



CITY OF MORRO BAY PLANNING COMMISSION AGENDA

*The City of Morro Bay is dedicated to the preservation and enhancement of the quality of life.
The City shall be committed to this purpose and will provide a level of municipal service and safety
consistent with and responsive to the needs of the public.*

**Regular Meeting - Tuesday, December 1, 2015
Veteran's Memorial Building – 6:00 P.M.
209 Surf Street, Morro Bay, CA**

Chairperson Robert Tefft

Commissioner Gerald Luhr
Commissioner Richard Sadowski

Vice-Chair Katherine Sorenson
Commissioner Michael Lucas

ESTABLISH QUORUM AND CALL TO ORDER
MOMENT OF SILENCE / PLEDGE OF ALLEGIANCE
PLANNING COMMISSIONER ANNOUNCEMENTS

PUBLIC COMMENT PERIOD

Members of the audience wishing to address the Commission on matters not on the agenda may do so at this time. In a continual attempt to make the public process open to members of the public, the City also invites public comment before each agenda item. Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present comments must observe the following rules to increase the effectiveness of the Public Comment Period:

- When recognized by the Chair, please come forward to the podium and state your name and address for the record. Commission meetings are audio and video recorded and this information is voluntary and desired for the preparation of minutes.
- Comments are to be limited to three minutes so keep your comments brief and to the point.
- All remarks shall be addressed to the Commission, as a whole, and not to any individual member thereof. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- The Commission respectfully requests that you refrain from making slanderous, profane or personal remarks against any elected official, commission and/or staff.
- Please refrain from public displays or outbursts such as unsolicited applause, comments or cheering.
- Any disruptive activities that substantially interfere with the ability of the Commission to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.
- Your participation in Commission meetings is welcome and your courtesy will be appreciated.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development at (805) 772-6264. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. There are devices for the hearing impaired available upon request at the staff's table.

PRESENTATIONS

Informational presentations are made to the Commission by individuals, groups or organizations, which are of a civic nature and relate to public planning issues that warrant a longer time than Public Comment will provide. Based on the presentation received, any Planning Commissioner may declare the matter as a future agenda item in accordance with the General Rules and Procedures. Presentations should normally be limited to 15-20 minutes.

A. CONSENT CALENDAR

A-1 Current and Advanced Planning Processing List
Staff Recommendation: Receive and file.

B. PUBLIC HEARINGS

Public testimony given for Public Hearing items will adhere to the rules noted above under the Public Comment Period. In addition, speak about the proposal and not about individuals, focusing testimony on the important parts of the proposal; not repeating points made by others.

Continued from the 11-24-15 Planning Commission meeting

B-1 Case No.: #CP0-460 and UP0-402

Site Location: 485 Piney Way, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of of 3 new directional panels antennas on the roof of an existing church screened with a faux chimney. Project also includes installation of associated equipment of 2 new equipment cabinets adjacent to church. The project is located outside of the Coastal Commission Appeals Jurisdiction.

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally approve

Staff Contact: Cindy Jacinth, Associate Planner, (805) 772-6577

B-2 Case No.: #CP0-483 and UP0-421

Site Location: 1401 Quintana, Morro Bay, CA

Project Description: Coastal Development Permit and Conditional Use Permit approval for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 28 ft. utility pole and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way. The project is located outside of the Coastal Commission Appeals Jurisdiction

CEQA Determination: Categorically Exempt, Section 15303, Class 3

Staff Recommendation: Conditionally Approve

Staff Contact: Joan Gargiulo, Contract Planner, (805) 772-6270

C. UNFINISHED BUSINESS

D. NEW BUSINESS - NONE

E. PLANNING COMMISSIONER COMMENTS

F. COMMUNITY DEVELOPMENT MANAGER COMMENTS

G. ADJOURNMENT

Adjourn to the regular Planning Commission meeting at the Veteran’s Memorial Building, 209 Surf Street, on December 15, 2015 at 6:00 p.m.

PLANNING COMMISSION MEETING PROCEDURES

This Agenda is subject to amendment up to 72 hours prior to the date and time set for the meeting. Please refer to the Agenda posted at the Community Development Department, 955 Shasta Avenue, for any revisions, or call the department at 772-6264 for further information.

Written testimony is encouraged so it can be distributed in the Agenda packet to the Commission. Material submitted by the public for Commission review prior to a scheduled hearing should be received by the Planning Division at the Community Development Department, 955 Shasta Avenue, no later than 5:00 P.M. the Tuesday

(eight days) prior to the scheduled public hearing. Written testimony provided after the Agenda packet is published will be distributed to the Commission but there may not be enough time to fully consider the information. Mail should be directed to the Community Development Department, Planning Division.

Materials related to an item on this Agenda are available for public inspection during normal business hours in the Community Development Department, at Mill's/ASAP, 495 Morro Bay Boulevard, or the Morro Bay Library, 695 Harbor, Morro Bay, CA 93442. Materials related to an item on this Agenda submitted to the Planning Commission after publication of the Agenda packet are available for inspection at the Community Development Department during normal business hours or at the scheduled meeting.

This Agenda may be found on the Internet at: www.morro-bay.ca.us/planningcommission or you can subscribe to Notify Me for email notification when the Agenda is posted on the City's website. To subscribe, go to www.morro-bay.ca.us/notifyme and follow the instructions.

The Brown Act forbids the Commission from taking action or discussing any item not appearing on the agenda, including those items raised at Public Comment. In response to Public Comment, the Commission is limited to:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

Commission meetings are conducted under the authority of the Chair who may modify the procedures outlined below. The Chair will announce each item. Thereafter, the hearing will be conducted as follows:

1. The Planning Division staff will present the staff report and recommendation on the proposal being heard and respond to questions from Commissioners.
2. The Chair will open the public hearing by first asking the project applicant/agent to present any points necessary for the Commission, as well as the public, to fully understand the proposal.
3. The Chair will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Chair may invite the applicant/agent back to the podium to respond to the public testimony. Thereafter, the Chair will close the public testimony portion of the hearing and limit further discussion to the Commission and staff prior to the Commission taking action on a decision.

APPEALS

If you are dissatisfied with an approval or denial of a project, you have the right to appeal this decision to the City Council up to 10 calendar days after the date of action. Pursuant to Government Code §65009, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission, at, or prior to, the public hearing. The appeal form is available at the Community Development Department and on the City's web site. If legitimate coastal resource issues related to our Local Coastal Program are raised in the appeal, there is no fee if the subject property is located within the Coastal Appeal Area. If the property is located outside the Coastal Appeal Area, the fee is \$263 flat fee. If a fee is required, the appeal will not be considered complete if the fee is not paid. If the City decides in the appellant's favor then the fee will be refunded.

City Council decisions may also be appealed to the California Coastal Commission pursuant to the Coastal Act Section 30603 for those projects that are in their appeals jurisdiction. Exhaustion of appeals at the City is required prior to appealing the matter to the California Coastal Commission. The appeal to the City Council must be made to the City and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations provide the California Coastal Commission 10 working days following the expiration of the City appeal period to appeal the decision. This means that no construction permit shall be issued until both the City and Coastal Commission appeal period have expired without an appeal being filed. The Coastal Commission's Santa Cruz Office at (831) 427-4863 may be contacted for further information on appeal procedures.



City of Morro Bay
 Community Development Department
 Current & Advanced Project Tracking Sheet

This tracking sheet shows the status of the work being processed by the Planning & Building Divisions
 New Planning items or items recently updated are highlighted in yellow. Building items highlighted in green are pending action from the applicant.
 Approved projects are deleted on next version of log.

Agenda No: A-1
 Meeting Date: December 1, 2015

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Hearing or Action Ready										
1	Knight / Verizon	485 Piney Way	1/29/15	CP0-460 & UP0-402	CDP /CUP for Verizon wireless telecommunications facility (panel antennas & equipment cabinet)	CJ - RF Compliance Report under review. Incomplete letter sent 3-2-15. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15. Received revised RF report. (continued from 11-24-15 meeting.		ME conditionally approved per memo 2/3/15		cj
2	Verizon Wireless	1401 Quintana	6/12/15	CP0-483/UP0-421	Coastal Development and Conditional Use Permits to construct unmanned telecommunications facility	JG - Under Initial Review. Correction letter sent 7/31. Partial resubmittal recv'd via email 10/6. To be noticed for 12-1-15 PC hearing		PN- Conditionally approved per memo dated 7/8/15		jg
3	Redican	725 Embarcadero Rd.	6/26/13	UP0-359	Use Permit for seven boat slips and gangway	Under review. Incomplete letter sent 7-23-13. Resubmittal received on October 1, 2013. Additional info requested and resubmittal received 12-2-13. Incomplete letter sent 12-30. Meeting with Applicant on 2-13-14. Emailed Applicant 2-26-14 to clarify eelgrass study requirements for environmental review. Info hold letter sent 9-2-14. Resubmitted 10-28-14. Initial Study/MND complete & routed to State Clearinghouse 1-2-15. Anticipate 2-17-15 PC hearing. Comments received from Coastal Commission regarding eelgrass mitigation. Dock revision in progress. Project continued to 3-17-15 mtg to ensure legal noticing. Applicant submitted revised dock plans based on Coastal Commission feedback re: MND. Supplemental info sent to Coastal on 5/12/15. Applicant consulting with Coastal staff regarding MND environmental 7-2015. CJ. Requested continuance at 10-6-15 PC meeting to modify project description. Continued to a date uncertain upon applicant request. Plans revised to include Interior tenant improvements of new 2nd floor deck area. Revised visual sims in progress. Tentative hearing date is 12/15/15.	Bldg -- Review complete, applicant to obtain building permit prior to construction. Disapproved 4/21/14TP- Disapprove 11/19/13.	PW requirements will be addressed with Building Permit review	Harbor conditions: 1. one slip to be reserved for public use; 2. southern-most end tie to remain vacant in order to not encroach on neighboring lease site. Note-water lease line will need to be extended out to accommodate slips. EE 12/16/13	cj
30 -Day Review, Incomplete or Additional Submittal Review										
4	Moore	379 Orton St.	11/17/15	CP0-494	New SFR (Manufactured home) on vacant lot. 1493sf living, 528sf garage					

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5	Najarian	986 Las Tunas	11/17/15	CP0-493	Administrative Coastal Development Permit for New SFR - 1679 sf living plus 434 sf garage					
6	Crafton	430 Olive Street	11/13/15	UP0-433	Conditional Use Permit for a 500 sq. ft. addition to a nonconforming structure	JG. Under Review				jg
7	Najarian	325 Sicily	10/30/15	CP0-491	Administrative Coastal Development Permit for New SFR - 1686 sf living plus 507sf garage	JG. Under Initial Review.				jg
7	Eisemann	535 Atascadero	10/12/15	CP0-490 & S00-125	Parcel map application & CDP to split 1 R-4 zoned lot in to two lots.	Incomplete letter sent 11-5-15.				cj
8	Elliott/ Bernal	2620 Laurel Ave	9/30/15	CP0-489	Admin CDP for new 2,461sf Single family home w/ 710 sf garage and 1495sf of balcony	JG. Under Initial Review. Correction letter sent 10/27		PN- Conditionally approved per memo dated 10/22/15		jg
9	Black Hill Villas	485 South Bay Blvd	8/7/15	A00-027	Precise Plan CUP modification to reflect Coastal Commission approved changes to CDP	Precise Plan requires modification for City approvals to be consistent with Coastal Commission approvals.. Under review. Traffic Study update to be performed.				cj
10	SLCUSD	235 Atascadero	7/20/15	CP0-485 / UP0-427	CDP & CUP for new pool and student services building at Morro Bay High School	Under initial review. Incomplete letter sent. Resubmitted 9-10-15 Incomplete letter sent 10-9-15. C.J.. Resubmittal received 10-27-15. Project review complete. Initial study/ environmental review in process.				cj
11	DeGarimore	1001 Front St.	7/14/15	A00-026	Amendment to CUP to modify project description to remove proposed new awning.	Letter sent to applicant 9-9-15 regarding public access requirements. In process.				cj
12	Tobin	326 Panay	6/11/15	UP0-425/ CP0-480	New SFR in R-4 zone. AD0, CDP and MUP for 1486sf SFR and 446sf garage with setback variance request	WM Under review. Incomplete letter sent 9/30/15				wm
13	Gambriel	405 Atascadero Rd.	5/13/15	CP0-475 / UP0-417	New construction of 10,000sf commercial retail on vacant lot	WM. Under review. Will need Arch and Traffic reports. Incomplete letter sent 9/4/15.		PN-Plans Disapproved. Req. Stormwater determination form & plan update-8/25/15		wm
14	Verizon / Knight	702 Morro Bay Blvd	4/15/15	UP0-412 & CP0-466	Conditional Use Permit & Coastal Development permit for new Verizon antenna and cabinets, associated facilities	JG. Under review. Correction letter sent. Partial resubmittal rcv'd via email 10/6. Correction email sent to Agent 11/10/15		ME- Conditionally approved per memo 4/22/2015		jg

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15	AT&T	590 Morro Street	4/10/15	UP0-411 & CP0-465	Conditional Use Permit & Coastal Development permit to modify 2006 Planning permit approval for unmanned cell site	WM. Incomplete letter sent 4/28/15. Change in agent.				wm
16	T-Mobile	1478 Quintana	1/30/15	UP0-403	Minor Use Permit to Modify existing wireless telecommunication site at church	JG - Under initial review. Correction letter sent 3/5/2015. JG. Partial resubmittal rcv'd via email 9/18		JW approved		jg
17	Verizon / Knight	184 Main	11/19/14	UP0-394	Conditional Use Permit for installation of new Wireless Facility/Verizon antennas on existing pole.	Under Review. JG. Incomplete. Waiting on response from Tricia Knight. Wants to keep project open and figure out the parking situation or move location. 1/26. JG. Applicant looking to move location to pole across the street		RPS disapproved on 12/15/14 since proposed pole site will be removed during undergrounding project		jg
18	Leage	833 Embarcadero	9/15/14	UP0-389	Demolish existing building. Reconstruct new 1 story 19 foot building (retail/restaurant use) & outdoor improvements	Under review. Deemed incompletd. Letter sent 10-13-14. CJ Resubmittal received 2/17/15. Incomplete letter sent . Resubmittal received. Not compliant with view corridors requirements.	BC- incomplete	RPS - Disapproved for plan corrections noted in memo of 10/14/14		cj
19	Wordeman	2900 Alder	7/28/14	CP0-447	Admin Coastal Dev. Permit for new construction of duplex in R-4 zone. Unit A: 1965 sf w/605 sf garage. Unit B: 1714 sf w/605 sf garage.	Under Review. Correction letter sent 8-27-14. Resubmittal received 1-26-15. JG. Correction letter sent. Partial resubmittal rcv'd 2/23. Under Review. JG. Correction letter sent 1/30 JG. Resubmittal received 6/8/15. Under review. Correction letter sent. Resubmittal rcv'd 9/22/15. corrections required, letter sent 10/15/15.	BC- conditionally approved.	PN-Disapproved for plan corrections per memo dated 10/5/15		jg
20	Sonic	1840 Main St.	8/14/13	UP0-364 & CP0-404	Conditional Use Permit and Coastal Development Permit to develop Sonic restaurant.	Under initial review. Comment letter sent 9/10/13. CJ. Spoke w/ applicant 10/3 re: traffic study. CJ. Public Works & Fire comments received & forwarded 10/8/13 to applicant. Comments from Cal Trans received 10/31 and forwarded to Applicant. Applicant requested meeting w/ City staff & Cal Trans to review project requirements. Had project meeting-discussed traffic study requirements on 11-21-13. Requested fee estimate from environmental consultant for CEQA purposes. CJ. Resubmitted 5/27. Environmental Review in process. Correction letter based on environmental review sent 8-6-14. Resubmittal received 1-23-15 and correction sent 2-23-15. Resubmittal received 5/8/15. Reviewing initial study for pending route to State Clearinghouse. Stormwater Control Plan also being reviewed.	Bldg -- Review complete, applicant to obtain building permit prior to construction.FD-Disapprove UPO 364/CPO 404 9/11/13.9/9/14 FD App TP. 2/10/15 FD Not App TP.	PN- on hold until Sonic submits Preliminary Stormwater Requirements. RPS: Intial conditions provide by memos of 9/10/13 and 10/14. Met with Caltrans on 10/17.		cj

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21	Perry	3202 Beachcomber	9/8/2011 & 10/25/2012	AD0-067 / CP0-381	Variance. Demo/Reconstruct. New home with basement in S2.A overlay. Variance approved for deck only; the issue of stories was resolved due to inconsistencies in Zoning Ordinance.	Variance approved at 8/15/12 PC meeting. Appealed by 3 parties to City Council. Appeal to be heard. City Attorney reviewing. Appeal in abeyance until coastal application complete. Incomplete letter for CDP sent 12/13/12. No response since 2012. Sent Intent to Deem Withdrawn Letter 9-2-14. JG. Applicant responded with Request for Meeting to keep CDP application open. SG.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 6/11/12		
Planning Commission Continued projects										
19	LaPlante	3093 Beachcomber	11/3/11	CP0-365	Coastal Development Permit for New SFR in appeals jurisdiction. Proposed SFR of 3,495sf w/ 500 sf garage on vacant land.	SD-- Incomplete Letter 12/12/11. Letter sent 4/11/2012 requesting environmental study. MR-Met with Applicant and discussed potential impacts of project and CEQA information requested to complete MND. Project referred to env. consultant and Coastal. MND in process. Applicant revising bio report and snail study. Spoke w/ Applicant Representative 3-13-14. Snail study complete and sent to Dept of Fish and Wildlife for concurrence review. Spoke w/ env. consultant re environmental 4/7 CJ. Met with application 7-18-14 to request addendum to bio report in order to complete CEQA. Bluff determination and snowy plover report submitted 8-14-14. CJ. MND complete. Anticipate routing to State Clearinghouse on 9/18/14. Coastal Commission comment letter received 10-20-14. City responded to Coastal on 10-27. Applicant working to address comments. Discussed project with Coastal staff in meeting 11-18-14 and met with applicant 12/4/14 and 1/20/15. Received plans revisions and sent request for Coastal concurrence 9-2-15. CJ. Continued to a date uncertain to redraw ESH buffer setback.	Review complete, applicant to obtain building permit prior to construction.	No review since conditional approval of 11/20/12	Conditionally approved, per memo 9/22/15	cj
20	Merrifield	1147 West St.	4/24/15	CP0- 469 & UP0-414	Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.	WM Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
21	Wright	1149 West St.	4/24/15	CP0-470 & UP0-415	Coastal Development and Conditional Use Permits to construct new SFR subject to bluff development stds.	WM Phase 1 arch report req'd. Continued to a date uncertain		PN - Conditionally approved with comments-6/1/15		wm
22	Seashell Estates, LLC	361 Sea Shell Cove	1/26/15	CP0-459/ UP0-401	Coastal Development Permit/Conditional Use Permit for new SFR. Lot 4 of 1305 Teresa Subdivision	Reviewing CC&R Design Guidelines. Deemed complete 3-2-15. Anticipate 4/21 PC hearing. Project continued to a date uncertain. CJ.	2/23/15 FD Cond App TP	BCR has for review 2/3/15		cj

