

Exhibit C

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**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:

KAISER TERRANCE RAY TR ET AL (VERIZON WIRELESS) (PLN150732)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project exempt per Section 15303 of the CEQA Guidelines;
- 2) Approving a Use Permit to allow the establishment of a wireless communications facility consisting of:
 - a. Construction of a 55-foot tall mono-eucalyptus wireless communications pole
 - b. Equipment shelter
 - c. Standby diesel generator
 - d. 8-foot tall security fence enclosure; and
- 3) Approving a Tree Removal Permit to allow the relocation of an 8-inch oak tree.

[PLN150732, Kaiser Terrance Ray Tr Et Al (Verizon Wireless), 457 Carpenteria Road, Aromas, North County Area Plan (APN: 267-191-045-000)]

The Use Permit application (PLN150732) came on for public hearing before the Monterey County Zoning Administrator on August 10, 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 AND EVIDENCE

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 2010 Monterey County General Plan (General Plan);
 - North County Area Plan (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 457 Carpenteria Road, Aromas (Assessor's Parcel Number 267-191-045-000), North County Area Plan. The parcel is zoned Low Density Residential, one acre per unit or "LDR/1," which

allows establishment of a wireless communications facility subject to approval of a Use Permit per Section 21.14.050.AA of Title 21. The project is for establishment of a wireless communication facility (WCF) consisting of a 55-foot tall mono-eucalyptus wireless communications pole, equipment shelter, and a 30kw standby diesel generator, enclosed within an 8-foot security fence enclosure. Therefore, the project is an allowed land use for this site.

- c) The proposed development is consistent with regulations for WCFs contained in Section 21.64.310 of Title 21. See subsequent Finding No. 6 for further discussion.
- d) Figure 15 – Scenic Highway Corridors & Visual Sensitivity Map, of the Area Plan indicates that the subject property is not located within a Visually Sensitive or Highly Visually Sensitive area, nor is it located within an existing or proposed Scenic Highway or Route. Data contained in the Monterey County Geographic Information System measures the subject property to be approximately 1-mile southeast of the nearest visually sensitive area, which are the peaks that traverse San Juan Road in a north/south direction. Therefore, the project would have no impact on scenic resources protected by the Area Plan.
- e) Pursuant to Section 21.64.260.C.2 of Title 21, no oak or madrone tree 6-inches or more in diameter shall be removed in the Area Plan without approval of permit. Establishment of the WCF requires relocation of an 8-inch oak tree in order to meet the 50-foot front setback along Arlon Way. The applicant has requested to remove and relocate the oak on another portion of the property. Consistent with Section 21.64.260.D.4, the project has been conditioned (see Condition No. 11) to submit evidence that replanting has occurred and was successful. In addition, Condition No. 5 has been incorporated to ensure to protection of all trees not slated for removal within proximity of the construction area.
- f) Both General Plan Land Use Policy No. LU-1.13 and Section 21.64.310.H.1.g (regulations for WCFs) require that all exterior lighting be unobtrusive, constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled. Condition No. 6 has been incorporated requiring the applicant to submit an exterior lighting plan for review and approval prior to issuance of construction permits in order to ensure the project is consistent with the lighting requirements of the County.
- g) General Plan Land Use Policy No. LU-2.6 states that “new land use activities or changes in land use designations that may potentially be nuisances and/or hazards shall be discouraged within and in close proximity to residential areas.” Approval of the WCF would establish a new land use activity in the project area. Public comments received during the North County Land Use Advisory Committee identified the potential to create visual and noise impacts in the project vicinity. Based on analysis of the project materials in light of applicable policies relative to visual and noise impacts, implementation of the project would be consistent with protection of visual resources (see preceding Evidence “d” and Finding 6, Evidence “c”) and the production of noise would be within acceptable parameters (see Finding No. 3, Evidence “d”).

- h) General Plan Policy No. PS-13.2 requires that all new utility lines shall be placed underground. Establishment of the WCF requires tying into an existing electric pole off Arlon Way. Therefore, Condition No. 7 has been incorporated ensuring utility lines be placed underground.
- i) The project was referred to the North County Land Use Advisory Committee (LUAC) for review on February 15, 2017. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because approving hearing body for the project is the Planning Commission. Members of the public in attendance of the meeting objected to the project stating that placement of the tower would devalue their property, disrupt their views, create noise impacts, and suggested that there were at least two other locations. A motion to deny the project was made but voted against with 1 aye and 5 noes. The applicant submitted materials regarding alternative site locations (see subsequent Finding 6) and none were available. Noise produced by the WCF would occur, but the operational component of the project would be within acceptable levels (see Finding 3, Evidence “c”).
- j) The project planner conducted a site inspection on May 2, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- k) 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 PLN150732.

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, Aromas Tri-County 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.
 - b) Staff did not identify potential impacts to protected resources. In addition, the exposure to radio frequency emissions are within the Federal Communications Commission guidelines (see subsequent Finding No. 3). Therefore, the project is suitable for the site.
 - c) Staff conducted a site inspection on May 2, 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 PLN150732.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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, Aromas Tri-County Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, 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) Necessary public facilities are and will be available to the wireless communication facility (WCF). There is existing residential development on the subject property. Access to the project site will be through a proposed 12-foot wide lessee access and utility easement right-of-way off an existing driveway on the eastern edge of the property (Carpenteria Road). The applicant proposes an additional 5-foot wide lessee utility easement off Arlon Way to allow access to an existing power pole for electricity. The WCF will be unmanned and therefore will not require potable water or sewer services.
 - c) The applicant submitted an evaluation of the project's compliance with the Federal Communications Commission (FCC) guidelines for radio frequency (RF) exposure entitled "Proposed Base Station Radio Frequency Compliance Report" prepared by Hammet & Edison, Inc., San Francisco, November 9, 2015 (File No. LIB170055). The evaluation concluded that the maximum RF exposure level emitted by the proposed WCF is calculated to be $0.032\text{mW}/\text{cm}^2$ (milliwatts per square centimeter), which is below the applicable public exposure limit of $1.00\text{mW}/\text{cm}^2$.
 - d) The WCF includes air cooling fans within the equipment shelter and a 30kw standby diesel generator, which would have the potential to create additional noise impacts in the area. Application materials indicate that there will be a total of 4 fans installed and typical frequency of use would be approximately 2-3 times a day during peak heat times. Based on similar established projects, the applicant attests that noise production of the fans would be below 55 decibels, which is a normally acceptable level. The 30kw standby generator will be used only during times of emergency, if and when electricity become unavailable. Based on staff's research, single family residences between 2,200-2,500 square feet would require a standby generator sized between 22-59kw. Single family residences within the project's vicinity are within the size thresholds. Considering the rural nature of the project location, use of standby generators would be common practice. Therefore, noise impacts produced by the generator would be compatible with the surrounding area.
 - e) Staff conducted a site inspection on May 2, 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 PLN150732.

