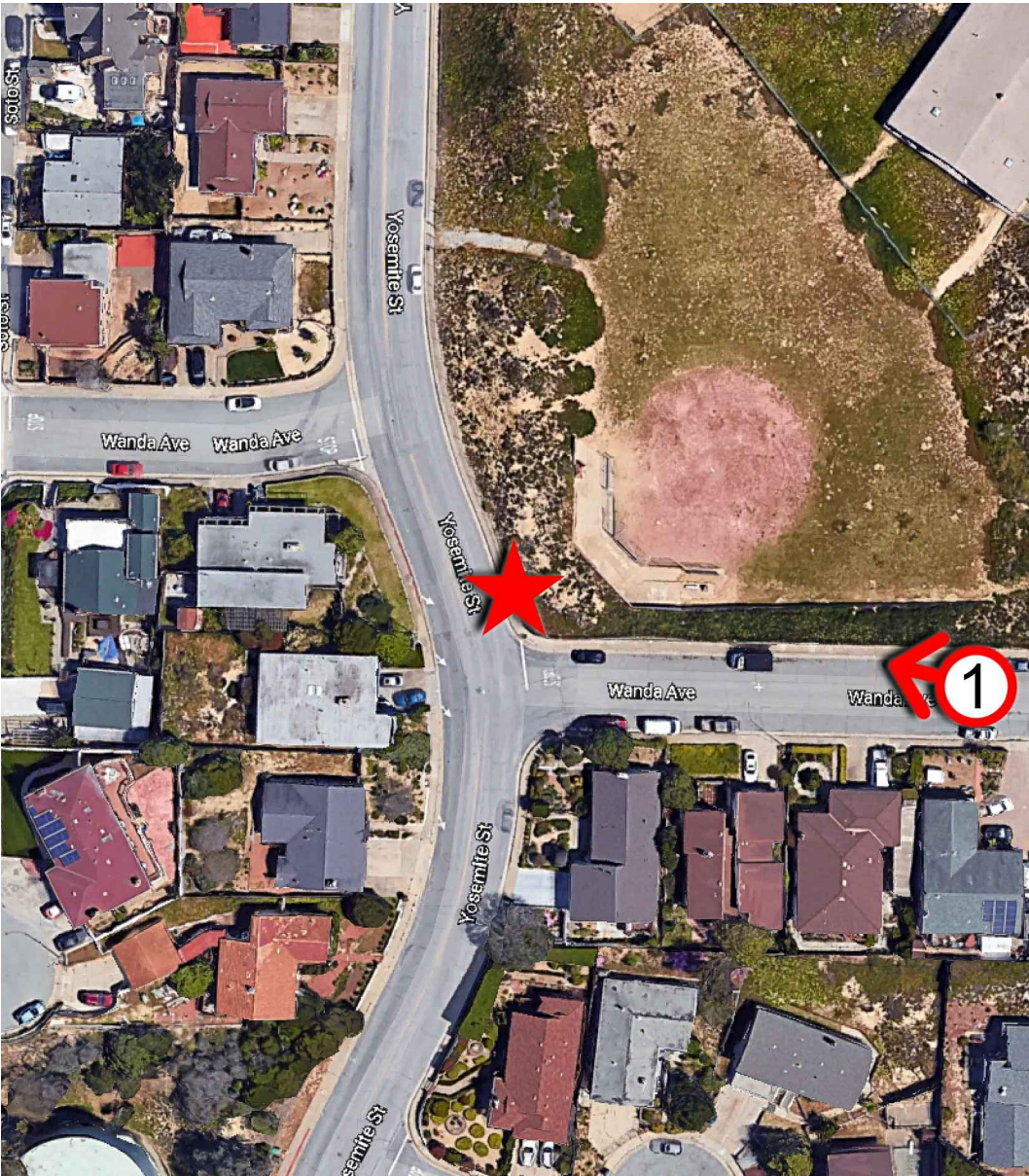
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CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST.
SEASIDE, CA 93955

PHOTOSIMULATION VIEWPOINT 1



NEW



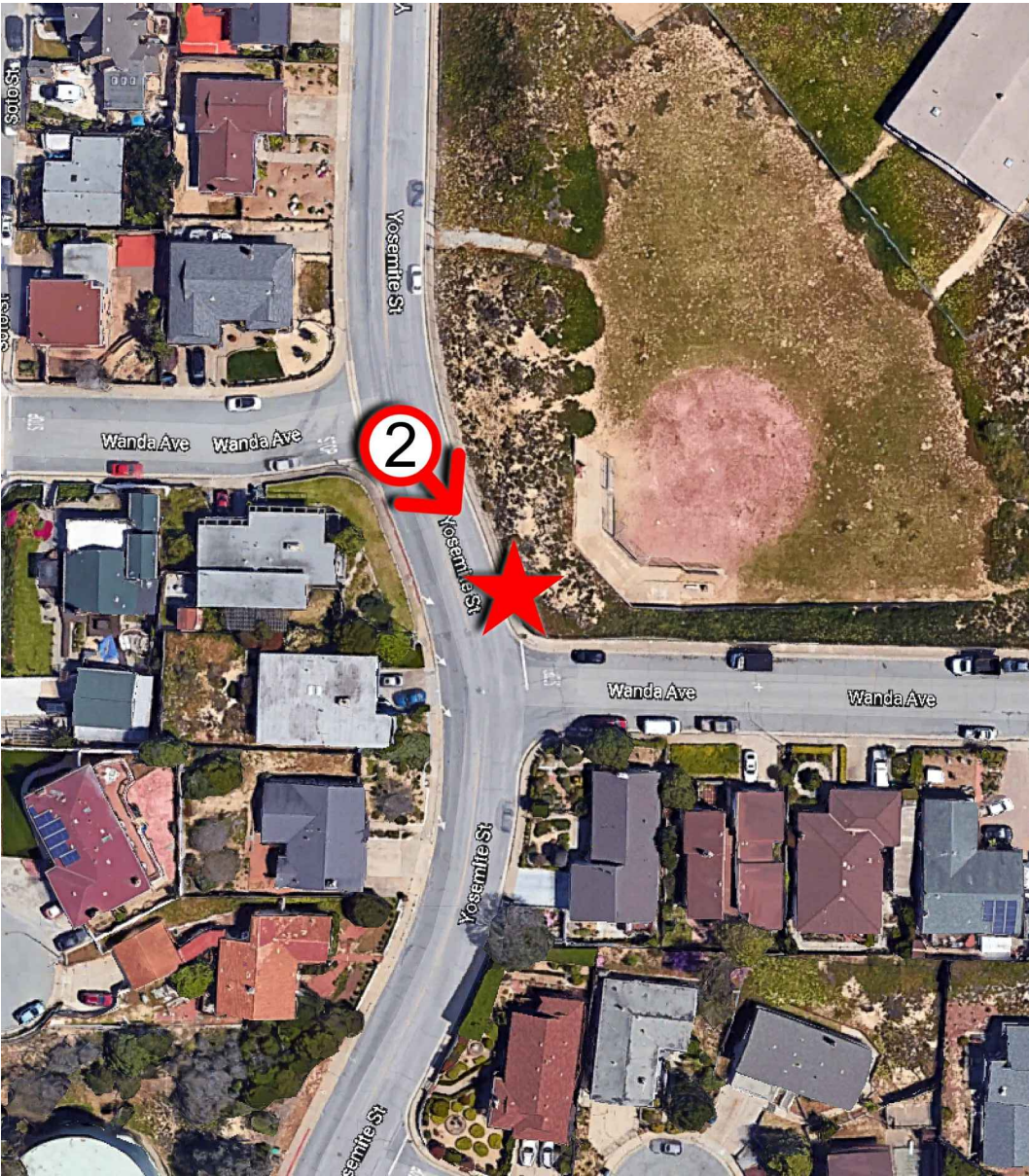
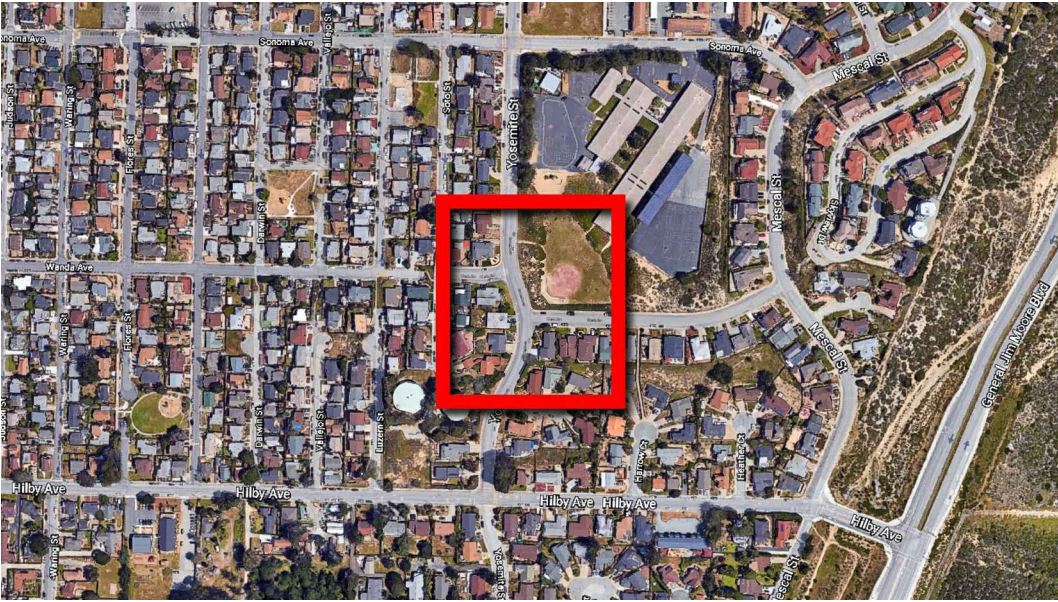
NEW VERIZON WIRELESS ANTENNA
W/ TAPERED ANTENNA SKIRT ON
NEW 20.0' HIGH WOOD POLE

NEW VERIZON WIRELESS EQUIPMENT
CABINET AND (2) RRUS ON NEW 20.0'
HIGH WOOD POLE

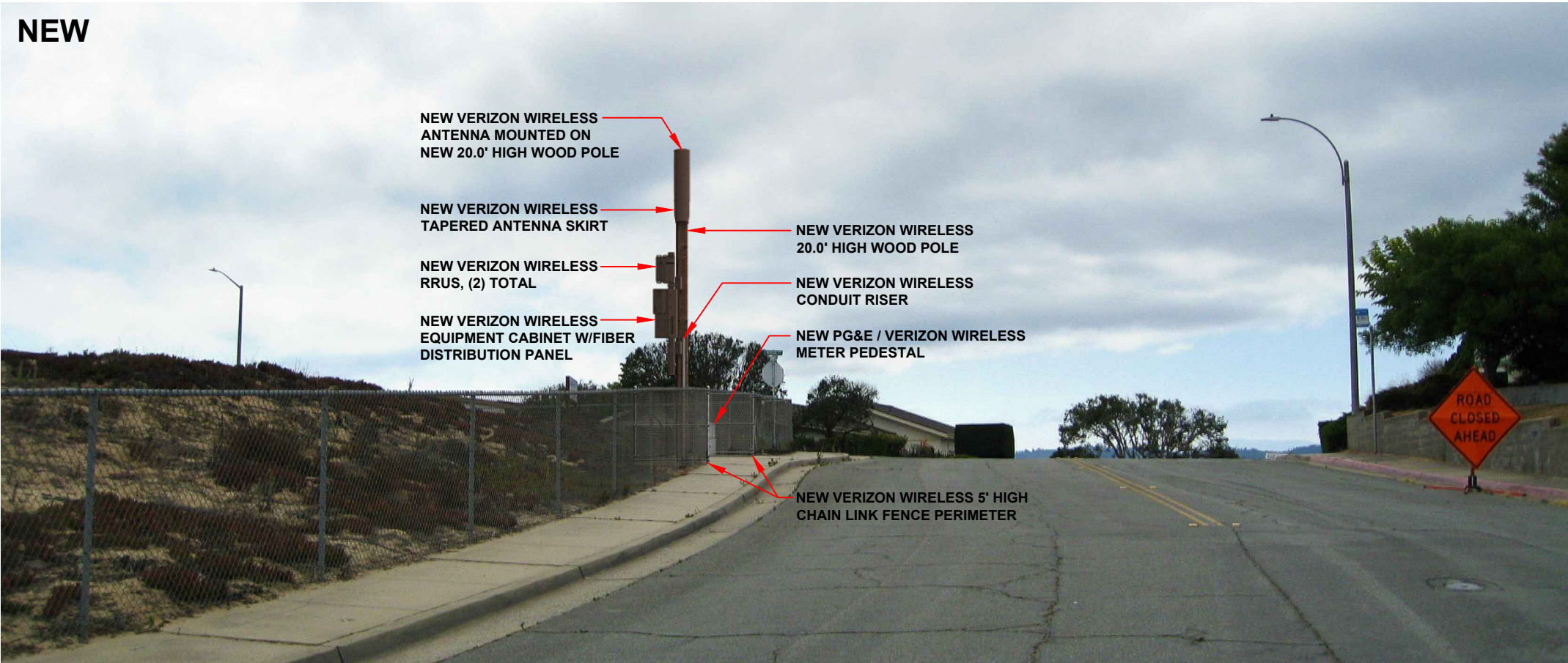
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PHOTOSIMULATION VIEWPOINT 2



NEW



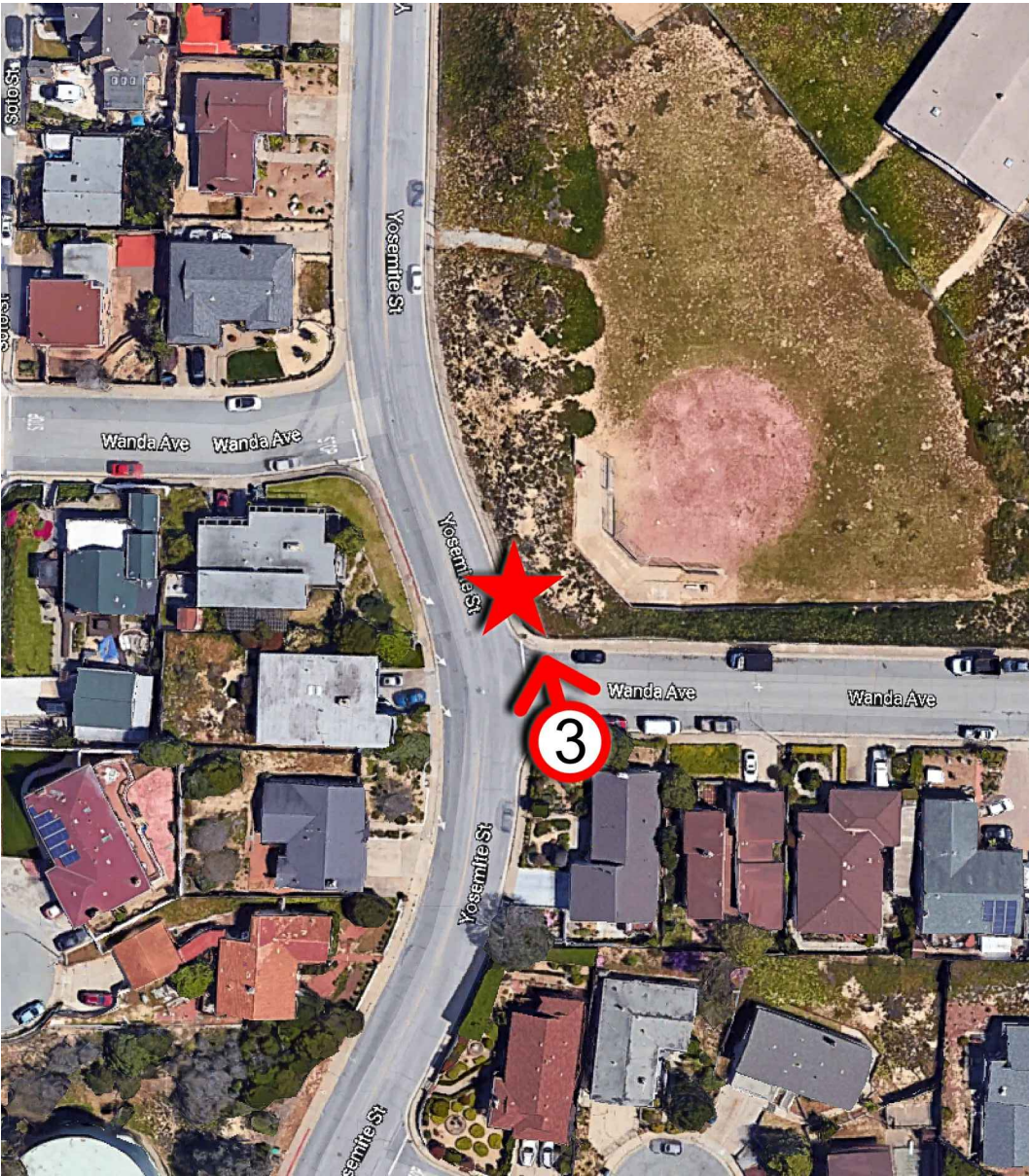
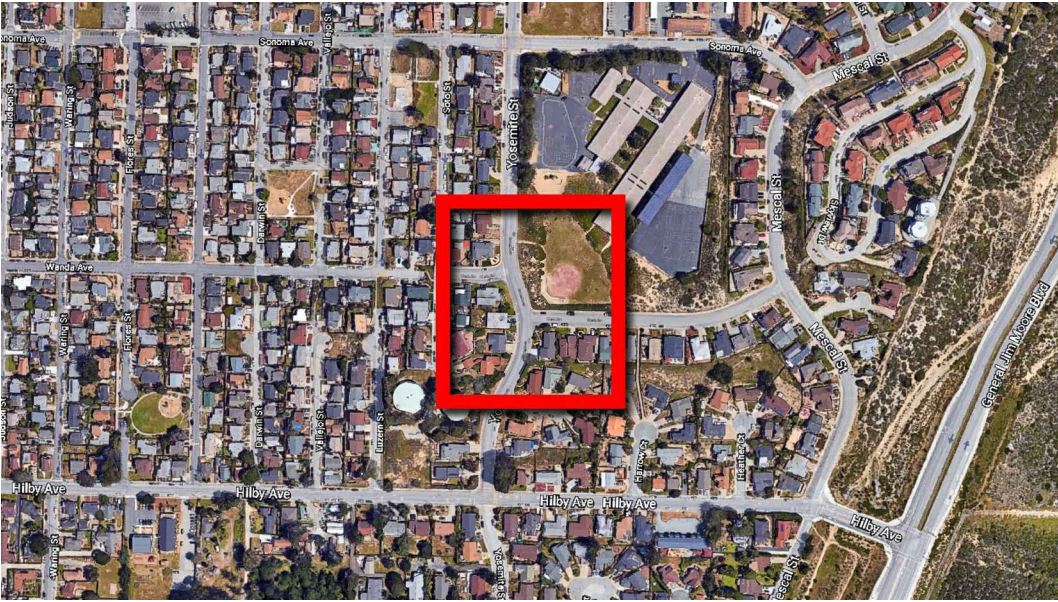
EXISTING





CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST.
SEASIDE, CA 93955

PHOTOSIMULATION VIEWPOINT 3



NEW



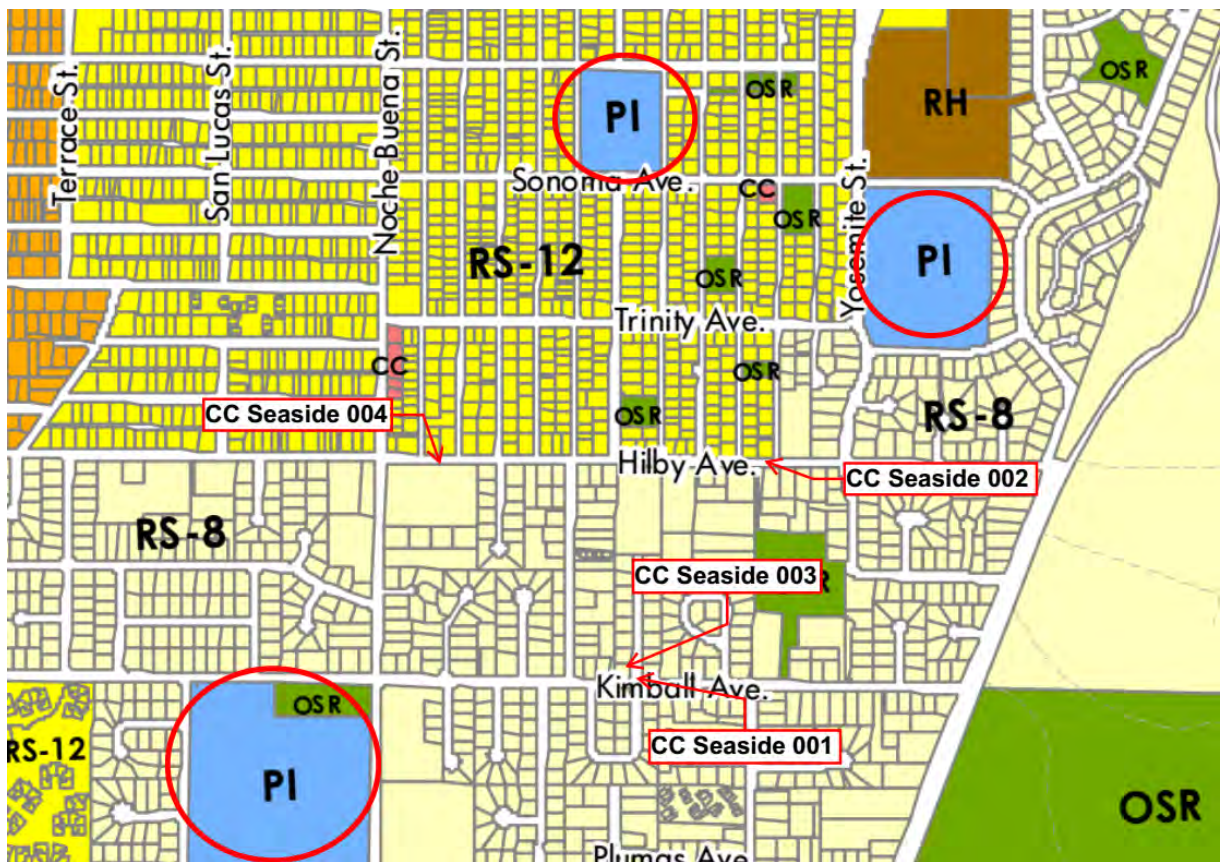
EXISTING



Alternative Candidate Analysis



CC Seaside 001, 002,
003, 004
Seaside, CA



5/16/2019

Summary of Site Evaluations
Conducted by: SAC Wireless



Corner of Kimall Ave & Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical clearances with power wires adjacent to pole required by GO95 are not met.
- There are four risers on pole which is an issue because we are not able to clear the 2 quadrants for climbing and equipment spaces needed.



Corner of Kimall Ave & Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical and horizontal clearances with power wires adjacent to pole required by GO95 are not met as wires run very close to pole both vertically and horizontally.



1st pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Primary riser present which disqualifies the pole pursuant to PG&E's rule as it presents a safety hazard to their electricians to have antennas above high power lines.
- Lateral clearance not met due to a wire that runs throughout pole inches away from it.



2nd pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Primary riser present which disqualifies the pole pursuant to PG&E's rule as it presents a safety hazard to their electricians to have antennas above high power lines.
- Lateral clearance not met due to a wire that runs throughout pole inches away from it.
- There is equipment already on pole so not enough space available to accommodate equipment and climbing space needed by PG&E.



3rd pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.



4th pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- There are 3 risers on the pole, and PG&E rejects any pole with more than 2 due to lack of free quadrants for both climbing and equipment space for which the pole has to be clear from the bottom up in order to be usable. pursuant to GO95.



5th pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.



Last pole on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth in GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical and horizontal clearances with power wires adjacent to pole required by GO95 are not met as wires run very close to pole both vertically and horizontally.

★



Pole on Intersection of Plumas Ave
& Noche Buena St.

Reasons for Elimination:

- Pole is feasible, but it would require either a 4 ft extension or a replacement with a taller pole depending on its age.
- The pole would also need a ground electric meter and underground utility routing .



2nd pole on Kimball Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical clearances with power wires adjacent to pole required by GO95 are not met.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



3rd pole on Kimball Ave.

Reasons for Elimination:

- There are multiple power drops and wires that would have to be relocated in order to create enough space for both climbing and equipment.
- Survey is also needed, as pole is very close to fence of adjacent property and it could be on private property land.



4th pole on Kimball Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



5th pole on Kimball Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical clearances with power wires adjacent to pole required by GO95 are not met.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



6th pole on Kimball Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Vertical clearances with power wires adjacent to pole required by GO95 are not met.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



Pole is on Kimball Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount not feasible due to RAD center that would be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Insulator on top of pole that PG&E may not agree to relocate as it is up to their discretion, and if they do, it would be placed on a standoff arm.



Pole is on Plumas Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.



Pole is on Plumas Ave.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Pole has cut outs and PG&E does not allow collocation on such poles.



Pole is on intersection of Plumas Ave & Tweed St.

Reasons for Elimination:

- Pole is on private property, and thus a lease would have to be negotiated with the property owner for an utility easement.
- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.



Pole is on Tweed St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Pole is way too overstressed with power, communication and guy lines, and even if everything was rearranged with a replacement, we would still be unable to get enough climbing and equipment space.
- Pole has cut outs and PG&E does not allow collocation on such poles.



Pole is on Tweed St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Pole is way too overstressed with power, communication and guy lines, and even if everything was rearranged with a replacement, we would still be unable to get enough climbing and equipment space.



Pole is on Tweed St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is way too overstressed with power, communication and guy lines, and even if everything was rearranged with a replacement, we would still be unable to get enough climbing and equipment space.
- Insulator on top of pole that PG&E may not agree to relocate as it is up to their discretion, and if they do, it would be placed on a standoff arm.



Pole is on Tweed St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Insulator on top of pole that PG&E may not agree to relocate as it is up to their discretion, and if they do, it would be placed on a standoff arm.



Pole is on Tweed St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Insulator on top of pole that PG&E may not agree to relocate as it is up to their discretion, and if they do, it would be placed on a standoff arm.



Pole is on on intersection of
Tweed St. & Noche Buena
St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount could be feasible, however the RAD center might be too low for coverage purposes.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Insulator on top of pole that PG&E may not agree to relocate as it is up to their discretion, and if they do, it would be placed on a standoff arm.
- The oak tree would have to be trimmed as it wraps around the pole.



Pole is on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



Pole is on Noche Buena St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Large insulator on top that PG&E may not agree to relocate as it is up to their discretion, thus a pole top would not be feasible even with a replacement with a taller pole.



1248 Kimball Ave

Reasons for Elimination:

- Pole was found to be in private property.



1251 Kimball Ave

Reasons for Elimination:

- Pole was rejected by PG&E during the pre-flight walk due to a new rule that does not allow for collocation on poles with distribution only power.

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Light pole on intersection of Yosemite St. & Wanda Ave.

Reasons for Elimination:

- MLA would have to be negotiated with the city to go onto Light Pole.
- Equipment will be set on the ground at the base of the pole.
- Underground area has to be investigated for possible water routes that could be disturbed during construction.



Light pole on Yosemite St.

Reasons for Elimination:

- MLA would have to be negotiated with the city to go onto Light Pole.
- Equipment will be set on the ground at the base of the pole.
- Survey needed to determine whether property is in the right of way or part of the adjacent private property.



On Flores St.; On private parking lot

Reasons for Elimination:

- Pole is on private property, and thus a lease would have to be negotiated with the property owner for an utility easement.
- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Power would have to be pulled overhead from an adjacent pole as PG&E does not allow use of the primary power on the pole; a transformer might need to be installed on the pole to allow for power supply.



On Flores St.; on private parking lot

Reasons for Elimination:

- Pole is on private property, and thus a lease would have to be negotiated with the property owner.
- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole would have to be pulled overhead from an adjacent pole as PG&E does not allow use of the primary power on the pole; a transformer might need to be installed on the pole to allow for power supply.



Intersection of Sonoma Ave & Waring St.

Reasons for Elimination:

- If PG&E lease negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Primary riser present which disqualifies the pole pursuant to PG&E's rule as it presents a safety hazard to their electricians to have antennas above high power lines.
- Lateral clearance not met due to a wire that runs throughout pole inches away from it.
- There is equipment already on pole so not enough space available to accommodate equipment and climbing space needed by PG&E.
- There are switches on the pole and PG&E does not allow for collocation on such poles.



Intersection of Sonoma Ave & Waring St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is way too overstressed and we would be unable to get enough equipment and climbing space.



Pole is on Harding St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



Intersection of St. Albans Ave & Harding St.

Reasons for Elimination:

- Pole would need to be replaced with 10 ft. taller pole to achieve PG&E and GO95 clearances at pole top from power lines.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



Pole is on St. Albans Ave

Reasons for Elimination:

- Pole would need to be replaced with 10 ft. taller pole to achieve PG&E and GO95 clearances at pole top from power lines.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



1st pole on Flores St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- There are multiple risers on pole and we would not be able to get both climbing and equipment spaces.
- There is a fire hydrant adjacent to the pole, thus water is running underground and we would be unable to dig underground.



2nd pole on Flores St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is not ADA compliant as it is set in the middle of the sidewalk, thus it would have to be replaced and relocated to meet standards.



Pole is on intersection of Waring St. & Elm Ave

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is way too overstressed and we would be unable to get enough equipment and climbing space.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.

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Pole is on Waring St.

Reasons for Elimination:

- This pole could be feasible either as a pole top if a lease is negotiated with PG&E or as mid-mount with a replacement with a 6 feet taller pole in order to achieve all the necessary clearances.
- PG&E would have to rearrange the wires and add a standoff arm in order to have clean quadrant for climbing space and enough space for equipment on a separate quadrant.
- There is a water vault adjacent to pole so routes will have to be inspected so they are not disturbed during construction.



Pole is on Waring St.

Reasons for Elimination:

- Pole would require a ground electric meter and utilities routed underground in the ROW to be viable.
- Pole would need to be replaced due to age and to meet clearances from current lines on pole.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



Intersection of Sonoma Ave & Waring St.

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is way too overstressed and we would be unable to get enough equipment and climbing space.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



Pole is on Waring St.

Reasons for Elimination:

- Pole would require replacement due to PG&E 28-inch separation rule from top conductor. Replacement pole would require an additional 10 feet to meet PGE/GO95 clearances.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it.



Pole is on Noche Buena St.
outside Mal's Market

Reasons for Elimination:

- Pole has structural integrity issues that would require replacement with pole that is 10 feet taller to meet GO95 clearances above powerlines.
- Antenna cannot be placed mid-mount on pole due to on a low RAD center available that would not meet coverage objectives.
- Pole is less than 8 ft. from the driveway, and thus PG&E would disqualify it as co-locatable for antennas.



Pole is on intersection of Noche
Buena St. & Wanda Ave

Reasons for Elimination:

- Transmission pole so a pole top option is not part of the MLA agreement in place. If negotiated, a pole replacement of a pole taller by 10 feet would be required to achieve clearances set forth on GO95.
- Mid-mount is also not feasible because it does not meet GO95 regulations due to lack of necessary spacing from the attached lines.
- Pole replacement with a taller pole to allow for spacing would not be feasible as all the transmission poles have to match in height for the power lines to connect and transmit seamlessly.
- Pole is way too overstressed and we would be unable to get enough equipment and climbing space.
- Pole is outside a historical house and zoned residential.
There is some equipment on pole already.



Pole is on Noche Buena St.
across from Mal's Market

Reasons for Elimination:

- Pole could be feasible with a replacement pending age verification and with a taller pole.
- Power would have to be served overhead as PG&E does not serve power underground pursuant to new regulations and a transformer will need to be installed on pole.
- Survey needed to verify if pole is in the right of way.



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1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038

SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217

VICINITY MAP

U.T.S.

NORTH

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD	11. TAKE EXIT 403 FOR CA-218 TOWARD SEASIDE/DEL REY OAKS
2. TURN RIGHT ONTO OAK GROVE RD	12. KEEP LEFT TO CONTINUE ON CA-218 E/CANYON DEL RE BLVD
3. TURN RIGHT ONTO YGNACIO VALLEY RD	13. KEEP RIGHT TO CONTINUE ON CANYON DEL RE BLVD
4. YGNACIO VALLEY RD TURNS RIGHT AND BECOMES HILLSIDE AVE	14. TURN LEFT ONTO FREMONT BLVD
5. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE	15. TURN RIGHT ONTO KIMBALL AVE
6. MERGE ONTO I-680 S	16. TURN LEFT ONTO BUENA ST.
7. USE THE RIGHT 3 LANES TO MERGE ONTO US-101 S TOWARD LOS ANGELES	17. YOU HAVE ARRIVED AT 1101 BUENA ST. ON THE LEFT HAND SIDE.
8. TAKE EXIT 336 TOWARD MONTEREY/PENINSULA	
9. MERGE ONTO CA-156 W	
10. MERGE ONTO CA-1 S	

- (1) NEW 38.6' (AGL) POLE BY PG&E UNDER SEPARATE PERMIT
- (1) NEW ANTENNA
- (1) NEW EQUIPMENT CABINET
- (1) RF SHUT DOWN SWITCH
- (2) NEW RRU'S
- (1) NEW FIBER DISTRIBUTION PANEL
- (1) NEW PG&E / VERIZON WIRELESS METER
- NEW VERIZON WIRELESS POLE STEPS

OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	R,O,W.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED.

OCCUPANCY:	U
TYPE OF CONSTRUCTION:	V-B
CURRENT ZONING:	R,O,W.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAPPED ACCESS NOT REQUIRED.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODES
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

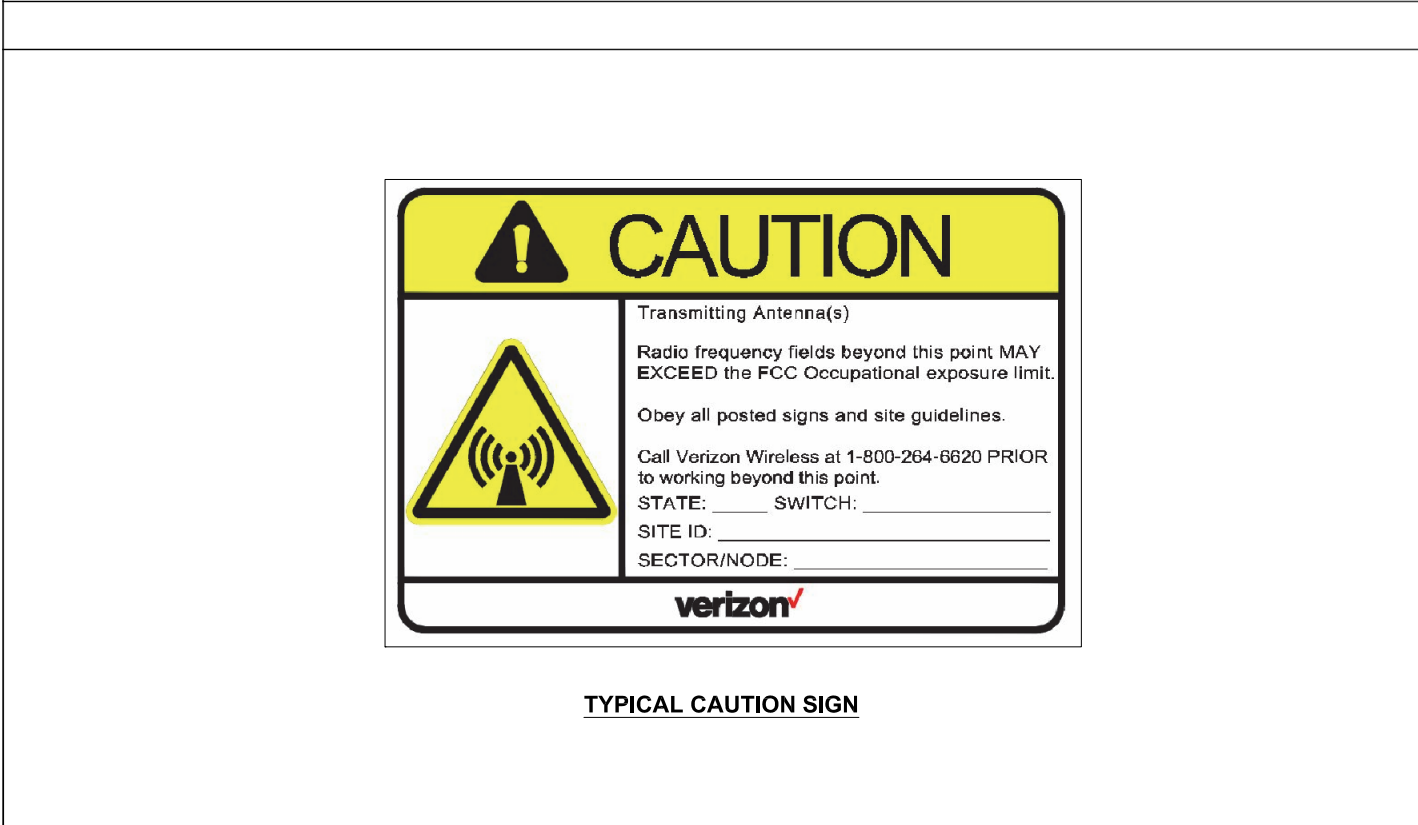
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 003
PSL # 473026
1101 BUENA ST.
SEASIDE, CA 93955

SHEET TITLE:

T-1



RF CAUTION SIGNAGE4

- GENERAL FIRE NOTES: (SFM)**
- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
 - ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
 - DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
 - PORTABLE FIRE EXTINGUISHERS:
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1,1 AND SECTION 906.3,1]]

NOTES

3

	NEW ANTENNA		PROPERTY/LEASE LINE		CONCRETE		ELECTRICAL CONDUIT (POWER)
	EXISTING ANTENNA		CENTERLINE		EARTH		OVERHEAD ELECTRICAL (POWER)
	GROUND ROD		MATCH LINE		GRAVEL		UNDERGROUND ELECTRICAL (POWER)
	GROUND BUS BAR		WORK POINT		GROUT OR PLASTER		TELEPHONE CONDUIT
	MECHANICAL GRND. CONN.		GROUND CONDUCTOR		PLYWOOD		OVERHEAD TELCO
	CADWELD		GRID REFERENCE		SAND		UNDERGROUND TELCO
	GROUND ACCESS WELL		DETAIL REFERENCE		STEEL		ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	ELECTRIC BOX		ELEVATION REFERENCE		EXISTING CHAIN-LINK FENCING		OVERHEAD POWER & TELCO
	TELEPHONE BOX		SECTION REFERENCE		NEW CHAIN-LINK FENCING		UNDERGROUND POWER & TELCO
	LIGHT POLE		WOOD CONT.		WROUGHT IRON FENCING		COAXIAL CABLE
	FND. MONUMENT		WOOD BLOCKING		WOOD FENCING		FIBER / HYBRID
	SPOT ELEVATION						POWER / FIBER
	SET POINT						
	REVISION						
	UTILITY POLE						
	ANTENNA (CANTENNA)						
	SEWER MANHOLE						
	SIGNAGE (TRAFFIC)						

LEGEND						2
ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	
A.B.	ANCHOR BOLT	FAB.	FABRICATION(OR)	PWR.	POWER (CABINET)	
ABV.	ABOVE	F.F.	FINISH FLOOR	QTY.	QUANTITY	
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FINISH GRADE	RAD.(R)	RADIUS	
ADD'L	ADDITIONAL	F.IN.	FINISH(ED)	REF.	REFERENCE	
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	REINF.	REINFORCEMENT(ING)	
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	REQ'D.	REQUIRED	
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	RGS.	RIGID GALVANIZED STEEL	
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	SCH.	SCHEDULE	
ANT.	ANTENNA	F.O.S.	FACE OF STUD	SHT.	SHEET	
APPRX.	APPROXIMATE(LY)	F.O.W.	FACE OF WALL	SIM.	SIMILAR	
ARCH.	ARCHITECT(URAL)	F.S.	FINISH SURFACE	SPEC.	SPECIFICATION(S)	
AWG.	AMERICAN WIRE GAUGE	FT.(F)	FOOT(FEET)	SQ.	SQUARE	
BLDG.	BUILDING	FT.G.	FOOTING	S.S.	STAINLESS STEEL	
BLK.	BLOCK	G.	GROWTH (CABINET)	STD.	STANDARD	
BLKG.	BLOCKING	GA.	GAUGE	STL.	STEEL	
BM.	BEAM	GL	GALVANIZE(D)	STRUC.	STRUCTURAL	
B.N.	BOUNDARY NAILING	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	TEMP.	TEMPORARY	
BTOW.	BARE TINNED COPPER WIRE	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	THK.	THICK(NESS)	
B.O.F.	BOTTOM OF FOOTING	GPS	GLOBAL POSITIONING SYSTEM	T.N.	TOE NAIL	
BU	BACK-UP CABINET	GRND.	GROUND	T.O.A.	TOP OF ANTENNA	
CAB.	CABINET	HDR.	HEADER	T.O.C.	TOP OF CURB	
CANT.	CANTILEVER(ED)	HGR.	HANGER	T.O.F.	TOP OF FOUNDATION	
C.I.P.	CAST IN PLACE	HT.	HEIGHT	T.O.P.	TOP OF PLATE (PARAPET)	
CLG.	CEILING	ICCB.	ISOLATED COPPER GROUND BUS	T.O.S.	TOP OF STEEL	
CLR.	CLEAR	IN.(F)	INCH(ES)	T.O.W.	TOP OF WALL	
COL.	COLUMN	INT.	INTERIOR	TYP.	TYPICAL	
CONC.	CONCRETE	LB.(#)	POUND(S)	U/G	UNDER GROUND	
CONN.	CONNECTION(OR)	L.B.	LAG BOLTS	U.L.	UNDERWRITERS LABORATORY	
CONST.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	U.N.O.	UNLESS NOTED OTHERWISE	
CONT.	CONTINUOUS	L.	LONG(ITUINAL)	V.I.F.	VERIFY IN FIELD	
d	PENNY (NAILS)	MAS.	MASONRY	W	WIDE(WIDTH)	
DBL.	DOUBLE	MAX.	MAXIMUM	W/	WITH	
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	WD.	WOOD	
D.F.	DOUGLAS FIR	MECH.	MECHANICAL	W.P.	WEATHERPROOF	
DIA.	DIAMETER	MFR.	MANUFACTURER	WT.	WEIGHT	
DIAG.	DIAGONAL	MIN.	MINIMUM	C	CENTERLINE	
DIM.	DIMENSION	MISC.	MISCELLANEOUS	R	PLATE	
DWG.	DRAWING(S)	MTL.	METAL			
DWL.	DOWEL(S)	(N)	NEW			
EA.	EACH	NO.(#)	NUMBER			
EL.	ELEVATION	N.T.S.	NOT TO SCALE			
ELEC.	ELECTRICAL	O.C.	ON CENTER			
ELEV.	ELEVATOR	OPNG.	OPENING			
EMT.	ELECTRICAL METALLIC TUBING	P/C	PRECAST CONCRETE			
E.N.	EDGE NAIL	PCS	PERSONAL COMMUNICATION SERVICES			
ENG.	ENGINEER	PLY.	PLYWOOD			
EQ.	EQUAL	PPC	POWER PROTECTION CABINET			
EXP.	EXPANSION	PRC	PRIMARY RADIO CABINET			
EXST.(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT			
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH			

ABBREVIATIONS1

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	12/13/17	90% CONSTRUCTION	OM
1	02/21/18	100% CONSTRUCTION	OM

SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 003
PSL # 473026
1101 BUENA ST.
SEASIDE, CA 93955

SHEET TITLE:
NOTES, LEGEND & ABBREVIATIONS

T-2

GENERAL

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312].
2. THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2016 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
CONTACT USA DIG ALERT @ 800-227-2600
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK, USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
19. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
20. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
21. ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
22. ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
23. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
24. ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

CONCRETE

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
3. BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
6. ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
7. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

1. STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
2. STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
3. STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL/RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 19.3.
6. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
7. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
8. CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 26.5.2 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
9. COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 19.3 & SECTIONS 26.5.4 & 26.5.5.
10. AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
11. A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN, ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
12. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
13. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
14. TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
15. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
16. ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

1. CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
2. ALL UNISTRUT SHALL BE P1000 (1-5/8").
3. MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
4. CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
5. ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
2. ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
3. ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
4. USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
5. IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
6. HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
7. WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
8. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
9. ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
10. ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALOY"

ELECTRICAL

1. REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
2. ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
3. ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
4. BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/13/17	90% CONSTRUCTION	OM
1	02/21/18	100% CONSTRUCTION	OM



WIRELESS
SAC AE DESIGN GROUP, INC.

5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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WALNUT CREEK, CA 94598

CC SEASIDE 003
PSL # 473026
1101 BUENA ST.
SEASIDE, CA 93955

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

T-3

NOTES:

OWNER(S): WITHIN PUBLIC RIGHT-OF-WAY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

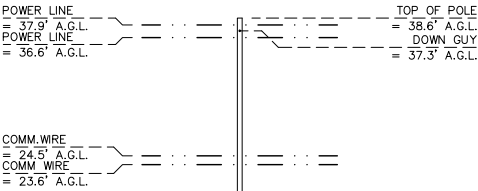
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

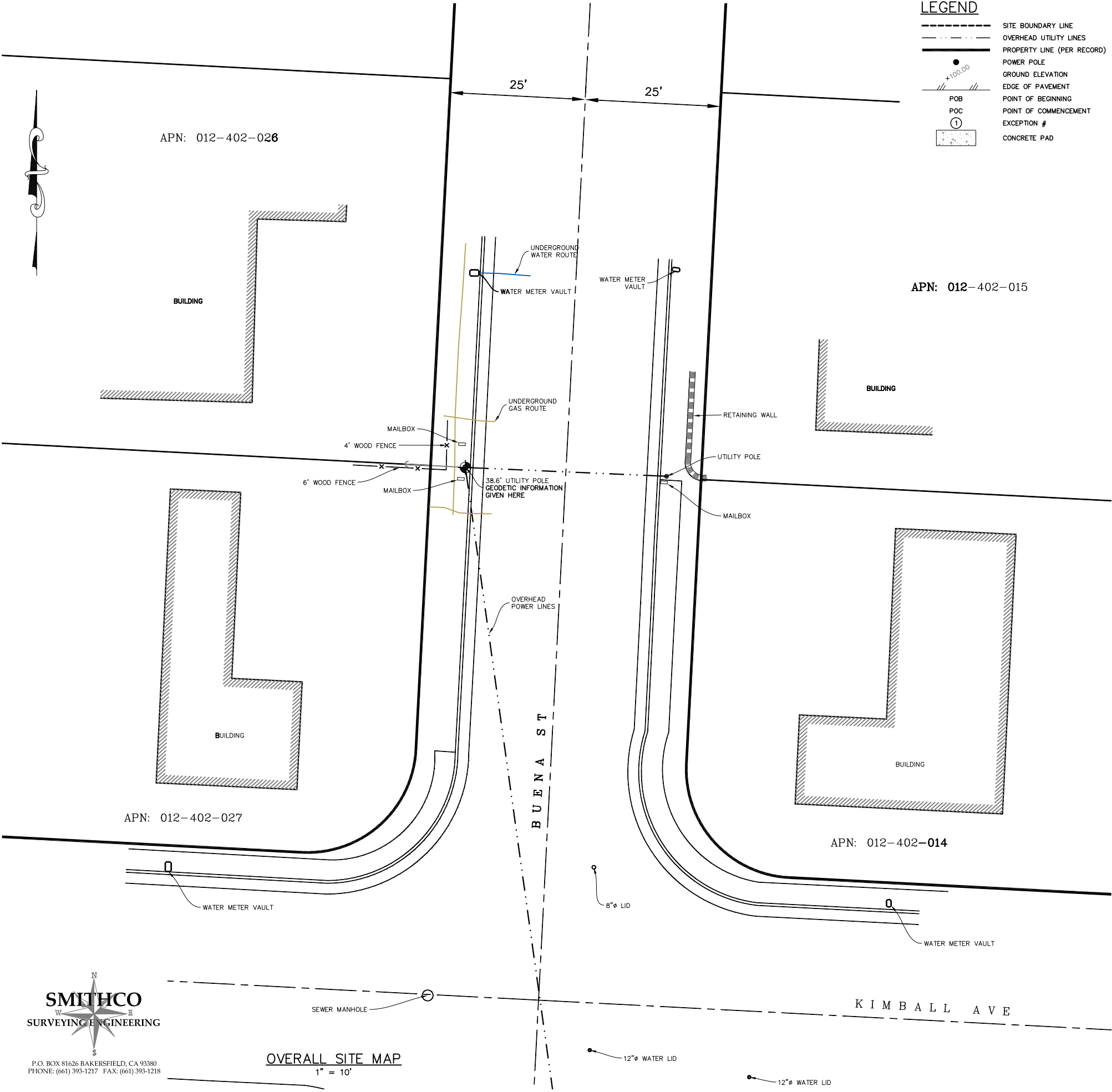
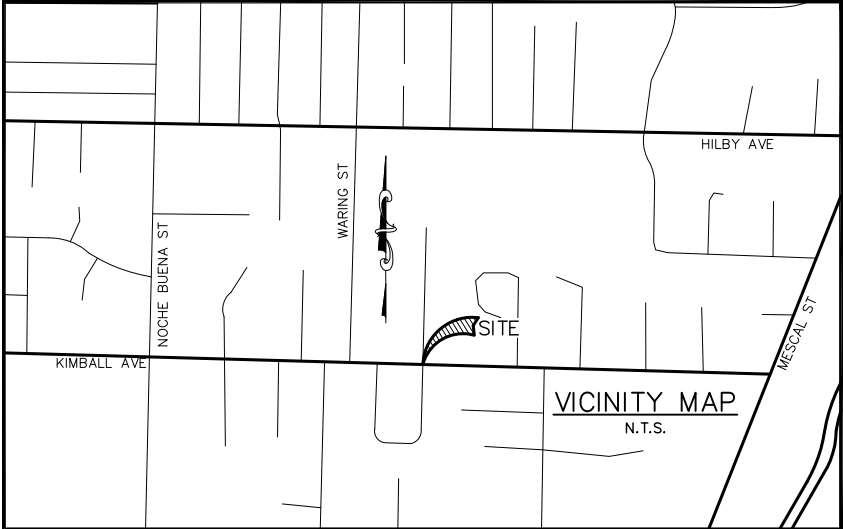
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 35' 59.01" N. NAD 83
LONG. 121° 50' 01.96" W. NAD 83
ELEV. 179.7' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees and decimal degrees thereof. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



ELEVATION VIEW — LOOKING WEST
SCALE: 1" = 10'



LEGEND

---	SITE BOUNDARY LINE
---	OVERHEAD UTILITY LINES
---	PROPERTY LINE (PER RECORD)
●	POWER POLE
---	GROUND ELEVATION
---	EDGE OF PAVEMENT
---	POINT OF BEGINNING
---	POINT OF COMMENCEMENT
---	EXCEPTION #
---	CONCRETE PAD

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REV	DATE	DESCRIPTION	BY
0	10/25/17	PRELIMINARY	EJ
1	11/21/17	REVISION	EJ

