

# Exhibit C

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## ALTERNATIVE SITE ANALYSIS VERIZON WIRELESS

**SITE NAME:** HWY 101 SALA

**LOCATION:** 12320 Christensen Road, Salinas, CA 93907

**APN:** 113-092-012-000

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Selecting a location for a new wireless telecommunications facility depends upon many factors, such as: topography, zoning regulations, existing structures, colocation opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets being served. Each proposed site is unique and must be investigated and evaluated on its own terms.

The proposed coverage area consists of industrial and agricultural uses in unincorporated Salinas, Monterey County. Verizon strives to minimize visual and acoustic impacts for each facility, and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process.

The proposed facility will consist of Verizon panel antennas mounted on a 64' monopole. Equipment cables will be run underground in order to minimize visual impact and equipment will be screened within outdoor equipment cabinets, and surrounded by a chain link fence. Of twelve candidates considered, the proposed site was selected by Verizon Wireless as the best option to minimize visual impacts while achieving its wireless service objectives.

The facility is needed to offload capacity from a Verizon Wireless facility nearby and to improve wireless communication coverage to north Salinas, along Hwy 101. The proposed location best serves the interest of Monterey County and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.



### **Selection Process and Candidates Considered**

In September 2016, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of twelve candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 60' represents the required height of the antennas to produce the desired coverage objective.

After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for colocation. In this case, Verizon determined that there are no existing structures within the search area which could meet its coverage needs. Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

**1. Froistad (599 A El Camino Real N / APN 113-092-010-000)**

This 5.13 acre property contains a large agricultural building and a private home. The owner was interested in entering a lease agreement with Verizon. However, when the candidate was presented to Verizon's radio frequency engineer, he determined that a facility on this property would be less effective at achieving Verizon's coverage objectives for the area. This candidate remains in a back-up position.

**2. Congregation of Jehovah's Witness (165 Harrison Rd / APN 113-082-020-000)**

The owners of this 2.02 acre property were unresponsive to Verizon's outreach efforts. Additionally, when the candidate was presented to Verizon's radio frequency engineer, he determined that its location on the east side of Hwy 101 was less desirable for achieving Verizon's coverage objectives for the area.

**3. Waho Investments 1** (441 Espinosa Rd / APN 113-081-005-000)

The owners of this 1.69 acre property were unresponsive to Verizon’s outreach efforts. This candidate was not pursued further because a lease agreement was not feasible.

**4. Waho Investments 2** (445 Espinosa Rd / APN 113-081-010-000)

The owners of this 2.99 acre property were unresponsive to Verizon’s outreach efforts. This candidate was not pursued further because a lease agreement was not feasible.

**5. Espinosa Road Salinas** (432 Espinosa Rd / APN 253-012-053-000)

Verizon reached out to the owners of this 328.97 acre property, and several adjacent large agricultural properties. The owners were unresponsive to proposal letters. This candidate was not pursued further because a lease agreement was not feasible.

**6. Bathke** (431 Espinosa Rd / APN 113081-007-000)

The owners of this 24.81 acre property were unresponsive to Verizon’s outreach efforts. This candidate was not pursued further because a lease agreement was not feasible.

**7. Maddy** (597 El Camino Real N / APN 113-092-009-000)

The owners of this 2.00 acre property were unresponsive to Verizon’s outreach efforts. This candidate was not pursued further because a lease agreement was not feasible.

**8. Salinas Self Storage** (Harrison Rd / APN 113-091-006-000)

The owners of this 5.00 acre property were interested in entering a lease agreement with Verizon, and signed an interest letter. However, when the candidate was presented to Verizon’s radio frequency engineer, he determined that its location on the east side of Hwy 101 was less desirable for achieving Verizon’s coverage objectives for the area.

**9. 175 Harrison LLC** (175 Harrison Rd / APN 113-091-018)

The owners of this 6.15 acre property were interested in entering a lease agreement with Verizon, and signed an interest letter. However, when the candidate was presented to Verizon’s radio frequency engineer, he determined that its location on the east side of Hwy 101 was less desirable for achieving Verizon’s coverage objectives for the area.

