

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

SINGLETON PROPERTIES LLC (PLN230034)

RESOLUTION NO. ----

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines and that none of the exceptions to this exemption listed in Section 15300.2 of the CEQA Guidelines apply; and
- 2) Approving a Minor and Trivial Amendment to a previously approved Combined Development Permit (PC92216, Resolution No. 93-039) to allow the removal of two existing 24 foot tall wooden wireless communication towers with associated equipment and construction of a new 23 foot tall metal tower for future location of a wireless communication facility.

[PLN230034 SINGLETON FAMILY TRUST,
67602 HWY 198, SAN LUCAS, SOUTH
COUNTY AREA PLAN (APN: 247-012-007-000)]

The SINGLETON PROPERTIES LLC application (PLN230034) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on June 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **PROCESS** – The County has received and processed an amendment to PC92216.
EVIDENCE:
 - a) An application for a Minor and Trivial Amendment was submitted on September 27, 2023.
 - b) On February 10, 1993, the Planning Commission approved PC92216 in Resolution No. 93-0398 for a Combined Development Permit consisting of: 1) a Use Permit to allow development on slopes in excess of 30%; and 2) a Use Permit to allow construction of a wireless telecommunication facility.
 - c) No previous extensions or amendments of PC92216 have been requested by or granted to the Applicant.
 - d) The proposed minor amendment would allow the removal of two existing 24 foot wooden wireless communication facilities with and

construction of a new 23 foot metal wireless communication tower and equipment shelter.

- e) The proposed minor amendment would result in a decrease in the development footprint within the same approved lease area of the previously approved wireless communication facility by removing two existing 24 foot wooden towers and constructing one new 23 foot metal tower. With a decrease in development footprint and height, the amendment would not result in new impacts not previously considered in the original approval. Therefore, the amendment is of a minor and trivial nature.
- f) All applicable conditions of approval from PC92216 have been carried forward to permit PLN230034. The following new conditions of approval have been incorporated into the attached Conditions of Approval:
 - HCD – Planning Condition #5 (WIRELESS INDEMNIFICATION)
 - HCD – Planning Condition #6 (WIRELESS REDUCE VISUAL IMPACTS)
 - HCD – Planning Condition #7 (WIRELESS REMOVAL)
 - HCD – Planning Condition #8 (WIRELESS CO-LOCATION)

As approved and amended, the Minor and Trivial Amendment under HCD-Planning File No. PLN230034 will become the operative entitlement, and all conditions of approval will be cleared under PLN230034.

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PC92216 and PLN230034.

2. FINDING: CONSISTENCY/SITE SUITABILITY/NO VIOLATIONS – The proposed project and/or use, as conditioned, is consistent with the previously-approved permit, as well as policies of the applicable Monterey County Code and other County health, safety, and welfare ordinances related to land use development. Additionally, as amended, the proposed project is consistent with the previously approved permit pursuant to Monterey County Code (MCC) Section 21.76.120 and does not cause impacts not already assessed in the original permit action. The site is physically suitable for the use proposed, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed minor amendment is consistent with the original permit action in that both involve the construction of an accessory structure with the same footprint and location. Pursuant to MCC Section 21.76.120, the proposed amendment is in keeping with the previous action of the Planning Commission (Resolution No. 93-039; HCD-Planning File No. PC92216) and is minor and trivial in nature. All potential impacts were already assessed in the original permit action, and the amendment is in keeping with the action of the appropriate authority. Resolution No. 93-039 is herein incorporated by reference.
 - b) On February 10, 1993, the Monterey County Planning Commission approved a Combined Development Permit (Resolution No. 93-039) consisting of: 1) a Use Permit to allow development on slopes in excess of 30%; and 2) a Use Permit to allow construction of a wireless

telecommunication facility. As proposed, the minor amendment (HCD-Planning File No. PLN230034) would allow the removal of two existing 24 foot wooden wireless communication towers and associated equipment and allow the construction of a new 23 foot metal tower, decreasing the original footprint and height within the approved site location (leased area) on the parcel. Subsequent to its construction, the metal tower will be leased to a carrier that will seek appropriate permitting for installing their wireless communication facility. As for colors and materials, the wooden towers will be replaced with an unpainted Valmont steel metal pole.

- c) Allowed Uses. The property is located at 67602 Hwy 198, San Lucas (Assessor's Parcel Number 247-012-007-000), South County Area Plan. The parcel is zoned Permanent Grazing, 40 acres minimum and Farmland 40 acres minimum or "PG/40 and F/40". The project location is situated entirely within the portion of the parcel that is zoned PG/40. PG zoning allows wireless communication facilities subject to the granting of a Use Permit. In this case, the County determined that a Minor and Trivial Amendment to the previously approved Combined Development Permit is the applicable and appropriate entitlement to consider the removal and replacement of the previously approved structures. The amendment incorporates a decrease in impacts on the development footprint and a decrease in height as the approved structures. Therefore, the proposed project is an allowed land use for this site subject to the approval of this amendment. As demonstrated in Evidence "b" above, only the metal tower is being proposed under this permit.
- d) Lot Legality. The subject property (1317.97 acres in size), APN: 247-012-007-000, is identified as a Lot 7 in Township 19 South, Range 11 East, as shown in its current size and configuration and under separate ownership in the 1964 Assessor's Township Map, Township 16 South, Range 3 East. Therefore, the County recognizes the subject property as a legal lot of record;
- e) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations in the applicable MCC.
- f) Pursuant to MCC Section 21.76.120, the County has determined that the proposed project qualifies as a minor amendment to the previously approved Combined Development Permit. The amendment is minor in nature based on the following:
- The project would not create new environmental impacts;
 - The project would not increase the severity of environmental impacts identified in the original Permit;
 - The project is in keeping with the action of the appropriate authority regarding the development of a wireless communication facility within the existing approved lease area;
 - The project would have an inconsequential effect on land in relation to the approved permit; and
 - The project meets all relevant site development standards.
- g) Development Standards. As proposed, the project meets all required development standards of PG zoning district. The proposed tower is setback over 50-feet from the front property line, over 6-feet from the

side and rear of the property line. PG districts allows 35 feet for non-habitable accessory structures. The proposed height of the new metal tower is 23 foot which is a decrease from the previously approved structure of approximately 24 feet.

- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the current LUAC Guidelines, this project did not warrant referral.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project Files PC92216 and PLN230034.

3. FINDING: HEALTH AND SAFETY - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, CalFire, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. Conditions which have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood have been incorporated.
 - b) Public facilities are not necessary for this project because there is no requirement for access to water, bathrooms, or community centers associated with the operation of the proposed project.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed amendment are found in Project Files PC92216 and PLN230034.

4. FINDING: CEQA (Exempt) – The original CEQA action on the project was a categorical exemption per Section 15303(e) of the CEQA Guidelines. This Minor and Trivial Amendment does not require an environmental review pursuant to CEQA Guidelines Section 15303. No unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) This minor amendment involves no substantial changes (see Finding 1, 2 and supporting evidence) requiring environmental review, and there is no new information of substantial importance. CEQA Guidelines Section 15303 categorically exempts the construction or installation of limited numbers of new, small facilities or structures. This determination and application to the subject proposal is also consistent with CEQA Guidelines Section 15061(b)(3), which exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
 - b) The proposed project involves removing two existing wooden towers and associated equipment and replacing with a new 23 foot metal pole, resulting in a smaller development footprint and size within the

approved lease area. Based on review of the current application and plans, no new potentially significant issues were identified for the proposed minor amendment. The current proposal does not alter the analysis or conclusions reached under the original permit. The original permit was categorically exempt, and the minor amendment is also categorically exempt.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The proposed development is not located near or within view of a scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical or archaeological resources are present.
- d) No adverse environmental effects were identified during staff review of the development application.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment are found in Project Files PC92216 and PLN230034.

5. FINDING: WIRELESS COMMUNICATIONS FACILITIES – The development includes construction of a metal tower intended to be leased to a carrier to establish a wireless communications facility. Therefore, the project has been analyzed to ensure compliance with all applicable requirements of Title 21 section 21.64.310. The project will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for development of a wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of Title 21, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of removing two existing 24 foot wooden towers with the associated equipment and construction of a new 23 foot metal tower. No associated equipment is proposed. However, the tower is intended for future location of a wireless communication facility and associated equipment.
 - b) Pursuant to Title 21 section 21.64.310.C, wireless communication facilities (WCF) are allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distribution services and personal wireless service facilities. A WCF is conditionally allowed in this zoning pursuant to Title 21 section 21.30.050.II with a Use Permit. In this case, the County determined that

a Minor and Trivial Amendment to the previously approved Combined development Permit (Planning Commission Resolution No. 93-039) is the applicable and appropriate entitlement to consider the removal and replacement of the previously approved structures. Findings and evidence contained in Resolution No. 93-039 is incorporated herein by reference.

- c) Pursuant to Title 21 section 21.64.310.C.5, 21.64.310.H.1.a, and 21.64.310.H.1.c-e the County analyzed potential visual impacts which could result from the placement of the facility and finds that the proposed facility will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated visually sensitive area pursuant to Title 21. The removal of two existing towers to be replaced with one metal tower will potentially decrease visual clutter. The proposed facility will not be visible to passing motorists from Highway 198. View of the facility from Peach Tree Road is difficult to see without visual aid and even then, a decrease in visual clutter is noticeable as illustrated in the submitted photo simulations. Additionally, conditions have been incorporated that require modification that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 6 and 7).
- d) The project is consistent with Title 21 section 21.64.310.H.1.f-j. As proposed, the WCF does not include any exterior lighting, is not in a location where special paint or lighting is required by the FAA, nor located within the safety zone of any airport or helipad within Monterey County and is not located in an environmentally sensitive habitat.
- e) The project is consistent with Title 21 section 21.64.310.I, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Title 21 section 21.86.050, and the proposed height is within the limitations outlined in Title 21 section 21.86.060.
- f) The project does not penetrate a FAR Part 77 Imaginary Surface. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development are found in Project Files PC92216 and PLN230034.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the decision by the Director of Planning is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303; and
 2. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit (PC92216, Resolution No. 93-039). The amendment consists of an Administrative Permit to allow the removal of two existing 24 foot wooden wireless communication facilities with associated equipment and construction of a new 23 foot metal tower metal tower for future location of a wireless communication facility.
- All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of June 2024.

