

Attachment C
Notice of Appeal/
Applicant Letter/
Planning Commission Resolution 12-052

Central Coast Baptist Association
(Verizon Wireless)
PLN120492



NOTICE OF APPEAL

RECEIVED
MONTEREY COUNTY

2013 JAN -2 AM 10:49

CLERK OF THE BOARD

DH DEPUTY

Monterey County Code
Title 19 (Subdivisions)
Title 20 (Zoning)
Title 21 (Zoning)

No appeal will be accepted until a written decision is given. If you wish to file an appeal, you must do so on or before * (10 days after written notice of the decision has been mailed to the applicant).

Date of decision *.

1. Please give the following information:

- a) Your name AARON DE LAO (AGENT FOR VERIZON WIRELESS)
b) Address 5232 Arbardee Dr. City FAIR OAKS Zip 95628
c) Phone Number 916-792-8686

2. Indicate your interest in the decision by checking the appropriate box:

- Applicant
 Neighbor
 Other (please state) AGENT FOR THE APPLICANT

3. If you are not the applicant, please give the applicant's name:

VERIZON WIRELESS

4. Indicate the file number of the application that is the subject of the appeal and the decision making body.

5.

- | | File Number | Type of Application | Area |
|---------------------------|------------------|-----------------------------------|------------------|
| a) Planning Commission: | <u>PLN120492</u> | <u>COASTAL DEVELOPMENT PERMIT</u> | <u>LAS LOMAS</u> |
| b) Zoning Administrator: | _____ | _____ | _____ |
| c) Subdivision Committee: | _____ | _____ | _____ |
| d) Administrative Permit: | _____ | _____ | _____ |

5. What is the nature of your appeal?

- a) Are you appealing the approval or the denial of an application? (Check appropriate box)
- b) If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheets if necessary).

Condition No. 1 REQUIRING A MONO POLE. SEE ATTACHMENTS

6. Check the appropriate box(es) to indicate which of the following reasons form the basis for your appeal:

- There was a lack of fair or impartial hearing; or
- The findings or decision or conditions are not supported by the evidence; or
- The decision was contrary to law.

You must next give a brief and specific statement in support of each of the bases for appeal that you have checked above. The Board of Supervisors will not accept an application for appeal that is stated in generalities, legal or otherwise. If you are appealing specific conditions, you must list the number of each condition and the basis for your appeal. (Attach extra sheets if necessary).

PLEASE SEE ATTACHED LETTER OF APPEAL.

7. As part of the application approval or denial process, findings were made by the decision making body (Planning Commission, Zoning Administrator, Subdivision Committee or Director of Planning and Building Inspection). In order to file a valid appeal, you must give specific reasons why you disagree with the findings made. (Attach extra sheets if necessary).

PLEASE SEE THE ATTACHED LETTER OF APPEAL.

8. You are required to submit stamped addressed envelopes for use in notifying interested persons that a public hearing has been set for the appeal. The Resource Management Agency - Planning Department will provide you with a mailing list.

9. Your appeal is accepted when the Clerk to the Board's Office accepts the appeal as complete on its face, receives the filing fee \$ _____ and stamped addressed envelopes.

APPELLANT SIGNATURE Arnon De La O DATE 12-27-12

ACCEPTED _____ DATE _____

(Clerk to the Board)



Wireless Site Acquisition & Construction Management

December 27, 2012

To: Gail T. Borkowski
Clerk of the Board of Supervisors
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Aaron DeLaO
On Air, LLC (agent for Verizon Wireless)
5232 Arbardee Dr.
Fair Oaks, CA 95628
Cell: (916) 792-8686

Re: Appeal of decision by Monterey County Planning Commission on 12/12/12 regarding PLN120492

To whom it may concern,

Verizon Wireless as applicant for the proposed installation of a wireless communication facility to be located at 45 Sill Rd. in Las Lomas is appealing the decision by the Planning Commission that requires the installation to be a monopole instead of a monopine stealth tree pole. This decision is reflected in Condition of Approval No. 1 and throughout the text of the Conditions of Approval where it is stated that the facility will consist of a monopole.