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 and Building Services Department records and is not aware of any violations existing on subject property. There are no known violations on the subject parcel.
 - b) Staff conducted a site inspection on May 2, 2017 and researched County records to assess if any violation exists on the subject property.
 - c) 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 PLN150732.

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 construction of small facilities or new structures. The proposed project includes the construction of a 55-foot mono-eucalyptus wireless communications pole, equipment shelter, 30 kilowatt standby generator with a 132 gallon diesel tank within a 460 square foot leased area enclosed by a 6-foot high chain-link fence. This wireless communications facility is considered a small facility consistent with CEQA Section 15303.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact as there are no other wireless communication facilities in proximity of the project site.
 - c) Establishment of the wireless communication facility will require tree removal and construction within 300-feet of existing trees, resulting in the potential to impact nesting birds. Therefore, a standard condition of approval has been incorporated (see Condition No. 12) requiring the applicant to submit a nest survey conducted by a qualified biologist if removal and construction activities occur within the typical bird nesting season (February 22 – August 1). Implementation of this condition would be in compliance with the Migratory Bird Treaty Act and no issues would remain.
 - d) Staff conducted a site inspection on May 2, 2017 to verify that the site and proposed project meet the criteria for an exemption. No adverse environmental effects were identified during staff review of the development application during this site visit.
 - 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 PLN150732.

6. **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 21.64.310. 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 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) Zoning Requirements – The project is a wireless communication facility (WCF) consisting of a 55-foot tall mono-eucalyptus wireless communications pole, equipment shelter, 30 kilowatt standby generator with a 132 gallon diesel tank within a 460 square foot leased area enclosed by a 6-foot high chain-link fence. The project site is located on a 0.9 acre parcel owned by Kaiser Terrance Ray Tr, Et Al and zoned Low Density Residential, 1 acre per unit (“LDR/1”). Pursuant to the LDR zoning district, establishment of a WCF is an allowed use provided a Use Permit is approved.
 - b) Public Viewing Area/Scenic Corridor – As discussed in preceding Finding No. 1, Evidence “d,” the subject property is not visible from a public viewing area or scenic corridor. However, Section 21.64.310.H.1.a of Title 21, requires that site location and development of WCFs preserve the visual character and aesthetic values of the specific parcel and surrounding land uses. Facilities shall be integrated to the maximum extent feasible to the existing characteristics of the site. Evidence submitted by the applicant to support consistency with this section includes photosimulations of the WCF, providing a graphic representation of project implementation. Visual scenarios were taken from three vantage points where the WCF would be most visible: 1) Carpenteria Road, southeast of the project site; 2) the intersection of Seely Avenue and Carpenteria Road, northeast of the project site; and 3) Arlon Way, south of the project site. Due to topography, assortment of vegetation types, and existing structures, establishment of the WCF would not detract from the neighborhood character when seen from viewpoints 1 and 2. The WCF would be most noticeable when seen from viewpoint 3. However, Arlon Way is not commonly traveled by the general public as it only serves access to four residential lots.
 - c) Environmentally Sensitive Area – Based on the existing development on the site, data contained within the Monterey County Geographic Information System, and staff site visit; there is no indication that environmentally sensitive habitats exist on the project site.
 - d) Adequate Site for Use – The project will not impact the existing residential use of the property. The subject property contains a single family dwelling and non-habitable accessory structures such a garage and sheds. Established uses in proximity of the subject property are also residential and the area is predominantly rural in nature. As demonstrated in the attached sketch, the proposed location of the WCF meets the required setbacks for non-habitable accessory structures within the Low Density Residential District. Granting of the Use Permit

will allow the 55-foot wireless communications pole to exceed the maximum height limit of the district.

- e) Adequate Site for Provisions of Services Required by the FCC – The “Verizon Wireless Cell Site Necessity Case – Aromas,” provided indicates that there is a gap in coverage for the community of Aromas and residents along Carpenteria Road, Seely Avenue, and Snyder Avenue. Establishment of the WCF will improve service and access for indoor and outdoor users. This service goal is consistent with the FCC provisions for wireless facilities. See Finding 3, Evidence “c” for project consistency with FCC guidelines for limiting human exposure to radio frequency (RF) emissions.
- f) Co-location Availability – Application materials indicate that the potential for co-location was explored. There are three existing telecommunication towers within the general vicinity of the site. However, documentation provided by the applicant indicates those sites are outside (approximately 1.5 – 2 miles) of the area that would meet the site objectives for coverage. Therefore, the area lacks opportunity for co-location.
- g) Co-location Potential – Application materials indicate that the design and height of the WCF would allow other wireless providers the opportunity to co-locate on this site. This reduces the need for establishment of future WCF within the area.
- h) Alternative Site Location – Application materials indicate that at least four alternative sites were explored. Alternative Site B was found to be a good candidate for meeting site objectives for coverage however establishment of the use was inconsistent with zoning requirements. Alternative Sites C & E were found to be unacceptable in providing site objectives for coverage and were therefore eliminated as possible locations. Alternative Site D was found to be a good candidate however the property owner showed no interest and a lease option was not available. Therefore, the proposed location better meets the needs of the applicant to reduce the gap in coverage.
- i) Alternative Design – Both the preliminary and current application materials include a 55-foot tall wireless communications pole disguised as a eucalyptus tree. Design of the pole is intended to allow the most visible portion of the WCF to integrate into the surrounding vegetation of the area. Therefore, no design alternative were explored by the applicant.
- j) The project is consistent with Section 21.86 (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 21.86.040 of the MCC and the proposed height is within limitations outlined in Section 21.86.060 of the MCC.
- k) 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.
- l) Conditions have been incorporated that would reduce visual impacts and

include further review of exterior lighting, modifications in the event of future technological advances, and maintenance and restoration of the site. See Condition Nos. 9 through 12.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
 2. Approve a Use Permit to allow the establishment of a wireless communications facility consisting of:
 - a. construction of a 55-foot tall mono-eucalyptus wireless communications pole
 - b. equipment shelter
 - c. standby diesel generator
 - d. 8-foot tall security fence enclosure; and
 3. Approving a Tree Removal Permit to allow relocation of an 8-inch oak tree;
- in general conformance with the attached sketch and subject to 9 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of August, 2017:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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.

Monterey County RMA Planning

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

PLN150732

1. PD001(A) SPECIFIC USES ONLY (WIRELESS COMMUNICATION FACILITIES)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN150732) allows the establishment of a wireless communications facility consisting of a 55-foot tall mono-eucalyptus wireless communications pole, equipment shelter, standby diesel generator, and 8-foot tall security fence enclosure. The property is located at 457 Carpenteria Road, Aromas (Assessor's Parcel Number 267-191-045-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means Applicant* 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. 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 Applicant (Applicant*) and its successors and assigns 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Use Permit (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 267-191-045-000 on August 10, 2017. The permit was granted subject to 14 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. 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.