**10. Landmark Missionary Baptist** (169 Harrison Rd / APN 113-091-012-000)

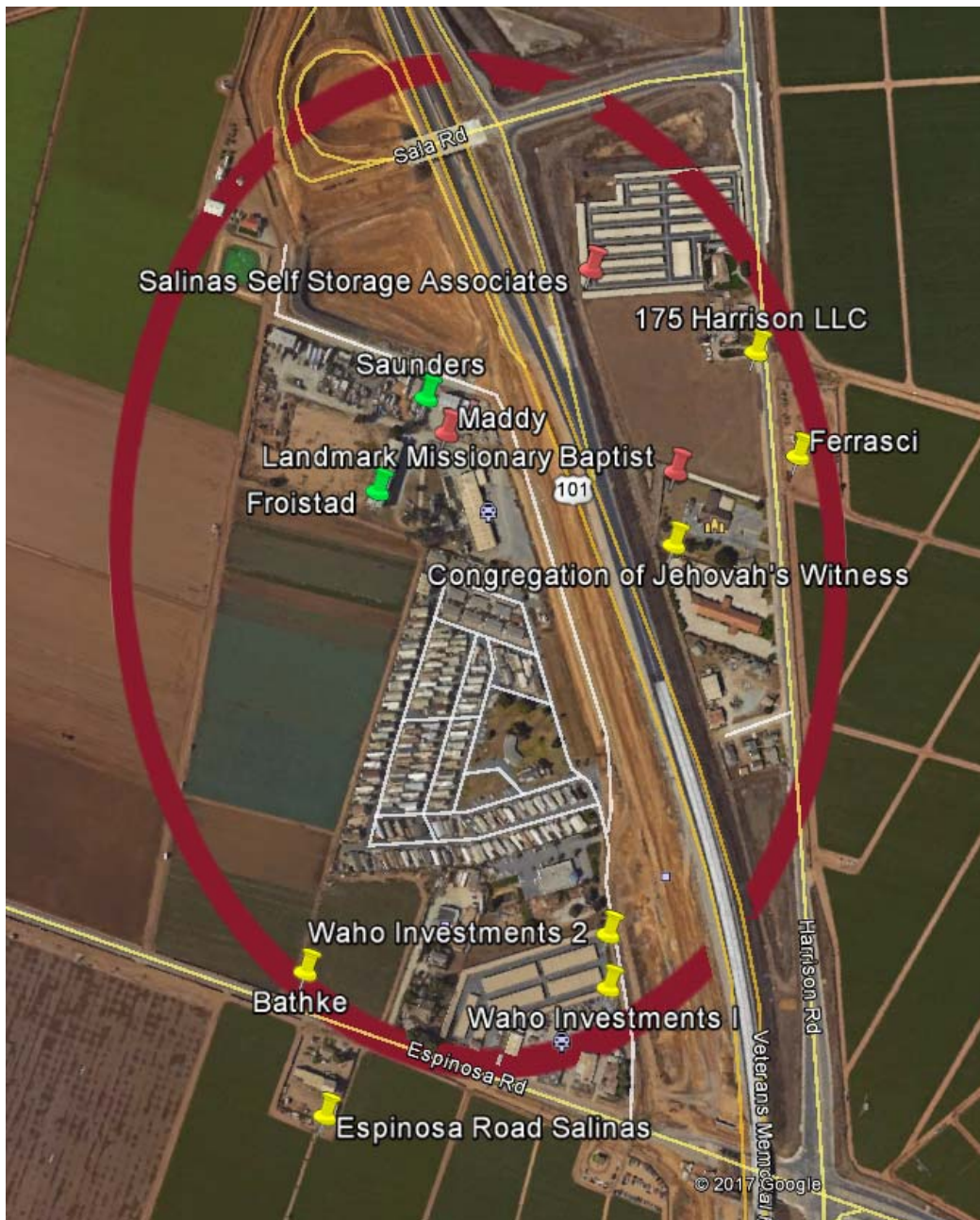
The owners of this 2.12 acre property were interested in entering a lease agreement with Verizon, and signed an interest letter. However, when the candidate was presented to Verizon’s radio frequency engineer, he determined that its location on the east side of Hwy 101 was less desirable for achieving Verizon’s coverage objectives for the area.

**11. Ferrasci** (180 Harrison Rd / APN 113-151-002-000)

The owners of this 25.80 acre property were unresponsive to Verizon’s outreach efforts. Additionally, when the candidate was presented to Verizon’s radio frequency engineer, he determined that its location on the east side of Hwy 101 was less desirable for achieving Verizon’s coverage objectives for the area.

## Alternative Site Analysis – Verizon Wireless ‘Hwy 101 Sala’

The map below shows the locations of each of the properties listed above.



The proposed candidate is labeled as “Saunders” on the map above. After reviewing multiple candidates, Verizon determined that Saunders is the least intrusive option for the development of a wireless facility in the search ring. Saunders offers a willing landlord and a parcel with existing industrial and commercial uses. A monopole design was selected to mirror existing utility poles on the property and to blend with the neighborhood’s industrial character.