A goal of Verizon Wireless is to look for appropriate methods of preserving the visual characteristics and aesthetic values of the area surrounding its facilities. A widely accepted and often required method of accomplishing this is the use of stealth "tree poles" when appropriate. Because of the topography and the presence of a variety of trees surrounding the proposed site it was decided that a tree pole would best accomplish this goal. Verizon Wireless then applied for approval of the installation of a stealth tree pole in an effort to insure that the appearance and integrity of the community of Las Lomas would not be marred by the visual characteristics of the facility. The plans showing a tree pole can be found in the enclosed Resolution.

Verizon Wireless disagrees with the Planning Commission's requiring a monopole instead of a tree pole. It is the opinion of Verizon Wireless that the Planning Commission's decision to approve a monopole only is not in the best interest of the community that will be directly impacted by the visual characteristics of proposed facility. Written and visual evidence was submitted to the Planning Commission that supported the use of a tree pole. Specifically, the photo simulation looking south at the proposed installation from Sill Rd. and the homes to the north clearly shows the increased visual impact of the monopole when compared to the tree pole.

A neighborhood meeting was held on October 16th with the North County Coastal Land Use Advisory Committee. At this meeting the site was presented as a tree pole installation and after some questioning those in



Wireless Site Acquisition & Construction Management

attendance voted in support of the project. None of the attendants of the LUAC meeting chose to participate in the Planning Commission hearing but it would have been a reasonable conclusion on their part that the Planning Commission would decide to either approve or disapprove the proposed tree pole design. The decision to change from a stealth monopine to monopole would not have been a reasonable outcome to expect. Therefore, these persons may appear as additional appellants in opposition to the monopole and in support of the tree pole.

Additionally, the Central Coast Baptist Church which is the land owner of the subject parcel will not agree to the installation of a monopole. A representative of the Church may also appear as an additional appellant at the hearing. Given the amount of research that was done in the site selection process and the number of sites that were rejected during that process it is possible that an alternate location may not be found and that the community will be left without much needed wireless services including E911 capabilities.

If you have any questions or would like any additional information please feel free to contact me directly. We look forward to the Board's hearing of these issues.

Sincerely,

Aaron DeLaO
On Air, LLC
Agents for Verizon Wireless
5232 Arbardee Dr.
Fair Oaks, CA 95628
(916) 792-8686
adelao@comcast.net

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Central Coast Baptist Association (PLN120492)

RESOLUTION NO. 12-052

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project CEQA Exempt per 15303;
and
- 2) Approving a Coastal Development Permit to
allow a new wireless communication facility: 60-
foot height ground-mounted monopole antenna
with a 184 square foot equipment shelter and
stand-by diesel-powered generator. No grading
proposed.

[PLN120492, Central Coast Baptist Association, 45
Sill Road, Royal Oaks, North County Land Use Plan
(APN: 119-153-002-000)]

The Central Coast Baptist Association application (PLN120492) came on for public hearing before the Monterey County Planning Commission on December 12, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - North County Coastal Implementation Plan Part 2;
 - Monterey County Zoning Ordinance (Title 20);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 regulations in these documents.
 - b) The property is located at 45 Sill Road, Royal Oaks (Assessor's Parcel Number 119-153-002-000), North County Land Use Plan. The parcel is zoned "Medium-Density Residential/4 units per acre (Coastal Zone)", which allows wireless communication facilities pursuant to an approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on August 9, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Pursuant to the North County Land Use Plan, Visual Resource General Policy 2.2.2.4:

The least visually obtrusive portion of a parcel should be considered the most desirable site for the location of new structures. Structures should be located where existing topography and vegetation provide natural screening.

The project, as proposed, is consistent with this policy. The 60' tower would be largely screened when viewed from the east, or obscured when viewed from the west, by a grove 60'+ eucalyptus trees which are located immediately adjacent to the project site (See **EXHIBIT F** of the December 12, 2012 staff report).

- e) Pursuant to the North County Coastal Implementation Plan (Part 2), Water Resources Development Standards Policy 20.144.070.C.1:
An Erosion Control Plan shall be required for the following types of development:
- a. any development to be located on Critical Erosion Areas;
 - b. any development located in... "MDR (Medium Density Residential)...

The project site is designated as "High" erosion hazard and is zoned "Medium-Density Residential." An Erosion Control Plan requirement has been included as a Condition of Approval.

- f) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review at their October 16, 2012, meeting. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC as Staff is of the belief that the project raises significant land use issues which necessitate review prior to a public hearing by the Appropriate Authority. The Committee recommended Approval of the project as proposed by a vote of 5-0.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120492.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on August 9, 2012 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120492.