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-Planning

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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

8. 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.

9. 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.

10. 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 monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (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 pole shall not exceed ____ feet.

11. 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.

12. 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.

13. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio:
- Replacement ratio recommended by arborist:
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

14. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning


Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.



VERIZON WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WFO ADMINISTRATOR:		

DRIVING DIRECTIONS	
FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 457 CARPENTERIA RD AROMAS, CA 95004
<ol style="list-style-type: none">1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD2. TURN LEFT ONTO OAK GROVE RD3. TURN LEFT ONTO TREAT BLVD4. TURN RIGHT ONTO N MAIN ST5. TURN RIGHT ONTO THE INTERSTATE 680 S RAMP TO OAKLAND/SAN JOSE6. MERGE ONTO I-680 S7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES8. SLIGHT RIGHT ONTO SAN JUAN RD (SIGNS FOR AROMAS/WATSONVILLE)9. TURN RIGHT ONTO CARPENTERIA RD	

PROJECT SUMMARY		ASSESSOR'S PARCEL NUMBER 267-191-045	
APPLICANT/LESSEE 			
2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000			
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC 450 DEER CANYON ROAD BUELLTON, CA 93427 CONTACT: KELLY MCCURDIN TELEPHONE: (805) 686-4039			
PROPERTY OWNER: OWNER: TERRY KAISER AND TERRY DARE-KAISER ADDRESS: 457 CARPENTERIA RD. AROMAS, CA 95004 TELEPHONE: 951-26-5616 EMAIL: TERRY.DARE-KAISER <tedironTK@bcglobal.net>			
PROPERTY INFORMATION: SITE NAME: AROMAS SITE NUMBER: 287910 SITE ADDRESS: 457 CARPENTERIA RD AROMAS, CA 95004 JURISDICTION: MONTEREY COUNTY			
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: 20'-0" x 23'-0" = 460 SQ FT OCCUPANCY: U TYPE OF CONSTRUCTION: V-B CURRENT ZONING AND GENERAL PLAN DESIGNATION: LDR/1 ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS NOT REQUIRED.			


CODE COMPLIANCE	
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. ALL WORK SHALL CONFORM TO 2013 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.	<ul style="list-style-type: none"> • 2013 CALIFORNIA ADMINISTRATIVE CODE • 2013 CALIFORNIA BUILDINGS CODES • 2013 CALIFORNIA ELECTRICAL CODE • 2013 CALIFORNIA FIRE CODE • 2013 CALIFORNIA ENERGY CODE • CITY & COUNTY ORDINANCES

SAC WIRELESS SIGNATURE BLOCK			
DISCIPLINE:	SIGNATURE:	DATE:	
SITE ACQUISITION:			
PLANNER:			
CONSTRUCTION:			
LANDLORD:			



WIRELESS
ENGINEERING GROUP
5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
www.sbw.com
619.736.3766

Verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



SHEET TITLE:
TITLE SHEET

T-1

EXISTING CONTOUR (MINOR)

EXISTING CONTOUR (MAJOR)

NEW CONTOUR MAJOR

MODIFIED CONTOUR

EASEMENT

RETAINING WALL

LEASE AREA

FLOW DIRECTION

FINISHED SURFACE

TOP OF SOIL

TOP OF WALL

FILL AREA

LIMITS OF GRADING

887

887

FS

TS

TW

LEGEND

REV.	DATE	DESCRIPTION	BY
0	04/14/15	95% ZONING	IM
1	05/07/15	95% ZONING	AP
2	05/18/15	100% ZONING	AP
3	12/23/15	PLANNING ACTION	AS
4	03/22/16	SITE RELOCATION	OM
5	11/18/16	REVISED 100% ZD	OM
6	07/20/17	REVISED 100% ZD	OM

WIRELESS

ENGINEERING GROUP

5015 SHOREHAM PLACE

SAN DIEGO, CA 92122

www.sagow.com

619.736.3766

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verizon

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WALNUT CREEK, CA 94598

AROMAS
PSL # 287910
457 CARPENTERIA RD
AROMAS, CA 95004

SHEET TITLE:
GRADING PLAN

GR-1



GRADING NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE COUNTY OF SAN LUIS OBISPO ORDINANCES AND ANY CONDITIONAL REQUIREMENTS OF THE PERMIT.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% COMPACTION PER ASTM D1557, AND CERTIFIED BY A GEOTECHNICAL ENGINEER. PERCENT DENSITY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FILL UNLESS SPECIFICALLY STATED OTHERWISE.
- FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS, SCARIFIED TO A DEPTH OF 12 INCHES AND INSPECTED BY THE ENGINEER PRIOR TO PLACEMENT OF FILL.
- ALL SURVEY MONUMENTS SHALL BE PROTECTED AND PERPETUATED IN PLACE. ANY DISTURBED OR COVERED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR.
- ANY MATERIAL INCORPORATED AS PART OF THE COMPACTED FILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER. INSPECTION AND CERTIFICATION OF FILL PLACEMENT SHALL BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING THE PROCESS OF GRADING. NO ROCK OR SIMILAR MATERIAL GREATER THAN EIGHT INCHES IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GEOTECHNICAL ENGINEER IN ADVANCE AND APPROVED BY THE GRADING INSPECTOR.
- IF ANY UNKNOWN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH GRADING OPERATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURAL COMPONENTS ABOVE OR BELOW GROUND, SHOWN OR NOT SHOWN ON THESE PLANS. HE WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OPERATION. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND CONSTRUCTION MUST BE TERMINATED UNTIL CORRECTIVE MEASURES HAVE BEEN APPROVED BY THE GENERAL CONTRACTOR.
- CUT SLOPES SHALL NOT EXCEED 1:1 AND FILL SLOPES SHALL NOT EXCEED 2:1 UNLESS SLOPE IS JUSTIFIED BY A GEOTECHNICAL ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D 1557-70 AND CERTIFIED BY A GEOTECHNICAL ENGINEER. TOE OF SLOPES WILL BE LOCATED PER 2013 CALIFORNIA BUILDING CODE.
- COMPOUND SURFACING SHALL SLOPE AWAY FROM THE PREFABRICATED SHELTER AND AT 1/4" PER FOOT FOR A 4 FT. MINIMUM.
- DUST CONTROL: GENERAL CONTRACTOR TO IMPLEMENT DUST CONTROL MEASURES.
- THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (811) OR (1-800-227-2800) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS OF NRS AND NAC 455 THROUGHOUT THE COURSE OF THE WORK.
- THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.