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23	City of Morro Bay	End of Nutmeg	1/18/12	UP0-344	Environmental documents for Nutmeg Tanks. Permit number for tracking purposes only County issuing permit. Demo existing and replace with two larger reservoirs. City handling environmental review	KW--Environmental contracted out to SWCA estimated to be complete on 4/27/2012. SWCA submitted draft I.S. to City on May 1, 2012. MR-Reviewed MND and met with SWCA to make corrections. In contact with County Environmental Division for their review. MND received by SWCA on 10/7/12. MND out for public notice and 30 day review as of 11/19/12. 30 day review ends on 12/25/12. No comments received. Scheduled for 1/16/13 Planning Commission meeting and then to be referred back to SLO County. Planning Commission continued this item to address concerns regarding traffic generated from the removal of soil. In applicant's court, they are addressing issues brought up by neighbors during initial P.C. meeting. Project has been redesigned and will be going forward with concrete tanks. Modifications to the MND are in process. Neighborhood meeting conducted with Engineering on 9/27/2013. Revising project description and MND.	No review performed.	BCR- New design concept completed. Needs new MND for concrete tank, less truck trips. Neighborhood mtg held 9/27. Neighbors generally support new design that reduces truck trips by 80%. Concrete batch plant set up on site will further reduce impact. 5/5/14 - Cannon contract signed to finish permit phase. Construction will be delayed to FY15/16		?
Environmental Review										
24	City of Morro Bay	N/A		UP0-423	MND for Chorro Creek Stream Gauges	Applicant requesting meeting for week of 9/9/13. SWCA performing the environmental review. Received completed MND from Water Systems Consulting (WSC) on 4/1/15. Routed to State Clearinghouse for required 30 day review period. Tentative hearing 8/4/15.	No review performed.	MND complete. Cut permit checks to RWQCB and CDFW on 2/27/15		cj
Grants										
25	Coastal Conservancy, California Coastal Commission, California Ocean Protection Council	City-wide			\$250,000 Grant Opportunity for funding for LCP update to address sea-level rise and climate change impacts.	Application submitted July 15, 2013. Awaiting results. Agency requested additional information and submitted 10-7-13. Notice received application was successful for amount requested. City funded \$250,000. Staff in contact with CA Ocean Protection Council staff to commence grant contract.	No review performed.	N/A		
26	City of Morro Bay	City-wide			Community Development Block Grant/HOME Program - Urban County Consortium	Staff has ongoing responsibilities for contract management. 2012 contracts in progress. 2013 contracts in progress. City Council approval 6/10/14 for City participation in Urban County consortium for Fiscal Years 2015-2017. Needs Assessment Workshop scheduled for 9/11/14 in tandem with Cities of Atascadero and Paso Robles at Atascadero City Hall 5pm. Draft 2015 CDBG funding recommendation approved by Council 12/9/14. 2016 Program year applications due 10/23/15	No review performed.	N/R		

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27	City of Morro Bay	City-wide			Climate Action Plan - Implementation	Staff has ongoing responsibilities for implementation of Climate Action Plan as adopted by City Council January 2014. Staff coordinating activities with other Cities and County of SLO via APCD.				
Project requiring coordination with another jurisdiction										
28	City of Morro Bay	Outfall			Original jurisdiction CDP for the outfall and for the associated wells	Coastal staff is working with staff. Coastal letter received 4/29/2013. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	City provided response to CCC on 7/12/13. Per Qtrly Conference Call CCC will take 30days to respond		
29	City of Morro Bay Desal Plant	170 Atascadero			Project requires a Coastal Development Permit for upgrades at the Plant. Final action taken Sent to CCC but pursuant to their request the City has rescinded the action.	Waiting for outcome from the CDP application for the outfall. Discussed project with Coastal staff in meeting 11-18-14.	No review performed.	BCR- Phase 1 Maint and Repair project is underway. Desal plant start-up scheduled for 10/15/13. Phase 1 complete and finalized. Phase 2 on hold as of 7/22/14.		
Final Map Under Review										
	Tract 2670	1899 -1911 Sunset	11/17/15	Map	Final Map. - Tract 2670 6 lot subdivision and 1 common lot	Under review				
30	Medina	3390 Main	10/7/11	Map	Final Map. Issues with ESH restoration. Applicant placed processing of final map on hold by proposing an amendment to the approved tentative map and coastal development permit. Applicant proposed administrative amendment. Elevated to PC, approved 1/4/12. Appealed, scheduled for 2/14/12 CC Meeting. Appeal upheld by City Council, and project with denied 2/14/12. map check returning for corrections on 3/9/12	SD--Meeting with applicant regarding ESH Area and Biological Study. MR- Received letters from biologist regarding revegetation on 9/2/12. Letter sent to biologist. Recent Submittal reviewed and memo sent to PW regarding deficiencies. Initial review shows resubmitted map does not meet the 50 foot ESH buffer setback requirement. Creek restoration required per Planning condition #4 prior to recordation of the final map.	No review performed.	DH - resubmitted map and Biological study on Dec 19th 2012. PW has completed their review. Received a letter from Medina's lawyer and preparing response. PW comments sent to RS to be included with his response letter. RS said to process map for CC. Letter being prepared to send to applicant to submit mylars for CC meeting.		sg/cj
Projects Continued Indefinitely, No Response to Date on Incomplete Letter or inactive										

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31	Maritime Museum Association (Larry Newland)	Embarcadero	11/21/05	UP0-092 & CP0-139	Embarcadero-Maritime Museum (Larry Newland). Submitted 11/21/05. Resubmitted 10/5/06, tentative CC for landowner consent 1/22/07 Landowner consent granted. Resubmitted 5/25/07. Resubmitted additional material on 9/30/09. Applicant working with City Staff regarding lease for subject site. Applicants enter into agreement with City Council on project. Applicant to provide revised site plan. Staff processing a "Summary Vacation (abandonment)" for a portion of Surf Street. Staff waiting on applicant's resubmittal. Meeting held with applicant 2/23/2011. Staff met with applicant 1/27/11 and reviewed new drawings, left meeting with applicant indicating they would be resubmitting new plans based on our discussions.	KW--Incomplete 12/15/05. Incomplete 3/7/07. Incomplete Letter sent 6/27/07. Met to discuss status 10/4/07 Incomplete 2/4/08. Met with applicants on 3/3/09 regarding inc. later. Met with applicants on 2/19/2010. Environmental documents being prepared. Meeting held with city staff and applicants on 2/3/2011. Sent Intent to Deem Withdrawn letter 9-2-14. JG.	Please route project to Building upon resubmittal.	An abandonment of Front street necessary. To be scheduled for CC mtg.		
32	James Maul	530, 532, Morro Ave 534	3/12/10	SP0-323 & UP0-282	Parcel Map. CDP & CUP for 3 townhomes. Resubmittal 11/8/10. Resubmittal did not address all issues identified in correction letter.	KW-Incomplete letter sent 4/20/10. Met with applicant 5/25/10. Letter sent to applicant/agent indicating the City's intent to terminate the application based on inactivity. City advised there will be a new applicant and to keep the application viable.MR: Received letter from applicant's rep 11/15/12 requesting project remain open. Called B. Elster for further information. Six month extension granted. Sent Intent to Deem Withdrawn Letter 8-28-14. Applicant requested to keep project open 9-25-14.	Please route project to Building upon resubmittal.	N/A		cj
Projects going forward to Coastal Commission for review (Pending LCP Amendments) / State Department of Housing										
33	City of Morro Bay	Citywide	10/16/13	A00-013	Zoning Text Amendment - Second Unit	Secondary Unit Ordinance Amendment. Ordinance 576 passed by City Council in 2012. 6-11-13 City Council direction to staff to bring back to Planning Commission for review of ordinance. At 10-16-13 PC meeting, Commission recommended changes to maximum unit size and tandem parking design where units over 900 sf and/or tandem parking design of second unit triggers a CUP process. Council accepted PC recommendation at 2-11-14 meeting and directed staff to bring back revised ordinance for a first reading and introduction. Item continued to 4/22/14 Council meeting to allow time for Coastal staff comment regarding proposed changes. Council approved Into and First Reading on 4/22/14. Final Adoption of Ord. 585 at 5/13/14 Council meeting. Ordinance to be sent as an LCP Amendment for certification by Coastal Commission.	No review performed.			wm

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
34	City of Morro Bay	Citywide	2/1/13	Ordinance 556	Wireless Amendment - LCP Amendment CHAPTER 17.27 Amendment for "Antennas and Wireless Telecommunications Facilities" AND MODIFYING CHAPTER 17.12 TO INCORPORATE NEW DEFINITIONS, 17.24 to MODIFY primary district matrices to incorporate the text changes , 17.30 to eliminate section 17.30.030.F "antennas", 17.48 modify to eliminate section 17.48.340 "Satellite dish antennas".	Application for Wireless Amendment submitted to Coastal Commission 9-11-13. Received comments back from CCC 11-27-13, working on addressing issues.	No review preformed.	N/A		sg
Projects Appealed or Forwarded to City Council										
35	Hough	289 Main	10/16/13	CP0-410 & UP0-369	CDP and CUP to construct a 2,578sf single family home on vacant lot	CJ- under review. Met with Applicant's representative 11-21-13. Met w/ Applicant representative 3-3-14 regarding bluff determination per LCP maps. Letter sent 4-1-14 re completeness and bluff standards. CJ. Visited site to review project 10-24-14. Concurrent request sent re bluff to Coastal Commission 10-27-14. Discussed project with Coastal staff 11-18-14 with referral to CCC Geologist 1-2015. Met w/ Coastal geologist 2-12-15 on site. Resubmittal received and review complete for PC hearing. Denied at 10-6-15 hearing. Resolution for denial on 10-20-15 agenda. DENIED 10-20-15. Appealed to be heard by City Council on 1-12-16.	BC- conditionally approved. TP-Disapprove 12/6/13.	BCR: Conditionally approved: ECP and sewer video required per memo of 10/28/13. Began resubmittal review 3/18/15		cj
36	Frye	3420 Toro Lane	1/13/14	CP0-419 & UP0-383	Coastal Development Permit and Conditional Use Permit for New 2,209sf SFR and 551sf garage w/ approx. 300 sf of decking on vacant lot.	WM. Revising MND. MND complete and routed to State Clearinghouse on 6-6-15. hearing on August 18, 2015. Approved by PC on 10-6-15. Appealed to Council and pending hearing date.	BC-disapproved- need geologic and engineering geology report.FD/TP Approve2/24/14	RPS conditioally approved per memo of 7/20/14		wm

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
37	City of Morro Bay	Citywide	6/19/13	A00-015	Sign Ordinance Update. Text Amendment Modifying Section 17.68 "Signs"	Text Amendment Modifying Section 17.68 "Signs". Planning Commission placed the ordinance on hold pending additional work on definitions and temporary signs. 5/17/2010. PC made recommendations and forwarded to Council. Item heard at 5/24/11 City Council Meeting. Interim Urgency Ordinance approved to allow projecting signs. A report brought to PC on 2/7/2011. Workshops scheduled 9/29/11 & 10/6/11. -Workshop results going to City Council 12/13/11. Continued to 1/10/12 CC meeting. Staff Report to PC. Project went to 5/2/2012. Update due to City Council in June 2013. Draft Sign Ordinance reviewed by PC on 6/19/13. Continued to 7/3/13 PC meeting for further review. PC has reviewed Downtown, Embarcadero, and Quintana Districts as well as the Tourist-Oriented Directional Sign Plan. 8/21/13 Final Draft of Sign Ordinance approved at 9/4/13 PC meeting with recommendation to forward to City Council. Council directed staff to do further research with local businesses. First workshop held 11/14 with approx. 12 Quintana area businesses. Downtown workshop held March 2014, North Main business workshop held 4/28/14 and Embarcadero business workshop held 5/19/14. Result of sign workshops discussed at 11-3-15 PC mtg.	No review performed.	N/R		sg
Projects in Building Plan Check										
38	Sangren	675 Anchor	11/28/12	B-29813	SFR Addition	Requested corrections 1/9/13. CJ. Resubmittal received and under review (November 14, 2013). Denial letter sent 4/24/14 GN	BC- Returned for corrections 1/9/13.	N/A		
39	LaPlante	3093 Beachcomber	11/3/11	B-29586	New SFR: 3,495sf w/ 500 sf garage on vacant land.	SD--Incomplete Letter 12/12/11. Phase 1 Arch Report required and Environmental Document. Incomplete letter sent 2/2012. Building Permit on hold until Planning process complete. CJ.	BC- Application on hold during planning processes of 4-2-2012	DH- Provide SW mgmt, drainage rpt, EC per memo of 1/18/12.		
40	Tays	982 Carmel	10/1/15	B-30684	SFR Alteration and 65sf addition (includes new bathroom)	Disapproved 11-17-15. SG.	Plans denied 10-05-2015 cdl	PN- Approved per memo dated 11/23/15		
41	Diaz	365 Driftwood	8/14/15	B-30601	SFR Addition of 328sf upstairs to create Master bedroom and bathroom.	JG. Plans disapproved, incomplete.	Approved 10-13-2015 cdl	PN- Approved 10/5/15		
42	Leage	1205 Embarcadero	9/10/15	B-30651	686sf second story addition	Correction letter sent. Not compliant w/ Planning conditions. CJ	Plans Denied 09-24-2015 cdk	PN- Approved 10/1/15, no memo.		
43	PG&E	1290 Embarcadero	10/2/13	G-040	Soil Removal	CJ- Monitoring Well location partially in Coastal original jurisdiction. Coastal Commission processing consolidated permit. Waiver granted by Coastal 9-14-1491-W	BC- on hold pending planning process. Plans have been denied.	Memo of 11/29/13. CDP application should address soil revegetation		
44	Appleby	381 Fresno	7/31/14	B-30227	Carport& Storage Shed	Correction sent 8-7-14. WM. Will require a CUP prior to building. JG. Corrections sent 2/23 JG	Building approved 08-04-15 cdl	RPS - No PW comments if street access is not required for storage bldg		
45	Decker	430 Fresno	6/8/15	B-30491	Convert existing laundry room into bathroom.	Approved. SG 6/15/15	Plans approved. 07-02-15 cdl	PN- Disapproved, needs sewer video & bwv 6/12/15		
46	Monie	2577 Greenwood	6/8/15	B-30483	600sf addition (1st & 2nd floor) to front of existing SFR			PN-Disapproved, needs Erosion control plan 11/23/15		
47	Jackson, Addis	2860 Greenwood	9/2/15	B-30639	Detached 160sf Guest cottage	Disapproved 9-28-15. JG	Perit Denied 9-9-15 cdl	PN-Disapproved, needs Erosion control plan 11/23/15		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
47	Hurless	2265 Hemlock	8/27/15	B-30477	SFR Garage converted to 492sf apartment with new bedroom and bathroom.	Disapproved 8-28-15. JG	05-15-15 Plans denied. Cdl	PN- Disapproved needs sewer lateral video-		
48	Gonzalez	481 Java	10/6/13	B-30029	SFR Addition/ Remodel: add 578 sf living and 112 sf decking	WM. Expecting Admin Use Permit application for minor revision to approved design.	Plans approved 9-18-15 cdl	PN-Disapproved, needs swr video & plan corrections. 9/24/15		
49	Nisbet	500 Kings	10/20/15	B30710	New 2,434 sf SFR with 672 sf garage and 228 sf of decking & shared driveway with adjacent lot		Plans under review. 10-21-15 cdl	PN-Disapprovedper memo dated 10/27/15		
50	Nisbet	570 Kings		B30600	New 2,317sf SFR w/ 583sf garage and separate detached 735sf 3-car garage.	Disapproved 8-31-15. CJ.	Plans denied 08-19-15 cdl	PN-Disapproved for plan corrections per memo dated 8/31/15		
51	Banuelos	350 Las Vegas	8/19/15	B-30613	Demo 832sf SFR & 384sf non-conforming detached garage. Build new 1,600sf SRF & 484sf garage.	Approved 11-12-15. JG.	Plans denied 10-16-15 cdl	PN-Approved 11/12/15		
52	Ryan	1125 Las Tunas	10/8/15	B-30695	New SFR with 2185sf & 580sf garage	Disapproved 10-27-15. JG	Plans denied 10-19-15 cdl	PN-Disapproved for plan corrections per memo dated 11/24/15		
53	Douglas	2587 Laurel	7/27/15	B-30352	Addendum to B-30074. Add 24 sq. ft., converting 1,020 sq. ft. to habitable space, add 120 sq. ft. porch, and 191 sq.ft. deck	Under Review. JG. Denial	Plans Denied 08-05-15 cdl	PN 9/30/15 Approved as submitted. No memo		
54	Peter	890 Main	10/15/15	B-30702	76sf concrete accessible ramp at building entrance	Approved 10-21-15. SG	Plans Approved 10/19/15 cdl	PN-Disapproved, 10/16/15		
55	Candy Fish Sushi	898 Main	2/23/15	B-30380	Demise wall to add inside seating in restaurant	Approved 2/26/15 JG	Plans denied 3-2-15 cdl			
56	Dyson	117 Main	8/18/14	B-30248	Covered Patio	Corrections. 9-5-14. WM.	BC-Returned for corrections 9/8/14.	NRR		
57	Boisclair	900 Main	8/5/15	B-30587	Commerical Interior Remodel, with new restrooms, removing existing driveway & street trees	Approved 10-8-15. JG	Building plans Approved 10-13-2015 cdl	PN- Disapproved, need update to Arborist Report, 10/12/15		
58	Zanovich	380 Marina	10/2/15	B-30685	Enclose existing deck on SFR	Disapproved 10-23-15. JG.	Bldg. Plans approved. 10-19-2015 cdl	PN- Conditionally Approved, 10/16/15		
59	Meisterlin	315 Morro Bay Blvd.	9/12/14	B30275	Commercial Alteration-Handicap restroom	Approved 9/25/14. CJ.	Plansw approved 9-30-2014 bc	RPS returned for corrections per memo of		
60	Sciortino	966 Pecho	10/26/15	B30715	575sf addition to single level SFR & 77sf deck addition	Approved 10-27-15. JG	Permit issued 8-6-15 cdl	PN- Approved 10/30/15		
61	Dennis	290 Piney	2/13/15	B-30382	New SFR	Under review 2/26 JG. Waiting for conditions of approval to be included in plan set. 3/5 JG Approved 3/17 JG	Permit Issued 8-24-2015 cdl	ME approved 4/16/2015		
62	Humarian	781 Quintana	9/2/15	B-30631	Remodel exterior & interior w/ADA restrooms & parking lot upgrades.	Approved 11-13-15. JG.	Permit Issued 10-16-2015 cdl	PN- Approved 10/10/15		
63	Frye	244 Shasta	5/7/13	B-29910	Garage to Second Unit conversion	KM - Needs to comply with or amend existing CDP. 2006 Planning permit modified to allow non-conforming structure. No activity since 2014 on this building permit.	BC- on hold pending planning process.	BCR-approved 5/13/13		
64	Dow	670 Shasta	10/12/15	B-30699	Addition to SFR of 238sf living space and Demo & reconstruct of 276sf garage	Disapproved 10-27-15. JG	Permit issued 10-27-2015 cdl	PN- Disapproved per memo 10/23/15		
65	Reddell	310 Trinidad	6/1/15	B-30508	New 1763sf SFR w/427sf garage & 150sf storage/deck.	JG. waiting on planning permit approval.		PN- Plans disapproved. Need lateral sewer video & plans update - 11/24/15		
66	Barbis	166 Vashon	8/27/15	B-30623	186sf Addition to front exterior of SFR	Approved 10-2-15. WM	Building plans approved 10-09-2015 cdl	PN- Plans disapproved for plan corrections - 9/30/15		