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 the RMA - Planning Department, North County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, 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.
 - b) Staff conducted a site inspection on August 9, 2012 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120492.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 9, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120492.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of small facilities or structures.
 - b) There is no evidence in the record that the project would result in substantial, or potentially substantial, adverse environmental changes to any of the physical conditions within the area, including land, air, water, minerals, flora, fauna, ambient noise, or objects of historic or aesthetic significance, as listed in Section 15382 of the California Environmental Quality Act.
 - c) The project site will occupy a 900 square foot (45'x20') previously graded (level) area on a 3.43 acre parcel (149,411 square feet), thereby constituting approximately .06% of overall lot coverage. Minimal grading will be required. Additionally, no water sources are located in the immediate vicinity of the project area. Therefore, no substantial or potential substantial adverse environmental impacts to the surrounding

- land, or water, can be associated with this development.
- d) The project is not located near any listed, endangered, or potentially significant vegetation or animal life. No substantial or potentially substantial adverse environmental impacts to the surrounding flora, fauna, or minerals can be associated with this development.
 - e) The project is not located within the vicinity of any structures of recorded historic or aesthetic significance. No substantial or potentially substantial adverse environmental impacts are associated with this development.
 - f) The project does not qualify for any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"): The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
 - g) No adverse environmental effects were identified during staff review of the development application during a site visit on August 9, 2012.
 - h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120492.
 - i) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access, as outlined in "Shoreline Access/Trails" ("Figure 6" of the North County Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120492.
 - e) The project planner conducted a site inspection on August 9, 2012.

7. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication

facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 20.64.310. 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 provisions of Title 20 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 will consist of: 1) a new 60 foot tall monopole to accommodate nine (9) 4.5' panels at the 55-foot level; and 2) a 184 square foot equipment shelter with 25 square foot concrete stoop; and a diesel-powered back-up generator to be housed on a 50 square foot foundation; and 3) approximately of 130 feet of chain-link fence enclosing above-mentioned facilities. No grading is proposed. The project site is to be leased to and maintained by Verizon.
 - b) Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
 - c) The project is not located within a scenic corridor or any identified environmentally sensitive area or resources.
 - d) The surrounding topography (elevated above the adjacent roads) would serve to shield the ground-level fencing and antenna support structures from public view.
 - e) The 60' tower would be largely screened when viewed from public viewing areas from the east, or obscured when viewed from public viewing areas from the west, by a grove 60'+ eucalyptus trees which are located immediately adjacent to the project site (See **EXHIBIT F** of the December 12, 2012 staff report).
 - f) Pursuant to Monterey County Coastal Zoning Code, Wireless 20.64.310.H (Regulations for the Siting, Design and Construction of Wireless Communication Facilities - General Development Standards):
 - The project site location and development will preserve the visual character and aesthetic values of the specific parcel and surrounding land uses, and will not significantly impact public views to the ocean. Facilities will be integrated to the maximum extent feasible to the existing characteristics of the site.
 - The project has been designed, to every extent possible, so as not to be sited to create visual clutter or negatively affect specific views, and will be screened from public viewing areas to the maximum extent feasible
 - Disturbance to on-site topography and vegetation will be minimal.
 - Exterior lighting will be manually operated and used only during night maintenance checks or in emergencies. The lighting will be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
 - g) The project is consistent with Section 20.92 (Airport Approaches Zoning) and does not require review by the Monterey County Airport

Land Use Commission. This project does not affect any aircraft zones identified in Section 20.92.040.A MCC and the proposed height is within limitations outlined in Section 20.92.060 MCC.

- h) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
- i) Staff site visit and project photos in project file PLN120492.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** Section 20.86.070 (Action by the Board of Supervisors on Appeal) and 20.86.080.A.3 (Development Appealable to the California Coastal Commission – “Conditional Use”) Monterey County Zoning Ordinance.

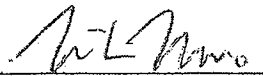
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project CEQA Exempt per 15303;
2. Approve a Coastal Development Permit to allow a new wireless communication facility: 60-foot height ground-mounted monopole antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator. No grading proposed, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 12th day of December, 2012 upon motion of Commissioner Rochester, seconded by Commissioner Vandevere, by the following vote:

AYES: Brown, Vandevere, Getzelman, Rochester, Salazar, Roberts, Mendez, Diehl, Padilla, Hert
NOES: None
ABSENT: None
ABSTAIN: None


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DEC 20 2012

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 02 2013

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 the Monterey County Planning Department and 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.

