

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**PENTECOSTAL CHURCH OF GOD OF AMERICA CENTRAL DIST OF CAL –  
LEASE TO VERIZON WIRELESS (PLN160808)  
RESOLUTION NO.**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per CEQA Section 15301(e)(1); and
- 2) Approving the Use Permit to allow construction of an unmanned wireless telecommunication facility (WCF) consisting of: Installation of a 57 foot high columnar monument design containing an electronic transceiver pole, eight antennae, and sixteen radio remote units

[PLN160808, Pentacostal Church of God of America Central District of California, 264 San Juan Grade Road, Salinas, Greater Salinas Area Plan (APN: 211-162-021-000)]

**The Pentacostal Church WCF – Verizon Wireless application (PLN160808) came on for public hearing before the Monterey County Zoning Administrator on 8 June 2017. 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:**       **PROJECT DESCRIPTION** – The proposed project is construction of an unmanned wireless telecommunication facility (WCF) consisting of the installation of a 57 foot high electronic transceiver pole, eight antennae, and sixteen radio remote units.  
  
          **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160808.
  
2.       **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 *2010 Monterey County General Plan*;
  - Greater Salinas Area Plan;
  - Monterey County Zoning Ordinance (Title 21);

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 264 San Juan Grade Road, Salinas (Assessor's Parcel Number 211-162-021-000), Greater Salinas Area Plan. The parcel is zoned MDR/5 (Medium Density Residential with a maximum gross density five units per acre), which allows construction of wireless telecommunication facilities with a use permit. Therefore, the project is an allowed land use for this site.
- c) Wireless telecommunication facilities applications in MDR zoning may be heard by the Planning Commission pursuant to Section 21.12.040.U; or pursuant to Section 21.64.310, may be heard by the Zoning Administrator.
- d) The proposed project does not involve significant public policy issues, unmitigable significant adverse environmental impacts, significant changes to the nature of a community, or establishment of precedents or standards by which other projects will be measured. Therefore, the Zoning Administrator is the appropriate hearing body pursuant to Section 21.04.030.F.
- e) Staff conducted a site inspection on 17 February 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred to a Land Use Advisory Committee (LUAC) for review because at the time of application, there was no active LUAC for the Greater Salinas Area Plan.
- g) Proposed wireless communication facilities located within five miles of an airport that exceed 35 feet in height shall be referred to the Monterey County Airport Land Use Commission (ALUC). However, Salinas Municipal Airport staff determined it would not penetrate a FAR Part 77 Imaginary Surface, is not within any designated safety zone, and would not present a potential hazard to aircraft in flight either arriving at or departing from the Salinas Municipal Airport. Therefore, this project was not referred to ALUC.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160808.

3. **FINDING:**

**WIRELESS COMMUNICATION FACILITY SITE**

**SUITABILITY** – The Project, as conditioned, is compatible with the integrity and nature of the area and complies with all applicable federal, state, and local regulations.

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire 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.
- b) The following report has been prepared:
  - “Verizon Wireless Proposed Base Station (Site No. 262017)”

(LIB170047) prepared by Hammett & Edison, Inc., San Francisco, CA, 16 November 2016.

The above-mentioned technical report by outside consultants specified there are no physical or environmental constraints that would indicate the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The first proposal of a 60 foot monopine transceiver was found inconsistent with the neighborhood aesthetic and community character. Therefore, the applicant submitted an alternative proposal for a monument tower transceiver.
- d) Implementation of a monument tower transceiver is consistent with the community character and neighborhood aesthetic, as well as with the use of the adjoining church building. Therefore, this design would not mar the appearance and integrity of the community.
- e) Staff conducted a site inspection on 17 February 2017 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160808.

4. **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, Monterey County Regional Fire 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) Public facilities are not necessary for this project because there is no requirement for access to water, bathrooms, or community centers associated with operation of the proposed project.
- c) Staff conducted a site inspection on 17 February 2017 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160808.

5. **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 and Building

Services Department records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on 17 February 2017 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 Monterey County RMA-Planning for the proposed development are found in Project File PLN160808.

6. **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(e)(1) categorically exempts additions to existing structures such that the addition is not 2,500 square feet or more and is not more than 50 percent of the existing floor area.
  - b) The proposed project is a 350 square foot addition to an existing building and is well under 50 percent of the existing floor area of the building. Therefore, the project is categorically exempt.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
  - d) No adverse environmental effects were identified during staff review of the development application or during a site visit on 17 February 2017.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160808.

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

- EVIDENCE:**
- a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

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

1. Find the project Categorically Exempt per Section 15301(e)(1) of CEQA Guidelines;
2. Approve Use Permit to allow construction of an unmanned wireless telecommunication facility (WCF) consisting of the installation of a 57 foot high columnar monument design containing an electronic transceiver, eight antennae, and sixteen radio remote units, in general conformance with the attached plans and photosimulations, and subject to the attached conditions, all being attached hereto and incorporated herein by reference

**PASSED AND ADOPTED** this 8<sup>th</sup> day of June 2017 by:

COPY OF THIS DECISION MAILED TO APPLICANT ON

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 SECRETARY OF THE ZONING ADMINISTRATOR 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 RMA-Planning and RMA-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. 5-14-2014

# Monterey County RMA Planning

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

PLN160808

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use permit (PLN160808) allows construction of a wireless telecommunication facility (WCF) consisting of a 57 foot high electronic transceiver with eight antennae and sixteen radio remote units; and approved monument design . The property is located at 264 San Juan Grade Road, Salinas (Assessor's Parcel Number 211-162-021-000), Greater Salinas 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 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 Use Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 211-162-021-000 on 8 June 2017. The permit was granted subject to nine 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 the Director of 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-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 RMA - 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.  
(RMA - 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 RMA - 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. PD039(A) - WIRELESS INDEMNIFICATION

**Responsible Department:** RMA-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. (RMA - 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 RMA-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 RMA-Planning.

## 5. EHSP01 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN (NON-STANDARD CONDITION)

**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 construction permits, 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.

## 6. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 7. 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 Director 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 an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

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

## 8. 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.

## 9. 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 Director 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 - 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.



PROJECT TYPE: NEW SITE BUILD

BOLSA KNOLLS

264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

LOCATION CODE: 262017



SITE INFORMATION

PROPERTY OWNER:  
ADDRESS:

PENTECOSTAL CHURCH OF GOD  
1375 E. MARKET ST.  
SALINAS, CA 93905  
CONTACT: PASTOR JACK ALISEA  
PH: (831) 422-4269

APPLICANT:  
ADDRESS:

VERIZON WIRELESS  
2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 94598

ASSESSOR'S PARCEL NO.:

211-162-021

ZONING JURISDICTION:

COUNTY OF MONTEREY

ZONING CLASSIFICATION:

MEDIUM DENSITY RESIDENTIAL 5 (MDR/5)

OCCUPANCY GROUP:

UNMANNED TELECOMMUNICATIONS FACILITY

PROPOSED USE:

UNMANNED TELECOMMUNICATIONS FACILITY

LEASE SPACE:

350 SQFT.

ZONING DRAWING

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

VICINITY MAP

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A EQUIPMENT ENCLOSURE FOR VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT.