Melanie Beretti, AICP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230034

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN230034) allows the removal of two existing 24 foot tall wooden wireless communication towers with associated equipment and construction of a new 23 foot tall metal tower for future location of a wireless communication facility. The property is located at 67602 HWY 198, San Lucas (Assessor's Parcel Number 247-012-007-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (Resolution Number _____) was approved by HCD Chief of Planning for Assessor's Parcel Number 247-012-007-000 on June 26, 2024. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of HCD-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to HCD-Planning.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition HCD - Planning for review and approval.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of HCD - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to HCD - Planning subject to the approval of the HCD - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

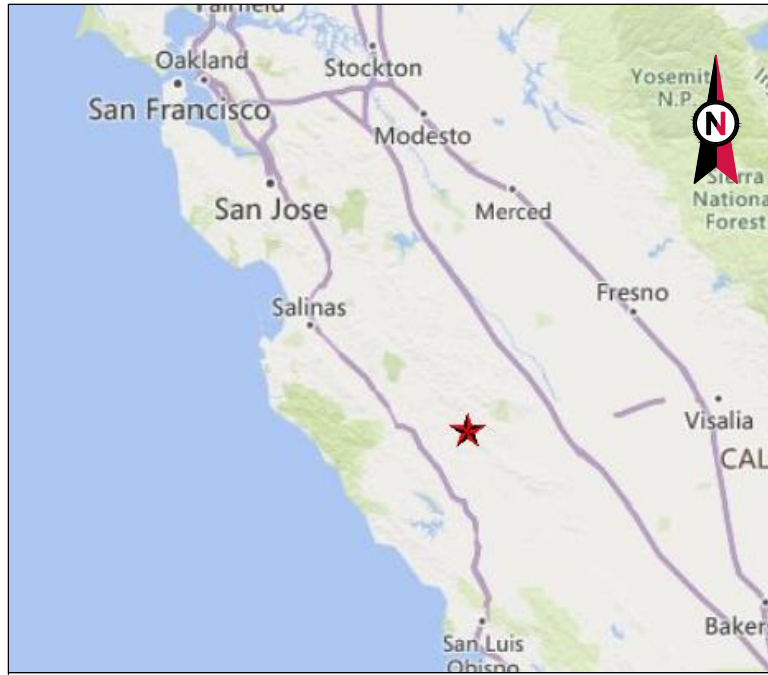
8. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (HCD - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 35 feet.

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VICINITY MAP



AMERICAN TOWER®

SITE NAME: REBUILD SAN ARDO CA
SITE NUMBER: 203722
SITE ADDRESS: 67602 HWY 198
SAN LUCAS, CA 93954



LOCATION MAP

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23
1	ZONING COMMENT UPDATE	PN	04/29/24
2	ZONING COMMENT UPDATE	PN	05/29/24

ATC SITE NUMBER:
203722
 ATC SITE NAME:
REBUILD SAN ARDO CA
 SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954



**DROP AND SWAP
 ZONING DRAWINGS**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. 2022 CALIFORNIA ADMINISTRATIVE CODE 2. 2022 CALIFORNIA BUILDING CODE 3. 2022 CALIFORNIA RESIDENTIAL CODE 4. 2022 CALIFORNIA ELECTRICAL CODE 5. 2022 CALIFORNIA PLUMBING CODE 6. 2022 CALIFORNIA ENERGY CODE 7. 2022 CALIFORNIA FIRE CODE 8. 2022 CALIFORNIA EXISTING BUILDING CODE 9. 2021 INTERNATIONAL BUILDING CODE (IBC) 10. LOCAL BUILDING CODE 11. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 67602 HWY 198 SAN LUCAS, CA 93954 COUNTY: MONTEREY <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 36.183432 LONGITUDE: -120.7526 GROUND ELEVATION: 2877.59' AMSL <u>ZONING INFORMATION:</u> JURISDICTION: MONTEREY COUNTY PARCEL NUMBER: 2470120070000	THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW 23' TOWER AND THE REMOVAL OF THE EXISTING WOOD POLE TOWERS AND EQUIPMENT. PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 5. HANDICAP ACCESS IS NOT REQUIRED. 6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50db AT THE PROPERTY LINES.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
	SURVEY INFORMATION 1. TOPOGRAPHY AND BOUNDARY INFORMATION OBTAINED FROM SMW ENGINEERING GROUP, INC. SURVEY PLANS DATED 04/15/21.	<u>TOWER OWNER:</u> AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801 <u>PROPERTY OWNER:</u> SINGLETON FAMILY TRUST 1 PEACHTREE RD KING CITY, CA 93930 <u>ENGINEER:</u> ATC TOWER SERVICES 1 FENTON MAIN STREET CARY, NC 27511	PROJECT LOCATION DIRECTIONS FROM SAN JOSE: GET ON I-280 S FROM S 10TH ST. FOLLOW US-101 S TO CA-198 E IN MONTEREY COUNTY. TAKE EXIT 273 FROM US-101S. FOLLOW CA-198 E TO YOUR DESTINATION.	G-001	TITLE SHEET	2	05/29/24
UTILITY COMPANIES POWER COMPANY: UNKNOWN PHONE: N/A TELEPHONE COMPANY: UNKNOWN PHONE: N/A	<u>PROJECT MANAGER:</u> JENN CASTRO (949) 447-2302 JENN.CASTRO@AMERICANTOWER.COM <u>CONSTRUCTION MANAGER:</u> LANCE SNYDER (805) 267-6468 LANCE.SNYDER@AMERICANTOWER.COM <u>SITE AQUISITION:</u> THE DERNA GROUP (714) 493-9935 TYOUNG@DERNAGR.COM		V-101	TITLE AND BOUNDARY PLAN			
			V-102	EXISTING CONDITIONS PLAN			
			V-103	LEGAL DESCRIPTION			
			V-104	EASEMENT DETAIL PLAN			
			C-101	OVERALL SITE PLAN	0	09/27/23	PN
			C-401	EXISTING COMPOUND PLAN	2	05/29/24	PN
			C-402	PROPOSED COMPOUND PLAN	1	04/29/24	PN
			C-403	TOWER ELEVATION	2	05/29/24	PN
			C-404	TOWER ELEVATION	2	05/29/24	PN
			C-501	TOWER ELEVATION	0	09/27/23	PN
			C-502	SIGNAGE	0	09/27/23	PN

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

TITLE SHEET

SHEET NUMBER:
G-001
 REVISION:
2

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PROJECT SUMMARY

FIELD SURVEY DATE: 03/27/2017

SITE ADDRESS: 67602 HWY 198, SAN LUCAS, CA 93954

PARCEL INFORMATION
 OWNER: SINGLETON FAMILY TRUST
 OWNER ADDRESS: N/A
 APN: 247012007000

TOTAL AREAS:
 PARENT PARCEL: 1318± ACRES
 ATC ANTENNA SITE LEASE AREA: 750 S.F. 0.12± ACRES
 ATC SHELTER LEASE AREA: 2500 S.F. 0.06± ACRES
 30' ACCESS AND UTILITY EASEMENT: 138976 S.F. 3.19± ACRES
 15' ANTENNA SITE ACCESS EASEMENT: 5685 S.F. 0.12± ACRES
 ACCESS ROAD AND UTILITY EASEMENT: 1786 S.F. 0.04± ACRES
 5' UTILITY EASEMENT: 598 S.F. 0.01± ACRES
 10' UTILITY EASEMENT: 435 S.F. 0.01± ACRES

GEOGRAPHIC COORDINATES OF TOWER (TOWER "A" HEREON):
 LATITUDE: 36°11'00.3" N LONGITUDE: 120°45'09.1" W
 VERTICAL DATUM: N.A.V.D. 1988 HORIZONTAL DATUM: NAD83 (2011)
 GROUND ELEVATION: 2877.3
 * BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE N.A.D.83
 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE
 FOUR, DETERMINED BY GPS OBSERVATIONS.

FLOODPLAIN:
 PER THE F.E.M.A. FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA
 DESIGNATED AS ZONE X.
 COMMUNITY PANEL NO.: 06053C1175G DATED: 04/02/2009

BOUNDARY NOTE
 THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE
 PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON
 ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
 NO ENCROACHMENT DETERMINATION UNTIL REVIEW OF CURRENT VALID
 TITLE REPORT

ATC LEASE AREA IS CONTAINED ENTIRELY WITHIN THE PARENT PARCEL.

SURVEYOR'S NOTES

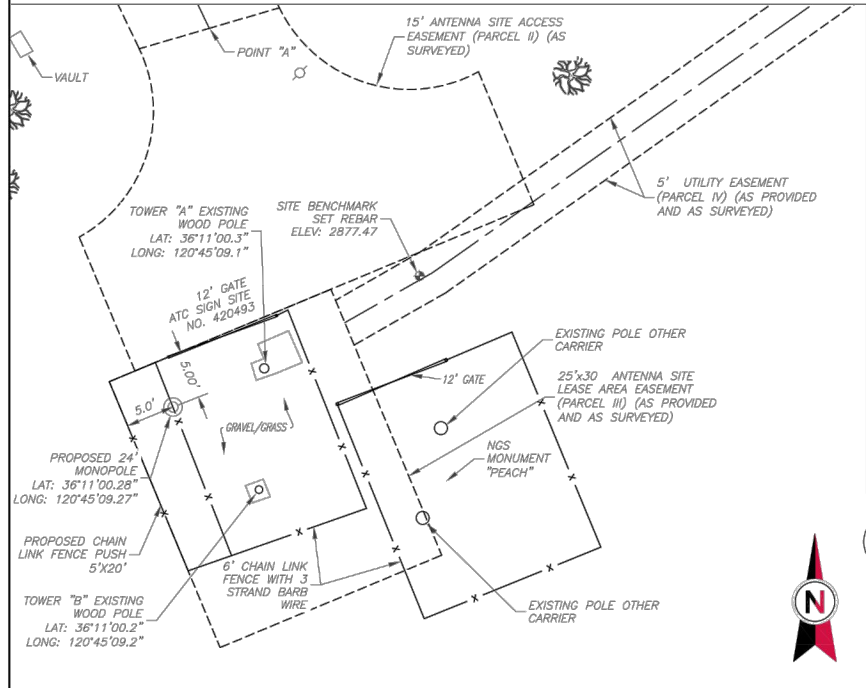
- THERE IS ACCESS TO THE SUBJECT PROPERTY VIA CALIFORNIA ROUTE 198 A PUBLIC RIGHT OF WAY.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THIS IS AN AS-BUILT TOWER SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A CALIFORNIA REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS MARCH 27, 2017.
- BEARINGS ARE BASED ON CALIFORNIA ZONE 4 STATE PLANE COORDINATES NAD 83 (2011) BY GPS OBSERVATION.
- NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
- THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN AS-BUILT TOWER SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

