

**Before the Monterey County Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:
Big Sur Land Trust (PLN160135)

RESOLUTION NO. 16 - 032

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approving a Coastal Development Permit and Design Approval to allow a 10-foot height addition, installation of one microwave dish, and installation of a radio unit to an existing telecommunications structure, subject to twelve (12) conditions of approval.

3400 Red Wolf Road, Carmel/Point Lobos Ridge,
Carmel Area Land Use Plan, Coastal Zone
(Assessor's Parcel Number 416-011-007-000)

The Big Sur Land Trust (T-Mobile) application (PLN160135) came on for public hearing before the Monterey County Zoning Administrator on October 13, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS -**
The proposed project and/or use, as conditioned, is consistent with the policies of the 1982 Monterey County General Plan, Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Monterey County Zoning Ordinance (Title 20), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development and use proposed, and no violations exist on the property.
- EVIDENCE:**
 - a) T-Mobile proposes to construct a 10-foot height addition to an existing telecommunications structure, and install a 6-foot microwave dish and radio unit. 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 of the Monterey County Code (MCC).
 - b) The property is located at 3400 Red Wolf Road, Carmel/Point Lobos Ridge (Assessor's Parcel Number 416-011-007-000), Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Watershed and Scenic Conservation, 80 acres per unit, with a Design Control Zoning District Overlay (Coastal Zone) [WSC/80-D (CZ)], which allows

height additions to existing, approved wireless communications facilities subject to the granting of a coastal development permit. Therefore, the project is an allowed land use for this site.

- c) Height. Title 20, Section 20.62.030.B, allows increases in tower height to a greater height than the limit established for the district in which they are to be located, subject to securing a Coastal Development Permit in each case. The applicant proposes to increase the height from the previously-approved 23.5 feet to a new height of 33.5 feet. The proposed height increase is needed to ensure adequate separation and avoid signal interference between the existing antennas and the new 6-foot microwave dish.
- d) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- e) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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.
- f) The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the applicable plans and that the site is suitable for this use.
- g) Viewshed and Ridgeline Development Review – Consistent. Staff reviewed potential impacts to visual resources. The applicant submitted photographic evidence demonstrating the site is not visible from the Highway 1 scenic corridor, and that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The Zoning Administrator has independently reviewed this evidence and concurs with the conclusions. See Finding No. 4, Evidence b, and Finding No. 5.
- h) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on July 5, 2016, voted 3-0-1 (3 yes; 1 abstention) to support the project as proposed.
- i) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160135.

2. **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 RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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) See also Finding Nos. 1, 3, 4, 5, and 6, and supporting evidence.

3. **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 15301 categorically exempts the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
 - b) The applicant proposes a 10-foot increase to the height of an existing telecommunications tower (to a total height of 33.5 feet), within an existing enclosure area. The project will not result in an increase to the size of the development footprint. Nor will the project, as proposed, result in any visual impacts. Therefore, the proposed development is consistent with CEQA Guidelines Section 15301.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

4. **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 consists of a 10-foot increase in tower height and 6-foot dish installation, within an existing enclosure area, at an existing wireless communications facility. As proposed, the project will not result in an increase of the development footprint, and will not result in visual impacts or ridgeline development. See Finding Nos. 1, 2, and 5.
 - b) Pursuant to the requirements in MCC Section 20.64.310, the County analyzed potential visual impacts which could result from the placement of the facility, and finds that the proposed facility would not be visible from surrounding roadways or common public viewing areas. Additionally, conditions have been incorporated that would reduce the visual impacts in the event of technological advances, and require removal and restoration of the site in case of termination of use (Condition Nos. 6 and 8). See also Finding No. 1, Evidence f, and Finding No. 5.
 - c) The project is consistent with MCC Chapter 20.85, 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, and the proposed height is within the limitations outlined in MCC.
 - d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately seven miles from the Monterey Peninsula Airport, the nearest airport. 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.

5. **FINDING:** **VIEWSHED AND RIDGELINE DEVELOPMENT** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the Carmel Area Land Use Plan (LUP) and Monterey County Zoning Ordinance (Title 20), and will not create a substantially adverse visual impact when viewed from a common public viewing area.

