

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

GONZALEZ [VERIZON WIRELESS] (PLN140559)

RESOLUTION NO. 17 -

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project is a wireless communications facility, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Use Permit to allow installation of a wireless communications facility consisting of a 100-foot mono-pole with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing, subject to thirteen (13) conditions of approval.

900 Lewis Road, Royal Oaks, North County Area Plan
(APN: 412-012-017-000)

The Gonzalez [Verizon Wireless] application (PLN140559) came on for public hearing before the Monterey County Zoning Administrator on December 14, 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:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS -**
The proposed project and/or use, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan, the North County Area Plan, and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development and use proposed, and no violations exist on the property.

EVIDENCE: a) Verizon Wireless proposes to develop a wireless communications facility consisting of a 100-foot mono-pole (faux tree-pole) with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing. No conflicts were found to exist. No communications were received

during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the Monterey County Code (MCC).

- b) The property is located at 900 Lewis Road, Royal Oaks (Assessor's Parcel Number 412-012-017-000), North County Area Plan. The parcel is zoned Rural Density Residential, 5.1 acres per unit (RDR/5.1). RDR zoning allows the installation of wireless communications facilities subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.
- c) Visual Resources. The subject property is not described as visually sensitive or an area where the 2010 General Plan requires public or visual access (Figure 15 - North County Visual Sensitivity Map). The area surrounding the site is heavily forested, which will substantially screen the proposed mono-pine structure, and the mono-pine height will be similar to the surrounding trees. The applicant also submitted photo-simulation evidence demonstrating the site would not be highly visible from a common public viewing area, and would not result in ridgeline development. See also Finding No. 4, Evidence b, below.
- d) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property. The issuance of building permits to legalize a single-family dwelling approved under RMA-Planning File No. PLN160654 will be required prior to the issuance of building permits for this wireless communications facility under RMA-Planning File No. PLN140559.
- e) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, North 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.
- f) The following reports have been prepared:
 - Radio Frequency Exposure Statement (LIB170405) prepared by Hammett & Edison, Inc., Consulting Engineers, San Francisco, California, June 2, 2014;
 - Noise Analysis (LIB170404) prepared by Bollard Acoustical Consultants, Inc., Loomis, California, May 14, 2014;
 - Geotechnical Investigation Report (LIB170294) prepared by Mid-Pacific Engineering, Inc., Redding, California, January 20, 2015;
 - Biotic Assessment (LIB170293) prepared by EcoSystems West Consulting Group, Santa Cruz, California, January 28, 2014;
 - Special-Status Plant Survey (LIB170403) prepared by EcoSystems West Consulting Group, Santa Cruz, California,

June 25, 2015; and

- Tree Impact Assessment (LIB170292) prepared by Urban Tree Management, Inc., Los Gatos, California, December 16, 2014.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.

County staff has independently reviewed these reports and concurs with their conclusions.

- g) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use.
- h) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on November 5, 2014, voted 3 to 0 to support the project as proposed.
- i) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140559.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The applicant submitted a noise analysis for the project (LIB170404). The proposed site is surrounded by eucalyptus forest, farmland, a landfill, and rural residential uses. The nearest residence is over 500 feet from the proposed site. The noise analysis concluded that the project-related equipment would not produce noise impacts that would exceed Monterey County noise exposure limits, and noise mitigation measures are not warranted.
 - c) The applicant submitted a radio frequency exposure report for the project (LIB170405). The report indicated that there are no physical or environmental impacts resulting from radio frequency emissions that would be detrimental to public health and safety. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).

3. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of new, small facilities or structures, including structures not exceeding 2,500 square feet in floor area.
 - b) The project involves the installation of a 100-foot faux tree-pole with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.
 - c) No adverse environmental effects were identified during staff review of the development application.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
4. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communication facility complies with all applicable requirements of Monterey County Code (MCC) 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 applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- EVIDENCE:**
- a) The project consists of development of a wireless communications facility consisting of a 100-foot mono-pine (faux tree-pole) with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing. The project also involves access road improvements. The site is located at 900 Lewis Road, Royal Oaks, in the North County Area Plan.
 - b) Pursuant to the requirements in MCC Section 21.64.310(C)(5), the County analyzed potential visual impacts which could result from the

placement of the facility, and finds that the proposed facility would only be partially visible from surrounding roadways and residential units. The area surrounding the site is heavily forested, which will substantially screen the proposed mono-pine structure, and the mono-pine height will be consistent with the surrounding trees.

The facility has been designed to minimize visibility and to blend into the surrounding forest growth. The antennas and pole-mounted equipment will be painted a non-reflective flat green color, and the monopole will be painted a non-reflective flat brown color. In addition, pine needle socks will be installed on all panel antennas and remote radio head (RRH) units.

The proposed location for this tower is 1.83 miles away from the next closest wireless site, so there is no issue with a cumulative visual impact with other carriers.

Additionally, conditions have been incorporated that would reduce the visual impacts in the event of technological advances, and require removal and restoration of the site in case of termination of use (Condition Nos. 7 and 9).

- c) The project is consistent with MCC Chapter 21.86, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC Section 21.86.050, and the proposed height is within the limitations outlined in MCC Section 21.85.060.
- d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 5.68 miles (30,000 linear feet) from Watsonville Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- e) As proposed designed, the facility would structurally accommodate additional antennas and/or future collocation. Additional ground space is also available within the lease area for at least one future carrier (Condition No. 8).
- f) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. 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 PLN140559.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority. The Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- A. Find that the project is a wireless communications facility, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Use Permit to allow the installation of a wireless communications facility consisting of a 100-foot mono-pole with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing, in general conformance with the attached plans and subject to thirteen (13) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of December, 2017.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO THE 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. The Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Planning Commission in the event of appeal.