Form Rev. 05-09-2012

Monterey County Planning Department
Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120492

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit: A Coastal Development Permit to allow a new wireless communication facility (to be leased to, and maintained by, Verizon) consisting of a 60-foot height ground-mounted monopole antenna with a 184 square foot equipment shelter and stand-by diesel-powered generator with no grading proposed, at 45 Sill Road, Royal Oaks (Assessors Parcel Number 119-153-002-000), was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. The Owner/Applicant is Verizon and its successors and assigns. 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 the RMA - Planning Department. 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.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number 12-052) was approved by the Planning Commission for Assessor's Parcel Number 119-153-002-000 on December 12, 2012. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD010 - EROSION CONTROL PLAN AND SCHEDULE

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits:
An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.

Ongoing:
Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

Prior to final inspection:
Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits:
Submit evidence of tree protection to the RMA - Planning Department for review and approval.

During Construction:
Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection:
Submit photos of the trees on the property to the RMA - Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

5. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The tower shall not exceed 60 feet in height. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits:
The applicant shall submit 3 copies of an elevation plan which shall indicate the maximum height of the tower to the RMA - Planning Department for review and approval.

Prior to final building inspection:
The RMA - Planning Department staff shall inspect the project site after construction and prior to Final Building Inspection to ensure compliance with condition.

6. PD035 - UTILITIES - UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: Ongoing:
Install and maintain utility and distribution lines underground.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits:
Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Ongoing:
The lighting shall be installed and maintained in accordance with the approved plan.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on December 12, 2015 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: As stated in the conditions of approval:
The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

12. PD039(D) - WIRELESS COMMUNICATION FACILITIES

Responsible Department: Planning Department

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 the RMA - Planning Department and County Counsel. The site shall be restored to its natural state within 6 months of the termination of use or abandonment of the site. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits/ Ongoing:
If the applicant abandons the facility or terminates the use, a site restoration agreement shall be submitted to the RMA - Planning Department subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of site:
Restore the site to its natural state.

13. PD039(E) - WIRELESS COMMUNICATION FACILITIES

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of the RMA - Planning Department shall set a public hearing before the Appropriate Authority whereupon the Appropriate Authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use/ Ongoing:
Submit documentation demonstrating compliance with the FCC emission standards.

Ongoing:
If the facility is in violation of FCC emission standards, a public hearing shall be set before the Appropriate Authority to consider revocation or modification of the permit.

14. PD041 - HEIGHT VERIFICATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits:
The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection

Prior to the foundation pre-pour inspection:
The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection:
The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

15. PDSP01 - CONFORMANCE TO PHOTO SIMULATIONS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The telecommunication tower, when completed, shall be in substantial conformance with the photo simulations as provided by the applicant and attached to the December 12, 2012, staff report as "EXHIBIT F." (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Upon Final Inspection, County Staff shall confirm that the completed telecommunication tower is in substantial conformance with the photo simulations as provided by the applicant and attached to the December 12, 2012, staff report as "EXHIBIT F."

16. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - EMERGENCY ACCESS KEYBOX (NON-STANDARD CONDITION)
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (North County Fire Protection District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

17. SPPW01 - ENCROACHMENT

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Submit plans and obtain an encroachment permit from the Department of Public Works to trench across Sill Road

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

18. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

19. EHSP01 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

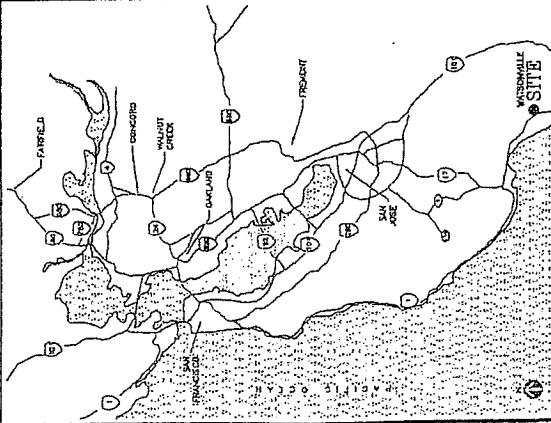
Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, submit a signed Business Response Plan - Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to-date Business Response Plan.