- EVIDENCE:**
- a) The project includes development potentially visible within the Carmel Highlands and Highway 1 viewshed. In accordance with the applicable policies of the LUP and Title 20, the project has been designed and conditioned to minimize or avoid potential impacts. The applicant submitted photographic evidence demonstrating the site is not visible from the Highway 1 scenic corridor, and that there are no physical or environmental constraints that would indicate that

the site is not suitable for the use proposed. The Zoning Administrator has independently reviewed this evidence and concurs with the conclusions. See also Finding No. 1, Evidence f.

- b) Visual Resource policies of the LUP are designed to protect the public viewshed, which is defined as areas visible from major public use areas including Highway One and Point Lobos State Reserve (LUP Map A, General Viewshed). Development visible from these areas is regulated to ensure minimum visual impact based on the visual policies. The overriding Key Policy for Visual Resources (Policy 2.2.2) states that “all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area” and that it “must conform to the basic viewshed policy of minimum visibility.” Specific policies include avoiding ridgeline development, minimizing visibility, using appropriate materials, and landscaping to screen development. The project, as proposed and conditioned, is consistent with applicable policies of the LUP dealing with visual resources and will have no impact on the highly sensitive viewshed.
- c) The potential visual impacts of the new structure height were evaluated based on photo simulations and viewshed analysis submitted by the applicant. Based upon this evaluation, as well as prior staff knowledge of this site, the project is not visible from a common public viewing area due to distance, topography, and existing tree screening.
- j) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160135.

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 20.146.130 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 (Figure 3 in the Carmel Area 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 found in RMA-Planning File No.

PLN160135.

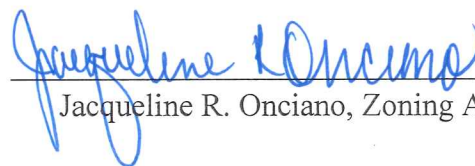
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission. Pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

- A. Find the project categorically exempt from CEQA per Section 15301 of the CEQA Guidelines; and
- B. Approve a Coastal Development Permit and Design Approval to allow a 10-foot height addition, installation of one microwave dish, and installation of a radio unit to an existing telecommunications structure, in general conformance with the attached plans and subject to the twelve (12) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2016.



Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 18 2016.

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 OF THE BOARD, ALONG WITH THE APPROPRIATE FILING FEE, ON OR BEFORE OCT 28 2016.

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. 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 Planning Commission in the event of appeal.

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

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

Monterey County RMA Planning

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

PLN160135

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

The term "applicant" or "owner/applicant" as used in these conditions means T-Mobile, SBA Communications, and/or MT2 Telecom and their successors and assigns. This Coastal Development Permit and Design Approval (PLN160135) allows a 10-foot height addition, installation of one microwave dish, and installation of a radio unit to an existing telecommunications structure. The property is located at 3400 Red Wolf Road, Carmel (Assessor's Parcel Number 416-011-007-000), Carmel Area Land Use Plan, Coastal Zone. 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 RMA - 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. (RMA - Planning)

**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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Coastal Development Permit and Design Approval (Resolution Number 16 - 032) were approved by the Zoning Administrator for Assessor's Parcel Number 416-011-007-000 on October 13, 2016. The permit was granted subject to twelve (12) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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. (RMA-Planning)

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.

4. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject structure, including antennas or other attached equipment, shall not exceed 33.5 feet in height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the wireless communications facility shall not exceed the permitted height limit.

The Owner/Applicant shall submit an application to RMA-Planning for a new Coastal Development Permit, and await processing and approval of said permit, prior to exceeding the 33.5-foot height limit.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on October 13, 2019, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-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. (RMA - 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 RMA - Planning for review and approval.

7. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-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 tower, 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. (RMA - 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 tower shall not exceed 33.5 feet.

8. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-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 Chief of RMA - 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. (RMA - 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 RMA - Planning subject to the approval of the RMA - Chief 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.

9. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

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 Chief of RMA - Planning 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)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on a tri-annual basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Chief of RMA-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Chief of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

10. PDSP001 - VERIFICATION OF EXTERIOR COLORS (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final of the associated construction permit, the applicant shall submit photographic evidence to RMA-Planning to confirm use of the proposed forest green color on the tower extension and the microwave dish. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the applicant shall submit photographic evidence to RMA-Planning to confirm use of the proposed forest green color on the tower extension and the microwave dish.

11. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Carmel Highlands 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.

12. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Carmel Highlands 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 portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

T-MOBILE WEST CORPORATION: T-Mobile



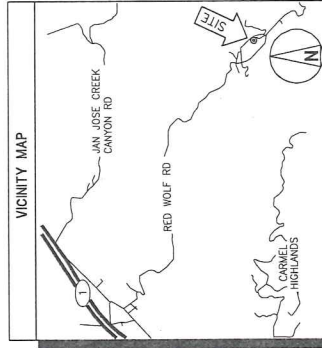
T-Mobile
1755 CREEKSIDE OAKS DR SUITE
190 SACRAMENTO, CA 95833
PHONE: (916) 458-4580
FAX: (916) 458-4581

CARMEL HIGHLANDS
SF05798A

3400 RED WOLF DR
CARMEL, CA 93924
MONTEREY COUNTY

STAMP:

SITE NAME:
CARMEL HIGHLANDS
SITE NUMBER:
SF05798A
AAV MICRO WAVE



DRIVING DIRECTIONS TO SITE

FROM 1755 CREEKSIDE OAKS DR #190,
SACRAMENTO, CA 95833
-GET ON I-5 N FROM GARDEN HWY
-TAKE I-80 W, I-680 S, US-101 S AND
CA-1 S TO JULET RANCH RD IN MONTEREY COUNTY
-DRIVE TO RED WOLF DR
3400 RED WOLF DR
CARMEL-BY-THE-SEA, CA 93924

PROJECT DATA	
SITE ADDRESS: 3400 RED WOLF DRIVE CARMEL, CA 93924	SITE NAME: CARMEL HIGHLANDS SITE NUMBER: SF05798A
BUILDING DATA: JAN JOSE CREEK ZONING DESIGNATION: A.P.N.: TYPE OF CONST:	COUNTY OF MONTEREY COUNTY OF MONTEREY 416-011-007 V-A
<p>GEODETIC COORDINATES: THE PROJECT AREA WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION WAS DETERMINED USING A GPS SURVEY. THE COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF 1983. THE ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF 1983. THE COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE DATUM OF 1983.</p> <p>UTM ZONE: 18Q UTM COORDINATES: EASTING: 650748.47 (MAD 83) NORTHING: 7125474.27 (MAD 83) ELEVATION: 41.300 (MAD 83)</p>	
APPLICABLE CODE COMPLIANCE	
<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PREVENT WORK NOT CONFORMING TO THESE CODES.</p> <p>2013 CALIFORNIA ADMINISTRATIVE CODE 2012 INTERNATIONAL BUILDING CODE (IBC) (INCL. TITLES 24 & 25) 2013 CALIFORNIA FIRE CODE (IFC) 2013 CALIFORNIA ELECTRICAL CODE (CEC) 2013 CALIFORNIA MECHANICAL CODES 2013 CALIFORNIA PLUMBING CODES 2013 CALIFORNIA ELECTRICAL CODES CITY / COUNTY ORDINANCES</p> <p>ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.</p>	
ACCESSIBILITY EXEMPTION	
<p>FACILITY IS UNARMED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESSIBILITY REQUIREMENTS DO NOT APPLY. THIS FACILITY IS EXEMPT FROM THE STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11058.3.4.2, EXEMPTION 1.</p>	

PROJECT CONTACT	PROJECT TEAM
<p>LANDLORD: 3400 RED WOLF DRIVE MONTEREY, CA 93924</p> <p>SITE OWNER: T-MOBILE WEST CORPORATION CONTACT: MARIELLA MARIQUETOS EMAIL: mmariquetos@t-mobile.com</p> <p>ARCHITECT: 1755 CREEKSIDE OAKS DR. SACRAMENTO, CA 95833 CONTACT: JOE GARCIA PH: (916) 458-4580</p>	<p>ARCHITECTURAL/ENGINEERING/SURVEYING: 1755 CREEKSIDE ROAD P.O. BOX 458 95831 PH: (916) 458-4581 CONTACT: SALVADOR MARTINEZ JR. EMAIL: smartinez@abark.com</p>

SIGNATURE BLOCK	
REPS.	DATE
LANDLORD:	
RF ENGINEER:	
LEASING MGR:	
ZONING MGR:	
CONSTRUCTION MGR:	
REG. PROJECT MGR:	
EQUIPMENT MGR:	

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-0	OVERALL SITE PLAN
A-1	ENLARGED SITE PLAN MICRO WAVE LAYOUT DETAILS
A-2	ELEVATIONS