LEGAL DESCRIPTIONS

SEE SHEET V-103 FOR LEGAL DESCRIPTIONS

NOTES CORRESPONDING TO ENCUMBRANCES

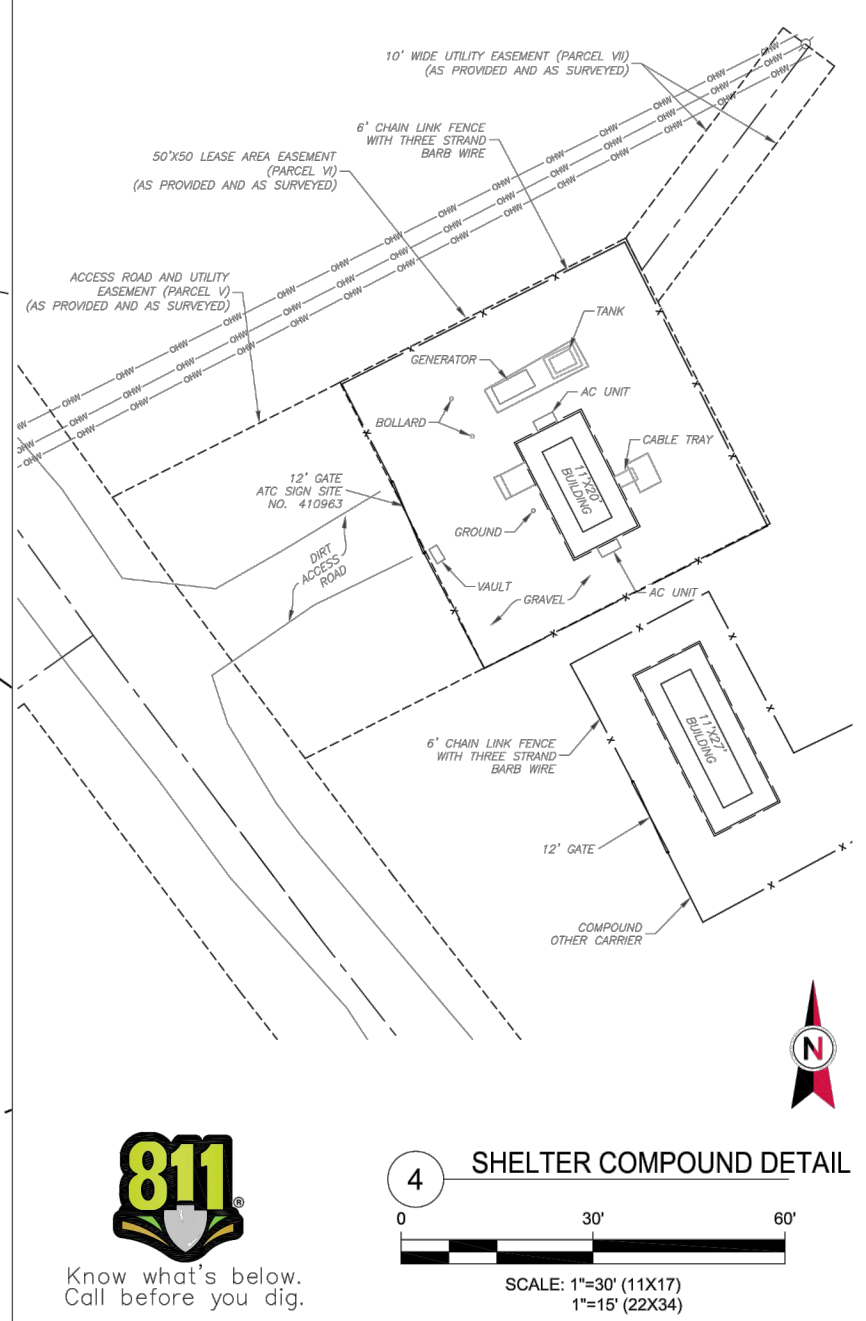
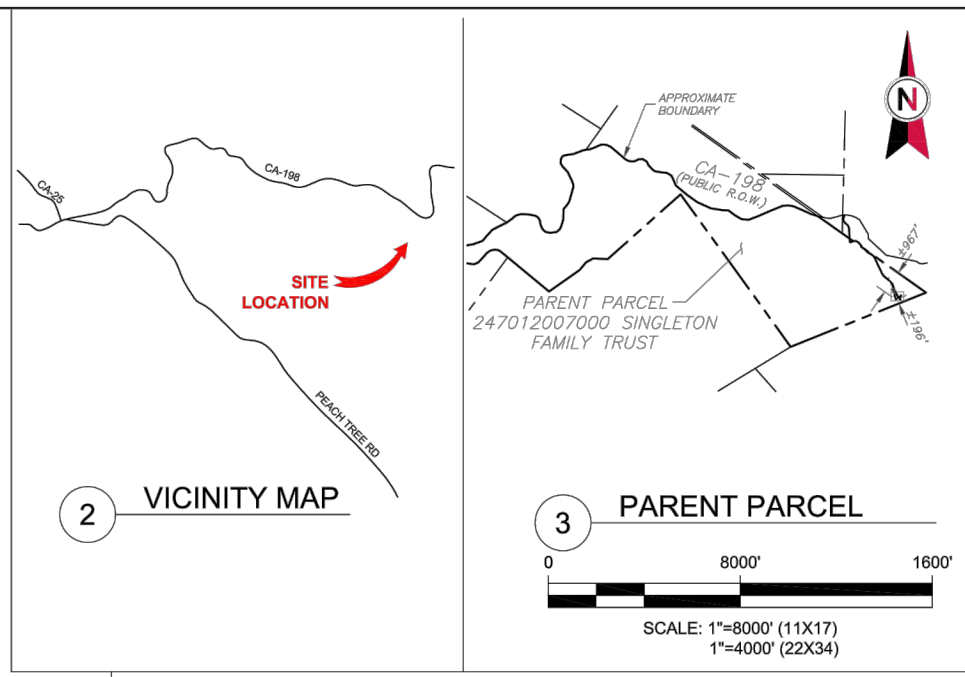
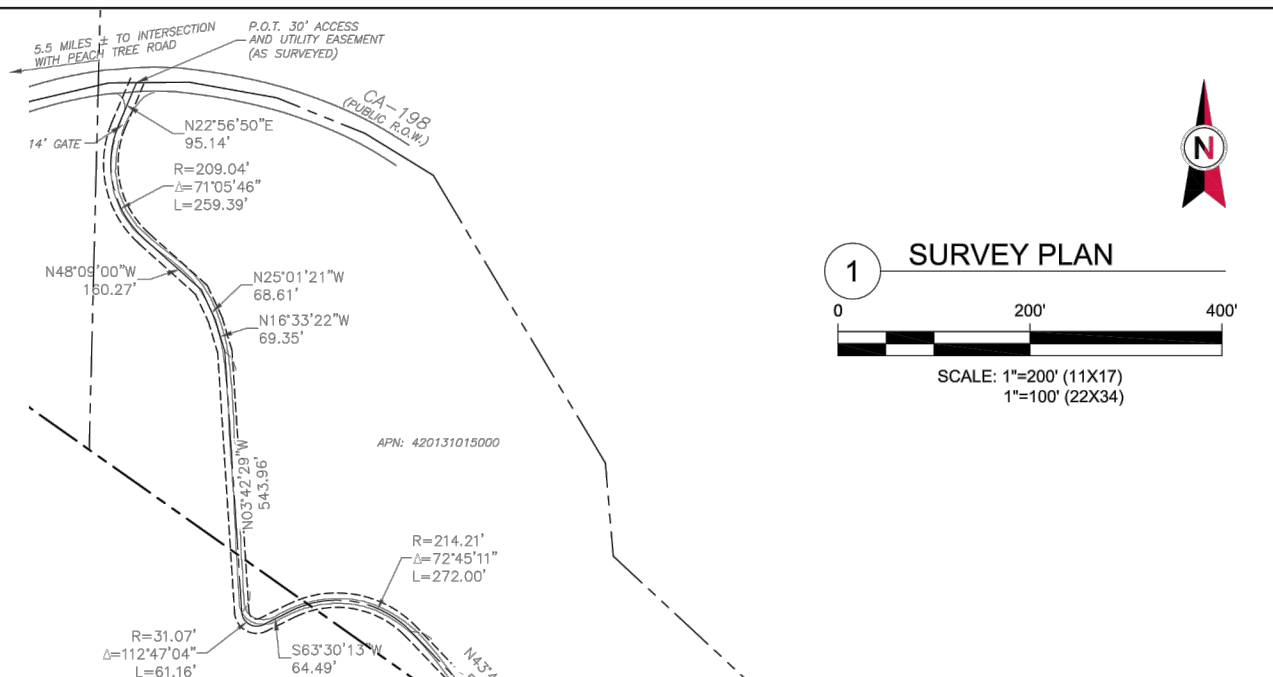
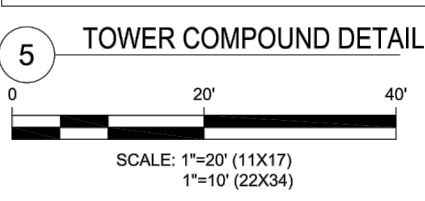
SEE SHEET V-103 FOR NOTES



CALIFORNIA FOUR
 GRID TO TRUE NORTH CONVERGENCE
 -1" @ 43.8'

TRUE NORTH TO MAGNETIC DECLINATION
 12' 58" E

COMBINED SCALE FACTOR
 0.99987802



811 Know what's below. Call before you dig.

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	CK	03/17/17
1	COMMENTS	SDS	10/24/22
2	UPDATE ADDRESS	SDS	05/29/24
2	FINAL	SDS	05/30/24

ATC SITE NUMBER:
203722 (LEGACY 420493)

ATC SITE NAME:
SAN ARDO

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION: I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON 03/27/17.

DATE OF PLAT OR MAP: 04/15/21

Timothy Leigh Fish
 Timothy Leigh Fish, PLS
 CA PLS # 9566

SMW Engineering Group, Inc.
 159 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PROJECT NO. 17-0412

DRAWN BY:	CK
APPROVED BY:	TLF
DATE DRAWN:	04/15/21
ATC JOB NO:	203722

TITLE AND BOUNDARY PLAN

SHEET NUMBER:
V-101
 SHEET 1 OF 4

REVISION:
2

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PROJECT SUMMARY

FIELD SURVEY DATE: 03/27/2017

SITE ADDRESS: 67602 HWY 198, SAN LUCAS, CA 93954

PARCEL INFORMATION
 OWNER: SINGLETON FAMILY TRUST
 OWNER ADDRESS: N/A
 APN: 247012007000

TOTAL AREAS:

PARENT PARCEL:	1318± ACRES
ATC ANTENNA SITE LEASE AREA:	750 S.F.
ATC SHELTER LEASE AREA:	2500 S.F.
30' ACCESS AND UTILITY EASEMENT:	138975 S.F.
15' ANTENNA SITE ACCESS EASEMENT:	5685 S.F.
ACCESS ROAD AND UTILITY EASEMENT:	1786 S.F.
5' UTILITY EASEMENT:	598 S.F.
10' UTILITY EASEMENT:	435 S.F.