#	Applicant/ Property Owner	Project Address	Date	Permit Numbers	Project Description/Status	Planning Comments and Notations	Building/Fire Comments and Notations	Engineering Comments and Notations	Harbor/Admin Comments and Notations	Project Planner
Projects & Permits with Final Action										
1	Knight / Verizon	800 Quintana	1/29/15	CP0-461 & UP0-405	CDP / CUP for Verizon wireless telecommunications facility	CJ - under review. Incomplete letter sent 3-2-15. Revised RF report submitted 6-5-15. Requested RF clarification via email 7-9-15. Received revised RF report		RPS approved		cj



AGENDA NO: B-1

MEETING DATE: December 1, 2015

Staff Report

TO: Planning Commissioners

DATE: November 24, 2015

FROM: Cindy Jacinth, Associate Planner

SUBJECT: 485 Piney Way: Coastal Development and Conditional Use Permits (CP0-460 & UP0-402) approval for installation of an unmanned telecommunication wireless facility which consists of 3 new directional panel antennas on the roof of an existing church screened with a faux chimney. Project also includes installation of associated equipment of 2 new equipment cabinets adjacent to church located at 485 Piney Way.

RECOMMENDATION:

CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt Planning Commission Resolution 46-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans date stamped January 29, 2015.

APPLICANT/AGENT: Tricia Knight, Agent for Verizon Wireless

LEGAL DESCRIPTION/APN: 066-185-001

PROJECT DESCRIPTION: The Applicant, Verizon Wireless, is requesting coastal development and conditional use permit approval to establish a Verizon unmanned telecommunications facility (aka "cell site") at 485 Piney Way. Specifically, the proposal includes installation of 3 new Verizon directional panel antennas screened in a faux chimney on the roof of an existing church along with associated equipment including 6 new remote radio units (RRU) and 2



Prepared By: CJ

Department Review: _____

equipment cabinets approximately four feet on the west side of the church facing Shasta Avenue. The combined dimensions of the equipment cabinets are 4 feet tall by 5 feet wide. New coaxial cable to be routed from the rooftop antennas west along the roof down to the cabinet equipment on the west side of the church. In addition, power and dark fiber conduit would be routed in a 2 foot wide underground to the existing power pole near the corner property line. Plans date stamped January 29, 2015 (Exhibit D) show the proposed chimney near the existing chimney on the single story portion of the church.

REGULATIONS:

Per sections 17.30.030(F) and 17.30.030(P) of the Zoning Ordinance antennas and public utility facilities can be located within any zoning district after obtaining a Conditional Use Permit. Establishment of a new wireless facility is considered development and therefore requires a Coastal Development Permit also.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	R-2 / residential	South:	R-2 / residential / park to southwest
East:	R-2 / residential	West:	R-2 / multi-family residential

<u>Site Characteristics</u>	
Overall Site Area	Approximately 12,000 square feet (Property size 0.9 acre)
Existing Use	Church
Terrain	Level. Paved and developed
Vegetation/Wildlife	No vegetation
Access	Shasta Avenue
Archaeological Resources	Site is not located within 300 feet of an archeological resource
<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	Medium Density Residential
Base Zone District	R-2
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, but not within appeals jurisdiction

PROJECT ANALYSIS:

Background / Discussion: City records for the church show past planning permit approval that date to the 1970's. In 1988, the church obtained conditional use permit approval (CUP#04-88) to make an existing non-conforming church conforming. There are no conditions of approval for

that permit which would conflict with the proposed Verizon wireless application. In 2007, a Sprint wireless antenna facility was approved at another church at 545 Shasta which is approximately one block away. In order to account for cumulative RF exposure with both churches, a revised RF report was requested from the applicant. This revised report was not yet received by the date of release of the Planning Commission packet, but it is expected prior to the hearing on December 1, 2015. It is presumed that the cumulative exposure levels would be within FCC limits as is similar with RF reports received on other projects with antennas in close proximity.

Visual Analysis:

Staff reviewed the project for impacts to visual aesthetics via submission of photo visual simulations existing and proposed (Exhibit B). The three proposed Verizon antennas and GPS antenna would be screened on the rooftop of the existing church inside a faux chimney which is designed to match the existing chimney. Plans depict the faux chimney at approximate height of 25 feet above ground level. The proposed chimney itself is six feet in width and included in the Verizon lease area which measures 3.22 feet by 6.69 feet and is 6 feet above the roof ridge peak as shown on plan sheet A-3 (Exhibit D) and in the visual simulations (Exhibit B). At ground level, the proposed remote radio units would be approximate four feet in height at the base of the church fronting on Shasta Avenue. The two ground mounted equipment cabinets encompasses an area of 4 feet by 2 feet 6 inches also fronting on Shasta Avenue. The adjacent RRU equipment encompasses an area of 3.5 feet by 2.5 feet.

The City's fencing and screening standards found in the Zoning Ordinance at 17.48.100.A1 require that ground mounted equipment be screened by landscaping, a solid wall or fencing, from the view of the abutting street or surrounding properties. Although there is chain link fencing nearby, the proposed equipment cabinet and RRU equipment shown on the proposed plans to front on Shasta Avenue does not propose screening of equipment. Accordingly, staff is recommending a condition of approval be added to the project (Planning condition 10) to revise plans to include screening to the satisfaction of the Community Development Manager prior to issuance of a building permit.

Hazards/Hazardous Materials

A Radio Frequency (RF) report was prepared by Hammitt & Edison, Inc., dated September 29, 2015, to evaluate the proposed project for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields (Exhibit C). The report described the antennas would be mounted at an effective height of about 23 feet above ground, 5 feet above the roof, and would be oriented in 3 facing directions. There are no other reported wireless telecommunication base stations nearby. The report concluded that for a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation would be 4.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 3.2% of the public exposure limit. This is illustrated in Figure 3 of the RF report (Exhibit C). It should be noted that these results include several worst-case scenarios assumptions and therefore are expected to overstate actual power density levels.

The RF report notes that due to the mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. For occupation exposure, the report does recommend various measures which have been added as conditions of approval namely provide training to authorized personnel who have access to the roof, including employees and contractors of both Verizon and of the Church. Also recommended is posting explanatory signs required to establish FCC compliance with occupational exposure limits. With the recommended measures, the project would be then be in compliance with occupational exposure limits.

As discussed above, in order to account for cumulative RF exposure with both churches within a block of each other, a revised RF report was requested from the applicant. This revised report was not yet received by the date of release of the Planning Commission packet, but it is expected to be submitted prior to the hearing on December 1, 2015. It is presumed that the cumulative exposure levels would be within FCC limits as is similar with RF reports received on other projects with antennas in close proximity.

U.S. Federal Communications Commission

The project has been designed to be in compliance with FCC regulations. The Federal Communications Commission (FCC) regulates interstate and international communications by radio, television, wire, satellite and cable. It was established by the Communications Act of 1934 and operates as an independent U.S. government agency overseen by Congress. Section 332(c)(7) of the Communications Act was added by Congress in the Telecommunications Act of 1996 which imposes limitations on local governments that they may not unreasonably discriminate among providers of functionally equivalent services, may not prohibit provision of personal wireless services, must act on requests within a reasonable period of time, must make any denial decision in writing, supported by substantial evidence, and may not regulate radio frequency (RF), but may require applicant to satisfy FCC rules.

ENVIRONMENTAL DETERMINATION

Environmental review was performed for this project which staff determined meets the required for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (e), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment. There are no known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on November 13, 2015, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

Improved wireless communication abilities are a community need from the standpoint of both convenience and public safety. Based upon the photo simulations and RF report submitted by the applicant and required conditions as recommended by the RF report, staff has determined that the proposed project would not significantly degrade the aesthetics of the site nor present unmitigated hazards to surrounding uses. The project, as proposed, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

Staff recommends that the Planning Commission approve the requested Coastal Development Permit and Conditional Use Permit for installation of the proposed Verizon telecommunication antennas screened in a faux chimney along with associated equipment with the incorporation of the conditions of approval attached herein.

EXHIBITS:

Exhibit A – Planning Commission Resolution 46-15

Exhibit B – Visual Simulation, Existing and Proposed

Exhibit C – Radio Frequency Compliance Report dated September 29, 2015

Exhibit D – Graphics/Plan Reductions date stamped January 29, 2015

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RESOLUTION NO. PC 46-15

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-460) AND CONDITIONAL USE PERMIT (UP0-402) FOR INSTALLATION OF UNMANNED TELECOMMUNICATION WIRELESS FACILITY WHICH CONSISTS OF 3 NEW DIRECTIONAL PANEL ANTENNAS ON THE ROOF OF AN EXISTING CHURCH SCREENED WITH A FAUX CHIMNEY AND ASSOCIATED EQUIPMENT LOCATED AT 485 PINEY WAY.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on November 24, 2015, for the purpose of considering Coastal Development Permit CP0-460 & Conditional Use Permit # UP0-402 to allow a proposed installation of an unmanned telecommunication facility to include an antenna on a rooftop pole with associated equipment including a ground-mounted equipment cabinet at a commercial building where an existing wireless telecommunication facility exists by another carrier at 800 Quintana (APN Number 066-185-001) in an area outside of the Coastal Commission Appeals Jurisdiction; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Planning Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3: New construction of small structures. This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment.

Coastal Development Permit Findings

1. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay. “Antennas” and “Public Utility Facilities” are both listed as uses that

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may be permitted in any zone district with an approved Conditional Use Permit (Zoning Ordinance Section 17.30.0030 (F) & (P), respectively).

Conditional Use Permit Findings

1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use in that the project will be consistent with all applicable zoning and plan requirements as indicated in the attached staff report, and potential public health impacts were studied and addressed in an RF report prepared by Hammett & Edison, Inc., dated September 29, 2015; and
2. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be constructed consistent with all applicable City regulations and will post explanatory warning signs in multiple locations to ensure compliance with occupational exposure limits.

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit CP0-460 and Conditional Use Permit #UP0-402 for property at 485 Piney Way (APN number 066-185-001) subject to the following conditions:

STANDARD CONDITIONS

1. Permits: This Conditional Use Permit and Coastal Development Permit are granted for the uses described in the November 19, 2015 staff report and all attachments thereto, and as shown on the plans received by the Community Development Department on January 29, 2015. In addition to satisfying all of the foregoing Conditions of Approval for the proposed use, the applicant shall obtain and maintain compliance with all other required permits and approvals.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced within two (2) years of the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Community Development Manager, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.
3. Changes: Any minor change may be approved by the Community Development Manager. Any substantial change, as so deemed by the Community Development

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Manager, will require the filing of an application for an amendment to be reviewed by the Planning Commission.

4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Compliance with Conditions: Prior to issuance of a building permit for the proposed use or development, the owner or designee accepts and agrees to comply with all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Manager and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
6. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
7. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
8. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities and routine maintenance activities shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, and 8:00 A.M. to 7:00 P.M. on Saturday and Sunday, unless an exception is granted by the Community Development Manager pursuant to the terms of this regulation.
9. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

1. Archaeology: In the event of the unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or

EXHIBIT A

- excavation shall immediately cease in the immediate area, and the find should be left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate and make recommendations as to disposition, mitigation or salvage. The developer shall be liable for costs associated with the professional investigation.
2. Chimney / Antenna and Equipment Screening: As presented in the photo simulations of the proposed project and as shown on plans received January 29, 2015, the color and texture of the proposed chimney shall be designed to match existing church color and material, coaxial cables shall be painted to match with roof shingles and associated equipment shall match existing church color and material.
 3. Exposure Signs: As recommended by the RF study dated September 29, 2015, in order to prevent occupational exposures in excess of FCC regulations, explanatory warning signs shall be posted on the roof surface to identify for authorized workers those areas on the roof in which the public exposure limit may be exceeded, and on the face of the enclosure in front of the antennas. The applicant shall submit building plans illustrating the placement of the required explanatory warning signs. Warning signs shall also be placed on the face of the equipment cabinet. Said warning signs shall be utilized to establish awareness and provide information in a prominent manner on the risk of potential exposure and instructions on methods to minimize such exposure risk.
 4. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
 5. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
 6. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
 7. A post construction RF compliance report shall be submitted to the Community Development Manager prior to final inspection. Study shall measure cumulative RF emission levels for all antennas on the church rooftop.
 8. Prior to final inspection, Applicant shall provide evidence of appropriate RF safety training to all authorized personnel who have access to the roof, including but not limited to employees and contractors of the wireless carriers and of the property owner.

EXHIBIT A

9. No access shall be allowed within 3 feet directly in front of the rooftop antenna, such as might occur during certain maintenance activities, while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Prior to final inspection, a blue boundary line which delineates a 3 foot buffer in front of the antenna shall be painted on the rooftop to identify the buffer area.
10. Pursuant to MBMC 17.48.100, prior to issuance of a building permit, the ground mounted mechanical equipment approved with this project shall be screened with fencing or landscaping from the view of the abutting street or surrounding properties to the satisfaction of the Community Development Manager.
11. A minimum of 72 hours of backup power supply to the antenna, in the form of a generator or other acceptable back up power source, shall be supplied and shown on building plans unless deemed infeasible by the Community Development Manager.

BUILDING CONDITION

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

The following Fire Department conditions shall be satisfied prior to issuance of a building permit:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.
2. Address identification. New and existing buildings shall have approved address numbers or building numbers placed in a position to be plainly legible from the street or road fronting the property (CFC 505). Provide approved address numbers 4 inches high with ½ inch stroke in contrasting numbers.
3. Knox key box. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location (CFC 506). Provide a Knox Box on exterior of the structure, in an approved location. Please obtain a Knox application from Morro Bay Fire Department during business hours.

EXHIBIT A

Planning Commission Resolution #46-15
CP0-460 & UP0-402
485 Piney
Page 6

4. Fire extinguishers. Provide 1 wall mounted class 10-B: C fire extinguisher and signage, in accordance with California Code of Regulations, Title 19, Division 1, inside the doorway of the equipment room or cabinet.
5. Cabinet signage. Cabinets shall have exterior labels that identify the manufacturer and model number of system and electrical rating (voltage and current) of the contained battery system. Applicant shall provide signage within the cabinet that indicates the relevant electrical, chemical and fire hazard. (CFC 608.7.2)
6. Stationary storage battery systems, and equipment room and building signage shall be in accordance with 2013 California Fire Code, (Section 608) and will be examined closely during Building Permit phase and verified during field inspection. Applicant shall provide appropriate signage relative to Stationary Storage Battery Systems.
7. Equipment room door signage. Provide approved signage of "CAUTION-ENERGIZED ELECTRICAL EQUIPMENT". Sign shall have red lettering ¼ inch stroke and 3 inches high on white reflective background of durable material so to withstand a marine environment. (CFC 605.3.1) Applicant shall provide above signage relative to energized electrical equipment.
8. Required access to roof. Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department (CFC 504.1). The access ladder to the roof shall remain unlocked from the interior and be free of storage to maintain a clear aisle width of 36 inches (minimum). Applicant shall provide and maintain roof access.
9. Roof access signage. So that emergency response personnel may identify the location of the roof access ladder, provide approved signage of ROOF ACCESS LADDER. (CFC 404 and CFC 504) Applicant shall provide roof access signage.
10. Documentation of EPCRA reporting. Pursuant to Federal Emergency Planning Community Right-to Know Act (EPCRA), Section 311 and 312, USEPA regulations at 40 CFR Part 355 implementing EPCRA, and corresponding state and local requirements. Applicant shall provide a Tier Two Emergency and Hazardous Chemical Inventory (form OMB 2050-0072).