PROJECT SUMMARY	
SUMMARY OF PERMIT SCOPE	
<p>INSTALLATION OF A 10' TOWER EXTENSION (TOP OF TOWER AT 33'-6") INSTALLATION OF A 10' TOWER EXTENSION (TOP OF TOWER AT 33'-6") LIVELAND AND ANTICIPATED GROUND DISTURBANCE. WORK AREA NEEDED AT BASE OF TOWER WILL BE APPROX. 200 SQ FT FOR A DURATION OF 45 WORKING DAYS.</p>	

DRAWN BY: S. MARTINEZ III			
NO.	DATE	ISSUE	INITIALS
1	8.15.15	REV. 01	SM/AN
2	2.24.16	REV. 02	SM/AN
3	9.23.16	REV. 03	SM/AN

TITLE SHEET	
TITLE SHEET	
SHEET NUMBER	
T-1	
JOB NO. WD5031.2	



1755 CREEKSIDE OAKS DR SUITE
190 SACRAMENTO, CA 95833
PHONE: (916) 643-8900
FAX: (916) 643-8910

3400 RED WOLF DR
CARMEL, CA 93924
MONTEREY COUNTY

STAMP:

CHECKED BY: R. MONTAÑEZ

[illegible]

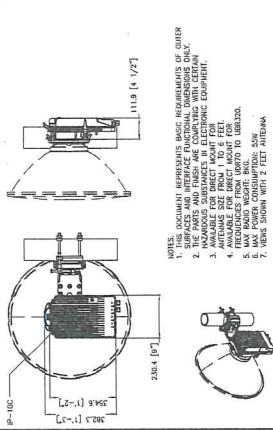
OVERALL SITE PLAN

A-O

JOB NO: WD5031:2



SCALE: 1"= 100'-0"

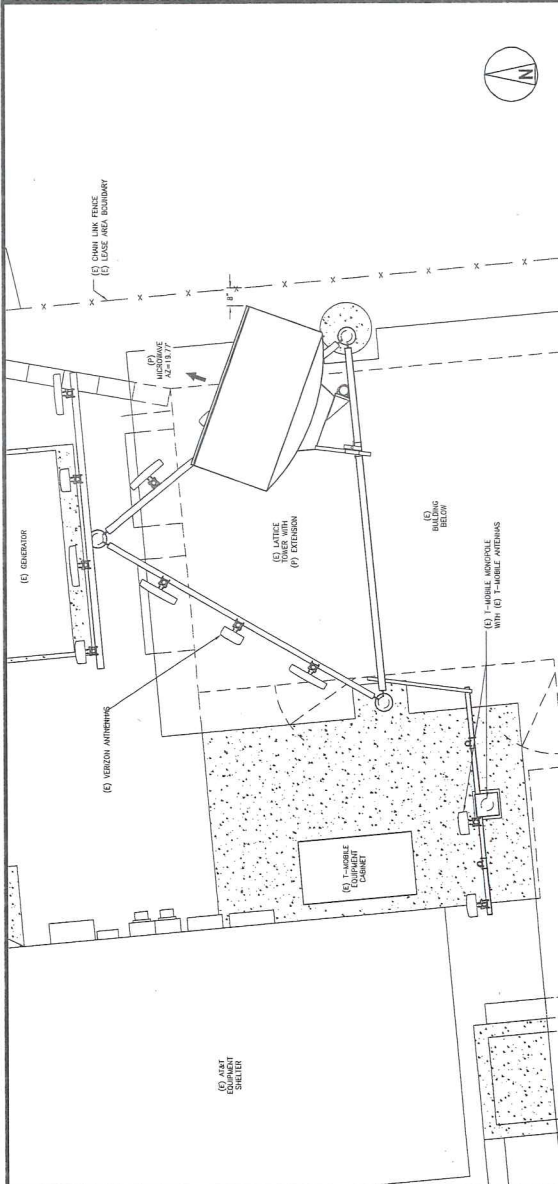


Technical drawing of the 'Universal Shrink' (part 17) showing three views: a perspective view of the shrinker, a top-down view of the shrinker head, and a side view of the shrinker body. The drawing includes dimensions and part numbers for various components:

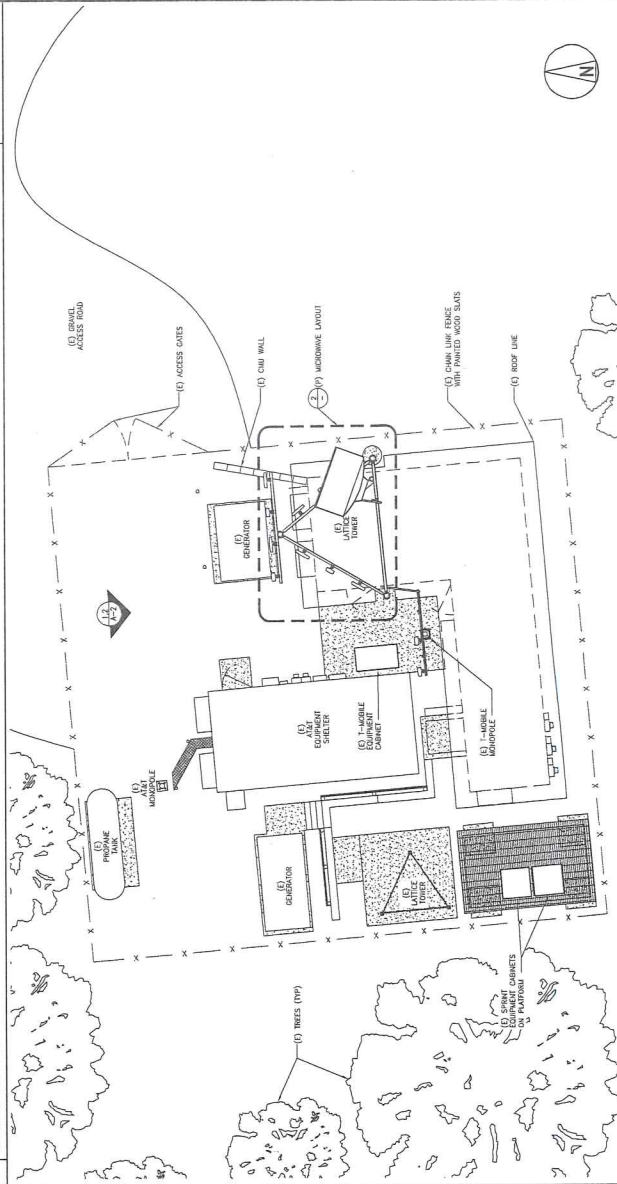
- (17) UNIVERSAL SHRINK
SAR-300-UNIVERSAL
- (18) 6" MICROVALE
FBS-11104AC
- (19) 4.5" x 6" STD PIPE
- (20) 6" MICROVALE
FBS-11104AC
- (21) 6" MICROVALE
FBS-11104AC
- 3
- 3

Diagram illustrating the antenna system components and their labels:

- (P) FLANGE
- (P) MATCH TOSTING (FIELD VIEW)
- (P) 2" STD PIPE (FIELD VIEW)
- (P) 1.5" STD PIPE (FIELD VIEW)
- (P) 4.5" STD PIPE (FIELD VIEW)
- (P) 4.5" STD PIPE (FIELD VIEW)
- (P) 4" UPGRADE ANTENNA
- (P) UNIVERSAL SHAW SAM-300-UNIVERSAL-1
- (P) 2" STD PIPE @ 1000'



2	MICROWAVE LAYOUT
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1	ENI ARGED SITE PLAN
---	---------------------

NT
TELECOM, LP

1015-B AIRPORT ROAD
P.O. BOX 458
RIDGEBY, CA 94571
PHONE: (707) 374-5075
FAX: (707) 374-6194

T-Mobile
1755 CREEKSIDE OAKS DR SUITE
190 SACRAMENTO, CA 95833
PHONE: (916) 643-8900
FAX: (916) 643-8910

CARMEL HIGHLANDS
SF05798A

400 RED WOLF DR
ARMEL, CA 93924
MONTEREY COUNTY

STAMP:

RAWN BY: S. MARTINEZ III

[illegible]

SHEET TITLE

ENLARGED SITE PLAN
MICROWAVE LAYOUT

SHEET NUMBER

A-1

JOB NO: WD5031:2



T-Mobile
1755 GREENSIDE OAKS DR SUITE
190 SACRAMENTO, CA 95833
PHONE: (916) 374-6194
FAX: (916) 374-6194

CARMEL HIGHLANDS
SF05798A

3400 RED WOLF DR
CARMEL, CA 93924
MONTEREY COUNTY

STAMP:

DRAWN BY: S. MARTINEZ III

CHECKED BY: R. MONTANEZ		
NO.	DATE	ISSUE
1	9.15.15	SU/RM
2	2.24.16	RV/SM
3	9.23.16	RV/SM

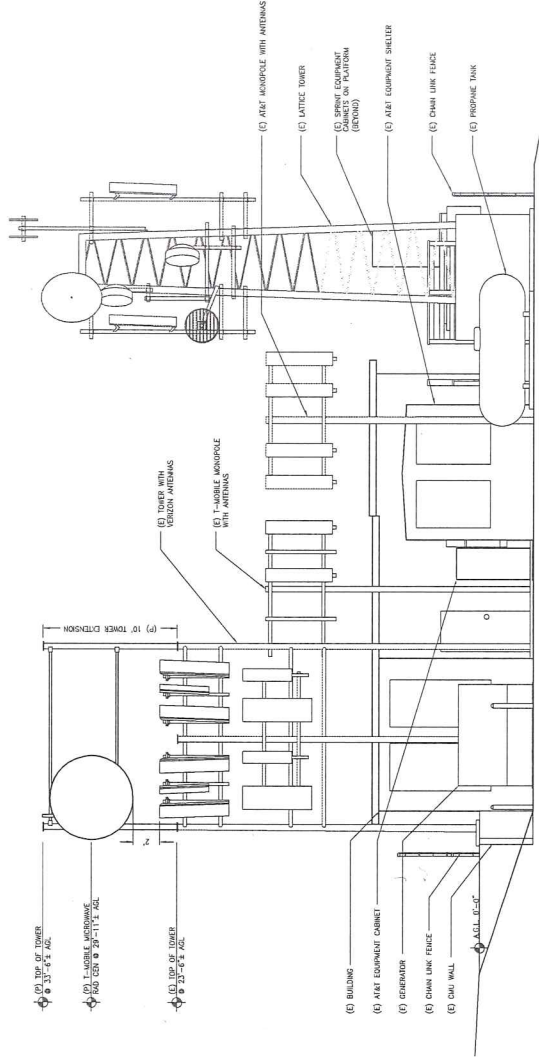
SHEET TITLE

EXISTING / PROPOSED
NORTH ELEVATIONS

SHEET NUMBER

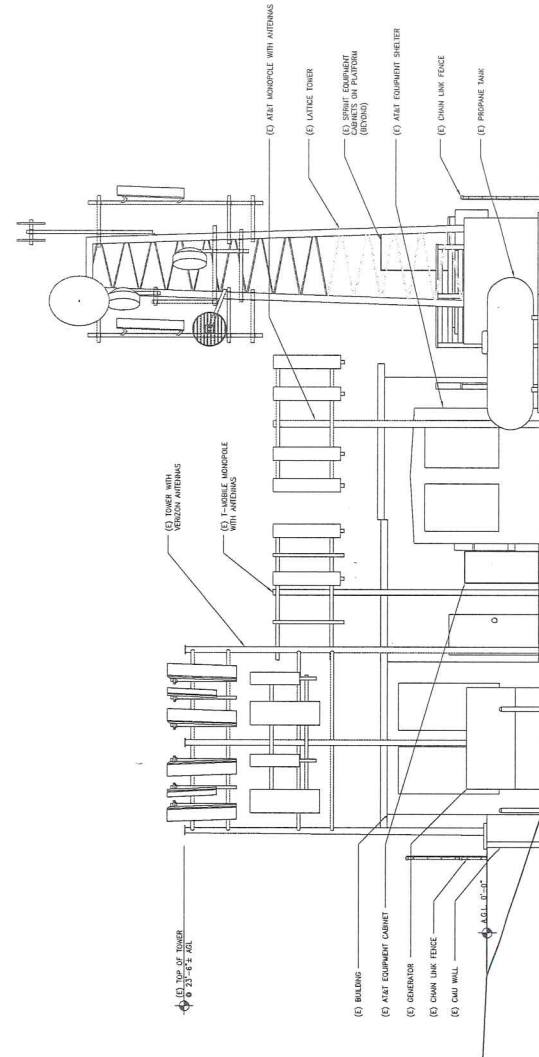
A-2

JOB NO: WD5031-2



2 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"