- INSTALL (1) PROPOSED VERIZON WIRELESS 57'-0" RF-TRANSPARENT CHURCH CROSS TOWER
- INSTALL (12) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS
- INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA
- INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED STANDBY DC GENERATOR
- INSTALL (2) PROPOSED VERIZON WIRELESS PAD-MOUNTED EQUIPMENT CABINETS
- INSTALL (4) PROPOSED VERIZON WIRELESS RRUS W/ A2
- INSTALL (12) PROPOSED VERIZON WIRELESS RRUS
- INSTALL (4) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)
- INSTALL (6) PROPOSED VERIZON WIRELESS DC SURGES
- INSTALL (1) PROPOSED VERIZON WIRELESS 6'-0" HIGH WOOD FENCE ENCLOSURE
- INSTALL (2) PROPOSED VERIZON WIRELESS UTILITY AND EQUIPMENT RACK
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO CABINET
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ELECTRIC METER
- INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED ILC CABINET

ACCESSIBILITY NOTE

THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2013 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2013 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2013 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2013 CALIFORNIA MECHANICAL CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 LOCAL BUILDING CODE

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

811 Dig Alert

Know what's below.  
Call before you dig.

Call Two Working Days Before You Dig!  
811 / 800-227-2600  
digalert.org

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT AND ANTENNA LAYOUTS
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

VERIZON WIRELESS RF ENGINEER: \_\_\_\_\_

VERIZON WIRELESS EQUIPMENT ENGINEER: \_\_\_\_\_

SITE ACQUISITION MANAGER: \_\_\_\_\_

PROJECT MANAGER: \_\_\_\_\_

ZONING VENDOR: \_\_\_\_\_

LEASING VENDOR: \_\_\_\_\_

CONSTRUCTION MANAGER: \_\_\_\_\_

A/E MANAGER: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_

PROJECT TEAM

APPLICANT:  
VERIZON WIRELESS  
2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 94598  
CONTACT: JORDAN THOMPSON  
PHONE: (925) 895-1668  
EMAIL: jordan.thompson@verizonwireless.com

ENGINEERING:  
CELLSIUS ENGINEERING GROUP  
10005 MUIRLANDS BLVD., SUITES E & F  
IRVINE, CA 92618  
CONTACT: REGGIE GABRIEL  
PHONE: (619) 200-7190  
EMAIL: reggie.gabriel@cellsus.net

RF ENGINEER:  
VERIZON WIRELESS  
2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 94598  
CONTACT: STEFANO IACHELLA  
PHONE: (510) 381-2904  
EMAIL: stefano.iachella@verizonwireless.com

LAND SURVEYOR:  
CELLSIUS ENGINEERING GROUP  
10005 MUIRLANDS BLVD., SUITES E & F  
IRVINE, CA 92618  
CONTACT: ANDREW J. KOLTAVARY  
PHONE: (714) 624-9027  
EMAIL: andrew.koltavary@cellsus.net

SITE ACQUISITION:  
SEQUOIA DEPLOYMENT SERVICES, INC.  
22471 ASPAN, SUITE #290  
LAKE FOREST, CA 92630  
CONTACT: ROBERT BALLMAIER  
PHONE: (949) 278-7747  
EMAIL: bob.ballmaier@sequoia-ds.com

CONSTRUCTION:  
SEQUOIA DEPLOYMENT SERVICES, INC.  
22471 ASPAN, SUITE #290  
LAKE FOREST, CA 92630  
CONTACT: PETE SHUBIN  
PHONE: (714) 478-3197  
EMAIL: pete.shubin@sequoia-ds.com

ZONING:  
SEQUOIA DEPLOYMENT SERVICES, INC.  
22471 ASPAN, SUITE #290  
LAKE FOREST, CA 92630  
CONTACT: BEN HACKSTEDDE  
PHONE: (949) 259-3344  
EMAIL: ben.hackstedde@sequoia-ds.com

5	05/02/2017	REVISED ANTENNA STRUCTURE
4	10/31/2016	CLIENT REVISION
3	10/24/2016	100% ZD'S
2	09/20/2016	90% ZD'S
1	09/08/2016	DESIGN DEVELOPMENT
REV	DATE	DESCRIPTION

ISSUED DATE:

MAY 2, 2017

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

BOLSA KNOLLS

LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY:

KLC

CHECKED BY:

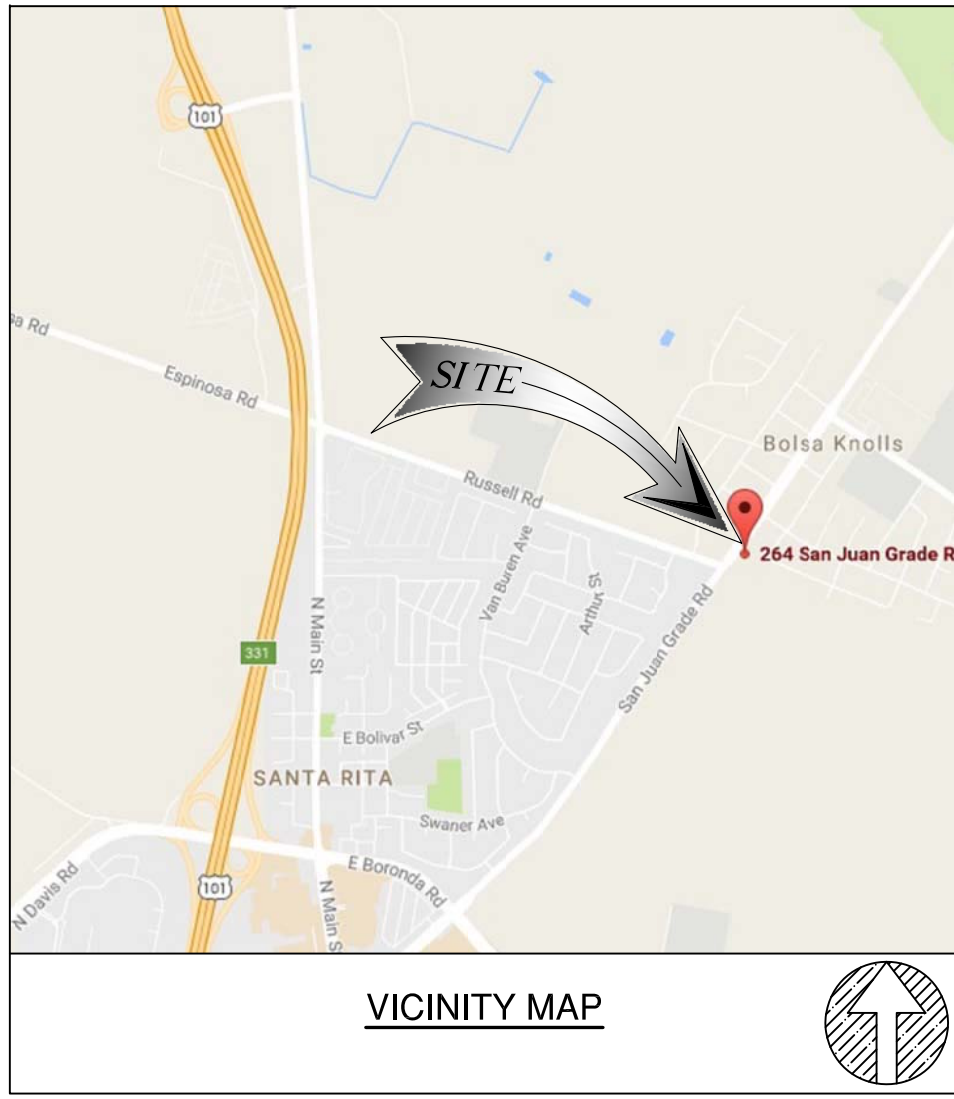
RGG

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



APN  
211-162-021  
**SITE ADDRESS**  
264 SAN JUAN GRADE ROAD, SALINAS, CA 93906  
**RECORD OWNER**  
THE PENTECOSTAL CHURCH OF GOD OF AMERICA CENTRAL DISTRICT OF CALIFORNIA  
**TITLE REPORT**  
A PRELIMINARY TITLE REPORT WAS PREPARED BY FIRST AMERICAN TITLE COMPANY FILE NO. 0901-5272534 DATED JULY 28, 2016.  
**BASIS OF BEARING**  
THE STATE PLANE COORDINATE SYSTEM 1983 (NAD 83), CALIFORNIA ZONE 4.  
**BENCH MARK**  
THE SPATIAL REFERENCE CENTER C.O.R.S "P171", ELEVATION = 282.81 FEET (NAVD 88)

**FLOOD ZONE**  
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06053C0207G EFFECTIVE DATE MAY 04, 2009.

**LEGAL DESCRIPTION**  
REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

CERTAIN REAL PROPERTY SITUATE IN THE RANCHO NATIVIDAD IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, BEING A PART OF THAT CERTAIN 1.726 ACRE TRACT OF LAND SHOWN ON MAP ENTITLED "RECORD OF SURVEY OF 98.09 ACRE TRACT" FILED JULY 14, 1958 IN VOLUME 5 OF SURVEYS AT PAGE 176, RECORDS OF SAID COUNTY, SAID PART BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID 1.726 ACRE TRACT OF LAND AND RUNNING THENCE ALONG THE SOUTHWESTERLY BOUNDARY THEREOF.

(1) S. 68° 10' 15" E., 169.43 FEET TO THE MOST WESTERLY CORNER OF BLOCK 1, AS SAID CORNER IS SHOWN ON MAP ENTITLED "TRACT NO. 396, UNIT NO. 1 OF THE OAK PARK SUBDIVISION", FILED SEPTEMBER 19, 1961 IN VOLUME 7 OF CITIES AND TOWNS AT PAGE 48, RECORDS OF SAID COUNTY; THENCE ALONG THE BOUNDARY OF SAID TRACT NO. 396

(2) N. 34° 58' E., 224.95 FEET TO A ANGLE POINT THEREON; THENCE LEAVING SAID BOUNDARY

(3) N. 55° 02' W., 165 FEET MORE OR LESS TO THE NORTHWESTERLY BOUNDARY LINE OF SAID 1.726 ACRE TRACT

(4) S. 34° 58' W., 240 FEET MORE OR LESS TO THE POINT OF BEGINNING. COURSES ALL TRUE. EXCEPTING THEREFROM THE NORTHWESTERLY 40 FEET THEREOF AS CONVEYED IN THE DEED FROM NORMAN E. FAHEY AND THERESA B. FAHEY, HIS WIFE, TO COUNTY OF MONTEREY, (A BODY POLITIC AND CORPORATE) DATED SEPTEMBER 7, 1965 AND RECORDED SEPTEMBER 27, 1965 IN REEL 425 OF OFFICIAL RECORDS OF SAID COUNTY, AT PAGE 291.