PUBLIC WORKS CONDITIONS

The following Notes shall be added to the Building Permit plans which shall be satisfied prior to issuance of a building permit:

1. No work within nor any use of any public rights of way shall occur without an encroachment permit. Encroachment permits are available at the City's Public Works Department located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

EXHIBIT A

Planning Commission Resolution #46-15
CP0-460 & UP0-402
485 Piney
Page 7

2. Any damage to any of the City's facilities (such as curb/berm, street, sewer line, water line, or any public improvements) resulting, directly or indirectly from construction operations related to this project shall be repaired at no cost to the City.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 24th day of NOVEMBER, 2015 upon motion of Commissioner _____ and seconded by Commissioner _____ on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 24th day of November, 2015.

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



EXHIBIT B

MORRO BAY SC2
PSL# 270034
485 PINEY WAY
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828



PHOTOSIMULATION VIEW 1
LOOKING NORTHEAST



MORRO BAY SC2
PSL# 270034
485 PINEY WAY
MORRO BAY, CA 93442



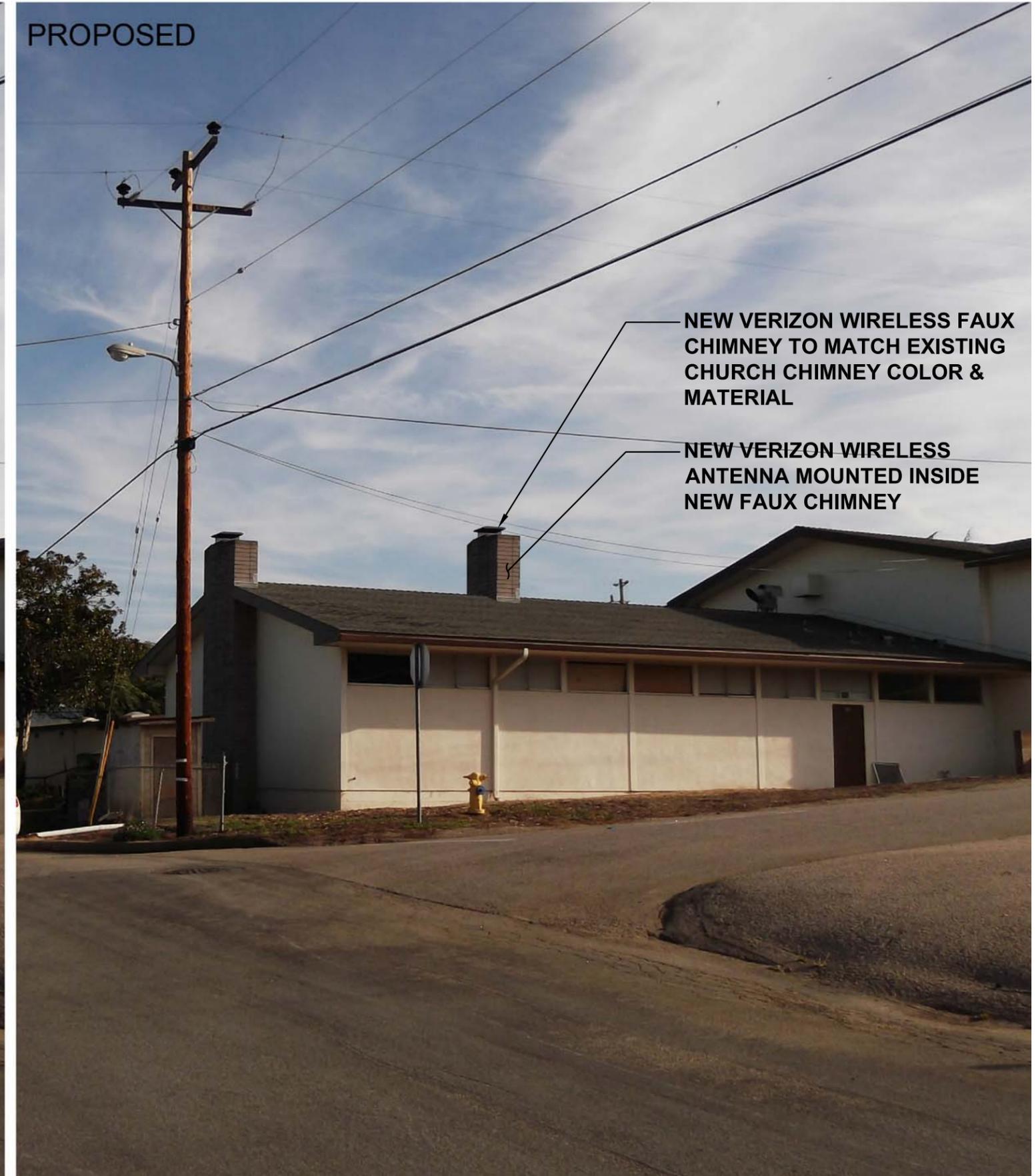
5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

EXISTING

PROPOSED

NEW VERIZON WIRELESS FAUX
CHIMNEY TO MATCH EXISTING
CHURCH CHIMNEY COLOR &
MATERIAL

NEW VERIZON WIRELESS
ANTENNA MOUNTED INSIDE
NEW FAUX CHIMNEY



PHOTOSIMULATION VIEW 2
LOOKING NORTH



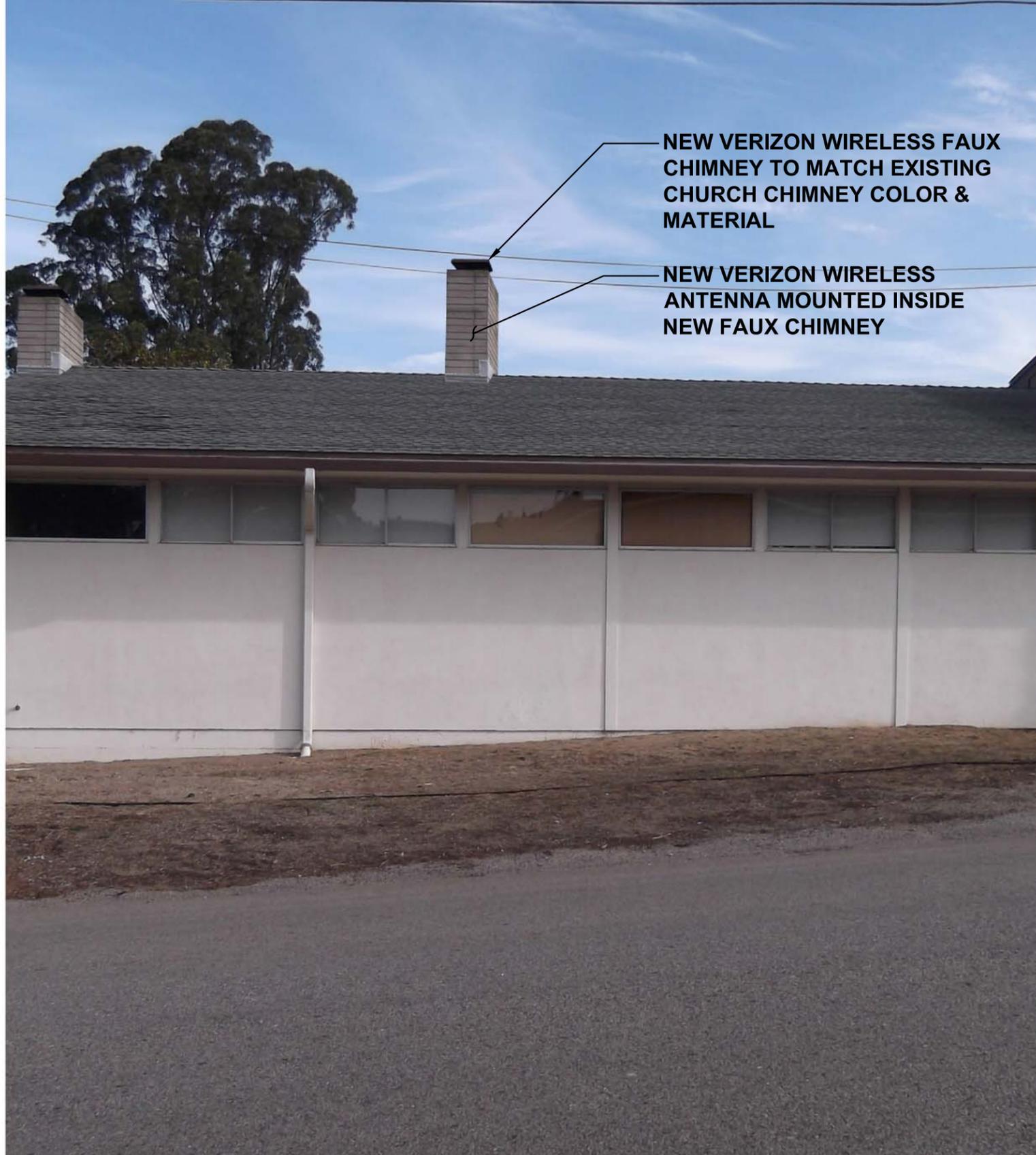
MORRO BAY SC2
PSL# 270034
485 PINEY WAY
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

EXISTING

PROPOSED



PHOTOSIMULATION VIEW 3
LOOKING EAST



EXHIBIT B

MORRO BAY SC2
PSL# 270034
485 PINEY WAY
MORRO BAY, CA 93442



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (858) 229-6828

EXISTING

PROPOSED



NEW VERIZON WIRELESS RRUS,
(6) TOTAL, STACKED MOUNTED
ON H-FRAME

NEW VERIZON WIRELESS
CABINETS, (2) TOTAL, ON
CONCRETE PAD

**Verizon Wireless • Proposed Base Station (Site No. 270034 “Morro Bay SC2”)
485 Piney Way • Morro Bay, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 270034 “Morro Bay SC2”) proposed to be located at 485 Piney Way in Morro Bay, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas at the Morro Bay Presbyterian Church, located at 485 Piney Way in Morro Bay. 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 small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.



**Verizon Wireless • Proposed Base Station (Site No. 270034 “Morro Bay SC2”)
485 Piney Way • Morro Bay, California**

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 Engineering Group, dated December 30, 2014, it is proposed to install three Andrew Model SBNHH-1D65A directional panel antennas within an enclosure, configured to resemble a chimney, above the roof of the one-story, western section of the main building at the Morro Bay Presbyterian Church located at 485 Piney Way in Morro Bay. The antennas would be mounted at an effective height of about 23 feet above ground, 5 feet above the roof, and would be oriented toward 10°T, 170°T, and 270°T. The maximum effective radiated power in any direction would be 3,010 watts, representing simultaneous operation at 1,490 watts for AWS and 1,520 watts for PCS. 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 0.042 mW/cm², which is 4.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 3.2% of the public exposure limit; this and other representative calculated levels are shown in Figure 3. 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.

* Located at least 100 feet away, based on photographs from Google Maps.

**Verizon Wireless • Proposed Base Station (Site No. 270034 “Morro Bay SC2”)
485 Piney Way • Morro Bay, California****Recommended Mitigation Measures**

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. 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 Church. No access within 3 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[†] be posted at several locations on the roof surface, as shown in Figure 4, to identify for authorized workers those areas on the roof in which the public exposure limit may be exceeded, and on the face of the enclosure in front of the antennas.

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 485 Piney Way in Morro Bay, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

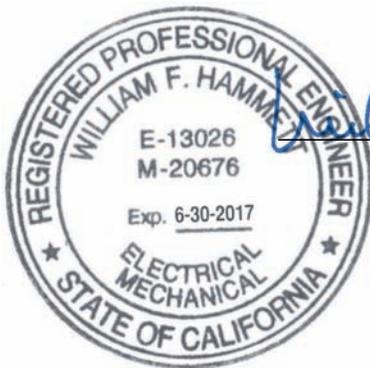
[†] Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health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



Verizon Wireless • Proposed Base Station (Site No. 270034 "Morro Bay SC2")
485 Piney Way • Morro Bay, 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, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

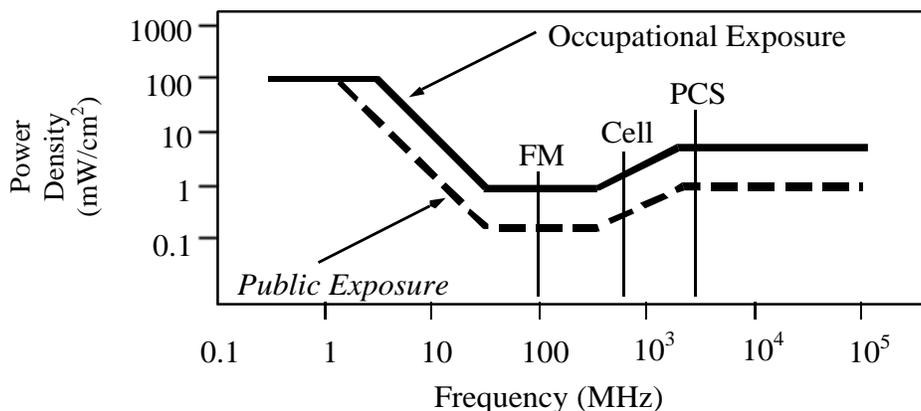
September 29, 2015

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 Base Station (Site No. 270035 “Morro Bay SC2”)
485 Piney Way • Morro Bay, California

Representative Calculated Exposure Levels
at Second-Floor Elevation of Nearby Buildings



Aerial photograph from Google Maps.

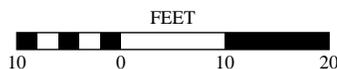
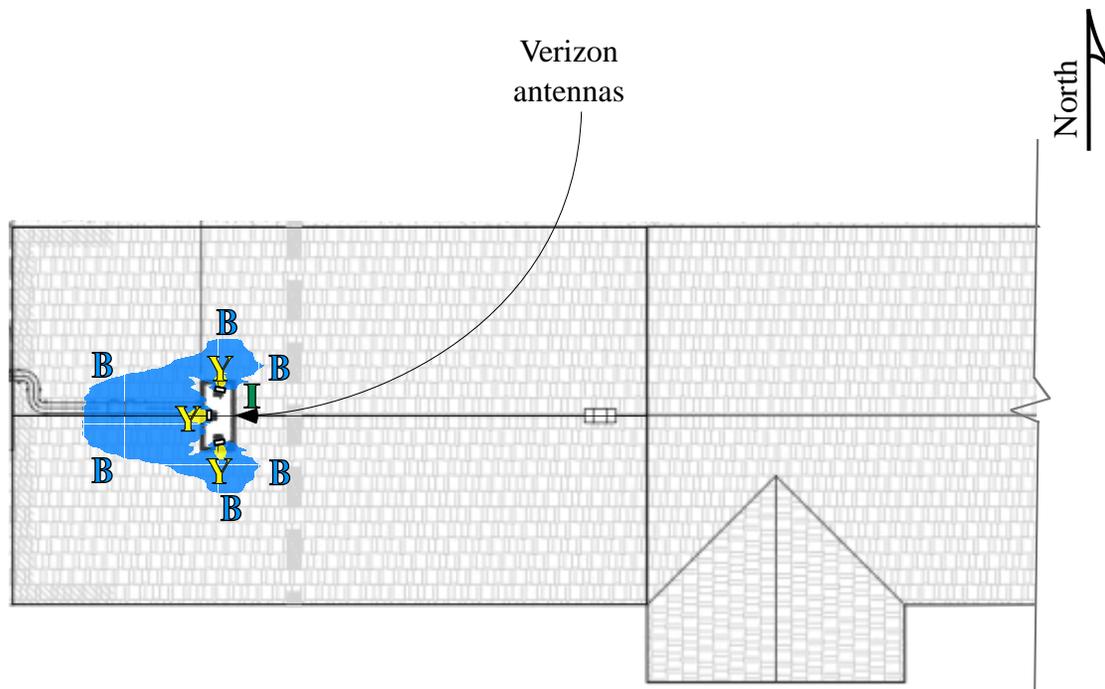
Calculations performed according to OET Bulletin No. 65, August 1997.
Maximum level at any nearby building is 3.2% of public limit. See text.

Verizon Wireless • Proposed Base Station (Site No. 270034 “Morro Bay SC2”)
485 Piney Way • Morro Bay, California

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Post explanatory signs
- Provide training



Notes:

Base drawing from SAC Wireless Engineering Group, dated December 30, 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



MORRO BAY SC2
PSL # 270034
485 PINEY WAY
MORRO BAY, CA 93442

RECEIVED

JAN 29 2015

City of Morro Bay
Public Services Department



Know what's below.
Call before you dig.