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

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

Monterey County RMA Planning

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

PLN140559

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The term "applicant" or "owner/applicant" as used in these conditions means Verizon Wireless and its successors and assigns. This Use Permit (PLN140559) allows the installation of a wireless communications facility consisting of a 100-foot mono-pine (faux tree-pole) with 9 panel antennas, a 1,760 square foot equipment enclosure, associated equipment, and 168 linear feet of 6-foot chain link fencing. The property is located at 900 Lewis Road, Royal Oaks (Assessor's Parcel Number 412-012-017-000), 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 RMA Chief of 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 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number 17 - ____) was approved by the Zoning Administrator for Assessor's Parcel Number 412-012-017-000 on December 14, 2017. The permit was granted subject to thirteen (13) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

Proof of recordation of this notice shall be furnished to RMA-Planning prior to issuance of building permits or commencement of the use. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to RMA-Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

4. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA-Planning. If there is any potential for damage, all work must stop in the area and a report, with recommended corrective measures, shall be submitted by the 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.

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.

5. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The tower, including faux-tree camouflage and antennas, shall not exceed 100 feet in height. (RMA-Planning)

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

The Owner/Applicant shall submit an application to RMA-Planning for an amendment to the granted Use Permit, and await processing and approval of said amendment, prior to exceeding the 100-foot height limit.

6. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on December 14, 2020, unless use of the property or actual construction has begun within this period. (RMA-Planning)

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

7. 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, to RMA-Planning for review and approval.

8. 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 presuming appropriate permits are approved for co-location. The pole structure shall be structurally designed to accommodate additional height and /or antennas. 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 presuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 100 feet, unless the appropriate authority approves additional permits or waivers.

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, equipment shelter, associated equipment, and fencing. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of RMA-Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site. (RMA-Planning)

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

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

10. 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 RMA Chief of 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 RMA-Planning for review and approval.

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

11. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from RMA-Public Works and construct a standard driveway connection to Lewis Road. (RMA-Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from RMA-Public Works prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. The Applicant is responsible to obtain all permits and environmental clearances.

12. EHSP01 – HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

Responsible Department: Health Department

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

Compliance or Monitoring Action to be Performed: Prior to final inspection of the construction permit, the Applicant shall submit registration paperwork to the California Environmental Reporting System (CERS) for a Hazardous Material Business Response Plan permit and obtain approval from the Hazardous Materials Management Services of the Monterey County Environmental Health Bureau.

13. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The Applicant agrees as a condition and in consideration of the approval of this discretionary development permit, that it will 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. (County Counsel)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel 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 to RMA-Planning.

Z D D R A W I N G S I G N - O F F

DATE:TIME: % CWC-PLEASE RETURN BY:

COMPLETE

Wireless Consulting, Inc.

SIGNATURE

DATE

SITE ACQUISITION:

PLANNING:

CONSTRUCTION:

MANAGEMENT:

verizon

WIRELESS

SIGNATURE

DATE

CONSTRUCTION:

REAL ESTATE:

RF ENGINEER:

EQUIPMENT ENGINEER:

MW ENG./TRANSPORT:

OTHER (IF APPLICABLE)

SIGNATURE

DATE

verizon

WIRELESS

2785 Mitchell Drive, Walnut Creek, CA 94598

ANDREAS ESTATES

900 LEWIS ROAD

ROYAL OAKS, CA 95076

APN: 412-012-017

LOCATION #: 280012

PROJECT SITE

LEWIS RD.

SAN MIGUEL CANYON RD.

TARPEY ROAD

SAN JUAN RD.

CARPENTERIA RD.

US HWY 101

ROYAL OAKS, CA

LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE © 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
TURN RIGHT ONTO OAK GROVE RD
TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
CONTINUE ONTO HILLSIDE AVE
TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
MERGE ONTO I-680 S
TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
SLIGHT RIGHT ONTO SAN JUAN RD (SIGNS FOR AROMAS/WATSONVILLE)
TURN LEFT ONTO TARPEY RD
TURN RIGHT ONTO SAN MIGUEL CANYON RD
TURN LEFT ONTO LEWIS RD
THE SITE WILL BE ON THE LEFT

INDEX OF DRAWINGS

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	C1	CIVIL SURVEY SHEET
3.	A1.1	OVERALL SITE PLAN
4.	A2.1	EQUIPMENT LAYOUT PLAN
5.	A2.2	ANTENNA LAYOUT PLAN
6.	A3.1	PROJECT ELEVATIONS
7.	G1.1	GRADING PLAN

PROJECT DIRECTORY

APPLICANT:

VERIZON WIRELESS

2785 MITCHELL DRIVE

WALNUT CREEK, CA 94598

LANDLORD:

ALVARO GONZALEZ

17000 BLACKIE ROAD

SALINAS, CA 93907

ARCHITECT:

MANUEL S. TSIHLAS

MST ARCHITECTS, INC.

1520 RIVER PARK DRIVE

SACRAMENTO, CA 95815

916-567-9630

manuel@mstarchitects.com

CONSTRUCTION MANAGER:

SERJIO CABRERA

COMPLETE WIRELESS CONSULTING, INC.

2009 V STREET

SACRAMENTO, CA 95818

916-217-9219

scabrera@completewireless.net

PROJECT SUMMARY

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 412-012-017

JURISDICTION: MONTEREY COUNTY

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: RURAL DENSITY RESIDENTIAL (RDR)

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. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

PART 1

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

PART 2

CALIFORNIA BUILDING CODE

PART 2.5

CALIFORNIA RESIDENTIAL BUILDING CODE

PART 3

CALIFORNIA ELECTRICAL CODE

PART 4

CALIFORNIA MECHANICAL CODE

PART 5

CALIFORNIA PLUMBING CODE

PART 6

CALIFORNIA ENERGY CODE

PART 8

CALIFORNIA HISTORICAL BUILDING CODE

PART 9

CALIFORNIA FIRE CODE

PART 10

CALIFORNIA EXISTING BUILDING CODE

PART 11

CALIFORNIA GREEN BUILDING STANDARDS CODE

PART 12

CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 50'-0"x50'-0" LEASE AREA.

- A FENCE AROUND EQUIPMENT AREA.

- OUTDOOR EQUIPMENT CABINETS.

- POWER & TELCO UTILITIES BROUGHT TO FACILITY.

- A STANDBY GENERATOR.

- A CABLE ICE BRIDGE.

- ANTENNAS W/ ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPINE.

PROJECT MILESTONES

04/11/2014	90% ZONING DOCUMENTS
06/27/2014	100% ZONING DOCUMENTS
10/01/2014	100% ZONING DOCUMENTS REVISION 1
12/31/2014	100% ZONING DOCUMENTS REVISION 2
09/04/2015	90% ZONING DOCUMENTS: ODE
09/29/2015	100% ZONING DOCUMENTS: ODE
10/27/2015	100% ZONING DOCUMENTS: REVISION 1
07/25/2017	100% ZONING DOCUMENTS: REVISION 2
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS

COMPLETE

Wireless Consulting, Inc.

MST ARCHITECTS

1520 RIVER PARK DRIVE, SACRAMENTO, CA 95815

916-567-9630

www.MSTArchitects.com

ANDREAS ESTATES

900 LEWIS ROAD

ROYAL OAKS, CA 95076

verizon

WIRELESS

SHEET TITLE:

TITLE SHEET, LOCATION PLAN, PROJECT DATA

Not valid unless signed in ink by licensee.

Revisions:

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File: 162.970_T11.dwg

Drawn By: TST

Checked By: MST

Scale: AS NOTED

Date: 07/25/17

Job No. 162.970

T1.1

DATE OF SURVEY: 04-02-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL,
E.C.E. 14803

LOCATED IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND
RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S.
N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS
OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.72' FROM ELEVATIONS
SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 412-012-017

LANDLORD(S): ALVARO GONZALEZ
17000 BLACKIE ROAD
SALINAS, CA 93907

Project Name: Andreas Estates

Project Site Location: 900 Lewis Road
Royal Oaks, CA 95076
Monterey County

Date of Observation: 04-02-14

Equipment/Procedure Used to Obtain Coordinates: Trimble
Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Free Standing Steel Monopine

Coordinates (Centerline Tower)
Latitude: N 36°52'48.56" (NAD83) N 36°52'48.73" (NAD27)

Longitude: W 121°42'20.91" (NAD83) W 121°42'17.10" (NAD27)

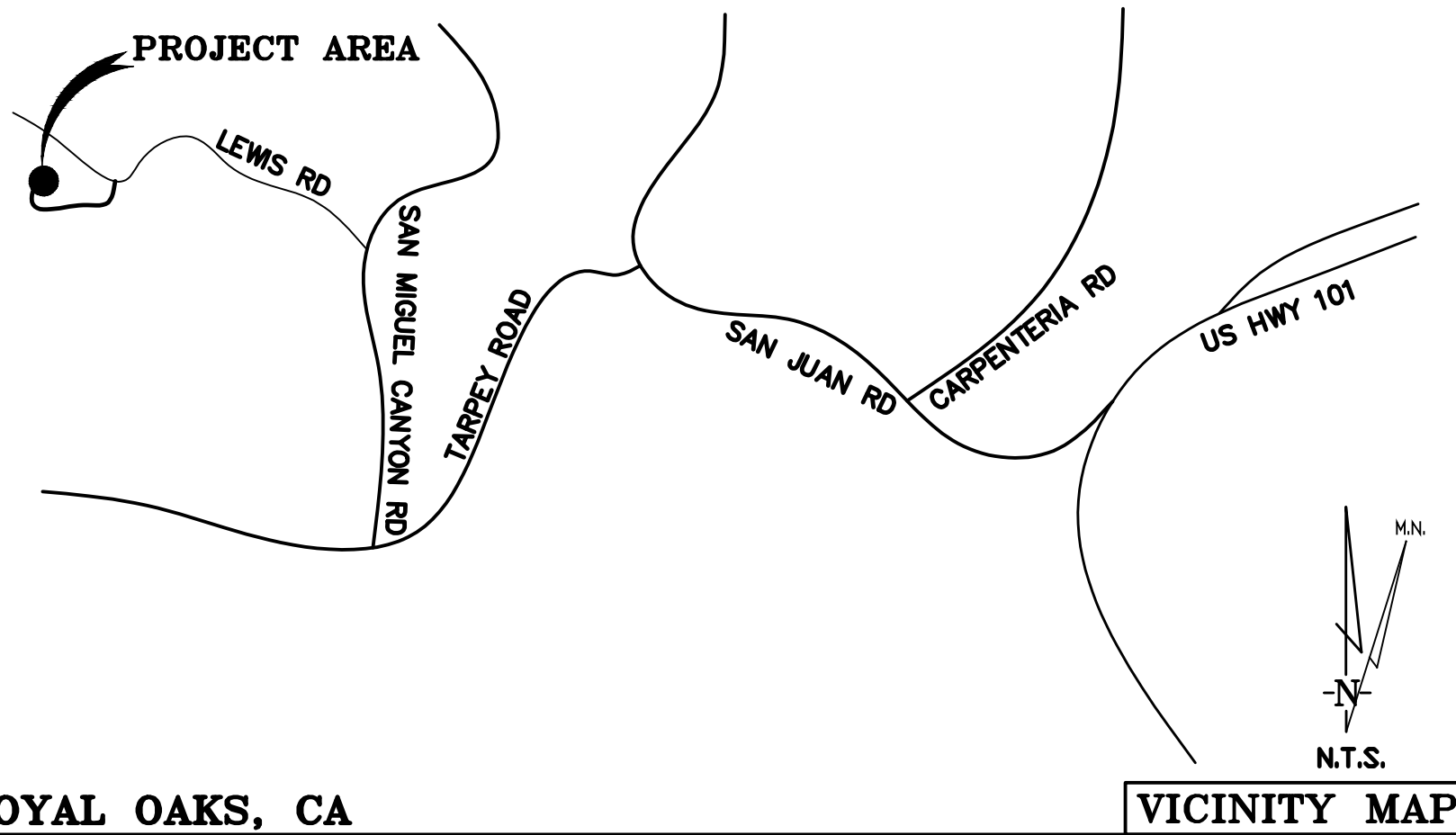
ELEVATION of Ground at Structure (NAVD88) 401' AMSL

LEASE AREA

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF PARCEL III AS DESCRIBED IN DOCUMENT
2014003874 OF OFFICIAL RECORDS OF MONTEREY COUNTY CALIFORNIA RECORDS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

EQUIPMENT LEASE AREA
COMMENCING AT A 3/4 INCH PIPE SHOWN AT THE NORTHEAST CORNER OF THE 19.8767 ACRE PARCEL
OF LAND AS DELINEATED ON THE PLAT FILED IN VOLUME 5 OF SURVEYS PAGE 27 MONTEREY COUNTY
RECORDS; THENCE SOUTH 89°00'39" WEST 322.14 FEET AND SOUTH 00°59'21" EAST 57.94 FEET TO THE
TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 73°27'15" EAST 50.00
FEET; THENCE SOUTH 16°32'45" WEST 50.00 FEET; THENCE NORTH 73°27'15" WEST 50.00 FEET; THENCE
NORTH 16°32'45" EAST 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, FIFTEEN FEET IN WIDTH,
THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH
BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA WHICH BEARS NORTH 73°27'15" WEST 25.00 FEET
FROM THE SOUTHEAST CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING SOUTH 03°52'40"
WEST 61.37 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 40.0 FEET AND A CENTRAL ANGLE
OF 80°37'11" THENCE ALONG SAID CURVE 56.28 FEET; THENCE SOUTH 76°44'31" EAST 97.94 FEET TO
A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET AND A CENTRAL ANGLE OF 72°03'56" THENCE
ALONG SAID CURVE 62.89 FEET; THENCE NORTH 31°22'56" EAST 134.42 FEET TO A CURVE TO THE
RIGHT HAVING A RADIUS OF 75.0 FEET AND A CENTRAL ANGLE OF 24°53'53" THENCE ALONG SAID
CURVE 32.59 FEET; THENCE NORTH 56°16'50" EAST 277.92 FEET TO A CURVE TO THE LEFT HAVING A
RADIUS OF 50.0 FEET AND A CENTRAL ANGLE OF 78°03'26" THENCE ALONG SAID CURVE 68.12 FEET;
THENCE NORTH 21°46'36" WEST 90.93 FEET; THENCE NORTH 11°02'56" WEST 118.83 FEET MORE OR
LESS TO THE PUBLIC RIGHT OF WAY COMMONLY KNOWN AS LEWIS ROAD, AND AS NECESSARY FOR FIRE
SAFE TURN AROUND.

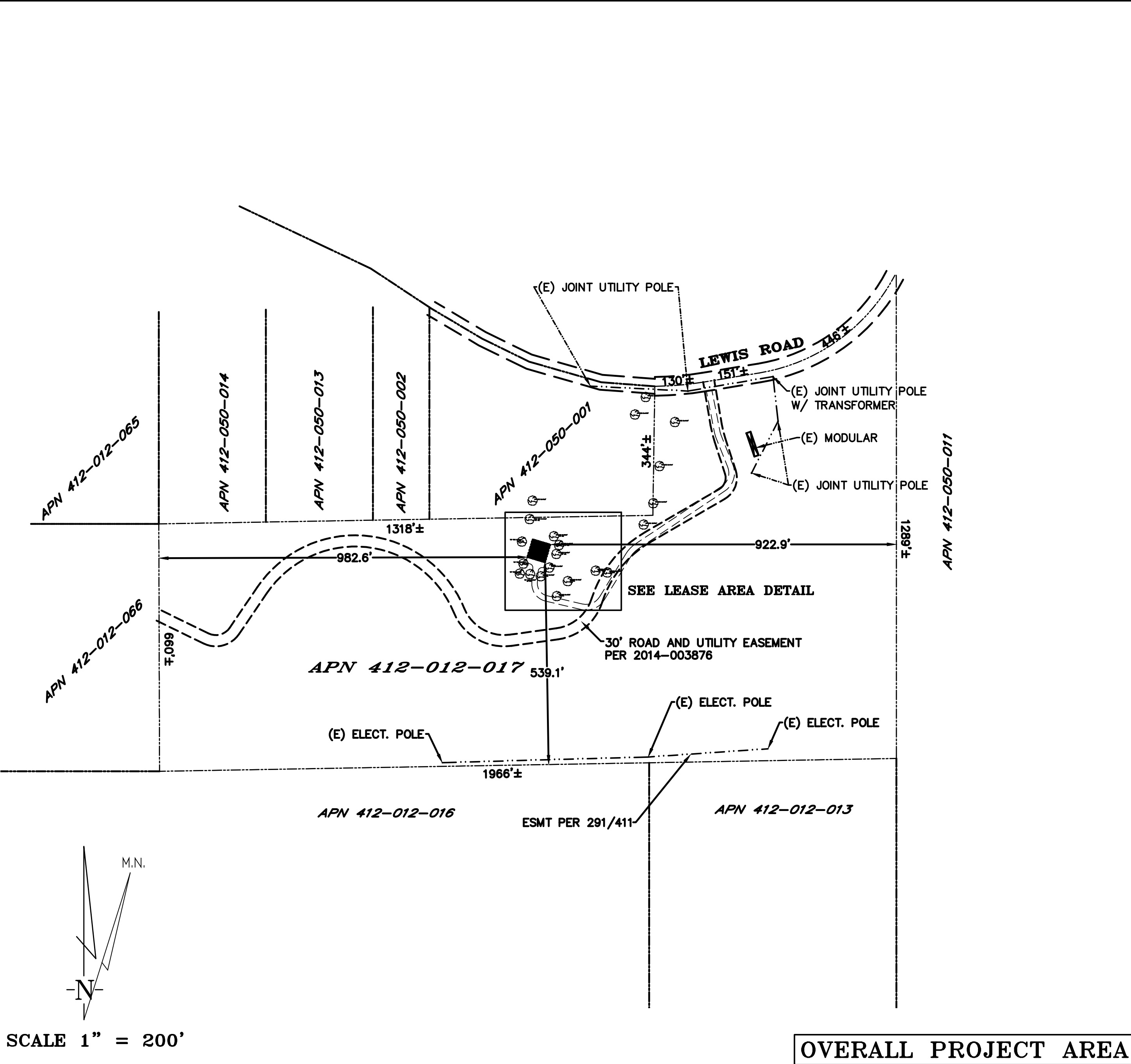


ROYAL OAKS, CA

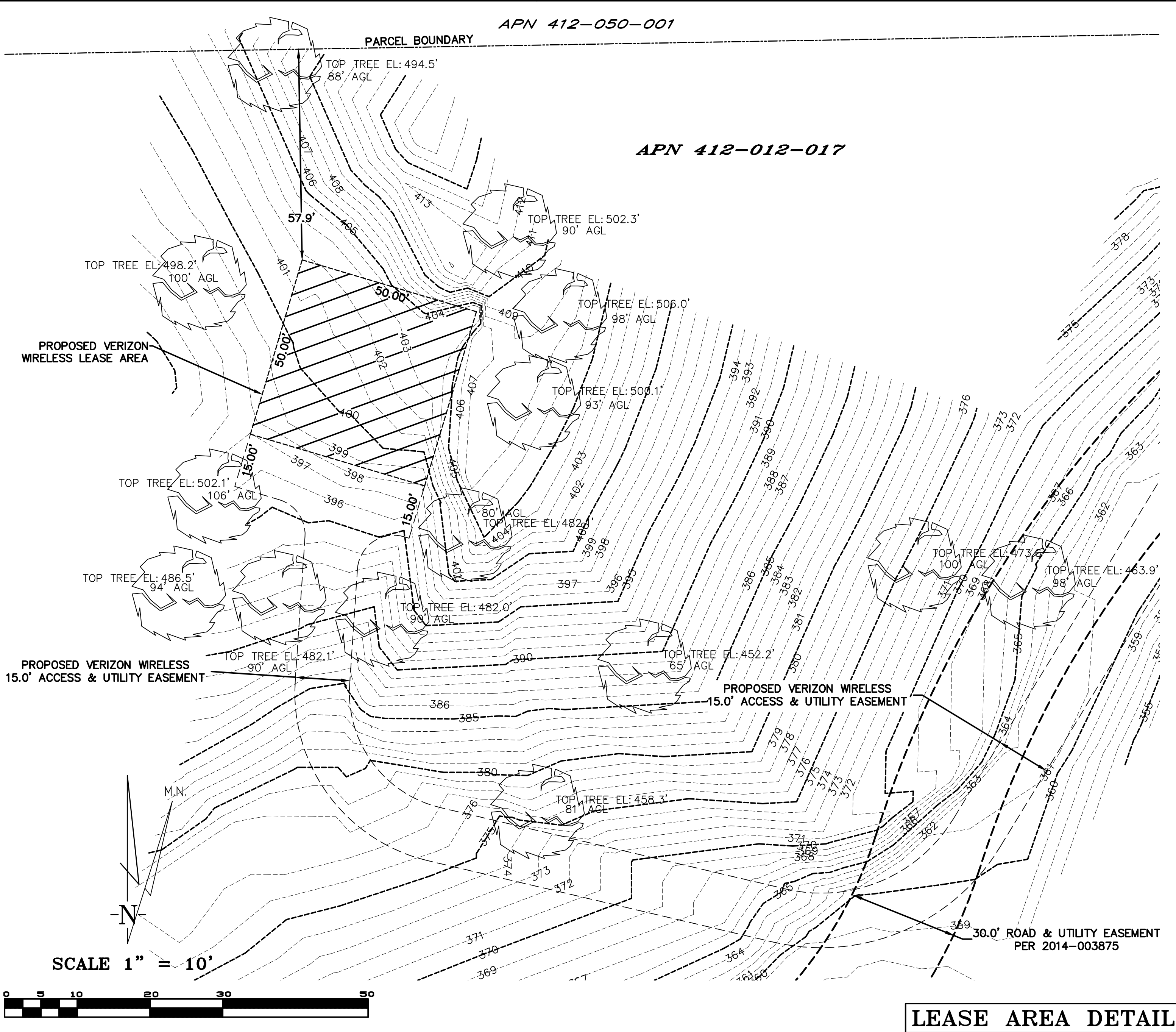
VICINITY MAP

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EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A
BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS
BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD
AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED
OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO
PROPERTY MONUMENTS WERE SET.



OVERALL PROJECT AREA



LEASE AREA DETAIL

DEPT

APPROVED

DATE

ABC

RE

RF

INT

EE\IN

OPS

EE\OUT

Surveyor

GEIL ENGINEERING

ENGINEERING • SURVEYING • PLANNING

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verizon

wireless

Andreas Estates

900 Lewis Road

Royal Oaks, CA 95076

REV

04-03-14

DG

Preliminary Drawing

REV

06-24-14

DG

redlines

REV

REV

REV

REV

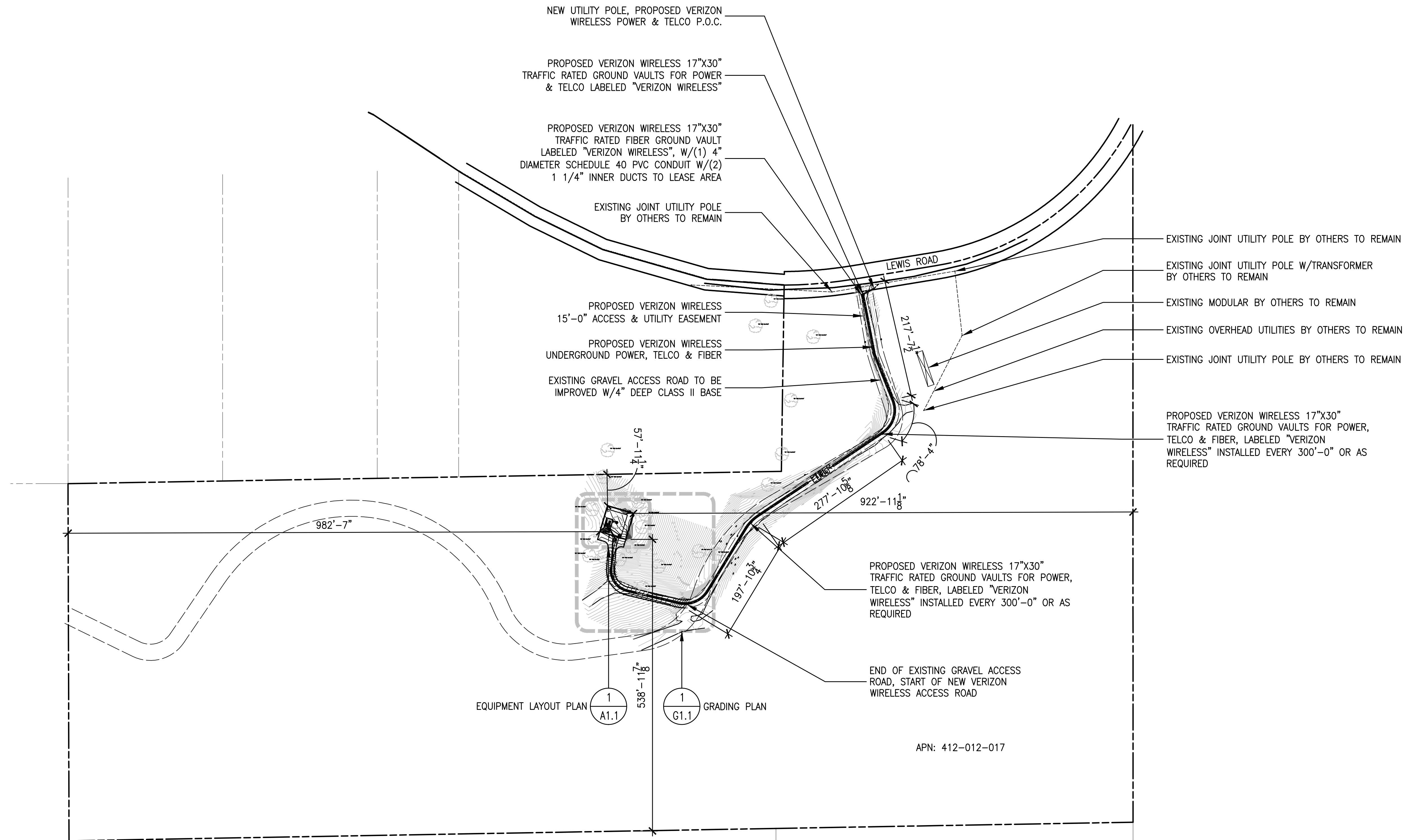
REV

Sheet

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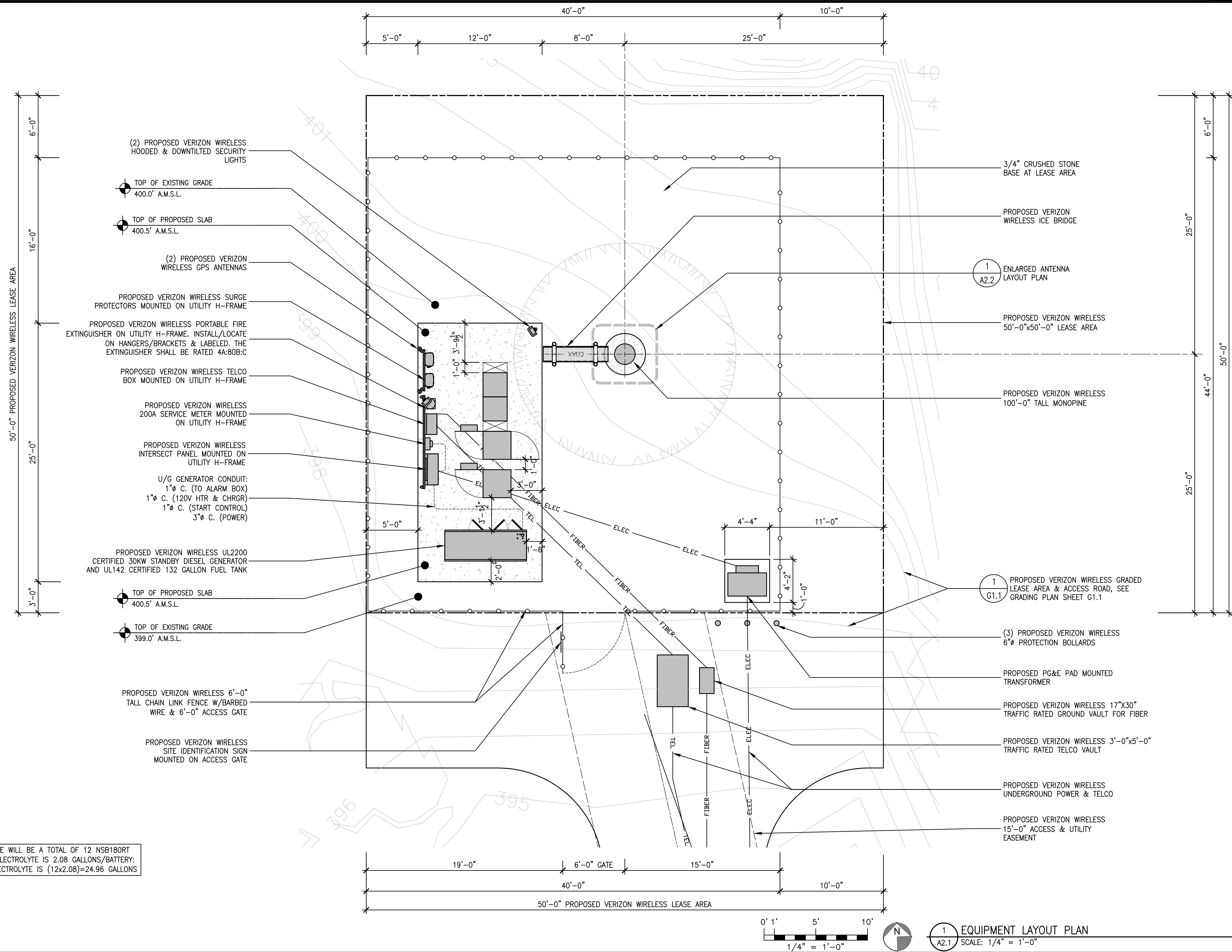
PLOT PLAN AND

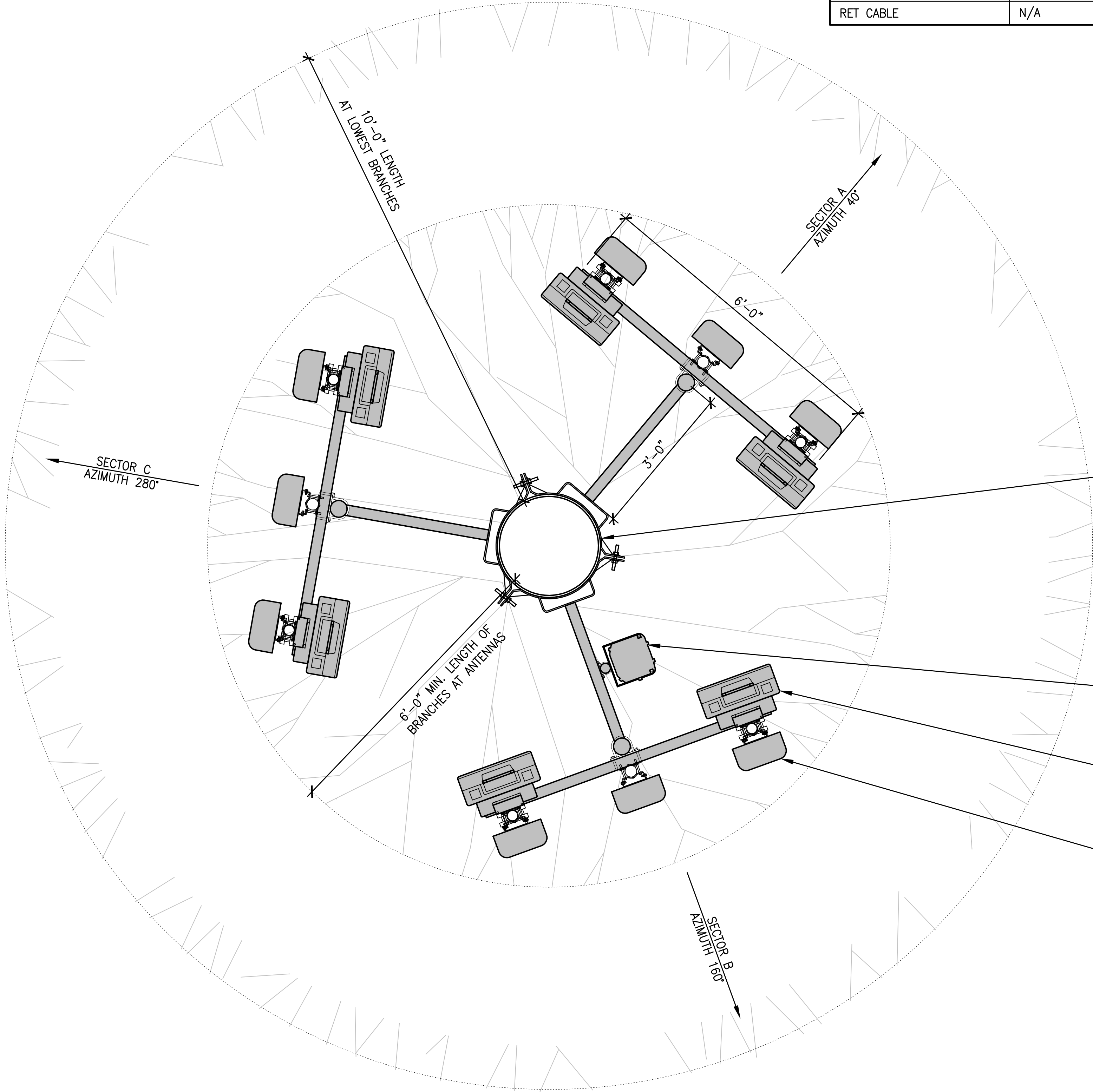
SITE TOPOGRAPHY



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EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRU	ERICSSON RRUS-12 W/ A2	2	2	2	6
TMA	N/A	NONE			
SURGE PROTECTOR/HYBRID	RAYCAP DC3315/HYBRID TRUNK CABLE	1 / 1			1 / 1
COAXIAL CABLE	1 5/8" DIA. (120'±)	4	4	4	12
RET CABLE	N/A	NONE			

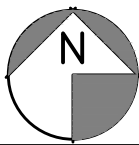
PROPOSED VERIZON WIRELESS 100'-0" TALL MONOPINE PAINTED FLAT BROWN

PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED ON ANTENNA STANDOFF

(6) PROPOSED VERIZON WIRELESS RRH UNITS (2 PER SECTOR) MOUNTED BEHIND ANTENNAS

(9) PROPOSED VERIZON WIRELESS ANTENNA SECTORS W/ (3) PROPOSED ANTENNAS PER SECTOR

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN



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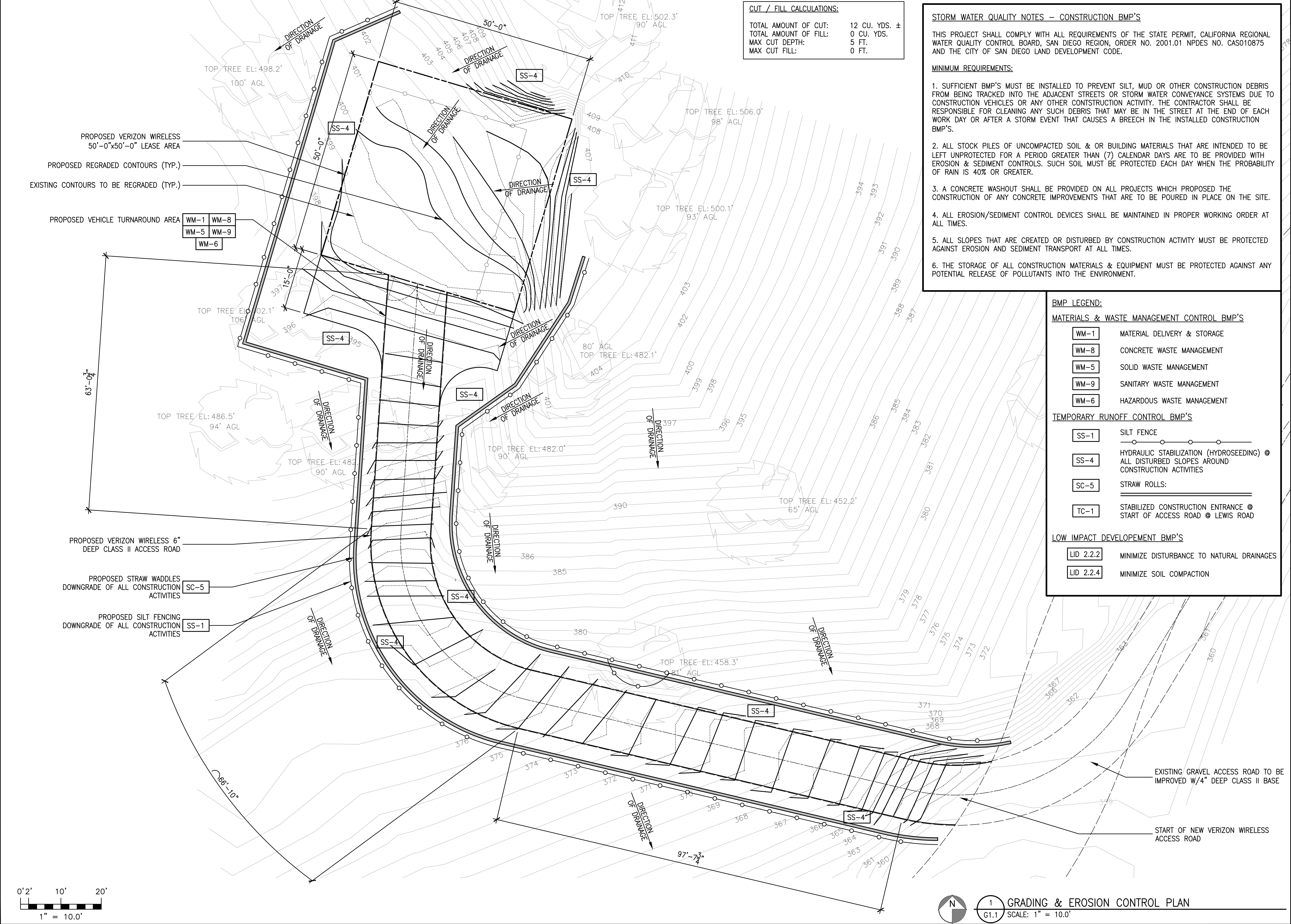
ENLARGED ANTENNA LAYOUT PLAN
SCALE: 3/4" = 1'-0"

NOTE: BRANCHES SHOWN ARE FOR
ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE



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COMPLETE
Wireless Consulting, Inc.

ANDREAS ESTATES
900 LEWIS ROAD
ROYAL OAKS, CA 95076

verizon WIRELESS

GRADING PLAN

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