GEOGRAPHIC COORDINATES OF TOWER (TOWER "A" HEREON):
 LATITUDE: 36°11'00.3" N LONGITUDE: 120°45'09.1" W
 VERTICAL DATUM: N.A.V.D. 1988 HORIZONTAL DATUM: NAD83 (2011)
 GROUND ELEVATION: 2877.3
 * BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE N.A.D.83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FOUR, DETERMINED BY GPS OBSERVATIONS.

FLOODPLAIN:
 PER THE F.E.M.A. FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
 COMMUNITY PANEL NO.: 06053C1175G DATED: 04/02/2009

BOUNDARY NOTE
 THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
 NO ENCROACHMENT DETERMINATION UNTIL REVIEW OF CURRENT VALID TITLE REPORT

ATC LEASE AREA IS CONTAINED ENTIRELY WITHIN THE PARENT PARCEL.

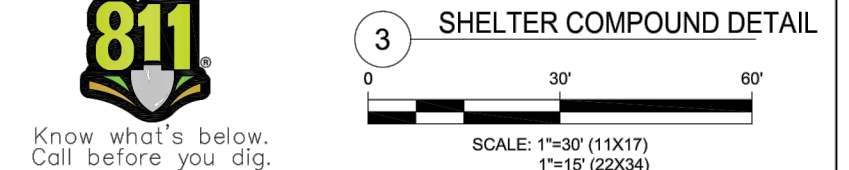
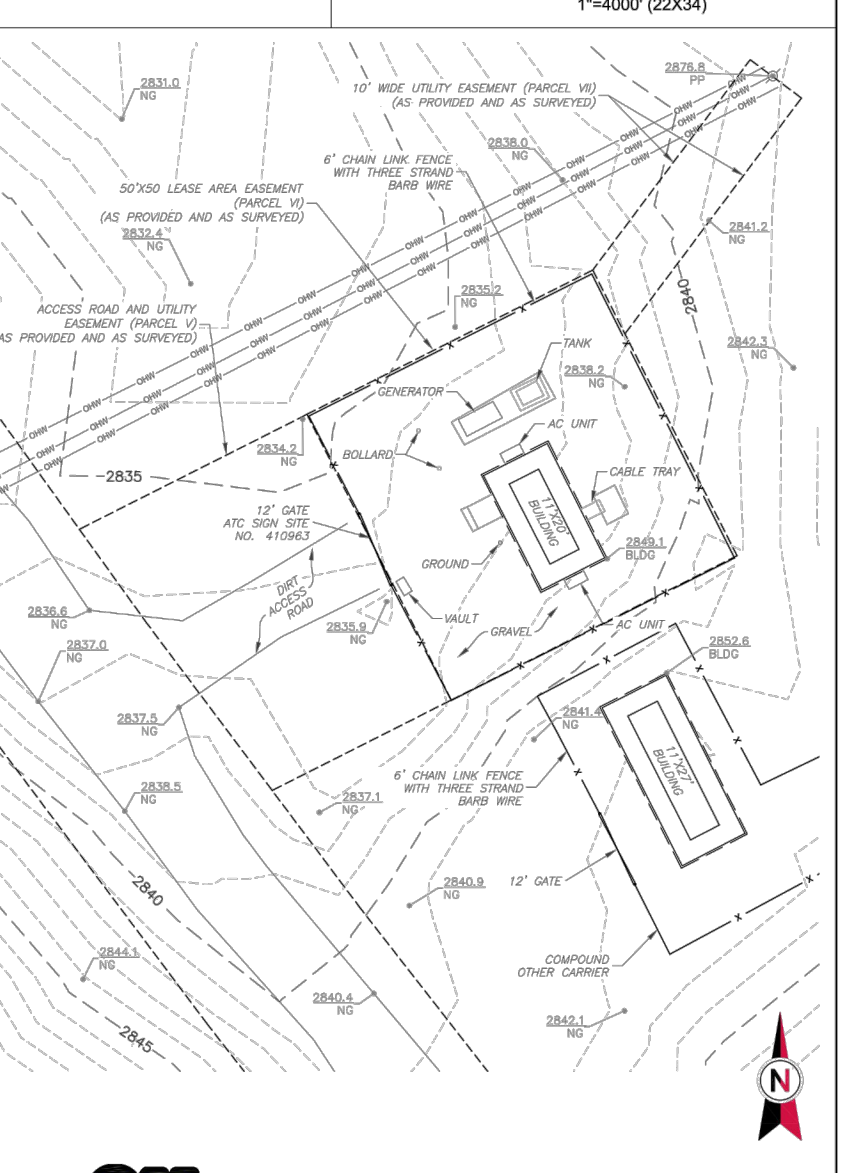
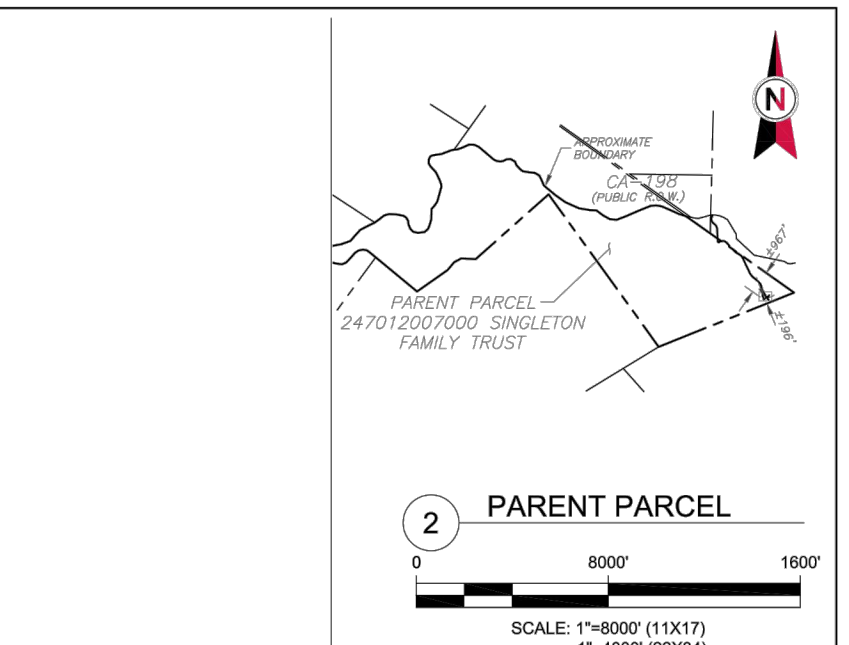
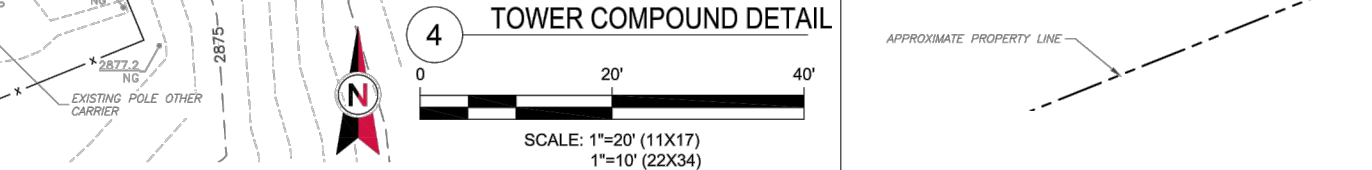
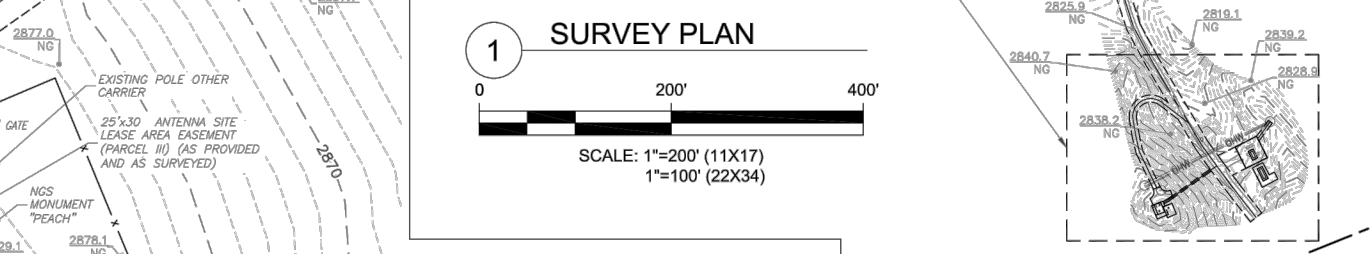
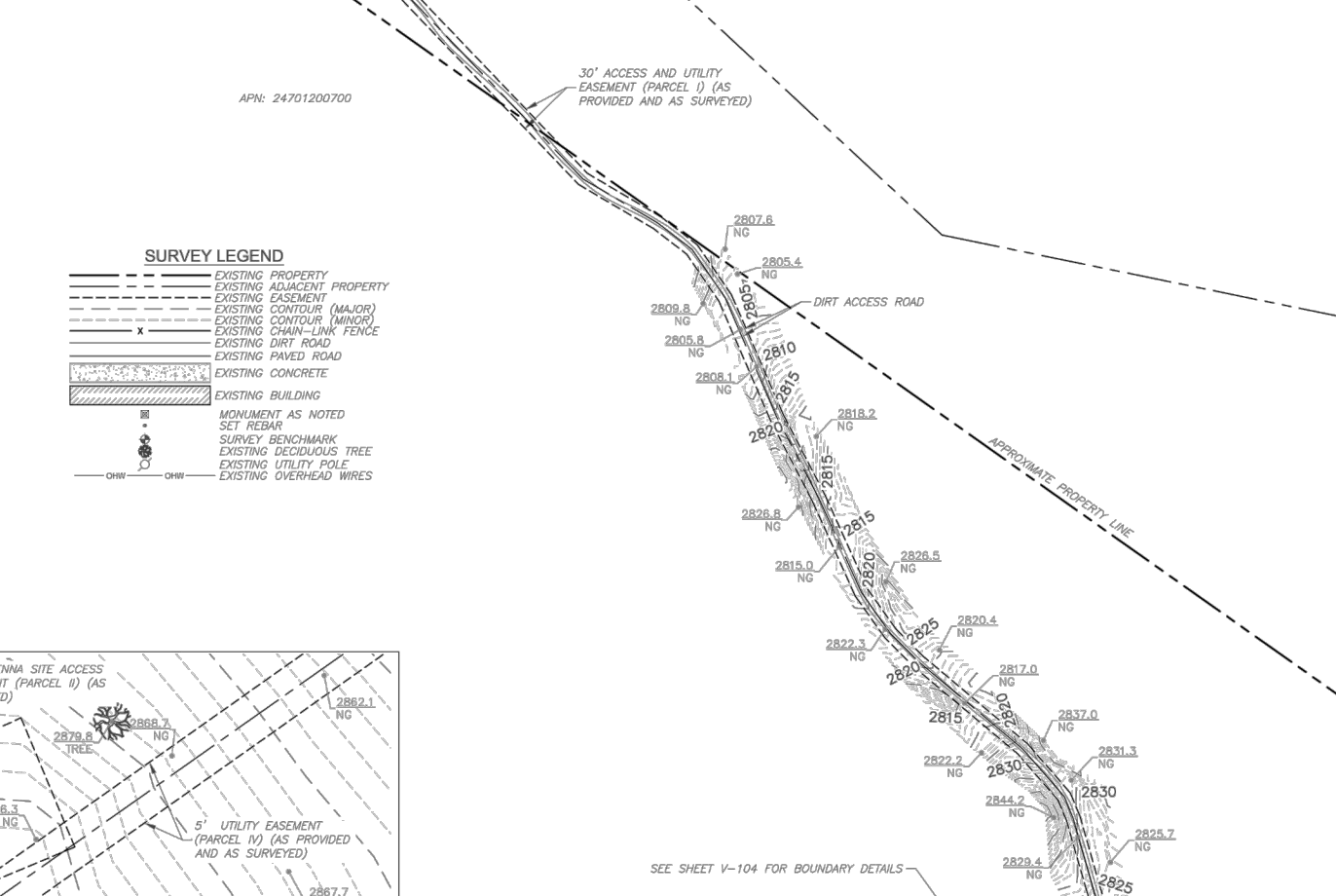
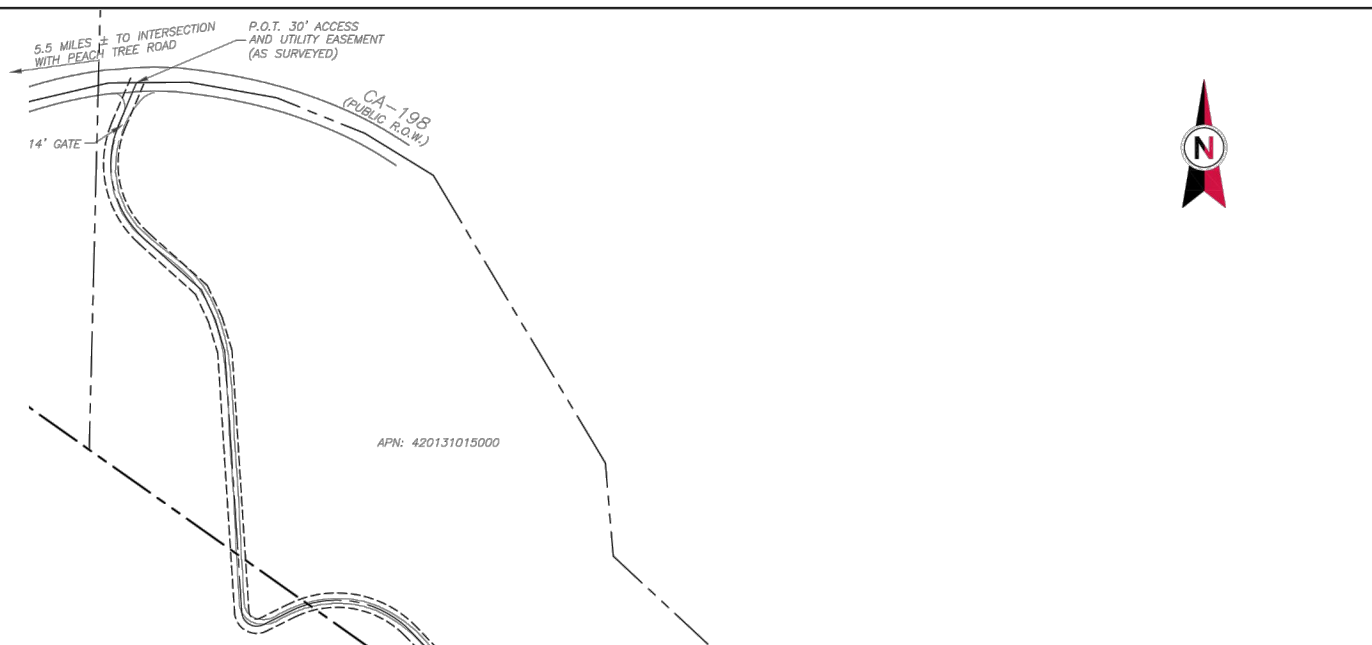
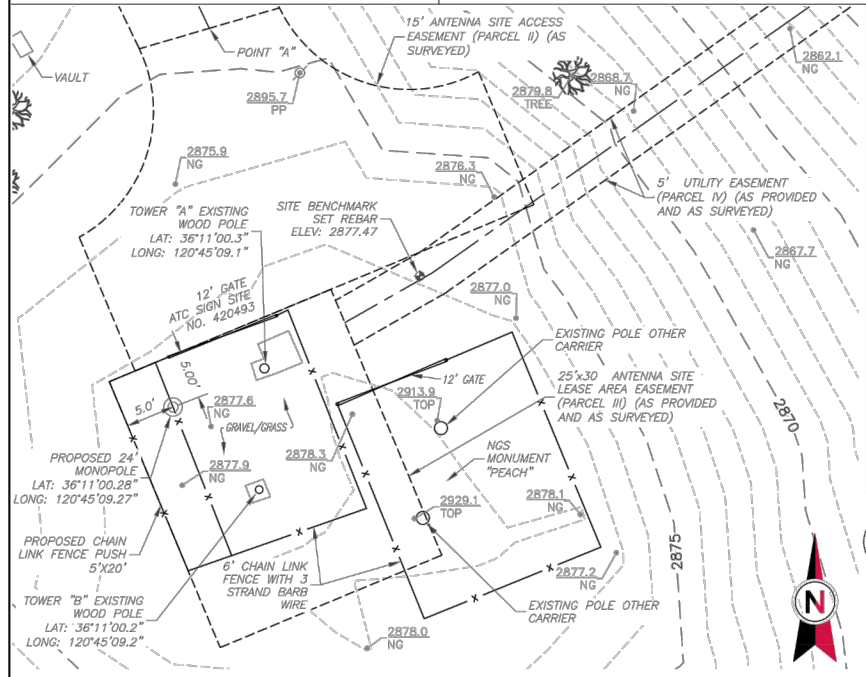
ZONING INFORMATION