CALL 811
WWW.CALL811.COM
CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	05/07/14	95% ZONING	OM
2	05/09/14	REVISED 95% ZD	JE
3	06/24/14	100% ZONING	JE
4	07/23/14	REVISED 100% ZD	OM
5	09/04/14	UPDATED SURVEY	IM
6	10/07/14	VERIZON COMMENTS	SR
7	12/30/14	100% ZONING	FA



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

MORRO BAY
SC2
PSL # 270034
485 PINEY WAY
MORRO BAY, CA 93442

SHEET TITLE:
TITLE SHEET

T-1

PROJECT TEAM

SITE ACQUISITION
SAC WIRELESS
315 MEIGS ROAD #A105
SANTA BARBARA, CA 93109
CONTACT: DAVID MEBANE
TELEPHONE: (805) 962-6562

PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

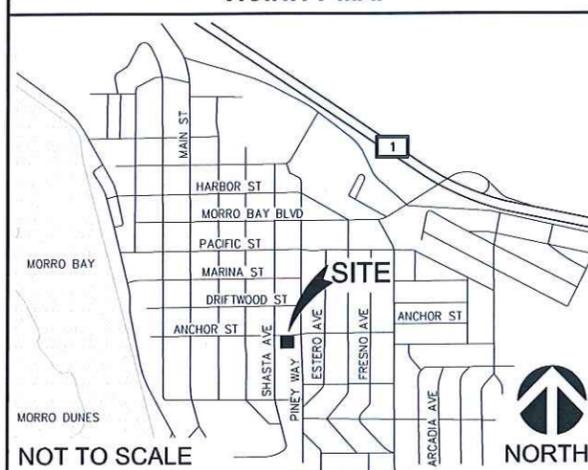
ARCHITECT:
SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5865 AVENIDA ENCINAS SUITE 142-B
CARLSBAD, CA 92008
CONTACT: CARLOS CASTELLANOS
TELEPHONE: (760) 795-5211
FAX: (760) 931-0908

ENGINEER:
SAC WIRELESS, LLC.
TAHZAY RAMIREZ, P.E.
5865 AVENIDA ENCINAS SUITE 142-B
CARLSBAD, CA 92008
TELEPHONE: (760) 795-5207
FAX: (760) 931-0908

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
TELEPHONE: (661) 393-1217

UTILITY COORDINATOR:
SAC WIRELESS
1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR.
WALNUT CREEK, CA 94598

TO: 485 PINEY WAY
MORRO BAY, CA 93442

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
2. TURN RIGHT ONTO OAK GROVE RD
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
4. CONTINUE ONTO HILLSIDE AVE
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
6. MERGE ONTO I-680 S
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
8. TAKE THE MORRO RD/CA-41 EXIT
9. TURN RIGHT ONTO CA-41 MORRO RD
10. TURN LEFT ONTO MAIN ST
11. TURN LEFT ONTO MORRO BAY BLVD
12. TURN RIGHT ONTO PINEY WAY

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (3) NEW VERIZON WIRELESS ANTENNA TO BE INSTALLED
- (2) NEW VERIZON WIRELESS EQUIPMENT CABINET TO BE INSTALLED
- (6) NEW VERIZON WIRELESS RRU'S TO BE INSTALLED
- (1) NEW VERIZON WIRELESS GPS ANTENNA TO BE INSTALLED
- POWER & FIBER SERVICES
- (12) NEW COAX TO BE INSTALLED
- NEW VERIZON WIRELESS FAUX CHIMNEY

PROJECT SUMMARY

APPLICANT/LESSEE
verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

ASSESSOR'S PARCEL NUMBER
066-185-001

APPLICANT'S REPRESENTATIVE
SAC WIRELESS
1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038

PROPERTY OWNER:
OWNER: PRESBYTERIAN CHURCH OF MORRO BAY

PROPERTY INFORMATION:
SITE NAME: MORRO BAY SC2
SITE NUMBER: 270034
SITE ADDRESS: 485 PINEY WAY
MORRO BAY, CA 93442
JURISDICTION: CITY OF MORRO BAY

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: N/A
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: RESIDENTIAL
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

GENERAL CONTRACTOR NOTES

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.

CODE COMPLIANCE

1. 2013 CALIFORNIA ENERGY CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA FIRE CODE
5. 2013 CALIFORNIA GREEN BUILDING CODE (NEW)
6. 2013 CALIFORNIA MECHANICAL CODE

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	7
C-1	SITE SURVEY	5
C-2	SITE SURVEY	5
A-1	SITE PLAN	7
A-2	ENLARGED SITE PLAN & EQUIPMENT AND ANTENNA LAYOUT	7
A-3	SOUTH & WEST ELEVATIONS	7
A-4	DETAILS	7

ZONING DRAWINGS - NOT FOR CONSTRUCTION

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

NOTES:

OWNER(S): PRESBYTERIAN CHURCH OF MORRO BAY

APN: 066-185-001

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. 4201-4621459, DATED APRIL 8, 2014. WITHIN SAID TITLE REPORT THERE ARE FIVE (5) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS.

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. 060307, PANEL NO. 1026G, DATED NOVEMBER 16, 2012, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 35°21'42.42" N. NAD 83
LONG. 120°50'46.91" W. NAD 83
ELEV. 123.9' 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, 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:

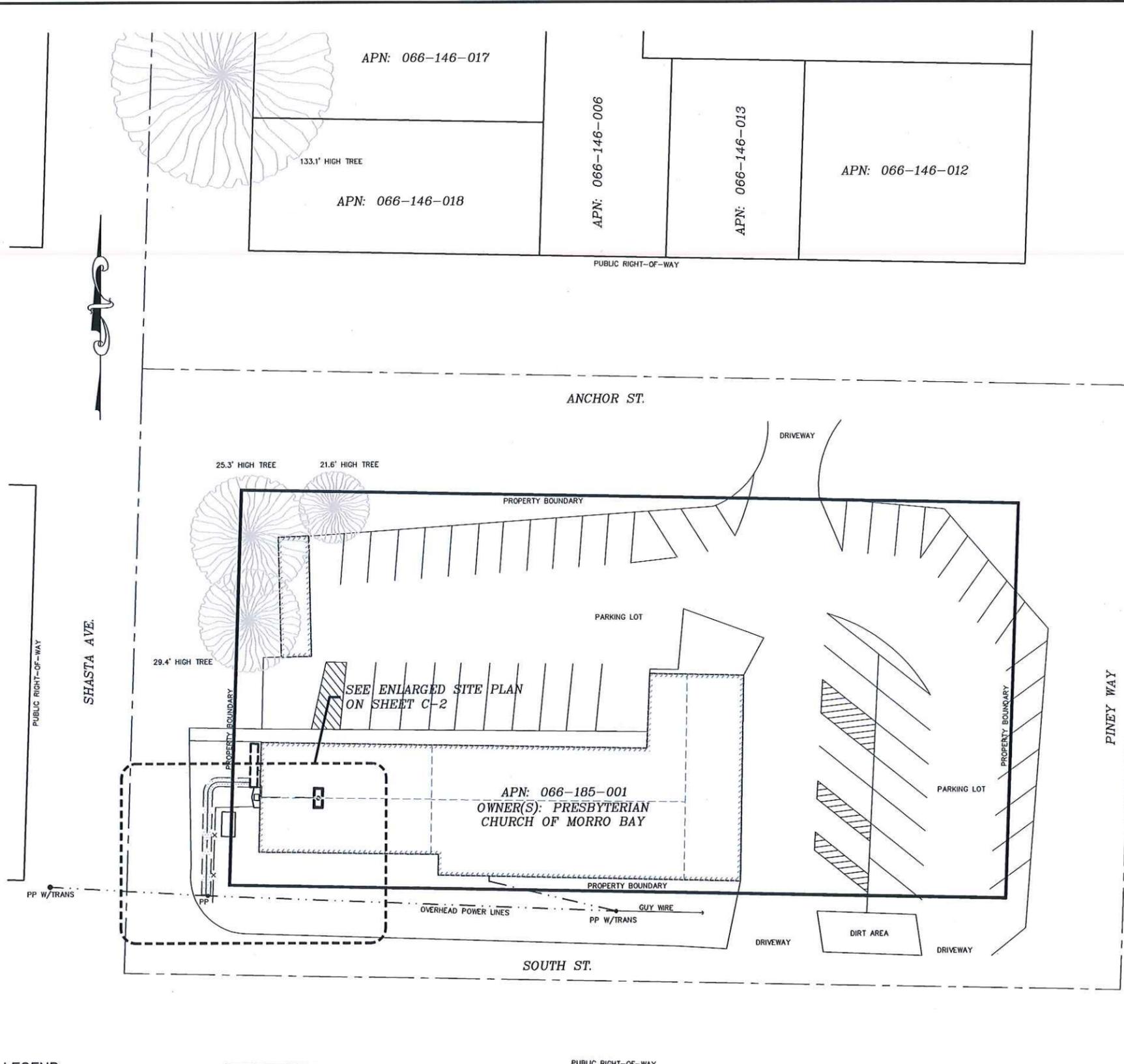
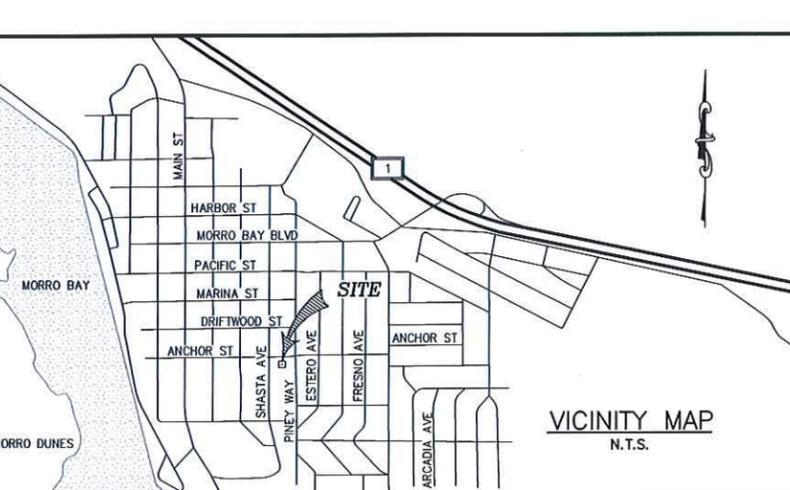
REAL PROPERTY IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 IN BLOCK 1 OF THE RESURVEY OF A PART OF THE TOWN OF MORRO BAY, IN THE CITY OF MORRO BAY, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JULY 3, 1917 IN BOOK 2 PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 066-185-001

EASEMENT(S) PER TITLE REPORT:

NONE



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB (POINT OF BEGINNING)
- POC (POINT OF COMMENCEMENT)

OVERALL SITE MAP
1" = 20'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/27/14	PRELIMINARY	SL
1	06/02/14	TITLE REVIEWED	DL
2	08/07/14	LEASE & EASEMENTS	DL
3	08/12/14	REDLINES	SL
4	08/22/14	REDLINES	SL
5	09/29/14	UPDATE COORDS	DA

SMITHCO JOB NO.: 82-243

SMITHCO WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5000
Fax (760) 931-0908

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

270034
MORRO BAY
SC2

485 PINEY WAY
MORRO BAY, CA 93442
SAN LUIS OBISPO
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

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

PROPOSED VERIZON DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EQUIPMENT LEASE AREA:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LESSOR'S PROPERTY, THENCE ON AND ALONG THE WEST LINE OF SAID LESSOR'S PROPERTY, N 01°30'32" E, A DISTANCE OF 47.41 FEET; THENCE S 88°29'28" E, A DISTANCE OF 5.71 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE S 89°03'12" E, A DISTANCE OF 2.50 FEET TO POINT "A";
- COURSE 2) THENCE S 00°56'48" W, A DISTANCE OF 14.50 FEET;
- COURSE 3) THENCE N 89°03'12" W, A DISTANCE OF 2.50 FEET;
- COURSE 4) THENCE N 00°56'48" E, A DISTANCE OF 1.51 FEET TO POINT "B";
- COURSE 5) THENCE CONTINUING N 00°56'48" E, A DISTANCE 12.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 36 SQUARE FEET, MORE OR LESS.

ANTENNA LEASE AREA:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";

- COURSE 1) THENCE S 89°03'12" E, A DISTANCE OF 3.22 FEET;
- COURSE 2) THENCE S 00°56'48" W, A DISTANCE OF 6.69 FEET;
- COURSE 3) THENCE N 89°03'12" W, A DISTANCE OF 3.22 FEET;
- COURSE 4) THENCE N 00°56'48" E, A DISTANCE OF 6.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 22 SQUARE FEET, MORE OR LESS.

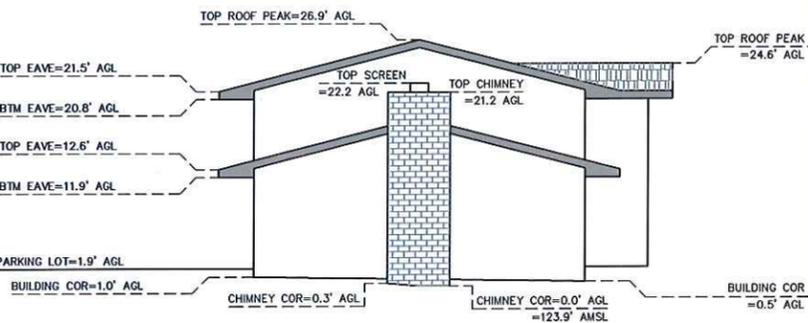
TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND FROM THE PUBLIC STREET.

PROPOSED VERIZON UTILITY EASEMENT DESCRIPTION:

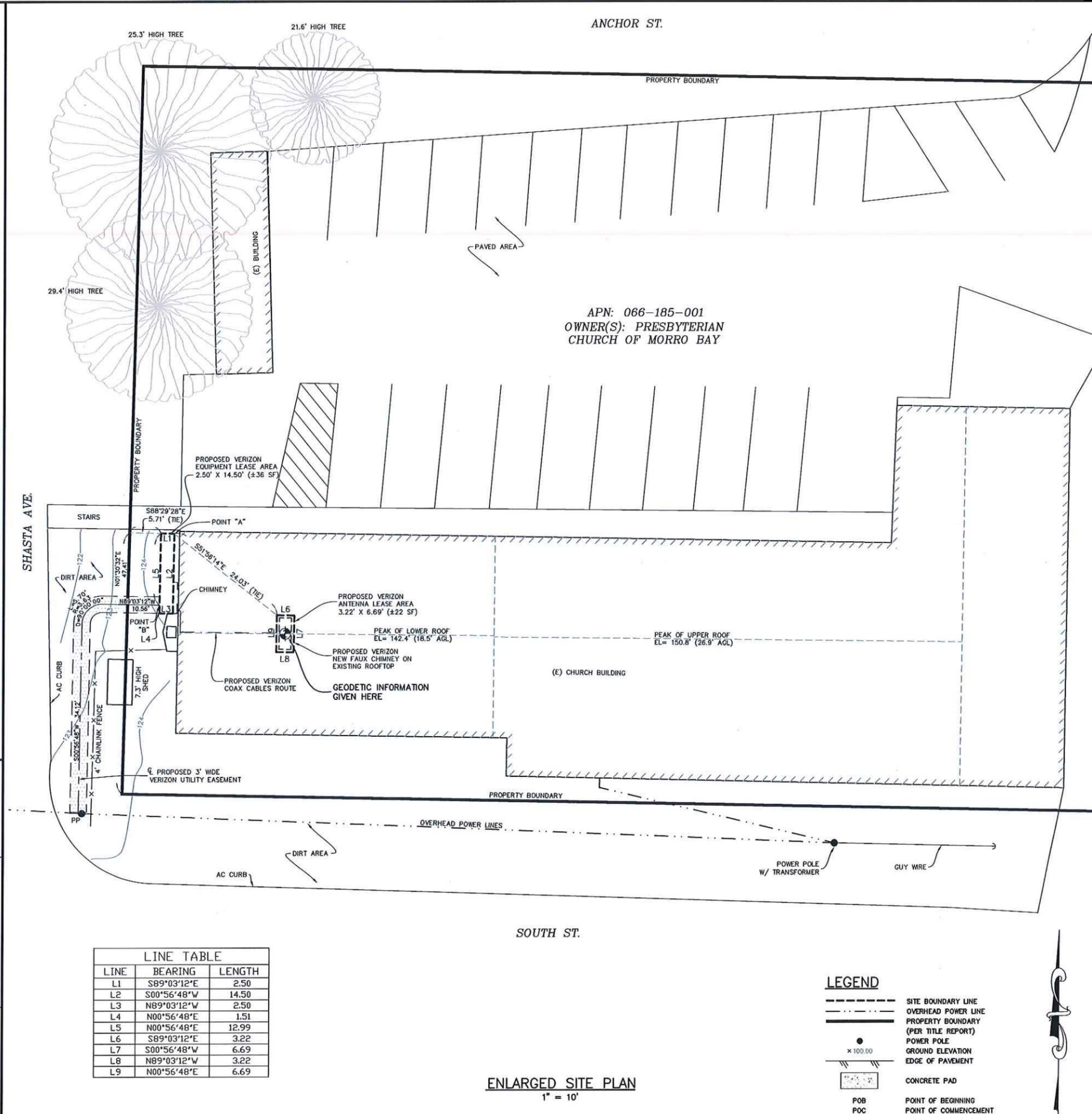
A 3.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "B";

- COURSE 1) THENCE N 89°03'12" W, A DISTANCE OF 10.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A 3.63 FOOT RADIUS;
- COURSE 2) ALONG SAID CURVE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 5.70 FEET;
- COURSE 3) THENCE S 00°56'48" W, A DISTANCE OF 34.12 FEET TO THE TERMINUS OF THIS DESCRIPTION.