NORTH

0' 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1

GRADING PLAN

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/14/15	95% ZONING	IM
1	05/07/15	95% ZONING	AP
2	05/18/15	100% ZONING	AP
3	12/23/15	PLANNING ACTION	AS
4	03/22/16	SITE RELOCATION	OM
5	11/18/16	REVISED 100% ZD	OM
6	07/20/17	REVISED 100% ZD	OM



WIRELESS

ENGINEERING GROUP

5015 SHOREHAM PLACE
SAN DIEGO, CA 92122
www.sagw.com
619.736.3766

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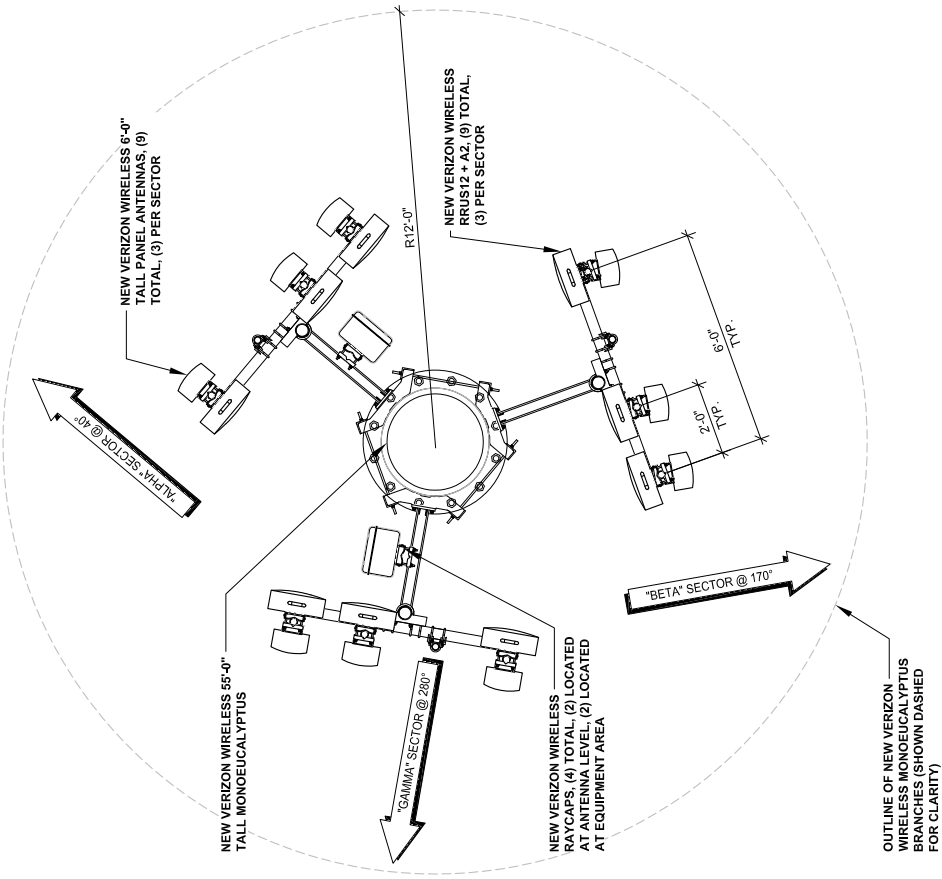
PSL # 287910

457 CARPENTERIA RD
AROMAS, CA 95004

SHEET TITLE:

EQUIPMENT &
ANTENNA LAYOUTS

A-2



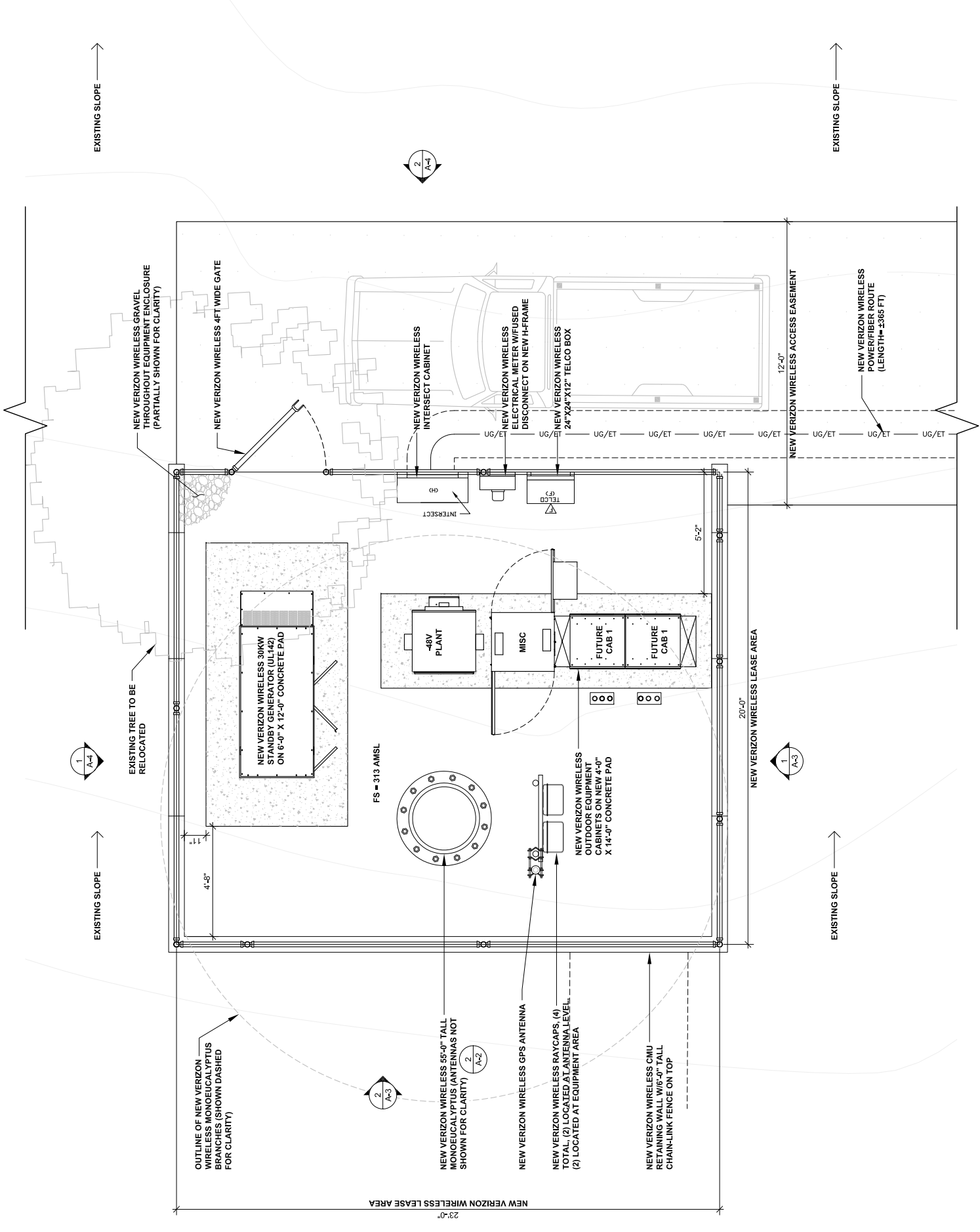
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SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