SMITHCO JOB NO.: 82-946



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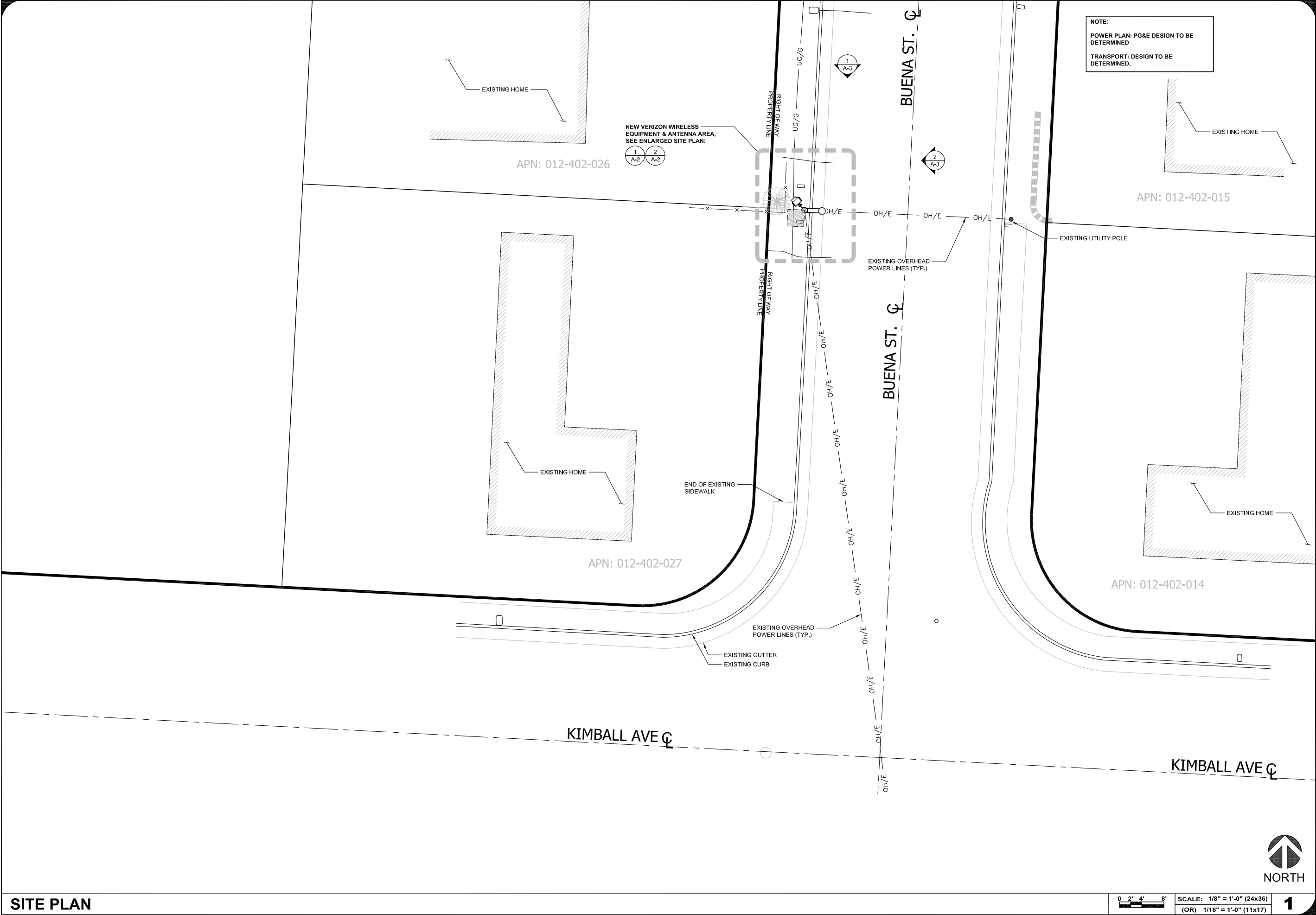
MONTEREY COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1



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0	12/13/17	90% CONSTRUCTION	OM
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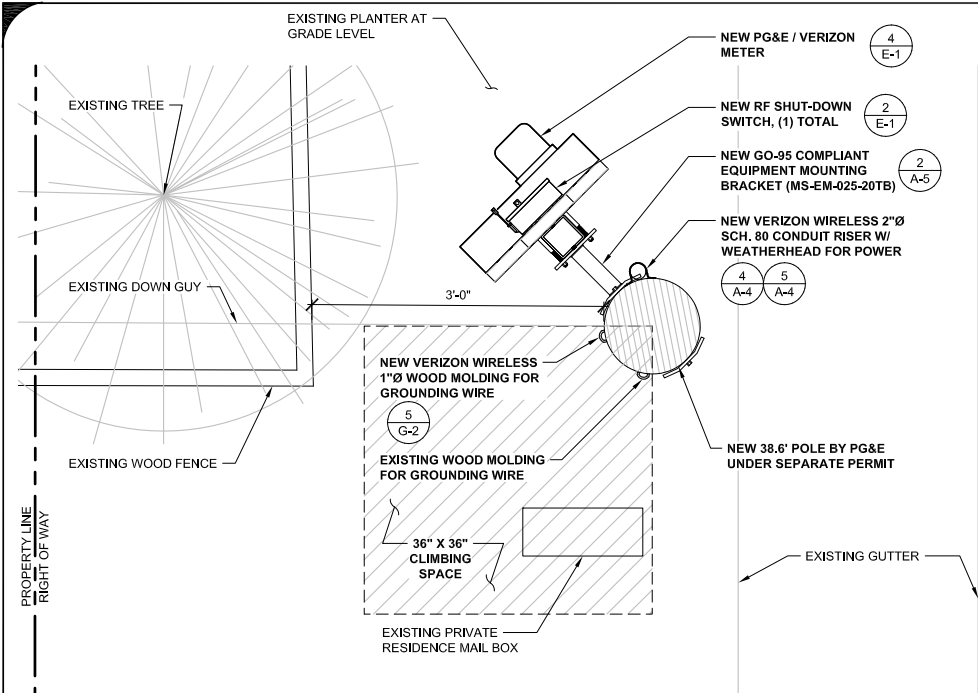
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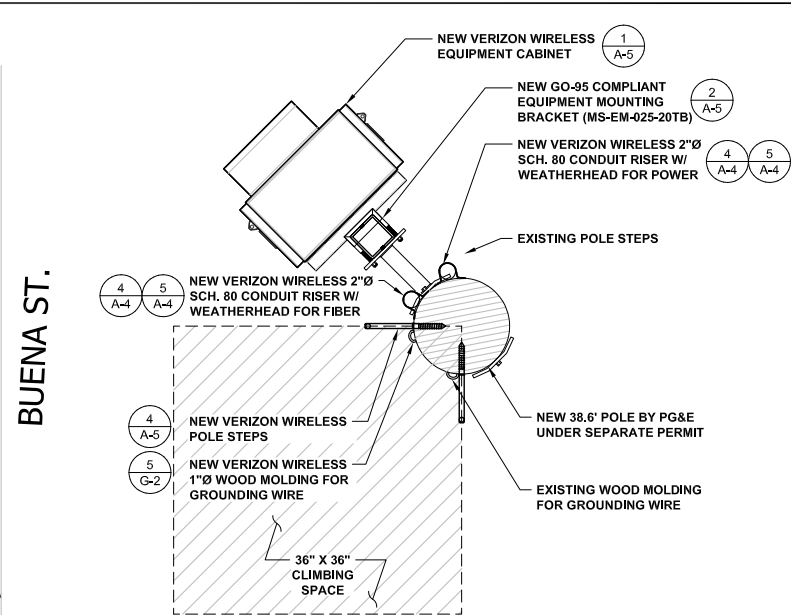
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SHEET TITLE:
SITE PLAN

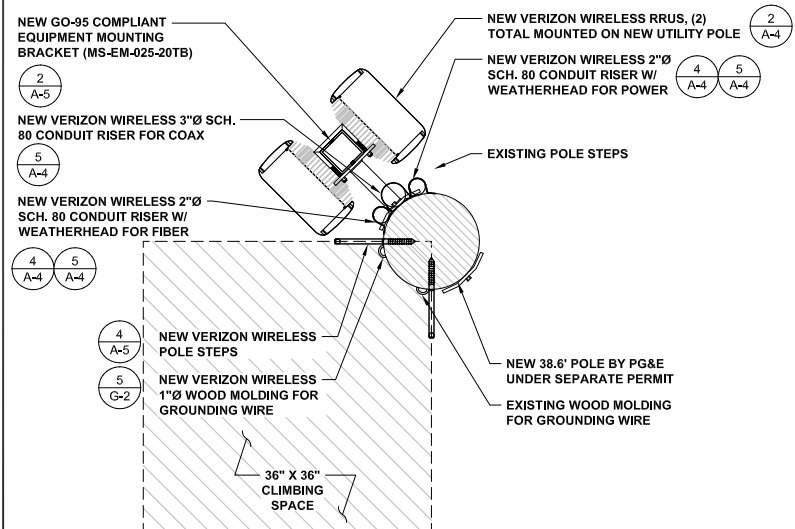
A-1



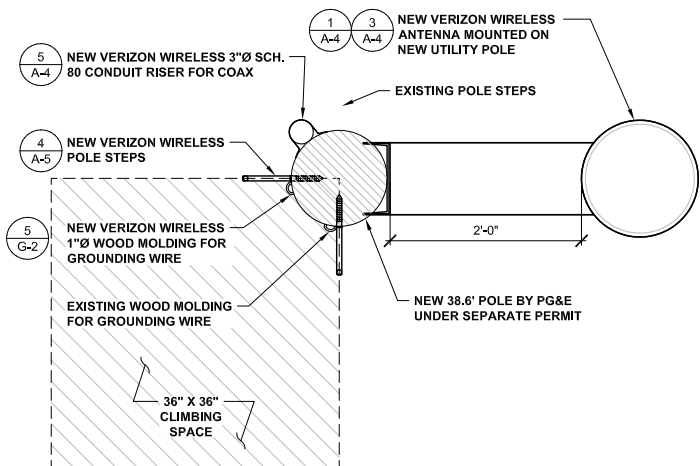
**NEW METER & SHUT-DOWN
SWITCH AT 7'-0" AGL**



**NEW CABINET
AT 10'-0" AGL**



**NEW RRUS
AT 17'-0" AGL**



**NEW ANTENNA
AT RAD CENTER 29.6' AGL**



ANTENNA & EQUIPMENT LAYOUT

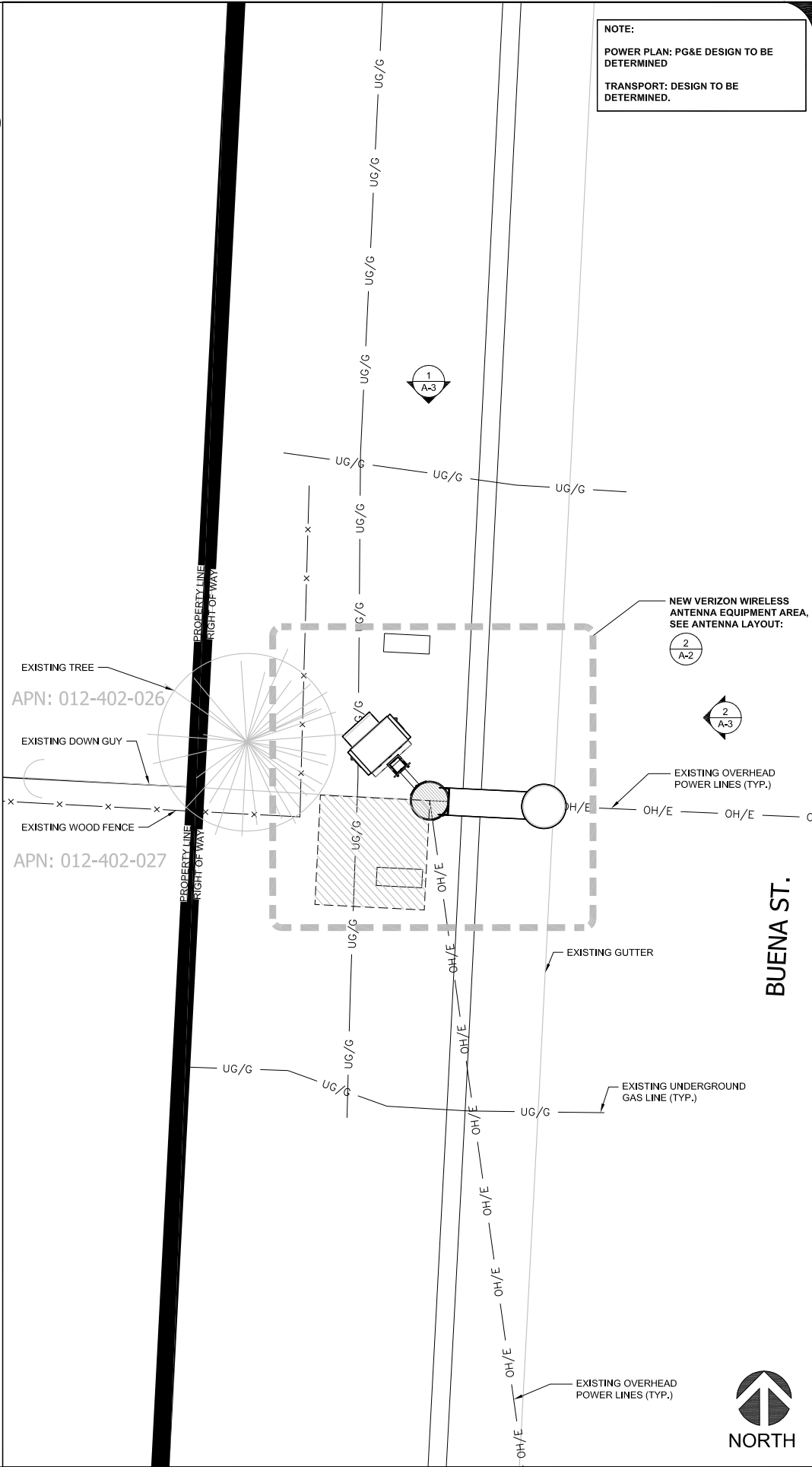
0 3" 6" 1' SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

2

ENLARGED SITE PLAN

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1



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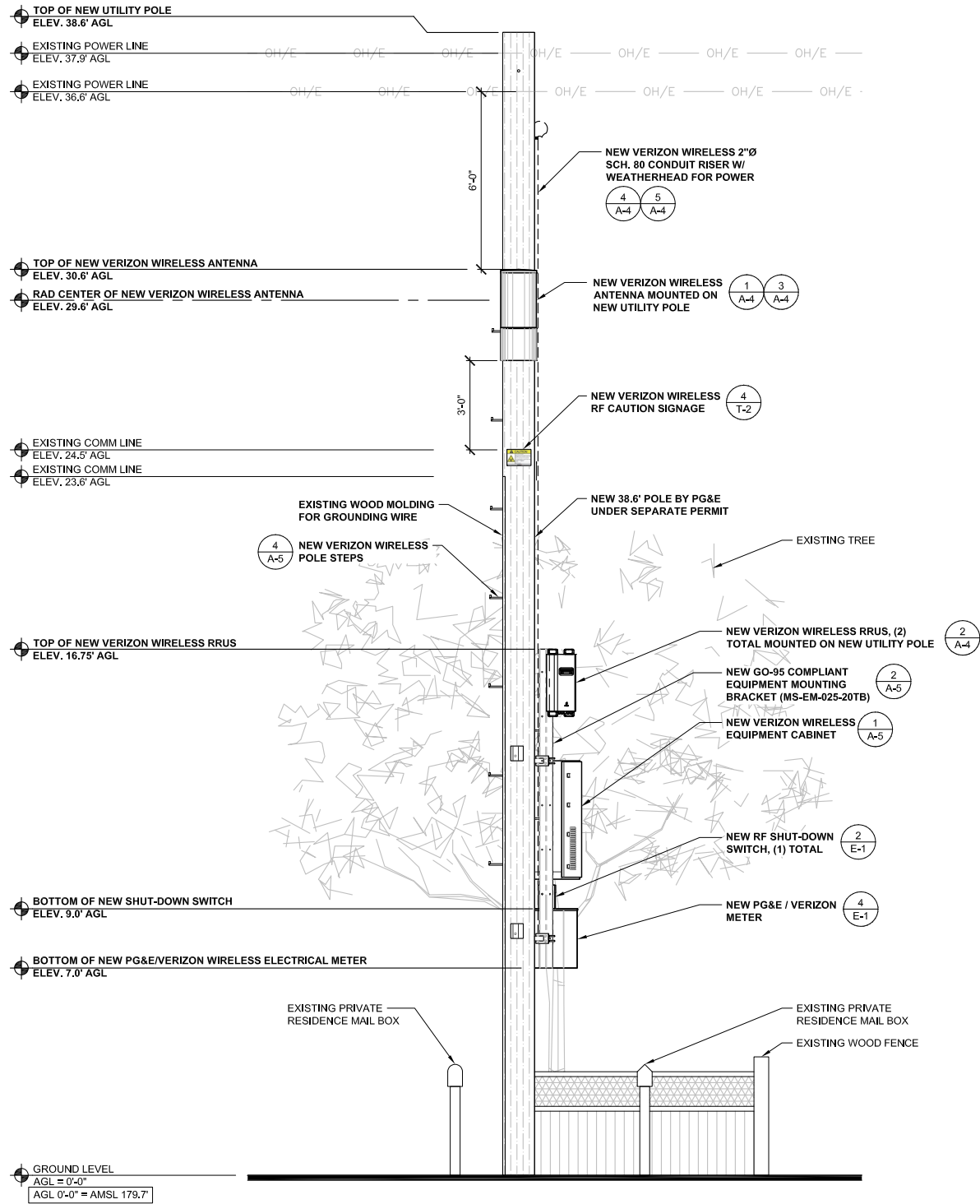
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**SHEET TITLE:
ENLARGED SITE PLAN,
ANTENNA &
EQUIPMENT LAYOUT**

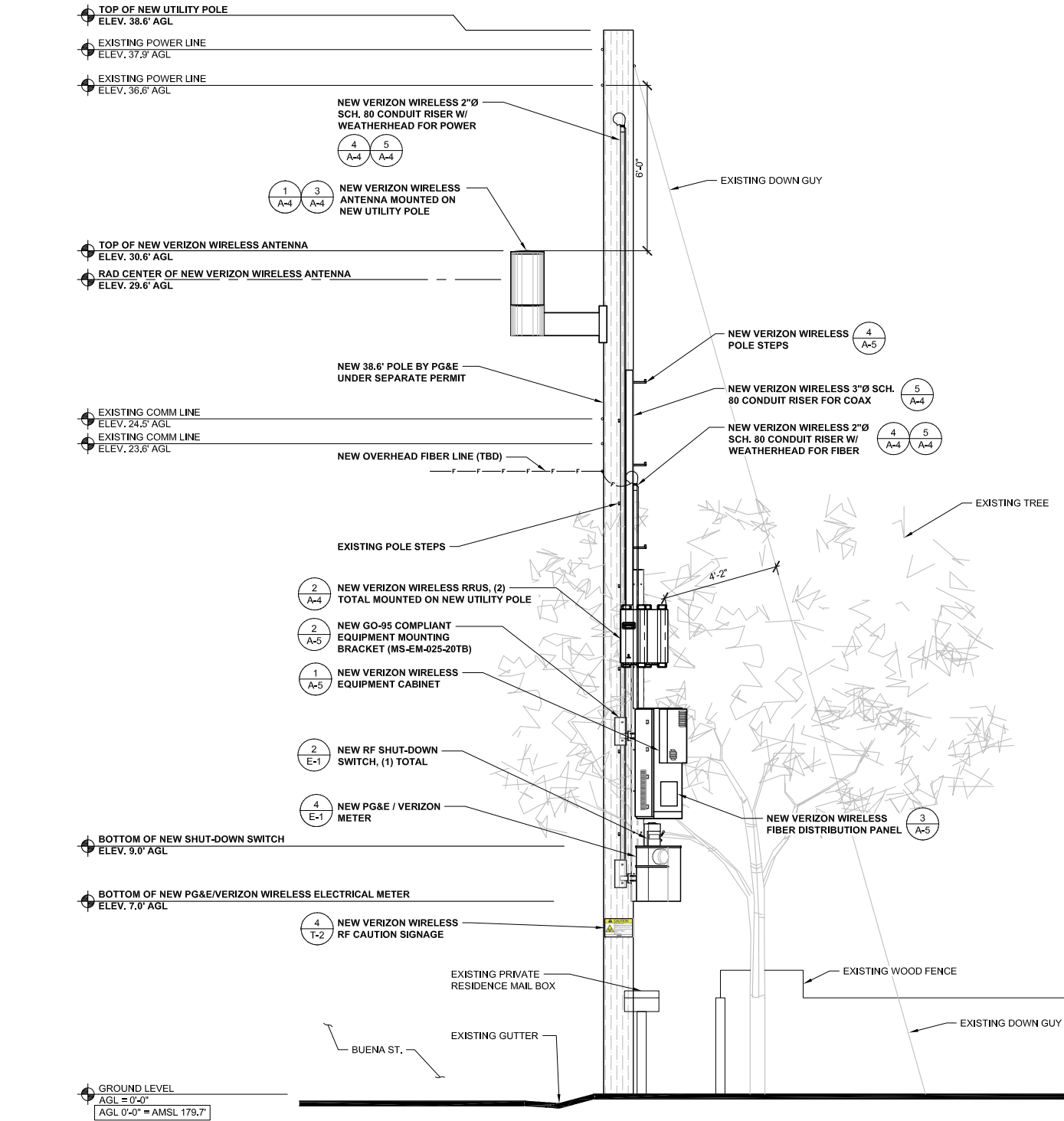
A-2



EAST ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2



NORTH ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

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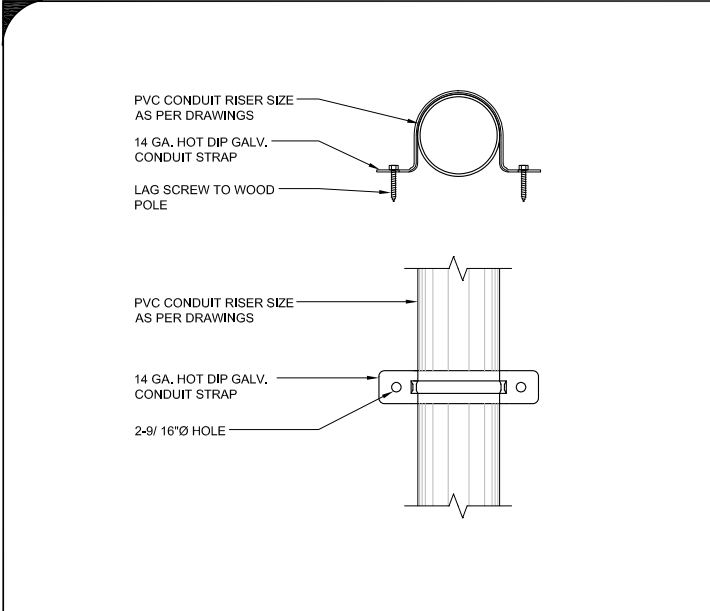
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SHEET TITLE:
SOUTH & WEST
ELEVATIONS

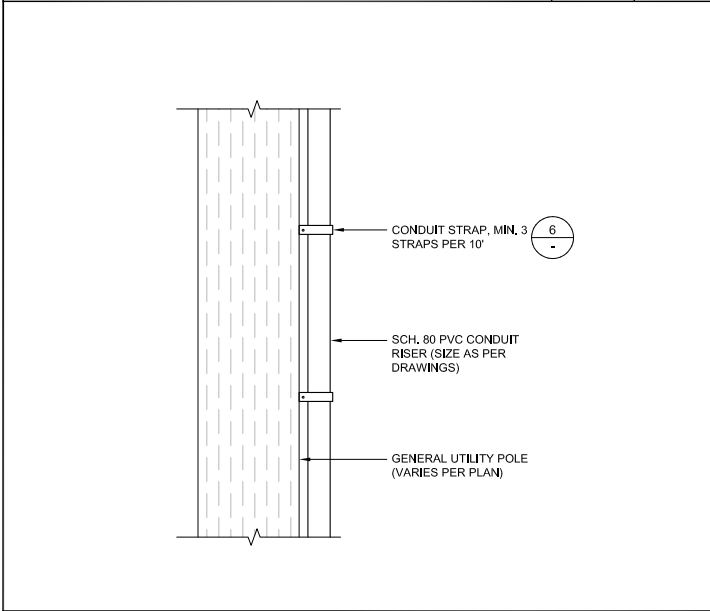
A-3



CONDUIT RISER STRAP DETAIL

SCALE
N.T.S.

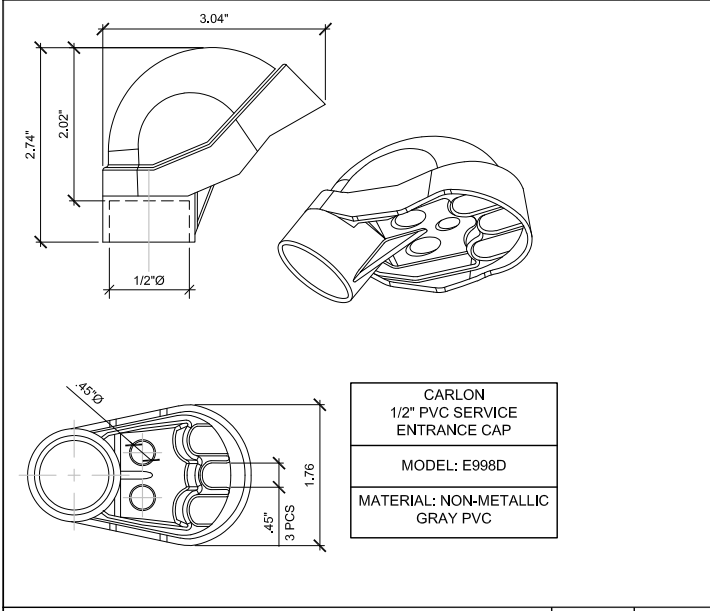
6



CONDUIT RISER DETAIL

SCALE
N.T.S.

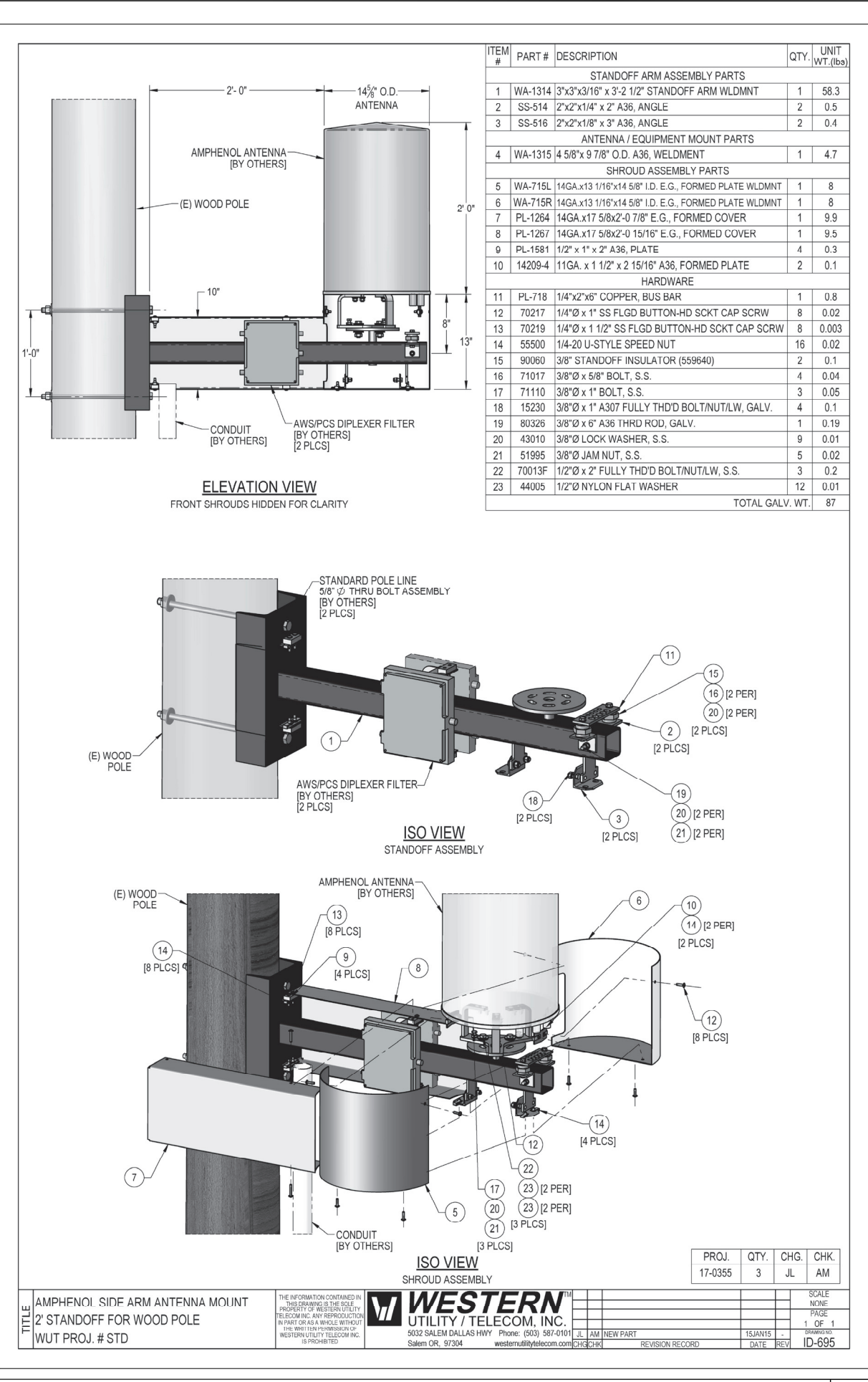
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WEATHERHEAD DETAIL

SCALE
N.T.S.

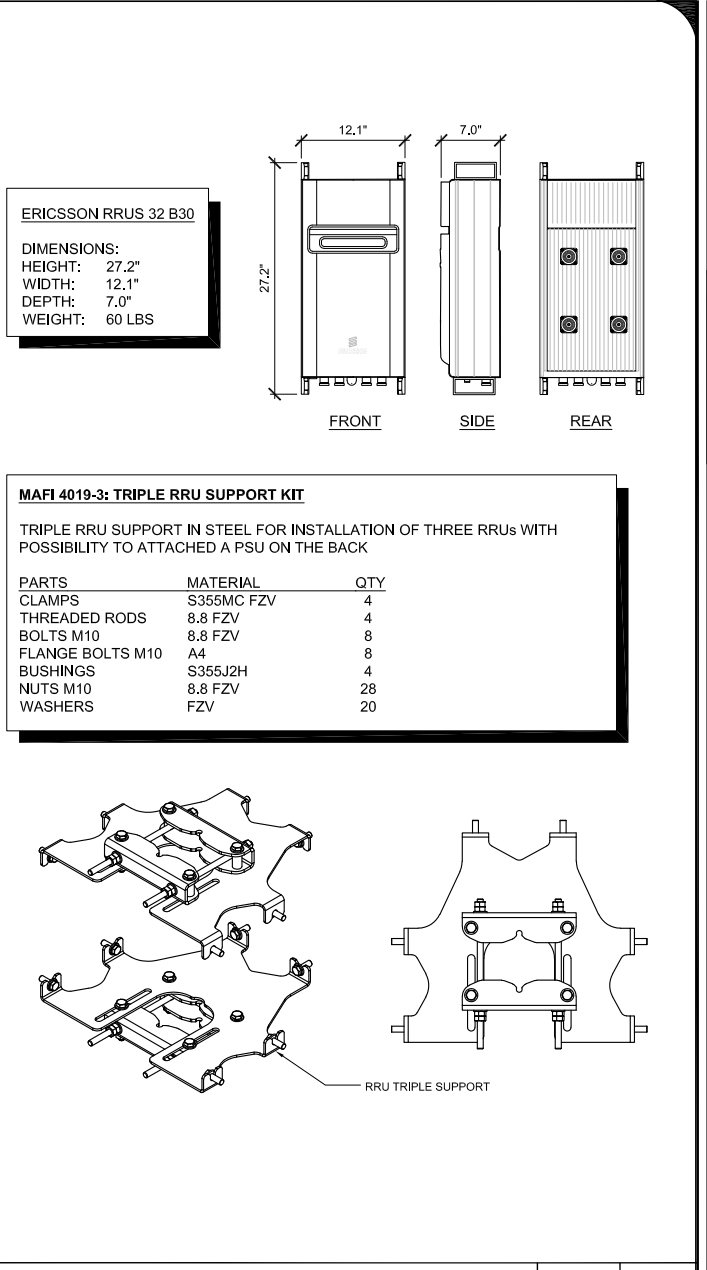
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ANTENNA MOUNTING DETAIL (SIDE MOUNT)

SCALE
N.T.S.

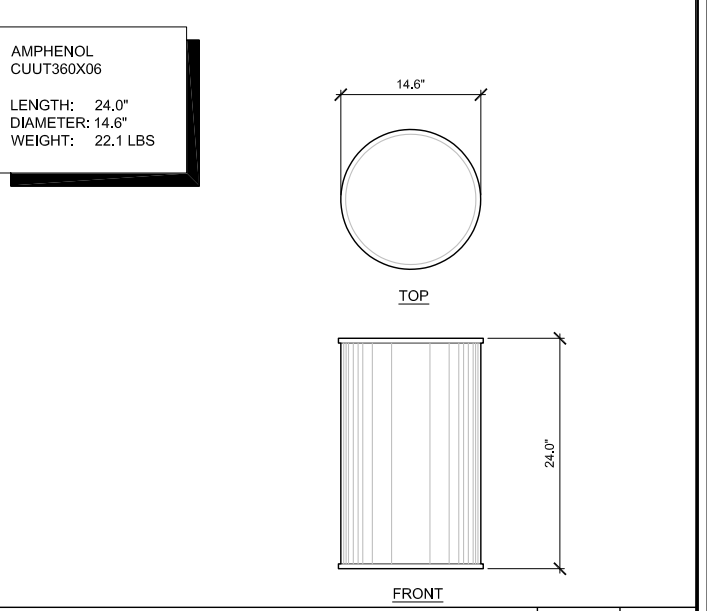
3



RRUS & TRIPLE MOUNT DETAIL

SCALE
N.T.S.

2



ANTENNA SPECIFICATION

SCALE
N.T.S.

1

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SHEET TITLE:
DETAILS

A-4

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NOT USED	SCALE N.T.S.	9
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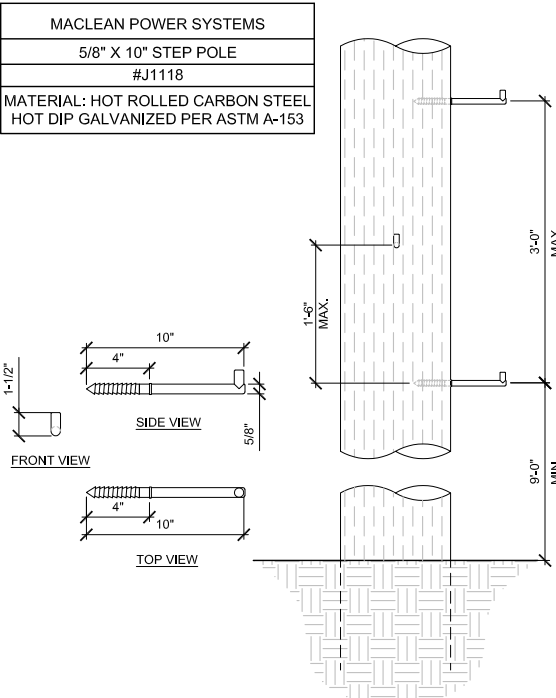
NOT USED	SCALE N.T.S.	8
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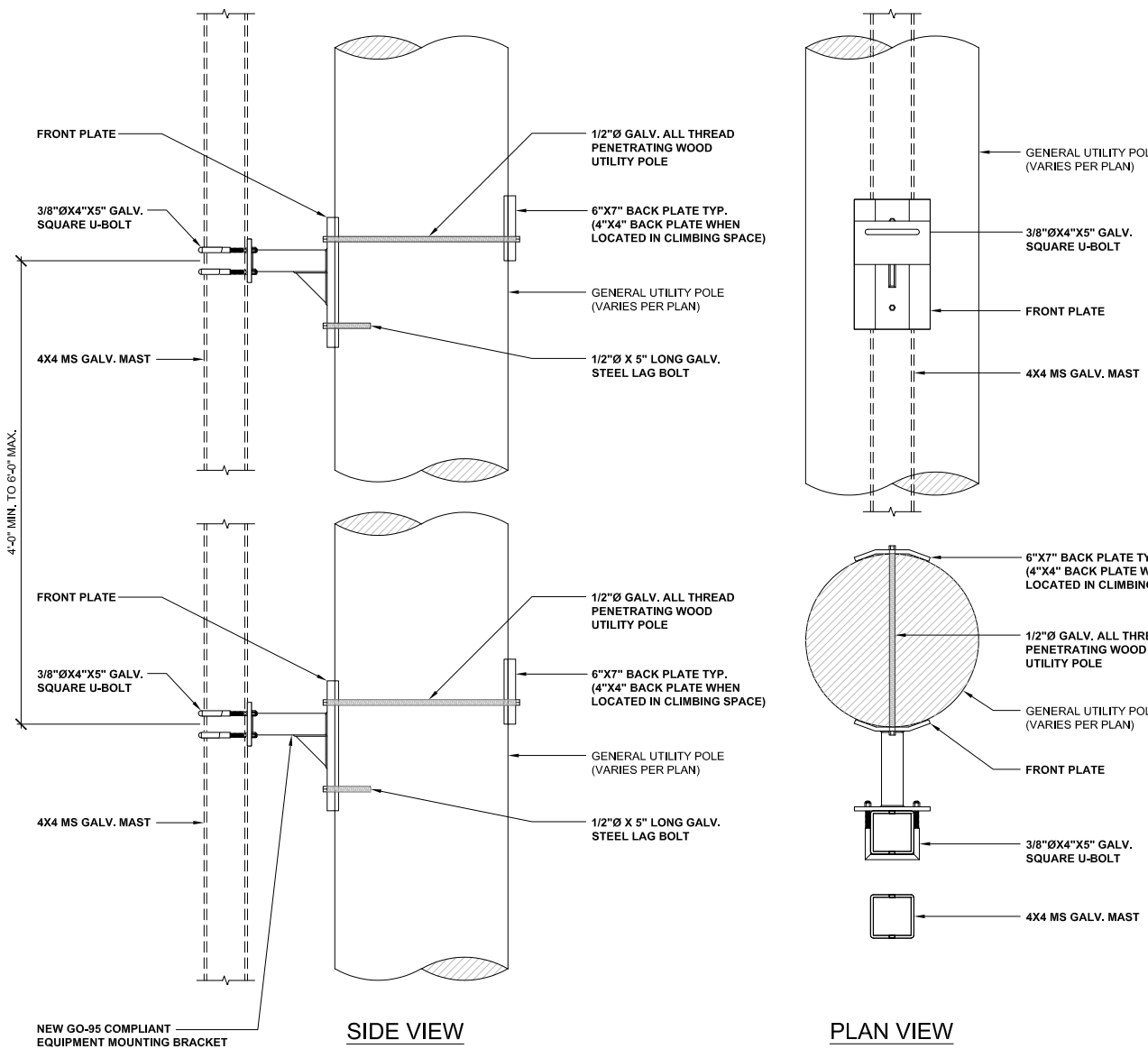
NOT USED	SCALE N.T.S.	7
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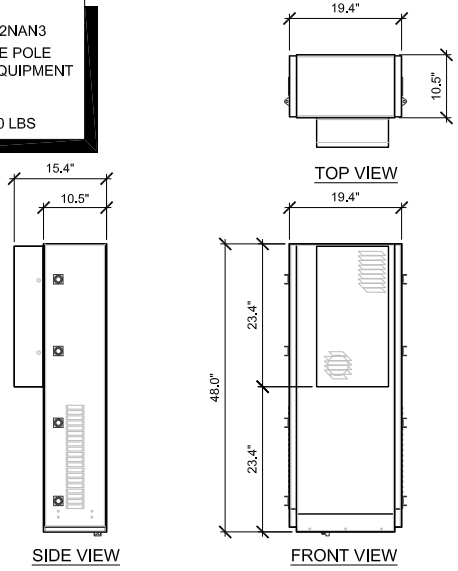
NOT USED	SCALE N.T.S.	6
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MACLEAN POWER SYSTEMS 5/8" X 10" STEP POLE #J1118 MATERIAL: HOT ROLLED CARBON STEEL HOT DIP GALVANIZED PER ASTM A-153 		
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POLE STEP DETAIL	SCALE N.T.S.	4
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EQUIPMENT MOUNTING BRACKET DETAIL (MEXSAL MS-EM-025-20TB)	SCALE N.T.S.	2
---	-----------------	---

 AWM-12 <table><tr><td>CAPACITY</td><td>6-PACK DUPLEX SC OR LC; 12 FIBERS</td><td>AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE</td></tr><tr><td rowspan="3">DIMENSION</td><td>HEIGHT</td><td>8.54"</td></tr><tr><td>WIDTH</td><td>10"</td></tr><tr><td>DEPTH</td><td>2.88"</td></tr></table>			CAPACITY	6-PACK DUPLEX SC OR LC; 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE	DIMENSION	HEIGHT	8.54"	WIDTH	10"	DEPTH	2.88"
CAPACITY	6-PACK DUPLEX SC OR LC; 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE										
DIMENSION	HEIGHT	8.54"										
	WIDTH	10"										
	DEPTH	2.88"										
CHARLES CUBE-SC1042NAN3 LOW PROFILE POLE MOUNTED EQUIPMENT CABINET WEIGHT: 280 LBS 												

FIBER BOX DETAIL	SCALE N.T.S.	3
CABINET SPECIFICATIONS	SCALE N.T.S.	1

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SHEET TITLE:

DETAILS

A-5

U214MTBL : METER MAIN LOAD CENTER - OVERHEAD / UNDERGROUND - SURFACE MOUNT

MAIN DISC.	PROV.	AIC RATING	AMPACITY MAX.	CONT.	VOLT-AGE	SERVICE TYPE	# OF JAWS	HUB PROV.	PHASE LINE	CONDUCTOR LOAD	NEUTRAL CONDUCTOR	LOAD CENTER
(1) 100A 2P CB	NONE	10K	100	100	120/240	1Ø 3W	4	AW	14 AWG - 2/0 AWG	MAIN CIRCUIT BREAKER	14 AWG - 1/0 AWG	12/24

20"

HA

24"

1A (4)

4E

2B (2)

4-5/8"

1A

4F

4G

4F

4E

1A (4)

2B (3)

U214MTBL

OVERHEAD / UNDERGROUND - SURFACE MOUNT

KNOCKOUTS - CONDUIT SIZES

1A	1/2"
2B	3/4" - 1/2"
4E	1 1/2" - 1 1/4" - 1" - 3/4"
4F	2" - 1 1/2" - 1 1/4" - 1"
4G	2 1/2" - 2" - 1 1/2" - 1 1/4"
HA	AW HUB

NOT USED

SCALE
N.T.S.

5

METER DETAIL

SCALE
N.T.S.

4

7.25"

0.28 (3 HOLES)

6.00"

4.50"

A.B.C KNOCKOUTS

7.75"

A.B.C KNOCKOUTS

A.B.C.D KNOCKOUTS

9.64"

A.B.C KNOCKOUTS

NEW P1000DS 1-5/8" X 1-5/8", 12 GA WITH DOUBLE SLOTS

7MM BOLT & SPRING WASHER

NEMA TYPE 3R ILLUSTRATED

6" X 7" SHUT-DOWN PROTOCOL LABEL OUTSIDE DISCONNECT SWITCH DOOR

UTILITY COMPANY POWER DISCONNECT SWITCH

PAD LOCK

NOTE:

1. FRONT SWITCH LABEL TEXT HEIGHT TO BE 1/4".

2. INSIDE SHUT-DOWN PROTOCOL LABEL TEXT HEIGHT TO BE 3/16".

SCALE
N.T.S.

2

NOTE:
POWER PLAN: PG&E DRAWINGS PENDING

POWER PLAN

SCALE
N.T.S.

3

NOTE:
PENDING PG&E POWER DESIGN

POWER 1 LINE DIAGRAM

SCALE
N.T.S.

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	12/13/17	90% CONSTRUCTION	OM
1	02/21/18	100% CONSTRUCTION	OM

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WIRELESS

SAC AE DESIGN GROUP, INC.

5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 003

PSL # 473026

1101 BUENA ST.
SEASIDE, CA 93955

SHEET TITLE:

POWER 1 LINE
DIAGRAM & DETAILS

E-1

Packet Page 381

NOTES:

1.

ALL DETAILS ARE SHOWN IN GENERAL TERMS, ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.

2.

ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.

3.

GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.

4.

GROUND BARS:

A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.

B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.

5.

ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

6.

OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.

7.

ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.

8.

NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.

9.

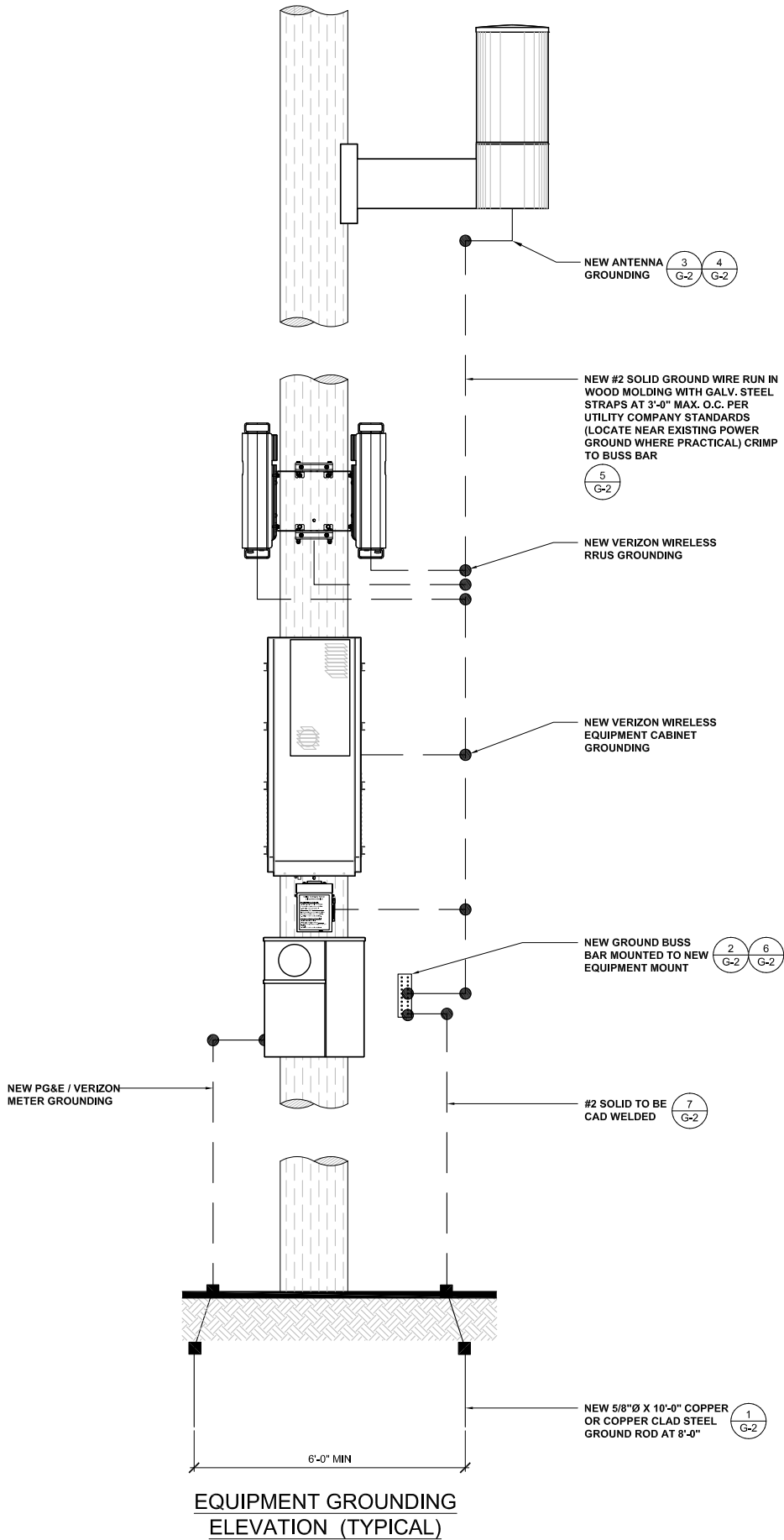
NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE CONDITIONS.

10.

CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.

11.

ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.