LINE	BEARING	LENGTH
L1	S89°03'12"E	2.50
L2	S00°56'48"W	14.50
L3	N89°03'12"W	2.50
L4	N00°56'48"E	1.51
L5	N00°56'48"E	12.99
L6	S89°03'12"E	3.22
L7	S00°56'48"W	6.69
L8	N89°03'12"W	3.22
L9	N00°56'48"E	6.69



ENLARGED SITE PLAN
1" = 10'

LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/27/14	PRELIMINARY	SL
1	06/02/14	TITLE REVIEWED	DL
2	08/07/14	LEASE & EASEMENTS	DL
3	08/12/14	REDLINES	SL
4	08/22/14	REDLINES	SL
5	09/29/14	UPDATE COORDS	DA

SMITHCO JOB NO.: 82-243

SDC WIRELESS
5865 AVENIDA ENCHINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5200
Fax (760) 931-0908

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
2705 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

270034
MORRO BAY SC2

485 PINEY WAY
MORRO BAY, CA 93442
SAN LUIS OBISPO COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE HERE IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	05/07/14	95% ZONING	OM
2	05/09/14	REVISED 95% ZD	JE
3	06/24/14	100% ZONING	JE
4	07/23/14	REVISED 100% ZD	OM
5	09/04/14	UPDATED SURVEY	IM
6	10/07/14	VERIZON COMMENTS	SR
7	12/30/14	100% ZONING	FA



SJC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
WWW.SJCW.COM
760.795.5200

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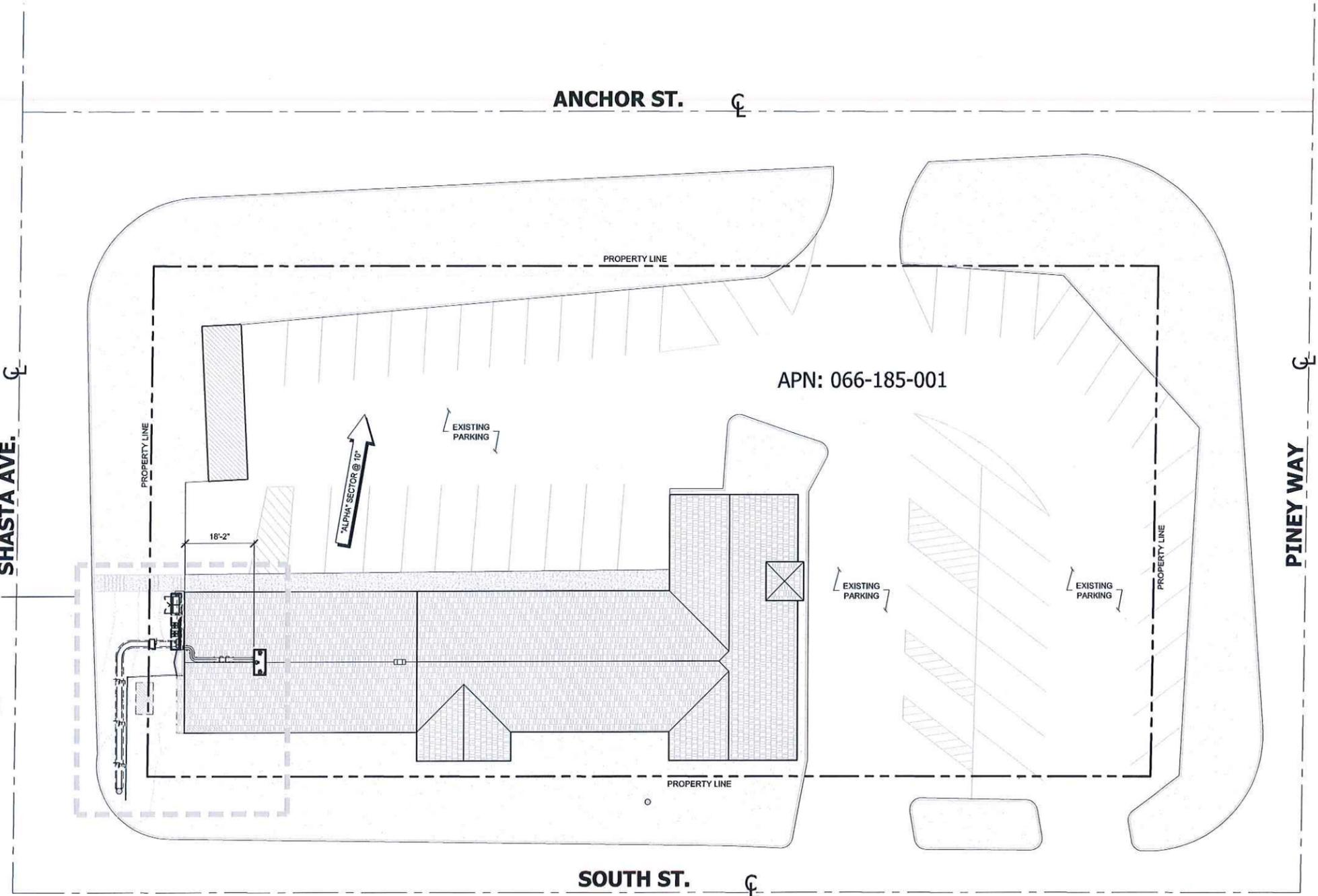
verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



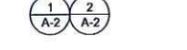
MORRO BAY
SC2
PSL # 270034
485 PINEY WAY
MORRO BAY, CA 93442

SHEET TITLE:
SITE PLAN

A-1



NEW VERIZON WIRELESS EQUIPMENT & ANTENNA AREA, SEE ENLARGED SITE PLAN:



"GAMMA" SECTOR @ 270°



"BETA" SECTOR @ 170°



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE MATRIS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



NORTH

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	05/07/14	95% ZONING	OM
2	05/09/14	REVISED 95% ZD	JE
3	06/24/14	100% ZONING	JE
4	07/23/14	REVISED 100% ZD	OM
5	09/04/14	UPDATED SURVEY	IM
6	10/07/14	VERIZON COMMENTS	SR
7	12/30/14	100% ZONING	FA



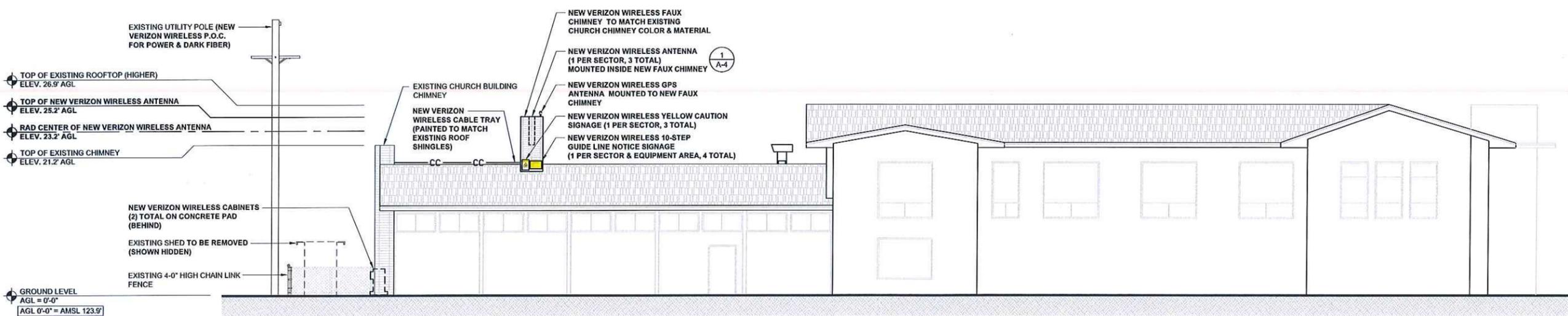
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MORRO BAY
 SC2
 PSL # 270034
 485 PINEY WAY
 MORRO BAY, CA 93442

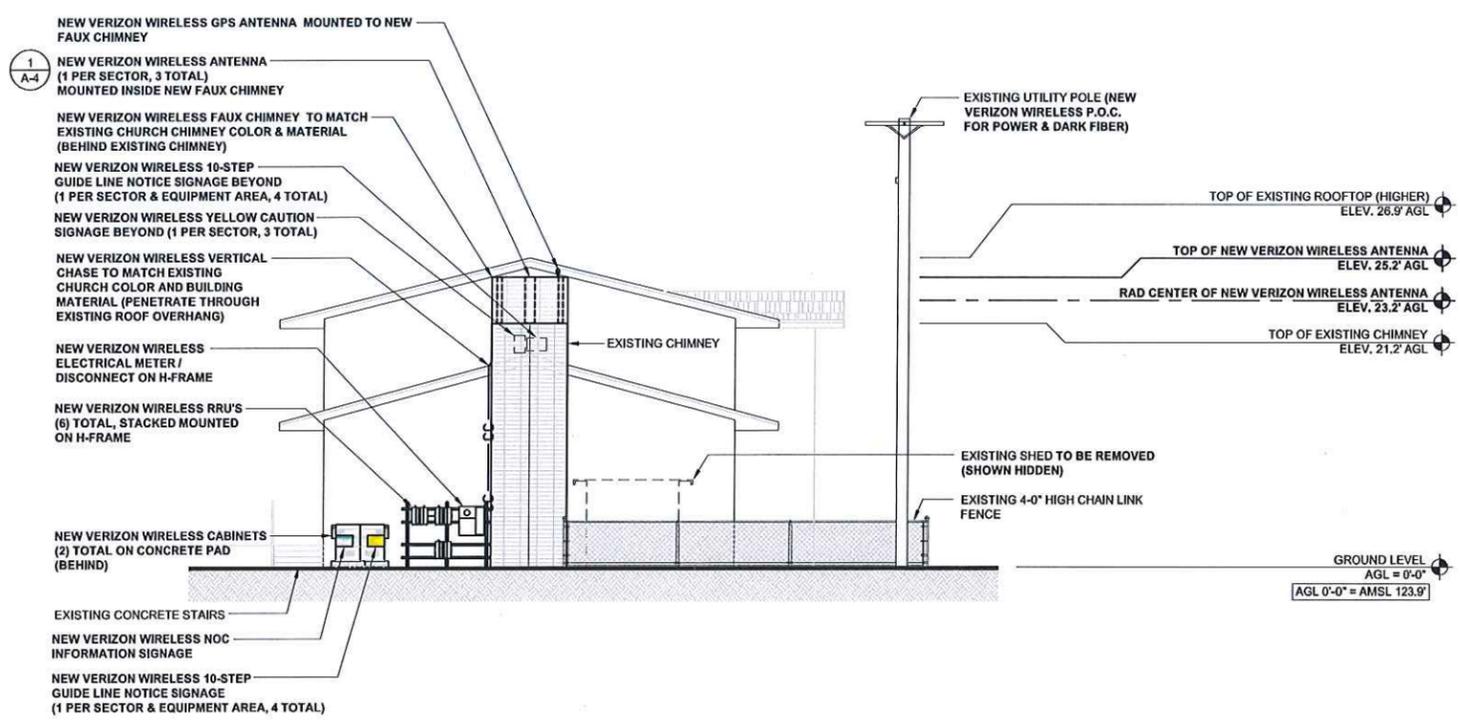
SHEET TITLE:
 SOUTH & WEST
 ELEVATIONS

A-3



SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) 1



WEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) 2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INFO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

Product Specifications

COMMSCOPE

SBNHH-1D65A
Andrew® Tri-band Antenna, 698-896 and 2 x 1710-2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.



Mechanical Specifications

Color Radome Material	Light gray Fiberglass, UV resistant
Connector Interface Location Quantity	7-16 DIN Female Bottom 6
Wind Loading, maximum	445.0 N @ 150 km/h 100.0 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph
Antenna Dimensions, L x W x D	1398.0 mm x 201.0 mm x 160.0 mm 55.0 in x 11.9 in x 7.1 in
Net Weight	15.2 kg 33.5 lb



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/10/14	90% ZONING	JE
1	05/07/14	95% ZONING	OM
2	05/09/14	REVISED 95% ZD	JE
3	06/24/14	100% ZONING	JE
4	07/23/14	REVISED 100% ZD	OM
5	09/04/14	UPDATED SURVEY	IM
6	10/07/14	VERIZON COMMENTS	SR
7	12/30/14	100% ZONING	FA

SDC WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCIINAS
CARLSBAD, CA 92008
www.sdcw.com
760.795.5200

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ANTENNA DETAIL

SCALE
N.T.S.

1

NOT USED

SCALE
N.T.S.

2

NOT USED

SCALE
N.T.S.

4

NOT USED

SCALE
N.T.S.

5

NOT USED

SCALE
N.T.S.

6

NOT USED

SCALE
N.T.S.

7

NOT USED

SCALE
N.T.S.

3

NOT USED

SCALE
N.T.S.

8

NOT USED

SCALE
N.T.S.

9

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

MORRO BAY
SC2
PSL # 270034
485 PINEY WAY
MORRO BAY, CA 93442

SHEET TITLE:
DETAILS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" x 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



AGENDA NO: B-2

MEETING DATE: December 1, 2015

Staff Report

TO: Planning Commissioners

DATE: December 1, 2015

FROM: Joan Gargiulo, Contract Planner

SUBJECT: Coastal Development and Conditional Use Permits (CP0-483 & UP0-421) approval at 1401 Quintana for installation of an unmanned telecommunication wireless facility which consists of a cylindrical antenna on top of an existing 28 ft. utility pole and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way.

RECOMMENDATION:

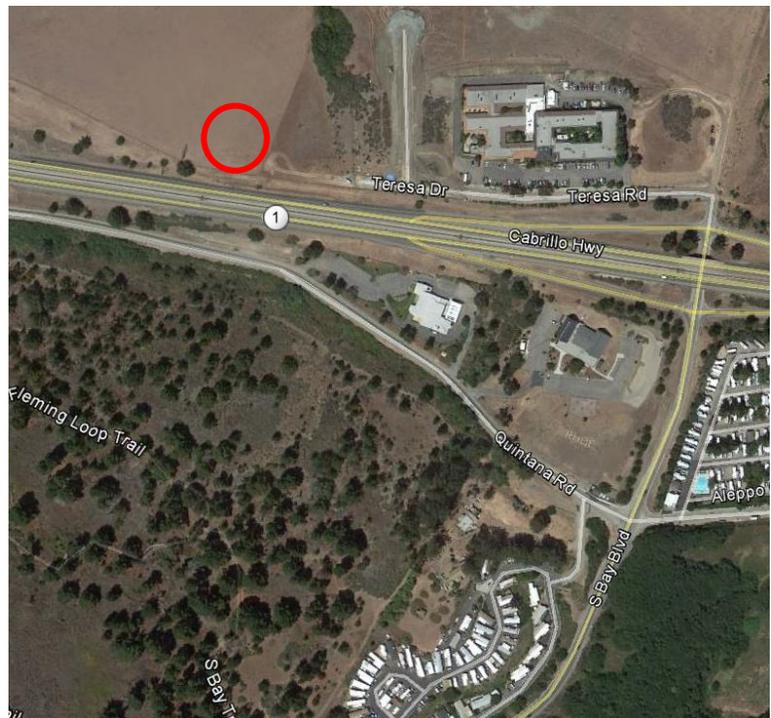
CONDITIONALLY APPROVE THE PROJECT by adopting a motion including the following action(s):

- A. Adopt Planning Commission Resolution 47-15 which includes the Findings and Conditions of Approval for the project depicted on site development plans dated November 18, 2015.

APPLICANT/AGENT: Tricia Knight, Agent for Verizon Wireless

LEGAL DESCRIPTION/APN:
066-280-015

PROJECT DESCRIPTION: The Applicant, Verizon Wireless, is requesting coastal development and conditional use permit approval to establish a Verizon Wireless unmanned telecommunications facility (aka "cell site") to be co-located with other utilities (existing PG&E) at 1401 Quintana.



Prepared By: ___ JG ___

Department Review: _____

Specifically, the proposal includes installation of one (1) new Verizon Wireless 2 foot tall cylindrical antenna and associated equipment. The associated equipment includes four (4) new remote radio units (RRU)*, an electrical transformer, a PG&E and Verizon Wireless meter, and a new PG&E shut-down switch. Associated equipment also includes an equipment cabinet (2'7" by 19') on a concrete pad to be screened with a 6 foot tall fence to be installed at ground level adjacent to the existing utility pole as shown on the attached plans dated November 18, 2015 (Exhibit D). New Verizon wireless DC power and fiber cable will be routed from the ground-mounted equipment cabinet, underground and then to the antenna location at the top of the utility pole.

**An RRU (remote radio unit) is also known as a wireless base station. RRUs facilitate wireless communication between user equipment and the network.*

REGULATIONS:

Per sections 17.30.030(F) and 17.30.030(P) of the Zoning Ordinance antennas and public utility facilities can be located within any zoning district after obtaining a Conditional Use Permit. Establishment of a new wireless facility is considered development and therefore requires a Coastal Development Permit also.

PROJECT SETTING:

<u>Adjacent Zoning/Land Use</u>			
North:	C-1	South:	C-1
East:	C-1	West:	C-1

<u>Site Characteristics</u>	
Overall Site Area	49 sq. ft.
Existing Use	Public Right-of-Way
Terrain	Level and Paved
Vegetation/Wildlife	No vegetation
Access	Quintana Road
Archaeological Resources	Site is not located within 300 feet of an archeological resource

<u>General Plan, Zoning Ordinance & Local Coastal Plan Designations</u>	
General Plan/Coastal Plan Land Use Designation	General Commercial
Base Zone District	C-1
Zoning Overlay District	N/A
Special Treatment Area	N/A
Combining District	N/A
Specific Plan Area	N/A
Coastal Zone	Located in the Coastal Zone, but not within appeals jurisdiction

PROJECT ANALYSIS:

Background / Discussion: The Applicant proposes to co-locate the new Verizon Wireless cylindrical antenna on an existing 28.2 ft. high PG&E utility pole. On page A-3 of the plan set (Exhibit D), a 5 ft. wood extension assembly is shown attached to the top of the existing pole to provide for adequate clearance between the existing power lines and the proposed wireless antenna. The antenna itself measures 2 ft. high thereby bringing the total height to 35.8 ft. above ground level. Pursuant to Morro Bay Municipal Code Section 17.48.070, the 30 ft. height limit in the C-1 zoning district may be exceeded with the approval of a use permit.

Visual Analysis:

Staff has reviewed the project for impacts to visual aesthetics via submission of photo visual simulations illustrating existing and proposed (Exhibit B). The proposed Verizon facility would be co-located on an existing PG&E utility pole. The one (1) cylindrical antenna would be installed on top of the 28'2" high pole. The antenna itself has a diameter of 14.6" and measures 2 feet tall to be mounted on a new 5 ft. wooden extension to be secured to the top of the existing utility pole. The equipment cabinet will be located approximately 4 ft to the north of the utility pole in the public right-of-way. Access to the cabinet will not obstruct bicycle or other vehicle traffic along Quintana Road. The cabinet encompasses approximately 49 sq. ft. and the proposed 6 ft. fence will provide adequate screening.

Hazards/Hazardous Materials

A Radio Frequency (RF) report was prepared by Hammett & Edison, Inc., dated October 5, 2015, to evaluate the proposed project for compliance with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. The report (Exhibit C) concluded that for a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation would be 3.2% of the maximum exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 0.32% of the public exposure limit and the maximum calculated level at any nearby residence is 0.042% of the public exposure limit. It should be noted that these results include several worst-case scenarios assumptions and therefore are expected to overstate actual power density levels.

The RF report recommends mitigation measures in its conclusion which have been added as conditions of approval in Resolution 47-15 (Exhibit A); namely training authorized personnel and posting explanatory signs to establish compliance with occupational exposure limits. With the recommended measures, the report concludes that the project would be well within FCC maximum exposure limits.