ANTENNA LAYOUT

1

0' 1' 2' 3'
SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

EQUIPMENT LAYOUT



1

0' 1' 2' 3'
SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
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5	11/18/16	REVISED 100% ZD	OM
6	07/20/17	REVISED 100% ZD	OM



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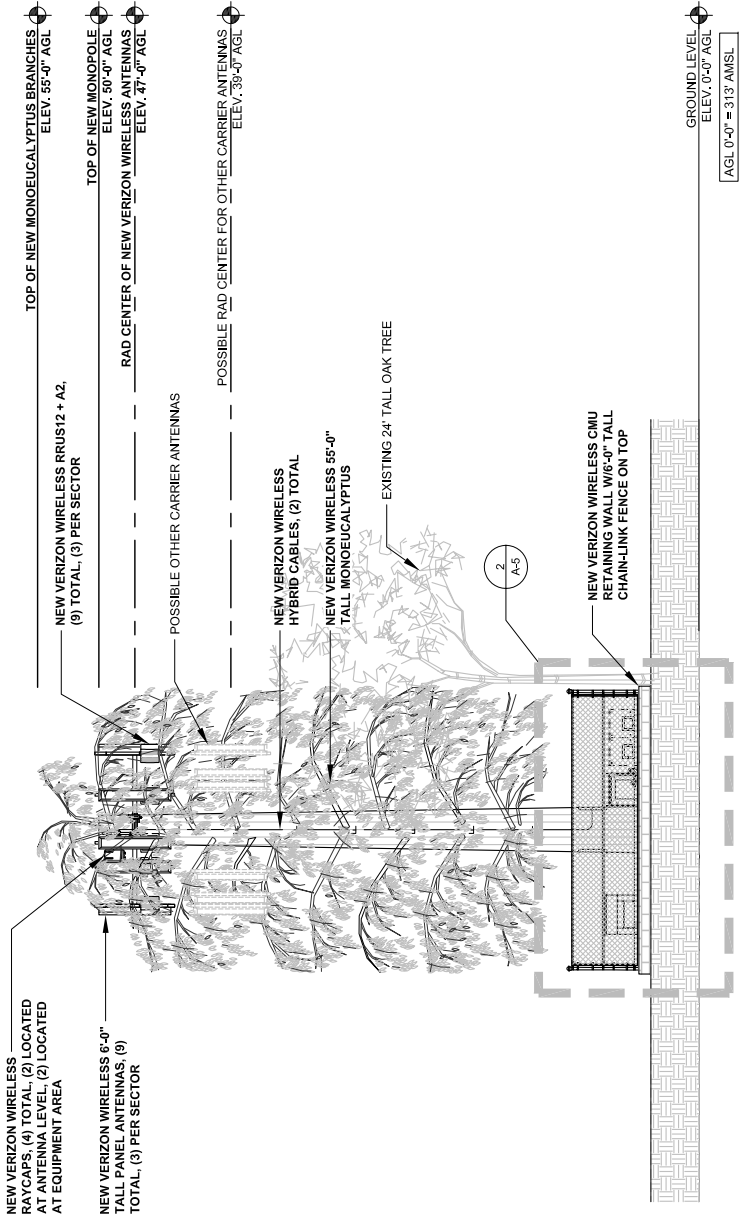
AROMAS

PSL # 287910

457 CARPENTERIA RD
AROMAS, CA 95004

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

A-3

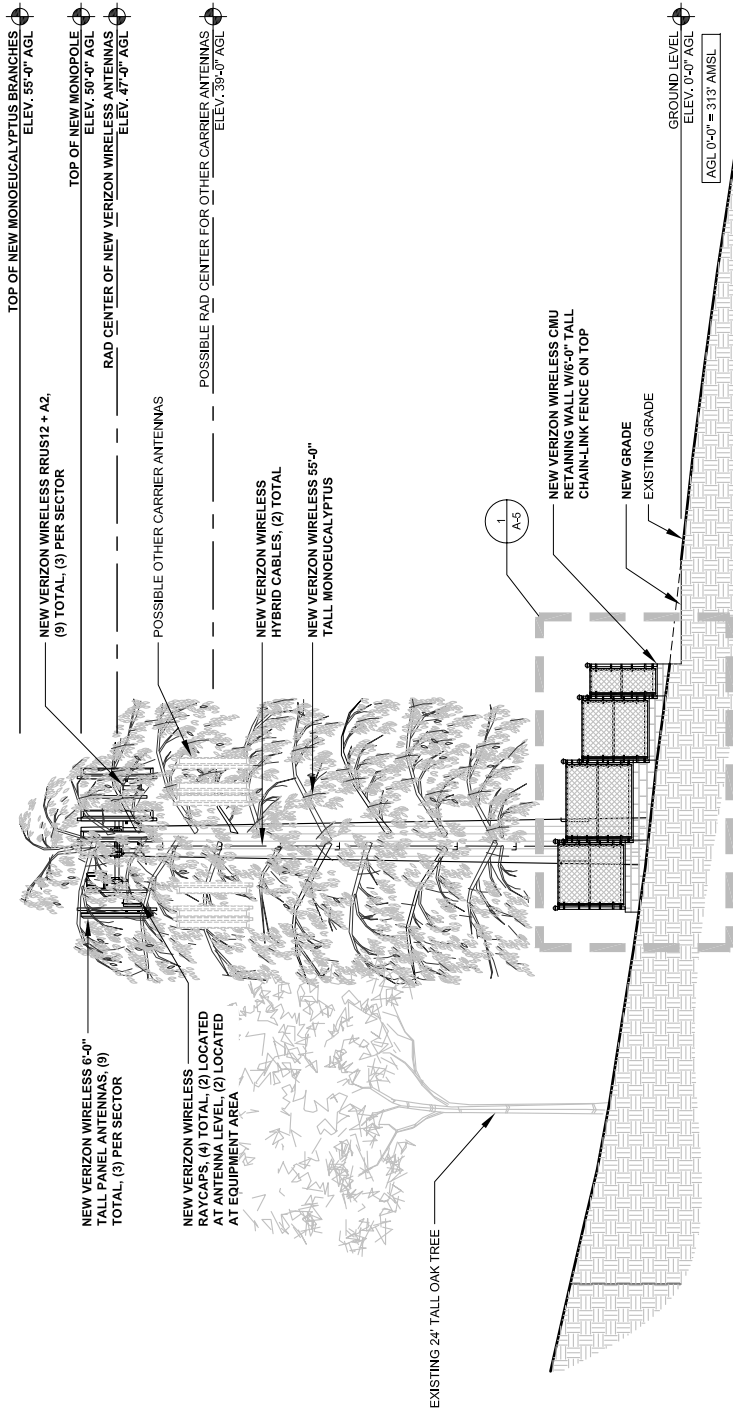


WEST ELEVATION

0' 2' 4' 8'