APN: 211-162-021

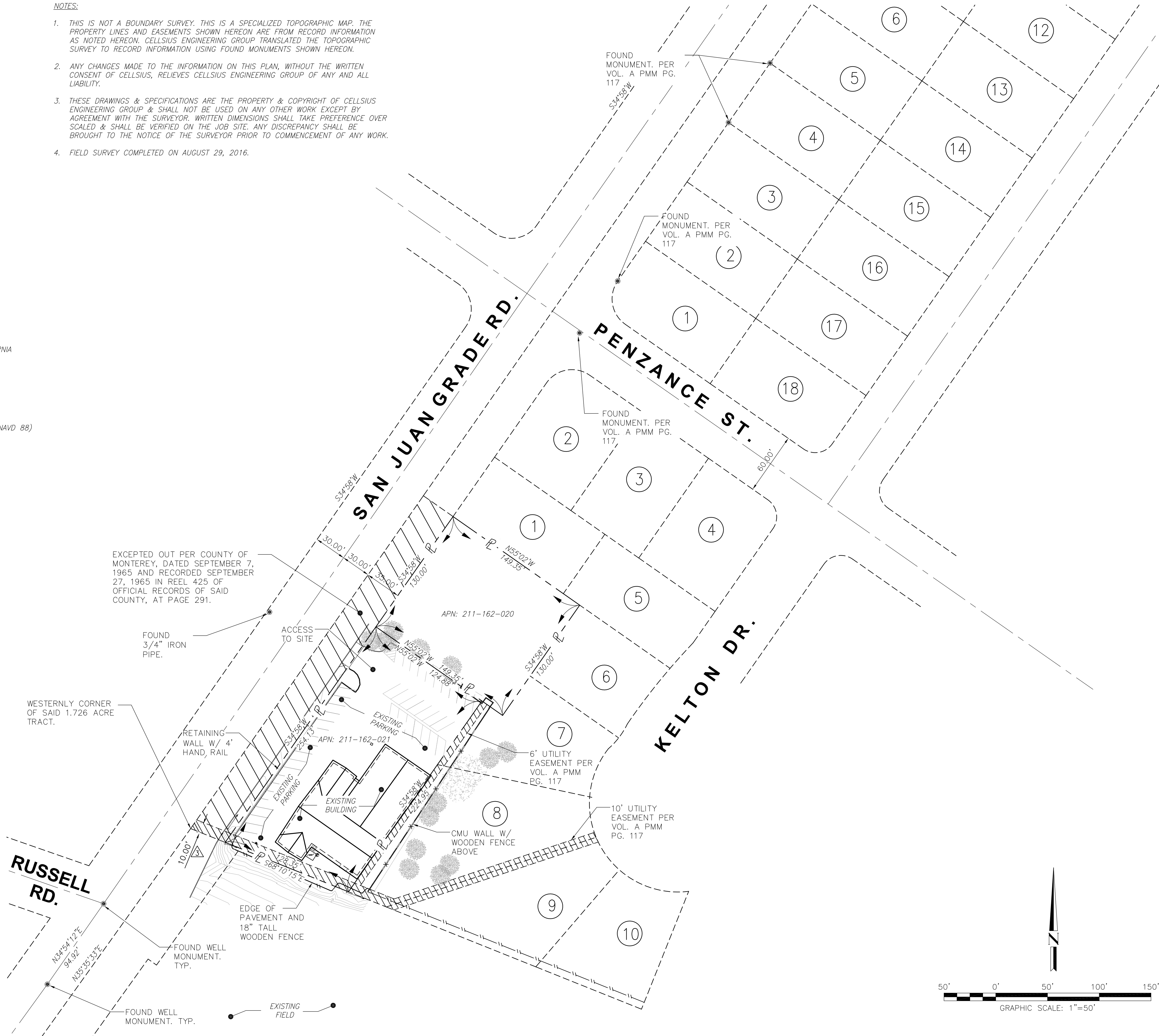
**SCHEDULE B EXCEPTION**

ITEMS 1-2 ARE TAX & LIEN RELATED  
ITEMS 4-5 ARE RIGHTS RELATED

3. AN EASEMENT FOR UNDERGROUND DRAINAGE AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 21, 1961 AS BOOK 2183, PAGE 343 OF OFFICIAL RECORDS, IN FAVOR OF: COUNTY OF MONTEREY (A BODY POLITIC AND CORPORATE) PLOTTED. AFFECTS THE SOUTHWESTERLY 10 FEET

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF CELSIUS, RELIEVES CELSIUS ENGINEERING GROUP OF ANY AND ALL LIABILITY.
3. THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF CELSIUS ENGINEERING GROUP & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR. WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
4. FIELD SURVEY COMPLETED ON AUGUST 29, 2016.



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**SEQUOIA**  
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LAKE FOREST, CA 92630

**celsius**  
ENGINEERING GROUP  
10005 MUIRLANDS BLVD., SUITES E & F  
IRVINE, CA 92618  
tel. (949) 202-2311 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
3	10/06/2016	FINAL SURVEY
2	09/19/2016	SURVEY REVISION
1	09/12/2016	PRELIMINARY SURVEY

ISSUED DATE: **OCT 06, 2016**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