Verizon Wireless

LAS LOMAS and HALL ROAD

45 SILL ROAD
LAS LOMAS, CA 95076

LOCATION MAP



VICINITY MAP



SHEET INDEX

- T-1: TITLE SHEET
- C-1: SITE SURVEY
- A-1: SITE PLAN
- A-2: ENLARGED PLANS
- A-3: ELEVATION VIEWS
- A-4: ELEVATION VIEWS

DRIVING DIRECTIONS

FROM VERIZON OFFICE - WALNUT CREEK, CA
Head northwest on Highway 88 toward N. Wood Ln 0.5 mi
Turn right onto Highway 88/120th St 0.2 mi
Turn left onto Highway 120th St 0.1 mi
Turn right onto Sill Rd 0.1 mi
Turn left onto Las Lomas Rd 0.4 mi
Continue straight onto Las Lomas Rd 0.1 mi
Turn right onto Las Lomas Rd 0.1 mi
Turn left onto Hall Rd 0.1 mi
Construction site is on the right.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AGENCIES, UNLESS IN THESE PLANS IS TO BE CONSTRUCTED AND COMPLIANT TO THESE CODES:

1. CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
2. CALIFORNIA ELECTRICAL CODE (CEC) 2010
3. CALIFORNIA MECHANICAL CODE (CMC) 2010
4. CALIFORNIA PLUMBING CODE (CPC) 2010
5. COUNTY ORDINANCE PAGE (CDO) 2010
6. COUNTY ORDINANCE PAGE (CDO) 2010

ACCESSIBILITY REQUIREMENTS FOR PUBLIC ACCOMMODATIONS, INCLUDING ACCESS REQUISITE ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

PROJECT DESCRIPTION

THE PROJECT PROVIDES THE INSTALLATION OF A NEW SITE/ANTENNA STRUCTURE WITH THREE (3) PANELS (15'x12' 21/2' GA. TYP.) TO BE INSTALLED IN A 20'x40' LEASE AREA.

SIGNATURES

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

VERIZON WIRELESS CONTRACT NUMBER:

PROJECT TEAM

DESIGNED: (CHECK) LAM, SANCHEZ & CO.
PROJECT NO. 040001
PHONE: (925) 381-3100

OWNER: CENTRAL COAST WIRELESS ASSOC.
10000 S. HALL RD., SUITE 100
LAS LOMAS, CA 95076
PHONE: (415) 781-8282

APPROVER: VERIZON WIRELESS
PROJECT NO. 249640

ASBID: DA, LA, SA, ST, WEST, SURE, UH
10000 S. HALL RD., SUITE 100
LAS LOMAS, CA 95076
PHONE: (415) 781-8282

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/11	ISSUED FOR REVIEW
2	12/8/11	FOR SCHEMATIC CHECK
3	2/15/12	OWNER CHANGE
4	3/15/12	OWNER CHANGE

45 SILL ROAD
LAS LOMAS, CA 95076
APN: 110-153-002
SITE NO. 249640

PROPOSED EQUIPMENT INSTALLATION
LAS LOMAS HALL ROAD
SITE NO. 249640

VERIZON Wireless
45 SILL ROAD
LAS LOMAS, CA 95076
APN: 110-153-002

DATE: 11/17/11

JOB NO.

SHEET NO.

T-1



Verizon Site Acquisition & Construction Management
145 Park St., West, Suite 101
Beverly Hills, CA 90212
Tel: 310-272-7000
Fax: 310-272-7000

Foresight
Land Surveying & Civil Engineering
145 Park St., West, Suite 101
Beverly Hills, CA 90212
Tel: 310-272-7000
Fax: 310-272-7000

NO.	DATE	DESCRIPTION
1	10/07/11	ISSUED FOR REVIEW
2	10/07/11	REV. #1 PER EVAL
3	11/09/11	REV. #2 PER EVAL
4	02/02/12	REV. #3 PER EVAL
5	08/10/12	REV. #4 PER EVAL
6	08/10/12	REV. #5 PER EVAL

249640
 LAS LOMAS & HALL ROAD
 45 SBL ROAD
 LAS LOMAS, CA 95076
 DRAWN: [Signature]
 DATE: 07/27/12
 SHEET NO. 1132
 C-1

GENERAL NOTES (CONT'D)

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

TITLE REPORT
 TITLE REPORT WAS AVAILABLE AT THE TIME OF FIELD SURVEY.
 TITLE REPORT THE NUMBER WAS [Number] DATED [Date].