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

2



SOUTH ELEVATION

0' 2' 4' 8'

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

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	04/14/15	99% ZONING	IM
1	05/07/15	95% ZONING	AP
2	05/18/15	100% ZONING	AP
3	12/23/15	PLANNING ACTION	AS
4	03/22/16	SITE RELOCATION	OM
5	11/18/16	REVISED 100% ZD	OM
6	07/20/17	REVISED 100% ZD	OM



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WALNUT CREEK, CA 94598

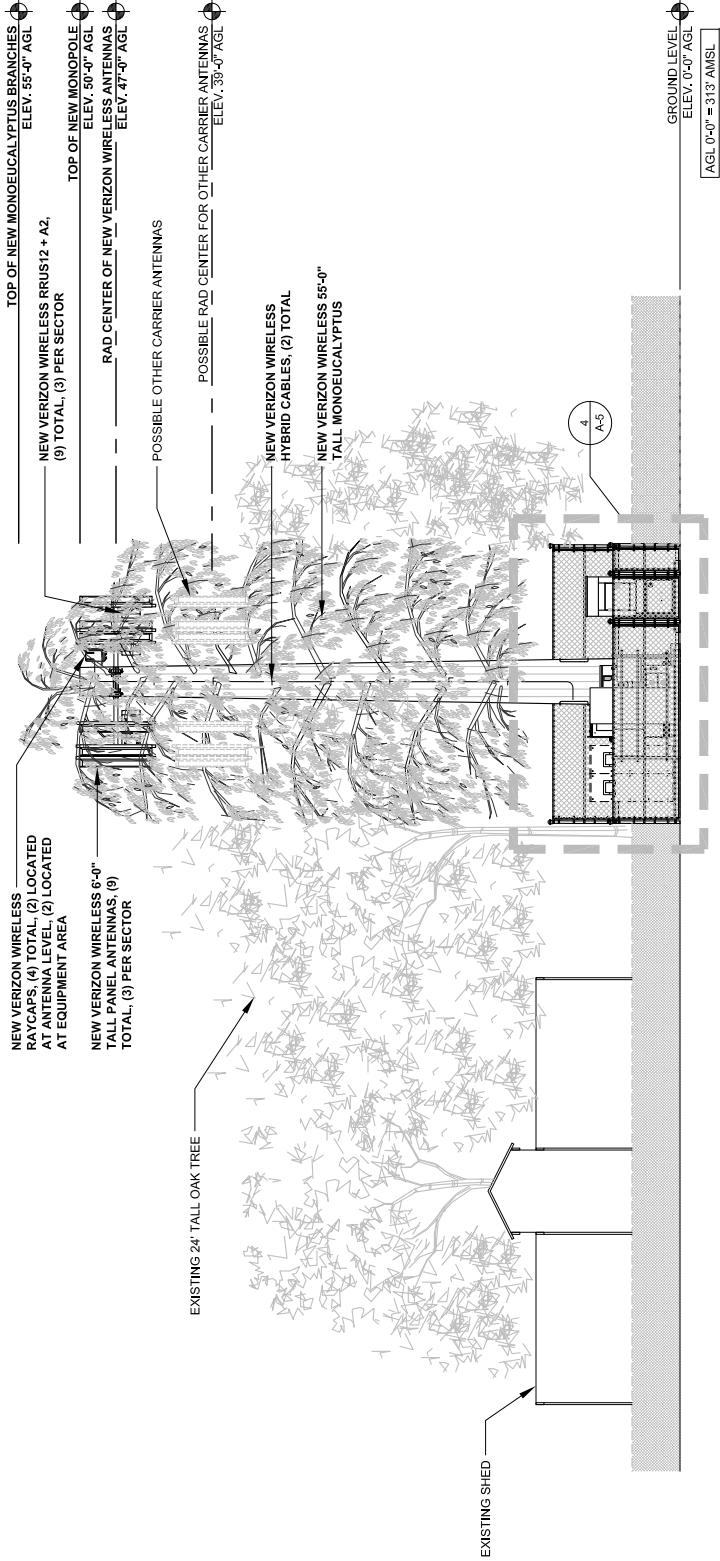
AROMAS

PSL # 287910

457 CARPENTERIA RD
AROMAS, CA 95004

SHEET TITLE:
NORTH & EAST
ELEVATIONS