U.S. Federal Communications Commission

The project has been designed to be in compliance with FCC regulations. The Federal Communications Commission (FCC) regulates interstate and international communications by radio, television, wire, satellite and cable. It was established by the Communications Act of 1934 and operates as an independent U.S. government agency overseen by Congress. Section

332(c)(7) of the Communications Act was added by Congress in the Telecommunications Act of 1996 which imposes limitations on local governments that they may not unreasonably discriminate among providers of functionally equivalent services, may not prohibit provision of personal wireless services, must act on requests within a reasonable period of time, must make any denial decision in writing, supported by substantial evidence, and may not regulate radio frequency (RF), but may require applicant to satisfy FCC rules.

ENVIRONMENTAL DETERMINATION

Environmental review was performed for this project which staff determined meets the required for a Categorical Exemption Class 3, CEQA Guidelines Section 15303 (e), (New construction of small structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment. There are no known sensitive environmental resources on the project site; consequently, this exemption is appropriate for this project.

PUBLIC NOTICE:

Notice of a public hearing on this item was posted at the site and published in the Tribune newspaper on November 20, 2015, and mailed directly to all property owners and occupants of record within 500 feet of the subject site. The notices invited the public to attend the hearing and express any concerns they may have regarding the proposed project.

CONCLUSION:

Improved wireless communication abilities are a community need from the standpoint of both convenience and public safety. Based upon the photo simulations and RF report submitted by the applicant and required conditions as recommended by the RF report, staff has determined that the proposed project would not significantly degrade the aesthetics of the site nor present unmitigated hazards to surrounding uses. The project, as proposed, is consistent with all required development standards of the Zoning Ordinance and all applicable provisions of the General Plan and Local Coastal Plan with incorporation of the recommended conditions of approval.

Staff recommends that the Planning Commission approve the requested Coastal Development Permit and Conditional Use Permit for installation of 1 new Verizon wireless rooftop antenna and associated equipment with the incorporation of the conditions of approval attached herein by approving Planning Commission Resolution 47-15.

EXHIBITS:

Exhibit A – Planning Commission Resolution 47-15

Exhibit B – Visual Simulation, Existing and Proposed

Exhibit C – Radio Frequency Compliance Report dated October 5, 2015

Exhibit D – Graphics/Plan Reductions dated November 15, 2015

EXHIBIT A

Planning Commission Resolution #47-15
CP0-483 & UP0-421
1401 Quintana
Page 1

RESOLUTION NO. PC 47-15

RESOLUTION OF THE MORRO BAY PLANNING COMMISSION APPROVING COASTAL DEVELOPMENT PERMIT (CP0-483) AND CONDITIONAL USE PERMIT (UP0-421) FOR INSTALLATION OF UNMANNED TELECOMMUNICATION WIRELESS FACILITY WHICH CONSISTS OF A CYLINDRICAL ANTENNA ON AN EXISTING UTILITY POLE WITH ASSOCIATED EQUIPMENT CABINET AT 1401 QUINTANA ROAD.

WHEREAS, the Planning Commission of the City of Morro Bay (the “City”) conducted a public hearing at the Morro Bay Veteran’s Hall, 209 Surf Street, Morro Bay, California, on December 1, 2015, for the purpose of considering Coastal Development Permit CP0-483 & Conditional Use Permit # UP0-421 to allow a proposed installation of an unmanned telecommunication facility to include a cylindrical antenna on top of an existing 28 ft. utility pole and the installation of an equipment cabinet adjacent to the utility pole within the public right-of-way at 1401 Quintana (APN 066-280-015) and outside of the Coastal Commission Appeals Jurisdiction; and

WHEREAS, notice of the public hearing was provided at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and the evaluation and recommendations by staff, presented at said hearing; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Morro Bay as follows:

Section 1: Findings. Based upon all the evidence, the Planning Commission makes the following findings:

California Environmental Quality Act (CEQA) Finding

1. Pursuant to the California Environmental Quality Act, the project is categorically exempt under Section 15303, Class 3: New construction of small structures. This exemption applies to the construction and location of limited numbers of new, small facilities or structures and temporary use of land having no permanent effects on the environment.

Coastal Development Permit Findings

1. That the project is an allowable use in its zoning district and is also in accordance with the certified Local Coastal Program and the General Plan for the City of Morro Bay. “Antennas” and “Public Utility Facilities” are both listed as uses that may be permitted in any zone district with an approved Conditional Use Permit (Zoning Ordinance Section 17.30.0030 (F) & (P), respectively).

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Conditional Use Permit Findings

1. The establishment, maintenance, or operation of the use applied for will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use in that the project will be consistent with all applicable zoning and plan requirements as indicated in the attached staff report, and potential public health impacts were studied and addressed in an RF report prepared by Hammett & Edison, Inc., dated October 5, 2015; and
2. The use will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City since the project, as conditioned, will be constructed consistent with all applicable City regulations and will limit access to the equipment cabinet, provide occupational training and post explanatory warning signs to ensure compliance with occupational exposure limits.
3. The height of the antenna which exceeds the maximum allowed for the C-1 zone district will not be injurious or detrimental to the surrounding area as reviewed by the Planning Commission because as stated at MBMC 17.48.070, height limits are allowed to be exceeded through a use permit.

Section 2: Action. The Planning Commission does hereby approve Coastal Development Permit CP0-483 and Conditional Use Permit #UP0-421 for property at 1401 Quintana (APN number 066-280-015) subject to the following conditions:

STANDARD CONDITIONS

1. Permits: This Coastal Development Permit and Conditional Use Permit are granted for the uses described in the December 1, 2015 staff report and all attachments thereto, and as shown on the plans dated November 18, 2015. In addition to satisfying all of the foregoing Conditions of Approval for the proposed use, the applicant shall obtain and maintain compliance with all other required permits and approvals.
2. Inaugurate Within Two Years: Unless the construction or operation of the structure, facility, or use is commenced within two (2) years of the effective date of this approval and is diligently pursued thereafter, this approval will automatically become null and void; provided, however, that upon the written request of the applicant, prior to the expiration of this approval, the applicant may request up to two extensions for not more than one (1) additional year each. Said extensions may be granted by the Community Development Manager, upon finding that the project complies with all applicable provisions of the Morro Bay Municipal Code, General Plan and Local Coastal Program Land Use Plan (LCP) in effect at the time of the extension request.

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3. Changes: Any minor change may be approved by the Community Development Manager. Any substantial change, as so deemed by the Community Development Manager, will require the filing of an application for an amendment to be reviewed by the Planning Commission.
4. Compliance with the Law: All requirements of any law, ordinance or regulation of the State of California, City of Morro Bay, and any other governmental entity shall be complied with in the exercise of this approval.
5. Compliance with Conditions: Prior to issuance of a building permit for the proposed use or development, the owner or designee accepts and agrees to comply with all Conditions of Approval. Compliance with and execution of all conditions listed hereon shall be required prior to obtaining final building inspection clearance. Deviation from this requirement shall be permitted only by written consent of the Community Development Manager and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement, at the discretion of the Director, null and void. Continuation of the use without a valid entitlement will constitute a violation of the Morro Bay Municipal Code and is a misdemeanor.
6. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the Morro Bay Municipal Code, and shall be consistent with all programs and policies contained in the Zoning Ordinance, certified Coastal Land Use Plan and General Plan for the City of Morro Bay.
7. Hold Harmless: The applicant, as a condition of approval, hereby agrees to defend, indemnify, and hold harmless the City, its agents, officers, and employees, from any claim, action, or proceeding against the City as a result of the action or inaction by the City, or from any claim to attack, set aside, void, or annul this approval by the City of the applicant's project; or applicants failure to comply with conditions of approval. This condition and agreement shall be binding on all successors and assigns.
8. Construction Hours: Pursuant to MBMC Section 9.28.030 (I), noise-generating construction related activities and routine maintenance activities shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday, and 8:00 A.M. to 7:00 P.M. on Saturday and Sunday, unless an exception is granted by the Community Development Manager pursuant to the terms of this regulation.
9. Compliance with Morro Bay Standards: This project shall meet all applicable requirements under the MBMC, and shall be consistent with all programs and policies contained in the LCP and General Plan of the City.

PLANNING CONDITIONS

EXHIBIT A

1. Antenna and Equipment Screening: As presented in the photo simulations of the proposed project, the color and texture of the proposed antennas and coaxial cables shall be painted a non-reflective gray to match with the surrounding rooftop.
2. Exposure Signs: Prior to final inspection, as recommended by the RF study dated October 5, 2015 explanatory warning signs shall be posted on the utility pole, at or near the antenna, readily visible from any angle of approach to persons who might need to work within that distance. Content of explanatory sign shall include summary results of the post construction RF compliance report and inform personnel of the maximum permissible exposure (MPE) levels. The applicant shall submit building plans illustrating the placement of the required explanatory warning signs. As discussed in the Radio Frequency (RF) exposure study, the warning signs should be utilized to establish awareness as long as they provide information in a prominent manner on the risk of potential exposure and instructions on methods to minimize such exposure risk.
3. Dust Control: That prior to issuance of a grading permit, a method of control to prevent dust and windblown earth problems shall be submitted for review and approval by the Building Official. (MBMC Section 17.52.070)
4. Conditions of Approval: Prior to the issuance of a Building Permit, the final Conditions of Approval shall be attached to the set of approved plans. The sheet containing Conditions of Approval shall be the same size as other plan sheets and shall be the last sheet in the set of Building Plans.
5. Inspection: The applicant shall comply with all Planning conditions listed above and obtain a final inspection from the Planning Division at the necessary time in order to ensure all conditions have been met.
6. The equipment cabinet shall be kept locked at all times, limiting access only to authorized personnel or emergency services officials as noted in Fire Condition 2.
7. Prior to final inspection, Applicant shall provide evidence of appropriate RF safety training to all authorized personnel who have access to the utility pole and equipment cabinet, including but not limited to employees and contractors of the wireless carriers and of the property owner.
8. A minimum of 72 hours of backup power supply to the antenna, in the form of a generator or other acceptable back up power source, shall be supplied and shown on building plans unless deemed infeasible by the Community Development Manager.

BUILDING CONDITION

EXHIBIT A

1. Building Permit: Prior to construction, the applicant shall submit a complete Building Permit Application and obtain the required Permit.

FIRE CONDITIONS

The following Fire Department conditions shall be satisfied prior to issuance of a building permit:

1. Fire Safety During Construction and Demolition. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire during such operations (CFC Chapter 33). Compliance with NFPA 241 is required for items not specifically addressed herein. Applicant shall comply with CFC Chapter 33.
2. Knox Lock. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or lock to be installed in an approved location (CFC 506). Provide a Knox Lock on the access gate. Please obtain a Knox application from Morro Bay Fire Department during business hours.
3. Vehicle impact protection. Vehicle impact protection required by this code shall be provided by posts that comply with CFC Section 312.2 or by other approved physical barriers that comply with Section 312.3. Posts shall comply with all of the following requirements:
 - a. Constructed of steel not less than 4 inches in diameter and concrete filled.
 - b. Set not less than 3 feet deep in a concrete footing of not less than a 15 inch diameter.
 - c. Set with the top of the post not less than 3 feet above ground.

Applicant shall provide approved vehicle impact protection around the perimeter of the fenced enclosure, as depicted on Sheet A-2 and in accordance with CFC Section 312.

4. Cabinet signage. Cabinets shall have exterior labels that identify the manufacturer and model number of system and electrical rating (voltage and current) of the contained battery system. Applicant shall provide signage on the cabinet that indicates the relevant electrical, chemical and fire hazard. (CFC 608.7.2). Stationary storage battery systems, and equipment room and building signage shall be in accordance with 2013 California Fire Code, (Section 608) and will be examined closely during Building Permit phase and verified during field inspection. Applicant shall provide appropriate signage relative to Stationary Storage Battery Systems.
5. Equipment room door signage. Provide approved signage of "CAUTION-ENERGIZED ELECTRICAL EQUIPMENT". Sign shall have red lettering ¼ inch stroke and 3 inches high on white reflective background of durable material so to

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withstand a marine environment. (CFC 605.3.1) Applicant shall provide above signage relative to energized electrical equipment.

6. Documentation of EPCRA reporting. Pursuant to Federal Emergency Planning Community Right-to Know Act (EPCRA), Section 311 and 312, USEPA regulations at 40 CFR Part 355 implementing EPCRA, and corresponding state and local requirements. Where applicable, Applicant shall provide a Tier Two Emergency and Hazardous Chemical Inventory (form OMB 2050-0072).

PUBLIC WORKS CONDITIONS

1. Any damage to City facilities, i.e. curb/berm, street, sewer line, water line, or any public improvements shall be repaired at no cost to the City of Morro Bay.
2. No work shall occur within (or use of) the City's Right of Way without an encroachment permit. Encroachment permits are available at the City of Morro Bay Public Services Office located at 955 Shasta Ave. The Encroachment permit shall be issued concurrently with the building permit.

PASSED AND ADOPTED by the Morro Bay Planning Commission at a regular meeting thereof held on this 1st day of DECEMBER, 2015 upon motion of Commissioner _____ and seconded by Commissioner _____ on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson Robert Tefft

ATTEST

Scot Graham, Planning Secretary

The foregoing resolution was passed and adopted this 1st day of December, 2015.

EXHIBIT B

VICINITY MAP

PHOTOSIMULATION VIEWPOINTS



HWY 1 & SOUTH BAY ST.
PSL # 291695
NEAR 1401 QUINTANA ROAD
WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LATITUDE: 35° 21' 52.66" N
LONGITUDE: 120° 49' 41.02" W

SAC
WIRELESS
A NOKIA COMPANY
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766



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 B



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PHOTOSIMULATION VIEW 1

NEW

NOTE:
NEW VERIZON WIRELESS CABINET, (4) RRUS, (2) DIPLEXERS, METER W/ DISCONNECT SWITCH, AND TRANSFORMER WITHIN 2'-7" x 19'-0" WOOD FENCE ENCLOSURE (LEASE AREA)

NEW VERIZON WIRELESS ANTENNA MOUNTED TO NEW WOOD EXTENSION ON EXISTING UTILITY POLE

NEW VERIZON WIRELESS EQUIPMENT AREA

EXISTING



EXISTING 28'-2" TALL UTILITY POLE #371



EXHIBIT B



HWY 1 & SOUTH BAY ST.
PSL # 291695
NEAR 1401 QUINTANA ROAD
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LATITUDE: 35° 21' 52.66" N
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PHOTOSIMULATION VIEW 2

NEW

NOTE:
NEW VERIZON WIRELESS CABINET, (4) RRUS, (2) DIPLEXERS, METER W/ DISCONNECT SWITCH, AND TRANSFORMER WITHIN 2'-7" x 19'-0" WOOD FENCE ENCLOSURE (LEASE AREA)



NEW VERIZON WIRELESS ANTENNA MOUNTED TO NEW WOOD EXTENSION ON EXISTING UTILITY POLE

NEW VERIZON WIRELESS EQUIPMENT AREA

EXISTING

EXISTING 28'-2" TALL UTILITY POLE #371



EXHIBIT B



HWY 1 & SOUTH BAY ST.
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PHOTOSIMULATION VIEW 3

NEW

NOTE:
NEW VERIZON WIRELESS CABINET, (4) RRUS, (2) DIPLEXERS, METER W/ DISCONNECT SWITCH, AND TRANSFORMER WITHIN 2'-7" x 19'-0" WOOD FENCE ENCLOSURE (LEASE AREA)

NEW VERIZON WIRELESS ANTENNA MOUNTED TO NEW WOOD EXTENSION ON EXISTING UTILITY POLE

NEW VERIZON WIRELESS EQUIPMENT AREA



Verizon Wireless • Proposed Base Station (Site No. 291695 “Hwy 1 & South Bay St.”) 1401 Quintana Road • Morro Bay, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 291695 “Hwy 1 & South Bay St.”) proposed to be located near 1401 Quintana Road in Morro Bay, 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 top of the existing 28-foot utility pole sited in the public right-of-way near 1401 Quintana Road in Morro Bay. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

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

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

General Facility Requirements

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



Verizon Wireless • Proposed Base Station (Site No. 291695 “Hwy 1 & South Bay St.”) 1401 Quintana Road • Morro Bay, California

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 April 23, 2015, it is proposed to install one Amphenol Model CWB070X06F bi-directional cylindrical antenna on an extension to the existing 28-foot utility pole sited in the public right-of-way about 540 feet west of the single-story commercial building located at 1401 Quintana Road in Morro Bay. The antenna would employ no downtilt, would be mounted at an effective height of about 34½ feet above ground, and would have principal orientations of 100°T and 280°T. The maximum effective radiated power in any direction would be 2,140 watts, representing simultaneous operation at 1,610 watts for AWS and 530 watts for 700 MHz service; no operation on PCS or 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 0.017 mW/cm², which is 3.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 0.32% of the public exposure limit. The maximum calculated level at any nearby residence† is 0.042% of the limit; this and other representative calculated levels are shown in Figure 3. It should be noted that these

* Located at least 540 feet away, based on photographs from Google Maps.

† Located at least 1,000 feet away, based on photographs from Google Maps.

Verizon Wireless • Proposed Base Station (Site No. 291695 “Hwy 1 & South Bay St.”) 1401 Quintana Road • Morro Bay, California

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 and lockout/tagout procedures, be provided to all authorized personnel who have access to the antenna, including employees and contractors of Verizon and of the utility companies. No access within 14 feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[‡] be posted on the pole at or below the antenna, readily visible from any angle of approach to persons who might need to work within that distance.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless near 1401 Quintana Road in Morro Bay, 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. Signage may also need to comply with the requirements of California Public Utilities Commission General Order No. 95.



**Verizon Wireless • Proposed Base Station (Site No. 291695 “Hwy 1 & South Bay St.”)
1401 Quintana Road • Morro Bay, 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, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett

William F. Hammett, P.E.