PROJECT INFORMATION:  
**BOLSA KNOLLS**  
LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY: TN  
CHECKED BY: MP

SHEET TITLE: **TOPOGRAPHIC SURVEY**

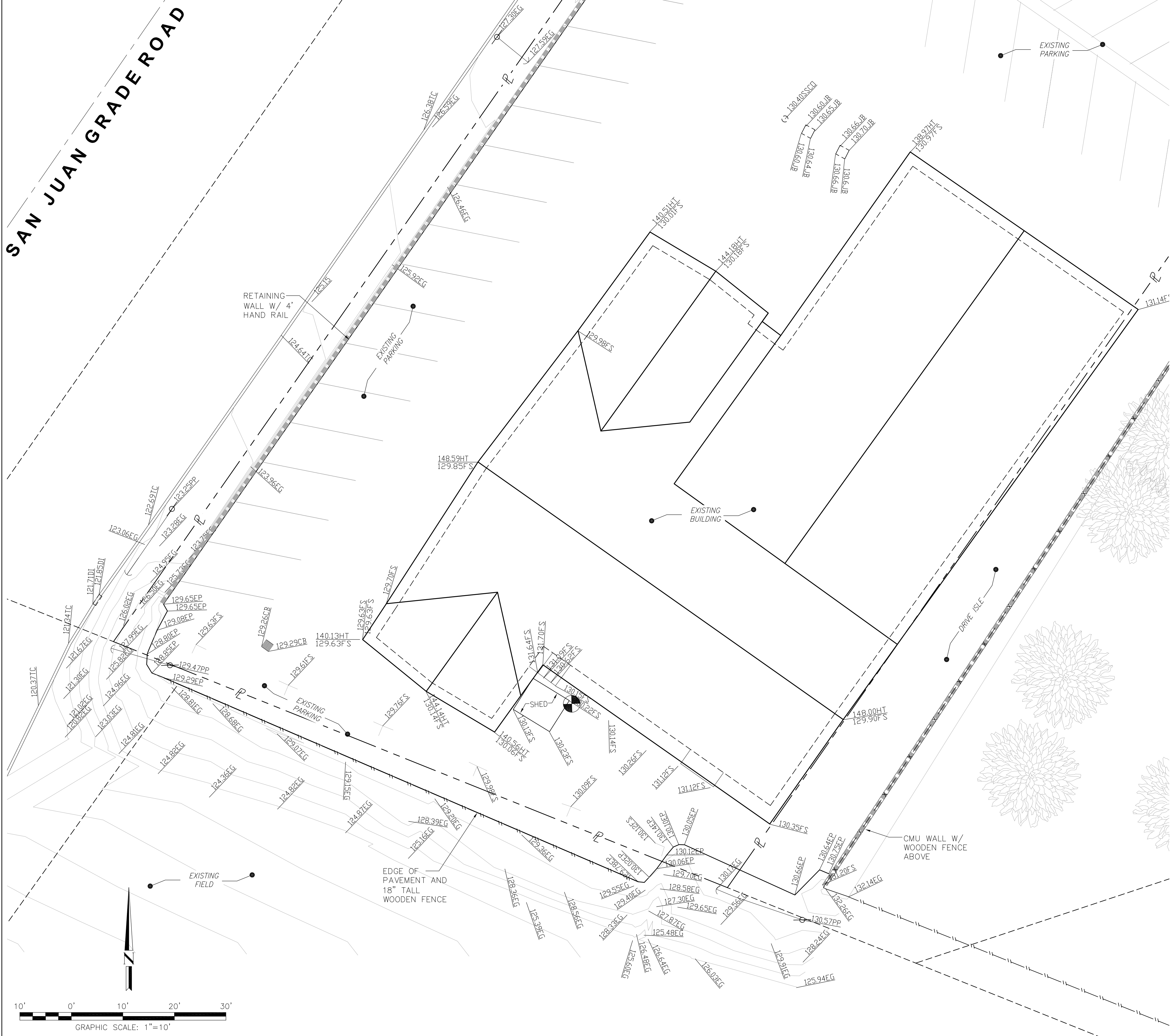
SHEET NUMBER: **LS-1**

LEGEND

	CENTER LINE
	PROPERTY LINE
	CHAIN-LINK FENCE
	WOOD FENCE
	EASEMENT LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	TELEPHONE CABLE
	WOOD WALL
	CMU WALL
	EDGE OF PVM'T
	DRAIN INLET
	FOUND
	ELECTRICAL JUNCTION BOX
	EDGE OF PAVEMENT
	FLOW LINE
	FINISH SURFACE
	HEIGHT
	HEIGHT
	ROOF ACCESS HATCH
	ROOF RIDGE
	ROOF VENT / ROOF DRAIN
	PROPERTY LINE
	POWER POLE
	PULL BOX
	SANITARY SEWAGE CLEANOUT
	STREET SIGN/STOP SIGN
	STORM DRAIN MAN HOLE
	SKY LIGHT
	TOP OF CURB
	TOP OF WALL
	TOP OF ANTENNA
	UTILITY CABINET
	BACK FLOW PREVENTER
	WATER METER
	WATER VALVE
	EXISTING LIGHT
	EXISTING ELECTRICAL MH
	EXISTING POLE
	EXISTING STREET LIGHT
	EXISTING SATELLITE DISH
	EXISTING CONDENSER
	ROOF DRAIN
	EXISTING TELE. MANHOLE
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTER
	EXISTING SIGN
	EXISTING TRAFFIC SIGNAL
	EXISTING ANTENNA
	EXISTING MICROWAVE DISH
	EXISTING SEWER MANHOLE
	POWER POLE
	GUY WIRE ANCHOR
	CATCH BASIN
	FIRE HYDRANT
	VALVE (UTILITY)
	TREE
	PINE TREE
	BUSH
	PALM TREE
	EXISTING CONCRETE
	EXISTING GRASS/TURF

MONUMENTS

	MONUMENT FD. (AS NOTED)
	APROX. POLE LOCATION



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**celesius**  
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tel. (949) 202-2311 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
3	10/06/2016	FINAL SURVEY
2	09/19/2016	SURVEY REVISION
1	09/12/2016	PRELIMINARY SURVEY

ISSUED DATE: **OCT 06, 2016**

ISSUED FOR: **FINAL SURVEY**

LICENSURE:

PROJECT INFORMATION:  
**BOLSA KNOLLS**  
LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY: TN  
CHECKED BY: MP

SHEET TITLE:  
**TOPOGRAPHIC SURVEY**

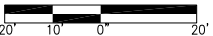
SHEET NUMBER:  
**LS-2**

- NOTES:
1. NO EXISTING PARKING STALLS ARE BEING ADDED OR REMOVED AS PART OF THE PROPOSED INSTALLATION.
  2. NO EXISTING LANDSCAPING OR IRRIGATION SYSTEMS ARE BEING REMOVED AND/OR MODIFIED AS PART OF THE PROPOSED INSTALLATION.
  3. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING GEOTECHNICAL/SOILS REPORT.



SITE PLAN

24"x36" SCALE: 1" = 20'-0"  
11"x17" SCALE: 1" = 40'-0"



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REV	DATE	DESCRIPTION
5	05/02/2017	REVISED ANTENNA STRUCTURE
4	10/31/2016	CLIENT REVISION
3	10/24/2016	100% ZD'S
2	09/20/2016	90% ZD'S
1	09/08/2016	DESIGN DEVELOPMENT

ISSUED DATE: **MAY 2, 2017**

ISSUED FOR: **100% ZD SET**

LICENSURE:

PROJECT INFORMATION: **BOLSA KNOLLS**

LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY: KLC

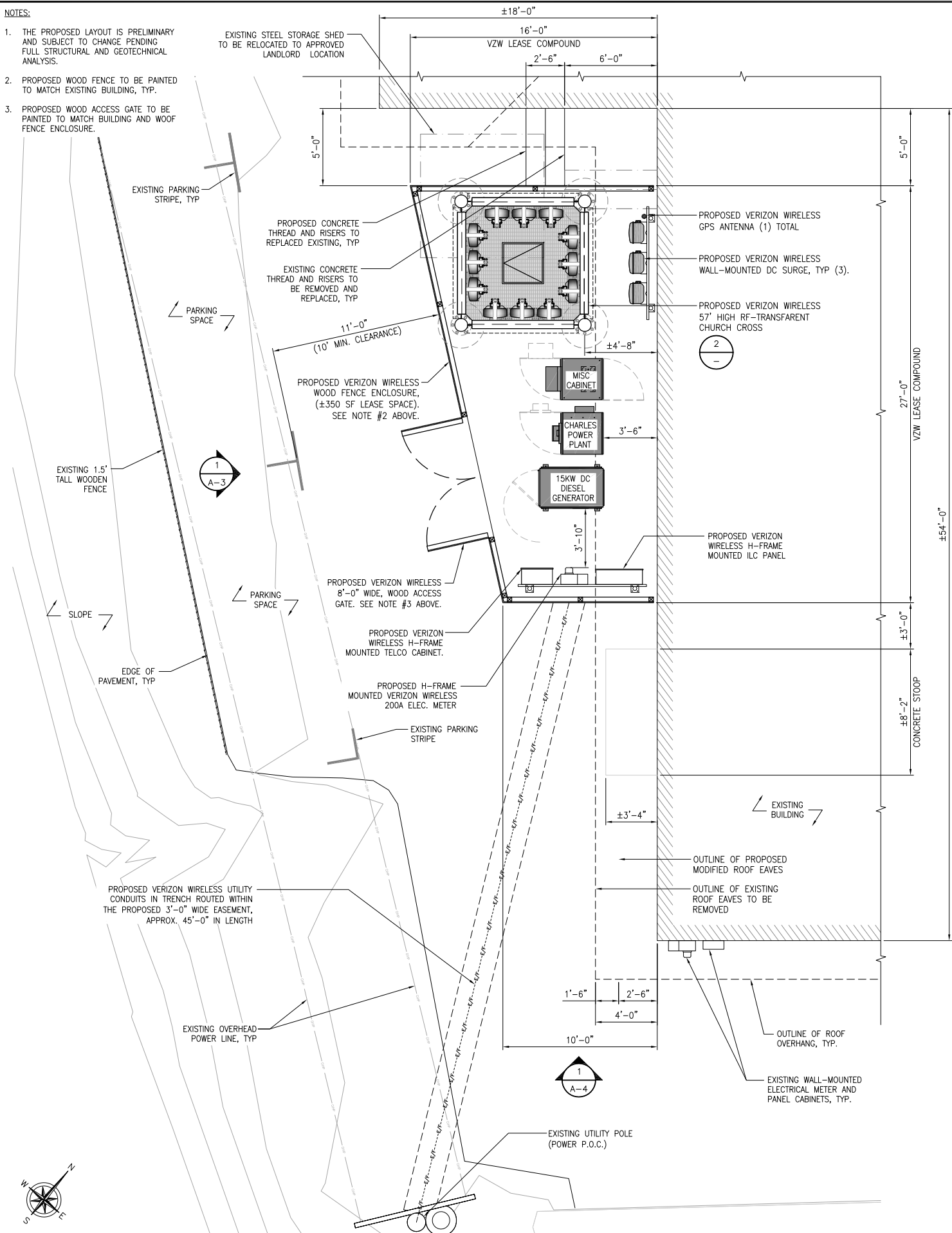
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SHEET TITLE: **SITE PLAN**

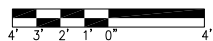
SHEET NUMBER: **A-1**

## NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED WOOD FENCE TO BE PAINTED TO MATCH EXISTING BUILDING, TYP.
3. PROPOSED WOOD ACCESS GATE TO BE PAINTED TO MATCH BUILDING AND WOOF FENCE ENCLOSURE.