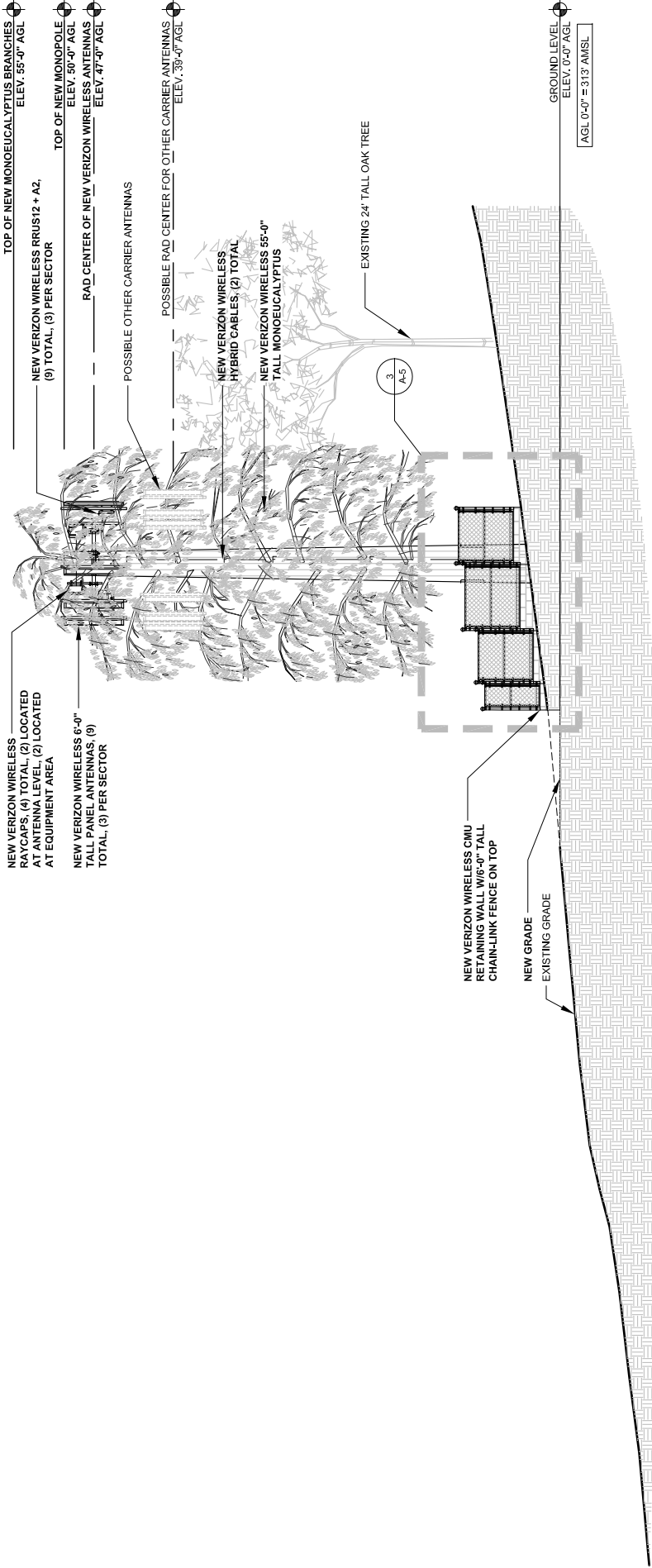
A-4



EAST ELEVATION

2

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



NORTH ELEVATION

1

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

ISSUE STATUS						
REV.	DATE	DESCRIPTION	BY			
0	04/14/15	90% ZONING	MM			
1	05/07/15	95% ZONING	AP			
2	05/18/15	100% ZONING	AP			
3	12/23/15	PLANNING ACTION	AS			
4	03/22/16	SITE RELOCATION	OM			
5	11/18/16	REVISED 100% ZD	OM			
6	07/20/17	REVISED 100% ZD	OM			



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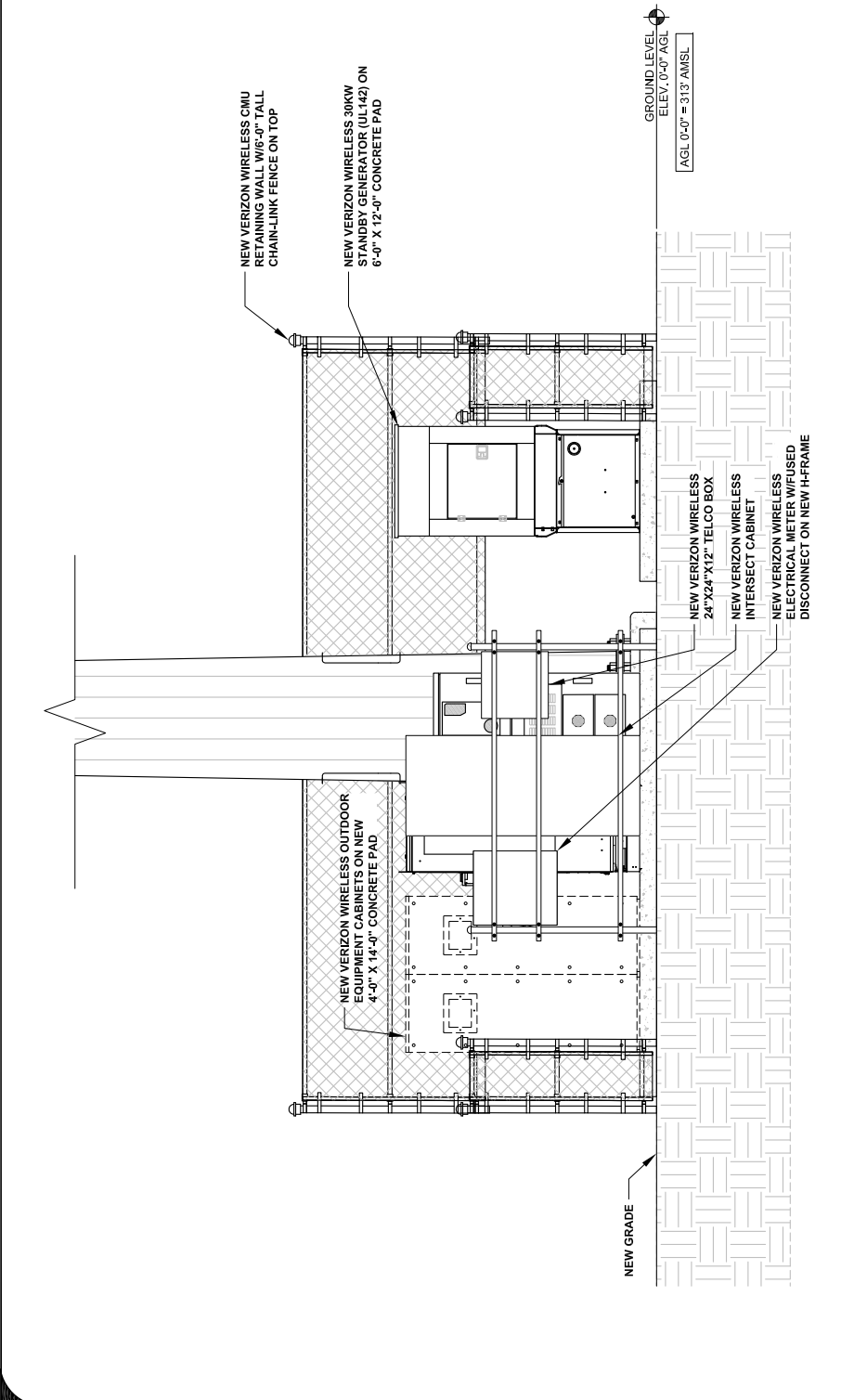
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Verizon