ZONE: N/A

MONOPOLE INFORMATION

TOWER "A" GROUND ELEVATION: 2877.3 (NAVD 88) 0.0' (AGL)
 TOWER "A" TOP ELEVATION: 2903.0 (NAVD 88) 25.7' (AGL)
 HIGHEST APPURTENANCE: 2905.6' (NAVD 88) 28.3' (AGL)

TOWER "B" GROUND ELEVATION: 2877.8 (NAVD 88) 0.0' (AGL)
 TOWER "B" TOP ELEVATION: 2902.3 (NAVD 88) 24.5' (AGL)
 HIGHEST APPURTENANCE: 2902.3' (NAVD 88) 24.5' (AGL)



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REV.	DESCRIPTION	BY	DATE
0	PRELIM	CK	03/17/17
1	COMMENTS	SDS	10/24/22
2	UPDATE ADDRESS	SDS	05/29/24
2	FINAL	SDS	05/30/24

ATC SITE NUMBER:
203722 (LEGACY 420493)

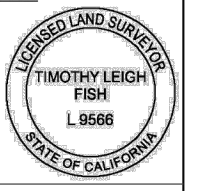
ATC SITE NAME:
SAN ARDO

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION: I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON 03/27/17.

DATE OF PLAT OR MAP: 04/15/21

 Timothy Leigh Fish, PLS
 CA PLS # 9566



SMW SMW Engineering Group, Inc.
 159 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PROJECT NO. 17-0412

DRAWN BY:	CK
APPROVED BY:	TLF
DATE DRAWN:	04/15/21
ATC JOB NO:	203722

EXISTING CONDITIONS PLAN

SHEET NUMBER: V-102 SHEET 2 OF 4	REVISION: 2
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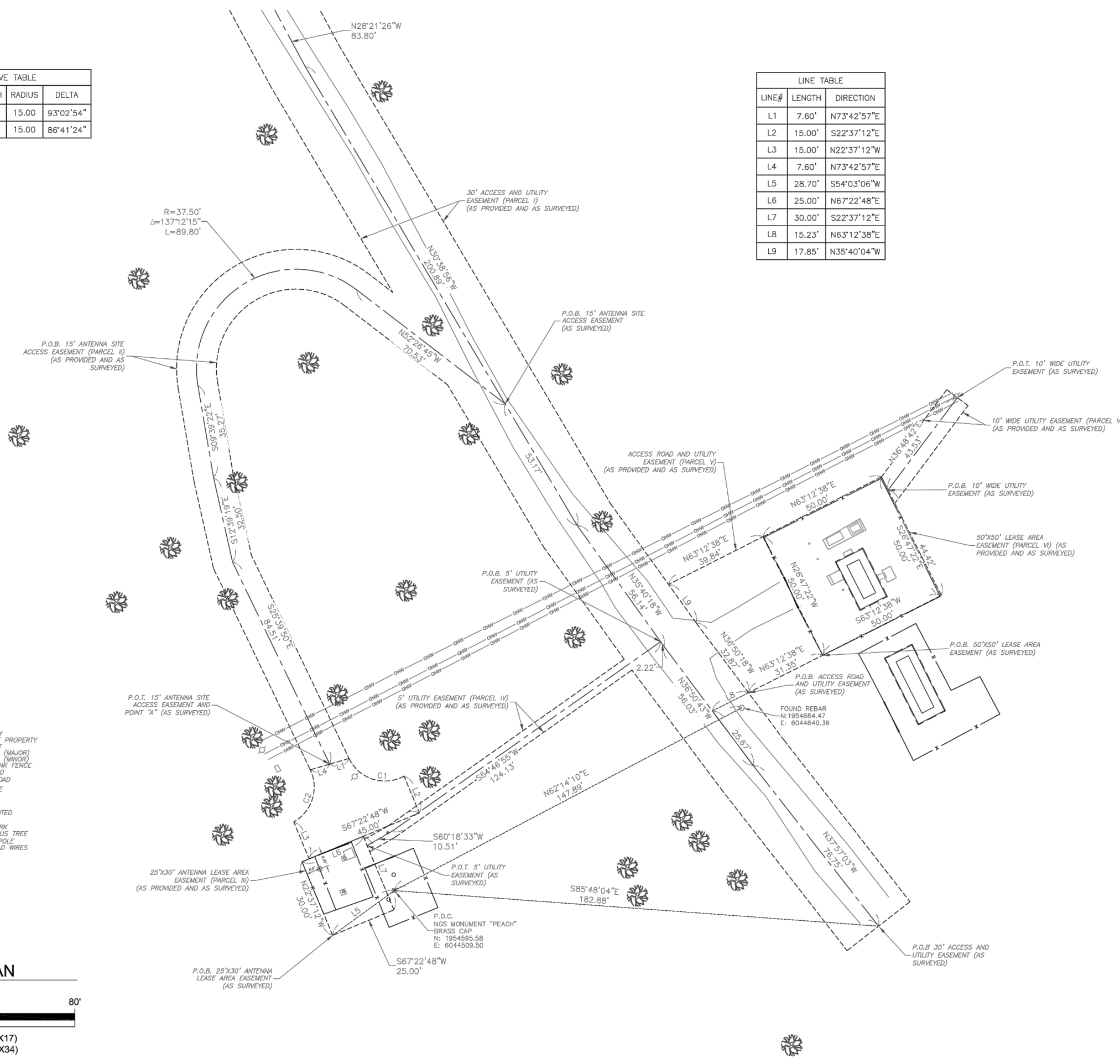
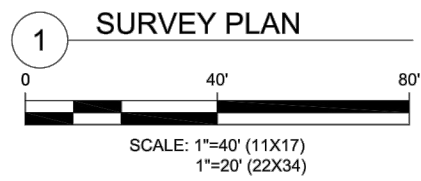
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CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	24.36'	15.00	93°02'54"
C2	22.70'	15.00	86°41'24"