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0	12/13/17	90% CONSTRUCTION	OM
1	02/21/18	100% CONSTRUCTION	OM

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SEASIDE, CA 93955

SHEET TITLE:

GROUNDING PLAN & NOTES

G-1

1

4



1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
4. PORTABLE FIRE EXTINGUISHERS:
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1.1 AND SECTION 906.3.1]

2

LEGEND

3

ISSUE STATUS



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PSL # 473024
1108 SAN LUCAS ST
SEASIDE, CA 93955

PSL # 473024

1108 SAN LUCAS ST

SEASIDE, CA 93955

SHEET TITLE:

NOTES, LEGEND & ABBREVIATIONS

T-2

GENERAL

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312].
2. THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2016 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
CONTACT USA DIG ALERT @ 800-227-2600
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK, USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
19. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
20. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
21. ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
22. ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
23. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
24. ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

CONCRETE

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
3. BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
6. ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
7. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

1. STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
2. STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
3. STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL/RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 19.3.
6. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
7. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
8. CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 26.5.2 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
9. COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 19.3 & SECTIONS 26.5.4 & 26.5.5.
10. AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
11. A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN. ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
12. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
13. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
14. TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
15. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
16. ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

1. CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
2. ALL UNISTRUT SHALL BE P1000 (1-5/8").
3. MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
4. CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
5. ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
2. ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
3. ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
4. USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
5. IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
6. HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
7. WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
8. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
9. ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
10. ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALOY"

ELECTRICAL

1. REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
2. ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
3. ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
4. BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/08/19	90% CONSTRUCTION	OM
1	03/06/19	95% CONSTRUCTION	OM
2	04/03/19	100% CONSTRUCTION	OM



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PSL # 473024
1108 SAN LUCAS ST
SEASIDE, CA 93955

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

T-3

NOTES:

OWNER(S): WITHIN PUBLIC RIGHT-OF-WAY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

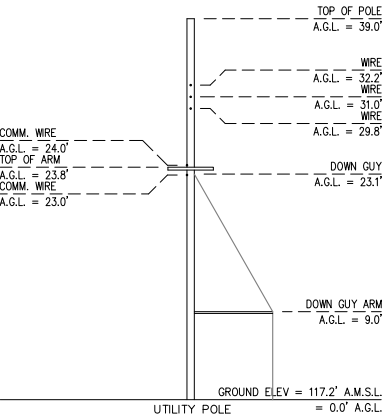
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

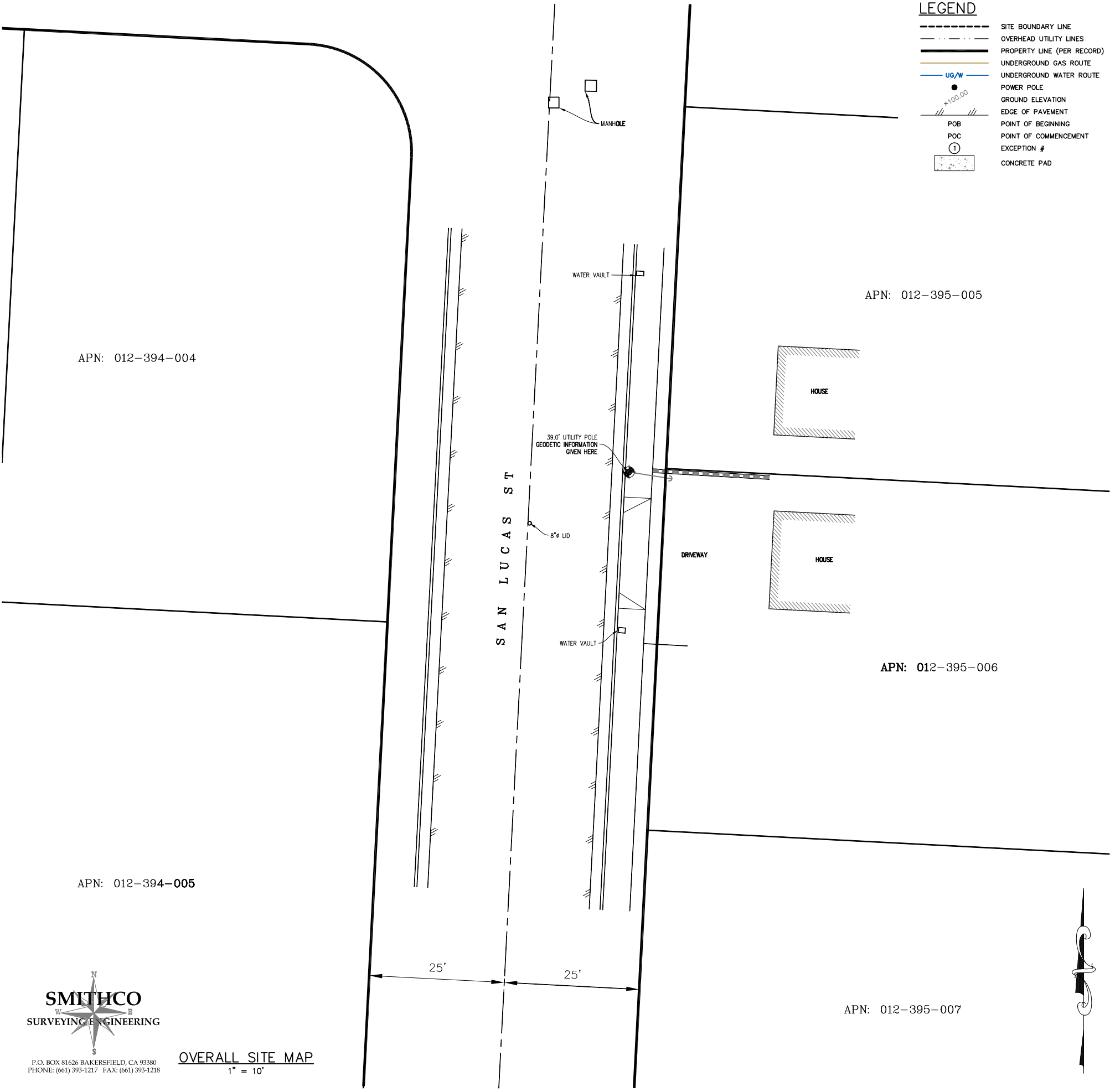
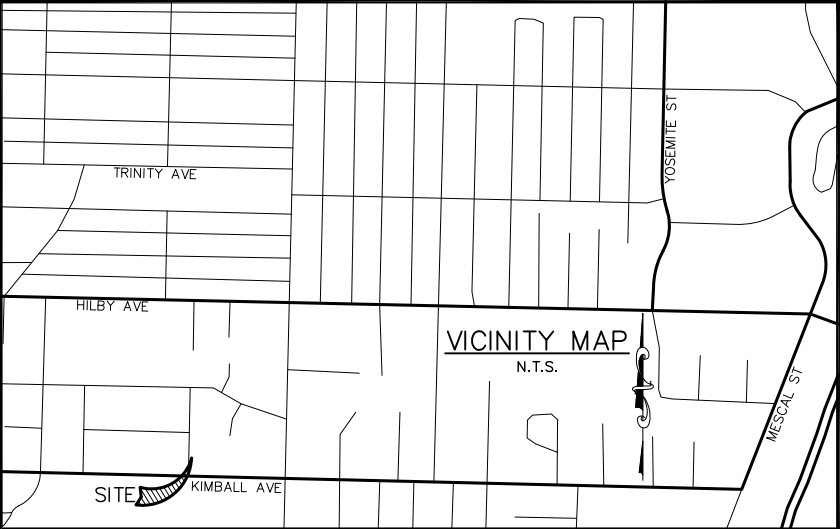
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 36' 00.08" N. NAD 83
LONG. 121° 50' 23.64" W. NAD 83
ELEV. 117.2' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees and decimal degrees thereof. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



ELEVATION VIEW — LOOKING NORTH
SCALE: 1" = 10'



LEGEND

---	SITE BOUNDARY LINE
---	OVERHEAD UTILITY LINES
---	PROPERTY LINE (PER RECORD)
---	UNDERGROUND GAS ROUTE
---	UNDERGROUND WATER ROUTE
●	POWER POLE
---	GROUND ELEVATION
---	EDGE OF PAVEMENT
---	POINT OF BEGINNING
---	POINT OF COMMENCEMENT
---	EXCEPTION #
---	CONCRETE PAD

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/07/19	PRELIMINARY	EJ

SMITHCO JOB NO.: 82-1186



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MONTEREY COUNTY

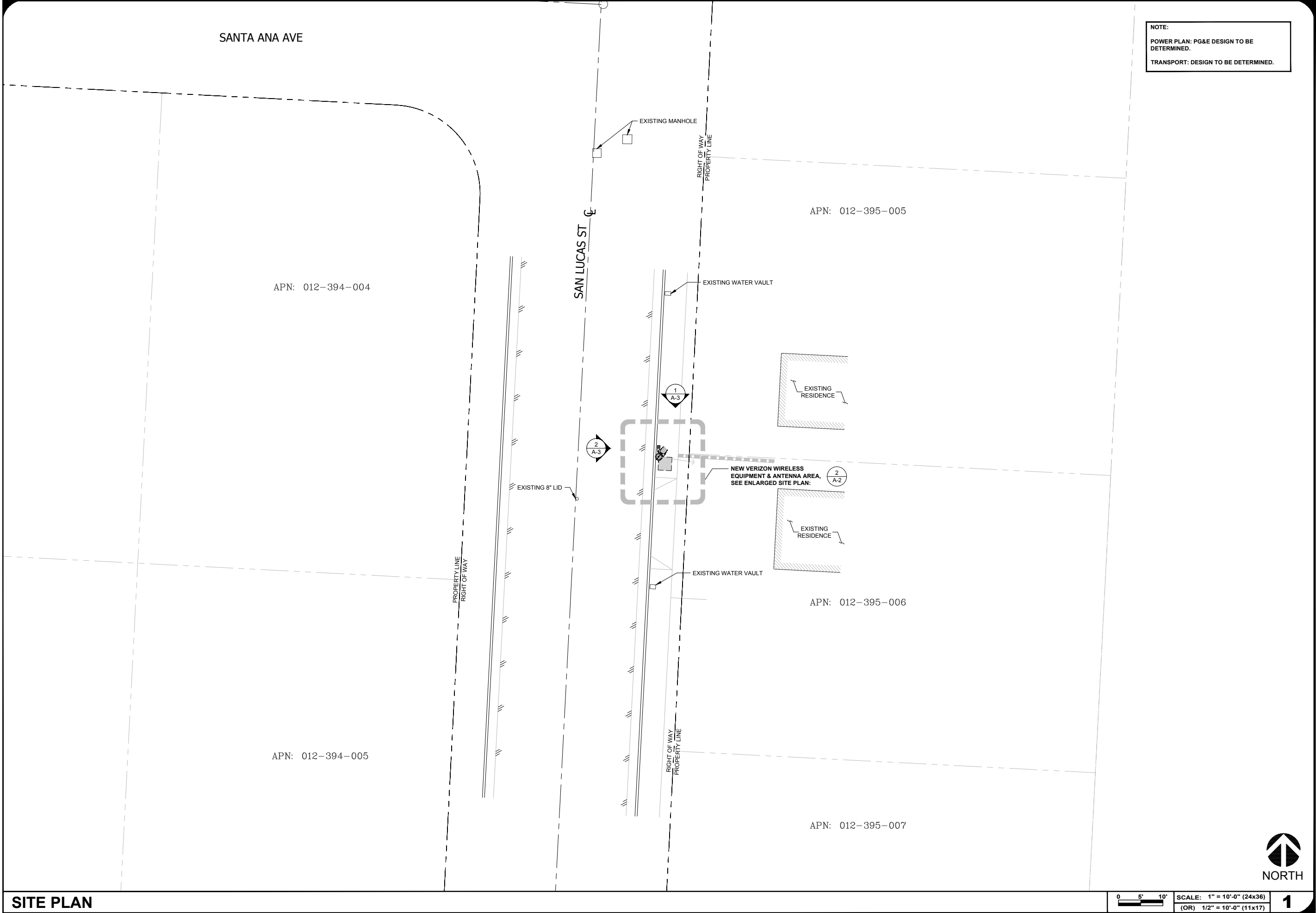
SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP
1" = 10'



NOTE:
POWER PLAN: PG&E DESIGN TO BE DETERMINED.
TRANSPORT: DESIGN TO BE DETERMINED.

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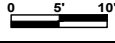
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 001
PSL # 473024
1108 SAN LUCAS ST
SEASIDE, CA 93955

SHEET TITLE:
SITE PLAN

A-1

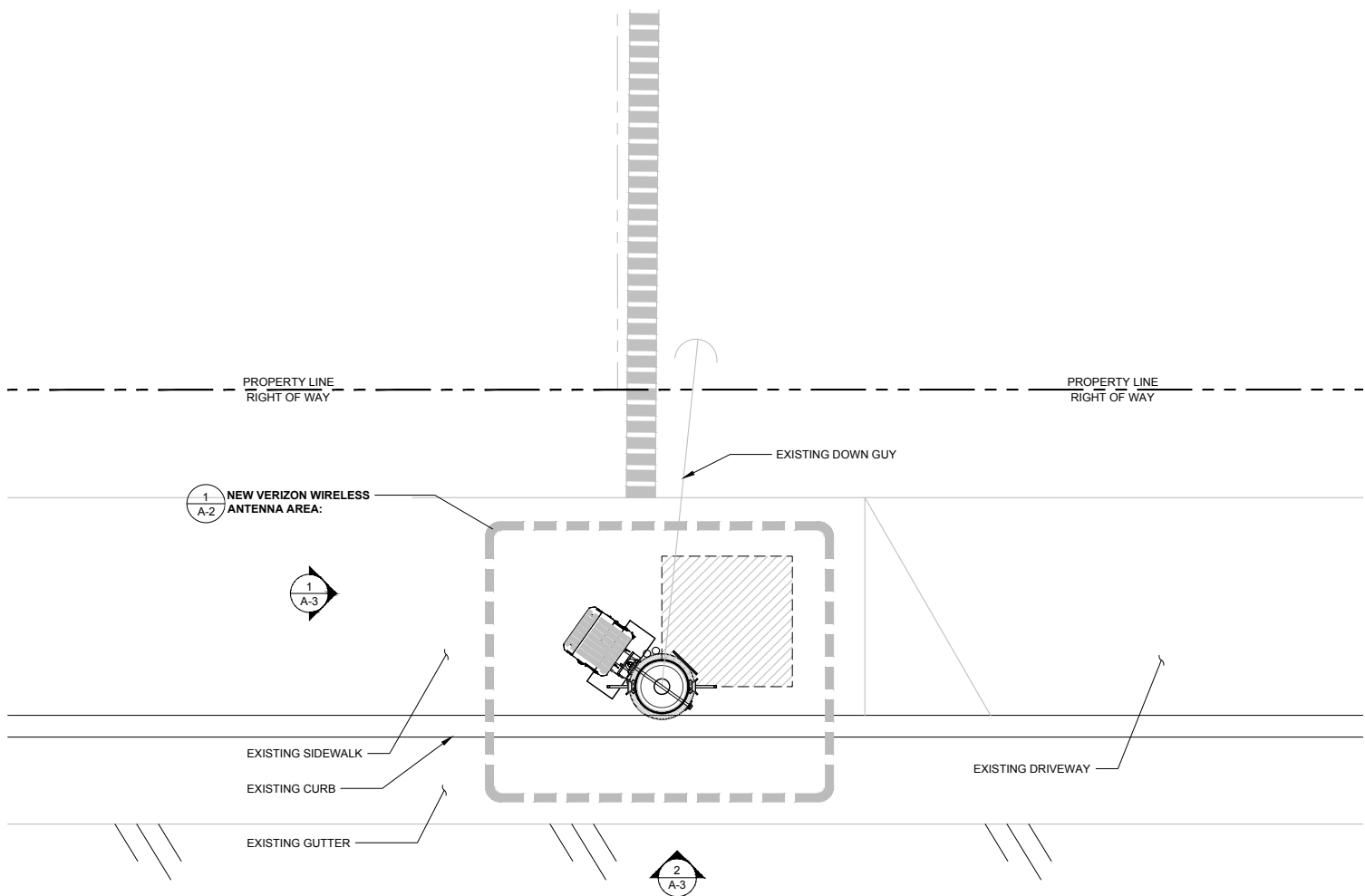
SITE PLAN



SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

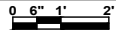
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NORTH

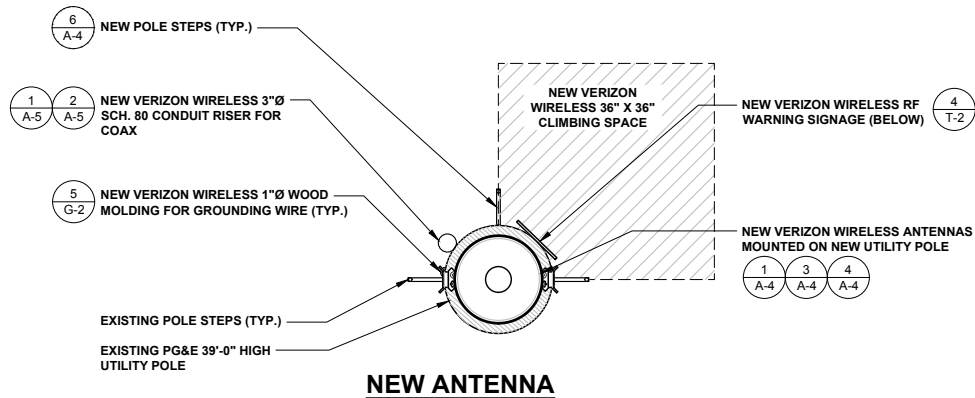
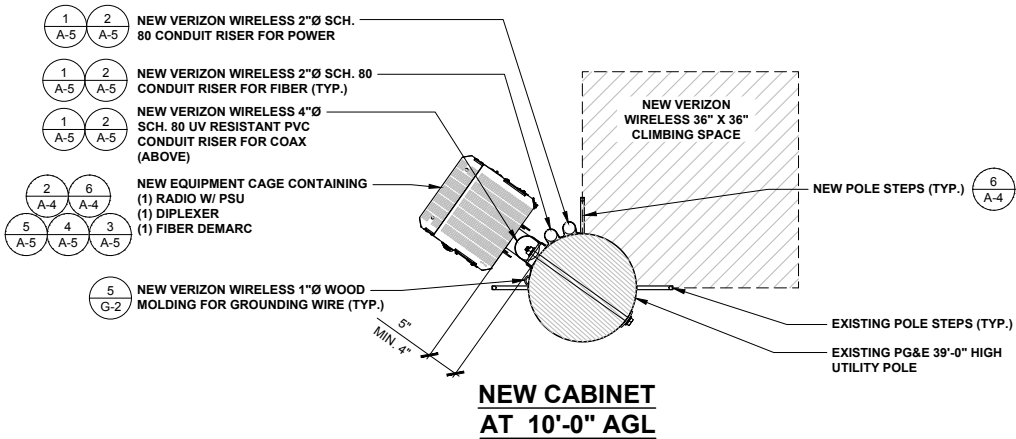
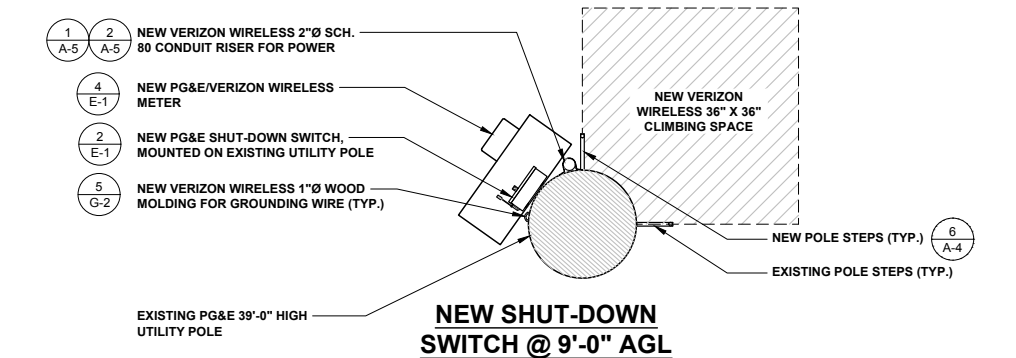
ENLARGED SITE PLAN



SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2

ANTENNA & EQUIPMENT LAYOUT



NORTH



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

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	01/08/19	90% CONSTRUCTION	OM
1	03/06/19	95% CONSTRUCTION	OM
2	04/03/19	100% CONSTRUCTION	OM



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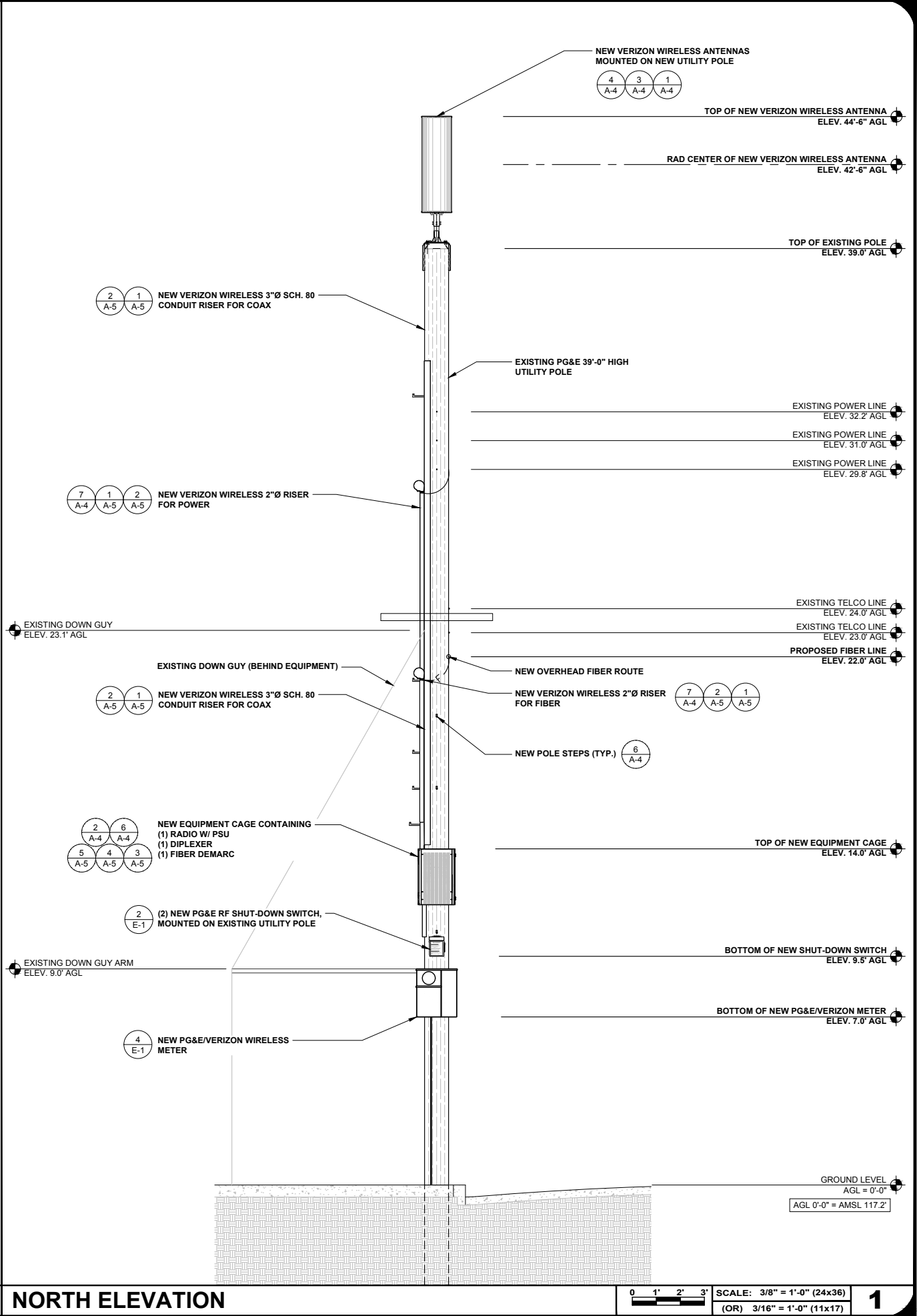
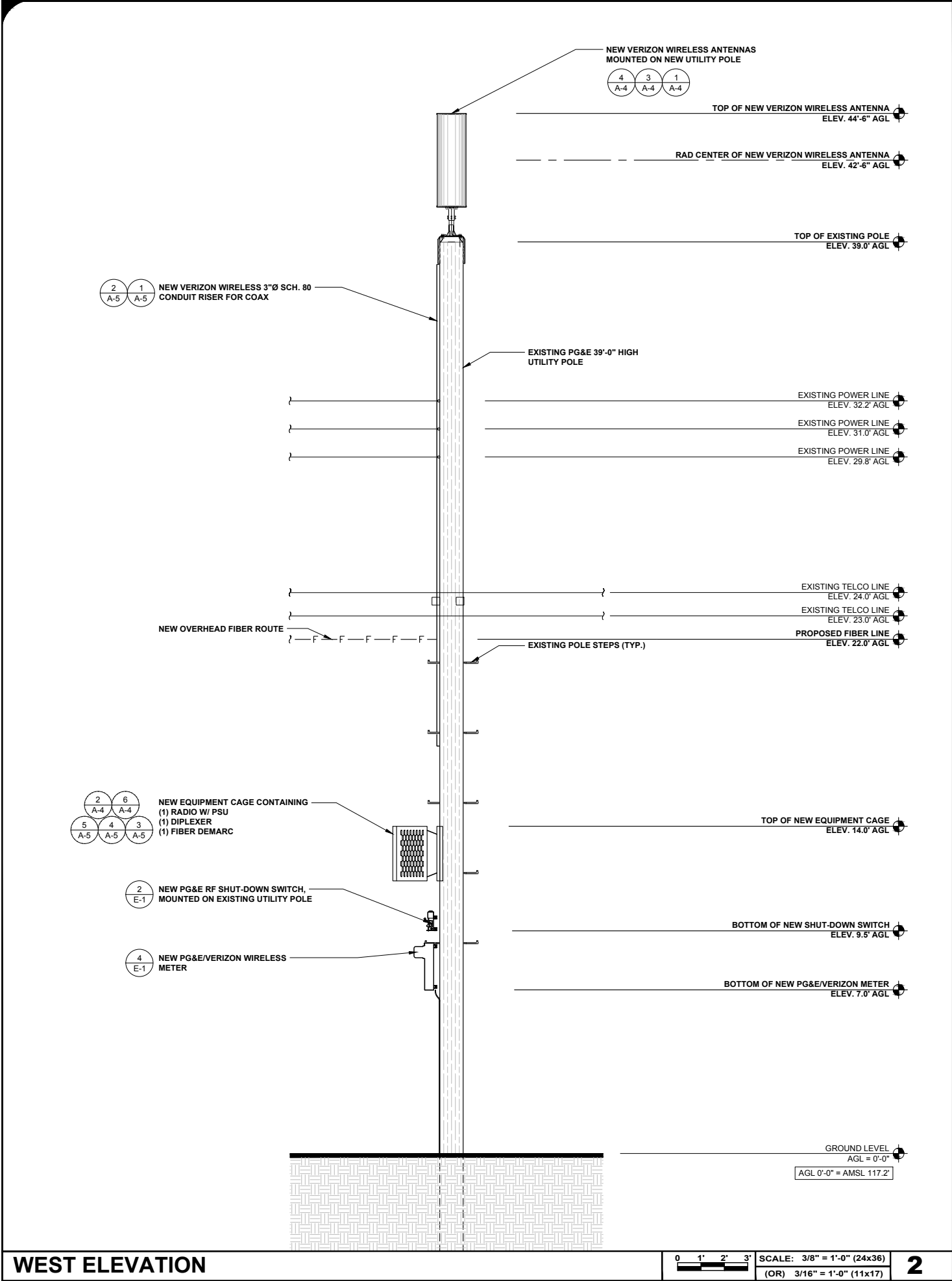


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SHEET TITLE:
ENLARGED SITE PLAN

A-2



ISSUE STATUS

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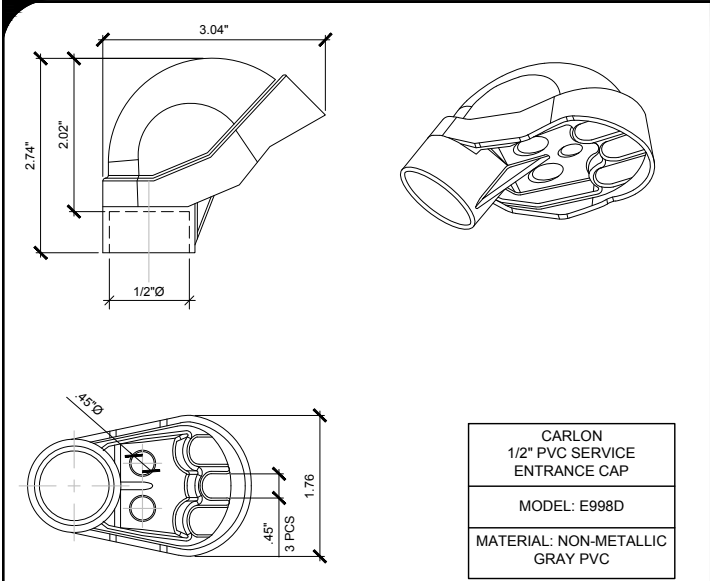
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verizon
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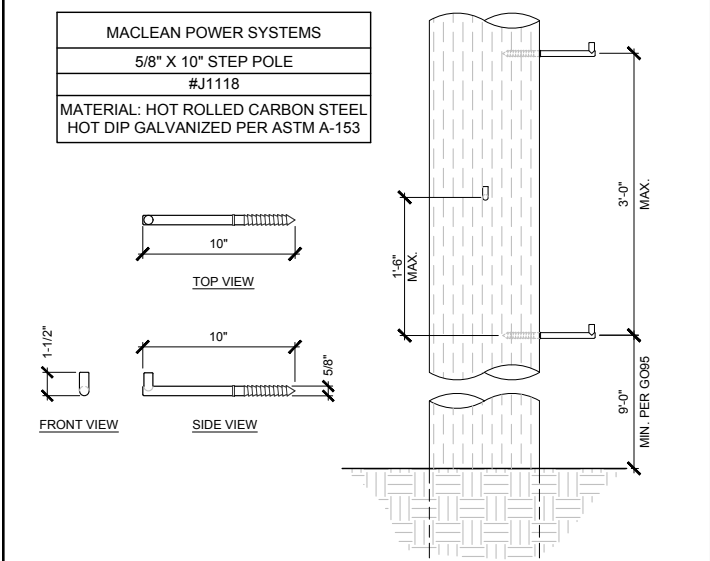
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SHEET TITLE:
NORTH & WEST ELEVATIONS

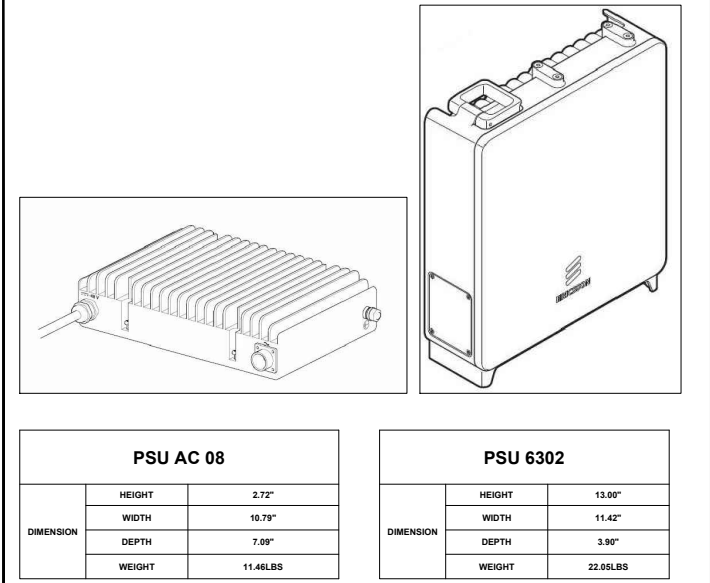
A-3



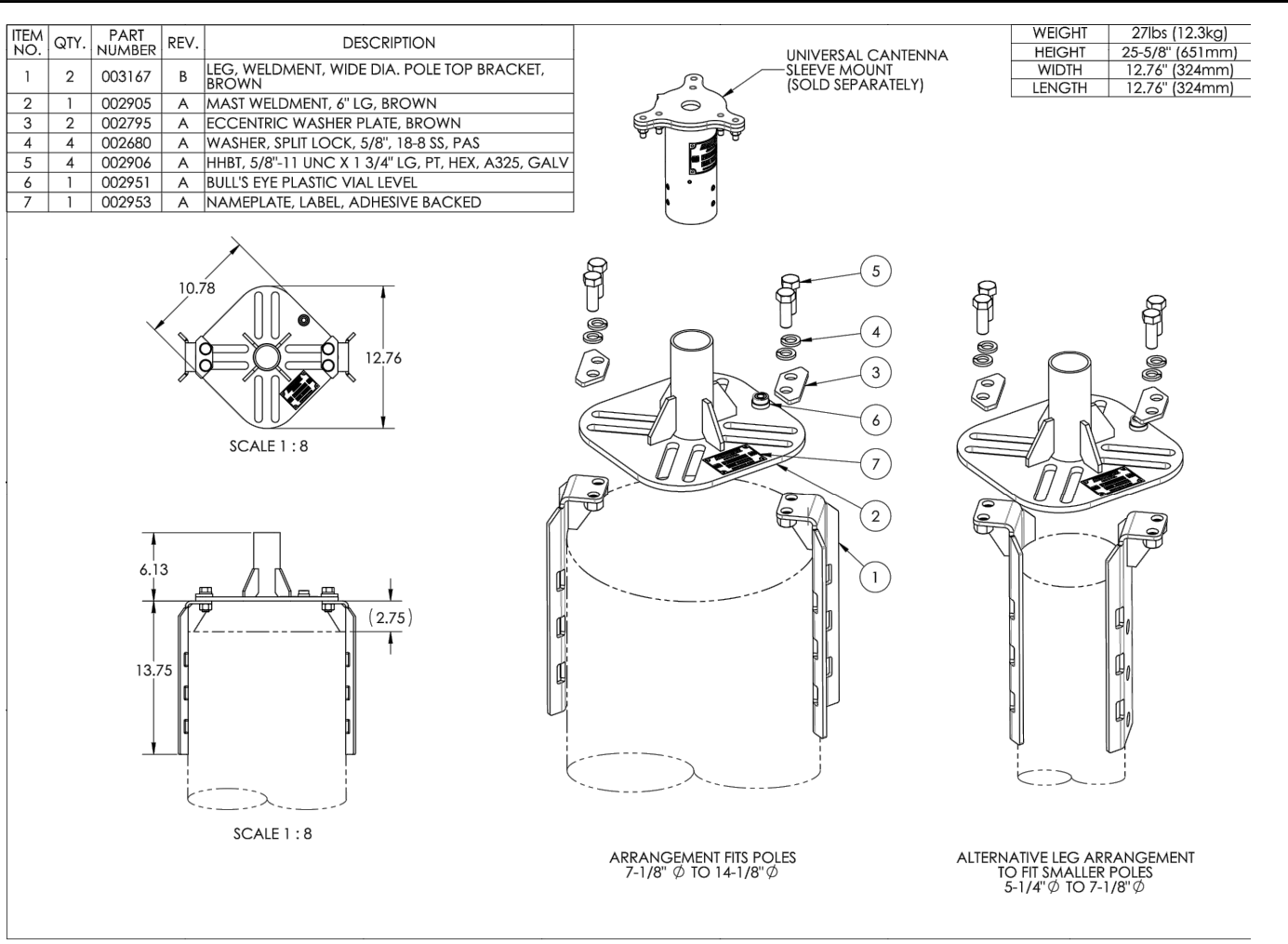
WEATHERHEAD DETAIL



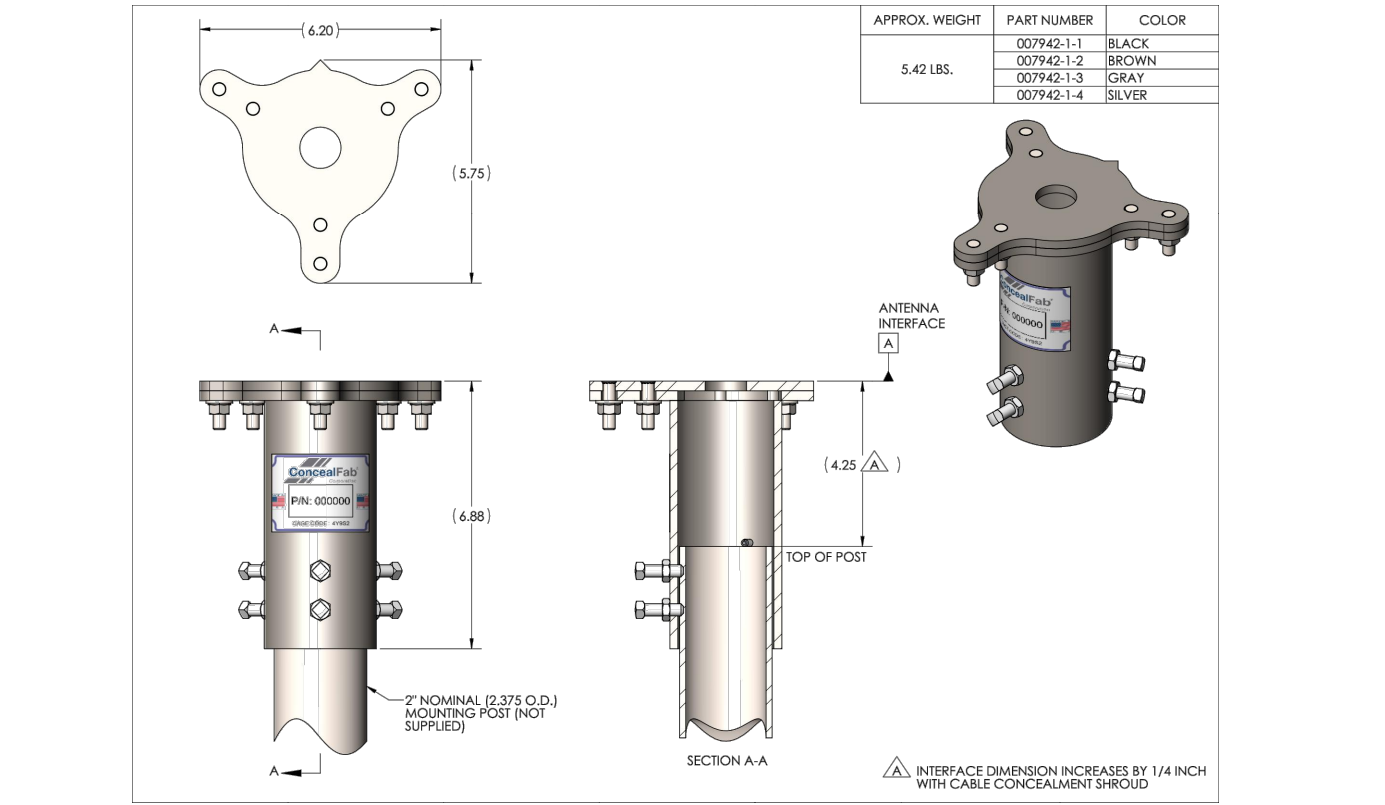
POLE STEP DETAIL



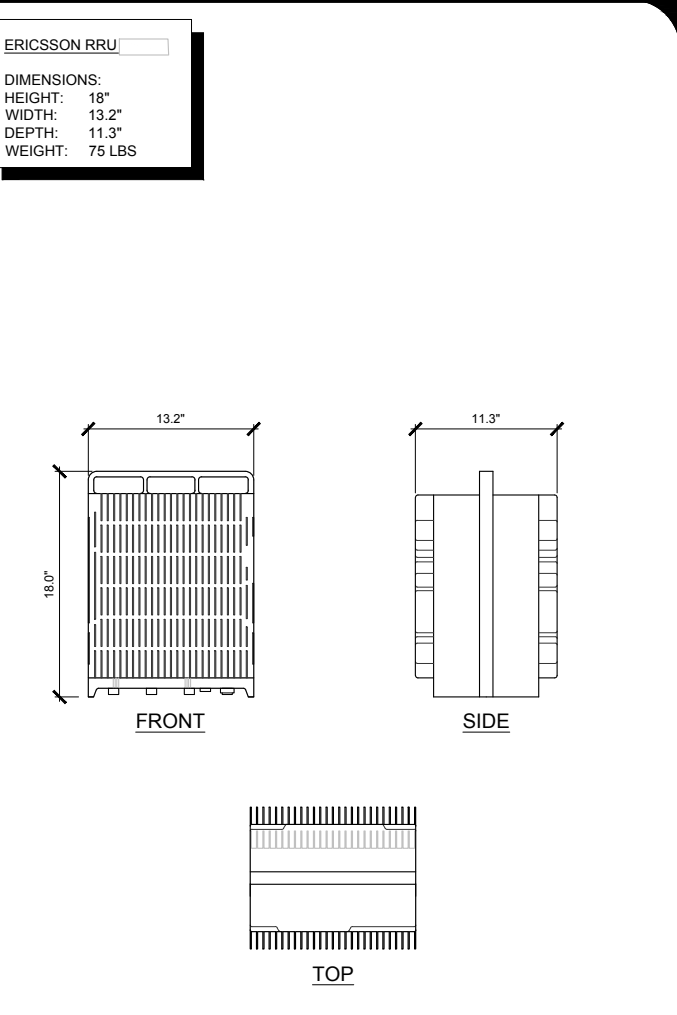
PSU DETAIL



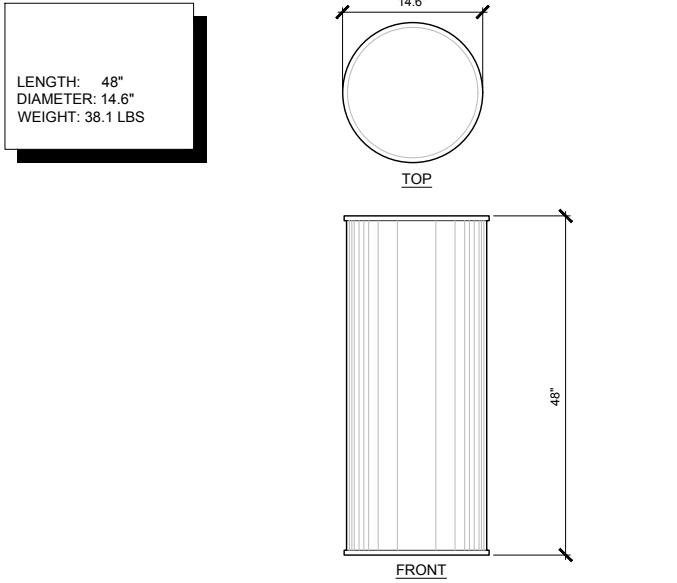
POLE-TOP MOUNTING BRACKET



UNIVERSAL ANTENNA MOUNT ASSEMBLY



RADIO DETAIL



ANTENNA DETAIL

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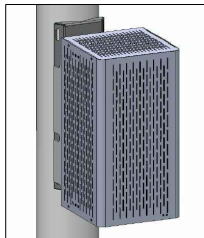
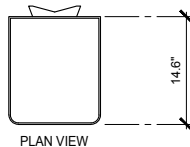
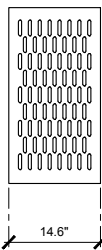
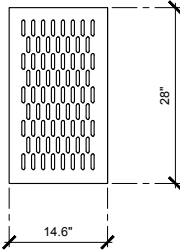
1108 SAN LUCAS ST

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SHEET TITLE:

DETAILS

A-4

									 <table><tr><th colspan="3">AWM-12</th></tr><tr><th>CAPACITY</th><td>6-PACK DUPLEX SC OR LC: 12 FIBERS</td><td>AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE</td></tr><tr><th rowspan="3">DIMENSION</th><td>HEIGHT</td><td>8.54"</td></tr><tr><td>WIDTH</td><td>10"</td></tr><tr><td>DEPTH</td><td>2.88"</td></tr></table>			AWM-12			CAPACITY	6-PACK DUPLEX SC OR LC: 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE	DIMENSION	HEIGHT	8.54"	WIDTH	10"	DEPTH	2.88"
AWM-12																								
CAPACITY	6-PACK DUPLEX SC OR LC: 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE																						
DIMENSION	HEIGHT	8.54"																						
	WIDTH	10"																						
	DEPTH	2.88"																						
NOT USED	SCALE N.T.S.	12	NOT USED	SCALE N.T.S.	9				SCALE N.T.S.	6	FIBER BOX DETAIL	SCALE N.T.S.	3											
						 <table><tr><th colspan="3">CBC1923Q-43 E14F55P12 (OR APPROVED EQUAL)</th></tr><tr><th rowspan="3">DIMENSION</th><td>HEIGHT</td><td>4.6"</td></tr><tr><td>WIDTH</td><td>8.3"</td></tr><tr><td>DEPTH</td><td>3.3"</td></tr></table>			CBC1923Q-43 E14F55P12 (OR APPROVED EQUAL)			DIMENSION	HEIGHT	4.6"	WIDTH	8.3"	DEPTH	3.3"	PVC CONDUIT RISER SIZE AS PER DRAWINGS 14 GA. HOT DIP GALV. CONDUIT STRAP LAG SCREW TO WOOD POLE PVC CONDUIT RISER SIZE AS PER DRAWINGS 14 GA. HOT DIP GALV. CONDUIT STRAP 2-9/ 16"Ø HOLE					
CBC1923Q-43 E14F55P12 (OR APPROVED EQUAL)																								
DIMENSION	HEIGHT	4.6"																						
	WIDTH	8.3"																						
	DEPTH	3.3"																						
NOT USED	SCALE N.T.S.	11	NOT USED	SCALE N.T.S.	8	DIPLEXER DETAIL	SCALE N.T.S.	5	CONDUIT RISER STRAP DETAIL			SCALE N.T.S.	2											
						MANUFACTURER: ERICSSON MODEL: DUAL BAND RADIO SHROUD NET WEIGHT: 75 LBS DIMENSION (LxWxD): 28.0"x14.6"x14.6" COLOR: BROWN   PLAN VIEW  FRONT VIEW  SIDE VIEW			CONDUIT STRAP, MIN. 3 STRAPS PER 10' SCH. 80 PVC CONDUIT RISER (SIZE AS PER DRAWINGS) GENERAL UTILITY POLE (VARIES PER PLAN)															
NOT USED	SCALE N.T.S.	10	NOT USED	SCALE N.T.S.	7	DUAL BAND RADIO SHROUD	SCALE N.T.S.	4	CONDUIT RISER DETAIL			SCALE N.T.S.	1											

ISSUE STATUS

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SHEET TITLE:
DETAILS

A-5

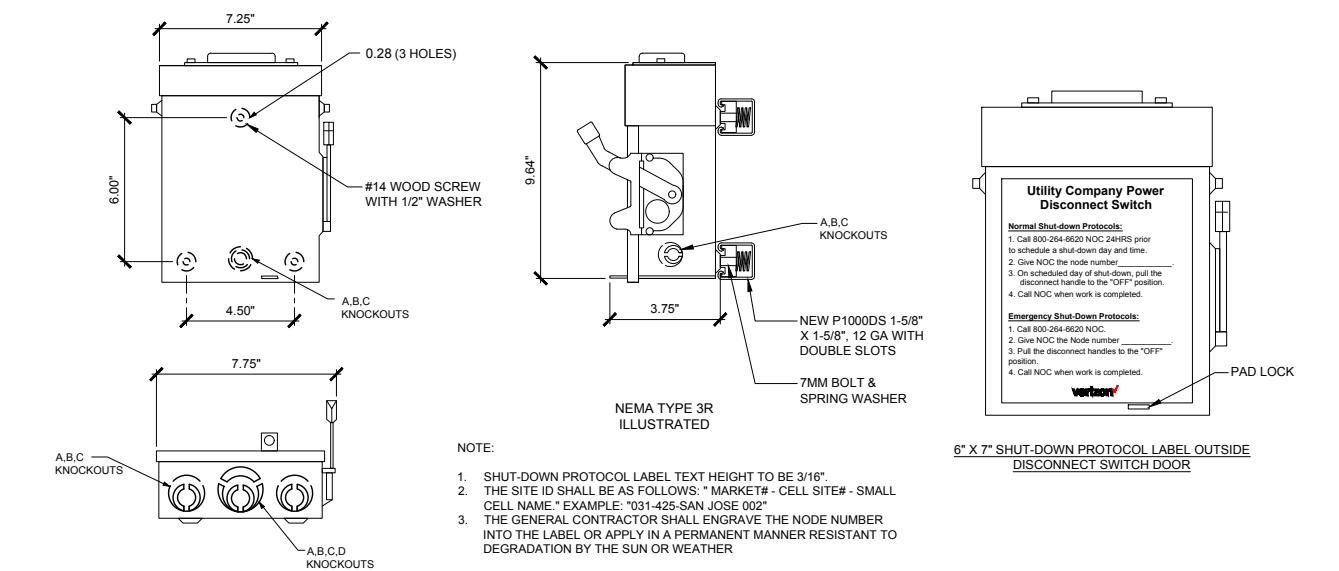
PANEL / LOAD CENTER INSIDE B-LINE U214MTBL : METER MAIN LOAD CENTER - 100 AMPS BUS 120/240V, 1 PHASE, 3 WIRE, 10 KAIC 100 AMPS MAIN BREAKER							
DESCRIPTION	C B	POS	L1	L2	POS	C B	DESCRIPTION
6302 PSU	20A	1	815	-	2	20A	PSU-08
	2P	3	-	1000	4	2P	
SPACE	-	5	-	-	6	-	SPACE
SPACE	-	7	-	-	8	-	SPACE
SPACE	-	9	-	-	10	-	SPACE
SPACE	-	11	-	-	12	-	SPACE
LOAD L1			815	1,000	LOAD L2		
TOTAL LOAD (VXA)			= 1,815 V.A.				
TOTAL LOAD (AMPS)			= 7.56 AMPS				

U214MTBL : METER MAIN LOAD CENTER - OVERHEAD / UNDERGROUND - SURFACE MOUNT											
MAIN DISC.	PROV.	AIC RATING	AMPACITY MAX.	CONT.	VOLT-AGE	SERVICE TYPE	# OF JAWS	HUB PROV.	PHASE CONDUCTOR LINE	NEUTRAL CONDUCTOR	LOAD CENTER
(1) 100A 2P CB	NONE	10K	100	100	120/240	1Ø 3W	4	AW	14 AWG - 2/0 AWG MAIN CIRCUIT BREAKER	14 AWG - 1/0 AWG	12/24

KNOCKOUTS - CONDUIT SIZES	
1A	½"
2B	¾" - ½"
4E	1 ½" - 1 ¼" - 1" - ¾"
4F	2" - 1 ½" - 1 ¼" - 1"
4G	2 ½" - 2" - 1 ½" - 1 ¼"
HA	AW HUB

U214MTBL

OVERHEAD / UNDERGROUND - SURFACE MOUNT

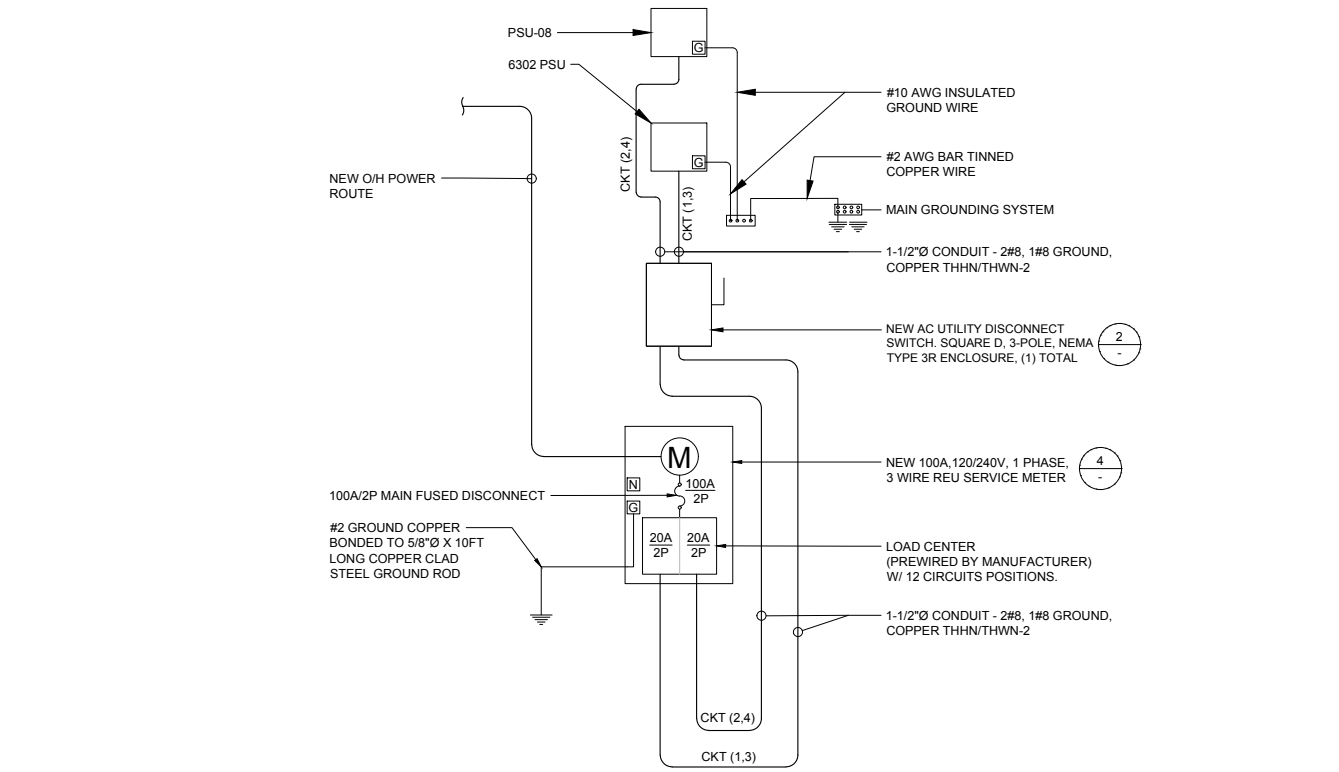
									
NOTE: 1. SHUT-DOWN PROTOCOL LABEL TEXT HEIGHT TO BE 3/16". 2. THE SITE ID SHALL BE AS FOLLOWS: " MARKET# - CELL SITE# - SMALL CELL NAME." EXAMPLE: "031-425-SAN JOSE 002" 3. THE GENERAL CONTRACTOR SHALL ENGRAVE THE NODE NUMBER INTO THE LABEL OR APPLY IN A PERMANENT MANNER RESISTANT TO DEGRADATION BY THE SUN OR WEATHER									
6" X 7" SHUT-DOWN PROTOCOL LABEL OUTSIDE DISCONNECT SWITCH DOOR									

PANEL SCHEDULE/ LOAD CENTER INSIDE ELECT. METER	SCALE N.T.S.
---	-----------------

5	METER DETAIL	SCALE N.T.S.
---	--------------	-----------------

RF SHUT-DOWN SWITCH DETAIL (3-POLE)	SCALE N.T.S.	2
-------------------------------------	-----------------	---

NOTE: POWER PLAN: PG&E DRAWINGS PENDING									
NOT USED									

NOTE: PENDING REU POWER DESIGN 									
POWER 1 LINE DIAGRAM									

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
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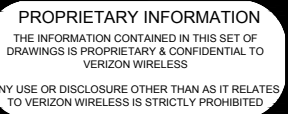


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SHEET TITLE: POWER 1 LINE DIAGRAM & DETAILS	
E-1	

EV	DATE	DESCRIPTION	BY
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1	03/06/19	95% CONSTRUCTION	OM
2	04/03/19	100% CONSTRUCTION	OM

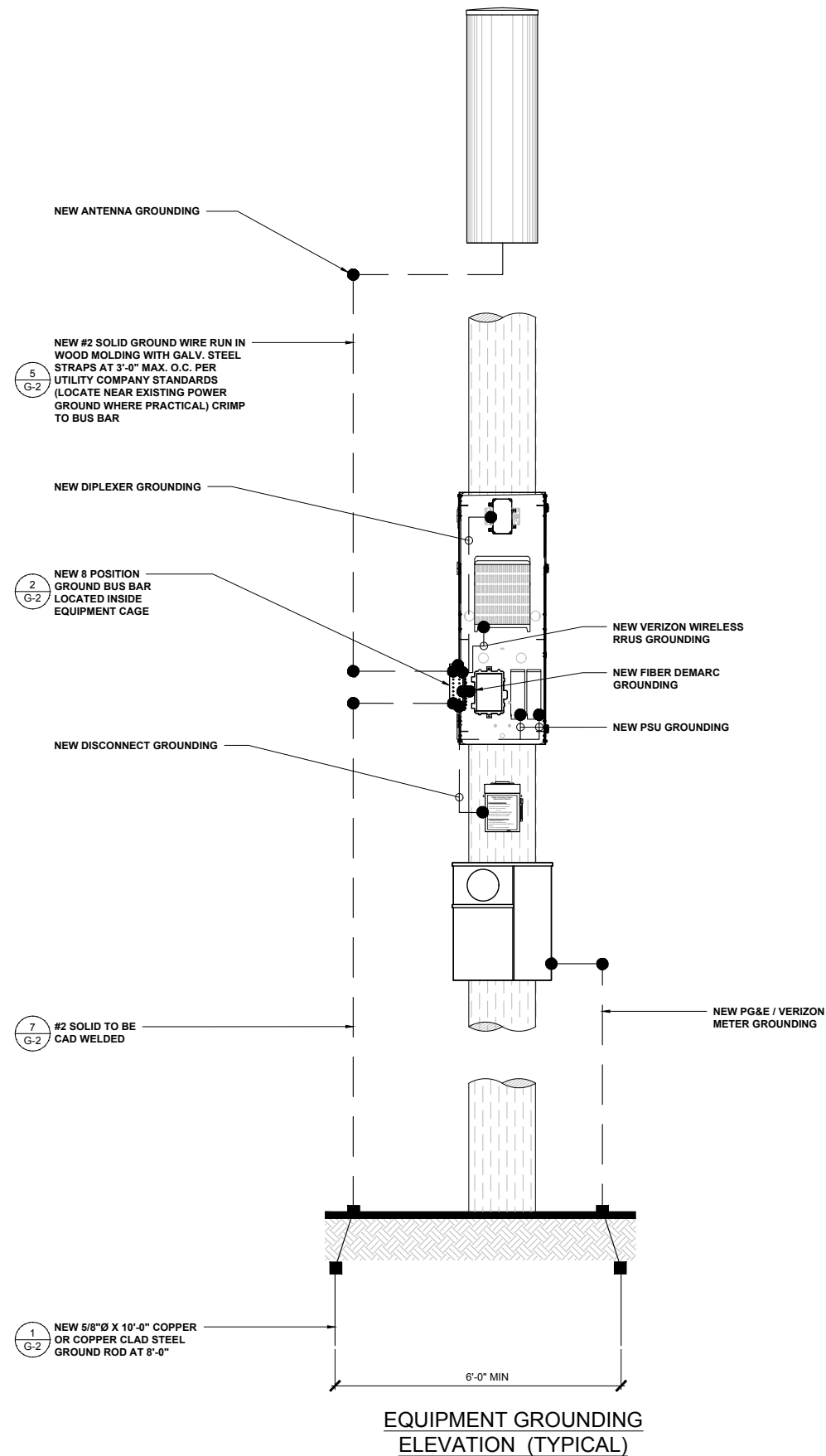


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SHEET TITLE:

**GROUNDING PLAN
& NOTES**

G-1



- NOTES:**
1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
 2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
 3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
 4. GROUND BARS:
 - A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANCHOR POLEMAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
 - B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
 5. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
 6. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
 7. ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.
 8. NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.
 9. NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE CONDITIONS.
 10. CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.
 11. ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

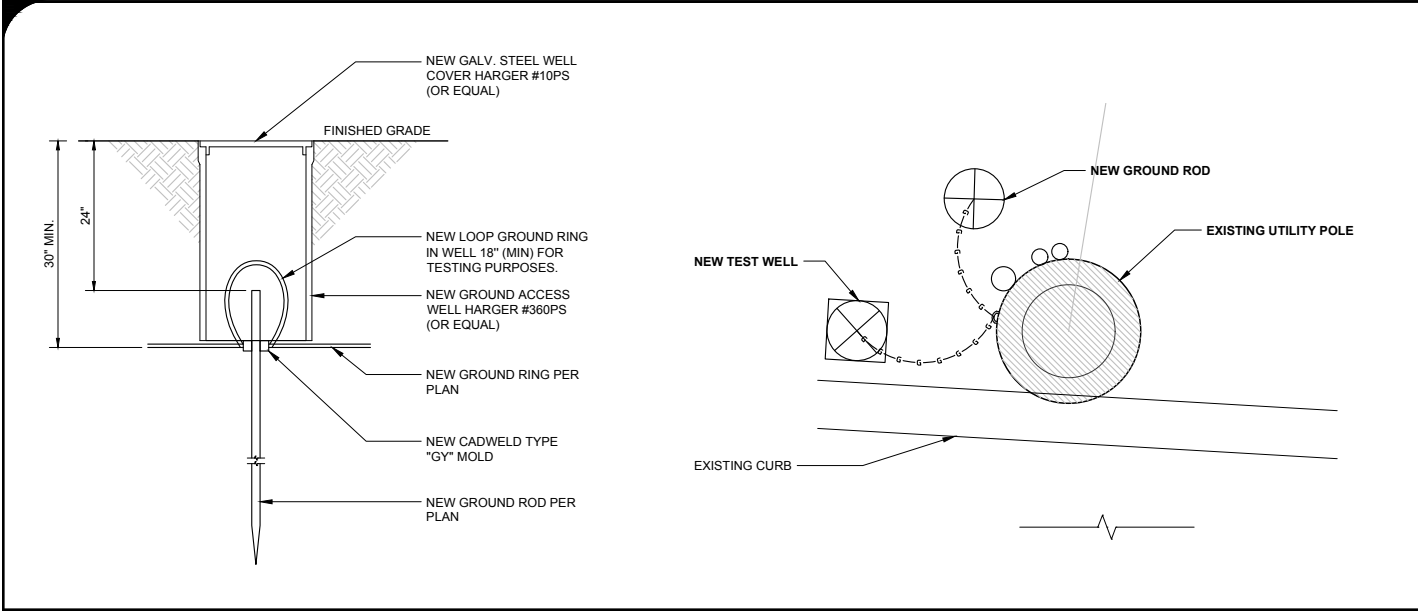
SCALE
N.T.S.