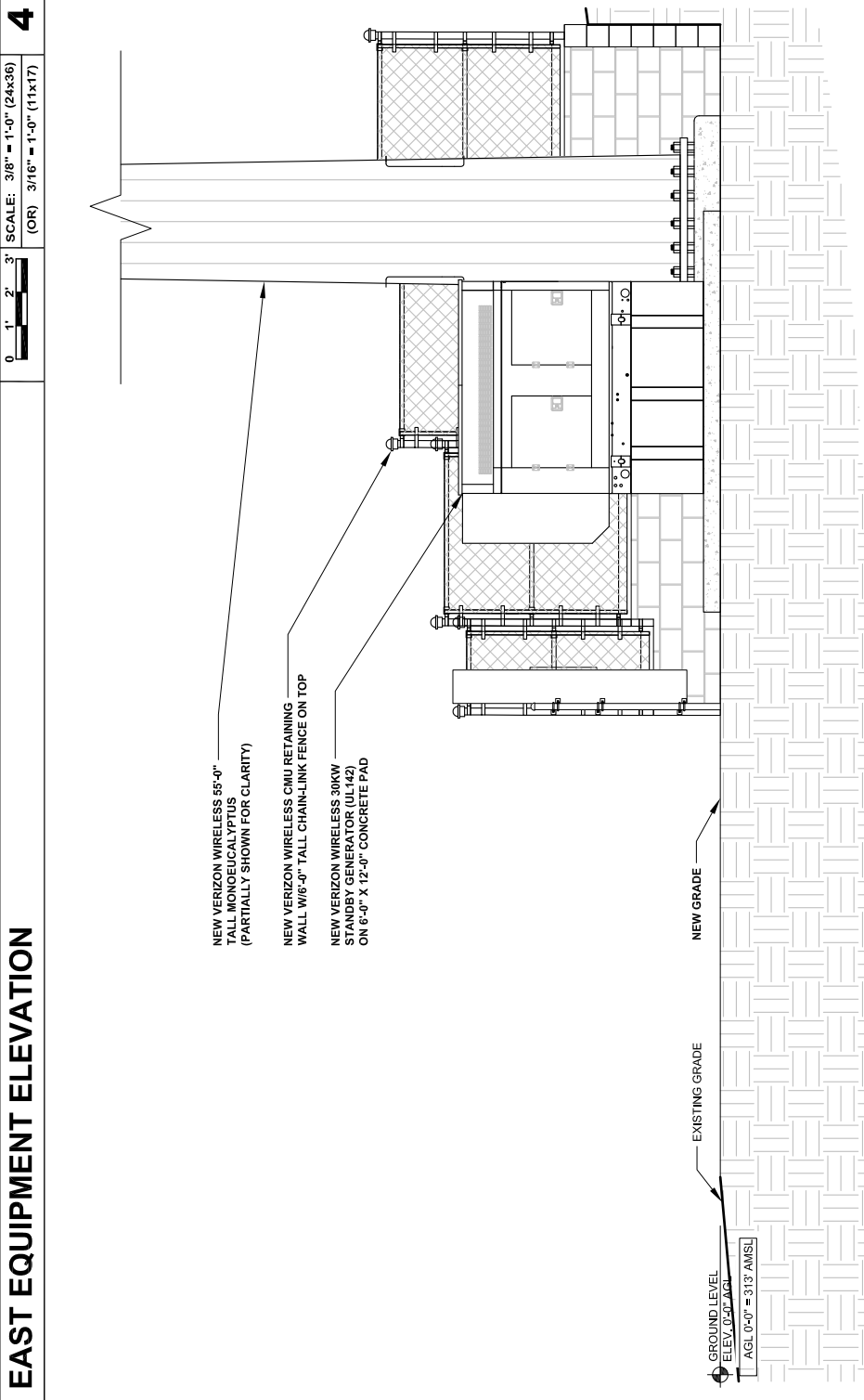
AROMAS
PSL # 287910
457 CARPENTERIA RD
AROMAS, CA 95004

SHEET TITLE:
**EQUIPMENT
ELEVATIONS**

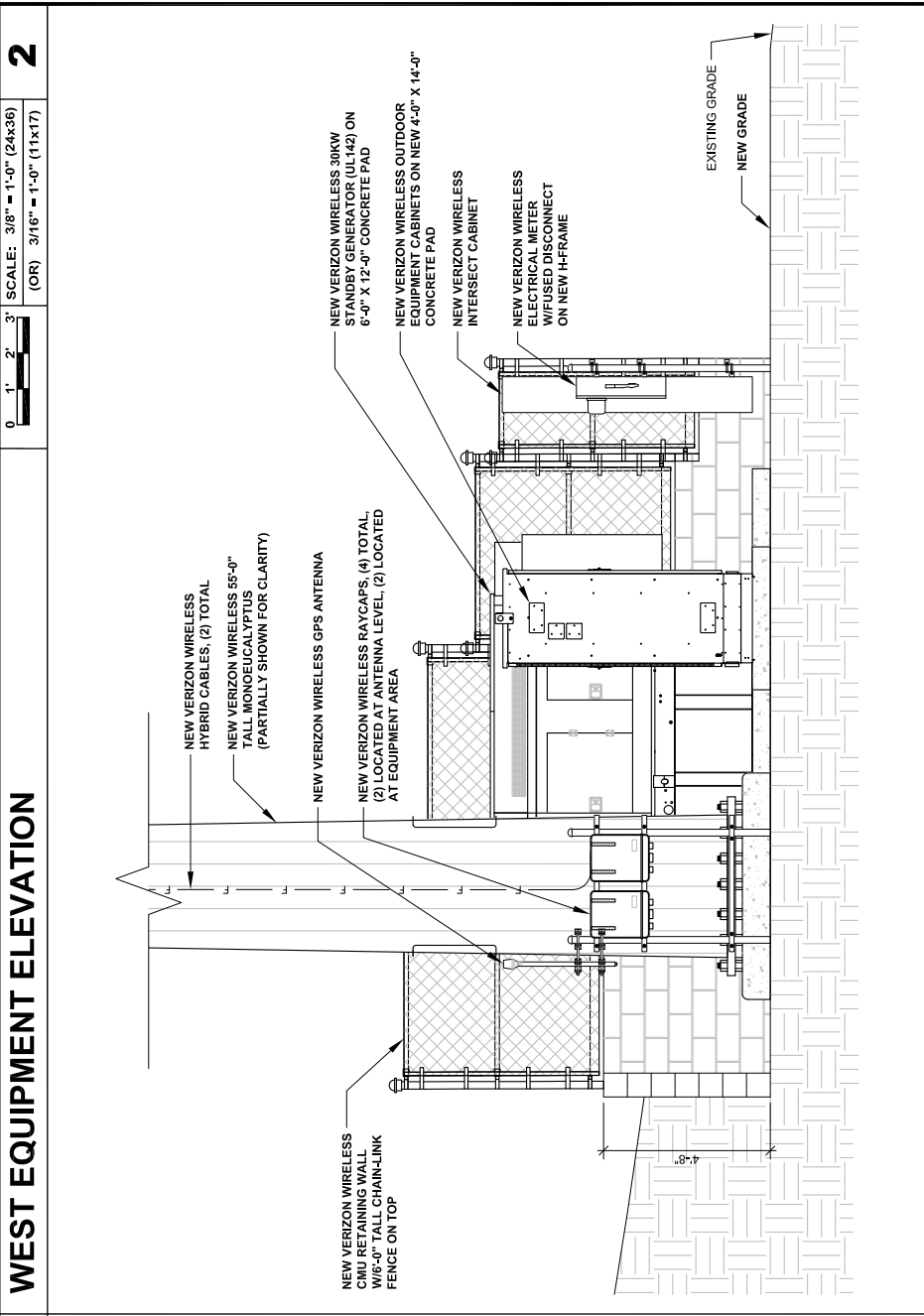
A-5



EAST EQUIPMENT ELEVATION



NORTH EQUIPMENT ELEVATION

 SOUTH EQUIPMENT ELEVATION |

2		1
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