CLASS OF BEARINGS
 BEARINGS WERE MEASURED BY THE SURVEYOR USING A TOTAL STATION.
 BEARINGS WERE MEASURED BY THE SURVEYOR USING A TOTAL STATION.

BENCHMARK
 ELEVATIONS BASED UPON THE SURVEYOR'S BENCHMARK.
 ELEVATIONS BASED UPON THE SURVEYOR'S BENCHMARK.

FLOOD ELEVATION
 FLOOD ELEVATION OF PROJECT AREA IS [Elevation] AS PER [Reference].
 FLOOD ELEVATION OF PROJECT AREA IS [Elevation] AS PER [Reference].

SURVEY DATE
 SURVEY DATE IS [Date].
 SURVEY DATE IS [Date].

SURVEYOR'S NOTES
 SURVEYOR'S NOTES ARE AS FOLLOWS:
 SURVEYOR'S NOTES ARE AS FOLLOWS:

UTILITY NOTES
 ALL UTILITIES WERE LOCATED BY THE SURVEYOR.
 ALL UTILITIES WERE LOCATED BY THE SURVEYOR.

LEGEND
 PROPERTY LINE
 EDGE OF PAVEMENT
 SUB-GRAD UTILITY LINE
 ASHLE ROAD LEVEL
 ABOVE MEAN SEA LEVEL

PROJECT DATA SUMMARY
 GENERAL PLAN LAND USE DESIGNATION: OTHER
 ZONING DESIGNATION: [Zoning]
 LOT COVERAGE: [Coverage]
 FLOOD AREA IN [Area]: [Area]
 ELEVATION: [Elevation]

THESE RECORDS
 METRIC/US CONVERSIONS: [Conversion]
 METRIC/US CONVERSIONS: [Conversion]

GENERAL NOTES

PROPERTY INFORMATION
 PARCEL MAP: [Parcel Map]
 ADDRESS: [Address]
 APN: [APN]

LESSOR'S LEGAL DESCRIPTION
 LESSOR'S LEGAL DESCRIPTION IS AS FOLLOWS:
 LESSOR'S LEGAL DESCRIPTION IS AS FOLLOWS:

GENERAL NOTES

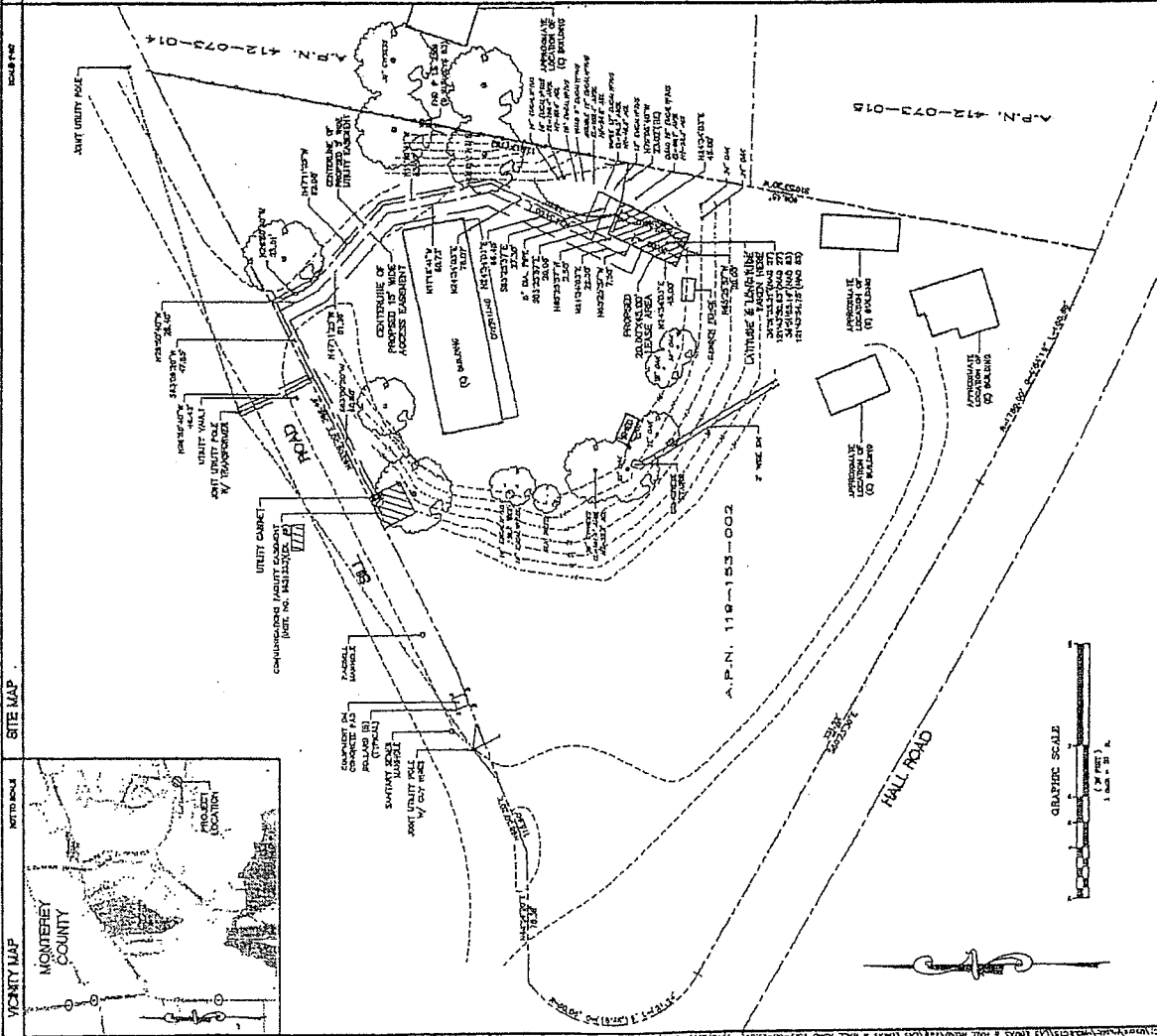
PROPERTY INFORMATION
 PARCEL MAP: [Parcel Map]
 ADDRESS: [Address]
 APN: [APN]

LESSOR'S LEGAL DESCRIPTION
 LESSOR'S LEGAL DESCRIPTION IS AS FOLLOWS:
 LESSOR'S LEGAL DESCRIPTION IS AS FOLLOWS:

GENERAL NOTES

PROPERTY INFORMATION
 PARCEL MAP: [Parcel Map]
 ADDRESS: [Address]
 APN: [APN]

LESSOR'S LEGAL DESCRIPTION
 LESSOR'S LEGAL DESCRIPTION IS AS FOLLOWS:
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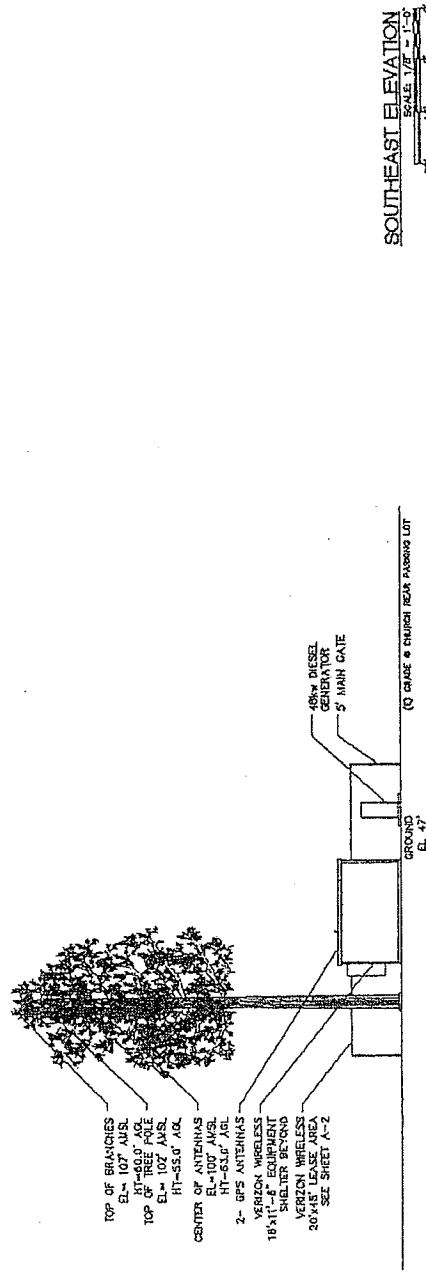
RECORDS OF THIS PROJECT ARE KEPT AT THE OFFICE OF FORESIGHT LAND SURVEYING & CIVIL ENGINEERING, 4750 CENTRAL EXPRESSWAY, SAN JOSE, CA 95128. FOR A COMPLETE LIST OF RECORDS, PLEASE CONTACT THE SURVEYOR AT (408) 253-8810.