2

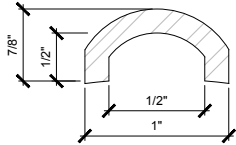
ANTENNA & EQUIPMENT GROUNDING PLAN

	SCALE
	N.T.S.

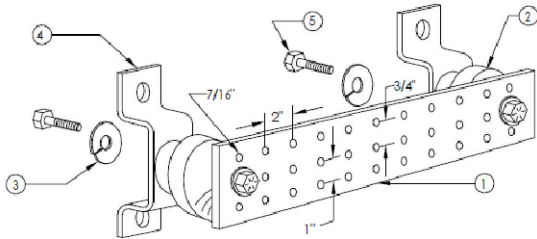
1



DIS-TRAN GROUND WIRE MOLDING
MODEL: DT-GWM-O1
MATERIAL: OAK
LENGTH SECTION: 8'-0" WEIGHT: 1.7 LBS



PRESERVATIVE TREATMENT
UNLESS OTHERWISE SPECIFIED, ALL GWM ARE PRESSURE TREATED ACCORDING TO THE AMERICAN WOOD PRESERVERS' ASSOCIATION STANDARDS, WITH PENTACHLOROPHENOL IN HEAVY HYDROCARBON SOLVENT PER AWPA, P-8, P-9 TYPE A.

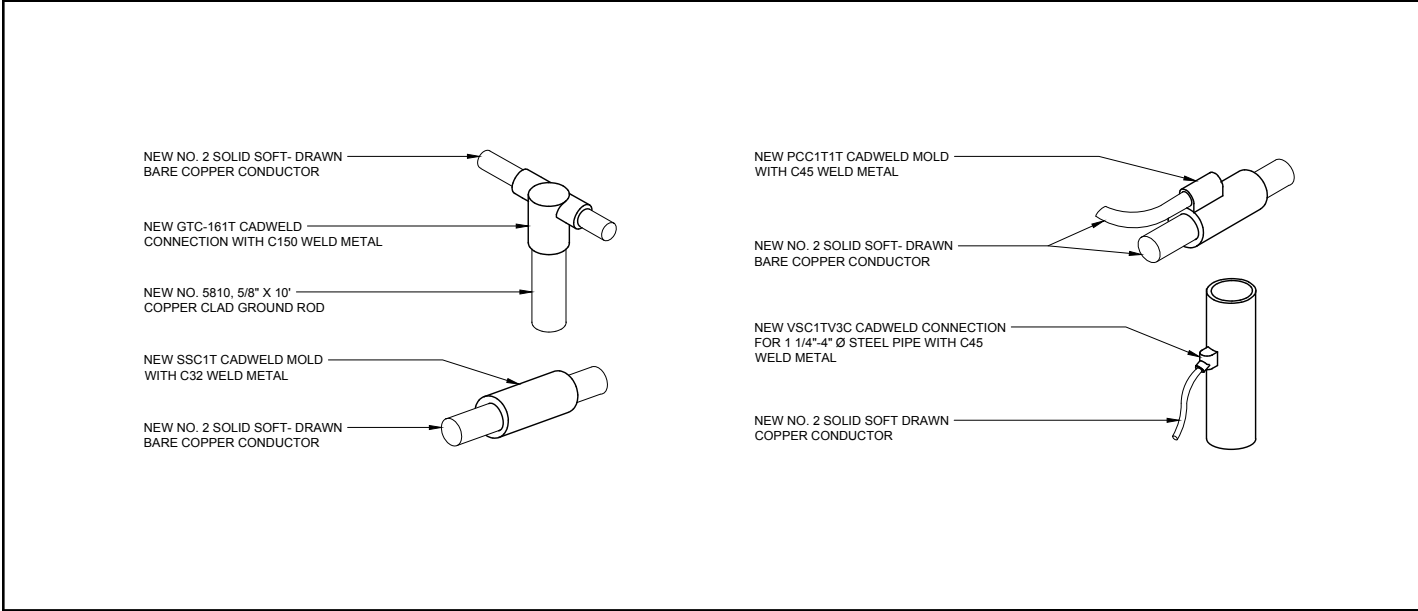


1. GALVANIZED STEEL GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS.
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL.
3. 5/8" LOCK WASHERS, NEWTON INSTRUMENT CO., CAT NO. 3015-8 OR APPROVED EQUAL.
4. WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO., CAT NO. A-6065 OR APPROVED EQUAL.
5. 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO., CAT NO. 3012-1 OR APPROVED EQUAL.
6. INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO STRUCTURE AND BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

TEST WELL DETAIL	SCALE	8
	N.T.S.	

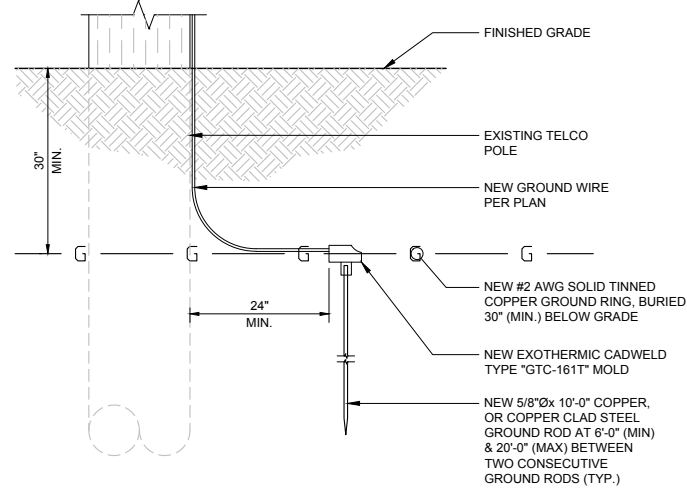
GROUND WIRE MOLDING DETAIL	SCALE	5
	N.T.S.	

BUS BAR DETAIL	SCALE	2
	N.T.S.	



CADWELDS	SCALE	7
	N.T.S.	

NOT USED	SCALE	4
	N.T.S.	



- GROUND RODS (GROUND ELECTRODES):
GROUND RODS ON THE COMMUNICATION MESSENGER SYSTEM(S) SHALL CONFORM TO EACH OF THE FOLLOWING REQUIREMENTS.
- A. GROUND RODS SHALL BE CORROSION-RESISTING METAL RODS OR PIPES (OR EQUIVALENT IN ELECTRICAL PROPERTIES)
 - B. GROUND RODS SHALL NOT BE LESS THAN 5/8-INCH IN DIAMETER BY 10 FEET (TOTAL) IN LENGTH; THIS MAY INCLUDE TWO (2) FIVE-FOOT JOINED SECTIONS.
 - C. GROUND RODS SHALL BE DRIVEN INTO THE GROUND SO THAT ON ONE END OF THE GROUND ROD IS AT MINIMUM DEPTH OF 8 FEET BELOW THE SURFACE OF THE GROUND. THE TOP END OF THE GROUND ROD SHALL NOT BE LESS THAN 1 FOOT BELOW THE SURFACE OF THE GROUND.
 - D. POLE-BUTT PLATES OR WRAPPINGS SHALL NOT BE USED EITHER IN LIEU OF THE AFORESAID GROUND RODS OR PIPES, OR AS ELECTRODES SUPPLEMENTARY THERETO.
 - E. THE DRIVEN GROUND ROD(S), PIPE(S), OR EQUIVALENT SHALL BE LOCATED 24 INCHES OR MORE FROM THE SURFACE OF THE POLE.

NOT USED	SCALE	6
	N.T.S.	

NOT USED	SCALE	3
	N.T.S.	

GROUND ROD DETAIL	SCALE	1
	N.T.S.	

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SHEET TITLE:
GROUNDING
DETAILS

G-2



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

RF CAUTION SIGNAGE

1



TYPICAL CAUTION SIGN

GENERAL FIRE NOTES: (SFM)

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
4. PORTABLE FIRE EXTINGUISHERS:
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1.1 AND SECTION 906.3.1]

NOTES

2

	NEW ANTENNA		PROPERTY/LEASE LINE		(E) MASONRY		E ELECTRICAL CONDUIT (POWER)
	EXISTING ANTENNA		CENTERLINE		CONCRETE		OH/E OVERHEAD ELECTRICAL (POWER)
	GROUND ROD		MATCH LINE		EARTH		UG/E UNDERGROUND ELECTRICAL (POWER)
	GROUND BUS BAR		WORK POINT		GRAVEL		T TELEPHONE CONDUIT
	MECHANICAL GRND. CONN.		GROUND CONDUCTOR		GROUT OR PLASTER		OH/T OVERHEAD TELCO
	CADWELD		GRID REFERENCE		PLYWOOD		UG/T UNDERGROUND TELCO
	GROUND ACCESS WELL		DETAIL REFERENCE		SAND		E/T ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	ELECTRIC BOX		ELEVATION REFERENCE		STEEL		OH/ET OVERHEAD POWER & TELCO
	TELEPHONE BOX		SECTION REFERENCE		EXISTING CHAIN-LINK FENCING		UG/ET UNDERGROUND POWER & TELCO
	LIGHT POLE		WOOD CONT.		NEW CHAIN-LINK FENCING		CC COAXIAL CABLE
	FND. MONUMENT		WOOD BLOCKING		WROUGHT IRON FENCING		F FIBER / HYBRID
	SPOT ELEVATION				WOOD FENCING		E/F POWER / FIBER
	SET POINT						
	REVISION						
	UTILITY POLE						
	ANTENNA (CANTENNA)						
	SEWER MANHOLE						
	SIGNAGE (TRAFFIC)						

LEGEND

3

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT	FAB.	FABRICATION(OR)	PWR.	POWER (CABINET)
ABV.	ABOVE	F.F.	FINISH FLOOR	QTY.	QUANTITY
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FINISH GRADE	RAD.(R)	RADIUS
ADD'L	ADDITIONAL	FIN.	FINISH(ED)	REF.	REFERENCE
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	REINF.	REINFORCEMENT(ING)
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	REQD.	REQUIRED
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	RGS.	RIGID GALVANIZED STEEL
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	SCH.	SCHEDULE
ANT.	ANTENNA	F.O.S.	FACE OF STUD	SHT.	SHEET
APPRX.	APPROXIMATE(LY)	F.O.W.	FACE OF WALL	SIM.	SIMILAR
ARCH.	ARCHITECT(URAL)	F.S.	FINISH SURFACE	SPEC.	SPECIFICATION(S)
AWG.	AMERICAN WIRE GAUGE	FT.(F)	FOOT(FEET)	SQ.	SQUARE
BLDG.	BUILDING	FTG.	FOOTING	S.S.	STAINLESS STEEL
BLK.	BLOCK	G.	GROWTH (CABINET)	STD.	STANDARD
BLKG.	BLOCKING	GA.	GAUGE	STL.	STEEL
BM.	BEAM	GI.	GALVANIZE(D)	STRUC.	STRUCTURAL
B.N.	BOUNDARY NAILING	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	TEMP.	TEMPORARY
BT.CW.	BARE TINNED COPPER WIRE	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	THK.	THICK(NESS)
B.O.F.	BOTTOM OF FOOTING	GPS	GLOBAL POSITIONING SYSTEM	T.N.	TOE NAIL
BU	BACK-UP CABINET	GRND.	GROUND	T.O.A.	TOP OF ANTENNA
CAB.	CABINET	HDR.	HEADER	T.O.C.	TOP OF CURB
CANT.	CANTILEVER(ED)	HGR.	HANGER	T.O.F.	TOP OF FOUNDATION
C.I.P.	CAST IN PLACE	HT.	HEIGHT	T.O.P.	TOP OF PLATE (PARAPET)
CLG.	CEILING	ICGB.	ISOLATED COPPER GROUND BUS	T.O.S.	TOP OF STEEL
CLR.	CLEAR	IN.(")	INCH(ES)	T.O.W.	TOP OF WALL
COL.	COLUMN	INT.	INTERIOR	TYP.	TYPICAL
CONC.	CONCRETE	LB.(#)	POUND(S)	UG	UNDER GROUND
CONN.	CONNECTION(OR)	L.B.	LAG BOLTS	U.L.	UNDERWRITERS LABORATORY
CONST.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	L.	LONG(ITU)DINAL	V.I.F.	VERIFY IN FIELD
d	PENNY (NAILS)	MAS.	MASONRY	W	WIDE(WIDTH)
DBL.	DOUBLE	MAX.	MAXIMUM	W.	WITH
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	WD.	WOOD
D.F.	DOUGLAS FIR	MECH.	MECHANICAL	W.P.	WEATHERPROOF
DIA.	DIAMETER	MFR.	MANUFACTURER	WT.	WEIGHT
DIAG.	DIAGONAL	MIN.	MINIMUM	¢	CENTERLINE
DIM.	DIMENSION	MISC.	MISCELLANEOUS	ℙ	PLATE
DWG.	DRAWING(S)	MTL.	METAL		
DWL.	DOWEL(S)	(N)	NEW		
EA.	EACH	NO.(#)	NUMBER		
EL.	ELEVATION	N.T.S.	NOT TO SCALE		
ELEC.	ELECTRICAL	O.C.	ON CENTER		
ELEV.	ELEVATOR	OPNG.	OPENING		
EMT.	ELECTRICAL METALLIC TUBING	P/C	PRECAST CONCRETE		
E.N.	EDGE NAIL	PCS	PERSONAL COMMUNICATION SERVICES		
ENG.	ENGINEER	PLY.	PLYWOOD		
EQ.	EQUAL	PPC	POWER PROTECTION CABINET		
EXP.	EXPANSION	PRC	PRIMARY RADIO CABINET		
EXST.(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT		
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH		

ABBREVIATIONS

4

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/05/18	90% CONSTRUCTION	FR
1	11/27/18	100% CONSTRUCTION	FR

SAC AE DESIGN GROUP, INC.

5015 SHOREHAM PLACE, SUITE 150
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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:
NOTES, LEGEND &
ABBREVIATIONS

T-2

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

GENERAL

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312].
2. THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2016 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES. WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/MIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK. USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
19. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
20. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
21. ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
22. ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
23. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
24. ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

CONCRETE

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
3. BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
6. ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
7. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

1. STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
2. STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
3. STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL/RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 19.3.
6. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
7. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
8. CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 26.5.2 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
9. COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 19.3 & SECTIONS 26.5.4 & 26.5.5.
10. AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
11. A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN. ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
12. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
13. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
14. TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
15. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
16. ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

1. CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
2. ALL UNISTRUT SHALL BE P1000 (1-5/8").
3. MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
4. CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
5. ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
2. ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
3. ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
4. USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
5. IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
6. HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
7. WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
8. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
9. ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
10. ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALOY"

ELECTRICAL

1. REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
2. ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
3. ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
4. BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/05/18	90% CONSTRUCTION	FR
1	11/27/18	100% CONSTRUCTION	FR



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WIRELESS
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WALNUT CREEK, CA 94598

CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:

GENERAL NOTES &
SPECIFICATIONS

T-3

NOTES:

OWNER(S): WITHIN PUBLIC RIGHT-OF-WAY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

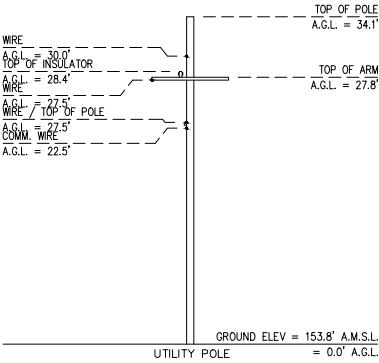
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

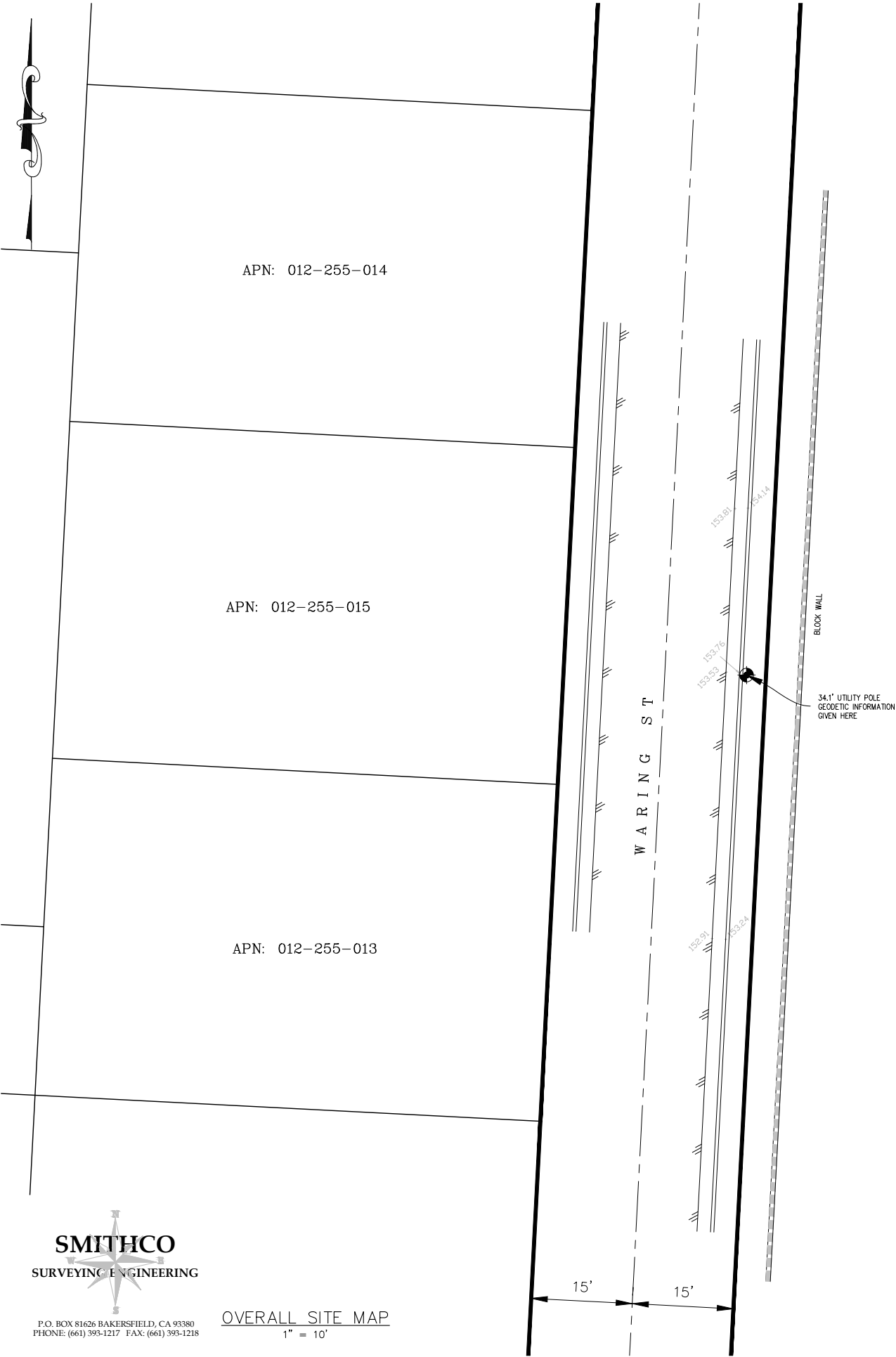
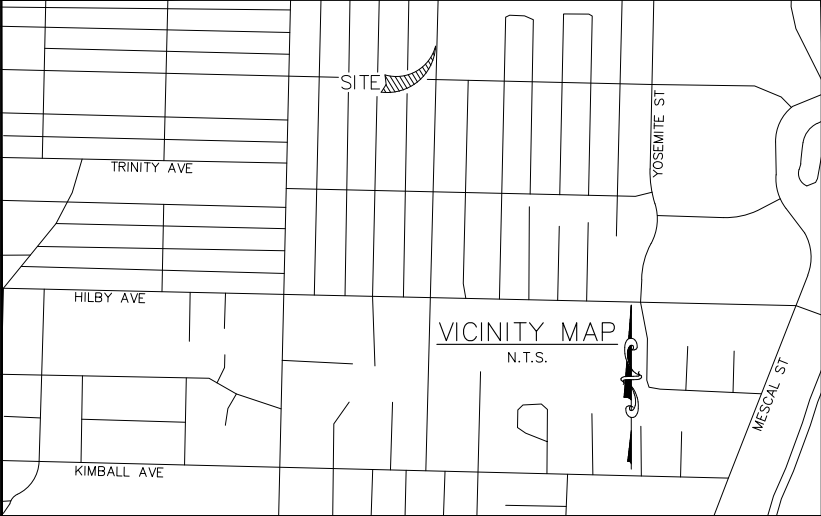
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 36' 23.43" N. NAD 83
LONG. 121° 50' 04.79" W. NAD 83
ELEV. 153.8' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees and decimal degrees thereof. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



ELEVATION VIEW — LOOKING NORTH
SCALE: 1" = 10'



SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

OVERALL SITE MAP
1" = 10'

LEGEND

---	SITE BOUNDARY LINE
---	OVERHEAD UTILITY LINES
---	PROPERTY LINE (PER RECORD)
●	POWER POLE
///	GROUND ELEVATION
---	EDGE OF PAVEMENT
---	POINT OF BEGINNING
①	POINT OF COMMENCEMENT
---	EXCEPTION #
---	CONCRETE PAD

APN: 012-256-001

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/18/18	PRELIMINARY	EJ

SMITHCO JOB NO.: 82-1192



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MONTEREY COUNTY

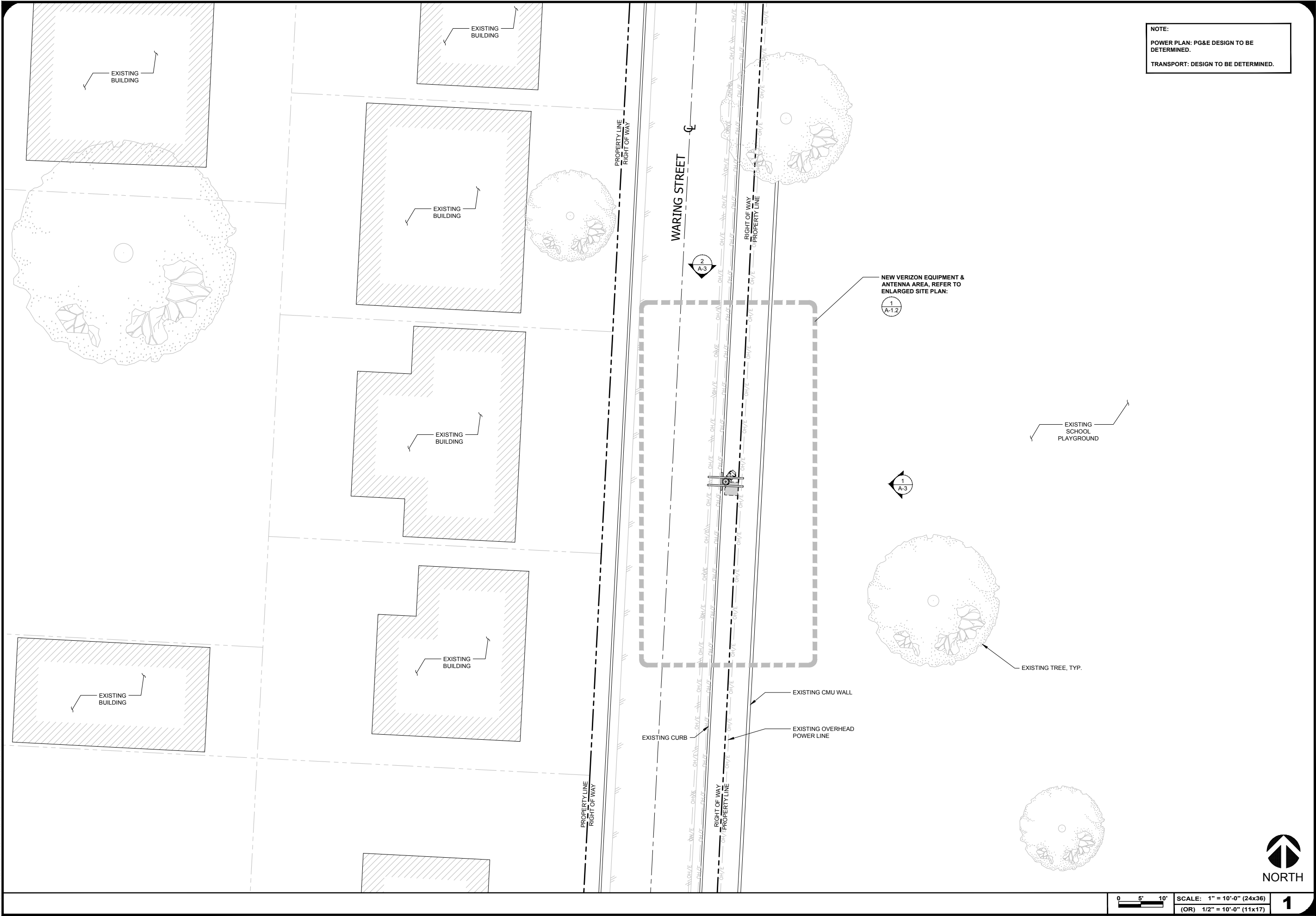
SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NOTE:
POWER PLAN: PG&E DESIGN TO BE DETERMINED.
TRANSPORT: DESIGN TO BE DETERMINED.

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WALNUT CREEK, CA 94598

CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:

SITE PLAN

A-1

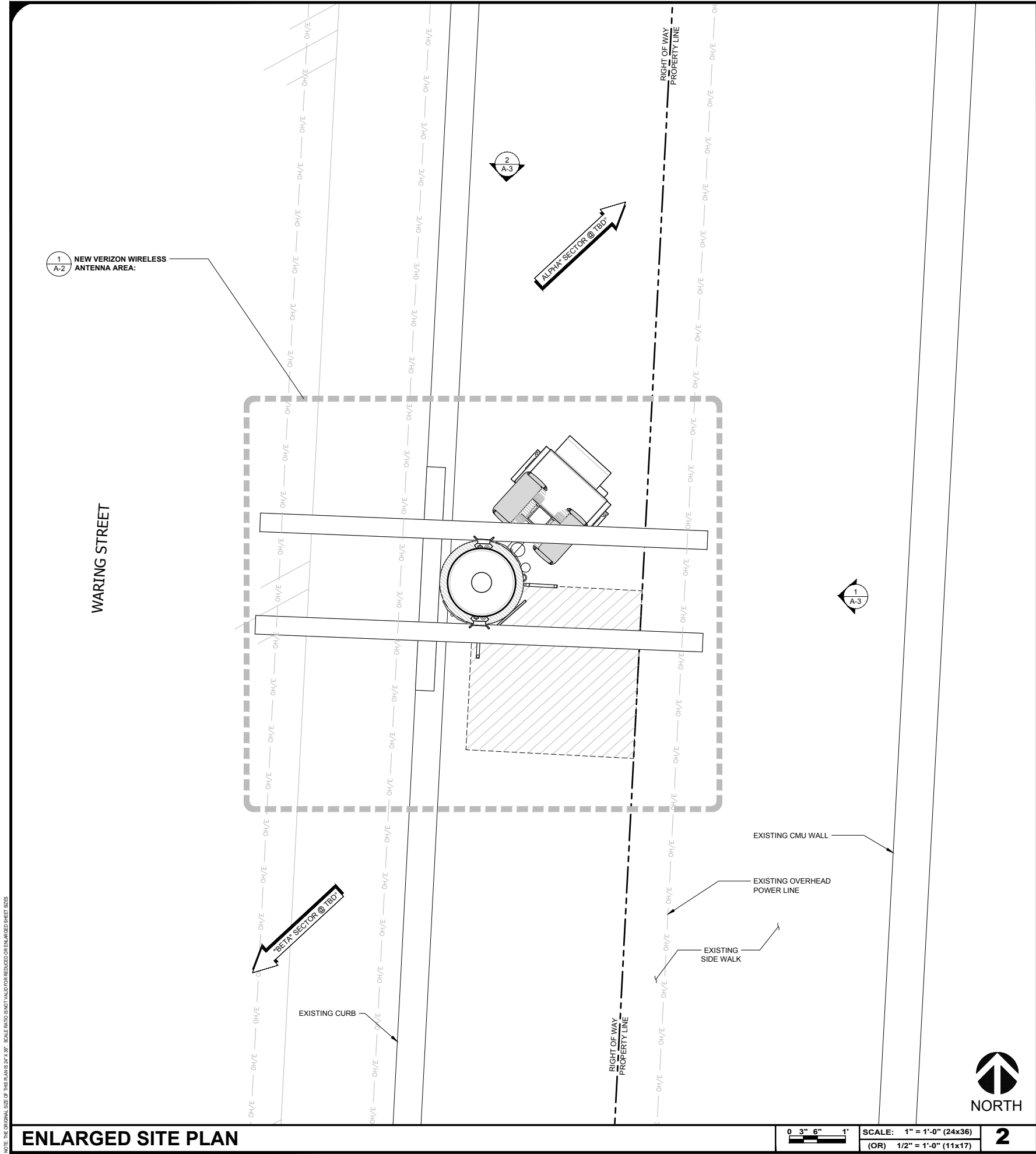


0 5 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO SHOWN FOR REDUCED OR ENLARGED SHEET SIZES.

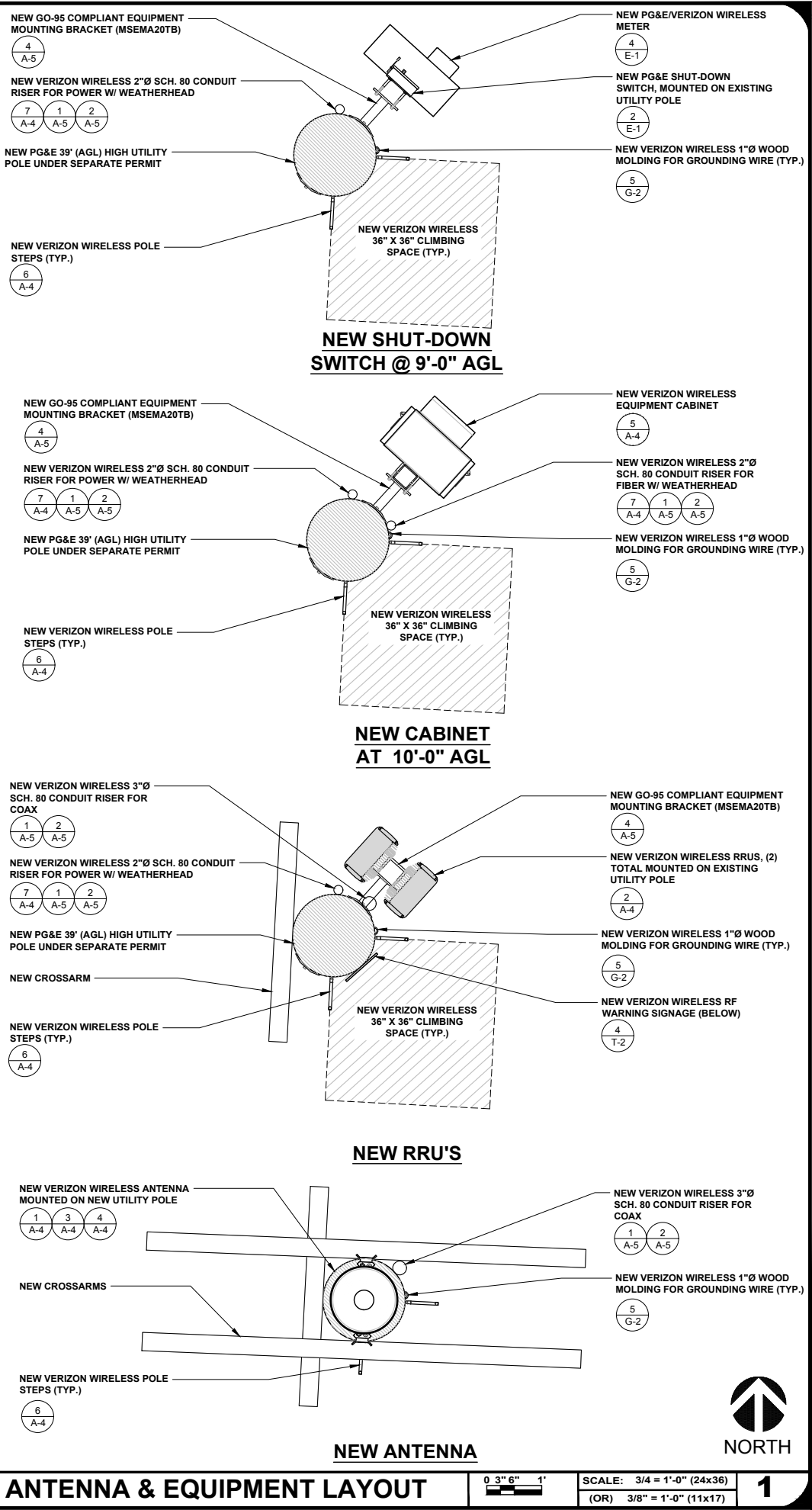


ENLARGED SITE PLAN

0 3" 6" 1"

SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

2



ANTENNA & EQUIPMENT LAYOUT

0 3" 6" 1"

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

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/05/18	90% CONSTRUCTION	FR
1	11/27/18	100% CONSTRUCTION	FR

SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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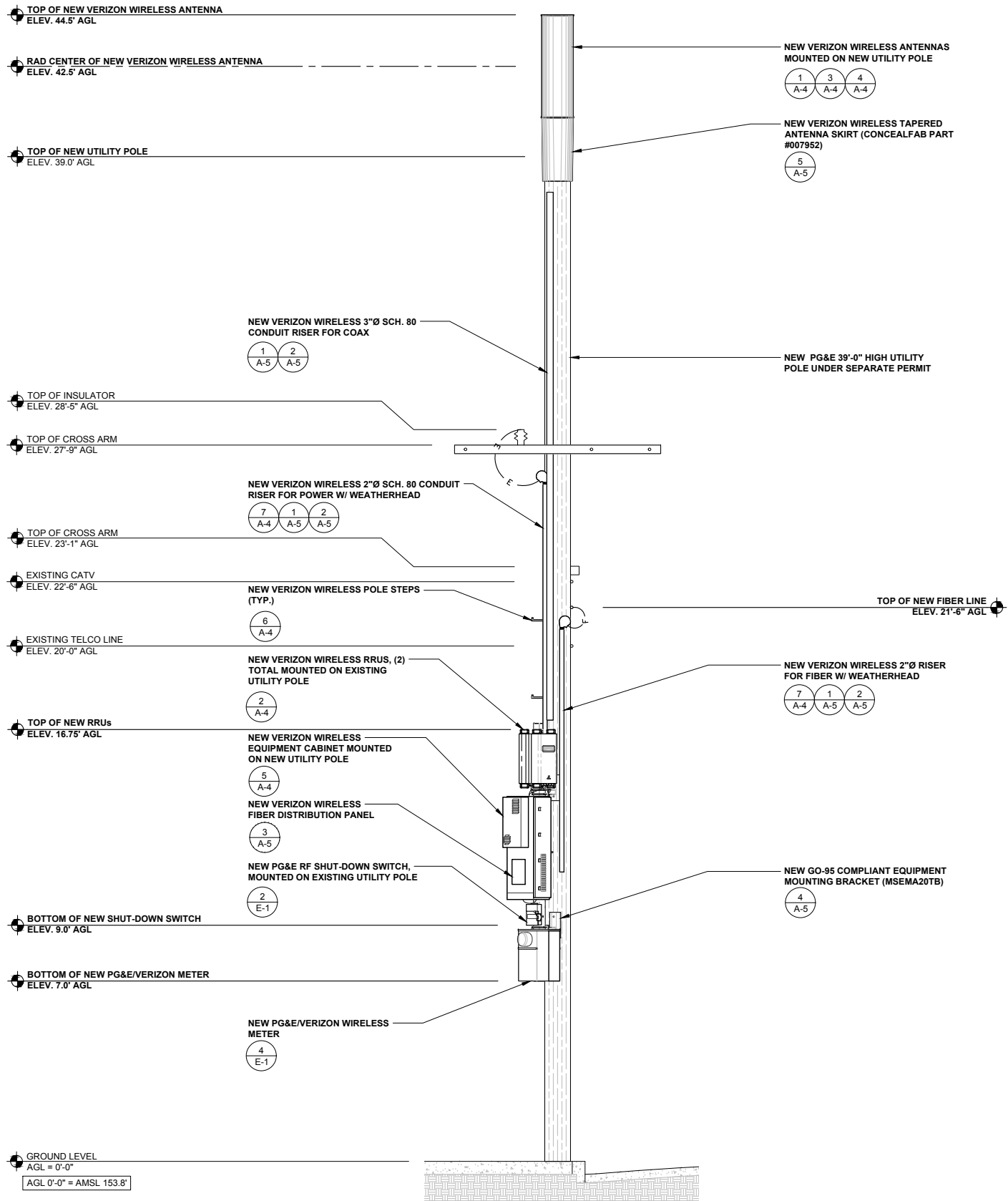
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:
ENLARGED SITE PLAN

A-2

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE RATIO IS 1" = 1'-0" FOR REDUCED OR ENLARGED SHEET SIZES.

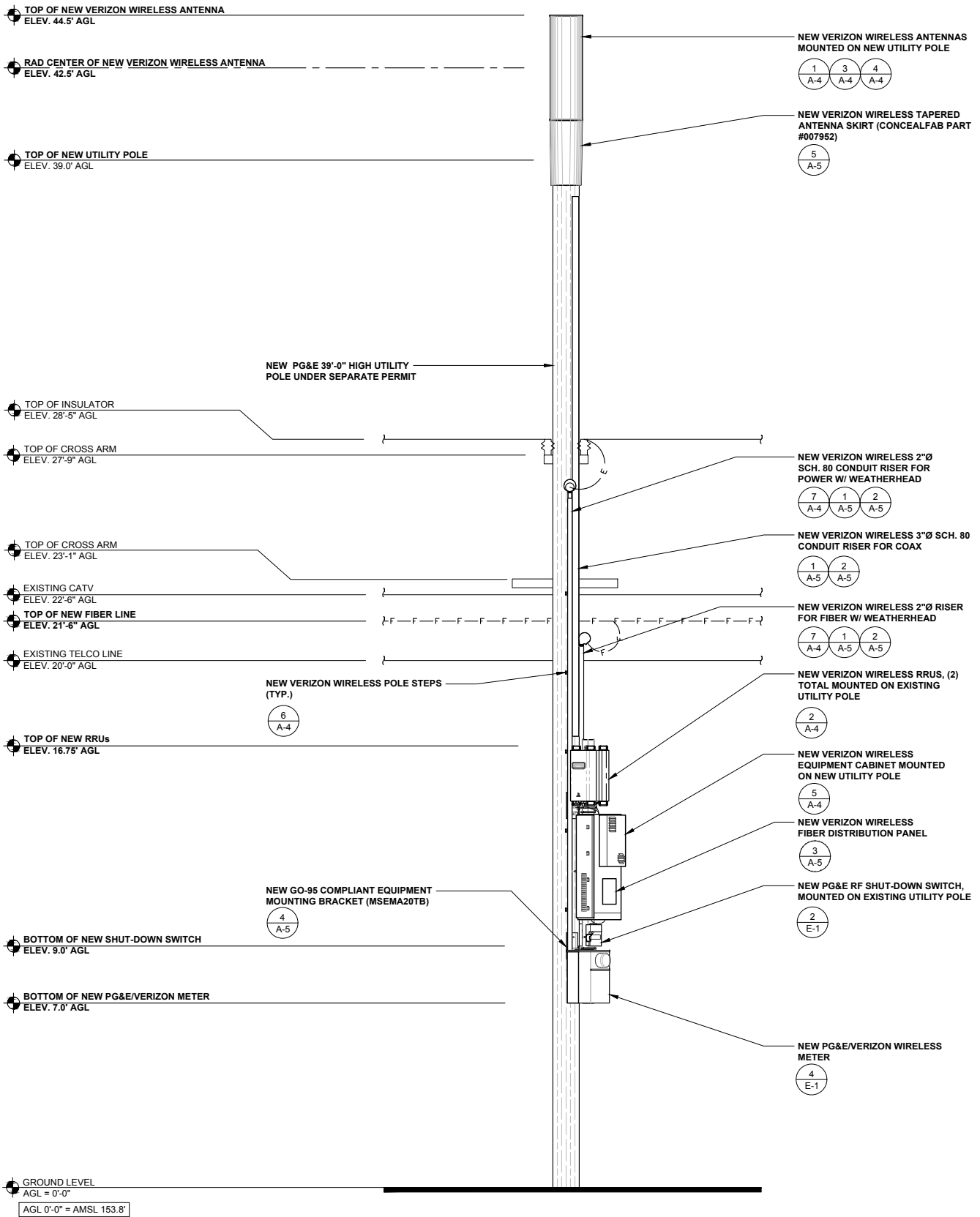


NORTH ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2

WEST ELEVATION



0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

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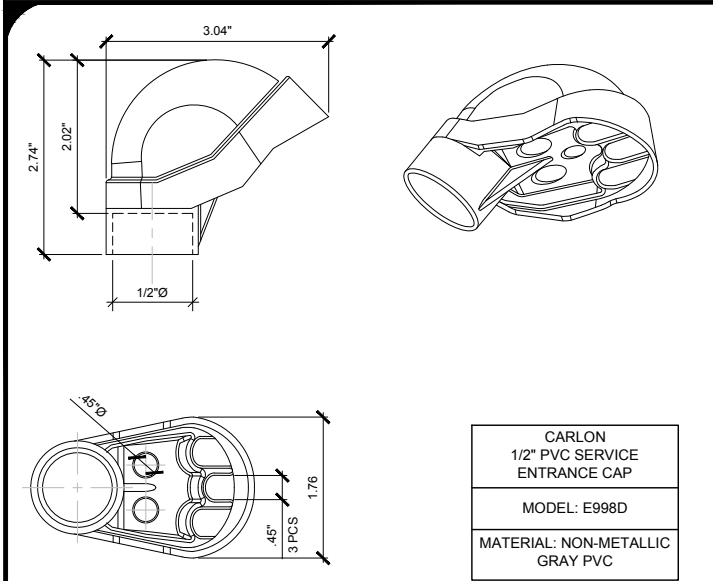
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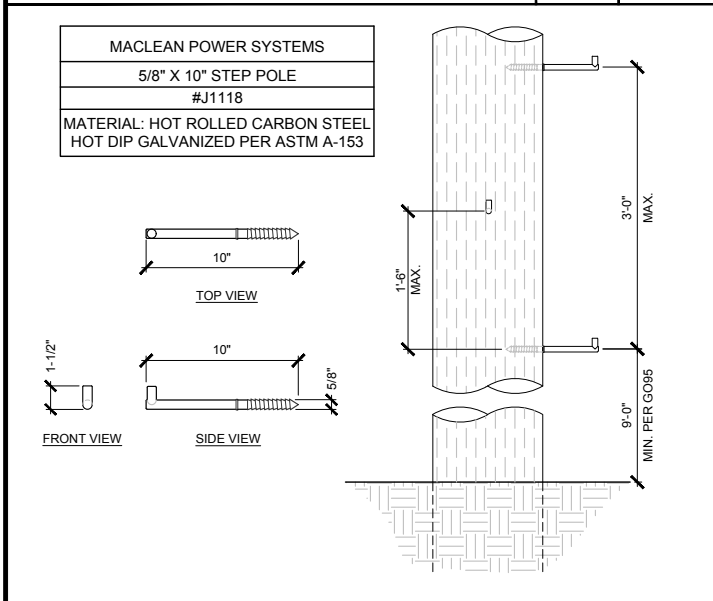
CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:
**NORTH & WEST
ELEVATIONS**