707/996-5200

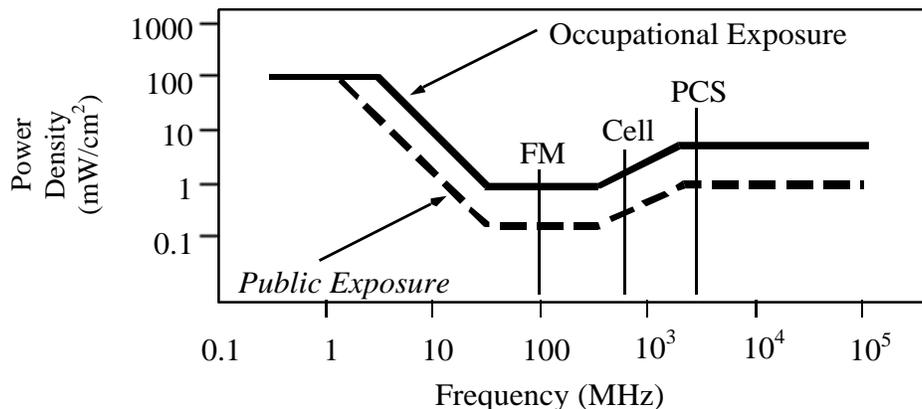
October 5, 2015

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 Base Station (Site No. 291695 “Hwy 1 & South Bay St.”)
1401 Quintana Road • Morro Bay, California

Calculated Exposure Levels
at Nearby Buildings

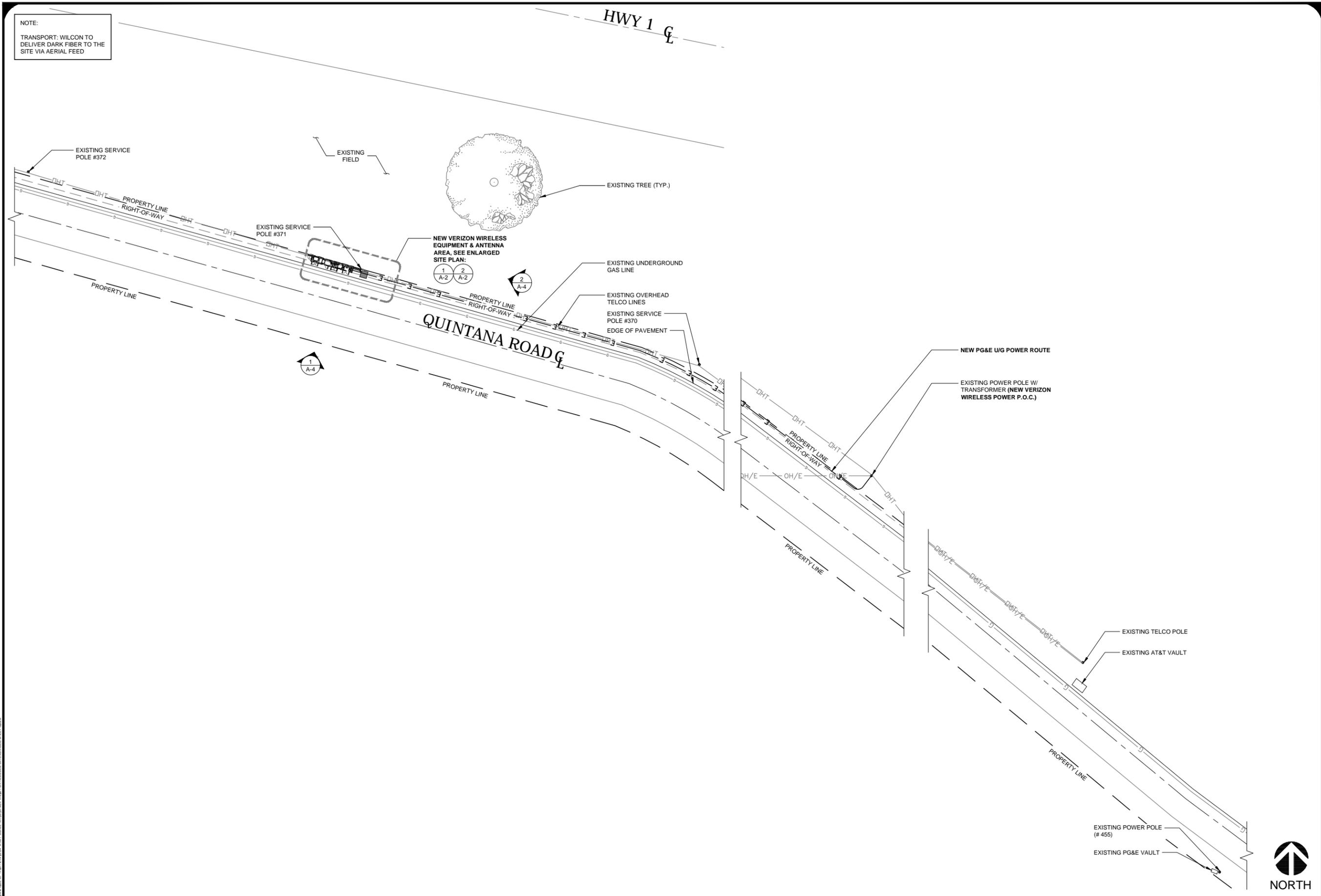


0 300
| feet

Calculations performed according to OET Bulletin No. 65, August 1997.
Maximum level at any nearby building is 3.2% of public limit. See text.

EXHIBIT D

NOTE:
 TRANSPORT: WILCON TO DELIVER DARK FIBER TO THE SITE VIA AERIAL FEED



SITE PLAN

SCALE: 1" = 20'-0" (24x36)
 (OR) 1/2" = 20'-0" (11x17)



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	03/18/15	90% ZONING	SR
1	04/23/15	100% ZONING	NB
2	11/13/15	REVISED 100% ZONING	FR

S&C
 WIRELESS
 ENGINEERING GROUP
 5015 SHOREHAM PL. SUITE 150
 SAN DIEGO, CA 92122
 www.sscw.com
 760.795.5200

PROPRIETARY INFORMATION
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verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

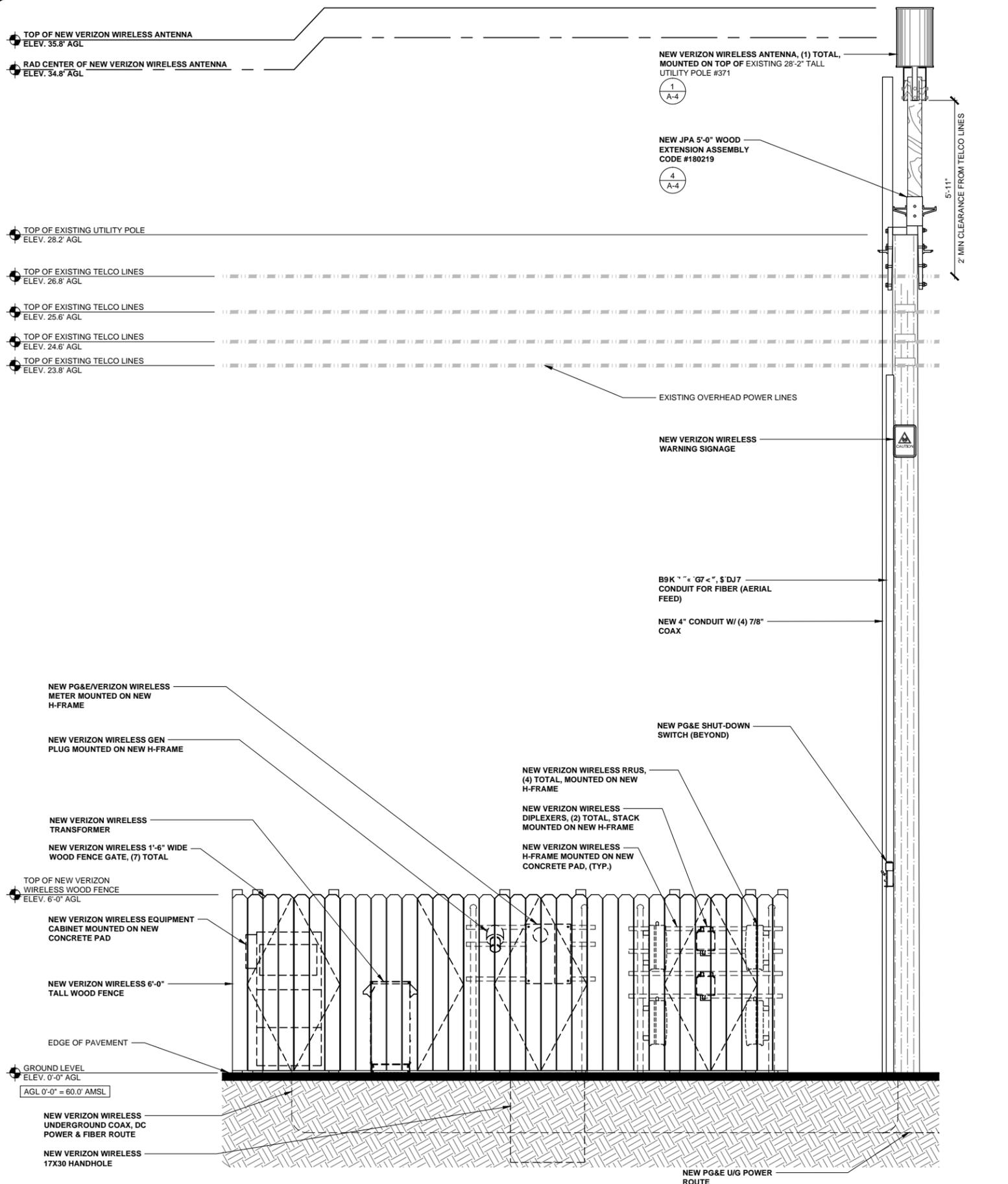
SMALL CELL PROJECT

HWY 1 & SOUTH BAY ST.
 PSL # 291695
 NEAR 1401 QUINTANA ROAD
 WITHIN RIGHT-OF-WAY
 MORRO BAY, CA 93442
 LAT: 35° 21' 52.66" N
 LONG: 120° 49' 41.02" W

SHEET TITLE:
SITE PLAN

A-1

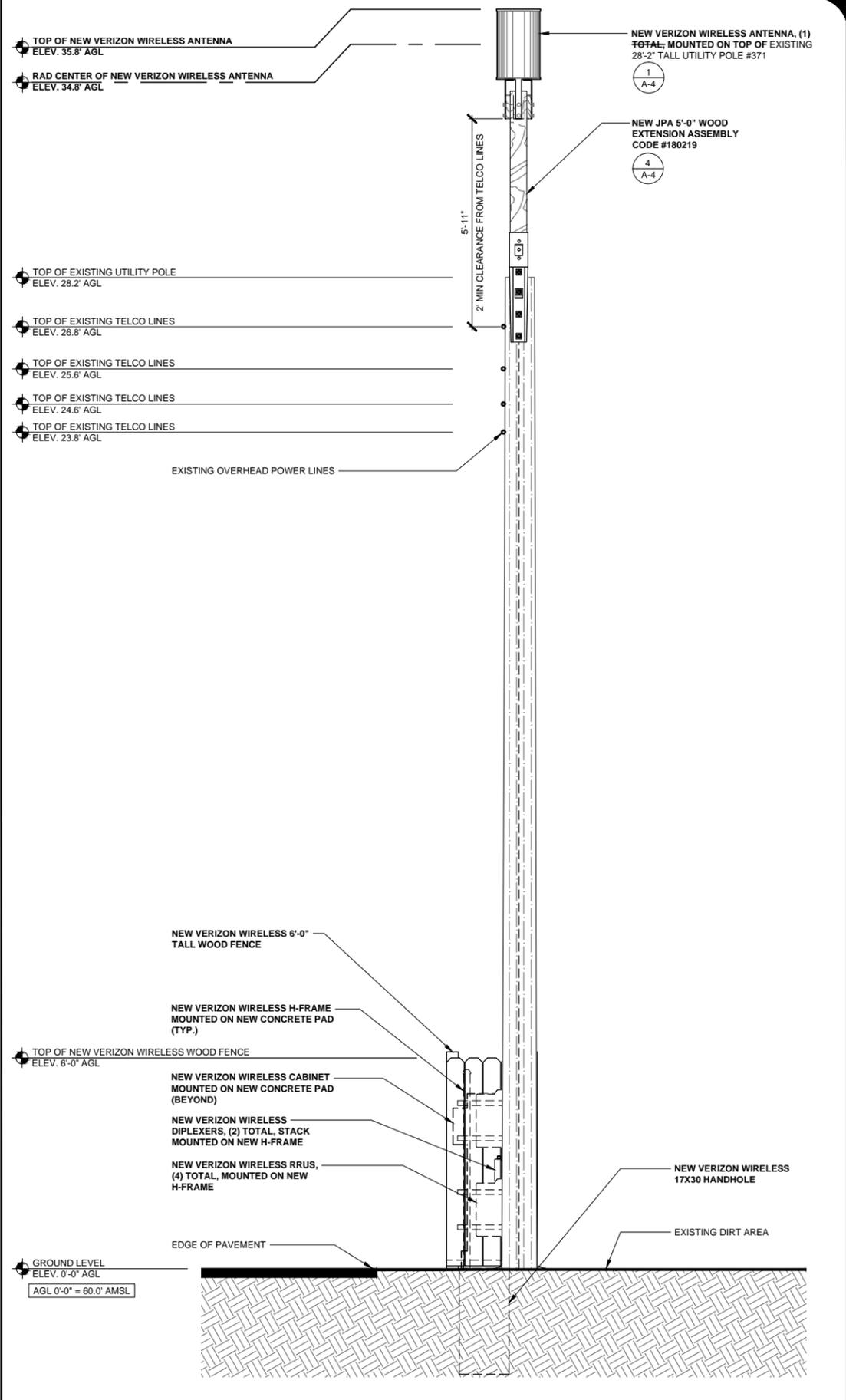
EXHIBIT D



SOUTHWEST ELEVATION

0 6" 1" 2" SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

1



SOUTHEAST ELEVATION

0 6" 1" 2" SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2

REV.	DATE	DESCRIPTION	BY
0	03/18/15	90% ZONING	SR
1	04/23/15	100% ZONING	NB
2	11/13/15	REVISED 100% ZONING	FR



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SMALL CELL PROJECT

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WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 52.66" N
LONG: 120° 49' 41.02" W

SHEET TITLE:
SOUTHWEST & SOUTHEAST ELEVATIONS

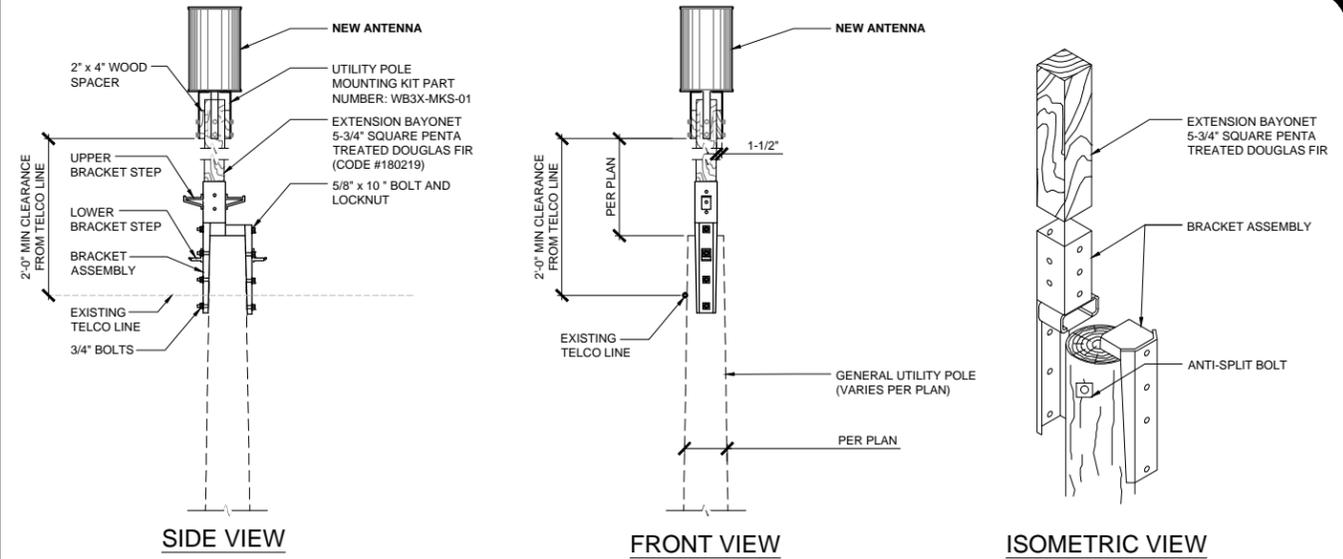
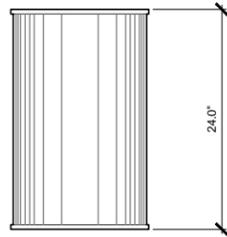
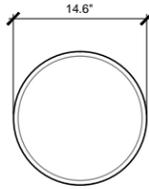
A-3

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE AND DIMENSIONS ARE FOR REDUCED OR ENLARGED SHEET SIZES.

EXHIBIT D

AMPHENOL
CWB070XD6FOY

LENGTH: 24.0"
DIAMETER: 14.6"
WEIGHT: 25 LBS



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/18/15	90% ZONING	SR
1	04/23/15	100% ZONING	NB
2	11/13/15	REVISED 100% ZONING	FR



SDC
WIRELESS
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5015 SHOREHAM PL, SUITE 150
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760.795.5200

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ANTENNA DETAIL

SCALE
N.T.S.

1

NOT USED

SCALE
N.T.S.

2

POLE TOP-EXTENSION (ANTENNA MOUNT)

SCALE
N.T.S.

4

NOT USED

SCALE
N.T.S.

5

NOT USED

SCALE
N.T.S.

6

NOT USED

SCALE
N.T.S.

3

NOT USED

SCALE
N.T.S.

7

NOT USED

SCALE
N.T.S.

8



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

SMALL CELL PROJECT

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PSL # 291695
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WITHIN RIGHT-OF-WAY
MORRO BAY, CA 93442
LAT: 35° 21' 52.66" N
LONG: 120° 49' 41.02" W

SHEET TITLE:

DETAILS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE AND DIMENSIONS NOT TO BE REDUCED OR ENLARGED IN REVISIONS.