EQUIPMENT LAYOUT

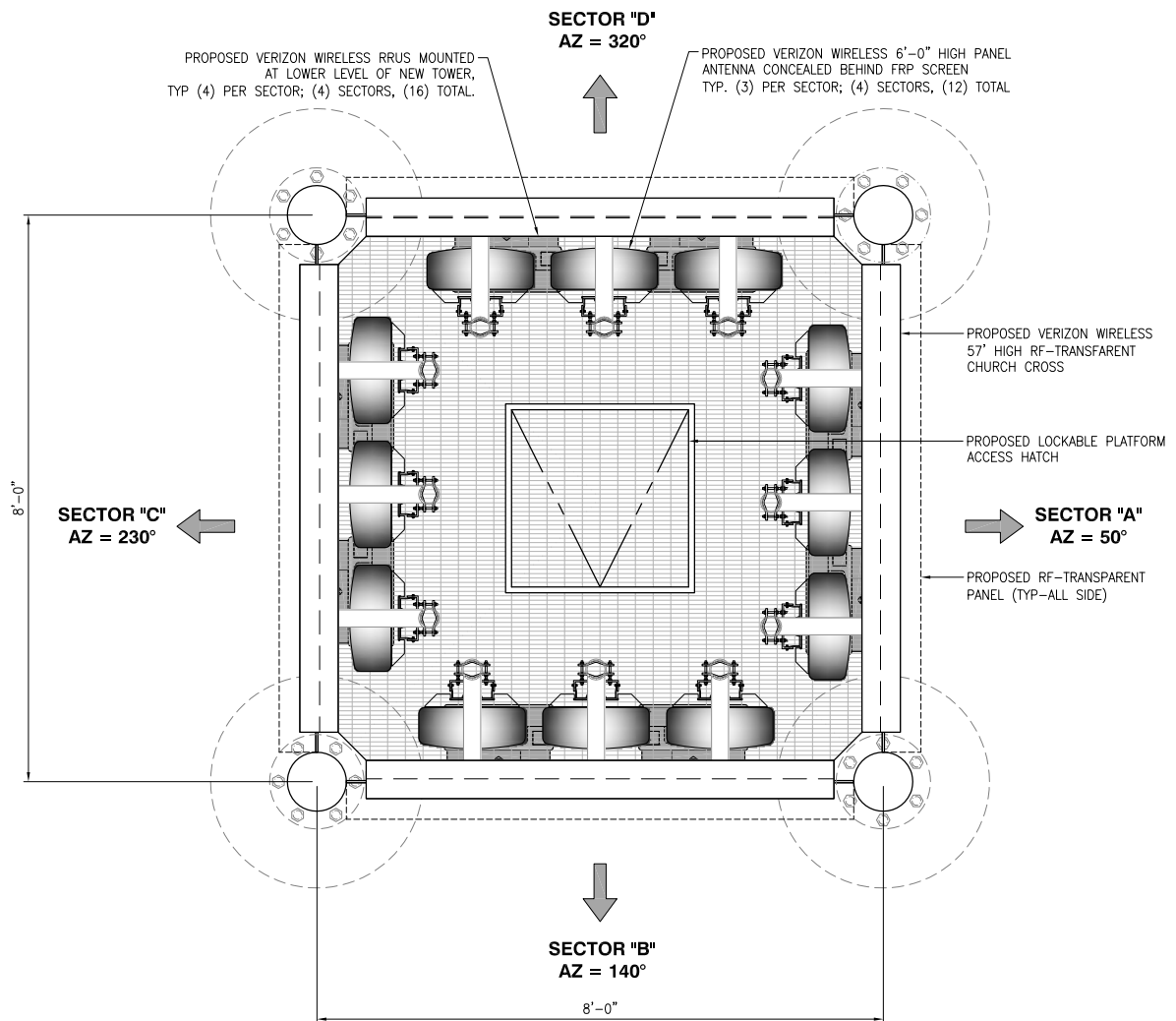
24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

1

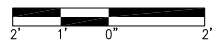
## PROPOSED ANTENNA SCHEDULE

	ANTENNA POSITION	NAME/BAND	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	700 LTE	PROPOSED	52'-6"	TBD	50'	1	0	0	±70'	HYBRID	RRUS11 + A2	1
	A2	PCS LTE	PROPOSED	52'-6"	TBD	50'	1	0	0	±70'		RRUS32	2
	A3	AWS LTE	PROPOSED	52'-6"	TBD	50'	1	0	0	±70'		RRUS32	1
BETA SECTOR	B1	700 LTE	PROPOSED	52'-6"	TBD	140'	1	0	0	±70'	HYBRID	RRUS11 + A2	1
	B2	PCS LTE	PROPOSED	52'-6"	TBD	140'	1	0	0	±70'		RRUS32	2
	B3	AWS LTE	PROPOSED	52'-6"	TBD	140'	1	0	0	±70'		RRUS32	1
GAMMA SECTOR	C1	700 LTE	PROPOSED	52'-6"	TBD	230'	1	0	0	±70'	HYBRID	RRUS11 + A2	1
	C2	PCS LTE	PROPOSED	52'-6"	TBD	230'	1	0	0	±70'		RRUS32	2
	C3	AWS LTE	PROPOSED	52'-6"	TBD	230'	1	0	0	±70'		RRUS32	1
DELTA SECTOR	D1	700 LTE	PROPOSED	52'-6"	TBD	320'	1	0	0	±70'	HYBRID	RRUS11 + A2	1
	D2	PCS LTE	PROPOSED	52'-6"	TBD	320'	1	0	0	±70'		RRUS32	2
	D3	AWS LTE	PROPOSED	52'-6"	TBD	320'	1	0	0	±70'		RRUS32	1

NOTE: NO PORTION OF THE NEW TOWER SHALL COME WITHIN 10' OF THE ELECTRICAL CONDUCTORS TO THE SOUTH.