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	7.60'	N73°42'57"E
L2	15.00'	S22°37'12"E
L3	15.00'	N22°37'12"W
L4	7.60'	N73°42'57"E
L5	28.70'	S54°03'06"W
L6	25.00'	N67°22'48"E
L7	30.00'	S22°37'12"E
L8	15.23'	N63°12'38"E
L9	17.85'	N35°40'04"W

SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJACENT PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CHAIN-LINK FENCE
- EXISTING DIRT ROAD
- EXISTING PAVED ROAD
- EXISTING CONCRETE
- EXISTING BUILDING
- MONUMENT AS NOTED
- SET REBAR
- SURVEY BENCHMARK
- EXISTING DECIDUOUS TREE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES



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REV.	DESCRIPTION	BY	DATE
0	PRELIM	CK	03/17/17
1	COMMENTS	SDS	10/24/22
2	UPDATE ADDRESS	SDS	05/29/24
2	FINAL	SDS	05/30/24

ATC SITE NUMBER:
203722 (LEGACY 420493)

ATC SITE NAME:
SAN ARDO

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION: I CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF CALIFORNIA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. THE FIELD WORK WAS COMPLETED ON 03/27/17.

DATE OF PLAT OR MAP: 04/15/21

 Timothy Leigh Fish, PLS
 CA PLS # 9566



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 Ph: 205-252-6985
 www.smweng.com

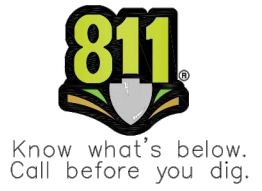
PROJECT NO. 17-0412

DRAWN BY:	CK
APPROVED BY:	TLF
DATE DRAWN:	04/15/21
ATC JOB NO:	203722

**EASEMENT
 DETAIL PLAN**

SHEET NUMBER:
V-104
 SHEET 4 OF 4

REVISION:
2



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23

ATC SITE NUMBER:
203722

ATC SITE NAME:
REBUILD SAN ARDO CA

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SEAL:



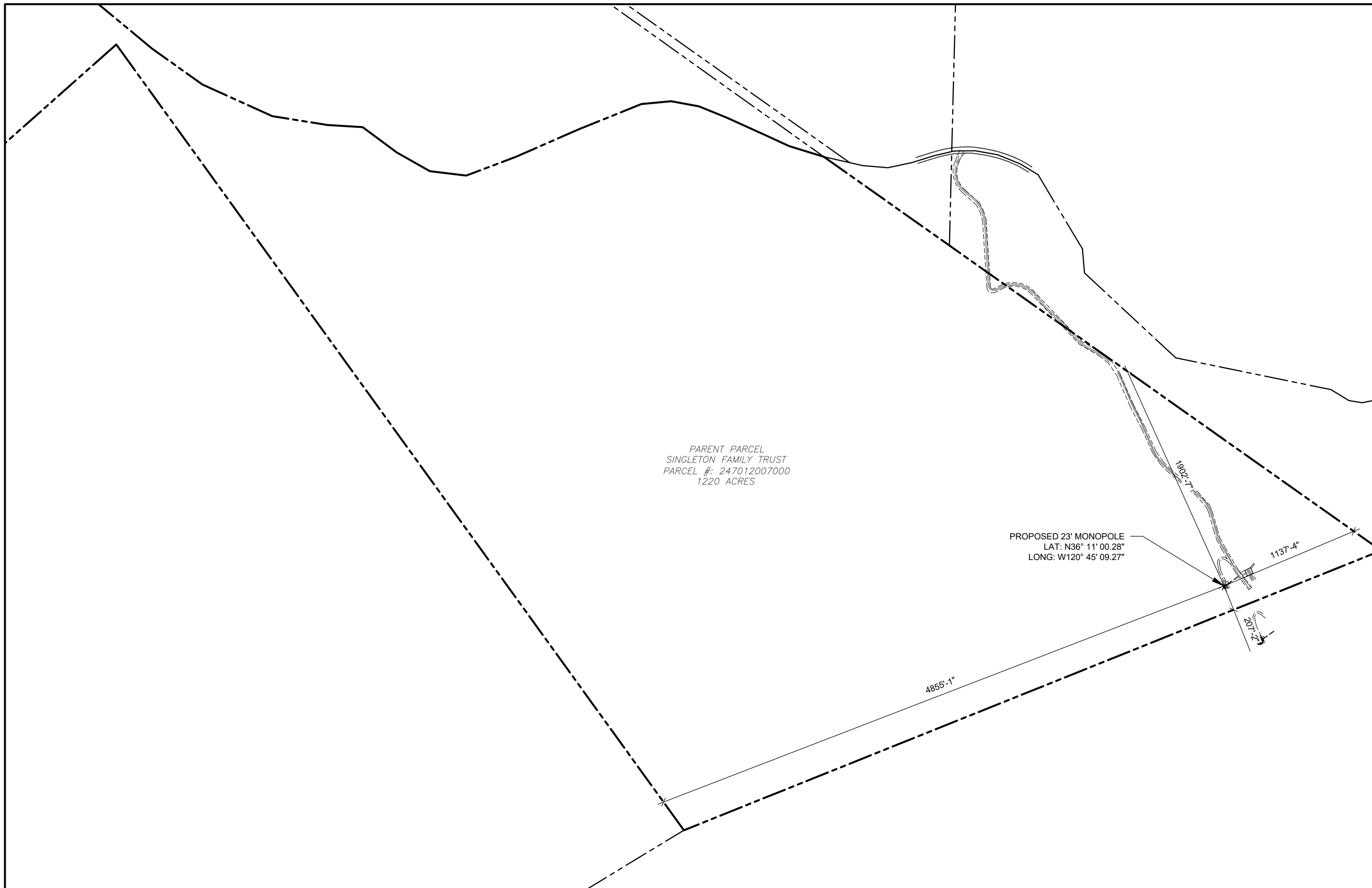
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DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

OVERALL SITE PLAN

SHEET NUMBER:
C-101

REVISION:
0



PARENT PARCEL
 SINGLETON FAMILY TRUST
 PARCEL #: 247012007000
 1220 ACRES

PROPOSED 23' MONOPOLE
 LAT: N36° 11' 00.28"
 LONG: W120° 45' 09.27"

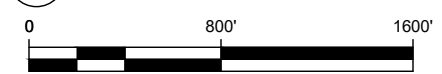
4855'-1"

1137'-4"

207'-2"

1902'-7"

1 OVERALL SITE PLAN



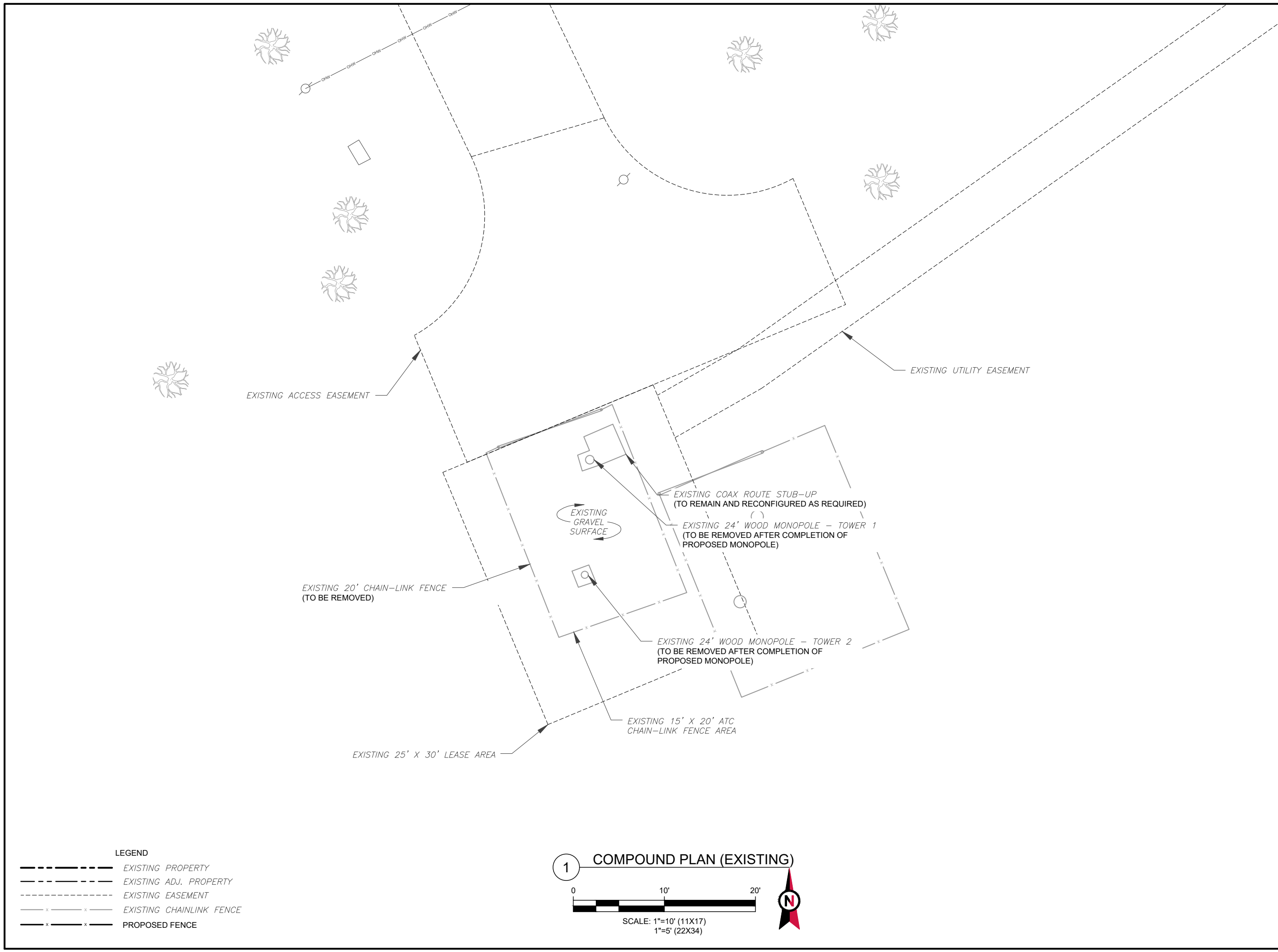
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 1"=400' (22X34)