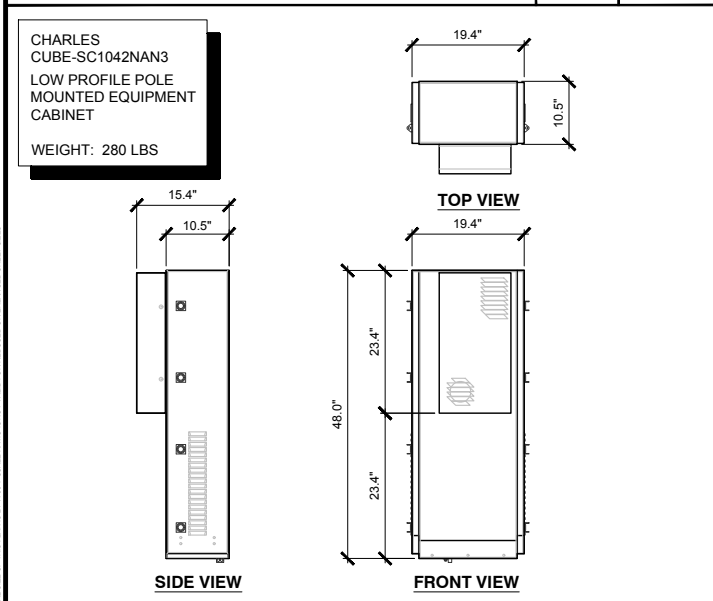
A-3



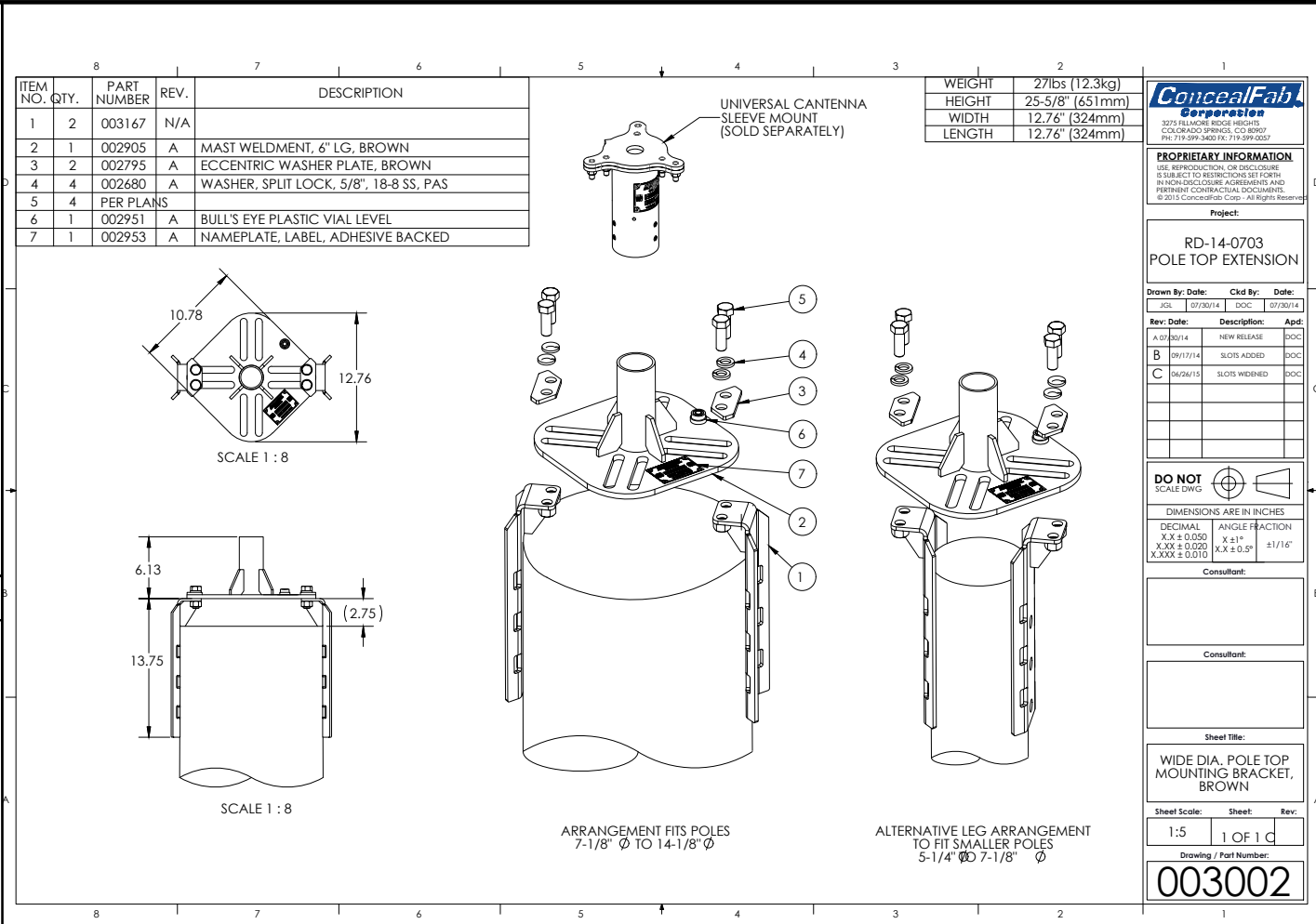
WEATHERHEAD DETAIL



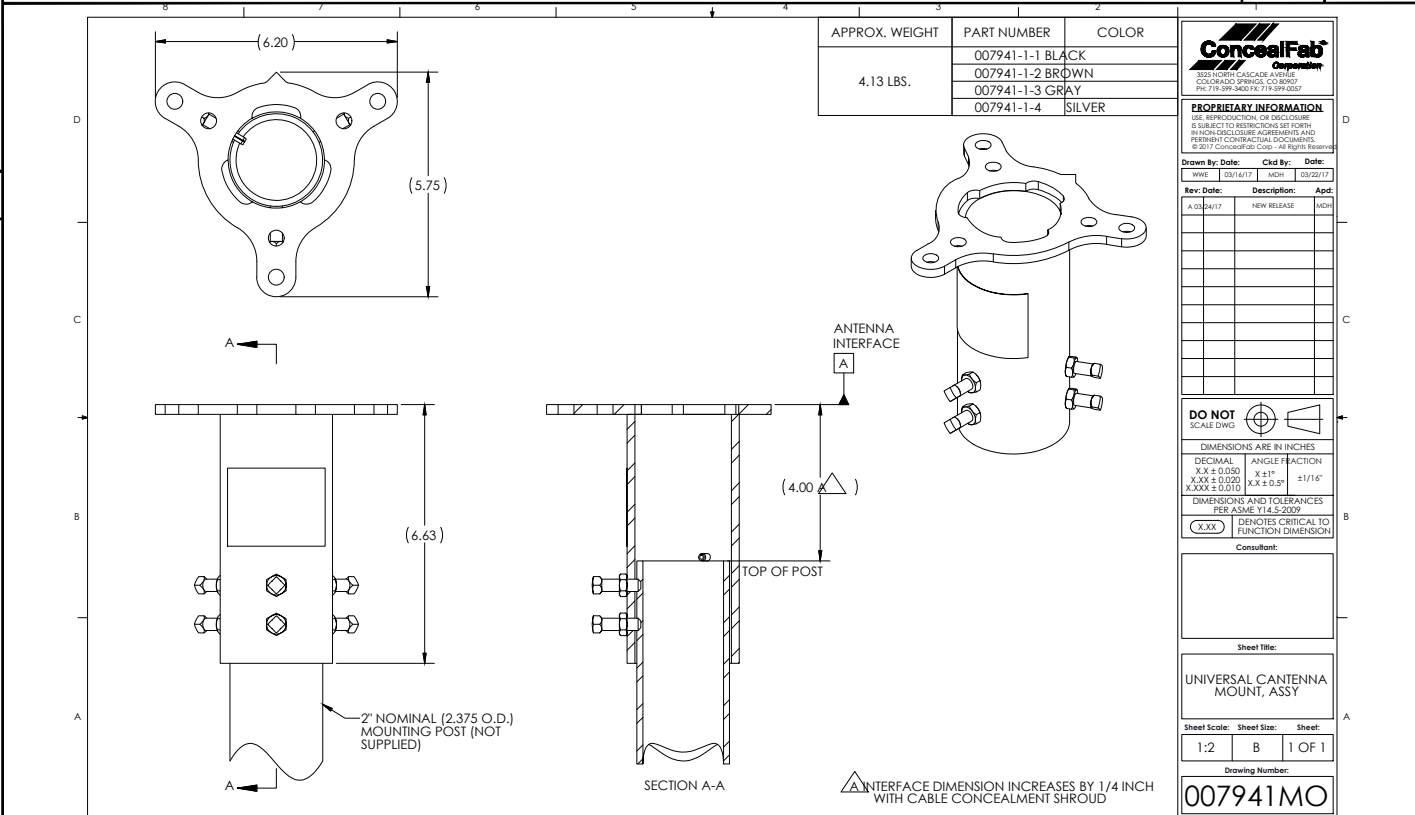
POLE STEP DETAIL



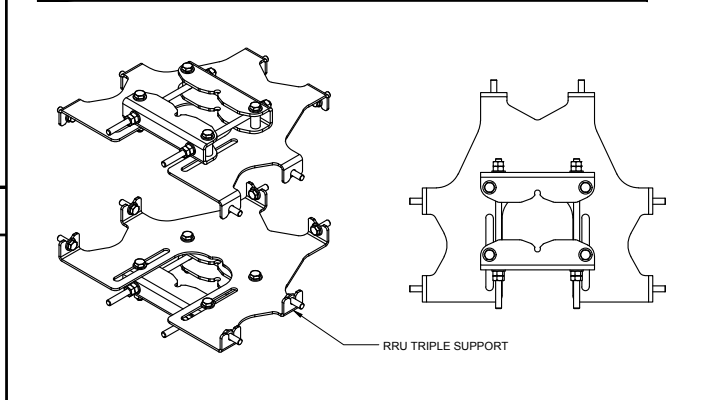
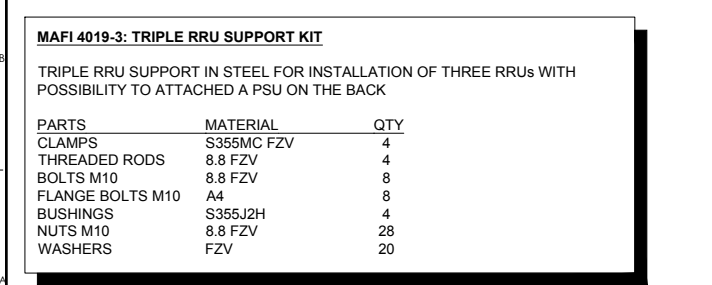
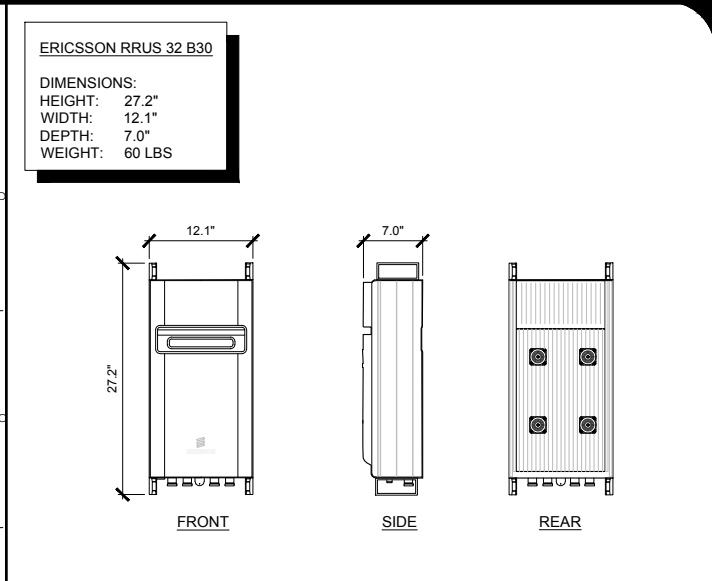
CABINET SPECIFICATIONS



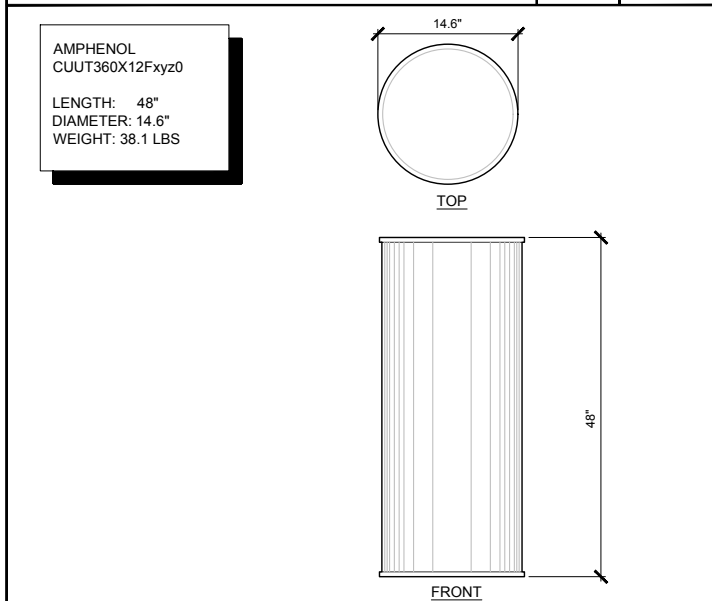
POLE-TOP MOUNTING BRACKET



UNIVERSAL ANTENNA MOUNT ASSEMBLY



RRU & TRIPLE MOUNT DETAIL



ANTENNA DETAIL

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verizon

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WALNUT CREEK, CA 94598

CC SEASIDE 004

PSL # 473028

1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:

DETAILS

A-4

NOT USED

SCALE

N.T.S.

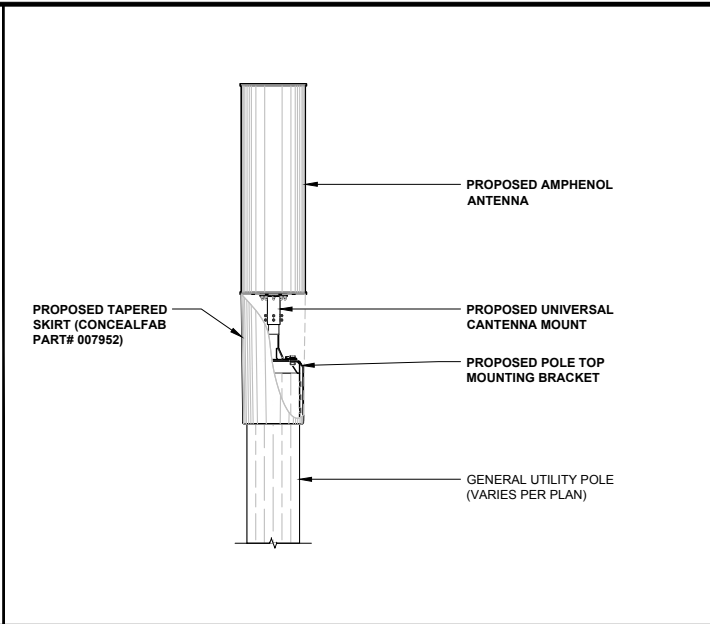
9

NOT USED

SCALE

N.T.S.

6



AWM-12		
CAPACITY	6-PACK DUPLEX SC OR LC: 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE
DIMENSION	HEIGHT	8.54"
	WIDTH	10"
	DEPTH	2.88"

SCALE

N.T.S.

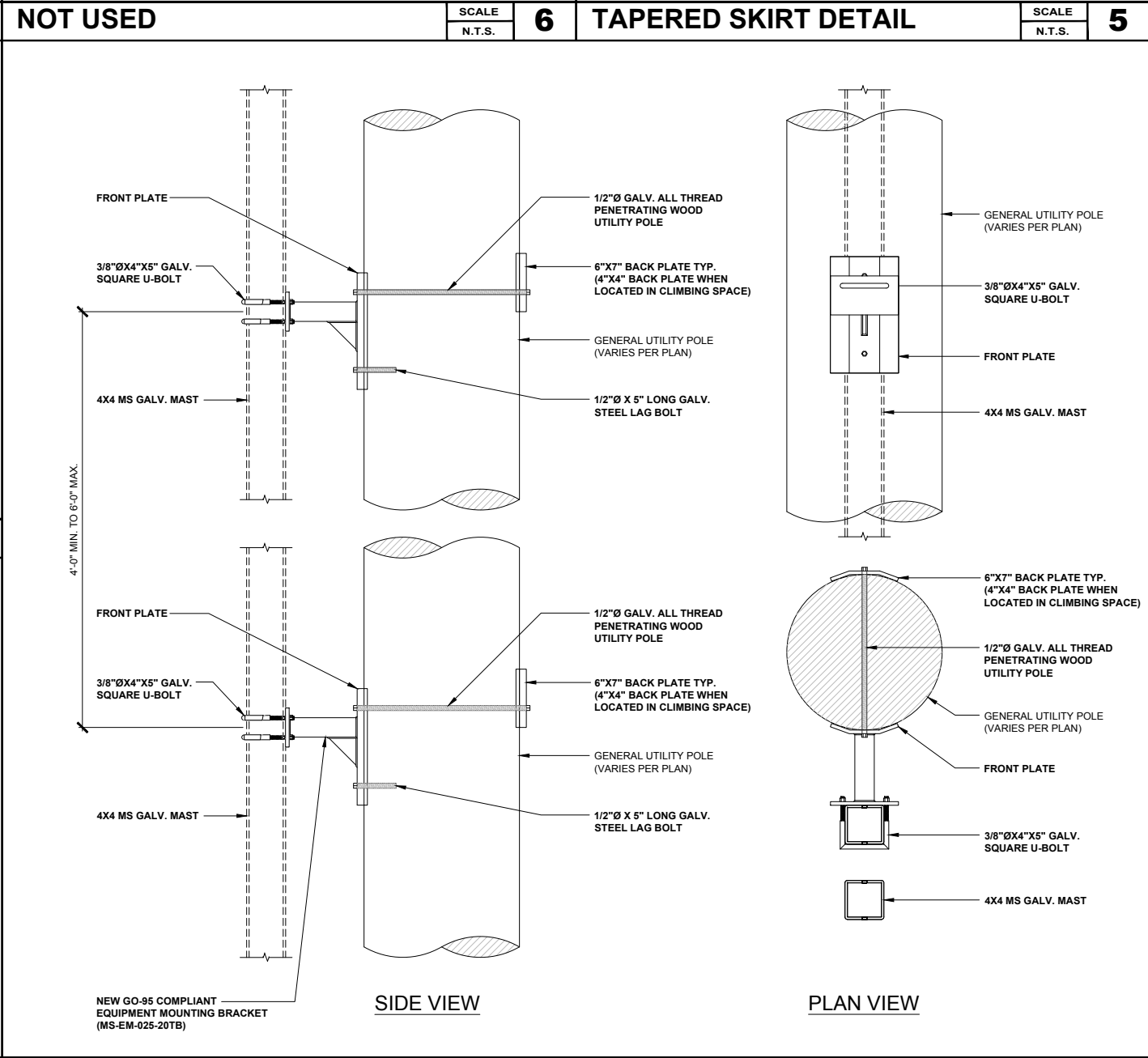
3

NOT USED

SCALE

N.T.S.

8



PVC CONDUIT RISER SIZE AS PER DRAWINGS

14 GA. HOT DIP GALV. CONDUIT STRAP

LAG SCREW TO WOOD POLE

PVC CONDUIT RISER SIZE AS PER DRAWINGS

14 GA. HOT DIP GALV. CONDUIT STRAP

2-9/16"Ø HOLE

SCALE

N.T.S.

2

NOT USED

SCALE

N.T.S.

7

EQUIPMENT MOUNTING BRACKET DETAIL (MEXSAL MS-EM-025-20TB)

SCALE

N.T.S.

4

CONDUIT STRAP, MIN. 3 STRAPS PER 10'

SCH. 80 PVC CONDUIT RISER (SIZE AS PER DRAWINGS)

GENERAL UTILITY POLE (VARIES PER PLAN)

SCALE

N.T.S.

1

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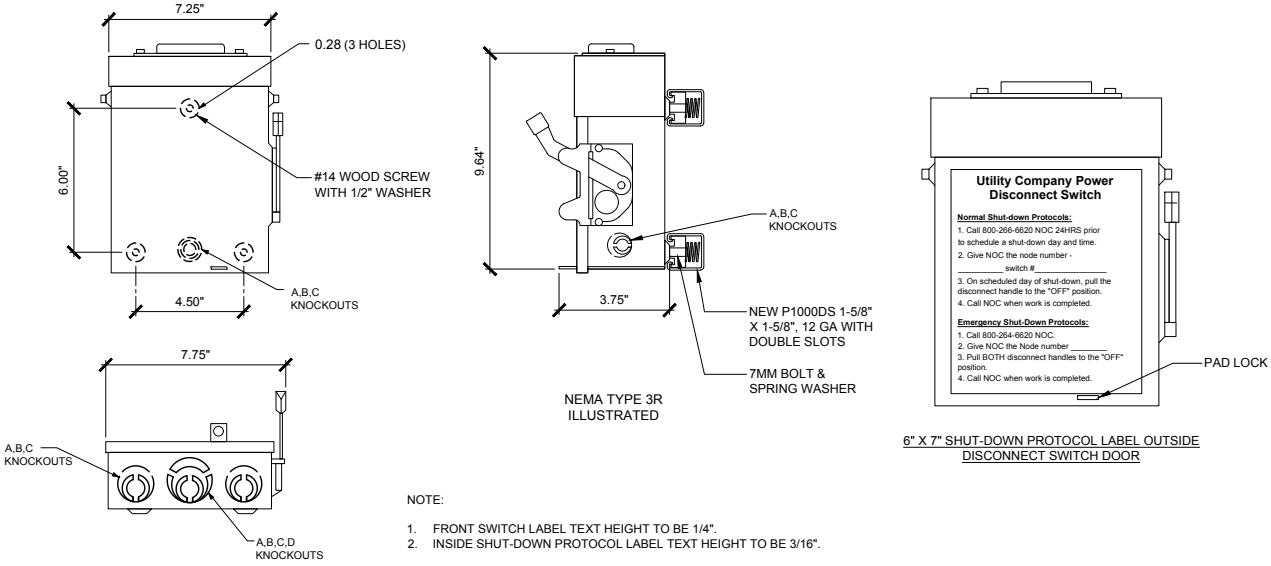
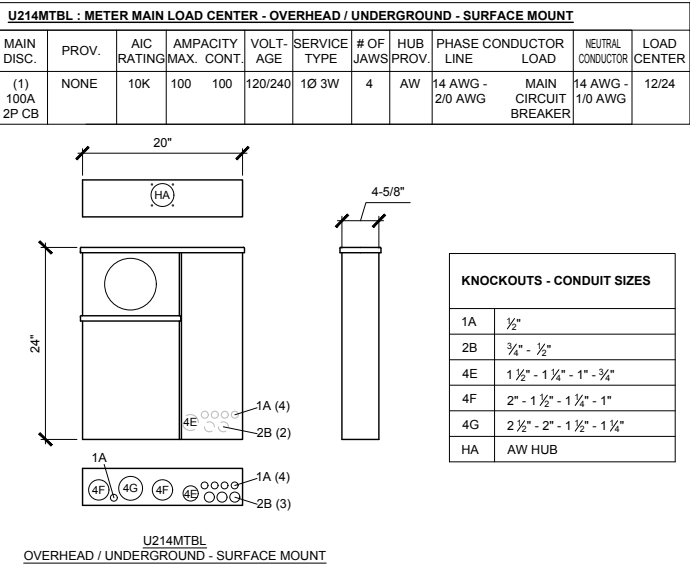
CC SEASIDE 004
PSL # 473028
1431 WARING ST
SEASIDE, CA 93955

SHEET TITLE:

DETAILS

A-5

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NOT USED

SCALE
N.T.S.

5 METER DETAIL

SCALE
N.T.S.

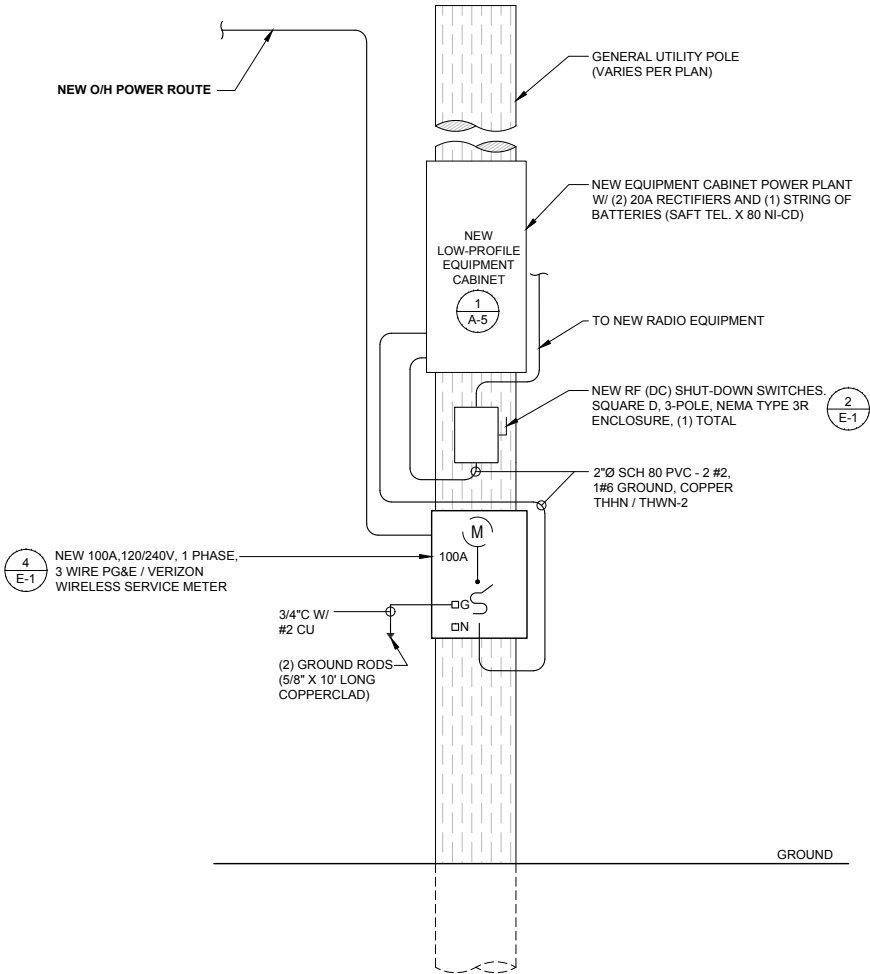
4 RF SHUT-DOWN SWITCH DETAIL (3-POLE)

SCALE
N.T.S.

2

NOTE:
POWER PLAN: PG&E DRAWINGS
PENDING

NOTE:
PENDING PG&E POWER
DESIGN



POWER PLAN

SCALE
N.T.S.

3 POWER 1 LINE DIAGRAM

SCALE
N.T.S.

1

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PSL # 473028
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SHEET TITLE:
POWER 1 LINE
DIAGRAM & DETAILS

E-1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

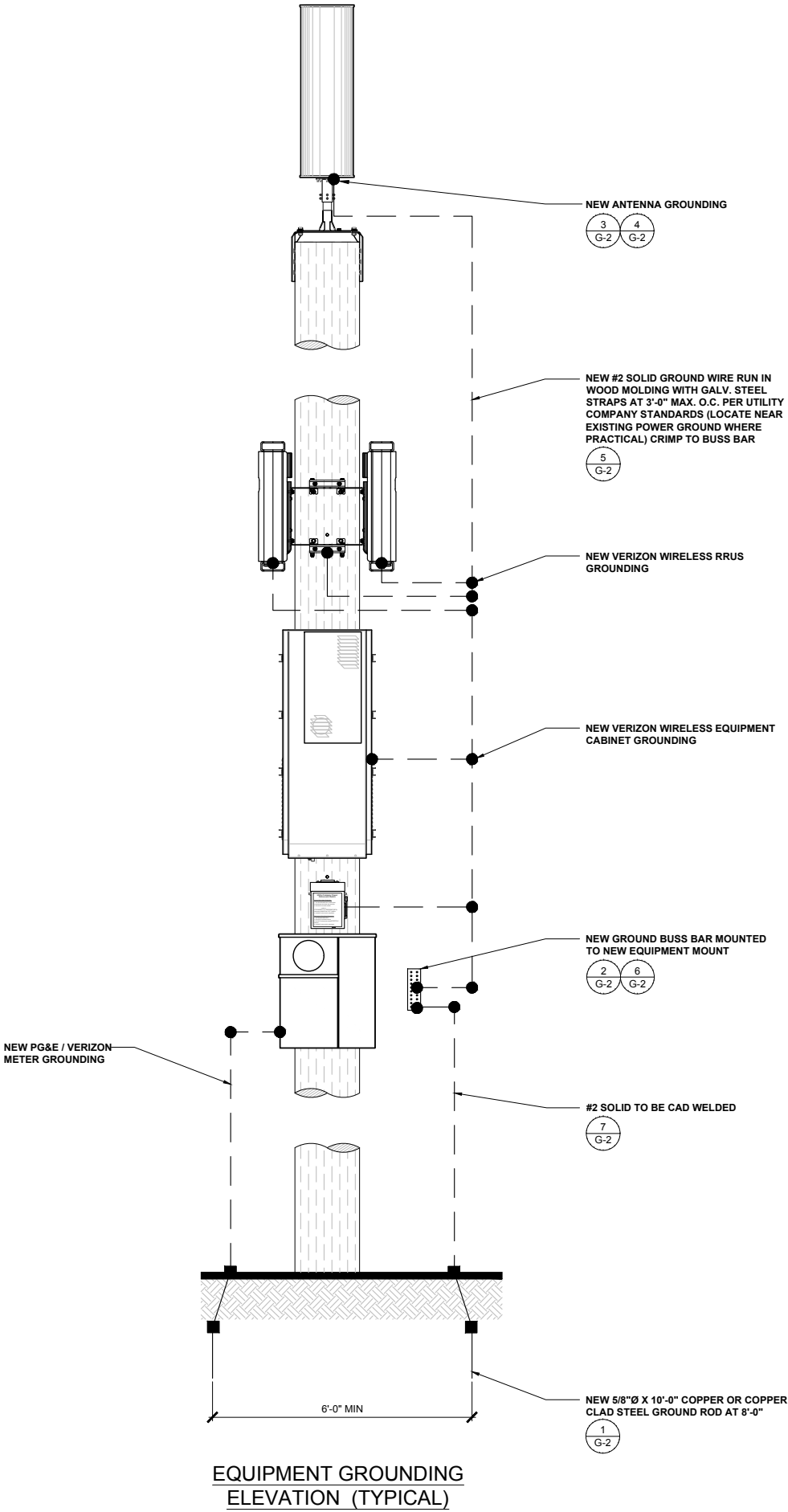
- NOTES:
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
 - ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
 - GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
 - GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
 - MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
 - ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
 - OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
 - ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.
 - NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.
 - NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE CONDITIONS.
 - CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.
 - ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

GROUNDING NOTES

SCALE
N.T.S.

2

ANTENNA & EQUIPMENT GROUNDING PLAN



SCALE
N.T.S.

1

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SAN DIEGO, CA 92122
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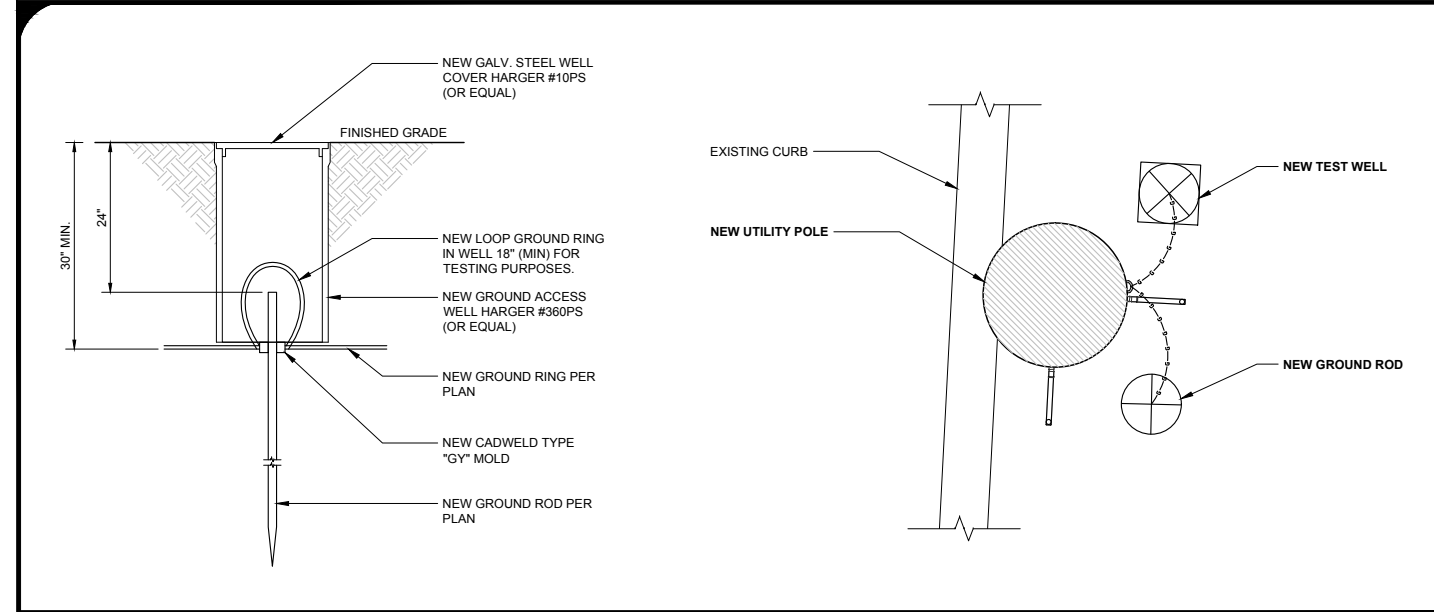
verizon
2785 MITCHELL DRIVE - BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 004
PSL # 473028
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SEASIDE, CA 93955

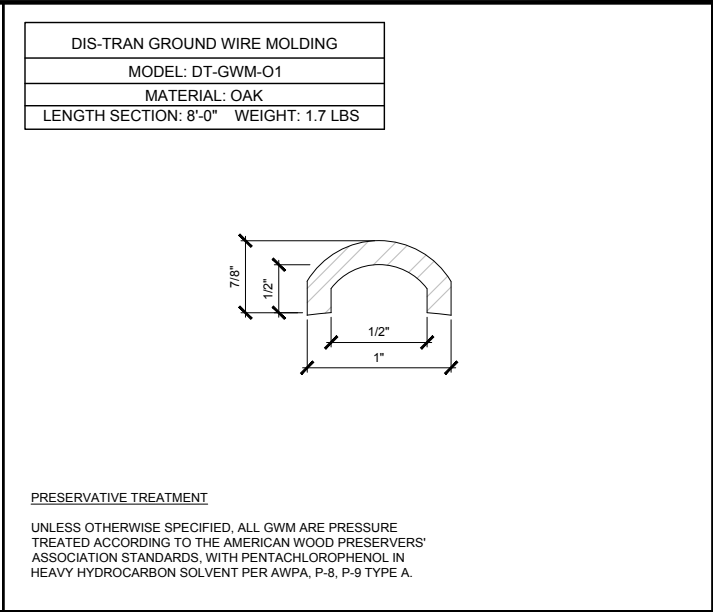
SHEET TITLE:
GROUNDING PLAN
& NOTES

G-1

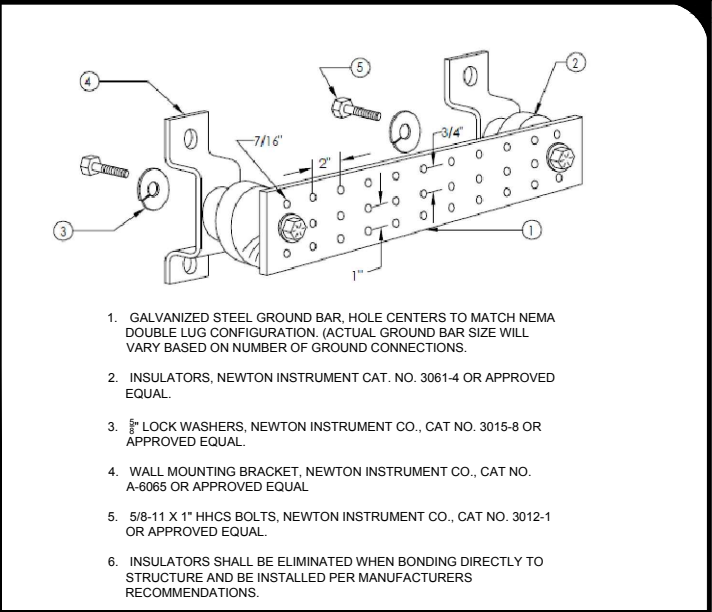
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO INDICATED FOR REDUCED OR ENLARGED SHEET SIZES.



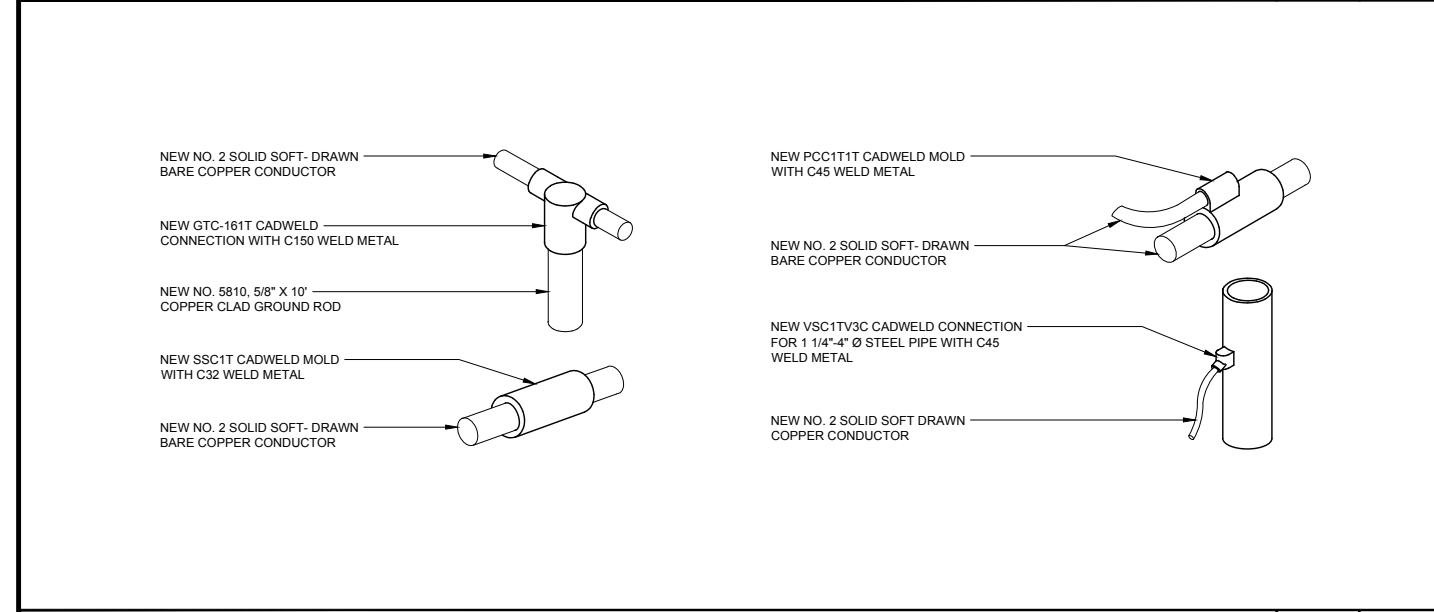
TEST WELL DETAIL



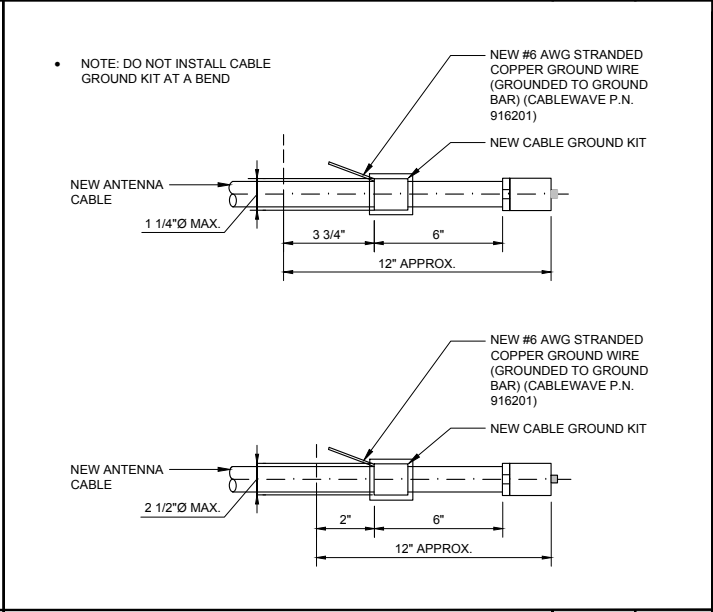
GROUND WIRE MOLDING DETAIL



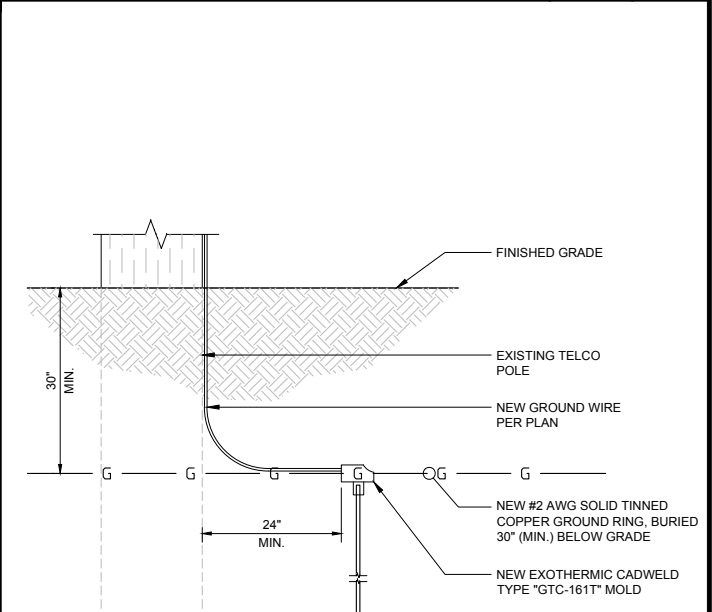
BUS BAR DETAIL



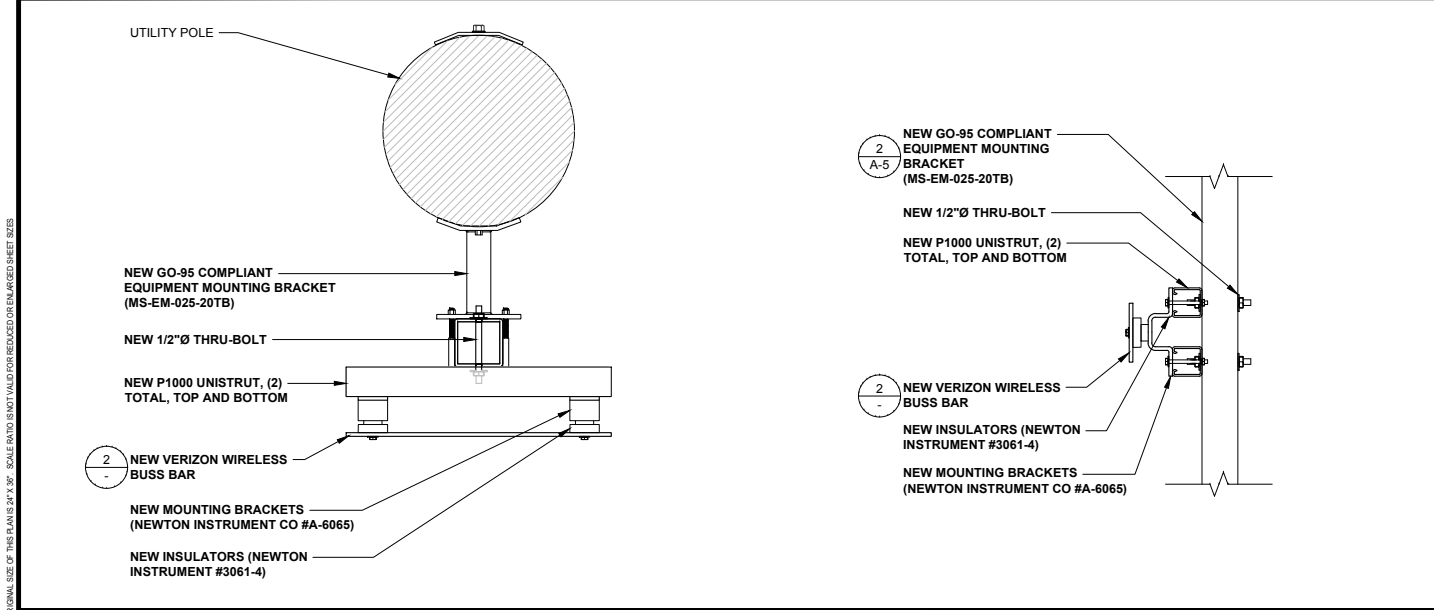
CADWELDS



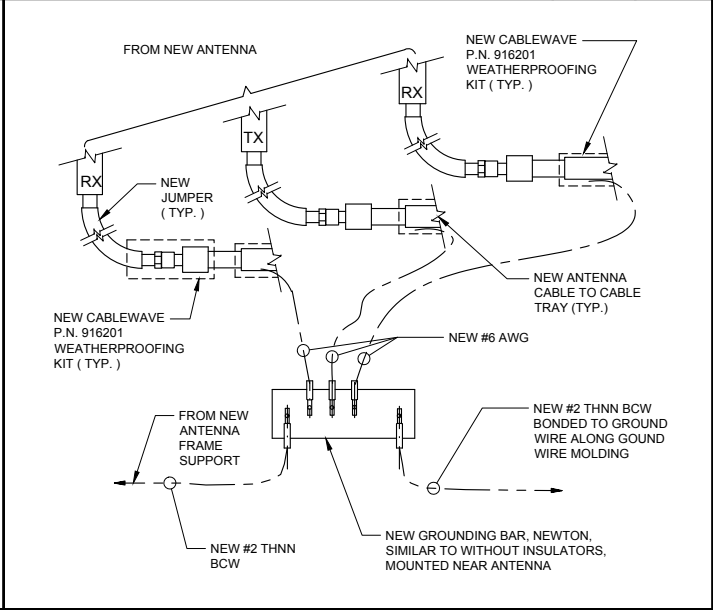
ANTENNA GROUND KIT



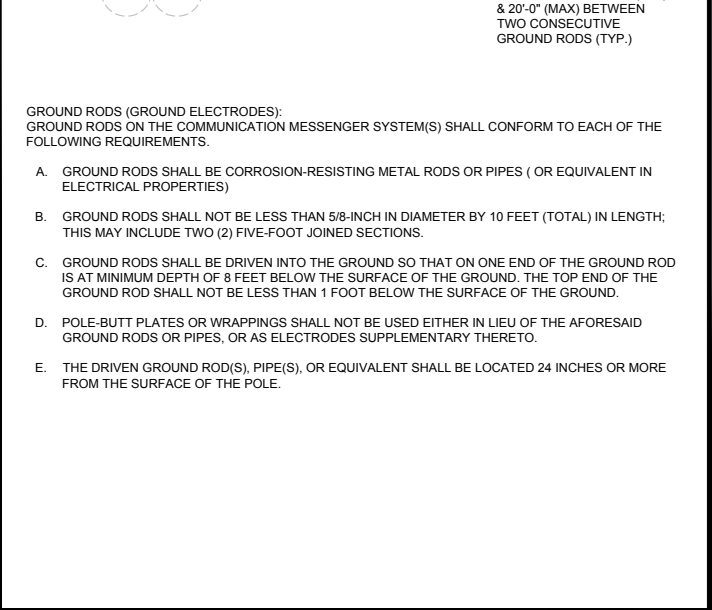
GROUND ROD DETAIL



BUS BAR MOUNTING DETAIL



ANTENNA GROUND DETAIL



GROUND ROD DETAIL

ISSUE STATUS

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WIRELESS

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verizon

2785 MITCHELL DRIVE, BLDG 9

WALNUT CREEK, CA 94598

CC SEASIDE 004

PSL # 473028

1431 WARING ST

SEASIDE, CA 93955

SHEET TITLE:

GROUNDING DETAILS

G-2



1268 YOSEMITE ST
SEASIDE, CA 93955



CALL 811
WWW.CALL811.COM
CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING



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CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:

T-1

VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW 20' (AGL) POLE BY PG&E UNDER SEPARATE PERMIT
- (1) NEW ANTENNA
- (1) NEW EQUIPMENT CABINET
- (1) RF SHUT DOWN SWITCH
- (2) NEW RRU'S
- (1) NEW FIBER DISTRIBUTION PANEL
- (2) NEW UTILITY PULLBOXES
- (1) NEW PG&E / VERIZON WIRELESS METER PEDESTAL
- NEW 5' HIGH CHAIN-LINK FENCE

CODE COMPLIANCE

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. ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2016 CALIFORNIA ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODES
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

Packet Page 408

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



TYPICAL CAUTION SIGN

RF CAUTION SIGNAGE

4

GENERAL FIRE NOTES: (SFM)

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
4. PORTABLE FIRE EXTINGUISHERS:
AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1.1 AND SECTION 906.3.1]]

NOTES

3

	NEW ANTENNA		PROPERTY/LEASE LINE		(E) MASONRY		E ELECTRICAL CONDUIT (POWER)
	EXISTING ANTENNA		CENTERLINE		CONCRETE		OH/E OVERHEAD ELECTRICAL (POWER)
	GROUND ROD		MATCH LINE		EARTH		UG/E UNDERGROUND ELECTRICAL (POWER)
	GROUND BUS BAR		WORK POINT		GRAVEL		T TELEPHONE CONDUIT
	MECHANICAL GRND. CONN.		GROUND CONDUCTOR		GROUT OR PLASTER		OH/T OVERHEAD TELCO
	CADWELD		GRID REFERENCE		PLYWOOD		UG/T UNDERGROUND TELCO
	GROUND ACCESS WELL		DETAIL REFERENCE		SAND		E/T ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	ELECTRIC BOX		ELEVATION REFERENCE		STEEL		OH/ET OVERHEAD POWER & TELCO
	TELEPHONE BOX		SECTION REFERENCE		EXISTING CHAIN-LINK FENCING		UG/ET UNDERGROUND POWER & TELCO
	LIGHT POLE		WOOD CONT.		NEW CHAIN-LINK FENCING		CC COAXIAL CABLE
	FND. MONUMENT		WOOD BLOCKING		WROUGHT IRON FENCING		F FIBER / HYBRID
	SPOT ELEVATION				WOOD FENCING		E/F POWER / FIBER
	SET POINT						
	REVISION						
	UTILITY POLE						
	ANTENNA (CANTENNA)						
	SEWER MANHOLE						
	SIGNAGE (TRAFFIC)						

LEGEND

2

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT	FAB.	FABRICATION(OR)	PWR.	POWER (CABINET)
ABV.	ABOVE	F.F.	FINISH FLOOR	QTY.	QUANTITY
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FINISH GRADE	RAD.(R)	RADIUS
ADD'L	ADDITIONAL	FIN.	FINISH(ED)	REF.	REFERENCE
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	REINF.	REINFORCEMENT(ING)
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	REQD.	REQUIRED
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	RGS.	RIGID GALVANIZED STEEL
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	SCH.	SCHEDULE
ANT.	ANTENNA	F.O.S.	FACE OF STUD	SHT.	SHEET
APPRX.	APPROXIMATE(LY)	F.O.W.	FACE OF WALL	SIM.	SIMILAR
ARCH.	ARCHITECT(URAL)	F.S.	FINISH SURFACE	SPEC.	SPECIFICATION(S)
AWG.	AMERICAN WIRE GAUGE	FT.(F)	FOOT(FEET)	SQ.	SQUARE
BLDG.	BUILDING	FTG.	FOOTING	S.S.	STAINLESS STEEL
BLK.	BLOCK	G.	GROWTH (CABINET)	STD.	STANDARD
BLKG.	BLOCKING	GA.	GAUGE	STL.	STEEL
BM.	BEAM	GI.	GALVANIZE(D)	STRUC.	STRUCTURAL
B.N.	BOUNDARY NAILING	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	TEMP.	TEMPORARY
BT.CW.	BARE TINNED COPPER WIRE	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	THK.	THICK(NESS)
B.O.F.	BOTTOM OF FOOTING	GPS	GLOBAL POSITIONING SYSTEM	T.N.	TOE NAIL
BU	BACK-UP CABINET	GRND.	GROUND	T.O.A.	TOP OF ANTENNA
CAB.	CABINET	HDR.	HEADER	T.O.C.	TOP OF CURB
CANT.	CANTILEVER(ED)	HGR.	HANGER	T.O.F.	TOP OF FOUNDATION
C.I.P.	CAST IN PLACE	HT.	HEIGHT	T.O.P.	TOP OF PLATE (PARAPET)
CLG.	CEILING	ICGB.	ISOLATED COPPER GROUND BUS	T.O.S.	TOP OF STEEL
CLR.	CLEAR	IN.(")	INCH(ES)	T.O.W.	TOP OF WALL
COL.	COLUMN	INT.	INTERIOR	TYP.	TYPICAL
CONC.	CONCRETE	LB.(#)	POUND(S)	UG	UNDER GROUND
CONN.	CONNECTION(OR)	L.B.	LAG BOLTS	U.L.	UNDERWRITERS LABORATORY
CONST.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	L.	LONG(ITU)DINAL	V.I.F.	VERIFY IN FIELD
d	PENNY (NAILS)	MAS.	MASONRY	W	WIDE(WIDTH)
DBL.	DOUBLE	MAX.	MAXIMUM	W.	WITH
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	WD.	WOOD
D.F.	DOUGLAS FIR	MECH.	MECHANICAL	W.P.	WEATHERPROOF
DIA.	DIAMETER	MFR.	MANUFACTURER	WT.	WEIGHT
DIAG.	DIAGONAL	MIN.	MINIMUM	¢	CENTERLINE
DIM.	DIMENSION	MISC.	MISCELLANEOUS	ℙ	PLATE
DWG.	DRAWING(S)	MTL.	METAL		
DWL.	DOWEL(S)	(N)	NEW		
EA.	EACH	NO.(#)	NUMBER		
EL.	ELEVATION	N.T.S.	NOT TO SCALE		
ELEC.	ELECTRICAL	O.C.	ON CENTER		
ELEV.	ELEVATOR	OPNG.	OPENING		
EMT.	ELECTRICAL METALLIC TUBING	P/C	PRECAST CONCRETE		
E.N.	EDGE NAIL	PCS	PERSONAL COMMUNICATION SERVICES		
ENG.	ENGINEER	PLY.	PLYWOOD		
EQ.	EQUAL	PPC	POWER PROTECTION CABINET		
EXP.	EXPANSION	PRC	PRIMARY RADIO CABINET		
EXST.(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT		
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH		

ABBREVIATIONS

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/03/18	90% CONSTRUCTION	FR
1	12/05/18	100% CONSTRUCTION	FR



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WALNUT CREEK, CA 94598

CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:
NOTES, LEGEND & ABBREVIATIONS

T-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

GENERAL

1. THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312].
2. THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2016 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
4. THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES. WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
6. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
7. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/MIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
9. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
10. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
11. THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK. USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
15. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
16. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
17. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
18. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
19. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
20. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
21. ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
22. ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
23. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
24. ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

CONCRETE

REINFORCEMENT

1. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
2. LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
3. BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
4. REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
5. SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
6. ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
7. #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
8. PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

1. STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
2. STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
3. STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
5. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL/RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 19.3.
6. CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
7. AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
8. CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 26.5.2 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
9. COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 19.3 & SECTIONS 26.5.4 & 26.5.5.
10. AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
11. A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN. ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
12. FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
13. FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
14. TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
15. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
16. ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

1. CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
2. ALL UNISTRUT SHALL BE P1000 (1-5/8").
3. MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
4. CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
5. ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

1. ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
2. ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
3. ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
4. USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
5. IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
6. HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
7. WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
8. ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
9. ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
10. ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALOY"

ELECTRICAL

1. REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
2. ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
3. ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
4. BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/03/18	90% CONSTRUCTION	FR
1	12/05/18	100% CONSTRUCTION	FR



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CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

T-3

NOTES:

OWNER(S): WITHIN PUBLIC RIGHT-OF-WAY

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060203, PANEL NO. 0327G, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. XX' XX' XXXX" N. NAD 83
LONG. XXX' XX' XXXX" W. NAD 83
ELEV. XXXX' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees and decimal degrees thereof. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXCEPTION #
- CONCRETE PAD

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/18	PRELIMINARY	EJ
1	09/20/18	RED LINES	EJ

SMITHCO JOB NO.: 82-1191



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IRVINE, CA 92618

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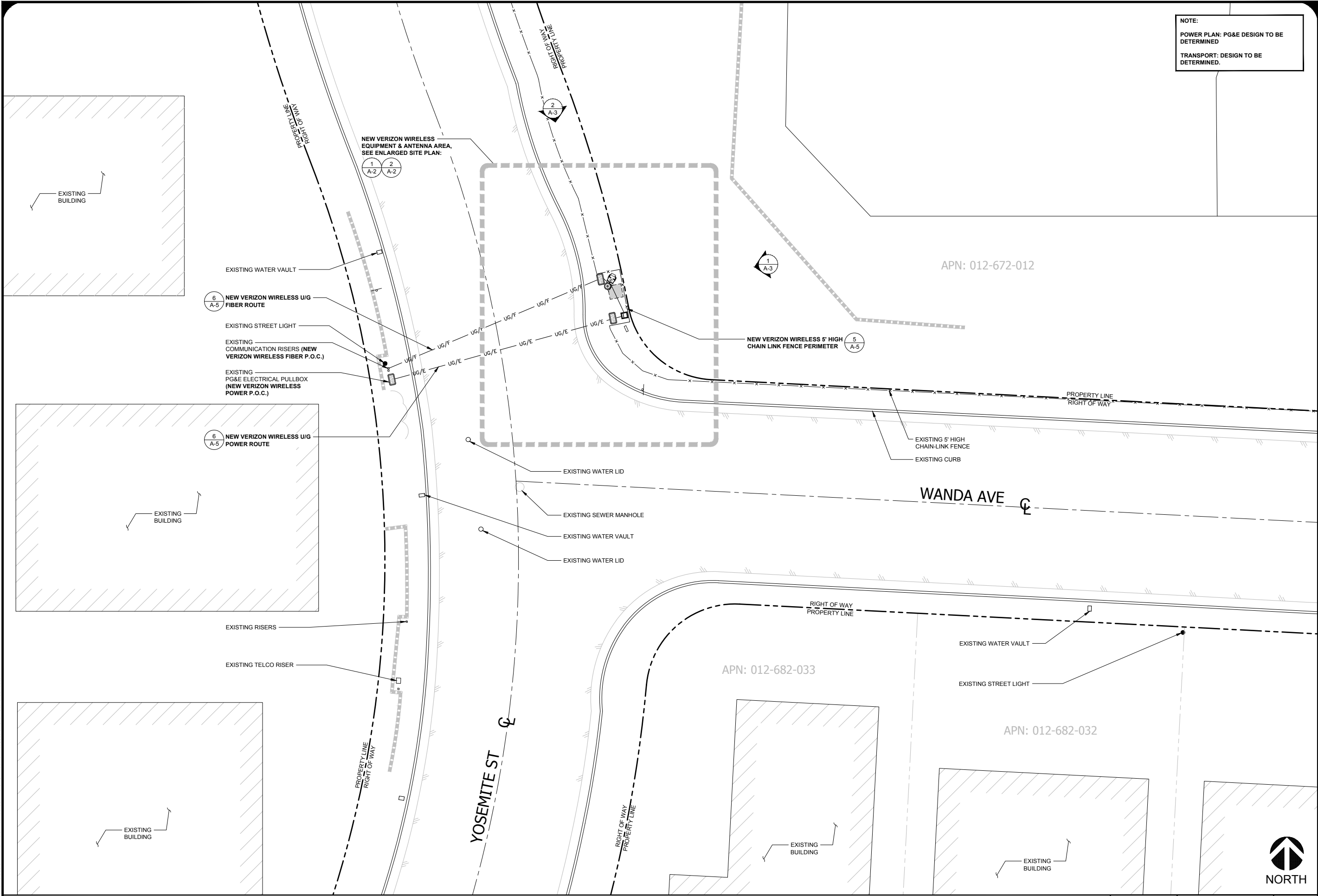
MONTEREY COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1



NOTE:
POWER PLAN: PG&E DESIGN TO BE DETERMINED
TRANSPORT: DESIGN TO BE DETERMINED.