ANTENNA LAYOUT

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

2

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ENGINEERING GROUP10005 MUIRLANDS BLVD.,  
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IRVINE, CA 92618

tel. (949) 202-2311 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
5	05/02/2017	REVISED ANTENNA STRUCTURE
4	10/31/2016	CLIENT REVISION
3	10/24/2016	100% ZD'S
2	09/20/2016	90% ZD'S
1	09/08/2016	DESIGN DEVELOPMENT

ISSUED DATE:

MAY 2, 2017

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

BOLSA KNOLLS

LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY:

KLC

CHECKED BY:

RGG

SHEET TITLE:

EQUIPMENT AND  
ANTENNA LAYOUTS

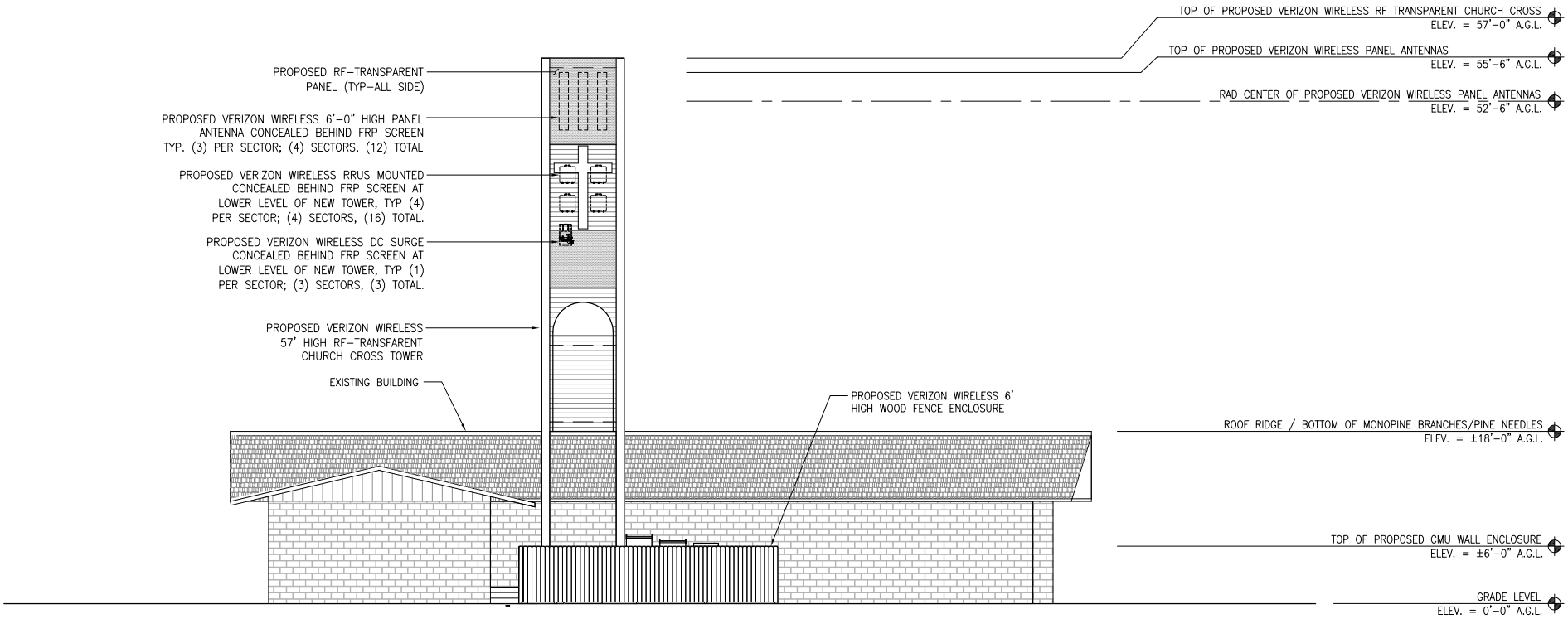
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A-2

NOTES:

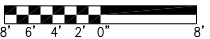
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED WOOD FENCE TO BE PAINTED TO MATCH EXISTING BUILDING, TYP.
3. PROPOSED WOOD ACCESS GATE TO BE PAINTED TO MATCH BUILDING AND WOOF FENCE ENCLOSURE.

NOTE: NO PORTION OF THE NEW TOWER SHALL COME WITHIN 10' OF THE ELECTRICAL CONDUCTORS TO THE SOUTH.



SOUTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"

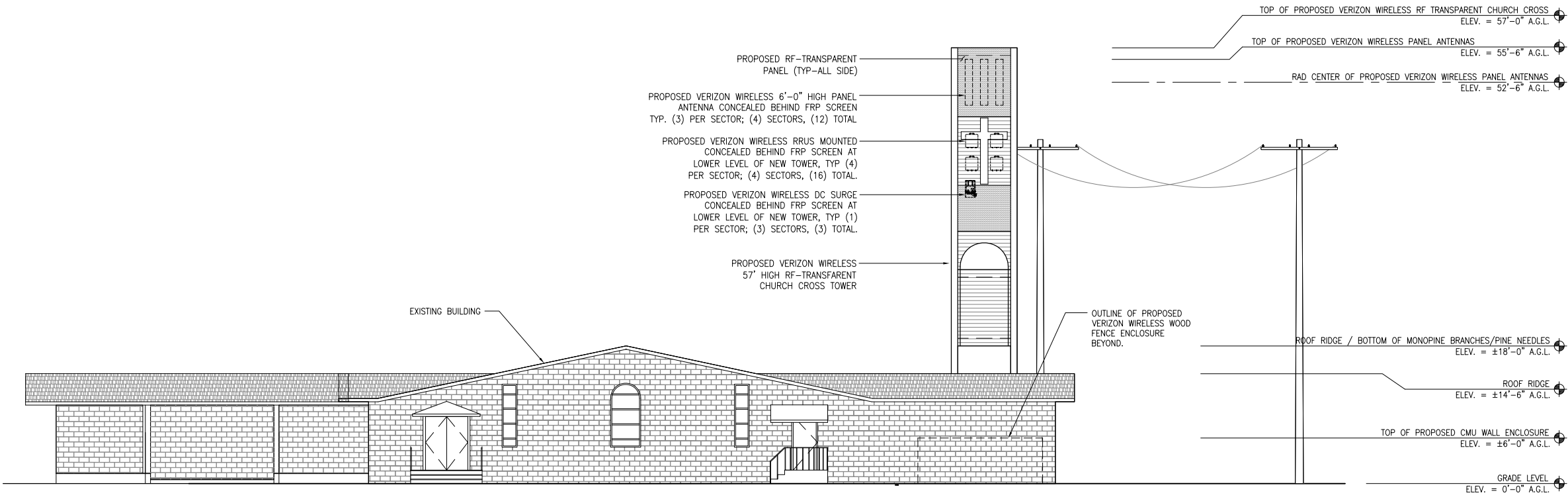


1

NOTES:

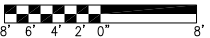
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NOTE: NO PORTION OF THE NEW TOWER SHALL COME WITHIN 10' OF THE ELECTRICAL CONDUCTORS TO THE SOUTH.



