Exhibit B

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EXHIBIT B
DISCUSSION

The proposed project consists of a Use Permit to allow the construction of an unmanned wireless telecommunication facility (WCF) consisting of the installation of a 57 foot high electronic transceiver pole and eight antennae. This base station will be attached to the south side of the existing single-story church building on a 0.7 acre parcel. Currently, the applicant leases 350 square feet of land from the Pentacostal Church of God of America Central District of California for a wireless telecommunication base station. The proposed expansion of the 57 foot high monument transceiver along with associated equipment cabinets, emergency generator, and meter will be housed within an eight foot high wood enclosure. Oak Park, a subdivision consisting of single family residences, is to the east and north of the parcel. Bolsa Knolls is a subdivision along the San Juan Grade Rd. to the west of the parcel. The southern boundary of the parcel is row crop farmland within City of Salinas.

Consistency and Site Suitability

The wireless facility will improve coverage for the surrounding residential communities as well as help reduce impacted usage of the existing Verizon facility in North Salinas located near the intersection North Main Street and San Juan Road. Alternate locations were found to be less suitable for accomplishing the coverage objectives to service customer demand:

- 1035 Rogge Rd., Salinas, CA 93906 – The Verizon RF engineer determined this location as too close to existing Verizon sites to the north: Salinas Golf and Country Club, and Stage Natividad.
- 1027 Rogge Rd., Salinas CA 93906 – The Verizon RF engineer determined this location as too close to existing Verizon sites to the north: Salinas Golf and Country Club, and Stage Natividad.
- 368 San Juan Grade Rd., Salinas 93906 – The Verizon RF engineer determined this location as too close to existing Verizon sites to the north: Salinas Golf and Country Club, and Stage Natividad.

The applicant searched for co-location opportunities in the area and found no existing free-standing co-locatable structures that would be sufficient to reduce significant gaps in the service provider's coverage or network capacity.

The project is an addition of 350 square feet to the existing church building which is far less than 50 percent of the existing floor area. Therefore, the project is Categorically Exempt per Section 15301(e)(1) of CEQA Guidelines.

Potential Environmental Effects

Radiofrequency (RF) electromagnetic fields (EMF)

In order to provide full disclosure regarding the possible effects of RF EMF exposure, the following report was prepared:

> "Verizon Wireless Proposed Base Station (Site No. 262017)" (LIB170047) prepared by Hammett & Edison, Inc., San Francisco, CA, 16 November 2016.

The FCC assigns short wavelength frequencies for wireless services, requiring antennae to have line-of-sight paths for their signals to broadcast suitably. This characterization results in

transceivers needing installation high above the ground. Antennae are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or ground. Maximum exposure thresholds are nearly impossible for people to reach without being in very close physical proximity to the antennae which, for this project, are mounted approximately 50 feet above ground level. Therefore, mitigation measures are not necessary to comply with the FCC public exposure guidelines.

A nationwide exposure standard is issued by the FCC for the purpose of ensuring its licensees do not, cumulatively, have a significant impact on the environment. Using "worst-case" assumptions, the Hammett report calculated that the second-floor level of any nearby residence located at least 160 feet away (distance to the closest residence from the base station location) may experience 0.64% of the public exposure limit. This translates to 0.0064 mW/cm^2 (megawatts per square centimeter). For a person anywhere at ground, the maximum RF exposure level is 5% of the applicable exposure limit. This translates to 0.050 mW/cm^2. The

Consistency with Character of the Community

The previous design of the project included a mono-pine transceiver. This would not be consistent with the character of the neighborhood. The terrain is essentially flat, populated with single family dwellings and farmlands. Most of the street trees are not conifers and are not much higher than the power lines.

The currently proposed transceiver is a monument structure, or an approximately 57 feet high column. The colors, materials, and design are more consistent with the neighborhood character than the monopine. Depending upon preference, the monument may have an approximately nine foot high cross placed on the sides at approximately 47 feet high.

Staff supports the monument design without the cross. A column of this height with a cross on it would be an excessive design choice for the neighborhood character.