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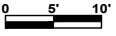
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WALNUT CREEK, CA 94598

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PSL # 473025
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SEASIDE, CA 93955

SHEET TITLE:
SITE PLAN

A-1

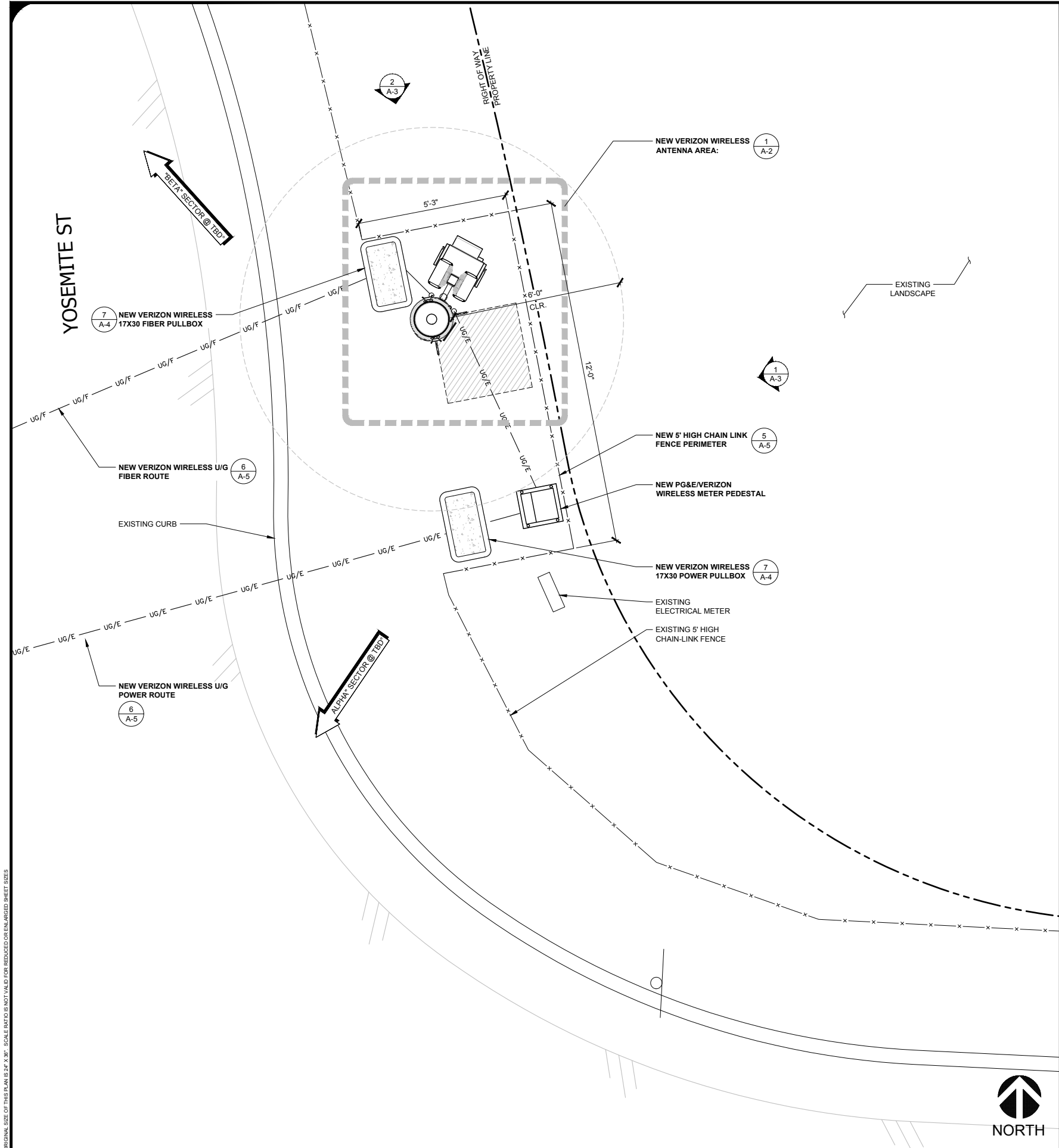
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



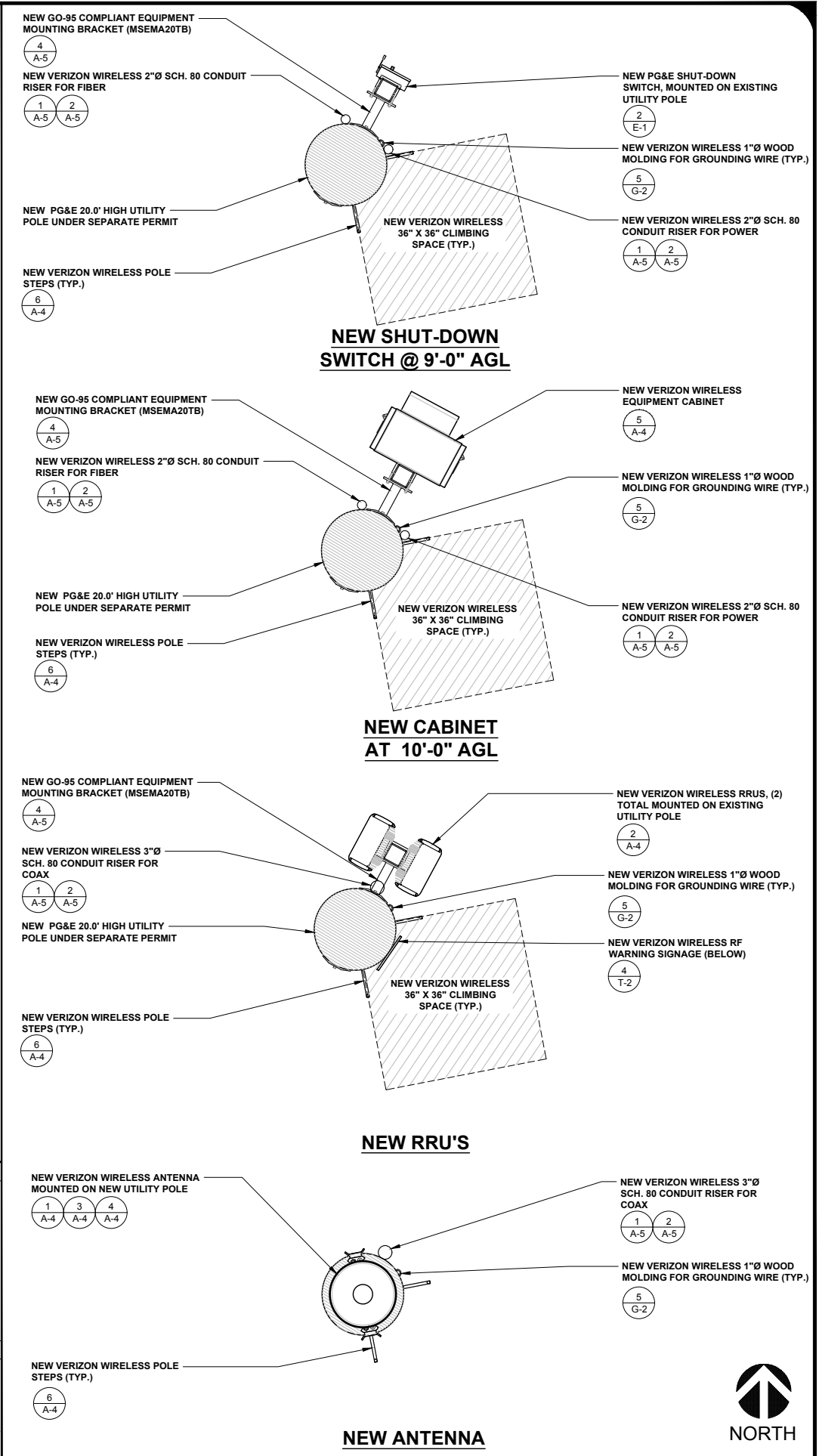
0 5' 10'

SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

1



ENLARGED SITE PLAN



ANTENNA & EQUIPMENT LAYOUT

ISSUE STATUS

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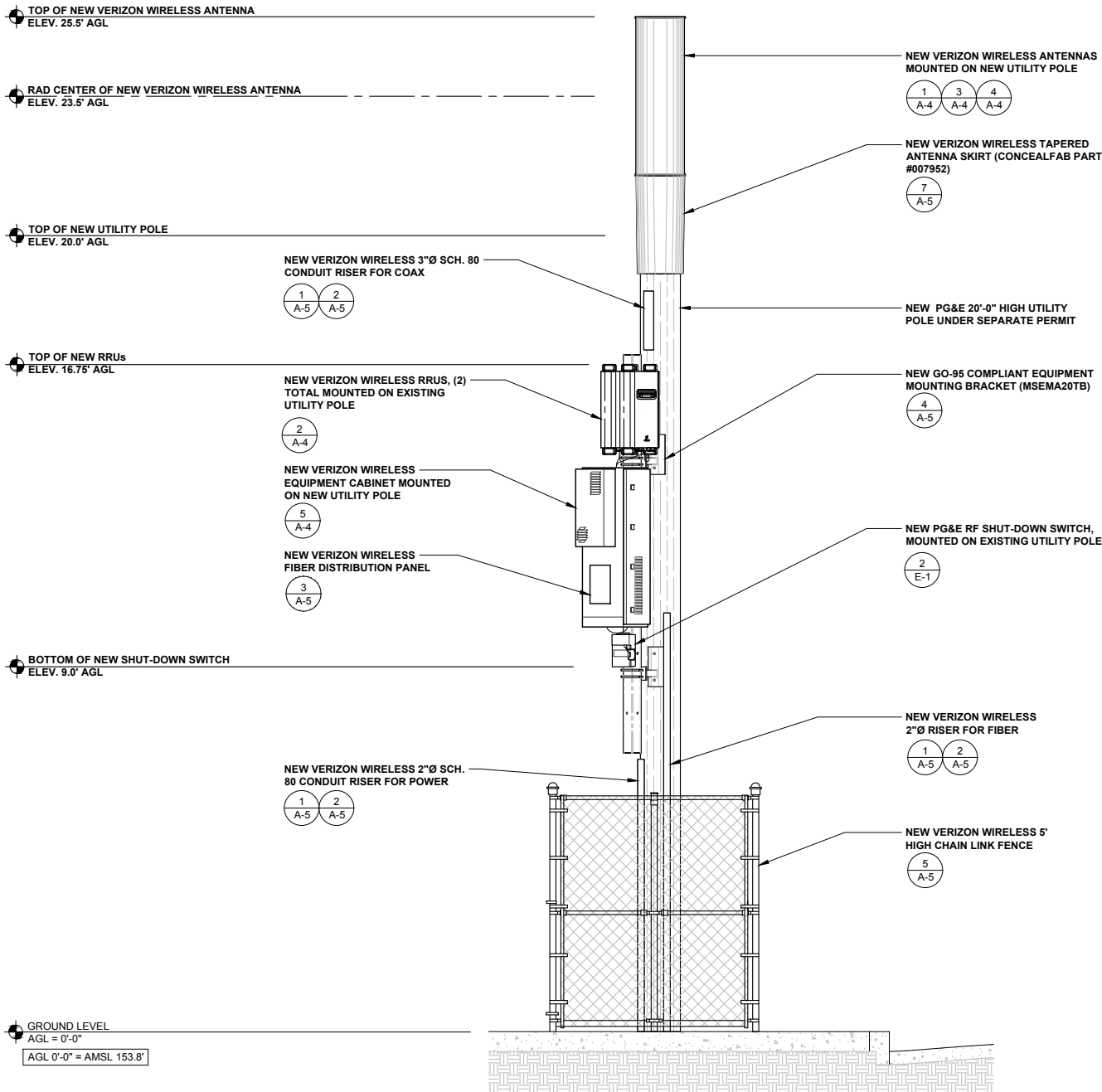
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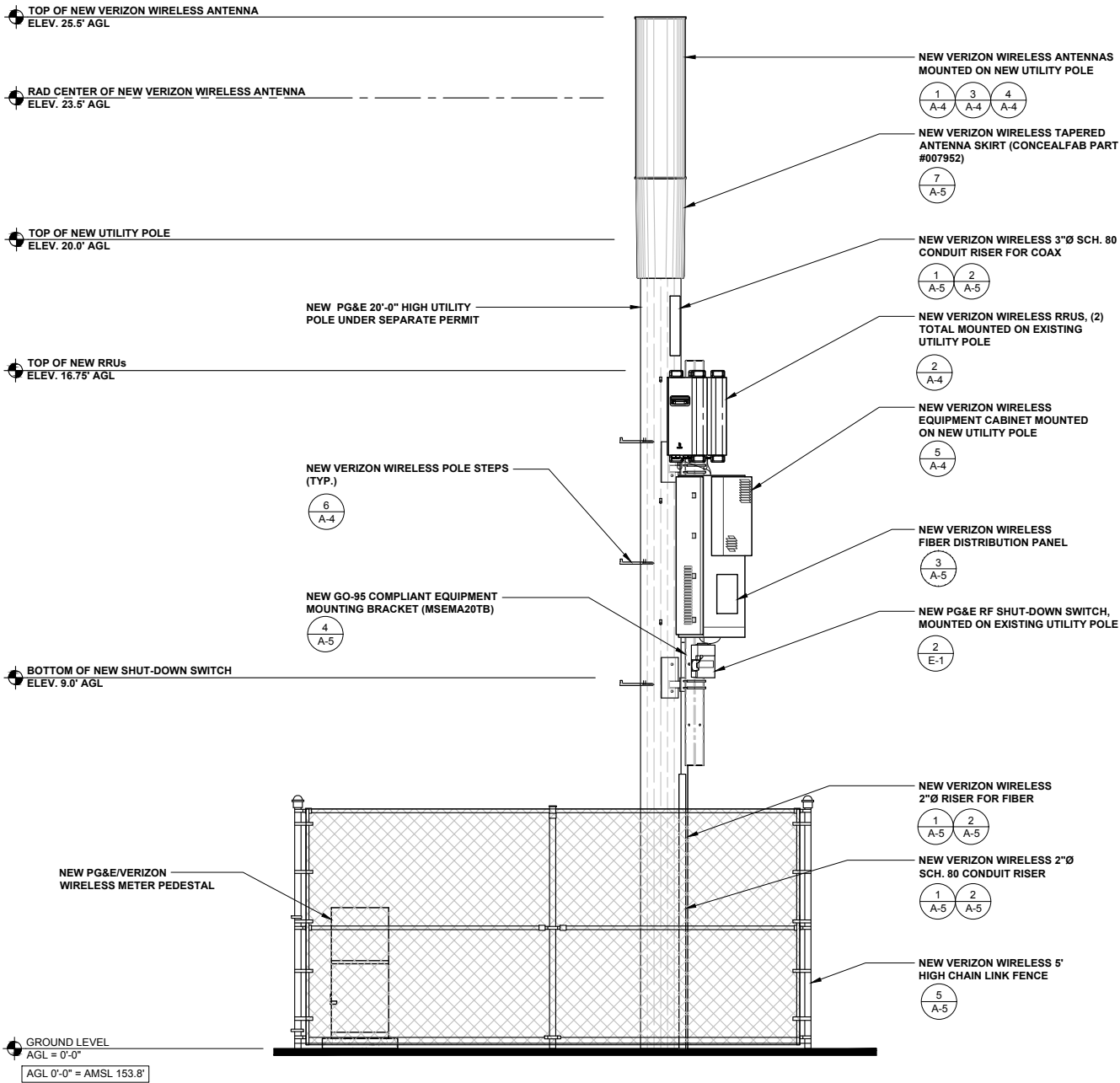
SHEET TITLE:
ENLARGED SITE PLAN,
ANTENNA &
EQUIPMENT LAYOUT

A-2

PG&E lines/
communication not
shown on pole.
Calls out as a new
pole, but what
does it service?



EME signage
needs called out
on pole.



ISSUE STATUS

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SEASIDE, CA 93955

SHEET TITLE:
NORTHEAST &
NORTHWEST ELEVATIONS

A-3

NORTHWEST ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

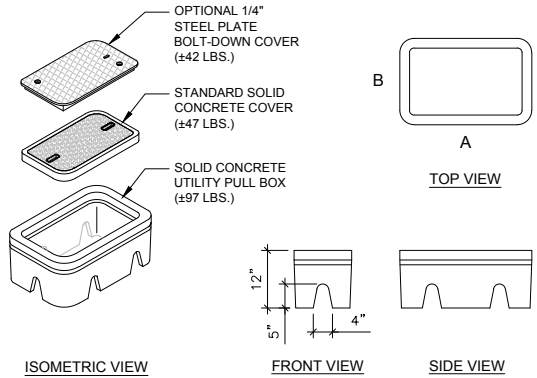
2

NORTHEAST ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

HANDHOLE	
	FIBER
A	30"
B	17"

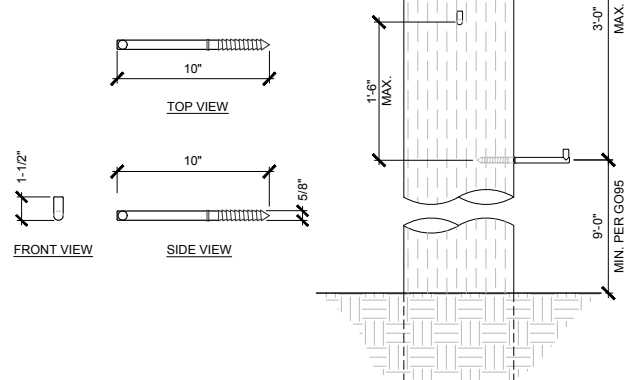


UTILITY PULLBOX DETAIL

SCALE
N.T.S.

7

MACLEAN POWER SYSTEMS	
5/8" X 10" STEP POLE	
#J11118	
MATERIAL: HOT ROLLED CARBON STEEL HOT DIP GALVANIZED PER ASTM A-153	



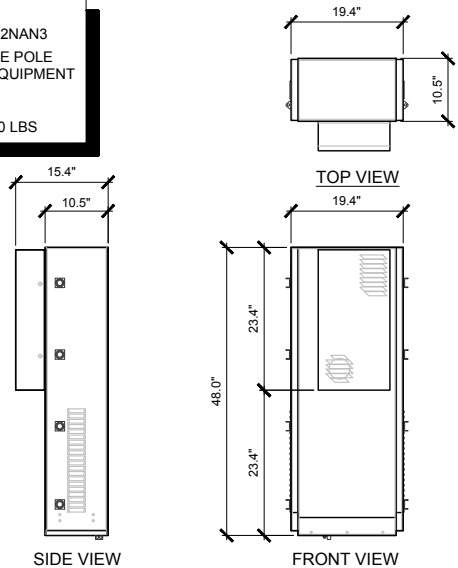
POLE STEP DETAIL

SCALE
N.T.S.

6

CHARLES
CUBE-SC1042NAN3
LOW PROFILE POLE
MOUNTED EQUIPMENT
CABINET

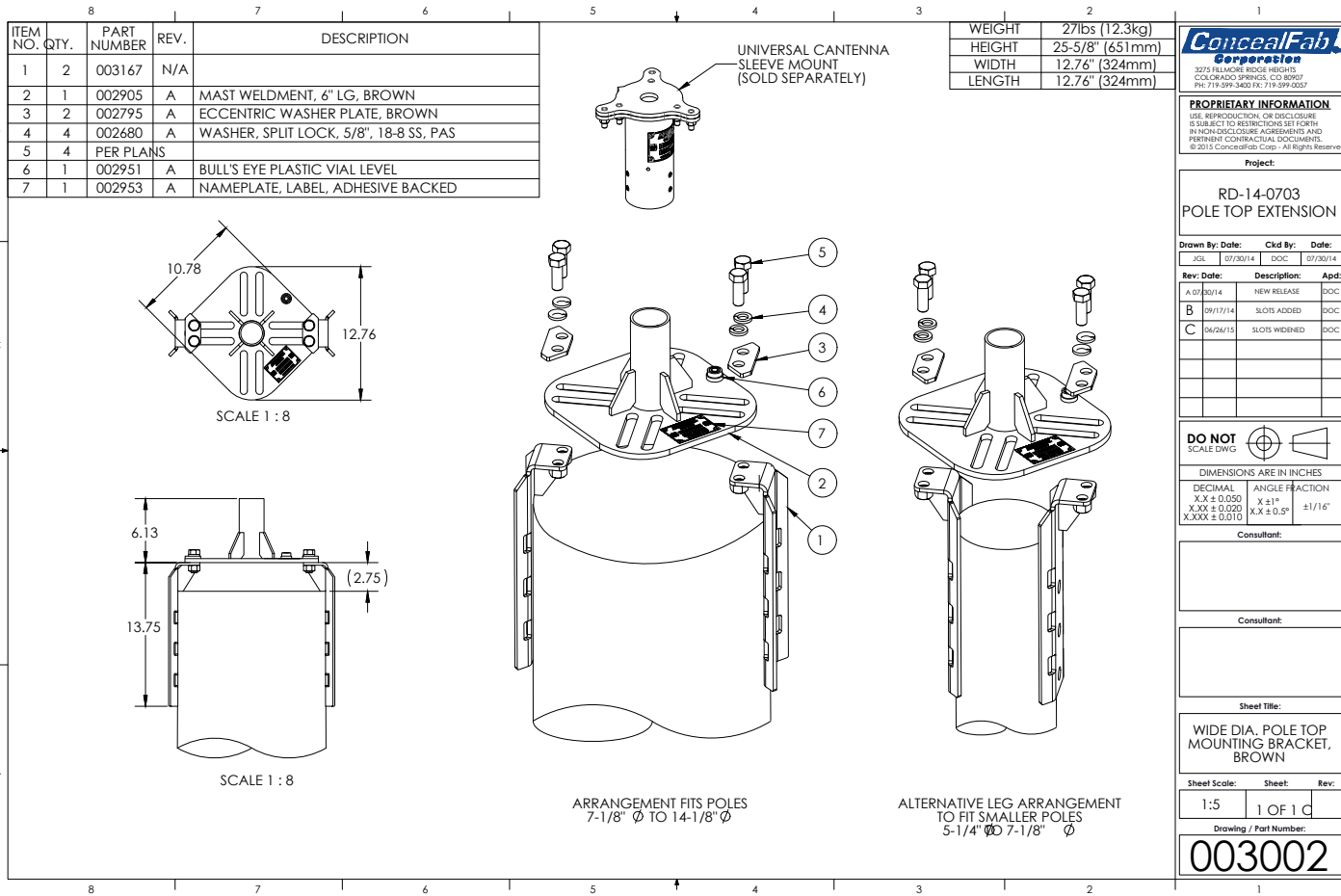
WEIGHT: 280 LBS



CABINET SPECIFICATIONS

SCALE
N.T.S.

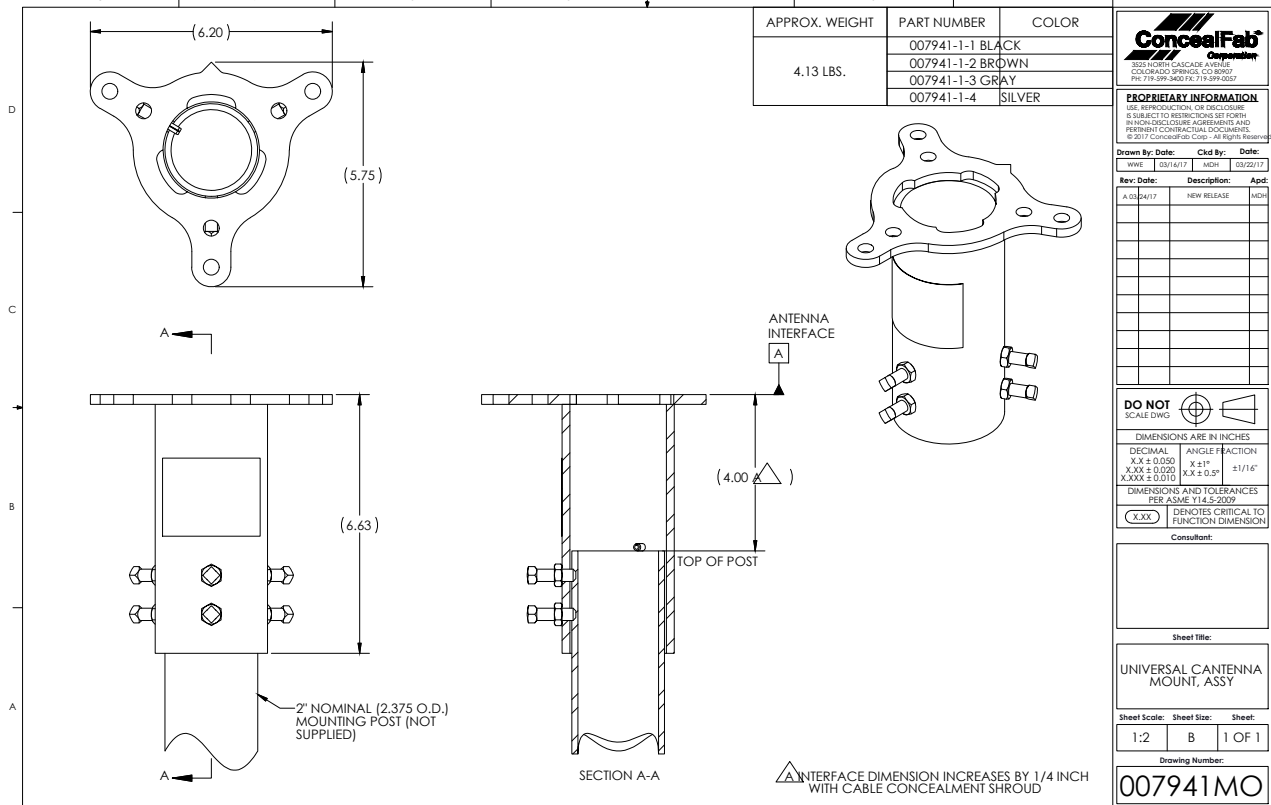
5



POLE-TOP MOUNTING BRACKET

SCALE
N.T.S.

4



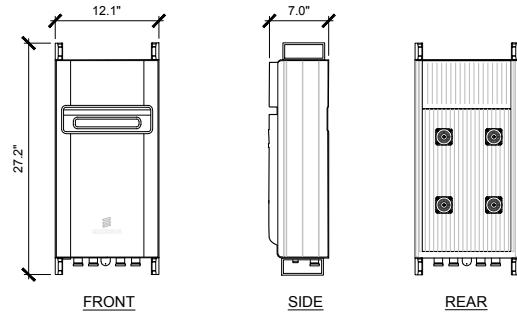
UNIVERSAL ANTENNA MOUNT ASSEMBLY

SCALE
N.T.S.

3

ERICSSON RRU32 B30

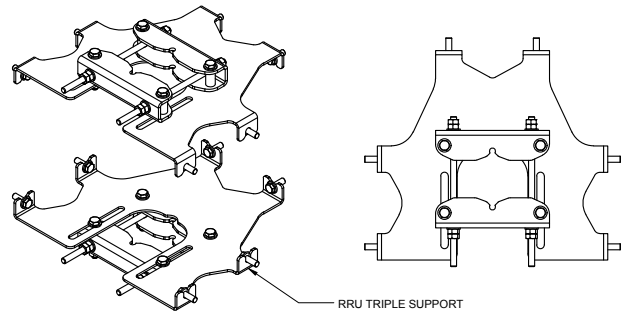
DIMENSIONS:
HEIGHT: 27.2"
WIDTH: 12.1"
DEPTH: 7.0"
WEIGHT: 60 LBS



MAFI 4019-3: TRIPLE RRU SUPPORT KIT

TRIPLE RRU SUPPORT IN STEEL FOR INSTALLATION OF THREE RRUs WITH POSSIBILITY TO ATTACHED A PSU ON THE BACK

PARTS	MATERIAL	QTY
CLAMPS	S355MC FZV	4
THREADED RODS	8.8 FZV	4
BOLTS M10	8.8 FZV	8
FLANGE BOLTS M10	A4	8
BUSHINGS	S355J2H	4
NUTS M10	8.8 FZV	28
WASHERS	FZV	20



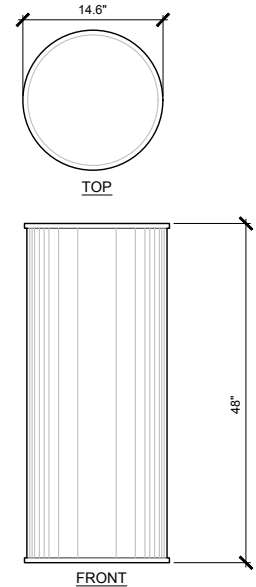
RRUS & TRIPLE MOUNT DETAIL

SCALE
N.T.S.

2

AMPHENOL
CUUT360X12Fxyz0

LENGTH: 48"
DIAMETER: 14.6"
WEIGHT: 38.1 LBS



ANTENNA DETAIL

SCALE
N.T.S.

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	10/03/18	90% CONSTRUCTION	FR
1	12/05/18	100% CONSTRUCTION	FR



PROPRIETARY INFORMATION
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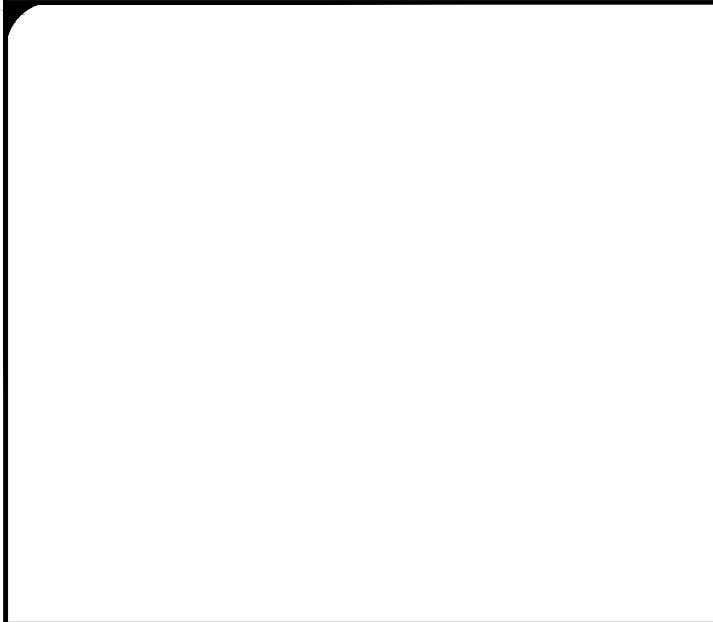
verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST
SEASIDE, CA 93955

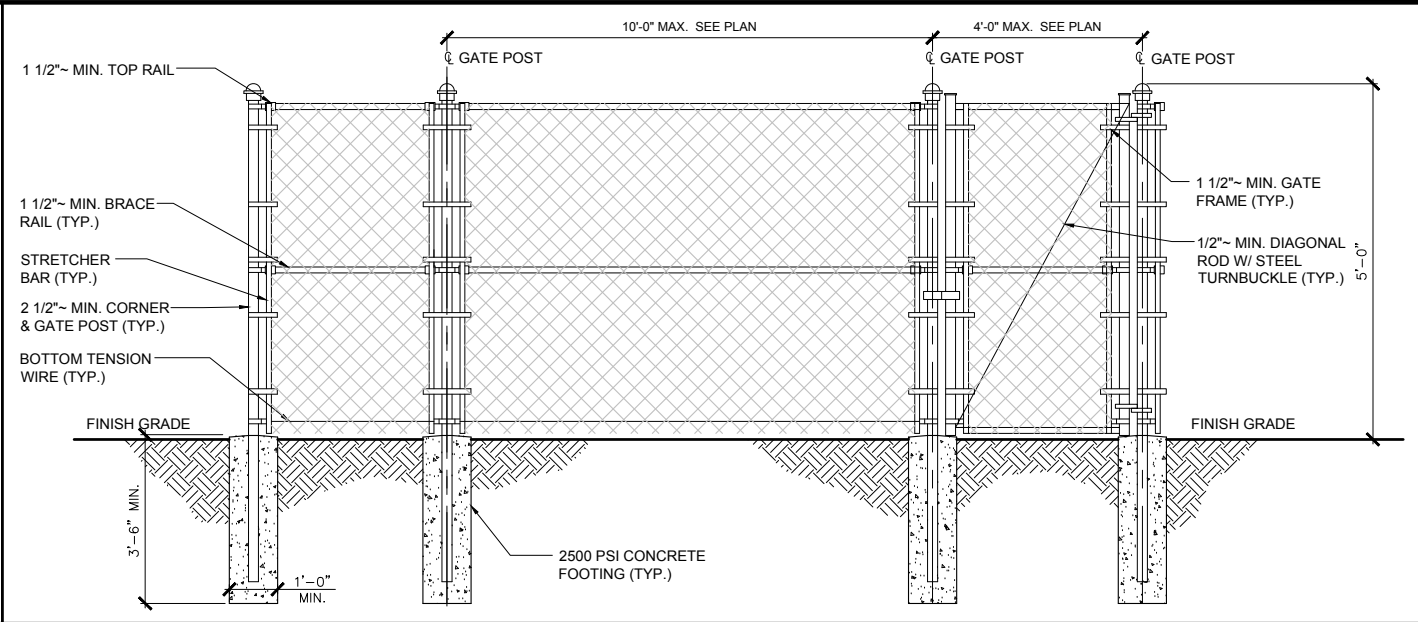
SHEET TITLE:
DETAILS

A-4



NOT USED

SCALE
N.T.S. 9



CHAIN-LINK FENCE DETAIL

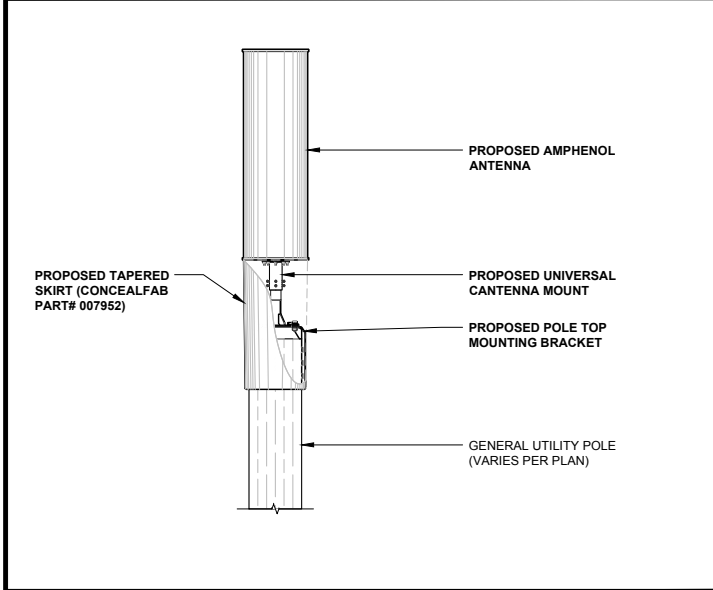
SCALE
N.T.S. 5



AWM-12		
CAPACITY	6-PACK DUPLEX SC OR LC: 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE
DIMENSION	HEIGHT	8.54"
	WIDTH	10"
	DEPTH	2.88"

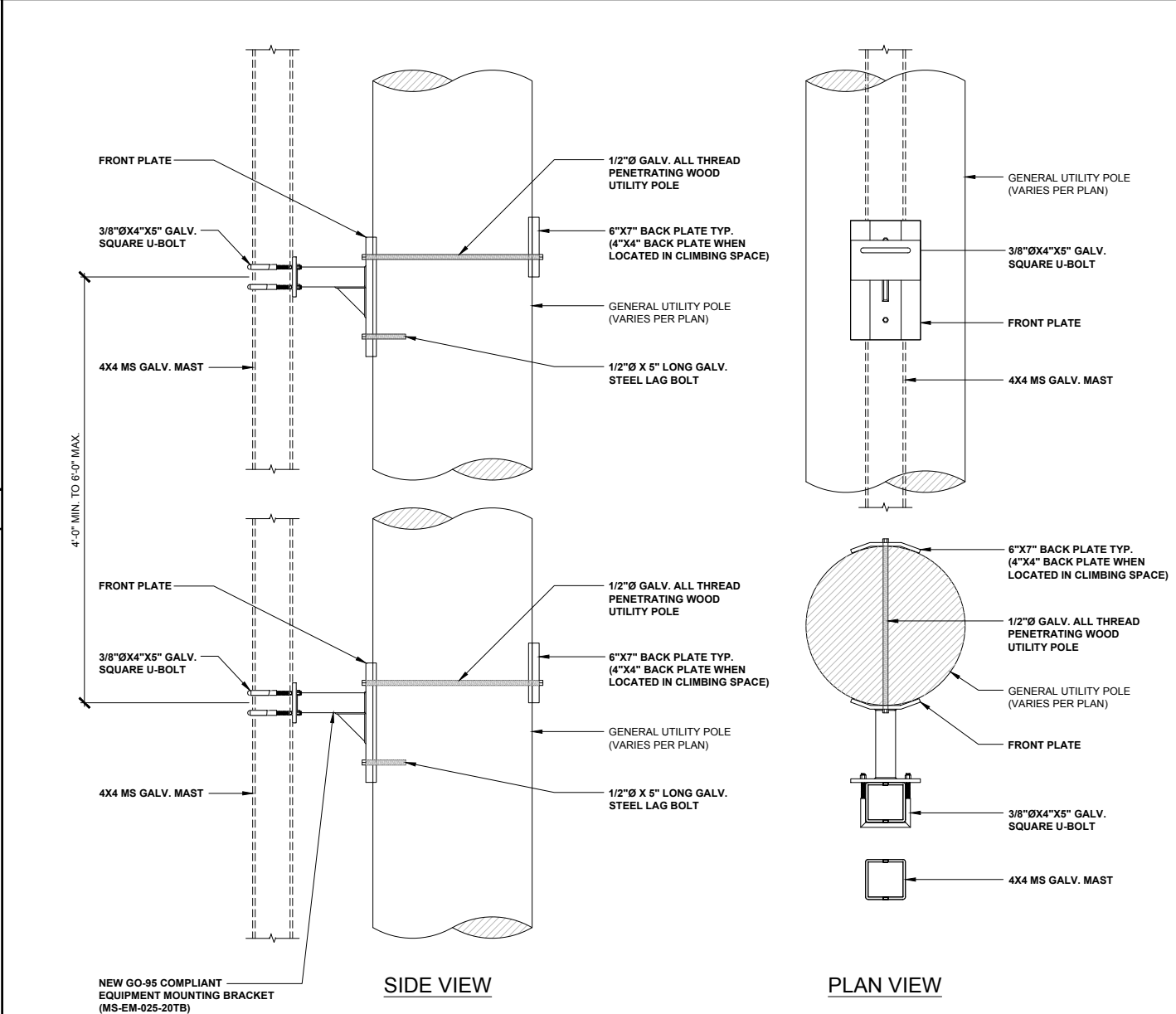
PULL BOX DETAIL

SCALE
N.T.S. 3



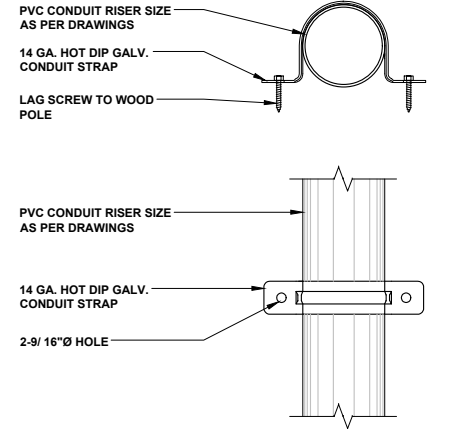
TAPERED SKIRT DETAIL

SCALE
N.T.S. 7



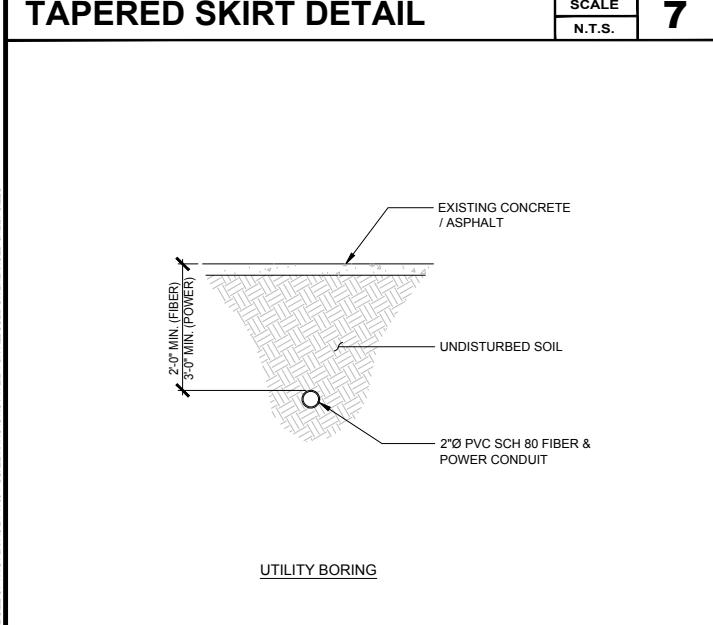
EQUIPMENT MOUNTING BRACKET DETAIL (MEXSAL MS-EM-025-20TB)

SCALE
N.T.S. 4



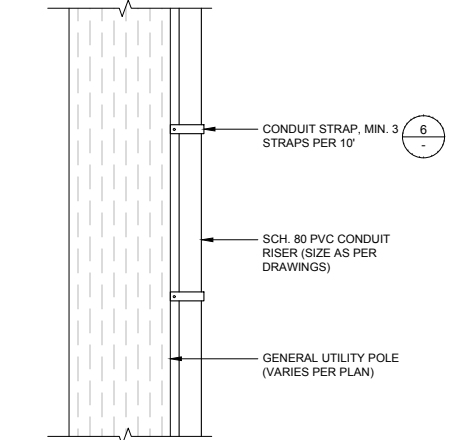
CONDUIT RISER STRAP DETAIL

SCALE
N.T.S. 2



FIBER & POWER BORING DETAIL

SCALE
N.T.S. 6



CONDUIT RISER DETAIL

SCALE
N.T.S. 1

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	10/03/18	90% CONSTRUCTION	FR
1	12/05/18	100% CONSTRUCTION	FR

SAC AE WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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WALNUT CREEK, CA 94598

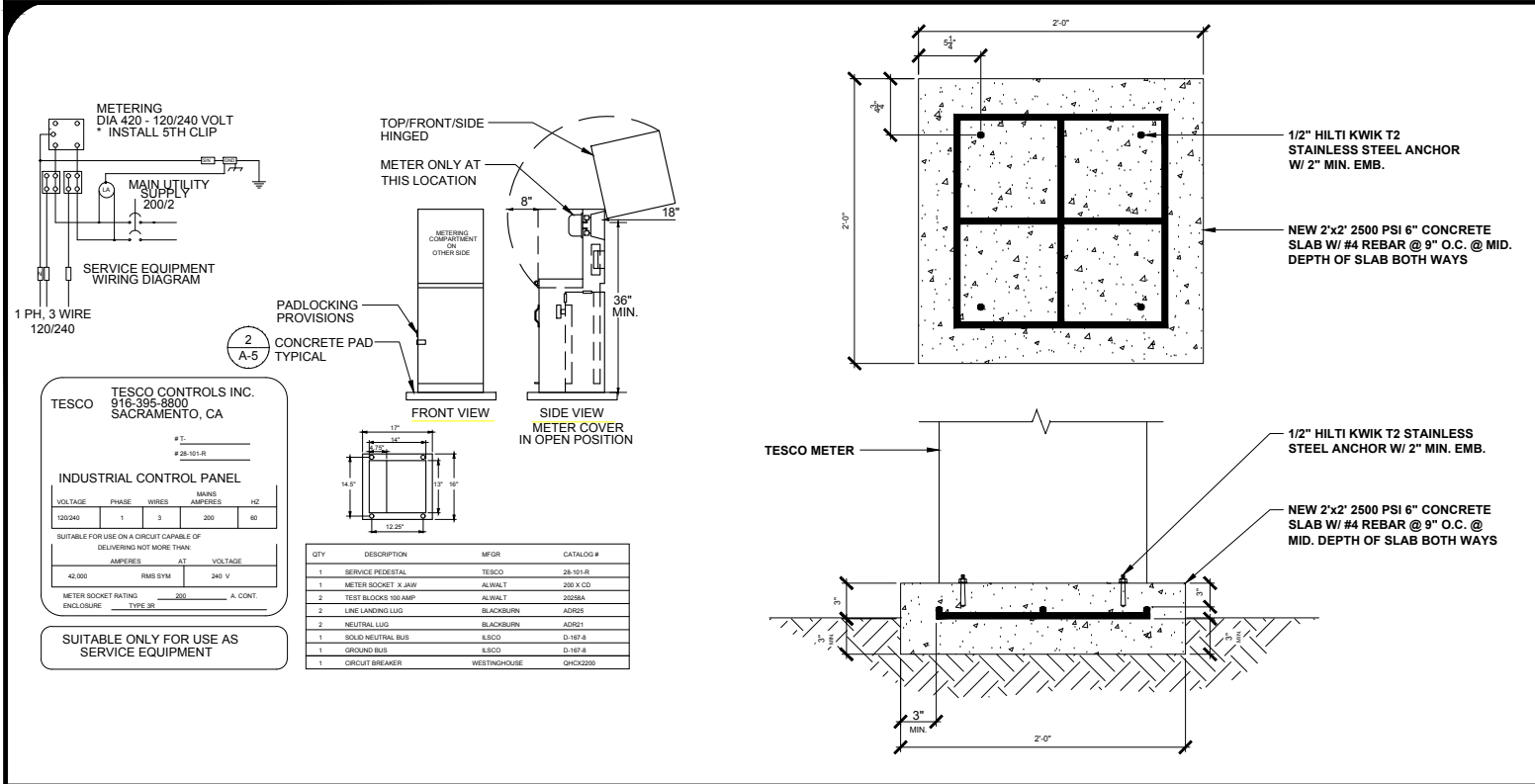
CC SEASIDE 002
PSL # 473025
1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:

DETAILS

A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



METER PEDESTAL DETAIL

SCALE 4

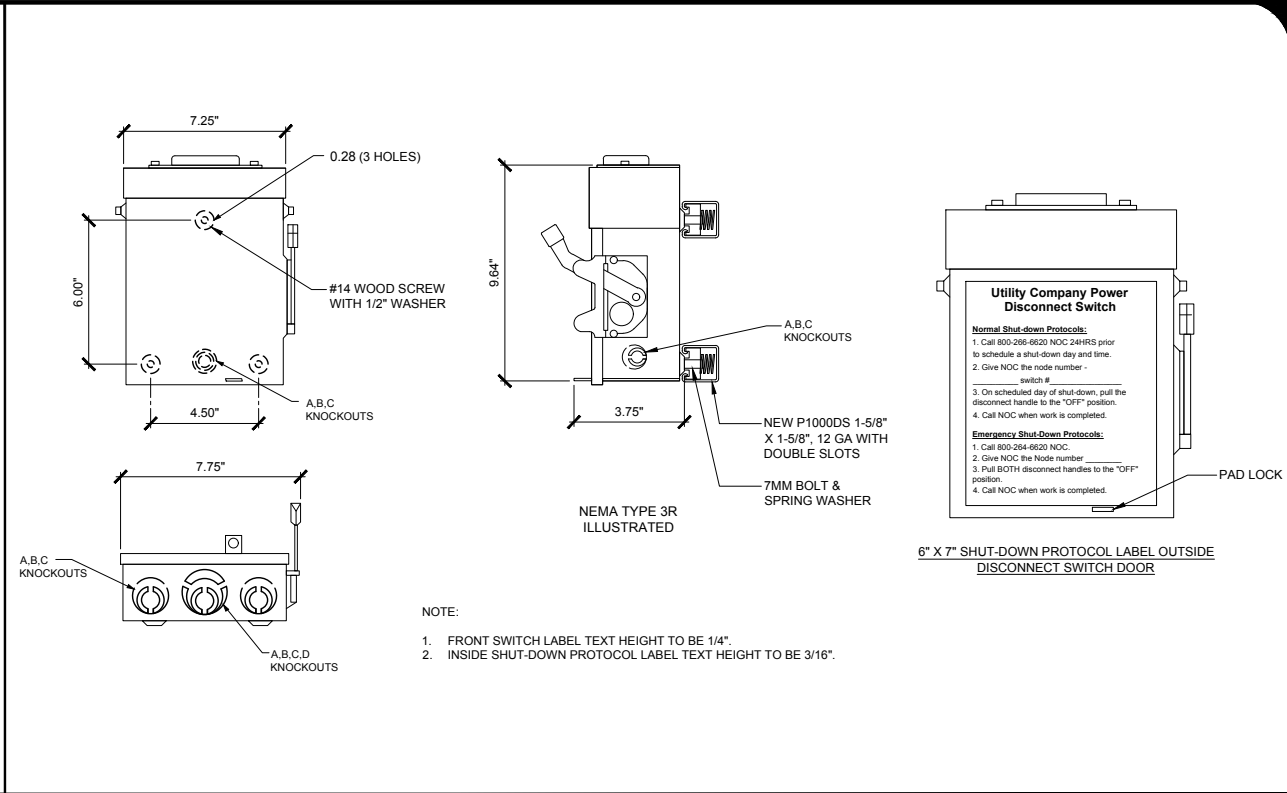
N.T.S.