LEGEND

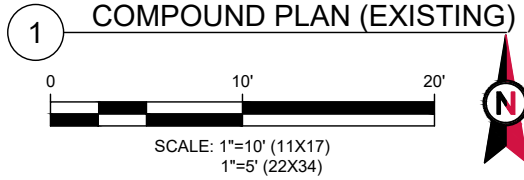
- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CHAINLINK FENCE
- PROPOSED FENCE

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LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
	EXISTING CHAINLINK FENCE
	PROPOSED FENCE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23
1	ZONING COMMENT UPDATE	PN	04/29/24
2	ZONING COMMENT UPDATE	PN	05/29/24

ATC SITE NUMBER:
203722

ATC SITE NAME:
REBUILD SAN ARDO CA

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954



Digitally Signed: 2024-05-31

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

EXISTING COMPOUND PLAN

SHEET NUMBER: C-401	REVISION: 2
-------------------------------	-----------------------

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23
1	ZONING COMMENT UPDATE	PN	04/29/24

ATC SITE NUMBER:
203722

ATC SITE NAME:
REBUILD SAN ARDO CA

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SEAL:



Digitally Signed: 2024-05-31

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

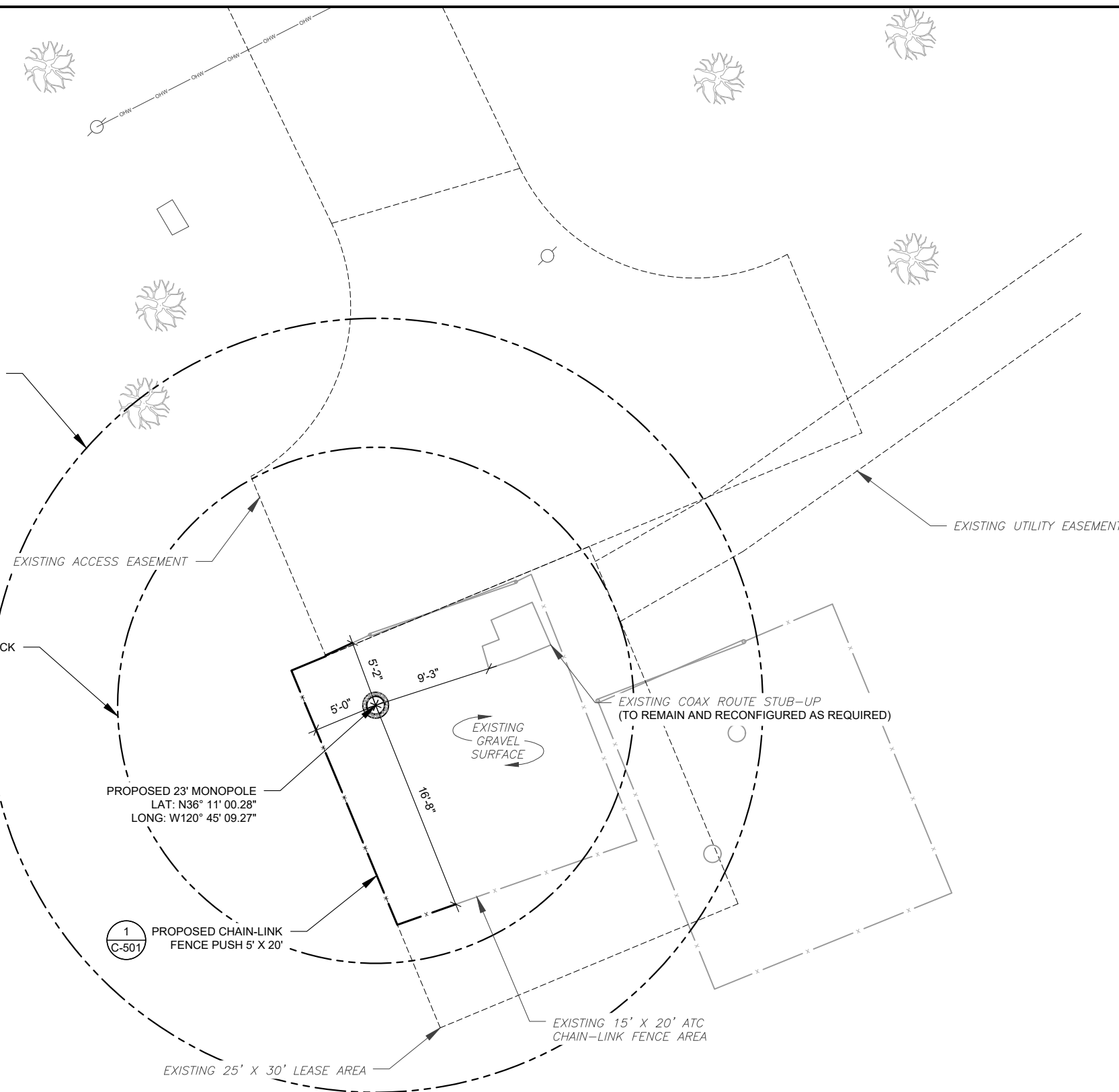
PROPOSED COMPOUND PLAN

SHEET NUMBER:
C-402

REVISION:
1

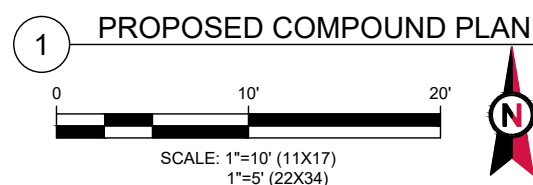
PROPOSED 30' TOWER SETBACK

PROPOSED 20' TOWER SETBACK



LEGEND

- EXISTING PROPERTY
- - - EXISTING ADJ. PROPERTY
- - - EXISTING EASEMENT
- x - x - EXISTING CHAINLINK FENCE
- x - x - PROPOSED FENCE



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AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23
2	ZONING COMMENT UPDATE	PN	05/29/24

ATC SITE NUMBER:
203722

ATC SITE NAME:
REBUILD SAN ARDO CA

SITE ADDRESS:
 67602 HWY 198
 SAN LUCAS, CA 93954

SEAL:



Digitally Signed: 2024-05-31

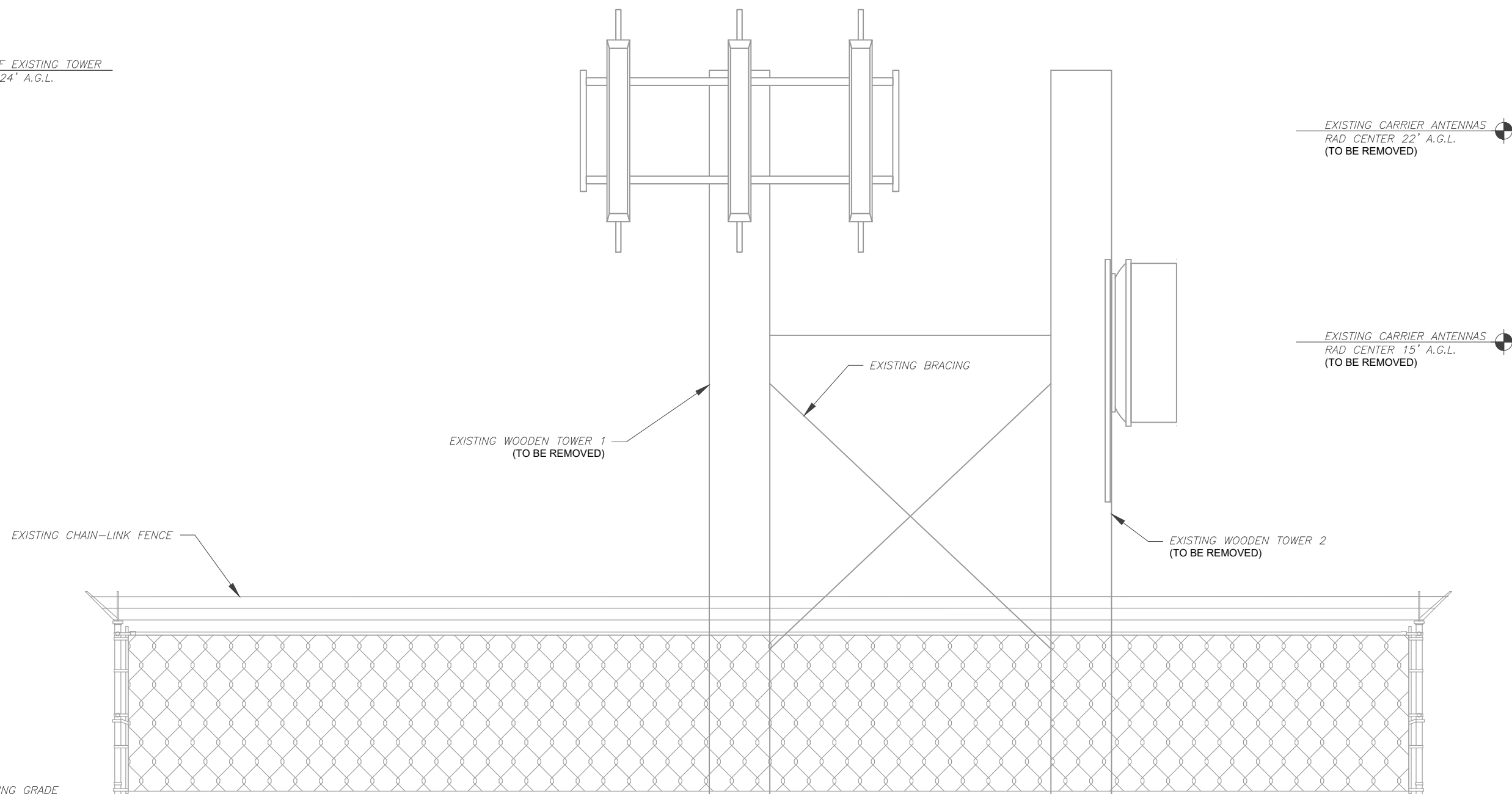
DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

TOWER ELEVATION

SHEET NUMBER: **C-403** REVISION: **2**

TOP OF EXISTING TOWER
 ELEV. 24' A.G.L.