NORTHWEST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"



2

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REV	DATE	DESCRIPTION
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1	09/08/2016	DESIGN DEVELOPMENT

ISSUED DATE:

MAY 2, 2017

ISSUED FOR:

100% ZD SET

LICENSURE:

PROJECT INFORMATION:

BOLSA KNOLLS

LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY:

KLC

CHECKED BY:

RGG

SHEET TITLE:

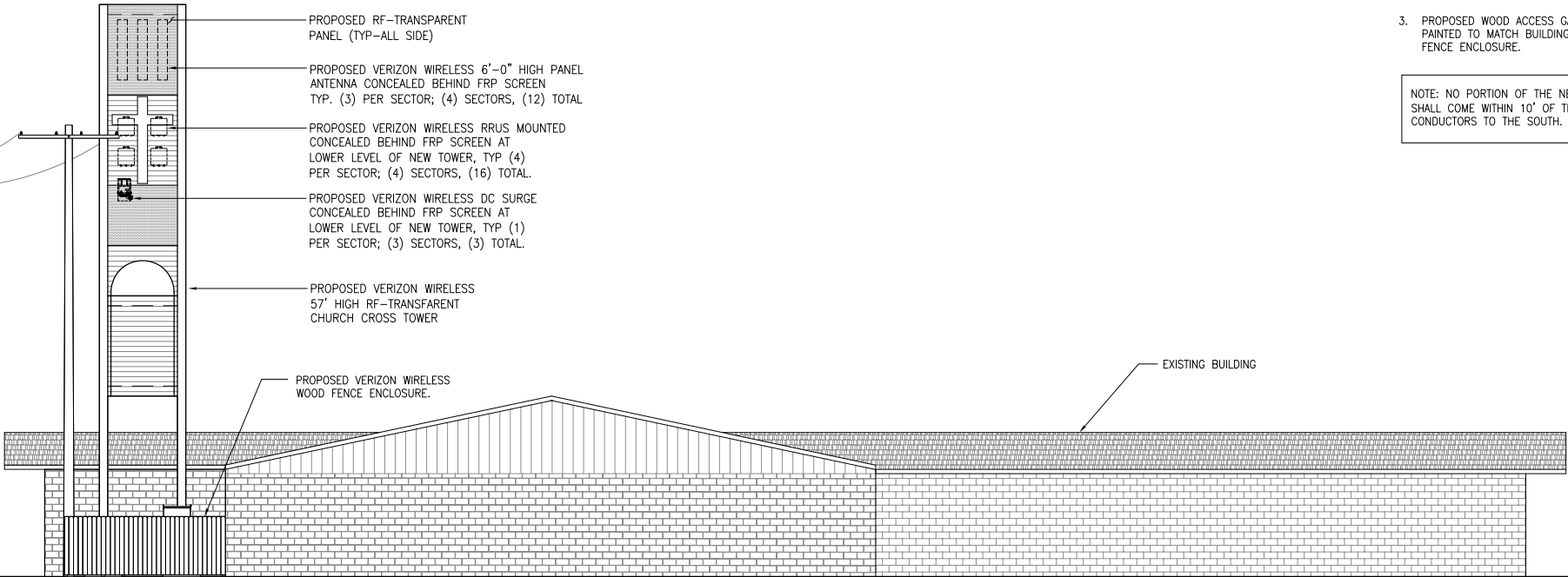
ARCHITECTURAL  
ELEVATIONS

SHEET NUMBER:

A-3

- TOP OF PROPOSED VERIZON WIRELESS RF TRANSPARENT CHURCH CROSS  
ELEV. = 57'-0" A.G.L.
- TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = 55'-6" A.G.L.
- RAD CENTER OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS  
ELEV. = 52'-6" A.G.L.

- ROOF RIDGE  
ELEV. = ±14'-6" A.G.L.
- TOP OF PROPOSED WOOD FENCE ENCLOSURE  
ELEV. = ±6'-0" A.G.L.
- GRADE LEVEL  
ELEV. = 0'-0" A.G.L.



- NOTES:
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NOTE: NO PORTION OF THE NEW TOWER SHALL COME WITHIN 10' OF THE ELECTRICAL CONDUCTORS TO THE SOUTH.

SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"



1

NOT USED

2

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BOLSA KNOLLS

LOCATION CODE: 262017  
264 SAN JUAN GRADE RD.  
SALINAS, CA 93906

DRAWN BY:

KLC

CHECKED BY:

RGG

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

SHEET NUMBER:

A-4



# BOLSA KNOLLS

264 SAN JUAN GRADE ROAD SALINAS CA 93906



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHEAST FROM SAN JUAN GRADE ROAD



# BOLSA KNOLLS

264 SAN JUAN GRADE ROAD SALINAS CA 93906



LOCATION

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EXISTING



PROPOSED

LOOKING EAST FROM RUSSELL ROAD



# BOLSA KNOLLS

264 SAN JUAN GRADE ROAD SALINAS CA 93906



VIEW 3



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SAN JUAN GRADE ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

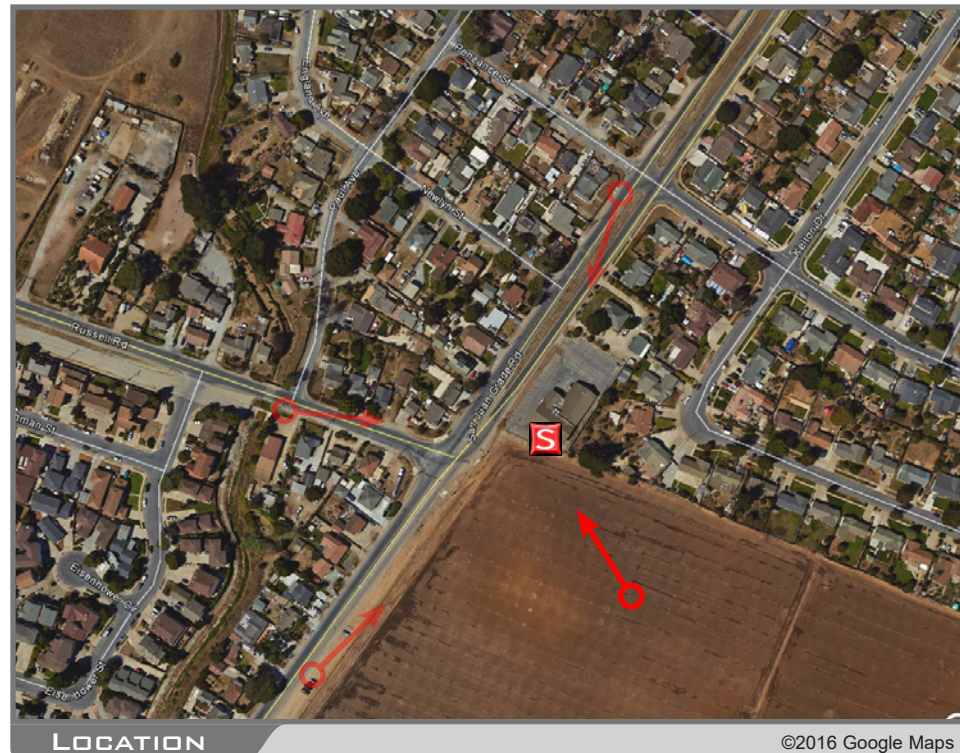


# BOLSA KNOLLS

264 SAN JUAN GRADE ROAD SALINAS CA 93906



VIEW 4



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHWEST FROM ADJACENT PROPERTY