POWER PLAN

SCALE 3

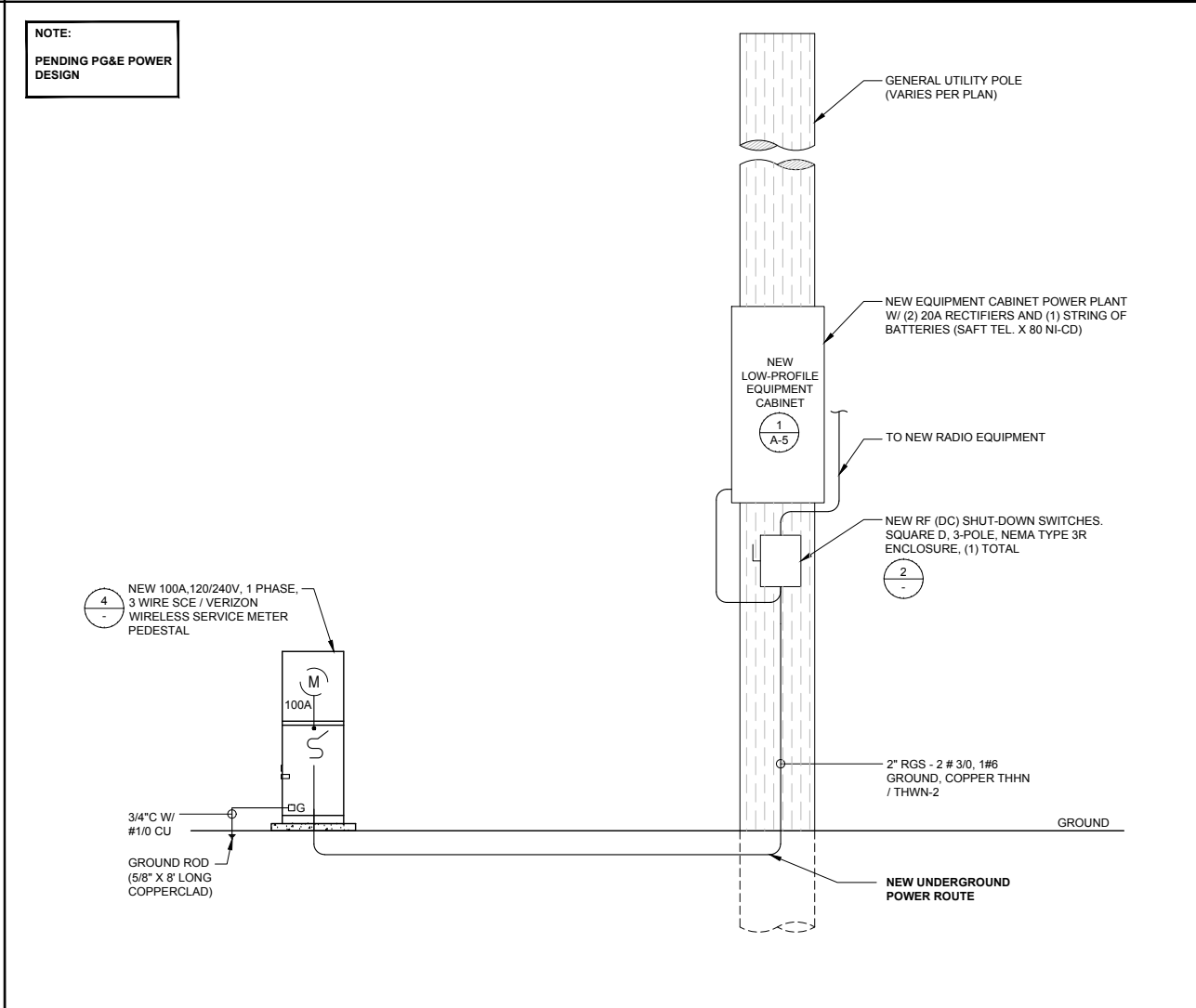
N.T.S.



RF SHUT-DOWN SWITCH DETAIL (3-POLE)

SCALE 2

N.T.S.



POWER 1 LINE DIAGRAM

SCALE 1

N.T.S.

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SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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PSL # 473025
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SEASIDE, CA 93955

SHEET TITLE:
**POWER 1 LINE
DIAGRAM & DETAILS**

E-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTES:

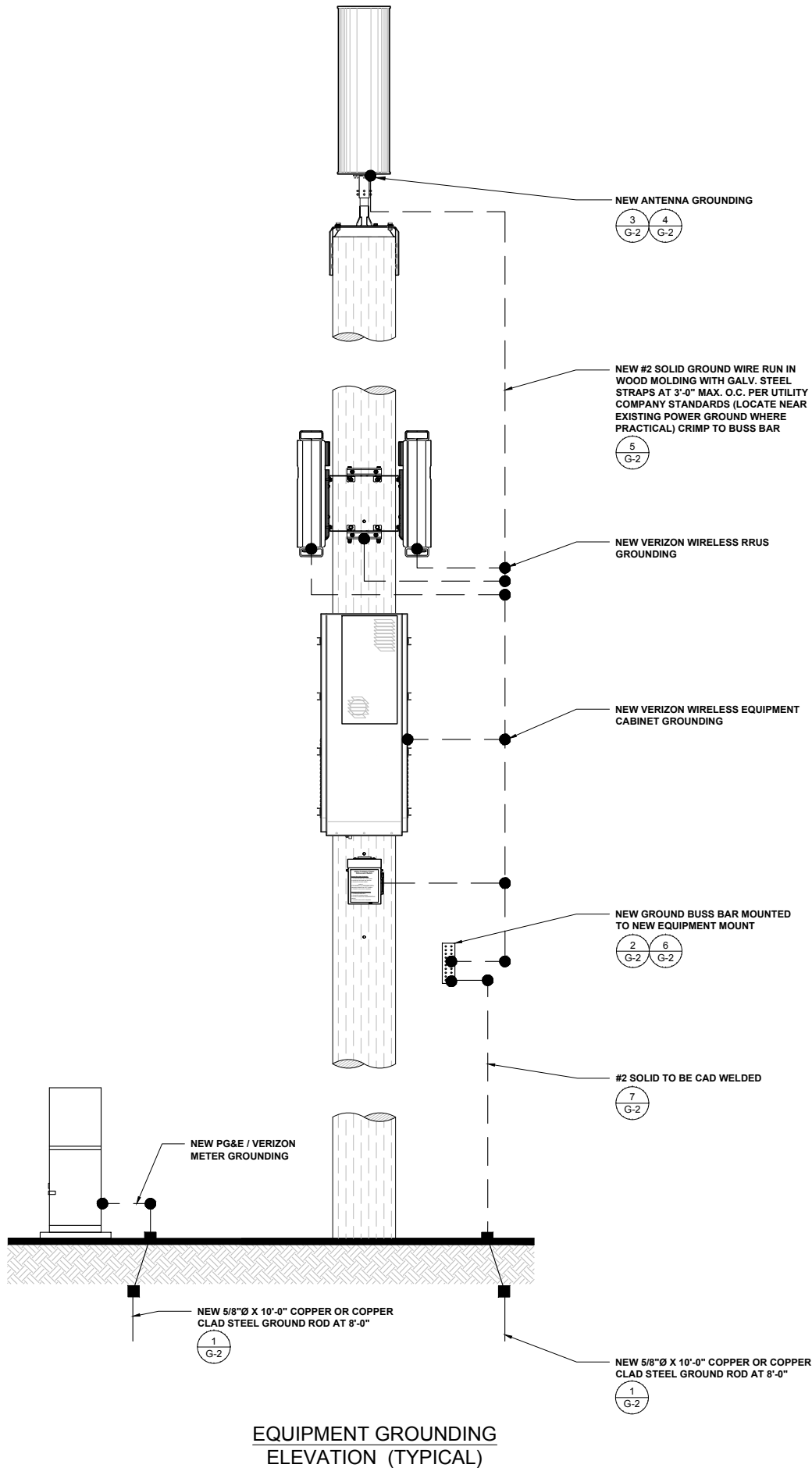
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
 - MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.
- NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.
- NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE CONDITIONS.
- CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.
- ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

GROUNDING NOTES

SCALE
N.T.S.

2

ANTENNA & EQUIPMENT GROUNDING PLAN



ISSUE STATUS

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0	10/03/18	90% CONSTRUCTION	FR
1	12/05/18	100% CONSTRUCTION	FR



SAC AE DESIGN GROUP, INC.
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SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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WALNUT CREEK, CA 94598

CC SEASIDE 002

PSL # 473025

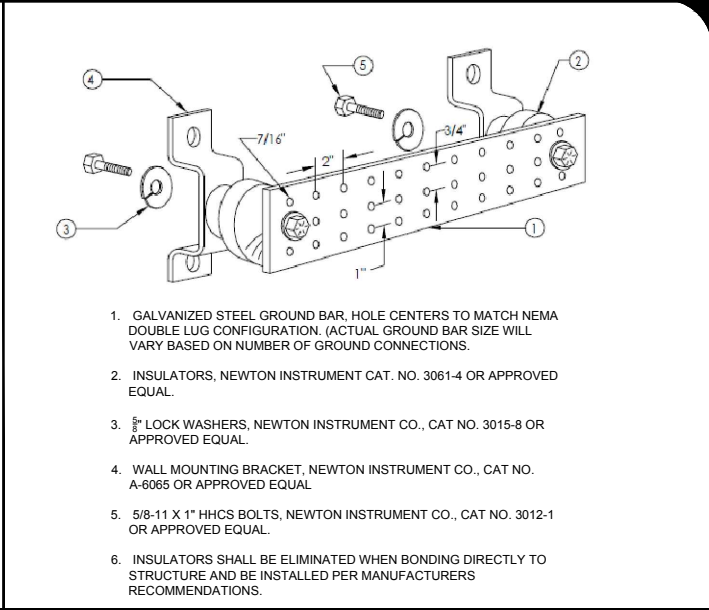
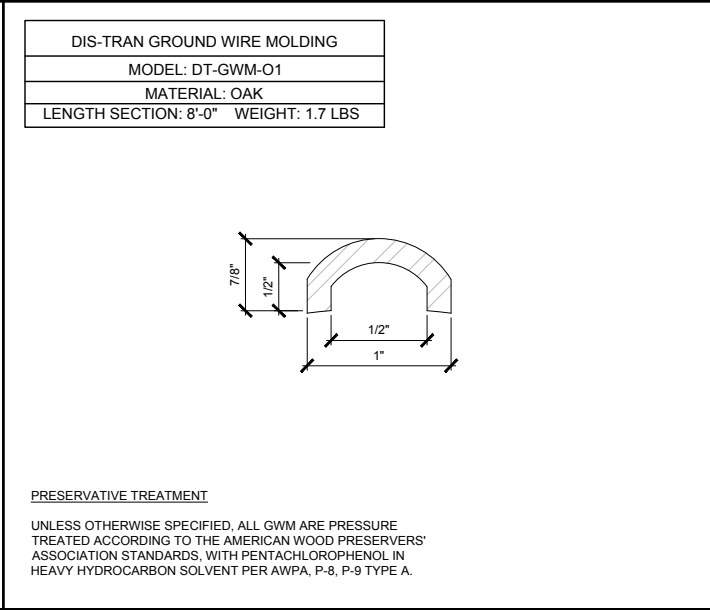
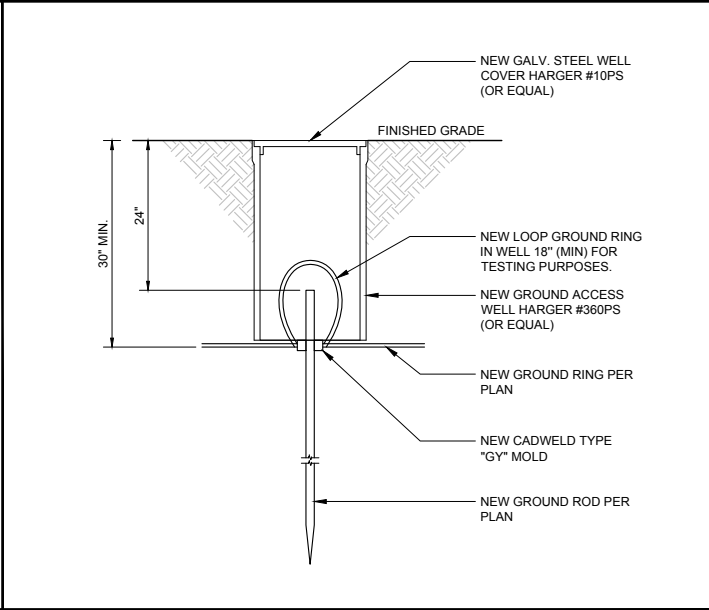
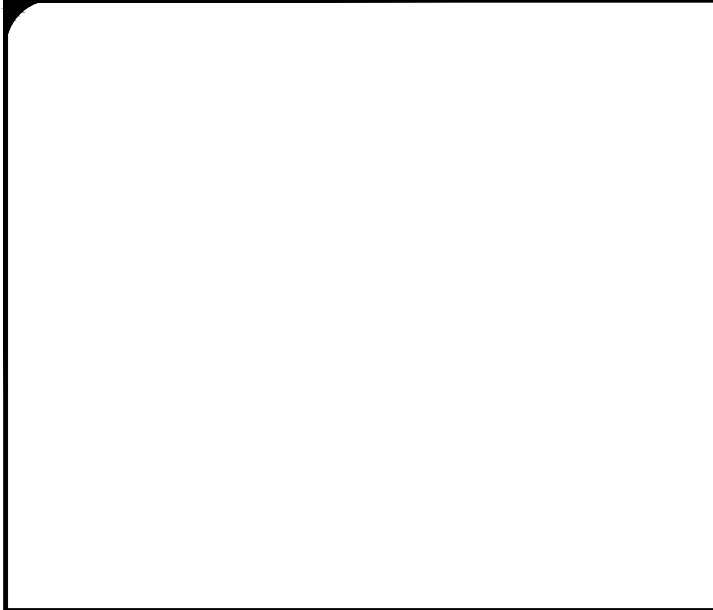
1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:
GROUNDING PLAN
& NOTES

G-1

SCALE
N.T.S.

1

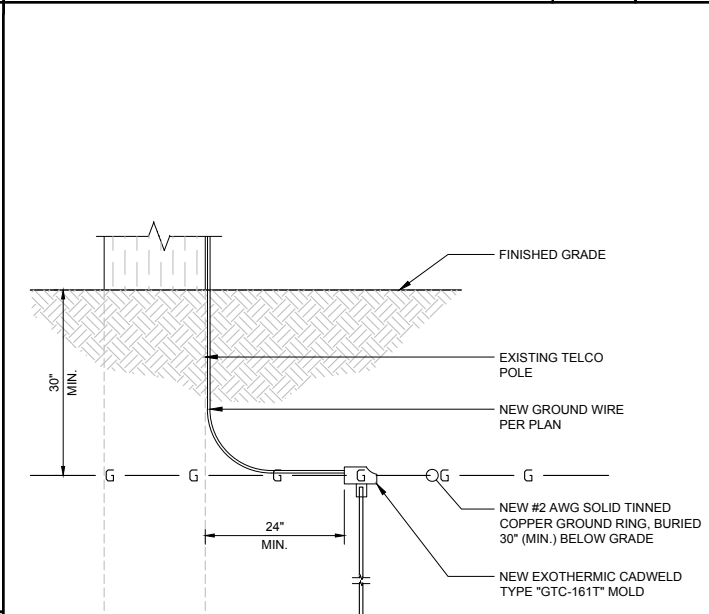
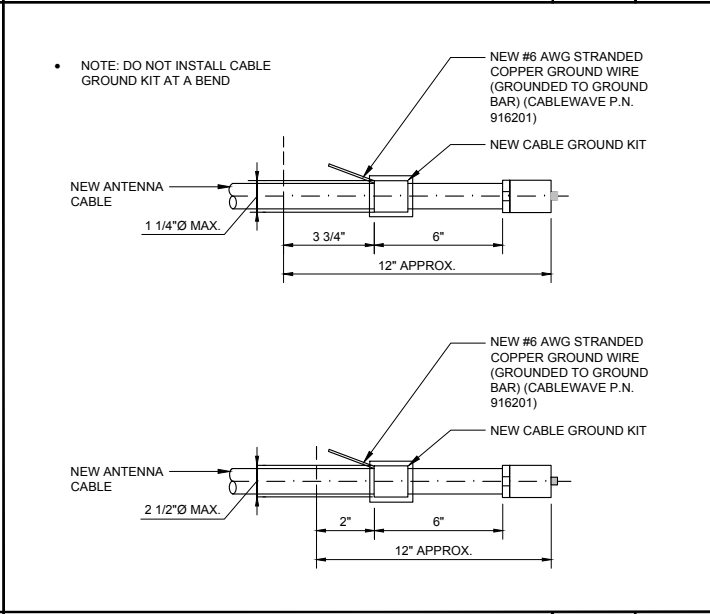
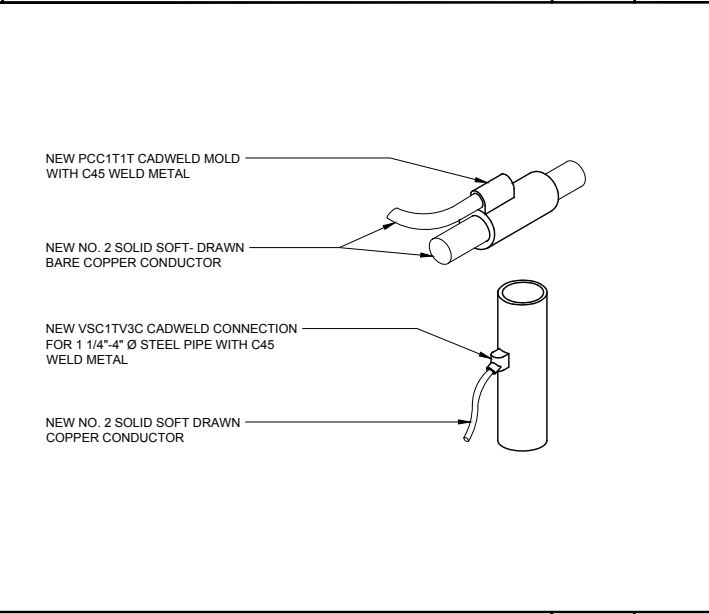
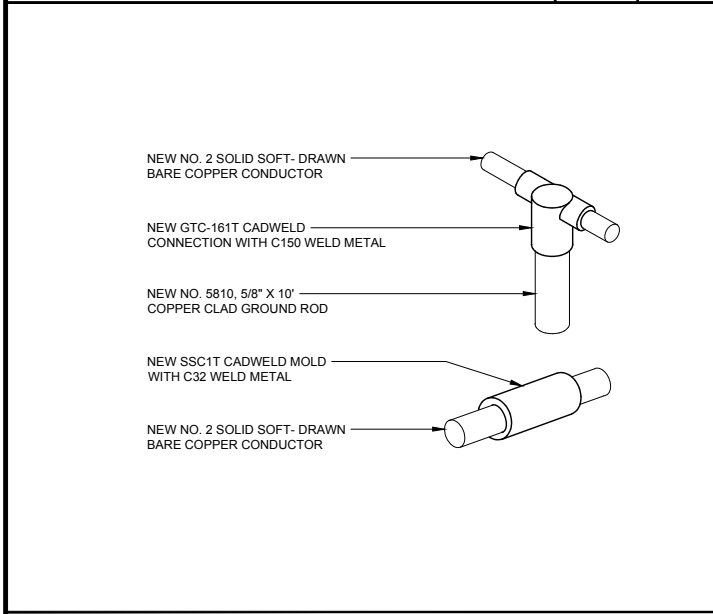


NOT USED

TEST WELL DETAIL

GROUND WIRE MOLDING DETAIL

BUS BAR DETAIL

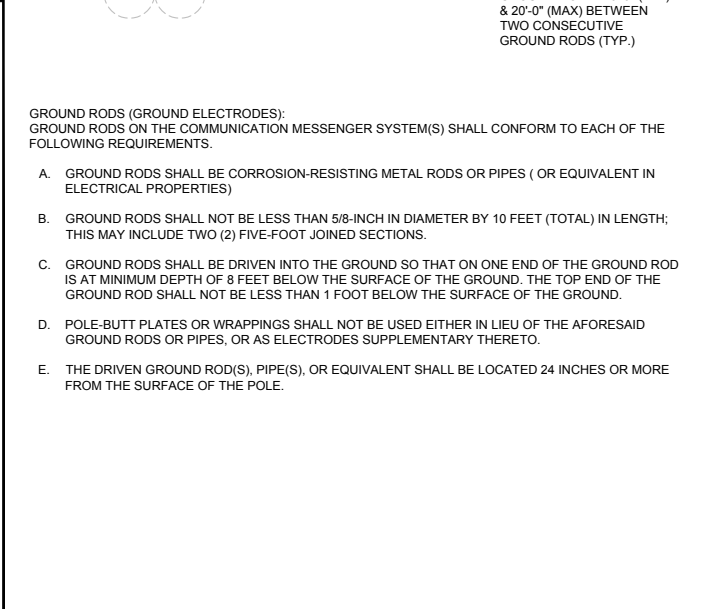
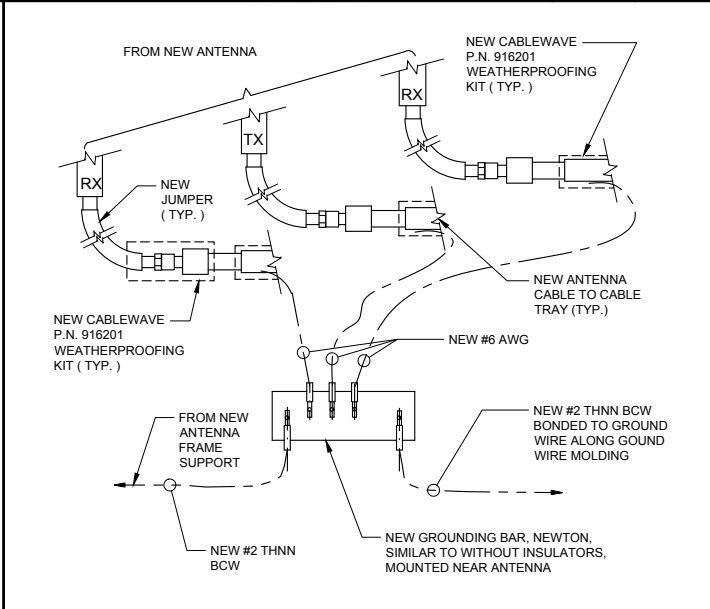
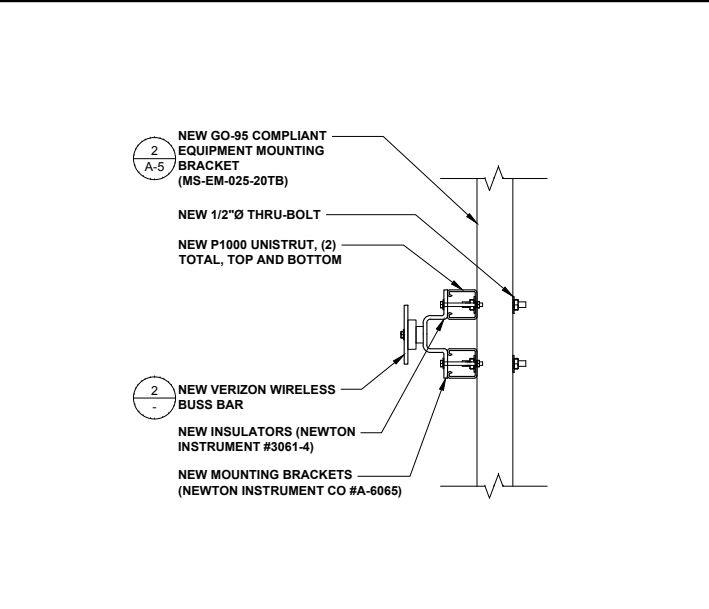
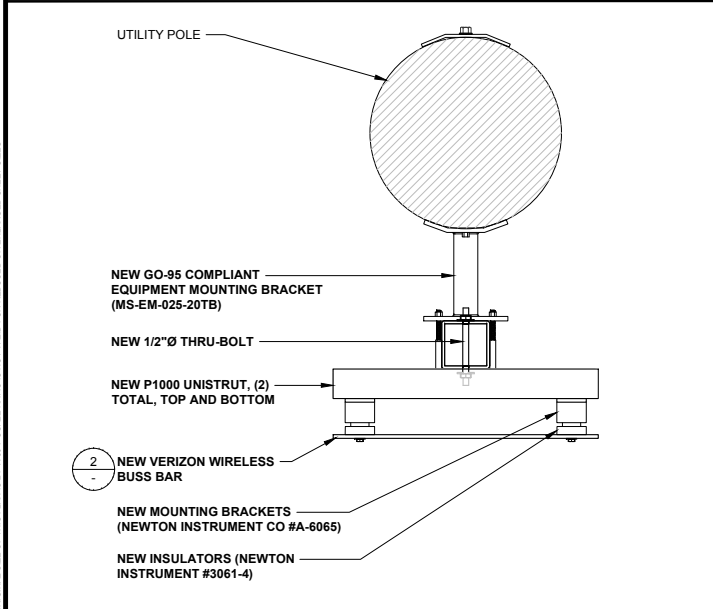


CADWELDS

ANTENNA GROUND KIT

ANTENNA GROUND DETAIL

GROUND ROD DETAIL



BUS BAR MOUNTING DETAIL

ANTENNA GROUND DETAIL

GROUND ROD DETAIL

GROUND ROD DETAIL

ISSUE STATUS

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0	10/03/18	90% CONSTRUCTION	FR
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SAC AE DESIGN GROUP, INC.

5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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verizon

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WALNUT CREEK, CA 94598

CC SEASIDE 002

PSL # 473025

1268 YOSEMITE ST
SEASIDE, CA 93955

SHEET TITLE:

GROUNDING
DETAILS

G-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

**Verizon Wireless • Proposed Small Cell (No. 473026 “CC Seaside 003”)
1101 Buena Street • 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 its small cell (No. 473026 “CC Seaside 003”) proposed to be sited in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install one cylindrical antenna on the utility pole sited in the public right-of-way at 1101 Buena Street in Seaside. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standard

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 human 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 FCC limit for exposures of unlimited duration to radio frequency energy for various 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

Power line frequencies (60 Hz) are well below the applicable range of this standard, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.

General Facility Requirements

Small cells typically consist of two distinct parts: the electronic transceivers (also called “radios”) 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



**Verizon Wireless • Proposed Small Cell (No. 473026 “CC Seaside 003”)
1101 Buena Street • Seaside, California**

typically mounted on the support pole or placed in a cabinet at ground level. 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 in front of 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 drawings by SAC AE Design Group, Inc., dated November 20, 2017, it is proposed to install one Amphenol Model CUUT360X06F, 2-foot tall omnidirectional antenna on a crossarm to be added to the utility pole sited in the public right-of-way in front of the single-story residence located at 1101 Buena Street in Seaside. The antenna would employ 4° downtilt and would be mounted at an effective height of about 29½ feet above ground. The maximum effective radiated power in any direction would be 980 watts, representing simultaneous operation at 560 watts for AWS and 420 watts for PCS service.

Another small cell is proposed by Verizon to be installed on another utility pole about 120 feet to the south, at the southwest corner of Kimball Avenue and Haviland Terrace (small cell 473024 “CC Seaside 001”). The proposed operating specifications of that small cell are identical to those in the paragraph above, except that the antenna would be mounted at an effective height of 22½ feet above ground. There are reported no other wireless telecommunications base stations at this site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation (“CC Seaside 003”) is calculated to be 0.029 mW/cm², which is 2.9% of the applicable public exposure limit. The maximum calculated cumulative level at ground, including both proposed small cells, is calculated to be 5.5% of the applicable public exposure limit. The maximum calculated



**Verizon Wireless • Proposed Small Cell (No. 473026 “CC Seaside 003”)
1101 Buena Street • Seaside, California**

level at the second-floor elevation of any nearby building is 16% 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.

Recommended Mitigation Measures

Due to its mounting location and height, the Verizon antenna 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, be provided to all authorized personnel who have access to the antenna. No access within 5 feet at the same height as the antenna, such as might occur during certain maintenance activities, should be allowed while the small cell is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that an explanatory sign* be posted at the antenna and/or on the pole below the antenna, readily visible 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 small cell proposed by Verizon Wireless at 1101 Buena Street 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 small cells. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

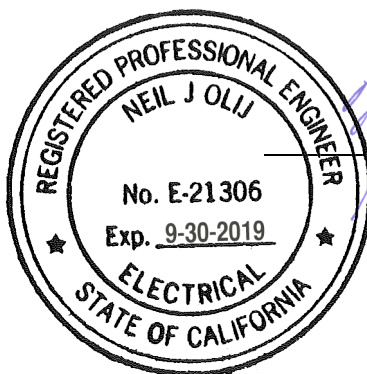
* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.



**Verizon Wireless • Proposed Small Cell (No. 473026 “CC Seaside 003”)
1101 Buena Street • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 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.



N. Olij

Neil J. Olij, P.E.
707/996-5200

February 20, 2018



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

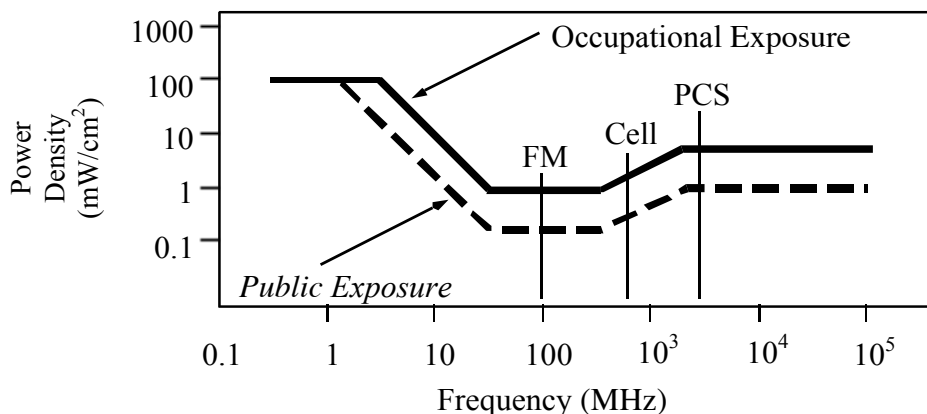
W3LG
Page 4 of 4

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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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/cm²,

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/cm²,

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/cm²,

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

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



**Verizon Wireless • Proposed DAS Node (No. 473024 “CC Seaside 001”)
1108 San Lucas Street • 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 addition of Node No. 473024 “CC Seaside 001” to the Verizon distributed antenna system (“DAS”) in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install a cylindrical antenna on the utility pole sited in the public right-of-way near 1108 San Lucas Street 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 limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
BRS (Broadband Radio)	2,490 MHz	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
[most restrictive frequency range]	30–300	0.20	1.0

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.

General Facility Requirements

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional



**Verizon Wireless • Proposed DAS Node (No. 473024 “CC Seaside 001”)
1108 San Lucas Street • Seaside, California**

wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. 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 drawings by SAC AE Design Group, Inc., dated April 3, 2019, it is proposed to install one Amphenol Model CUUT360X12F, 4-foot tall, omnidirectional* cylindrical antenna on top of the utility pole sited in the public right-of-way in front of the single-story residence at 1108 San Lucas Street in Seaside. The antenna would employ 4° downtilt and would be mounted at an effective height of about 42½ feet above ground. The maximum effective radiated power proposed in any direction is 1,300 watts, representing simultaneous operation at 680 watts for AWS and 620 watts for PCS 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 0.010 mW/cm², which is 1.0% of the applicable public exposure limit. The maximum calculated level at the top-floor elevation of any nearby building[†] is 0.63% 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.

* Assumed to be omnidirectional, although manufacturer’s patterns show reduced power in certain directions.

† Located at least 20 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed DAS Node (No. 473024 “CC Seaside 001”)
1108 San Lucas Street • Seaside, California**

Recommended Mitigation Measures

Due to its mounting location and height, the antenna 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 be provided to all workers who have access within 10 feet directly at the antenna itself. No access within 2 feet directly in front of the antenna, such as might occur during certain maintenance activities high on the pole, should be allowed while the antenna 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 antenna and/or on the pole below the antenna, readily visible from any angle of approach.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the DAS node proposed by Verizon Wireless near 1108 San Lucas Street 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 nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

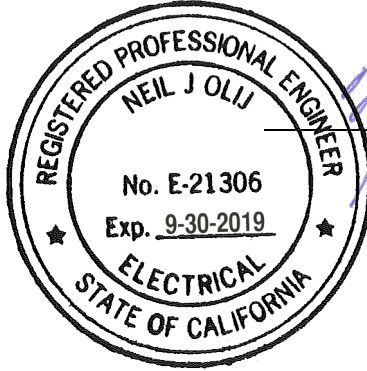
[‡] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidelines from the landlord, local zoning or health authority, or appropriate professionals may be required. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.



**Verizon Wireless • Proposed DAS Node (No. 473024 “CC Seaside 001”)
1108 San Lucas Street • Seaside, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-21306, which expires on September 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.



Neil J. Olij

Neil J. Olij, P.E.
707/996-5200

June 3, 2019



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CONSULTING ENGINEERS
SAN FRANCISCO

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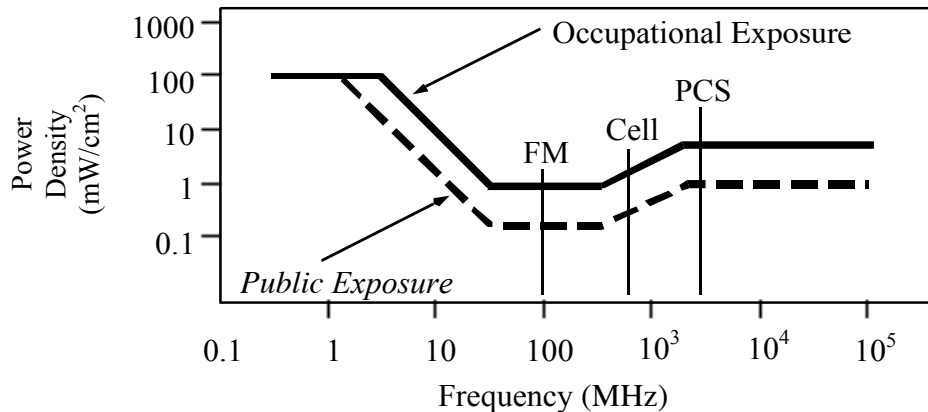
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FCC Radio Frequency Protection Guide

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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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/cm²,

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/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of 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/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to 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 is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings, to obtain more accurate projections.



**Verizon Wireless • Proposed DAS Node (Site No. 473025 “CC Seaside 002”)
1268 Yosemite Street • 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 addition of Node No. 473025 “CC Seaside 002” to be added to the Verizon distributed antenna system (“DAS”) in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install a cylindrical antenna on a utility pole sited in the public right-of-way near 1268 Yosemite Street 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 Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
BRS (Broadband Radio)	2,490 MHz	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
[most restrictive frequency range]	30–300	0.20	1.0

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.



**Verizon Wireless • Proposed DAS Node (Site No. 473025 “CC Seaside 002”)
1268 Yosemite Street • Seaside, California**

General Facility Requirements

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. 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 attached 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 drawings by SAC AE Design Group, Inc., dated October 3, 2018, it is proposed to install one Amphenol Model CUUT360X12F, 4-foot tall omnidirectional* cylindrical antenna on top of a new pole to be sited at the northeast corner of the intersection between Yosemite Street and Wanda Avenue in Seaside, next to Elwood Williams II Park. The antenna would employ 4° downtilt and would be mounted at an effective height of about 23½ feet above ground. The maximum effective radiated power proposed in any direction is 1,580 watts, representing simultaneous operation at 840 watts for AWS and 740 watts for PCS service. There are reported no other wireless telecommunications base stations at this 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 0.017 mW/cm², which is 1.7% of the applicable public exposure limit.

* Assumed to be omnidirectional, although manufacturer’s patterns show reduced power in certain directions.



**Verizon Wireless • Proposed DAS Node (Site No. 473025 “CC Seaside 002”)
1268 Yosemite Street • Seaside, California**

The maximum calculated level at the second-floor elevation of any nearby building is 10% 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.

No Recommended Mitigation Measures

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

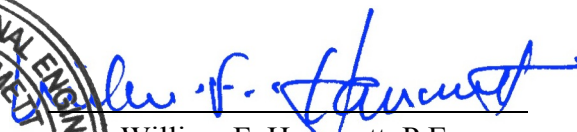
Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the DAS node proposed by Verizon Wireless near 1268 Yosemite Street 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 nodes.

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

February 5, 2019



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

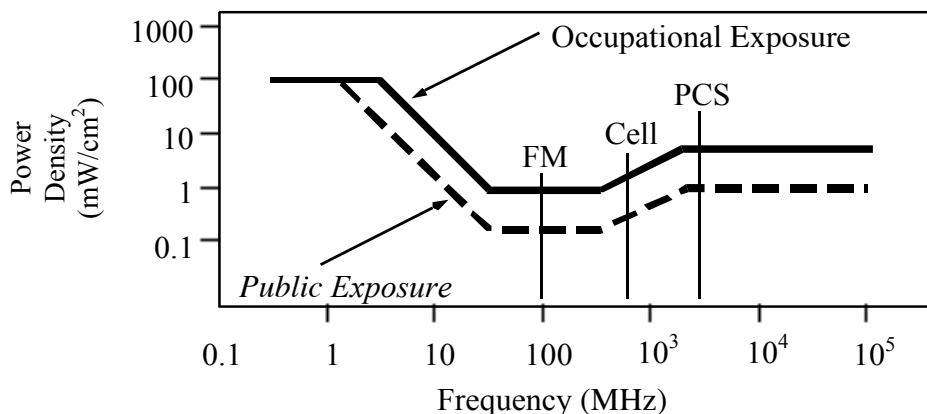
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FCC Radio Frequency Protection Guide

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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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/cm²,

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/cm²,

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/cm²,

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

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



**Verizon Wireless • Proposed DAS Node (Site No. 473028 “CC Seaside 004”)
1431 Waring Street • 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 addition of Node No. 473028 “CC Seaside 004” to the Verizon distributed antenna system (“DAS”) in Seaside, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install a cylindrical antenna on a utility pole sited in the public right-of-way near 1431 Waring Street 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 Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
BRS (Broadband Radio)	2,490 MHz	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
[most restrictive frequency range]	30–300	0.20	1.0

Power line frequencies (60 Hz) are well below the applicable range of these standards, and there is considered to be no compounding effect from simultaneous exposure to power line and radio frequency fields.



**Verizon Wireless • Proposed DAS Node (Site No. 473028 “CC Seaside 004”)
1431 Waring Street • Seaside, California**

General Facility Requirements

Wireless nodes typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to a central “hub” (which in turn are connected to the traditional wired telephone lines), and the passive antenna(s) that send the wireless signals created by the radios out to be received by individual subscriber units. The radios are often located on the same pole as the antennas and are connected to the antennas by coaxial cables. 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 attached 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 drawings by SAC AE Design Group, Inc., dated November 27, 2018, it is proposed to install one Amphenol Model CUUT360X12F, 4-foot tall, omnidirectional* cylindrical antenna on top of a new utility pole to replace the existing utility pole sited in the public right-of-way across the street from the single-story residence at 1431 Waring Street in Seaside. The antenna would employ 4° downtilt and would be mounted at an effective height of about 42½ feet above ground. The maximum effective radiated power proposed in any direction is 1,580 watts, representing simultaneous operation at 840 watts for AWS and 740 watts for PCS service. There are reported no other wireless telecommunications base stations at this 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 0.0054 mW/cm², which is 0.54% of the applicable public exposure limit.

* Assumed to be omnidirectional, although manufacturer’s patterns show reduced power in certain directions.



**Verizon Wireless • Proposed DAS Node (Site No. 473028 “CC Seaside 004”)
1431 Waring Street • Seaside, California**

The maximum calculated level any nearby building[†] is 0.79% 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.

Recommended Mitigation Measures

Due to its mounting location and height, the Verizon antenna 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, be provided to all authorized personnel who have access to the antenna. It is recommended that an explanatory sign[‡] be posted at the antenna and/or on the pole below the antenna, readily visible from any angle of approach to persons who might need to work near the antenna.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the DAS node proposed by Verizon Wireless at 1431 Waring Street 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 nodes. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

[†] Including the adjacent two-story residential building located about 25 feet to the west, based on the drawings.

[‡] 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.

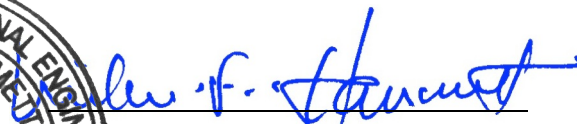


**Verizon Wireless • Proposed DAS Node (Site No. 473028 "CC Seaside 004")
1431 Waring Street • Seaside, California**

Authorship

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




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

February 5, 2019



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

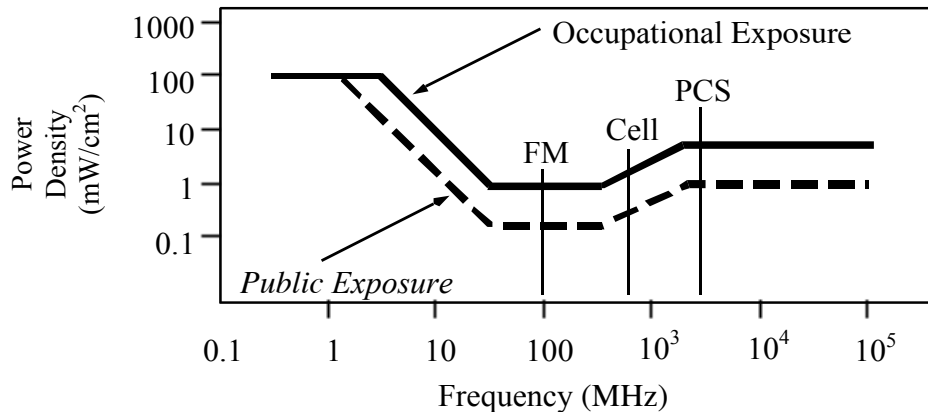
P16-Q0UN
Page 4 of 4

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 Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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/cm²,

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/cm²,

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/cm²,

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.



Lesley Milton - We are opposed to 5G towers in the City of Seaside - 1226 Hilby Ave

From: Michael Ventura <mike@acaciaagency.com>
To: "cityclerk@ci.seaside.ca.us" <cityclerk@ci.seaside.ca.us>
Date: 9/2/2019 2:50 PM
Subject: We are opposed to 5G towers in the City of Seaside - 1226 Hilby Ave

Hello,

Please accept this as our formal opposition to any 5G towers being placed within the City of Seaside. There have not been any studies to say that this form of radiation is safe.

Please watch this 5 minute video of a US Senate hearing on the subject:
<https://www.youtube.com/watch?v=ekNC0J3xx1w&feature=youtu.be>

And read this CBS article: <https://www.cbsnews.com/news/cell-tower-shut-down-some-california-parents-link-to-several-cases-of-childhood-cancer/>

Thank you,

Michael Ventura
Emily Ventura
1226 Hilby Ave
Seaside CA 93955

PH 831-394-4334

Lesley Milton - Opposition of 5G cell towers in Seaside.

From: Danielle Barton <danielle.barton@gmail.com>
To: <cityclerk@ci.seaside.ca.us>
Date: 9/4/2019 1:22 PM
Subject: Opposition of 5G cell towers in Seaside.

Dear City of Seaside Clerk:

Please enter the following letter into the record for the City Council Meeting at 7pm September 19th.

My family is highly opposed to residential cell towers in Seaside where there are less invasive alternative sites available such as in nearby commercial or industrial districts. Verizon has failed to meet its burden of proving a significant coverage gap exists, as Verizon customers in the areas to be served already have reliable coverage. The speculative claim of a future need is not, according to State and Federal law, or 9th Circuit Court of Appeals decisions, adequate to prove an existing significant gap, which is what the law requires for automatic approval. Applicants must also prove that less invasive options are unavailable. Verizon has done neither, and Seaside may regulate the siting of wireless facilities on their own terms and in a manner consistent with its codes and ordinances. The proposed facilities will constitute visual blight, degrade property values and undermine the aesthetics of our valuable neighborhoods just when we are striving to make them more beautiful.

Please do not sell out Seaside residents to a trillion dollar industry for their financial gain and our community's loss. Carmel and Monterey, Los Altos, Marin and many other California Communities are resisting this attempted takeover of municipalities' traditional zoning control. Federal law requires that if a city allows one carrier into residential areas, it must grant access to all, opening the floodgates to countless such devices. This kind of equipment does not belong next to people's homes -- our biggest and most important investments.

Sincerely,
Danielle

Lesley Milton - Cellphone tower concern

From: Marianne Kramer <mariannekramer0324@gmail.com>
To: <cityclerk@ci.seaside.ca.us>
Date: 9/4/2019 2:14 PM
Subject: Cellphone tower concern
CC: <ioglesby@ci.seaside.ca.us>, Jon Wizard <JWizard@ci.seaside.ca.us>, <aki...

Dear Sir or Madam,

You have asked for proof and documented studies of risks of cell towers in residential communities and on the environment . Below are links of Doctors, Senators and alike “on record” stating their studies and sworn testimony on the hazardous effects. We want to bring to your attention information regarding the dangers of Verizon’s proposed cell towers. Additionally, we want this entered into record for appeal on September 19, 2019.

1. US Senate Commerce , Science and Transportation hearing: Senator Blumenthal:

<https://m.youtube.com/watch?feature=youtu.be&v=ekNC0J3xx1w>

2. Dr. Sharon Goldberg “Effects of radio frequency on human health at Senate Hearing”:

https://youtu.be/v9_LDJyo7Q

3. Physicians Call for safety with Wireless Technology:

<https://mdsafetech.org/physicians-call-for-safety-with-wireless-technology/>

Best,

Buena Street residents

Lesley Milton - Cells Towers_ KPIX Channel 5_ San Francisco

From: <waltsproperties@gmail.com>
To: "'Ian Oglesby'" <IOglesby@ci.seaside.ca.us>
Date: 9/4/2019 3:53 PM
Subject: Cells Towers_ KPIX Channel 5_ San Francisco
CC: <cityclerk@ci.seaside.ca.us>

Dear Mayor,

This news story by KPIX Channel 5 may be of interest to you and Council Members.

All the best,
Walt Ferguson
831-594-6158

Please enter into the record.

<https://sanfrancisco.cbslocal.com/2018/01/25/consumerwatch-5g-cellphone-towers-signal-renewed-concerns-over-impacts-on-health/>

Lesley Milton - We don't want 5G!

From: Angelina Gandzjuk <myvoice@oneclickpolitics.com>
To: Lesley Milton-Rerig <cityclerk@ci.seaside.ca.us>
Date: 9/4/2019 5:22 PM
Subject: We don't want 5G!
Attachments: Part.001

Re: We don't want 5G!

Dear Ms. Milton-Rerig,

You are my elected representative. My health and our kids health is not for sale! Permitting technology that is proven to cause cancer in adults and children is equivalent to killing kids for profit! Filling potholes is not more important than your constituents health. You swore an oath to protect us. We are reminding you of that obligation, responsibility and liability. The severe documented harms of 5G on DNA is being kept from the public, denying them the right of informed consent.

You need to protect the public from other harmful wireless technologies such as Wi-Fi in schools, "smart" meters on dwellings, and the like, and to replace those technologies with safe and efficient wired technologies, such as Ethernet and/or fiber optics, as the end-nodes of internet delivery systems to dwellings, schools and commercial buildings. Forward-thinking cities are already doing this.

This legal notice of liability is designed to be used as evidence in court if needed and intends to educate you and to protect you from attracting civil and criminal liability in relation to your actions and/or omissions surrounding the deployment of 5G technology within your constituency. 4G/LTE small cells form an integral part of the 5G deployment. This 5G technology will cause me and my children to be exposed to wireless non-ionizing electromagnetic radiation against my consent and in my home.

Irradiating me with wireless non-ionizing electromagnetic radiation against my consent would be an application of force against my person, and causes fear of bodily injury, and could be classed as a civil trespass and/or a criminal assault.

Any level of exposure of man-made non-ionizing electromagnetic radiation can be diagnosed by my medical practitioner as an adverse health effect pursuant to the WHO's International Classification of Diseases ICD-10, code W90 thus rendering any safety limit as set by the government safety standards obsolete as to protecting my health. As needed, I may see my doctor for advice on the 5G issue.

I urge you, as my elected official, to act in the public interest by addressing the cumulative harms of densification (the crowding of small cells into a limited area to enable 5G) and insisting that public safety regulatory authorities need to prove that such densification of 5G technology is safe and that any deployment of 5G, Artificial Intelligence (AI), and/or the Internet of Things (IoT), is regulated appropriately to ensure that the national security and the safety and privacy of the public and myself is not compromised.

I implore you, as my elected official, to act in the public interest by protecting the public and myself from being persecuted by the passing of laws that restrict the Courts, law enforcement agencies, municipal councils and local governments from taking action to protect the public from harm to health

and damage, caused by 5G and other wireless technologies.

I am genuinely concerned for your welfare, the general public and mine, and this is a situation of the utmost urgency. I have studied the relevant facts and am thus aware of the danger. As a result I am in fear and I take the risk of harm and damage to me very seriously.

To help bring you up to speed on this extremely important topic, please go to the 5Gsummit.com, and listen for free to what 40 highly regarded experts inclusive of scientists, medical practitioners and lawyers from around the world have to say on the 5G subject. Experts who are not censored by the telecommunications industry, nor their captured governments, nor the captured media. Further, to assist with your education, please look at the Bio-initiative Report 2012 (updated 2017) - A Rationale for Biologically-based Public Exposure Standards for Electromagnetic Fields (ELF and RF) bioinitiative.org and Physicians for Safe Technology – 5G Mobile Communications mdsafetech.org.

I implore you as my civic leader, and as my elected representative to get educated on this important topic, and show me by your decisions, actions and omissions that you are taking precautionary steps to address the risk of harm to me and all the people within your constituency.

As an elected official I believe you are at risk of being liable if you do not take appropriate action to attempt to abate, or prevent such harm to me or the public.

Your people are rising up and I implore you to take leadership and be a champion for the health and safety of all of us. If you do, many voters, legislators and I will wholeheartedly support and campaign for you.

Sincerely,
Angelina Gandzjuk
anggandzjuk@gmail.com
1450 Elm Ave
Seaside, CA 93955
Constituent

Lesley Milton - Cellphone tower concern

From: Marianne Kramer <mariannekramer0324@gmail.com>
To: <cityclerk@ci.seaside.ca.us>
Date: 9/4/2019 2:14 PM
Subject: Cellphone tower concern
CC: <ioglesby@ci.seaside.ca.us>, Jon Wizard <JWizard@ci.seaside.ca.us>, <aki...

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https://youtu.be/v9_LDJyo7Q

3. Physicians Call for safety with Wireless Technology:

<https://mdsafetech.org/physicians-call-for-safety-with-wireless-technology/>

Best,

Buena Street residents

Lesley Milton - We don't want 5G!

From: Angelina Gandzjuk <myvoice@oneclickpolitics.com>
To: Jon Wizard <jwizard@ci.seaside.ca.us>
Date: 9/4/2019 5:21 PM
Subject: We don't want 5G!
Attachments: Part.001

Re: We don't want 5G!

Dear Mr. Wizard,

You are my elected representative. My health and our kids health is not for sale! Permitting technology that is proven to cause cancer in adults and children is equivalent to killing kids for profit! Filling potholes is not more important than your constituents health. You swore an oath to protect us. We are reminding you of that obligation, responsibility and liability. The severe documented harms of 5G on DNA is being kept from the public, denying them the right of informed consent.