EXISTING GRADE
 ELEV 0' A.G.L.



1 EXISTING TOWER ELEVATION - NORTH
 SCALE: NOT TO SCALE

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23
1	ZONING COMMENT UPDATE	PN	04/29/24
2	ZONING COMMENT UPDATE	PN	05/29/24

ATC SITE NUMBER:
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REBUILD SAN ARDO CA

SITE ADDRESS:
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 SAN LUCAS, CA 93954

SEAL:



Digitally Signed: 2024-05-31

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

TOWER ELEVATION

SHEET NUMBER: C-404	REVISION: 2
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NOTE:

1. ANTENNA SHOWN BELOW IS NOT A PART OF SUBMITTED PLN AND SHALL BE PERMITTED AT A LATER DATE

TOP OF PROPOSED TOWER
 ELEV. 2900.59' AMSL
 ELEV. 23' A.G.L.

PROPOSED CARRIER ANTENNAS
 (GREY) - RAD CENTER 15.5' A.G.L.

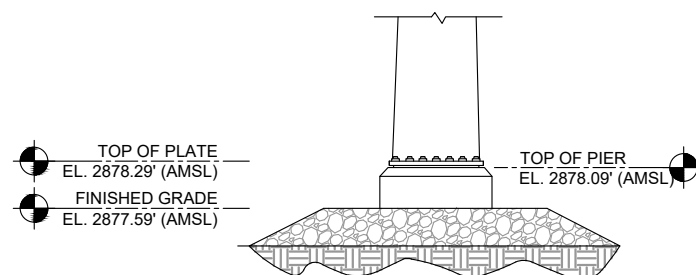
PROPOSED MONOPOLE
 UNPAINTED VALMONT STEEL

PROPOSED CHAIN-LINK FENCE

PROPOSED GRADE
 ELEV 2877.59' AMSL
 ELEV 0' A.G.L.

TOWER NOTE:

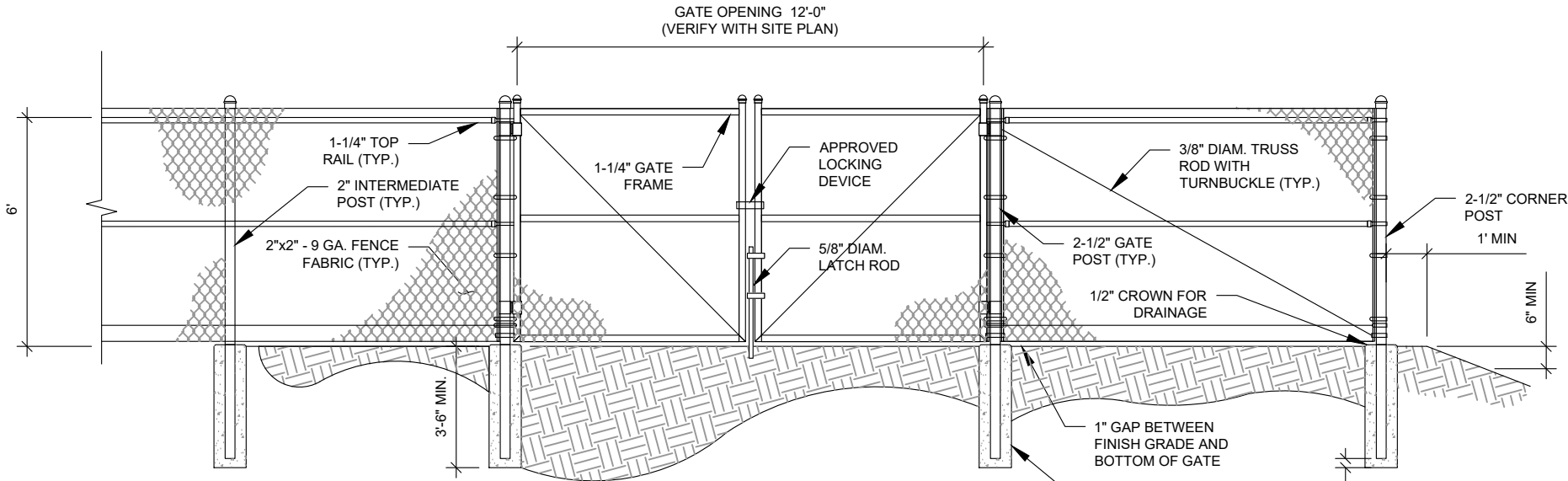
1. NO TOWER LIGHTING IS PROPOSED. TO BE CONFIRMED BY FAA/FCC.
2. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.



1 TOWER BASE ELEVATION
 SCALE: NOT TO SCALE

2 PROPOSED TOWER ELEVATION
 SCALE: NOT TO SCALE

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FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:

1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

1 GATE AND FENCE DETAIL
SCALE: NOT TO SCALE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	PN	09/27/23

ATC SITE NUMBER:

203722

ATC SITE NAME:

REBUILD SAN ARDO CA

SITE ADDRESS:

67602 HWY 198
 SAN LUCAS, CA 93954

SEAL:



Digitally Signed: 2024-05-31

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

TOWER ELEVATION

SHEET NUMBER:

C-501

REVISION:

0

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CAUTION



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

NO TRESPASSING

ATC CAUTION AND NO TRESPASSING SIGN

WARNING



**Beyond this point:
Radio frequency fields at this site
may exceed FCC rules for human
exposure.**

**For your safety, obey all posted signs
and site guidelines for working in radio
frequency environments.**

In accordance with Federal Communications
Commission rules on radio frequency emissions 47 CFR 1.1307(b)

ATC RF WARNING AND FCC NUMBER SIGN

FCC TOWER REGISTRATION #

NOT REQUIRED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER
REGISTRATION SIGN

NOTICE
GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS

- ⚠ All personnel should have electromagnetic energy (EME) awareness training.
- ⚠ All personnel entering this site must be authorized.
- ⚠ Obey all posted signs.
- ⚠ Assume all antennas are active.
- ⚠ Before working on antennas, notify owners and disable appropriate transmitters.
- ⚠ Maintain minimum 3 feet clearance from all antennas.
- ⚠ Do not stop in front of antennas.
- ⚠ Use personal RF monitors while working near antennas.
- ⚠ Never operate transmitters without shields during normal operation.
- ⚠ Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

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ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
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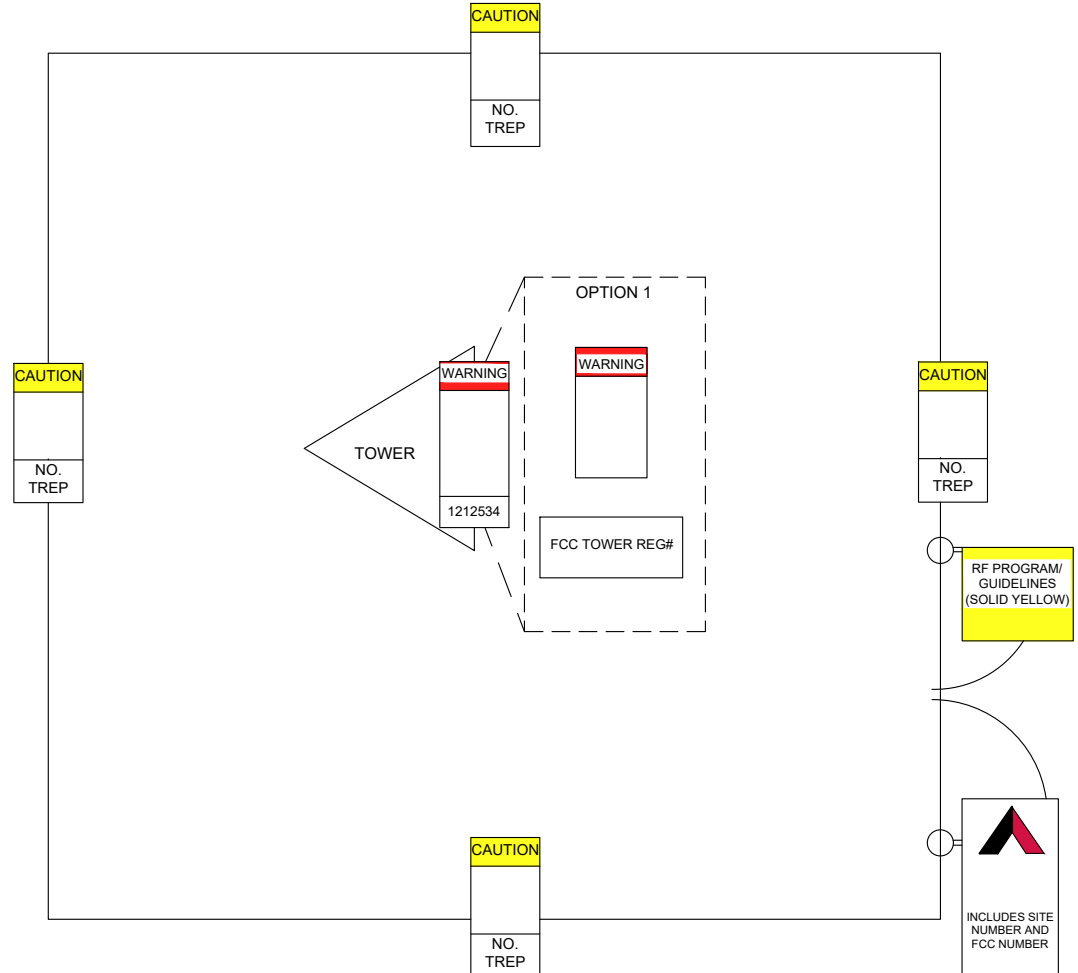
Digitally Signed: 2024-05-31

DATE DRAWN:	09/27/23
ATC JOB NO:	13673142_E1
OPS JOB NO:	13332448
ATC LEGACY #:	410963

SIGNAGE

SHEET NUMBER: C-502	REVISION: 0
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A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

AMERICAN TOWER

SITE NAME : REBUILD SAN ARDO CA
SITE NUMBER : 203722
FCC REGISTRATION # : NOT REQUIRED

FOR LEASING INFORMATION: 877-282-7483
877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937
877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.