ON AIR
 Wireless Site Acquisition &
 Construction Management
 445 First St., West, Suite 101
 Brea, CA 92618
 Phone: 714/271-7000
 Fax: 714/271-7000

ForeSight
 Environmental & Site Technology
 1000 S. Bascom Ave., Suite 200
 San Jose, CA 95128
 Phone: 408/951-1000
 Fax: 408/951-1001

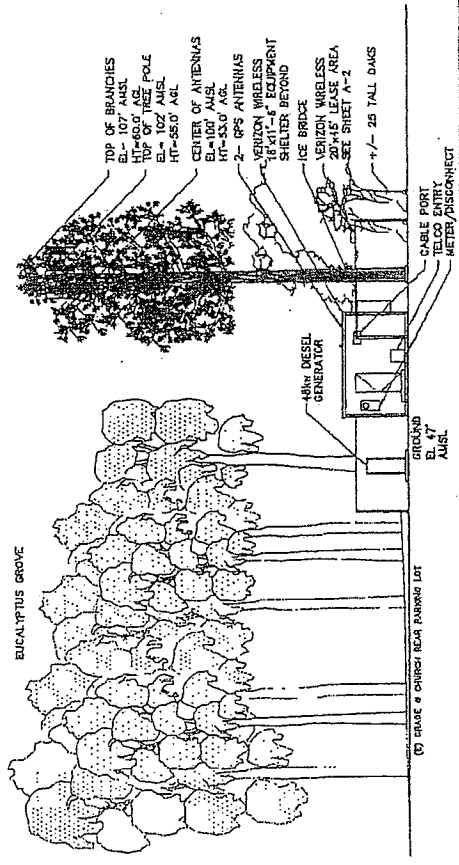
NO.	DATE	DESCRIPTION
1	11/14/11	ISSUED FOR REVIEW
2	12/27/12	PER COMMENTS
3	3/1/12	ADDRESS CHANGE

PROPOSED EQUIPMENT INSTALLATION
LAS LOMAS - HALL ROAD
 SITE NO. 249640
 45 SILL ROAD
 LAS LOMAS, CA 95076
 APN: 119-153-002
 VERIZON WIRELESS
 3745 WOODLAND BLVD
 IRVINE, CA 92614
 DATE: 12/17/12
 SHEET NO. 1135
A-4



- TOP OF BRANCHES
EL=107' ANSL
- TOP OF TREE POLE
EL=102' ANSL
- CENTER OF ANTENNAS
EL=100' ANSL
- 2- GPS ANTENNAS
EL=53.0' ANSL
- VERIZON WIRELESS
18'x11'-6" EQUIPMENT
SHELTER BEYOND
VERIZON WIRELESS
20'x45' LEASE AREA
SEE SHEET A-2
- 48kW DIESEL
GENERATOR
5' MAIN CANE
- GROUND
EL. 47'
ANSL
- (C) CHASE & CHURCH REAR PARKING LOT

SOUTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"



- TOP OF BRANCHES
EL=107' ANSL
- TOP OF TREE POLE
EL=102' ANSL
- CENTER OF ANTENNAS
EL=100' ANSL
- 2- GPS ANTENNAS
EL=53.0' ANSL
- VERIZON WIRELESS
18'x11'-6" EQUIPMENT
SHELTER BEYOND
- ICE BRIDGE
- VERIZON WIRELESS
20'x45' LEASE AREA
SEE SHEET A-2
- +/- 25 TALL OAKS
- 48kW DIESEL
GENERATOR
- GROUND
EL. 47'
ANSL
- (C) CHASE & CHURCH REAR PARKING LOT
- CABLE PORT
TELECO ENTRY
METER DISCONNECT

NORTH-WEST ELEVATION
 SCALE: 1/8" = 1'-0"