You need to protect the public from other harmful wireless technologies such as Wi-Fi in schools, "smart" meters on dwellings, and the like, and to replace those technologies with safe and efficient wired technologies, such as Ethernet and/or fiber optics, as the end-nodes of internet delivery systems to dwellings, schools and commercial buildings. Forward-thinking cities are already doing this.

This legal notice of liability is designed to be used as evidence in court if needed and intends to educate you and to protect you from attracting civil and criminal liability in relation to your actions and/or omissions surrounding the deployment of 5G technology within your constituency. 4G/LTE small cells form an integral part of the 5G deployment. This 5G technology will cause me and my children to be exposed to wireless non-ionizing electromagnetic radiation against my consent and in my home.

Irradiating me with wireless non-ionizing electromagnetic radiation against my consent would be an application of force against my person, and causes fear of bodily injury, and could be classed as a civil trespass and/or a criminal assault.

Any level of exposure of man-made non-ionizing electromagnetic radiation can be diagnosed by my medical practitioner as an adverse health effect pursuant to the WHO's International Classification of Diseases ICD-10, code W90 thus rendering any safety limit as set by the government safety standards obsolete as to protecting my health. As needed, I may see my doctor for advice on the 5G issue.

I urge you, as my elected official, to act in the public interest by addressing the cumulative harms of densification (the crowding of small cells into a limited area to enable 5G) and insisting that public safety regulatory authorities need to prove that such densification of 5G technology is safe and that any deployment of 5G, Artificial Intelligence (AI), and/or the Internet of Things (IoT), is regulated appropriately to ensure that the national security and the safety and privacy of the public and myself is not compromised.

I implore you, as my elected official, to act in the public interest by protecting the public and myself from being persecuted by the passing of laws that restrict the Courts, law enforcement agencies, municipal councils and local governments from taking action to protect the public from harm to health

and damage, caused by 5G and other wireless technologies.

I am genuinely concerned for your welfare, the general public and mine, and this is a situation of the utmost urgency. I have studied the relevant facts and am thus aware of the danger. As a result I am in fear and I take the risk of harm and damage to me very seriously.

To help bring you up to speed on this extremely important topic, please go to the 5Gsummit.com, and listen for free to what 40 highly regarded experts inclusive of scientists, medical practitioners and lawyers from around the world have to say on the 5G subject. Experts who are not censored by the telecommunications industry, nor their captured governments, nor the captured media. Further, to assist with your education, please look at the Bio-initiative Report 2012 (updated 2017) - A Rationale for Biologically-based Public Exposure Standards for Electromagnetic Fields (ELF and RF) bioinitiative.org and Physicians for Safe Technology – 5G Mobile Communications mdsafetech.org.

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As an elected official I believe you are at risk of being liable if you do not take appropriate action to attempt to abate, or prevent such harm to me or the public.

Your people are rising up and I implore you to take leadership and be a champion for the health and safety of all of us. If you do, many voters, legislators and I will wholeheartedly support and campaign for you.

Sincerely,
Angelina Gandzjuk
anggandzjuk@gmail.com
1450 Elm Ave
Seaside, CA 93955
Constituent

Lesley Milton - 5G wireless deployments threaten to harm me, my family and our communities

From: Catherine Walmsley <myvoice@oneclickpolitics.com>
To: Jon Wizard <jwizard@ci.seaside.ca.us>
Date: 9/5/2019 1:38 PM
Subject: 5G wireless deployments threaten to harm me, my family and our communities
Attachments: Part.001

Re: 5G wireless deployments threaten to harm me, my family and our communities

Dear Mr. Wizard,

You are my elected representative. This legal notice of liability is designed to be used as evidence in court if needed and intends to enlighten you and to protect you from attracting civil and criminal liability in relation to your actions and/or omissions surrounding the deployment of 5G technology within your constituency. 4G/LTE small cells form an integral part of the 5G deployment. This 5G technology will cause me to be exposed to wireless non-ionizing electromagnetic radiation against my consent and in my home.

Contamination of my home with 5G may cause damage to my home if it becomes a health risk to me and thus render my home uninhabitable. Irradiating me with wireless non-ionizing electromagnetic radiation against my consent would be an application of force against my person and which causes fear of bodily injury and could be classed as a civil trespass and/or a criminal assault.

Any level of exposure of man-made non-ionizing electromagnetic radiation can be diagnosed by my medical practitioner as an adverse health effect pursuant to the WHO's International Classification of Diseases ICD-10, code W90 thus rendering any safety limit as set by the government safety standards obsolete as to protecting my health. As needed, I may see my doctor for advice on the 5G issue.

If 5G technology is deployed within your constituency, I expect that you as my elected representative will exercise due diligence to certify that all parties deploying 5G technologies have sufficient insurance cover to compensate for damage or harm caused by the emission of wireless non-ionizing electromagnetic radiation. Please note that this could be a problem, since underwriters such as Lloyds of London do not insure for such harm and damage.

I urge you, as my elected official, to act in the public interest by addressing the potential cumulative harms of densification (the crowding of small cells into a limited area to enable 5G) and insisting that public safety regulatory authorities need to prove that such densification of 5G technology is safe and that any deployment of 5G, Artificial Intelligence (AI), and/or the Internet of Things (IoT), is regulated appropriately to ensure that the national security and the safety and privacy of the public and myself is not compromised.

You need to protect the public from other harmful wireless technologies such as Wi-Fi in schools, "smart" meters on dwellings, and the like, and to replace those technologies with safe and efficient wired technologies, such as Ethernet and/or fiber optics, as the end-nodes of internet delivery systems to dwellings, schools and commercial buildings. Forward-thinking cities are already doing this.

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I implore you as my civic leader, and as my elected representative to get educated on this important topic, and show me by your decisions, actions and omissions that you are taking precautionary steps to address the risk of harm to me and all the people within your constituency.

As an elected official I believe you are at risk of being liable if you do not take appropriate action to attempt to abate, or prevent such harm to me or the public.

Your people are rising up and I implore you to take leadership and be a champion for the health and safety of all of us. If you do, many voters, legislators and I will wholeheartedly support and campaign for you.

Sincerely,
Catherine Walmsley
walmsley.catherine@yahoo.com
2010Buchanan St.
Seaside, CA 93955
Constituent

Lesley Milton - 5G wireless deployments threaten to harm me, my family and our communities

From: Tom McCartney <myvoice@oneclickpolitics.com>
To: Jon Wizard <jwizard@ci.seaside.ca.us>
Date: 9/10/2019 7:54 PM
Subject: 5G wireless deployments threaten to harm me, my family and our communities
Attachments: Part.001

Re: 5G wireless deployments threaten to harm me, my family and our communities

Dear Mr. Wizard,

You are my elected representative. This legal notice of liability is designed to be used as evidence in court if needed and intends to enlighten you and to protect you from attracting civil and criminal liability in relation to your actions and/or omissions surrounding the deployment of 5G technology within your constituency. 4G/LTE small cells form an integral part of the 5G deployment. This 5G technology will cause me to be exposed to wireless non-ionizing electromagnetic radiation against my consent and in my home.

Contamination of my home with 5G may cause damage to my home if it becomes a health risk to me and thus render my home uninhabitable. Irradiating me with wireless non-ionizing electromagnetic radiation against my consent would be an application of force against my person and which causes fear of bodily injury and could be classed as a civil trespass and/or a criminal assault.

Any level of exposure of man-made non-ionizing electromagnetic radiation can be diagnosed by my medical practitioner as an adverse health effect pursuant to the WHO's International Classification of Diseases ICD-10, code W90 thus rendering any safety limit as set by the government safety standards obsolete as to protecting my health. As needed, I may see my Doctor for advice on the 5G issue.

If 5G technology is deployed within your constituency, I expect that you as my elected representative will exercise due diligence to certify that all parties deploying 5G technologies have sufficient insurance cover to compensate for damage or harm caused by the emission of wireless non-ionizing electromagnetic radiation. Please note that this could be a problem, since underwriters such as Lloyds of London do not insure for such harm and damage.

I urge you, as my elected official, to act in the public interest by addressing the potential cumulative harms of densification (the crowding of small cells into a limited area to enable 5G) and insisting that public safety regulatory authorities need to prove that such densification of 5G technology is safe and that any deployment of 5G, Artificial Intelligence (AI), and/or the Internet of Things (IoT), is regulated appropriately to ensure that the national security and the safety and privacy of the public and myself is not compromised.

You need to protect the public from other harmful wireless technologies such as Wi-Fi in schools, "smart" meters on dwellings, and the like, and to replace those technologies with safe and efficient wired technologies, such as Ethernet and/or fiber optics, as the end-nodes of internet delivery systems to dwellings, schools and commercial buildings. Forward-thinking cities are already doing this.

I implore you, as my elected official, to act in the public interest by protecting the public and myself

from being persecuted by the passing of laws that restrict the Courts, law enforcement agencies, municipal councils and local governments from taking action to protect the public from harm to health and damage, caused by 5G and other wireless technologies.

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Sincerely,
Tom McCartney
tom_mc@sbcglobal.net
8315948425
1280 Vallejo Street
Seaside, CA 93955
Constituent

Lesley Milton - 5G wireless deployments threaten to harm me, my family and our communities

From: Tom McCartney <myvoice@oneclickpolitics.com>
To: Lesley Milton-Rerig <cityclerk@ci.seaside.ca.us>
Date: 9/10/2019 7:54 PM
Subject: 5G wireless deployments threaten to harm me, my family and our communities
Attachments: Part.001

Re: 5G wireless deployments threaten to harm me, my family and our communities

Dear Ms. Milton-Rerig,

You are my elected representative. This legal notice of liability is designed to be used as evidence in court if needed and intends to enlighten you and to protect you from attracting civil and criminal liability in relation to your actions and/or omissions surrounding the deployment of 5G technology within your constituency. 4G/LTE small cells form an integral part of the 5G deployment. This 5G technology will cause me to be exposed to wireless non-ionizing electromagnetic radiation against my consent and in my home.

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Sincerely,
Tom McCartney
tom_mc@sbcglobal.net
8315948425
1280 Vallejo Street
Seaside, CA 93955
Constituent

Lesley Milton - 5G wireless deployments threaten to harm me, my family and our communities

From: Catherine Walmsley <myvoice@oneclickpolitics.com>
To: Lesley Milton-Rerig <cityclerk@ci.seaside.ca.us>
Date: 9/5/2019 1:38 PM
Subject: 5G wireless deployments threaten to harm me, my family and our communities
Attachments: Part.001

Re: 5G wireless deployments threaten to harm me, my family and our communities

Dear Ms. Milton-Rerig,

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Sincerely,
Catherine Walmsley
walmsley.catherine@yahoo.com
2010Buchanan St.
Seaside, CA 93955
Constituent

Lesley Milton - We are opposed to wireless facility placement in residential neighborhoods in Seaside, CA

From: "Mike Ventura" <mike@modernartdealers.com>
To: <cityclerk@ci.seaside.ca.us>
Date: 9/11/2019 3:50 PM
Subject: We are opposed to wireless facility placement in residential neighborhoods in Seaside, CA

Hello,

Please forward this email to teh Mayor and all Council Members and enter it in the record.

We are Seaside residents and against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

There is no coverage gap in the city! We're counting on you to DENY THIS UNECESSARY AND INVASIVE PROJECT!

Thank you,

Emily Ventura
1226 Hilby Ave
Seaside CA 93955
PH 831-394-4334

Michael Ventura
1226 Hilby Ave
Seaside CA 93955
PH 831-224-0848

From: Cecelia Lucido <seasidegolfer@yahoo.com>
To: <cityclerk@ci.seaside.ca.us>
Date: 9/3/2019 8:51 PM
Subject: Verizon Antenna's

The utility poles in Seaside has enough equipment hanging from telephone poles as it is. The pole directly in front of my house has cable boxes hanging in midair. It's an eyesore in all the streets of Seaside. We don't need more equipment piled in top of the utility poles. They've started with the church's and now want more. My internet works fine as is, I don't hear anyone complaining. City of Seaside stand up to Verizon and their big time lawyers.

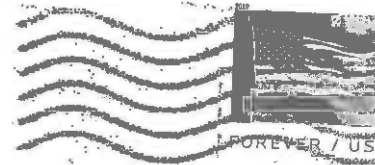
Mrs Lucido
1148 Waring Street
Seaside

Sent from my iPhone

Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 4 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

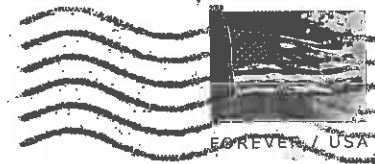
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

KARL G. BEESCHER

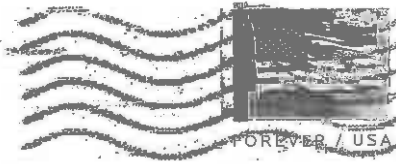
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

LIANA TAGAMI

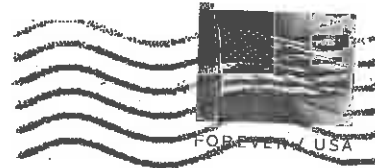
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

(Signature)

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 3 L



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440 Harcourt Ave,
Seaside, CA 93955

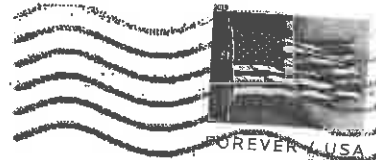
There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Abonso Velozquez*
1100 San Lucas St
Seaside, CA 93955
49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 3 L



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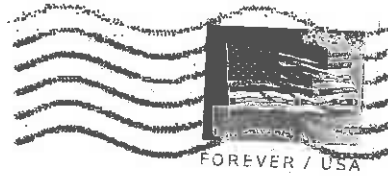
Name: *Abraham*

Abraham
49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

03 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Ale + Velasquez
1100 San Lucas St
Seaside CA 93955

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

10 SEP 2019 PM 3 L



SEP 13 2019

CITY MANAGER'S OFFICE

I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: *Ang Chapman*

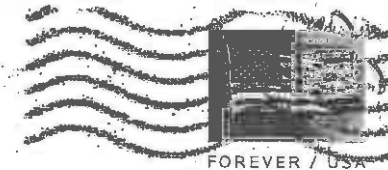
49 cent postage req



Enter comment into record.

SAN JOSE CA 950

10 SEP 2019 PM 4 L



RECEIVED

SEP 13 2019

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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Joel Clay*
1564 LUXTON ST
Seaside, CA 93955

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

10 SEP 2019 PM 11

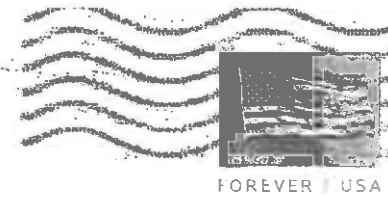
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There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Steven Shortt

49 cent postage req



RECEIVED

SEP 13 2019

CITY MANAGER'S OFFICE

City Council
440 Harcourt Ave,
Seaside, CA 93955

Enter comment into record.

SAN JOSE CA 950

10 SEP 2019 PM 11

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Name:

Jackie Shortt
Jackie Shortt

49 cent postage req



RECEIVED

SEP 13 2019

CITY MANAGER'S OFFICE

City Council
440 Harcourt Ave,
Seaside, CA 93955

Enter comment into records SAN FRANCISCO CA 940

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Name: LINDA PROUVANCE

Linda Prouance

49 cent postage req.

10 SEP 2019 PM 4 L

RECEIVED

SEP 13 2019

CITY MANAGER'S OFFICE

City Council
440 Harcourt Ave,
Seaside, CA 93955

Enter comment into records SAN FRANCISCO CA 940

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Name: BRIAN GLAGOLA

Brian Glagola

49 cent postage req.

10 SEP 2019 PM 4 L

RECEIVED

SEP 13 2019

CITY MANAGER'S OFFICE

City Council
440 Harcourt Ave,
Seaside, CA 93955

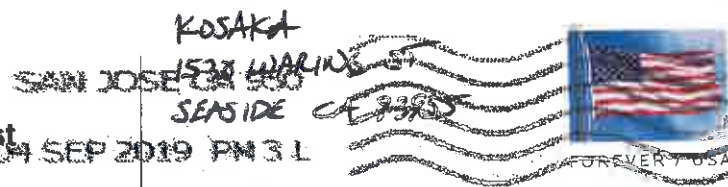
Enter comment into record.

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Name: ROSEMARY KOSAKA

49 cent postage req.



City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: Michael C. Royster
1131 Buena St Seaside CA
93955

49 cent postage req.



City Council
440 Harcourt Ave,
Seaside, CA 93955

Enter comment into record.

SAN JOSE CA 950

SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Walt + Cindy P.
Kimball

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Julie Callahan
1479 Waring St.
Seaside, CA 93955

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

14 SEP 2019 PM 4:1



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Armen Ferndel

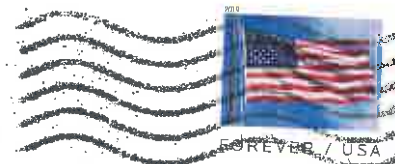
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SAN JOSE CA 950

14 SEP 2019 PM 4:1



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440 Harcourt Ave,
Seaside, CA 93955

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Name:

Sydney G. Royster
1131 Buena St Seaside CA
93955

49 cent postage req.



Enter comment into record.

SEASIDE CA 93955

04 SEP 2019 PM 3 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

49 cent postage req.



Enter comment into record.

SEASIDE CA 93955

04 SEP 2019 PM 2 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

D. Avery
1146 Birch Ave #3
Seaside CA 93955

49 cent postage req.

93955-470840



Enter comment into record.

SAN JOSE CA 950

04 SEP 2019 PM 3 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

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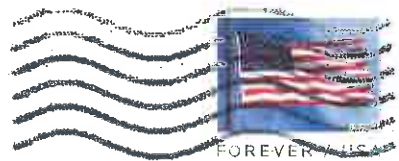
Name:

Brian Barber / Waring St.
49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

04 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Jan and Loretta E. Beckwith
1125 Kimball Ave.
Seaside, CA 93955-5933
49 cent postage req.

Enter comment into record.

I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: Rachel Christopherson
1542 Waring St., Seaside CA
93955
49 cent postage req.

Please add
① There is some evidence of harm from exposure to cell base towers - This is why CA firefighters were granted an exemption from SB 649.

City Council
440 Harcourt Ave,
Seaside, CA 93955

② There is a history in this country of putting corporate or financial interests over good governance + public health - please show leadership in this case, and put the health + safety of Seaside residents first.
Thank you.

Enter comment into record.

I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: NANCY H. PERSONA

49 cent postage req.

SAN JOSE CA 950

05 SEP 2019 PM 4 L



City Council
440 Harcourt Ave,
Seaside, CA 93955

Enter comment into record.

SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Ronald Richmond

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Patricia L. Clay

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

05 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Nicki Tackett

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

05 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

LALITA PRASAD

Prasad

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

05 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Linda Ishii

Name: LINDA ISHII
1176 SANTA ANA AVE
SEASIDE, CA 93955

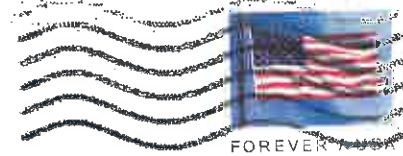
49 cent postage req



Enter comment into record.

SAN JOSE CA 950

05 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Linda Ishii-Devine

Name: LINDA ISHII-DEVINE
1048 Carson St.
Seaside, CA 93955

49 cent postage req



Enter comment into record.

OAKLAND CA 945

07 SEP 2019 PM 5 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Rebecca Kersnar
Rebecca Kersnar

49 cent postage req.



Enter comment into record.

OAKLAND CA 945

07 SEP 2019 PM 7 L



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Kevin Jepson
Kevin Jepson

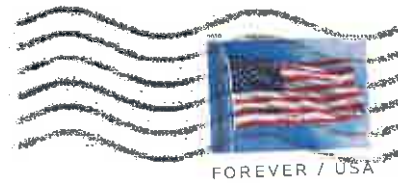
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: George Glenn

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 1:1



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Valerie Souza

49 cent postage reg



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 1:1



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Anita Madison

49 cent postage reg



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

MARGARET Cofresi

49 cent postage req.

33955-470540



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

MARGARET Cofresi

49 cent postage req.

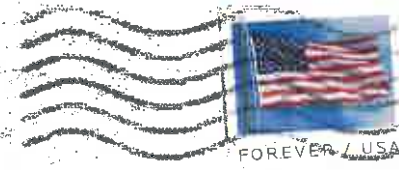
33955-470540



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 4:1



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 4:1



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

04 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

I Agree.

Name: Robert J. Lippi
1124 Sunnyside Ct
Seaside

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

04 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Angelica R.

49 cent postage req.

Buena St.



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Monica Monoz

49 cent postage req



Enter comment into record.

SAN JOSE CA 950

06 SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Gilbert Souza

Name:

Gilbert Souza

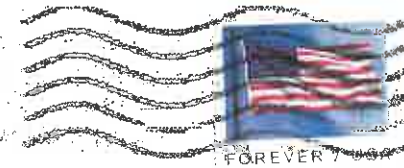
49 cent postage req

1175 Santa Ana Ave



Enter comment into record.

SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Diane Rose

49 cent postage req.

Enter comment into record.

OAKLAND CA 945



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Lloyd Ferguson

49 cent postage req.

Enter comment into record.

OAKLAND CA 945

07 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Walt Ferguson

49 cent postage req.



Enter comment into record.

OAKLAND CA 945

07 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

D Pen Tri PP

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Angela Corah

Angela Corah

49 cent postage

1399 Waring st

Enter comment into record.

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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Travis Williams

1515 Waring St

49 cent postage

93955



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

*Jean & Julie
Callahan*

*1237 Hilby Ave
Seaside, CA 93955*

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 1 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

E. P. Andoy

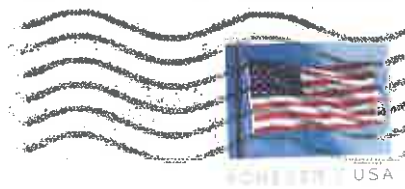
49 cent postage req.

1666 Waring St

Enter comment into record.

SAN JOSE CA 950

SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

J. Lambert

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

SEP 2019 PM 11



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Belen Echeverria*

49 cent postage req.
1424 Elm Ave



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 11 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Norma Bala*

49 cent postage req.
1392 Judson St



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Sally Mescall*
1301 Waring St.
Seaside, CA

49 cent postage req. *93955*



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: JOHN MEDCALL
1301 WAVING STREET
SEASIDE, CALIFORNIA

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: George Solomon
1485 Waving St.
Seaside, CA 93955

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: Harry Neal
1421 Sonoma Ave.
Seaside, Calif 93955

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: Joanna Camden
1292 Walling St
Seaside, CA
93955

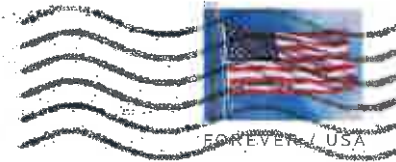
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Eugenia Arana*

49 cent postage req.
1324 Waring St



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Luyuan Zhao*
1419 Waring St

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Harumi Pearson
Harumi Pearson

49 cent postage req.

1613 Waring st

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

Wiegley

49 cent postage req.

1299 Waring st

Enter comment into record.

SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: Daniel Corah
Daniel Corah

49 cent postage req.
1399 Waring St



Enter comment into record.

SAN JOSE CA 950



I am a Seaside resident against wireless facility placement in residential neighborhoods. SAC Wireless's applications violate the City Code and both the existing and proposed General Plan, i.e. "preserving the quality of existing single-family residential areas" and "addressing nuisances and eliminating blight."

City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Cheryl Neal*
1421 SONOMA AVE.
SEASIDE, CALIF. 93955

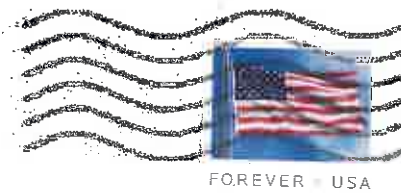
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: **DAWN SOLOMON**
1485 WARRING ST.
SEASIDE, CA 93955

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Wendelene Barron

49 cent postage req.

Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: Tertia Money Penny
1833 Luzern St.

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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440 Harcourt Ave,
Seaside, CA 93955

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Name: John Thomas Emery
1081 Mescal Street
Seaside CA 93955

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: MARCOS EVANS
1828 LUZERN ST.

49 cent postage req.

SEASIDE CA

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: Manny Gonzalez
1531 Luxton Street
Seaside CA 93955

49 cent postage req.

SEASIDE CA

Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

EDDY BATES

1373 ELM AVE

SEASIDE CA 93955

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name:

MAHMOUD AYOUB

1382 ELM AVE.

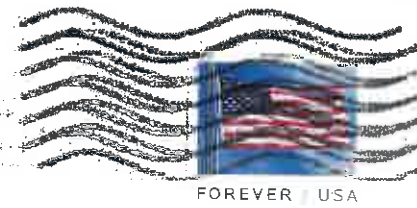
SEASIDE, CA. 93955

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950
SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

Peter Henry
49 cent postage req.
1299 Waring st

Enter comment into record.

SAN JOSE CA 950



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name:

John Lister
49 cent postage req.
1467 Waring st

Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: *Sashi Sharma*

1373 Waring st

49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

19 SEP 2019 PM 4 L



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City Council
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Seaside, CA 93955

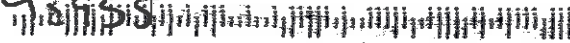
There is no 4G LTE coverage gap anywhere here. Deny this unnecessary, invasive project!

Name: *Josephine Callahan*

1828 Judson

Seaside, CA 93955

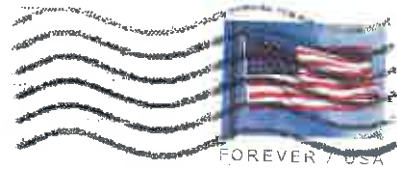
49 cent postage req.



Enter comment into record.

SAN JOSE CA 950

09 SEP 2019 PM 3 L



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City Council
440 Harcourt Ave,
Seaside, CA 93955

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Name: Kathy Mello
1108 Cantu CT
Seaside, CA 93955
Kathy Mello

49 cent postage req.





**CITY OF SEASIDE
STAFF REPORT**

Item No.: 9.D.

TO: City Council

FROM: Craig Malin, City Manager

BY: Dan Meewis, Recreation Director
Roberta Greathouse, Human Resources Director/Risk Manager

DATE: September 19, 2019

**SUBJECT: ADOPTION OF AN ORDINANCE AMENDING SEASIDE
MUNICIPAL CODE CHAPTER 9.08 ESTABLISHING
REGULATIONS FOR THE USE OF DESIGNATED
SKATEBOARDING AREAS (SECOND READING - ROLL CALL
VOTE)**

PURPOSE & RECOMMENDATION

Adopt the second reading of the draft ordinance amending Municipal Code Chapter 9.08 to establish regulations for the use of designated skateboarding areas.

BACKGROUND

Health and Safety Code Section 115800 requires local public agencies operating an unsupervised skatepark facility to adopt an ordinance requiring persons riding a skateboard or other wheeled recreational device at the facility to wear a helmet, elbow pads, and knee pads.

Furthermore, agencies are required to post signs at the facility that provide reasonable notice of the requirement to wear helmets, elbow pads, and knee pads and that a person failing to do so will be subject to citation pursuant to the ordinance.

The proposed revision to Chapter 9.08 of the Seaside Municipal Code satisfies the requirements of the Health and Safety Code and authorizes the Recreation Director and his/her designee to issue administrative citations in accordance with Chapter 2.56 of the Municipal Code.

The Recreation Director, working with the Parks and Recreation Commission and other

stakeholders, has established additional rules and regulations to govern the use of the skatepark. Those rules were shared with the public and City Council at the August 15, 2019, Council Meeting.

The City Council held a public hearing on September 5th and passed to print the draft ordinance.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of an ordinance outlining skate park rules and regulations.

ATTACHMENTS

1. Ordinance
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE AMENDING
CHAPTER 9.08 OF THE SEASIDE MUNICIPAL CODE ESTABLISHING
REGULATIONS FOR THE USE OF DESIGNATED SKATEBOARDING AREAS.**

The City Council of the City of Seaside, California does ordain as follows:

Section 1. FINDINGS AND PURPOSE.

- A. The purpose of this Ordinance is to provide minor technical amendments, add new sections related to the designated use of skateboarding areas and restate portions of Chapter 9.08 of the Seaside Municipal Code.

Section 2. AMENDMENT AND RESTATEMENT OF CHAPTER 9.08.010

Municipal Code Sub-Section 9.08.010 related to definitions is hereby amended to read as follows:

9.08.010 Definitions.

For the purposes of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined as follows:

"Caretaker" means the person or persons who are responsible for the care and maintenance of the city park areas or facilities.

"Director" means the director of ~~community recreation~~ services.

"In-line skates/roller blades" means a form of skate with non-metallic skate wheels mounted to the bottom of each boot or shoe, one in front of the other running down the center of the boot or shoe.

"Other Wheeled Recreational Device" means non-motorized bicycles, scooters, in-line skates, roller skates, or wheelchairs.

"Park area" or "facility" means any public park, playground, recreational area, recreational facility or building, swimming pool, greenbelt, landscaped area around public building, or other area in the city owned or used by the city and devoted to active or passive recreation.

"Person" or "applicant" means any person, firm, partnership, association, corporation, company, league or organization of any kind who desires to use or uses any city park area or facility.

"Roller skates" means a form of skate with four non-metallic wheels affixed to the bottom of each boot or shoe with a wheel situated at the outer four corners of each boot or shoe.

"Scooter" means a vehicle that typically has one front and one rear wheel with a low footboard between, is steered by a handlebar, and is propelled by pushing one foot against the ground while resting the other on the footboard.

"Skate park" and "park" mean the cement surface that is designed and used for skating. The park area includes the bowl.

"Skate park facility" means the skate park together with the adjacent public parking, picnic and seating areas, if any.

"Skate park user" means a user of any wheeled recreational device allowed by Section 9.08.040.

"Skateboard" means a wheeled device for riding upon with an oblong rigid material mounted on non-metallic skate wheels and propelled by human power.

"Vehicle" means any wheeled conveyance, whether motor-powered, animal-drawn or self-propelled. "Vehicle" includes any trailer of any size, kind or description. An exception is made for vehicles in the services of the city.

Section 3. AMENDMENT AND RESTATEMENT OF CHAPTER 9.08.020

Municipal Code Sub-Section 9.08.020 -is hereby amended to update the name of the recreation department to read as follows:

9.08.020 Jurisdiction.

All park areas and facilities shall be under the administrative jurisdiction of the department of ~~community~~recreation services.

Section 4. ADDITION OF SECTION 9.08.045 SKATEBOARDING AREAS

A new section 9.08.040 related to Skateboarding Areas is added to Chapter 9.08 of the Municipal Code add the following section:

9.08.040 Skateboarding Areas.

- A. **Rules and Regulations.** Skate park users in violation of the facility rules and regulations shall be subject to administrative citation pursuant to Seaside Municipal Code:

1. All skate park users shall wear a helmet, knee pads and elbow pads at all times when using the facility. All safety equipment shall be in good condition and repair and must fit the skater properly.

2. Hours. It is unlawful for any person to use or be present upon the skate park facility at any time other than the approved hours of operation. Signs shall be posted about the Skate Park Facility indicating the hours of operation.

—3. In addition to the rules set forth in this section, the director may establish other reasonable rules and regulations to protect the skate park facility or the skate park and the persons using them from injury or damage.

B. Unsupervised venue - Assumption of Risk

The City of Seaside Skate Park is an unsupervised recreational venue. The director shall cause to be posted signs at the skate park, facing the interior and exterior of the skate park, stating, at a minimum:

- Use of skateboards and other wheeled recreational devices are hazardous activities.
- Use of the facility is at the user's own risk.
- Skate park hours.
- Helmets, kneepads, and elbow pads are required to be worn while using the designated skate park area.
- Failure to wear helmets, kneepads, and elbow pads in the designated skate park area will subject persons to citation (Municipal Code Section 9.08.070).

Section 5. AMENDMENT AND RESTATEMENT OF SECTION 9.08.060 (A)

Municipal Code Sub-Section 9.08.060(A) is hereby amended and restated as follows:

9.08.060 Prohibitions generally.

A. Dogs and Animals in Public Places.

1. Any supervised and on-leash dog is allowed at all city of Seaside parks, natural trail or path with the exception of Pachetti Dog Park which allows for supervised and off-leash dogs. When in public areas, all dogs must be on a leash that cannot exceed six feet in length.

2. No dogs are allowed on city athletic fields or in designated skate park facilities.

3. The city may, by regulation, prohibit dogs at designated community events for public safety reasons. The city shall promulgate regulations to ensure that use by persons with dogs is compatible with use of these areas by other persons.

4. No dog may be left unattended and/or attached, tied or chained to any object.

5. Dog owners or custodians are required to pick up their dogs' droppings.

Section 6. AMENDMENT AND RESTATEMENT OF SECTION 9.08.070

Municipal Code Sub-Section 9.08.070 is hereby amended to add the following section related to enforcement and administrative citations:

9.08.070 Enforcement.

A. The director of ~~community recreation~~ services, the chief of police, and their duly authorized employees shall enforce the provisions of this chapter, and shall have the authority to eject from park areas and facilities any person acting in violation of these rules and regulations, and to confiscate any property being used in such a manner so as to endanger persons or property.

B. Administrative citations, fines, parent/guardian responsibility and administrative hearing.

1. The director, and his/her designee, shall have authority to issue administrative citations and administrative fines in accordance with applicable provisions of Chapter 2.56 of the Seaside Municipal Code and this Chapter.

2. The parent or legal guardian having control or custody of an un- emancipated minor whose conduct violate this chapter shall be jointly and severally liable with the minor for the amount of any administrative fine imposed pursuant to this section.

3. Administrative citations and fines issued under this section shall be subject to the administrative hearing provisions of Chapter 2.56.

Section 7. SEVERABILITY.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable.

B. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

Section 8. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

INTRODUCED by the City Council of the City of Seaside this 15th day of August, 2019.

PASSED AND ADOPTED by the City Council of the City of Seaside this _____ day of _____, 2019, by the following roll call vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

APPROVED:

Ian Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk



CITY OF SEASIDE STAFF REPORT

Item No.: 10.A.

TO: City Council

BY: Craig Malin, City Manager

DATE: September 19, 2019

**SUBJECT: ADOPT A RESOLUTION AUTHORIZING THE APPROVAL OF AN
INDEMNIFICATION AGREEMENT AND EXTENSION OF THE
EXCLUSIVE NEGOTIATING AGREEMENT FOR THE MAIN GATE
PROJECT**

PURPOSE & RECOMMENDATION

That the City Council authorize execution of the two agreements.

BACKGROUND

To continue planning necessary for the potential development of the Main Gate parcel, the developer requires an extension of the Exclusive Negotiating Agreement, originally entered into on February 17, 2017.

The Developer has agreed to terms of an extension, including paying for a project manager, and an indemnification agreement. The extended term is for one year.

FISCAL IMPACT

No impact associated with approval of the attached agreements. The extended ENA requires the developer to maintain an account to pay for all City expenses.

ATTACHMENTS

1. Main Gate Indemnification
 2. Main Gate ENA Extension
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

This HOLD HARMLESS AND INDEMNIFICATION AGREEMENT ("Agreement") dated September __, 2019, is made by PETROVICH DEVELOPMENT COMPANY, LLC, dba SEASIDE DEVELOPMENT COMPANY ("Developer"), in favor of the CITY OF SEASIDE, California, a municipal corporation ("City").

RECITALS

A. Developer is proposing to acquire and develop that certain property in the City commonly known as the Main Gate and commonly identified by the Monterey County Assessor Parcel Numbers ("APN") 031-151-013 and 031-041-011, which property is covered by a Specific Plan adopted by the City ("Project").

B. Developer was selected as the entity to negotiate exclusively for the Project pursuant to a Request for Proposals ("RFP") issued by the City on August 29, 2016.

C. Developer and the City entered into an Exclusive Negotiating Agreement ("ENA") on February 17, 2017, pursuant to which Developer agreed to indemnify the City as follows:

13. To the extent the City has not defaulted (beyond any applicable notice and cure period), the Developer shall indemnify, defend, and hold the City harmless from any and all costs, expenses, losses, claims, liabilities, damages and causes of action arising out of Developer's entering into or performing this ENA and/or Developer's failure to perform any obligation of Developer under this ENA. The Developer's obligations under the preceding sentence shall survive the expiration or earlier termination of this ENA. The Developer shall execute a Hold Harmless and Indemnification Agreement if requested by the City.

D. In accordance with the ENA, Developer hired persons and expended funds to prepare plans and perform due diligence of the Main Gate site geared to the development of the Project and obtaining the necessary entitlements therefor, including any such approvals that may be required under the California Environmental Quality Act ("CEQA").

E. Developer has entered into an extension of the ENA with the City pursuant to an ENA Extension dated September __, 2019, under which Developer is continuing to negotiate with the City for the acquisition and development of the Project.

F. The City, as a condition of entering into the ENA Extension and continuing negotiations with the Developer for the Project, has required that Developer indemnify City from matters as set forth herein.

G. In connection with all of the actions that have been taken to date related to

the Project, beginning with the conduct of the RFP process the City wishes to insure that in the event any claim of any kind is asserted or filed against the City, the City will not incur any cost or expense in defending or satisfying such claim.

H. This Agreement therefore is intended to be as broad as legally allowed to assign to Developer the risk of any such third-party claim involving or related the Project. This Agreement shall not assign such claim or require any Developer indemnity if such claim arises from (i) any actions taken by the City under its own power and authority unrelated to the Project, or (ii) any City action or approval that applies to City generally and is not reasonably related to the Project.

NOW, THEREFORE, in consideration of the foregoing Recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, Developer and City agree as follows.

AGREEMENT

1. Recitals. The above Recitals to this Agreement are declared by the parties to be true and correct in all material aspects and are hereby incorporated into this Agreement as if fully set forth below.

2. Indemnification. Subject to the provisions in Recital H above, Developer shall fully defend, protect, indemnify, and hold harmless City, its officials, officers, employees, consultants, contractors, legal counsel, representatives, and agents ("Indemnified Parties"), from and against any and all third-party claims, suits, causes of action, fines, penalties, proceedings, damages, injuries, costs, expenses, demands, liabilities, judgements, liens, or losses of any name, kind or description, specifically including fees of attorneys, accountants, expert witnesses, or other professionals (collectively "Claims"), so long as such Claims arise or are claimed to arise, directly or indirectly, out of, in connection with, or resulting from in any way out of the Project, including the following matters:

(a) Entitlements. Developer may file applications and seek certain discretionary approvals from the City, which may include, but not limited to, a general plan amendment, specific plan approval, amended specific plan approval, zoning text and map amendment, subdivision maps, grading permits, building permits, and/or review pursuant to CEQA (all collectively referred to as the "Entitlements"). It is expressly understood that as of the date of this Agreement, Developer has not applied for, and may not apply or seek approval from the City of all the Entitlements identified herein. If some or all of the Entitlements are approved, the City will be exposed to a risk of litigation challenging the granting of Entitlements and related actions, including but not limited to a challenge to the environmental determination for the Project prepared pursuant to CEQA or determined to be exempt from CEQA. Thus, Developer's indemnity obligations under this subsection 2.(a) apply only to the City's approval or denial of any Entitlement Application or Developer's withdrawal of any Entitlement Application related to the Project. For purposes of this subsection, "Entitlement Application" shall mean any application for Entitlement that (i) was

filed by the Developer or at Developer's direction and (ii) is related to the Project.

Developer's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of any Entitlement for the Project and related actions, and Liabilities premised on, related to, or invoking California Planning and Zoning Law or CEQA, including those arising out of the City's decisions related to the approved Entitlements. Developer shall reimburse the City for any court costs and attorney's fees that the City may be required by a court to pay as a result of such Claims.

(b) Contracts. Approvals and implementation of contracts by and between Developer and City and related to the Project, including an exclusive negotiating agreement or extension or revision thereof, a purchase and sale agreement, option agreement, economic agreement, and/or, development and disposition agreement (collectively referred to as "Contract Documents").

(c) RFP/ENA. Activities within the scope of the Indemnification required of Developer under the terms of the ENA.

(d) Construction of the Project. Activities undertaken or related to the future construction of the Project by Developer or subcontractors or agents of Developer.

(e) Sale or leasing of Project Components. Activities conducted by Developer or Developer's agents in the sale or leasing of discrete portions of the Project (e.g., a hotel site).

The foregoing Developer obligations for indemnification shall specifically include any claim or action based on the negligence of the City that is directly related to the matters identified in this Section 2; provided, however, the Developer's obligation for indemnification shall not apply to gross negligence, fraudulent acts, or intentional or willful misconduct of any of the Indemnified Parties.

3. City may, at its sole and absolute discretion, and subject to Section 3 below: (a) participate in the defense of any such Claims undertaken by Developer, or (b) retain separate counsel whose attorneys' fees and costs shall be paid by Developer. Such participation in the defense of such Claims or the retention of separate counsel by the City shall not relieve Indemnitor/Developer of its obligations under this Agreement.

4. Notification of Action and Coordination of Defense. The City shall promptly provide written notice to Developer of any Claims. City shall take all necessary and reasonable steps to provide such notice to Developer in a timely fashion and in a manner that will not result in any substantial prejudice to Developer's ability to defend the relevant Claims. Such notice will contain a copy of any relevant pleading filed in connection with the relevant Claims. City acknowledges that Developer desires to provide the defense of any Claims in a cost efficient manner and Developer shall be permitted to select counsel in defense of any contemplated under this Agreement and for which Developer is obligated to

indemnify. City and Developer shall coordinate and cooperate in their defense activities, whether the City is participating in defense undertaken by Developer or is retaining separate counsel (subject to Section 3 above). As used in this Agreement cooperation does not include the City having to take any action or make any decision that the City does not believe, in the exercise of its good faith judgment, is in its own best interest; provided, however, City shall not take any action or limit its cooperation in any manner that would materially affect the defense of Claims. Unless expressly provided to the contrary, nothing in this Agreement shall be construed in a manner that requires the City to exercise its discretion in a particular manner. The parties will further coordinate their activities, to the extent reasonable and feasible, in a manner that will preserve attorney-client privilege and work-product privilege with respect to any legal research or other work product prepared in connection with the Claims; provided, however, that the Developer will have no right to or interest in any reports or other attorney-client privileged materials prepared by City's Counsel, in connection with any Claims.

5. Payment of City's Costs. With respect to costs the City may incur or does incur from participating in the defense of, or in retaining separate counsel for (subject to Section 3 above), a Claim, Developer shall remit payment to City at the commencement of the Action of an advance retainer of \$25,000 (the "Retainer") to cover such costs. Thereafter, within ten (10) days of receipt after a written request from the City, accompanied by an invoice and written documentation substantiating such costs to date, Developer shall replenish the Retainer to its original amount of \$25,000. City shall provide written documentation substantiating in reasonable detail the fees, costs, and expenses which the City has paid pursuant to this Agreement, but may redact from such invoices or documentation attorney-client privileged information as it, in its sole discretion, deems appropriate. Developer's indemnification obligations shall not be limited to the amount of any insurance coverage that may be available to Developer, and it shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Developer.

6. Settlement of Actions. No settlement of any Claim shall be binding on the City unless City approves the settlement in writing. No settlement of any Claim in which Developer is a Respondent or Defendant shall be binding on Developer unless Developer approves the settlement in writing.

7. Survival. The obligations of Developer pursuant to this Agreement shall continue to be the liability and obligation of Developer, binding upon Developer until the final resolution of all Claims covered by this Agreement, and shall survive the completion, partial completion, or abandonment of the Project, including if required approvals from other permitting agencies are not granted.

8. Discharge. No dissolution, liquidation, insolvency, bankruptcy or other matter with respect to Developer shall affect this Agreement or any of Developer's obligations hereunder.

9. Severability. Wherever possible, each provision of this Agreement shall be

interpreted in such a manner as to be valid and enforceable to the fullest extent permitted by law. If any provision of this Agreement, or the application of any such provision to any person or circumstance, shall, to any extent, be held to be invalid, illegal or unenforceable under applicable law, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid, illegal or unenforceable, shall not be affected thereby.

10. Notice to Parties. All notices and demands or other communications hereunder shall be in writing, and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by generally recognized overnight delivery service, with postage prepaid, addressed to Developer or City, as applicable, at the addresses stated below, or at such other address of which either Indemnitor/Developer or City may hereafter notify the other in writing:

Developer: PETROVICH DEVELOPMENT COMPANY, LLC
825 K Street, 3rd Floor
Sacramento, CA 95814

City: City of Seaside
Attn: City Manager
440 Harcourt Avenue
Seaside, CA 93955
With an email copy to: cityattorney@ci.seaside.ca.us

Each notice or demand so given or served shall be deemed given and effective, (a) if personally delivered, on the day of actual delivery or refusal and (b) if sent by generally recognized overnight delivery service, on the next business day. Notwithstanding the foregoing, service of any notice of default provided or required by law shall, if mailed as required by law, shall be deemed given and effective on the date of mailing.

11. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the law of the State of California, without regard to principles of conflicts of law.

12. Changes and Modifications. This Agreement cannot be changed or modified, except by a written instrument signed by Developer and City.

13. Legal Construction. This Agreement shall be given a fair and reasonable construction in accordance with the intentions of the parties and without regard for or aid from any canons requiring construction against the party drawing this Agreement. The parties intend that this Agreement be interpreted and construed to provide the fullest protection possible under law to the City. As used in this Agreement, (a) the terms "herein", "hereto", "hereof" or "hereunder" or similar terms used in this Agreement refer to this Agreement as a whole and not to any particular provision and (b) the word "including" shall mean "including, without limitation". Unless otherwise stated, all references herein to Sections are references

to Sections of this Agreement.

14. Attorney's Fees And Court Venue. Should either party to this Agreement bring legal action against the other, (formal judicial proceeding, mediation or arbitration), the case shall be handled in Monterey County, California, and the party prevailing in such action shall be entitled to a reasonable attorney's fee which shall be fixed by the judge, mediator or arbitrator hearing the case and such fee shall be included in the judgment, together with all costs.

15. Successors and Assigns. The covenants, agreements and obligations of Developer hereunder shall be binding upon Developer and Developer's respective heirs, executors, administrators, legal representatives, successors, and assigns, and the rights, remedies and benefits of the Indemnified Parties hereunder shall inure to the benefit of the Indemnified Parties and their respective successors and assigns.

16. Termination.

(a) Developer's obligations to indemnify the City under this Agreement shall expire upon the following:

- (i) expiration of the applicable statute of limitations for such indemnity obligation;
- (ii) Acceptance by the City and conveyance of ownership of any public improvement, subject to applicable warranties of construction;
- (iii) Developer's sale or transfer of any ownership or leasehold interest of any real property within the Project to a bona fide purchaser for value or to an unrelated third-party buyer or assignee, so long as Developer has no continuing obligations under any Entitlement Application or Entitlements related to the applicable real property, or under applicable law; or,
- (iv) Mutual written agreement between the parties hereto.

17. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement as of the date first above written

City:

CITY OF SEASIDE
a municipal corporation

By _____

Name: Craig Malin

Title: City Manager

Developer:

PETROVICH DEVELOPMENT COMPANY, LLC

By  _____

Name: Paul Petrovich

Title: Manager

APPROVED AS TO FORM:

Thomas H. Jamison,
Special Counsel, City of Seaside

EXCLUSIVE NEGOTIATING AGREEMENT EXTENSION

This Exclusive Negotiating Agreement Extension (this "Extension") is dated as of September____, 2019 and is entered into by and between the CITY OF SEASIDE, a municipal corporation, as successor agency to the Redevelopment Agency of the City of Seaside (the "City") and PETROVICH DEVELOPMENT COMPANY, LLC, a California Limited Liability Company dba Seaside Development Company (the "Developer"). The City and the Developer are sometimes individually referred to as a "Party" and are sometimes collectively referred to as the "Parties."

RECITALS

A. The City and Developer entered into that certain Exclusive Negotiating Agreement dated February 17, 2017 (the "ENA") for the purpose of negotiating with each other, on an exclusive basis, to establish the terms and conditions of a Purchase and Sale Agreement, Option Agreement, Development and Disposition Agreement, and/or related or alternative agreements, at the City's election, that would result in the Developer's acquisition and development of the site generally depicted on the Site Map attached to the ENA (the "Project").

B. Developer has satisfied most of its obligations set forth in the ENA, including depositing One Hundred Thousand Dollars (\$100,000) in accordance with Section 7(b) of the ENA, donating Twenty Five Thousand Dollars (\$25,000.00) to the City for the establishment of a new Seaside office for planning and public engagement; and paying for third-party consultants hired by the City. Developer (in furtherance of Developer's commitment to develop the Project and satisfaction of its obligations under the ENA) estimates that it has expended in excess of Nine Hundred Thousand Dollars ("Developer's Costs"), which includes actual out of pocket expenses as well as staff time and company resources, in preparation of the plans for development pursuant to the City's request for proposal, fulfilling Developer's obligations under the ENA, procuring market studies, and developing architectural and design plans (among others).

D. In good faith and in reliance on the ENA, Developer has continued to expend funds in furtherance of the Project. Additionally, Developer and the City have expended significant time in negotiating terms relating to the acquisition of the Site and development of the Project.

E. Unanticipated circumstances have prevented Developer and City from completing all of their respective tasks under the ENA.

F. Based on the foregoing, and in particular principles of fairness given the significant work and expenditure of funds by Developer devoted to the Project, the City and Developer have determined to extend the term of the ENA in accordance with the terms and conditions set forth herein.

EXTENSION

NOW, THEREFORE, in consideration of the foregoing Recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree to extend the term of the ENA as follows, effective as of the date hereof:

1. Term of ENA. The term of the ENA shall expire one (1) calendar year from the date of this Extension ("Expiration Date"), and otherwise be subject to the provisions of Section 1 of the ENA to the extent the terms of such provisions have not already been satisfied or expired.
2. Additional Provisions. In connection with the Extension:
 - (a) Developer acknowledges and agrees that all funds either spent by the City or billed by the City to Developer for reimbursement under the ENA to the date of this Extension are Developer's Costs that are to be absorbed by Developer, and Developer waives any claims for reimbursement of any of such funds spent or billed by the City, and releases the City from any obligations of any kind under the ENA or otherwise for repayment of moneys spent by the City or received by the City from Developer to the date of this Extension.
 - (b) City agrees that it will consider retaining a contract planner or project manager, to facilitate the expeditious processing of the Project. In the event that City approves retaining such contract planner or project manager to be used solely for the Main Gate project, the parties shall mutually agree on the planner or manager to be retained, which shall be at Developer's sole cost and expense. In that event, Developer shall enter into a reimbursement agreement with the City for payment all of the costs of such contract planner or project manager, which will include a retainer payable to the City in advance to cover all of the estimated cost and expense during the duration of the retention.
 - (c) Developer acknowledges and agrees that Developer has completed its Due Diligence Period under Section 7(b) of the ENA, and it is fully satisfied with all of the conditions of the Site and the Project necessary to proceed with the tasks under the ENA mentioned therein. It is acknowledged that Phase II testing is yet to be done for the site.
 - (d) The parties agree that it is the intent of the ENA, and it shall be so interpreted, that the term "compliance with CEQA" and similar terms regarding CEQA in the ENA mean only to the extent any such compliance or actions under CEQA are legally required.
 - (e) The parties agree that an appraisal or appraisal update will be required of the Site and will be conducted by the prior independent MAI appraiser in accordance with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and Standards of Appraisal Practice of the Appraisal Institute. The appraisal shall be conducted according to the previously approved appraisal

instructions and subject to 1) correction of obvious factual errors; and 2) the approval of the Fort Ord Reuse Authority, if necessary.

(f) The following corrections shall be made to the text of the ENA.

- 1) In Section 6, "Attachment No. 4" is corrected to "Attachment No. 3".
- 2) In Section 15, a copy of any notice or other communication thereunder shall also be provided to the City's City Attorney at the address for the City listed therein, and by email at cityattorney@ci.seaside.ca.us
- 3) In Section 16, the City's representative shall be the City Manager, Craig Malin, phone (831) 899-6701; Email: CMalin@ci.seaside.ca.us.
- 4) Unless otherwise defined herein, the capitalized terms used herein shall have the meanings set forth in the ENA.

3. Existing Terms of the ENA. All of the terms and conditions of the ENA, as extended and modified by this Extension, are declared to be and shall remain in effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

CITY:

CITY OF SEASIDE, a municipal corporation

DEVELOPER:

PETROVICH DEVELOPMENT
COMPANY, LLC, a California Limited
Liability Company dba Seaside
Development Company

By: _____
Print Name: Ian Oglesby
Title: Mayor
Date:

By: _____
Print Name: Paul S. Petrovich
Title: President
Date:

APPROVED AS TO FORM:

By: _____
Print Name: Thomas H. Jamison
Title: Special Counsel, for City of Seaside
Date: