

# Exhibit A

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**EXHIBIT A  
DRAFT RESOLUTION**

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

In the matter of the application of:

**PEBBLE BEACH COMPANY  
(VERIZON WIRELESS) (PLN180500)  
RESOLUTION NO. 19 -**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Certifying that the Zoning Administrator has considered an Addendum together with a previously-approved Mitigated Negative Declaration (SCH#1999101085), per CEQA Guidelines Section 15164; and
- 2) Approving a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow installation of a wireless communication facility (34-foot high faux chimney attached to the Beach & Tennis Club), and a Coastal Development Permit to allow development within 750 feet of known archaeological resources, subject to ten (10) conditions of approval.

1576 Cypress Drive, Pebble Beach, Del Monte Forest  
Land Use Plan, Coastal Zone (APNs: 008-411-019-  
000 and 008-411-020-000)

**The Pebble Beach Company (Verizon Wireless) application (PLN180500) came on for a public hearing before the Monterey County Zoning Administrator on January 31, 2019. 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 / NO VIOLATIONS** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 1982 General Plan, Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan – Part 5, Monterey County Zoning Ordinance - Coastal (Title 20), and other County health, safety, and welfare ordinances related to land use development. No violations exist on the subject property.  
**EVIDENCE:** a) The proposed project involves the installation of a wireless communications facility (roof-mounted pole contained within a 34-foot faux chimney) with three (3) 6-foot panel antennas, six (6) radio units, and surge suppressor; and a 193 square foot ground equipment area with two (2) equipment cabinets and a 20KW diesel generator on a 92 gallon fuel tank.

- b) The property is located at 1576 Cypress Drive, Pebble Beach (Assessor's Parcel Numbers 008-411-019-000 and 008-411-020-000), Del Monte Forest (DMF) Land Use Plan (LUP), Coastal Zone. The project area is zoned Visitor-Serving Commercial with a Design Control zoning overlay (Coastal Zone) [VSC-D (CZ)]. Development of wireless communication facilities is identified as an allowed use pursuant to Monterey County Code (MCC) Sections 20.22.060. AA and 20.64.310, subject to the granting of a coastal development permit. Therefore, the proposed development is an allowed use for this site. Pursuant to MCC Chapter 20.44, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 and supporting evidence).
- c) The approximately 2.34-acre (101,789 square feet) project parcel area is identified within Block 137, El Pescadero Rancho, on Assessor's Map Book 8, Page 41, in both 1964 (Volume 1) and 1972 (Volume 3). The project parcel area is a portion of a larger legal lot of record and is under common ownership with the Pebble Beach Company Lodge facilities. Therefore, the County recognizes the larger parcel (approximately 14.4 acres), comprised of Assessor's Parcel Numbers 008-411-019-000 and 008-411-020-000, as a single legal lot of record. The granting of this entitlement for a wireless communications facility on Assessor's Parcel Number 008-411-020-000 does not create a separate legal lot of record.
- d) The project has been reviewed for consistency with the text, policies, and regulations in the:
  - 1982 Monterey County General Plan;
  - Del Monte Forest Area Land Use Plan;
  - Del Monte Forest Coastal Implementation Plan (Part 5); and
  - Monterey County Zoning Ordinance - Coastal (Title 20)
- e) 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 applicable MCC.
- f) Viewshed/Design. See Finding No. 2 and supporting evidence.
- g) Public Access. See Finding No. 5.
- h) Wireless Communication Facilities. The project is consistent with the regulations for siting and design of wireless communication facilities contained in Section 20.64.310 of the Coastal Implementation Plan, Part 1 (Coastal Zoning Ordinance). See Finding No. 4 and supporting evidence.
- i) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
- j) The project planner conducted a site inspection on December 10, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- k) Cultural Resources. The project site is in an area identified in County records as having a high archaeological sensitivity and is within 750 feet of known archaeological resources; therefore, the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources. Previous archaeological

reports (LIB130237, prepared by Archaeological Consulting on November 19, 1985; LIB180402, prepared by Archaeological Consulting on September 12, 1993; a letter update prepared by Archaeological Consulting on July 22, 1999; and LIB180403, prepared by Archaeological Consulting on January 28, 2002) were prepared and/or submitted for a project to remodel and construct additions to the Beach and Tennis Club facility (RMA-Planning File No. PLN990305).

These reports concluded that potential impacts to archaeological resources could be significant and recommended on-site monitoring during all ground disturbing activities. The potential impacts were considered in a previously prepared Mitigated Negative Declaration. Impacts were addressed by application of a non-standard County condition of approval (Condition No. 10 under RMA-Planning File No. PLN990305) to require an archaeological monitor on site during all earth disturbing activities. This same requirement would apply to the current proposal, and the County will require the Applicant to have an archaeological monitor on site during all earth disturbing activities (e.g.; clearing and grading the area for the equipment cabinets, and excavating trenches for utility connections) (Condition No. 10). See also Finding No. 3, Evidence f.

- l) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on January 3, 2019, at which all persons had the opportunity to be heard and voted 6 – 0 to support the project as proposed.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180500.

2. **FINDING:** **VIEWSHED/DESIGN** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and applicable zoning codes. The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The project includes development near the 17-Mile Drive public viewshed and a designated vista point, as shown on Figure 3, Visual Resources, of the Del Monte Forest Land Use Plan (LUP). In accordance with applicable LUP policies and the Monterey County Zoning Ordinance (Title 20), the project must not block significant public views or adversely impact public views or scenic character.
  - b) Pursuant to Section 20.44, Title 20 (Coastal Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are also designated as a Design Control Combining

District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

- c) The project site is located on and adjacent to the PBC Beach and Tennis Club at Stillwater Cove. Existing development on the subject parcel and site includes the club facilities and a portion of the Pebble Beach Golf Course.
- d) Based on the proposed siting of the wireless communications facility, including the equipment cabinets, the development proposal would not be visible from 17-Mile Drive nor interfere with visual access along 17-Mile Drive or to the ocean. Although the project site would be visible from the Stillwater Cove vista point identified on LUP Figure 3 (i.e., the pier and beach), the proposed faux-chimney would be constructed to match and blend into the existing structure. The ground equipment area would not be visible from any common public viewing areas. The facility will be mounted on the roof of the existing beach club structure, and the pole and antennas will not be visible because they will be contained within an enclosure constructed to look like a chimney. The equipment enclosure and generator will be located between the existing structure and a hedge and would not be visible to the general public.
- e) Material and Color Finish. The proposed exterior colors and materials will match the existing structure. The faux-chimney will be constructed of textured fiberglass reinforced panels, and painted off-white. The proposed exterior finish would blend with the surrounding developed environment, is consistent with the surrounding residential neighborhood character, and consistent with other structures in the vicinity.
- f) Visual Resources. The subject property is located in an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan), and the project site will be visible from the Stillwater Cove pier and beach area. As proposed and conditioned, the development project will not interfere with visual access from or to Stillwater Cove. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137 and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed faux-chimney does not significantly increase the bulk and mass of the existing structure when viewed from Stillwater Cove, and would not significantly increase the visual impacts over the existing baseline. As proposed, the project would not result in any adverse visual impacts and is consistent with the applicable visual resource policies of the Del Monte Forest Land Use Plan. See also Evidence d above.
- g) Review of Development Standards - Height. The development standard for height in the VSC zoning district is identified in MCC Section 20.22.070.A.1, and the maximum allowed structure height is 35 feet. The property owner and Applicant have agreed to limit the wireless communications facility and faux-chimney height to 33.5 feet above ground level so it better matches the existing structure.

The faux-chimney would rise 7.5 feet above the existing roof ridge. The proposed development would not increase the existing site structural coverage of approximately 20,250 square feet.

- h) The project planner reviewed plans and visual simulations, and conducted a site inspection on December 10, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC and will not adversely impact the neighborhood character or visual resources/access. Furthermore, as proposed, the project minimizes development within the public viewshed when viewed from a common public viewing area (i.e., Stillwater Cove).
- i) Based on the evidence described above, the proposed wireless communications facility, equipment, and use are consistent with the surrounding vicinity character (i.e., structural design features, colors, and material finishes). In addition, the proposed development would not have an adverse impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **FINDING:**

**CEQA (Addendum)** – An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

**EVIDENCE:**

- a) The County of Monterey prepared an MND (SCH#1999101085) for the Pebble Beach Company (PBC) Beach & Tennis Club expansion project (RMA-Planning File No. PLN990305).
- b) On appeal, the Board of Supervisors adopted the MND on January 25, 2000 (Board Resolution No. 00 – 31).
- c) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an MND has been adopted, no subsequent MND shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions, or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed wireless communications facility, including a faux-chimney and ground-mounted equipment cabinets, would not change the existing gross built area on the parcel, and would not significantly intensify the permitted uses.
- d) The County prepared an Addendum to the previously-adopted PBC Beach & Tennis Club expansion project MND pursuant to the Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND. The Addendum is attached as **Exhibit G** to the January 31, 2019, Staff Report to the Zoning Administrator, and reflects the County's independent judgment and analysis.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The MND included mitigation measures

that addressed potential impacts to Aesthetics, Air Quality, Biological Resources, Cultural (Archaeological) Resources, Geology & Soils, and Hydrology & Water Quality.

The County has considered the proposed project and determined its scope does not alter the conclusions in the Initial Study prepared for the PBC Beach & Tennis Club expansion project (RMA-Planning File No. PLN990305). Based on review of the current application, plans, and a site visit on December 10, 2018, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study. The proposed wireless communications facility does not raise any new potential significant impacts that were not previously analyzed and/or mitigated under the original permit and MND. Potential impacts to Aesthetics or visual resources have been mitigated by design of the wireless facility (see Finding No. 2 and supporting evidence above). Potential impacts to Air Quality, Biological Resources, Geology & Soils, and Hydrology & Water Quality are not relevant to the proposed wireless communications facility project. See Evidence f below regarding Cultural (Archaeological) Resources.

- f) Potential impacts to Cultural (Archaeological) Resources were addressed by application of a non-standard County condition of approval (Condition No. 10 under RMA-Planning File No. PLN990305) to require an archaeological monitor on site during all earth disturbing activities. This condition/mitigation is carried forward to the current proposal, and the County will require the Applicant to have an archaeological monitor on site during all earth disturbing activities (e.g.; clearing and grading the area for the equipment cabinets, and excavating trenches for utility connections) (Condition No. 10). The archaeological monitor will have the authority to stop work if resources are discovered during clearing and excavation for the equipment pad and utility trenching. The archaeologist would assess any resources and work with the County to ensure proper handling, treatment, testing, and disposition of resources.
- g) No other potential adverse environmental effects were identified during staff review of the development application, nor during a site inspection on December 10, 2018. During the site visit, County staff verified that the project would not result in conditions requiring the preparation of a subsequent MND or other environmental review document.
- h) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The entitlements were analyzed and mitigated, as required, in the Combined Development Permit granted for the PBC Beach & Tennis Club expansion project. There are no substantial changes proposed that require major revisions of the previous MND, no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND, there are no new



significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous MND was adopted.

Changes in circumstances since adoption of the MND have been discussed in the Addendum, and these changes in circumstances did not result in new or substantially more severe environmental effects beyond those previously analyzed in the MND.

- i) 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 PLN180500.

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 communications facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other 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 proposed project consists of development of a wireless communications facility (34-foot faux chimney) with three (3) 6-foot panel antennas, six (6) radio units, and surge suppressor; and a 193 square foot ground equipment area with two (2) equipment cabinets and a 20KW diesel generator on a 92 gallon fuel tank. The site is located at 1576 Cypress Drive, Pebble Beach, in the Del Monte Forest Land Use Plan area, Coastal Zone.
  - b) Pursuant to the requirements in MCC Section 20.64.310(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 minimally visible from surrounding private roadways and residential units.

The wireless communications facility has been designed to minimize visibility and to blend with the existing structure via the use of a faux chimney constructed on the existing building. The building-mounted antennas and equipment will not be visible from the ground. Visual simulations submitted by the Applicant clearly demonstrate that the proposed faux-chimney would not result in a significant adverse visual impact, is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan, and

would not adversely impact the neighborhood character or scenic/visual resources.

Additionally, conditions have been incorporated that would reduce the visual impacts in the event of technological advances (Condition No. 6), and require removal and restoration of the site in case of termination of use (Condition No. 8).

- c) The project is consistent with MCC Chapter 20.92, Airport Approaches Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any airport zones identified in MCC Section 20.92.040, and the proposed height is within the limitations outlined in MCC Section 21.92.060.
- d) As proposed, the project does not penetrate any Federal Aviation Regulation (FAR) Part 77 (Objects Affecting Navigable Airspace) imaginary surfaces. The project site is located approximately 5.15 miles (27,170 linear feet) from Monterey Regional 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 and designed, the wireless communications facility would conform to the height limit of 35 feet for the applicable zoning district, and would not structurally accommodate additional antennas. However, Condition No. 7 encourages future co-location by other wireless carriers.
- 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.
- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN180500.

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

- EVIDENCE:**
- a) No additional access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
  - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over the project site.
  - c) The project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan). Based on the location of the proposed project site, and its relationship to existing public access areas on the subject property (i.e., Stillwater Cove pier and beach), the development proposal will not interfere with any form of historic public use or trust rights. This

public access area identified on Figure 8 (Major Public Access and Recreational Facilities) will not be limited by the proposed development.

- d) The subject property is identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). See Evidences e and f below. See also Finding No. 2 and supporting evidence.
- e) As proposed, the development project will not interfere with visual access from or to Stillwater Cove. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123, and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed faux-chimney does not significantly increase the bulk and mass of the existing structure if viewed from Stillwater Cove, and would not significantly increase the visual impacts over the existing baseline. As proposed, the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.
- f) The project planner completed a site inspection on December 10, 2018, to verify that the proposed project would not impact public access. The project planner also reviewed plans and visual simulations to verify that the proposed development will not impact public access or visual resources/access. See Evidence e above. See also Finding No. 2 and supporting evidence.
- g) 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 PLN180500.

6. **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, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau, and conditions have been recommended, 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 radio frequency exposure compliance report for the project (LIB180406). 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. Exposure of persons at ground level would not exceed acceptable exposure limits. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).

- c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180500.
- 7. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
  - a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. 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 technical report has been prepared:
    - Radio Frequency Exposure Compliance Report (LIB180406) prepared by Hammett & Edison, Inc., San Francisco, California, November 28, 2018.
 County staff has independently reviewed this report and concurs with its conclusions.
  - c) 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 site is suitable for this use. The project planner also completed a site inspection on December 10, 2018, to verify that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
  - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN180500.
- 8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
  - a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea (State Route 1), and development that is permitted in the underlying zone as a conditional use (i.e.; development within an area of known archaeological resources, and the establishment of a new conditional use).

## **DECISION**

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

- A. Certify that an Addendum has been considered together with a previously-prepared Mitigated Negative Declaration (SCH#1999101085), per CEQA Guidelines Section 15164; and
- B. Approve a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow installation of a wireless communications facility (34-foot high faux chimney attached to the Beach & Tennis Club), and a Coastal Development Permit to allow development within 750 feet of known archaeological resources, in general conformance with the attached plans and subject to ten (10) conditions of approval, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 31<sup>st</sup> day of January, 2019.

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Mike Novo, Zoning Administrator

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 CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

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

### **NOTES**

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

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

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

2. This permit expires three (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

PLN180500

### 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 Combined Development Permit (PLN180500) allows installation of a wireless communication facility (34-foot high faux chimney attached to the Beach and Tennis Club) and equipment shelter, and development within 750 feet of known archaeological resources. The property is located at 1576 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-020-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 (Verizon Wireless) 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 Combined Development Permit (Resolution Number 19 - 0 ) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 008-411-020-000 on January 31, 2019. The permit was granted subject to ten (10) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

Proof of recordation of this notice shall be furnished to RMA-Planning prior to issuance of grading and/or building permits, 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/or building permits, or commencement of use, whichever occurs first and as applicable, the 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 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 Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

## 4. PD025 - ANTENNA TOWER HEIGHT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The tower (i.e., the faux-chimney) shall not exceed 35 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 Applicant shall submit an application to RMA-Planning for an amendment to the granted Combined Development Permit, and await processing and approval of said amendment, prior to exceeding the 35-foot height limit.

## 5. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three (3) years, to expire on January 31, 2022, 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 Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition, to RMA-Planning.

## 7. PD039(C) - WIRELESS CO-LOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the 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 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 35 feet, unless the appropriate authority approves additional permits or waivers.

## 8. PD039(D) - WIRELESS REMOVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole (and faux-chimney), panel antennas, and equipment shelter. The site shall be restored to its previous state within six (6) months of the termination of use or abandonment of the site. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Within 6 months of termination of use or abandonment of the site, the Applicant (in coordination with the Owner) shall restore the site to its previous state.



## 9. PD039(E) - WIRELESS EMISSION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the 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, the Applicant shall submit documentation demonstrating compliance with the FCC emission standards to RMA-Planning for review.

On an on-going basis, within 60 days upon request of RMA-Planning, the Applicant shall submit documentation demonstrating continuing compliance with applicable FCC emission standards to RMA-Planning for review.

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.

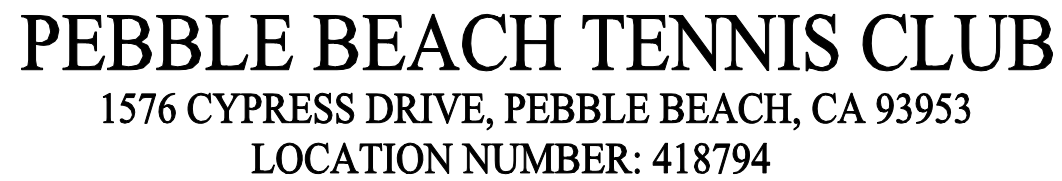
## 10. PDSP001 - ARCHAEOLOGICAL MONITORING (NON-STANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** To prevent potential adverse impacts to cultural resources, a qualified archaeological monitor shall be present during excavation and soil disturbing activities associated with trenching for utilities, as well as clearing and grading the area for the equipment cabinets. The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. If human remains are identified, work shall be halted to within a safe working distance, the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. If potentially significant archaeological resources are discovered, work shall be halted in the area of the find until it can be evaluated and, in consultation with RMA-Planning, appropriate mitigation measures be formulated and implemented. If significant features should be encountered, the archaeologist shall recommend appropriate mitigation measures to RMA-Planning for review and approval. Upon completion of excavation and soil disturbing activities, the archaeologist shall prepare and submit a monitoring report to RMA-Planning to document any findings and to evaluate the significance of any uncovered cultural resources. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of a construction permit, the Applicant shall provide to RMA-Planning a copy of the contractual agreement with a qualified archaeologist. In addition, the requirements of this measure shall be included as a note on all grading and/or building plans.

Prior to final, the Applicant or archaeologist shall submit a monitoring report to RMA-Planning. If additional measures are determined to be required to minimize impacts, they shall be formulated by a qualified archaeologist, reviewed and approved by RMA-Planning, and implemented by the monitoring archaeologist.



## PROJECT DESCRIPTION

## PROJECT INFORMATION

VICINITY MAP

## CODE COMPLIANCE

## DISABLED ACCESS REQUIREMENTS

## SHEET INDEX

# PEBBLE BEACH TENNIS CLUB



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



## ISSUE STATUS

DRAWN BY:	C. CODY
CHECKED BY:	J. GRAY
APPROVED BY:	-
DATE:	01/02/19

**SHEET TITLE:**

TITLE

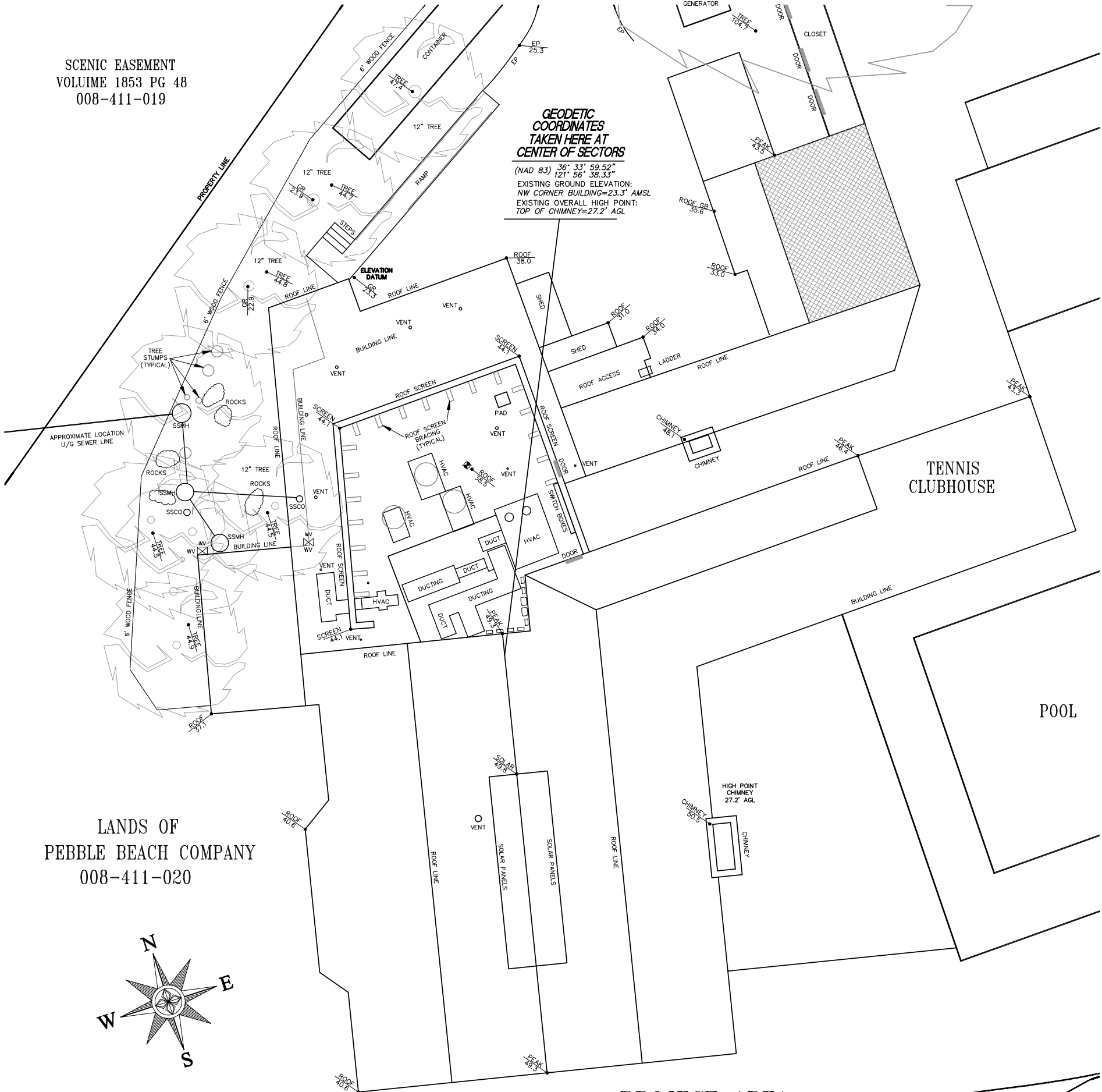
**SHEET NUMBER:**

T-1

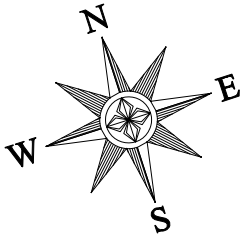
SCENIC EASEMENT  
VOLUME 1853 PG 48  
008-411-019

GEODETIC  
COORDINATES  
TAKEN HERE AT  
CENTER OF SECTORS

(NAD 83) 36° 33' 59.52"  
121° 56' 38.33"  
EXISTING GROUND ELEVATION:  
NW CORNER BUILDING=23.3' AMSL  
EXISTING OVERALL HIGH POINT:  
TOP OF CHIMNEY=27.2' AGL

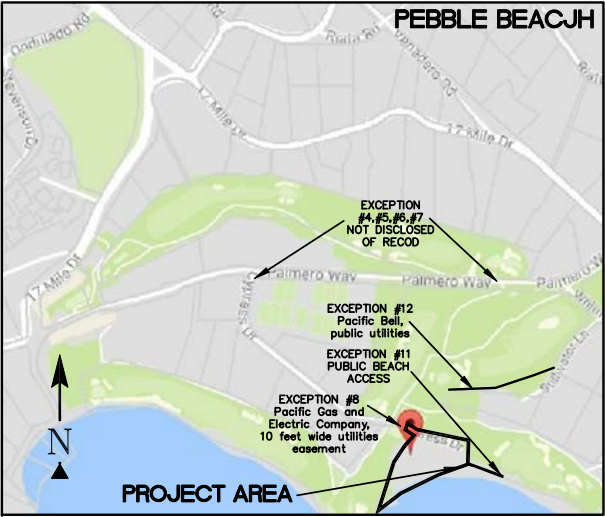


LANDS OF  
PEBBLE BEACH COMPANY  
008-411-020



8 SCALE

PROJECT AREA



VICINITY MAP  
BOUNDARY AND  
TITLE EXCEPTIONS

PROPERTY INFORMATION

OWNER: PEBBLE BEACH COMPANY  
ADDRESS: PO BOX 1767  
PEBBLE BEACH, CA 93953  
SITE: PEBBLE BEACH TENNIS CLUB  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953  
ASSESSOR'S PARCEL NUMBER: 008-411-020  
EXISTING GROUND ELEVATION: NW CORNER BUILDING=23.3' AMSL  
EXISTING OVERALL HIGH POINT: TOP OF CHIMNEY=27.2' AGL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

7/24/17

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

TITLE REPORT

TITLE REPORT WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO: FWMN-T017000890, DATED: AUGUST 1, 2017.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, RECORDED MARCH 30, 1976 IN DOCUMENT NO. 197611360422.

LEGEND

- |        |                      |   |                        |
|--------|----------------------|---|------------------------|
| P.O.B. | POINT OF BEGINNING   | W | WATER CONTROL VALVE    |
| TFC    | TOP FACE OF CURB     | + | FIRE HYDRANT           |
| GS     | GROUND SHOT          | ○ | GUY CONDUCTOR          |
| EP     | EDGE OF PAVEMENT     | ○ | FOUND AS NOTED         |
| D/W    | ACCESS DRIVEWAY      | ○ | POWER POLE             |
| PS     | PARKING SPACE        | ○ | LIGHT POLE             |
| SW     | SIDEWALK             | ○ | ELECTRICAL TRANSFORMER |
| PAR    | TOP OF PARAPET       | ○ | AIR CONDITIONING UNIT  |
| ROOF   | TOP OF ROOF          | ○ | TELEPHONE PEDestal     |
| AC     | ASPHALT CONCRETE     | ○ | TELEPHONE VAULT        |
| ●      | GEODETIC COORDINATES | ○ | TELEPHONE MANHOLE      |
| ○      | SPOT ELEVATION       | ○ | GAS VALVE              |
| ○      | DISH ANTENNA         | ○ | GAS METER              |
| ○      |                      | ○ | PROPERTY LINE          |
|        |                      | ○ | CHAIN LINK FENCE       |

ISSUE STATUS

REV.	DESCRIPTION	DATE
1	SITE PLAN	7/31/2017
2	CENTER OF SECTORS	8/31/2017
3	REVISED LEASE AREA	11/14/2018



HAYES  
Land Surveying  
And Mapping  
2830 MADISON COURT  
CONCORD, CA 94518



verizon

2785 MITCHELL DRIVE  
WALNUT CREEK, CA. 94598  
OFFICE: 925-279-6000  
(925) 279-6333

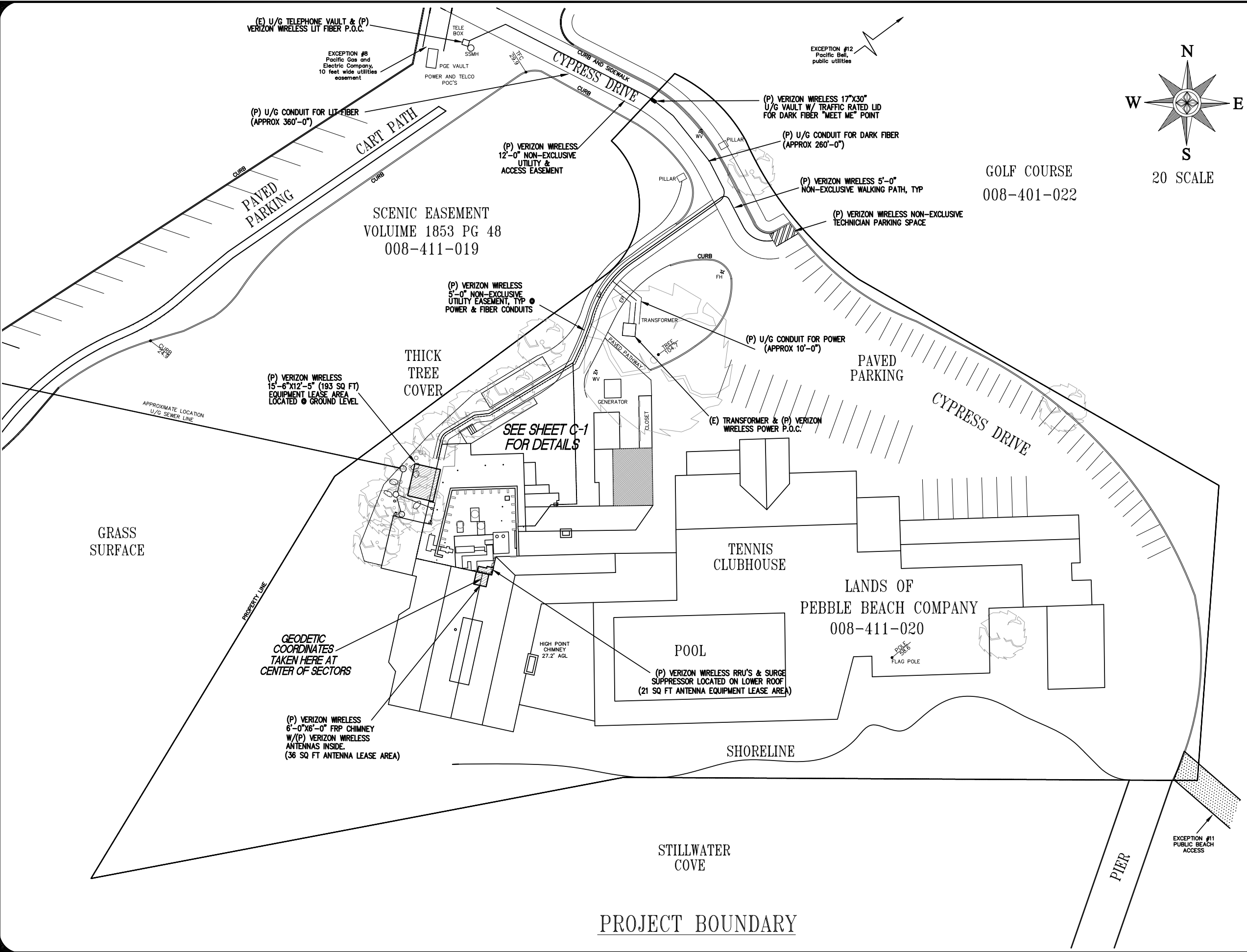
TOPOGRAPHIC SURVEY  
EXISTING CONDITIONS

418794  
PEBBLE BEACH TENNIS CLUB  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953

C-1  
SHEET 1 of 3







ISSUE STATUS		REV.
DATE	DESCRIPTION	
7/31/2017	SITE PLAN	
8/31/2017	CENTER OF SECTORS	
11/14/2018	REVISED LEASE AREA	

**HAYES**  
Land Surveying  
And Mapping  
2830 MADISON COURT  
CONCORD, CA 94518



**verizon**

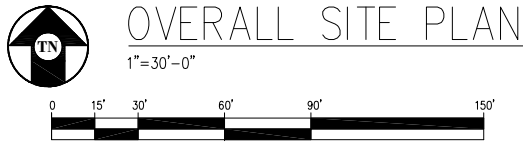
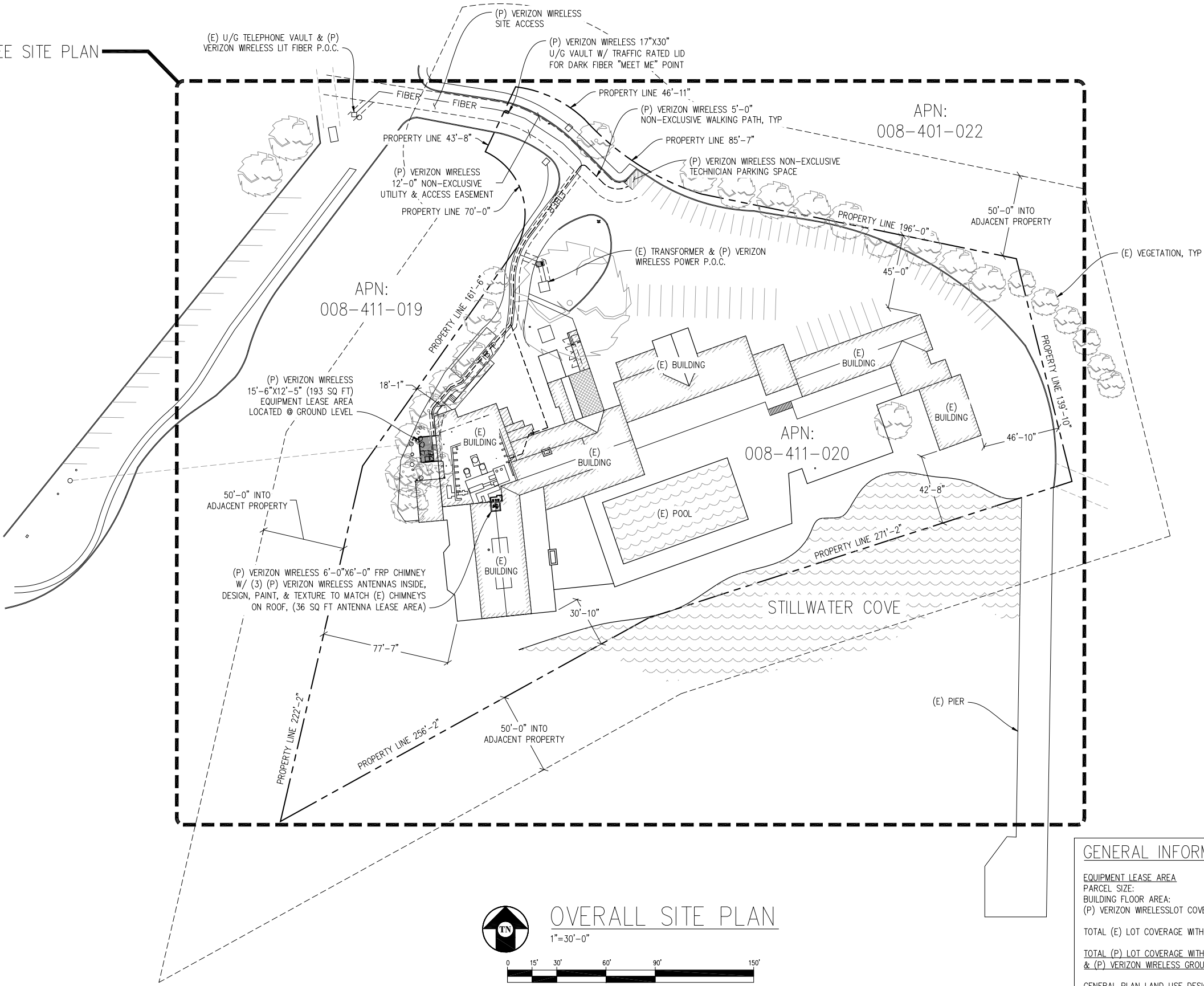
2785 MITCHELL DRIVE  
WALNUT CREEK, CA. 94598  
OFFICE: 925-279-6000  
(925) 279-6333

TOPOGRAPHIC SURVEY  
A and E DESIGN

418794  
PEBBLE BEACH TENNIS CLUB  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953

C-3  
SHEET 3 of 3

SEE SITE PLAN



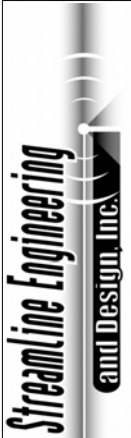
GENERAL INFORMATION:	
EQUIPMENT LEASE AREA	
PARCEL SIZE:	101,789 SQ FT (2.33677 ACRES)
BUILDING FLOOR AREA:	20,250 SQ FT
(P) VERIZON WIRELESSLOT COVERAGE:	193 SQ FT
TOTAL (E) LOT COVERAGE WITH (E) BUILDING:	19.89%
TOTAL (P) LOT COVERAGE WITH (E) BUILDING & (P) VERIZON WIRELESS GROUND LEASE AREA:	20.08%
GENERAL PLAN LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	VSC-D (CZ) COASTAL ZONE

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	11/07/17	ZD 100%	D.L.
	02/15/18	CLIENT REV	C.C.
	09/13/18	CLIENT REV	D.L.
	09/28/18	CLIENT REV	C.C.
	11/26/18	PLANNING COMMENTS	C.C.
	01/02/19	PLANNING COMMENTS	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 01/02/19

SHEET TITLE:

OVERALL  
SITE PLAN

SHEET NUMBER:

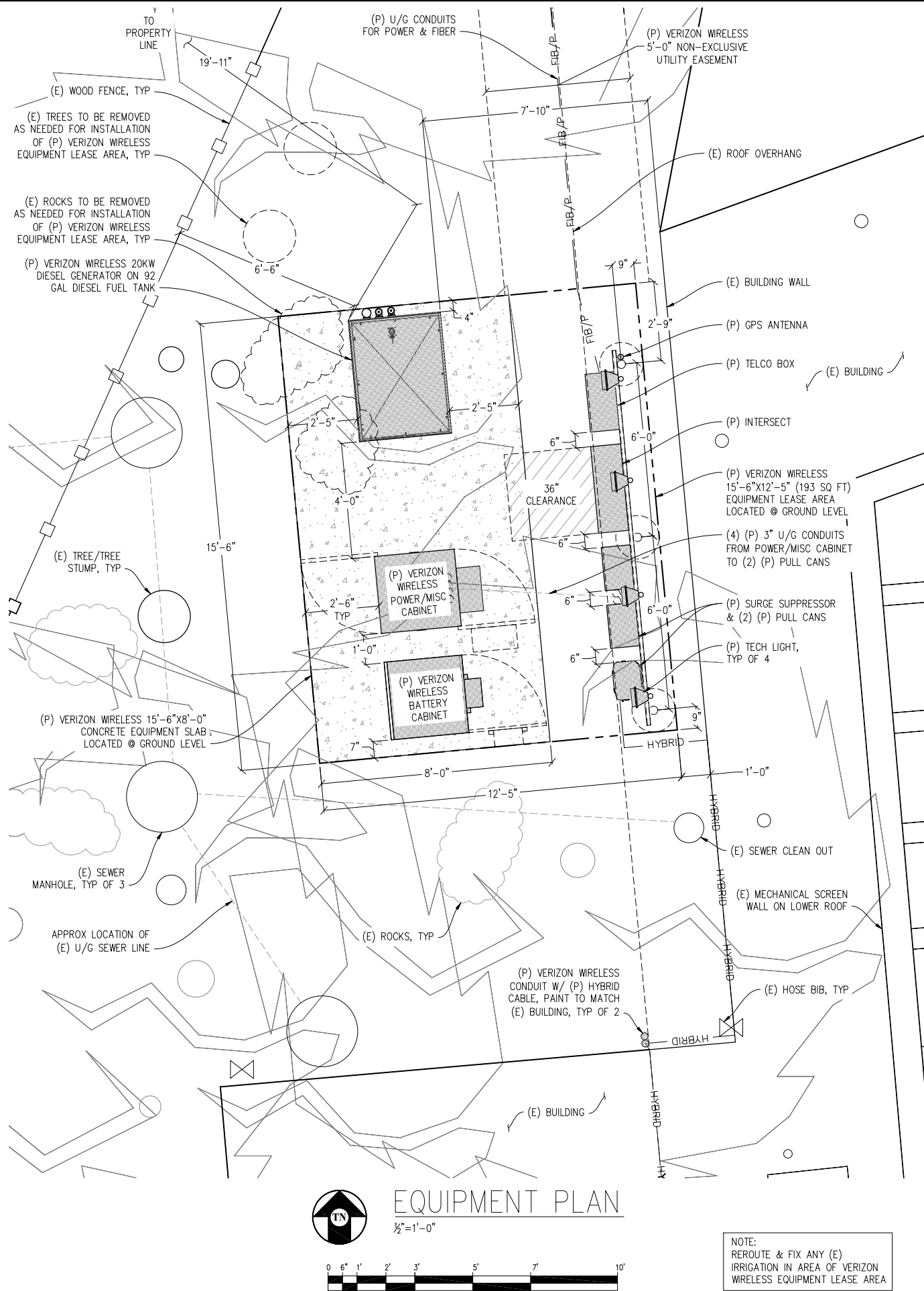
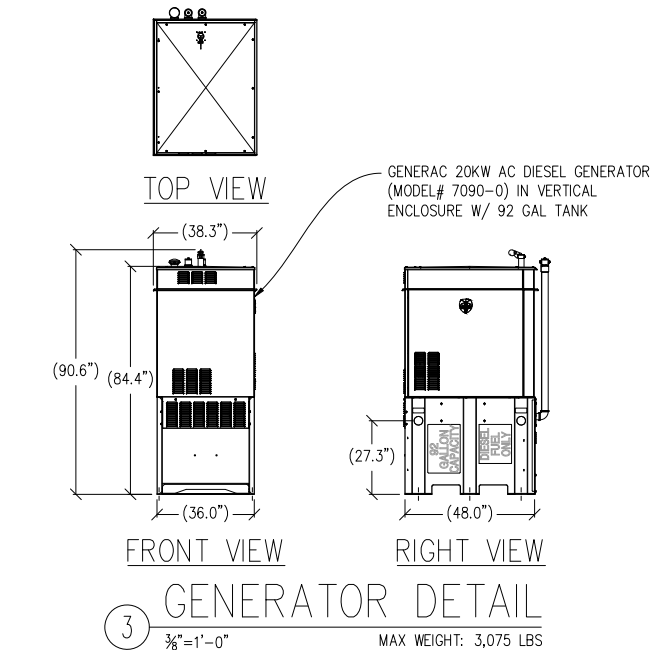
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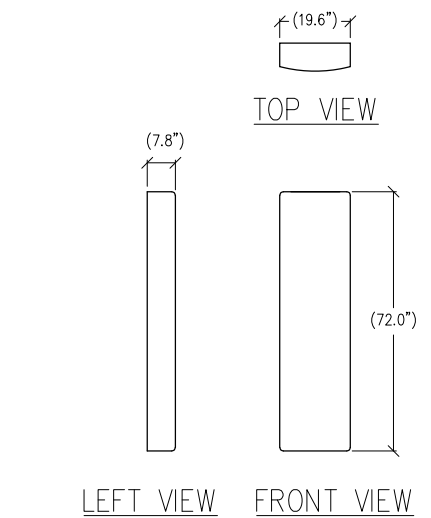




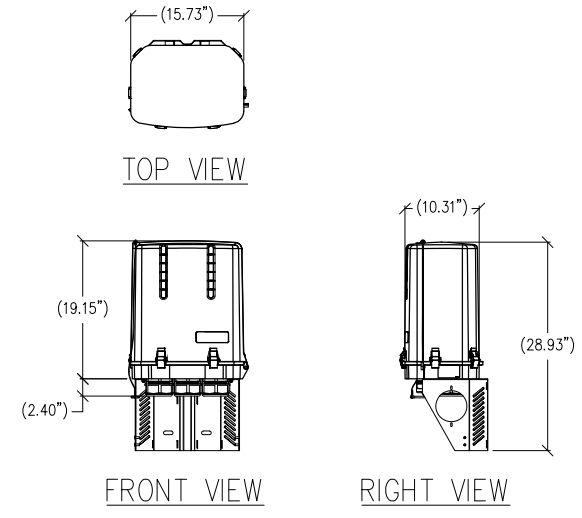


A-4

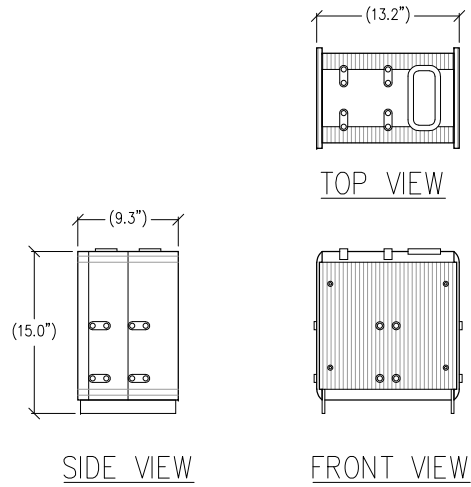
NOTE:  
REROUTE & FIX ANY (E)  
IRRIGATION IN AREA OF VERIZON  
WIRELESS EQUIPMENT LEASE AREA



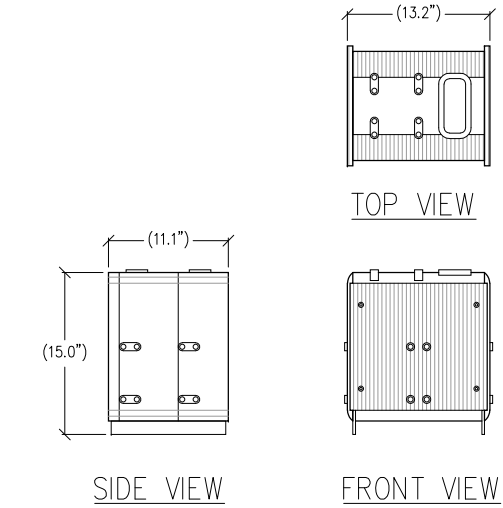
1 ANTENNA DETAIL  
1/2"=1'  
MAX WEIGHT: 77.4 LBS



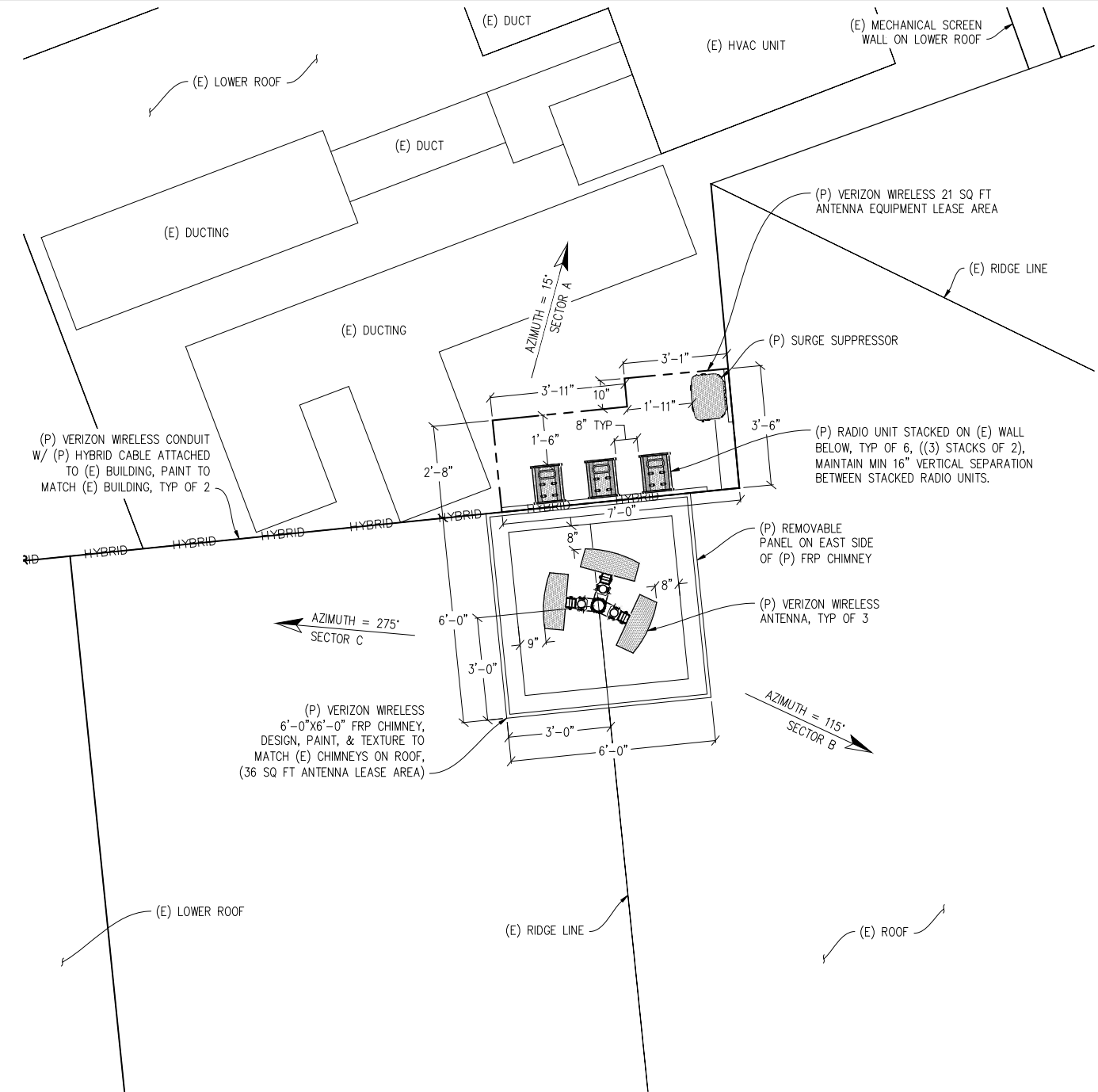
2 SURGE PROTECTION BOX  
1"=1'-0"  
MAX WEIGHT: 32.0 LBS



3 RADIO UNIT DETAIL  
1 1/2"=1'-0"  
MAX WEIGHT: 70 LBS



4 RADIO UNIT DETAIL  
1 1/2"=1'-0"  
MAX WEIGHT: 75 LBS



ANTENNA PLAN  
1/2"=1'-0"

# PEBBLE BEACH TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**Streamline Engineering and Design, Inc.**  
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
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E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
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	11/26/18	PLANNING COMMENTS	C.C.
	01/02/19	PLANNING COMMENTS	C.C.
DRAWN BY: C. CODY			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 01/02/19			

**SHEET TITLE:**  
ANTENNA PLAN  
& DETAILS  
**SHEET NUMBER:**  
A-5

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953

verizon

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	01/02/19	PLANNING COMMENTS	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 01/02/19

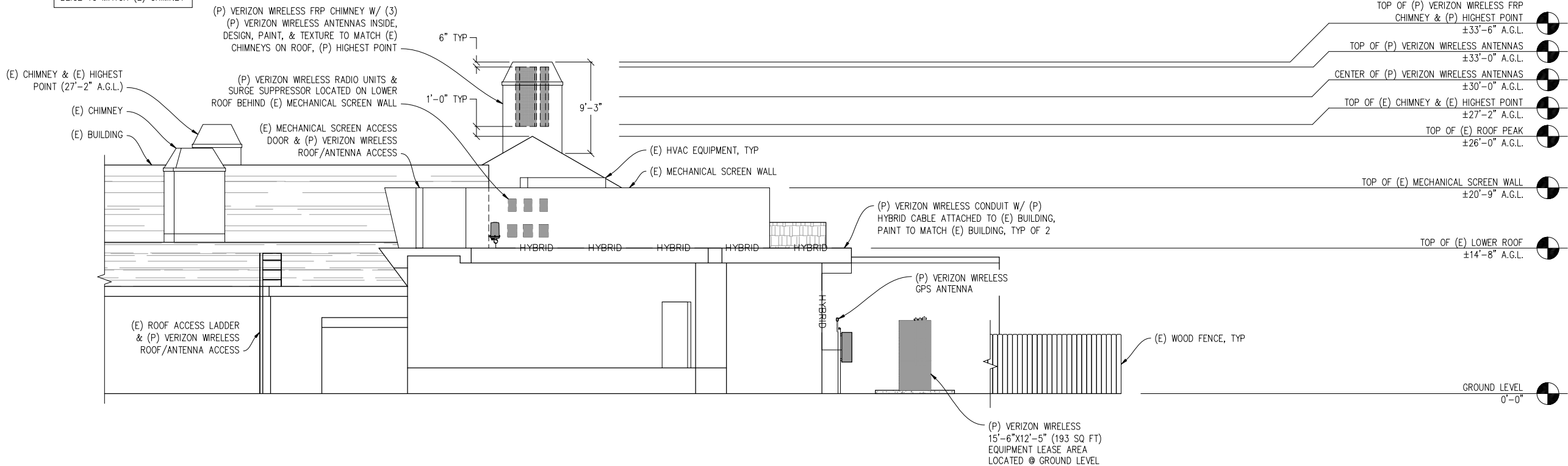
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ELEVATION

SHEET NUMBER:

A-6

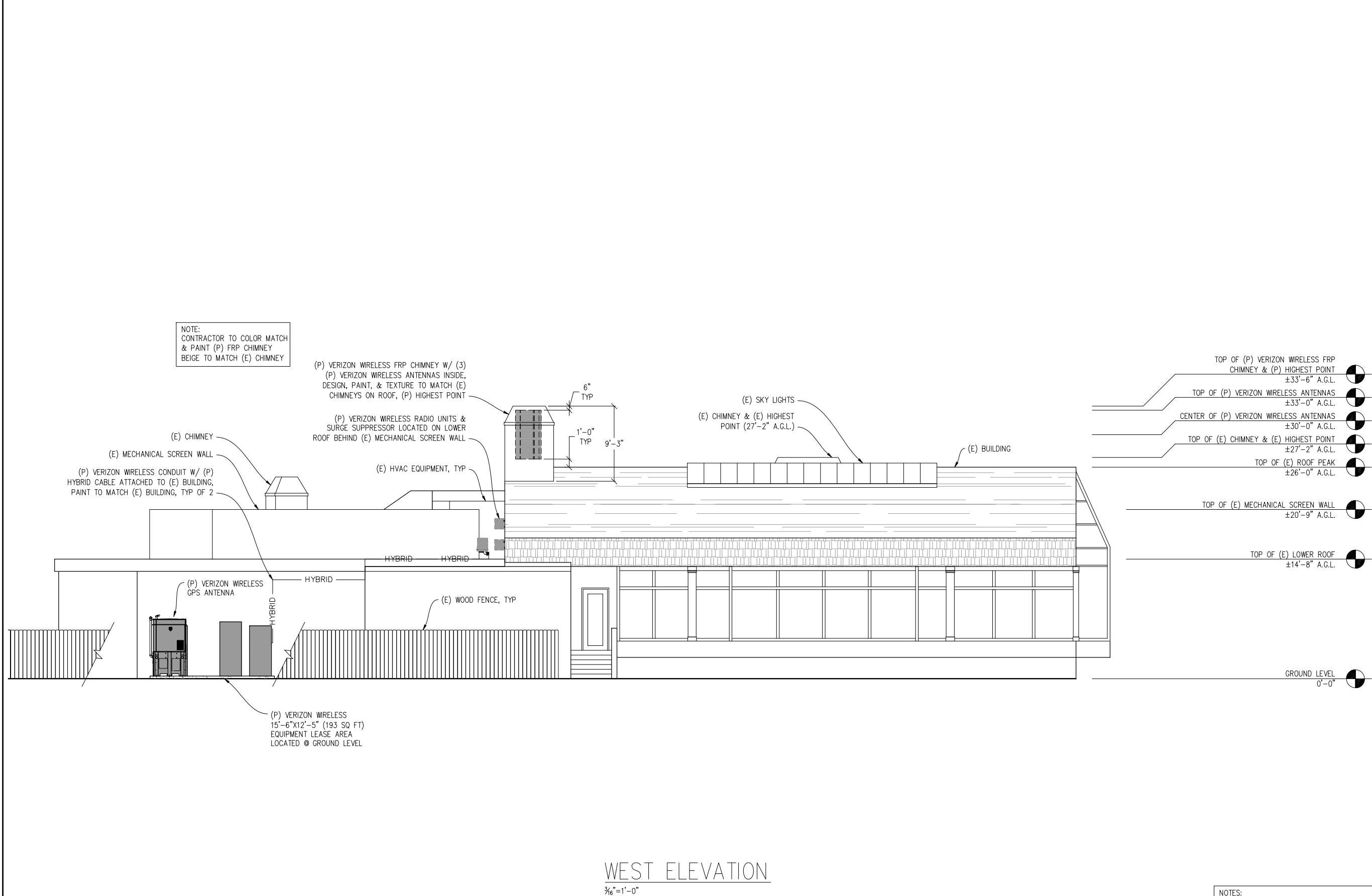
NOTE:  
CONTRACTOR TO COLOR MATCH  
& PAINT (P) FRP CHIMNEY  
BEIGE TO MATCH (E) CHIMNEY



NORTH ELEVATION

3/16"=1'-0"

- NOTES:
1. REROUTE & FIX ANY (E) IRRIGATION IN AREA OF VERIZON WIRELESS EQUIPMENT LEASE AREA.
  2. (E) TREES & ROCKS TO BE REMOVED AS NEEDED FOR INSTALLATION OF (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.
  3. ALL (P) CONDUITS ATTACHED TO BUILDING TO BE PAINTED TO MATCH (E) BUILDING.



- NOTES:
1. REROUTE & FIX ANY (E) IRRIGATION IN AREA OF VERIZON WIRELESS EQUIPMENT LEASE AREA.
  2. (E) TREES & ROCKS TO BE REMOVED AS NEEDED FOR INSTALLATION OF (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.
  3. ALL (P) CONDUITS ATTACHED TO BUILDING TO BE PAINTED TO MATCH (E) BUILDING.

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
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verizon

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	11/26/18	PLANNING COMMENTS	C.C.
	01/02/19	PLANNING COMMENTS	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

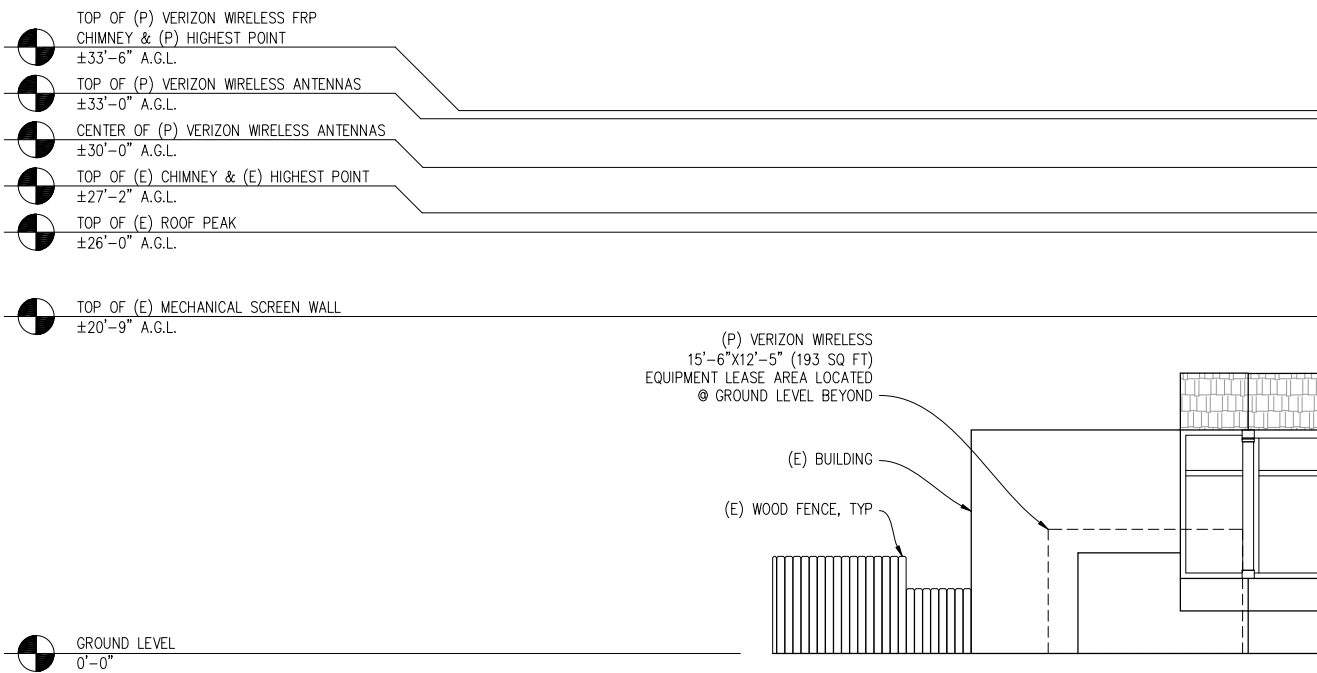
DATE: 01/02/19

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-7



SOUTH ELEVATION  
3/16"=1'-0"

- NOTES:
1. REROUTE & FIX ANY (E) IRRIGATION IN AREA OF VERIZON WIRELESS EQUIPMENT LEASE AREA.
  2. (E) TREES & ROCKS TO BE REMOVED AS NEEDED FOR INSTALLATION OF (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.
  3. ALL (P) CONDUITS ATTACHED TO BUILDING TO BE PAINTED TO MATCH (E) BUILDING.

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598

**Streamline Engineering and Design, Inc.**

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Contact: Larry Houghtby Phone: 916-275-4180  
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	11/26/18	PLANNING COMMENTS	C.C.
	01/02/19	PLANNING COMMENTS	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

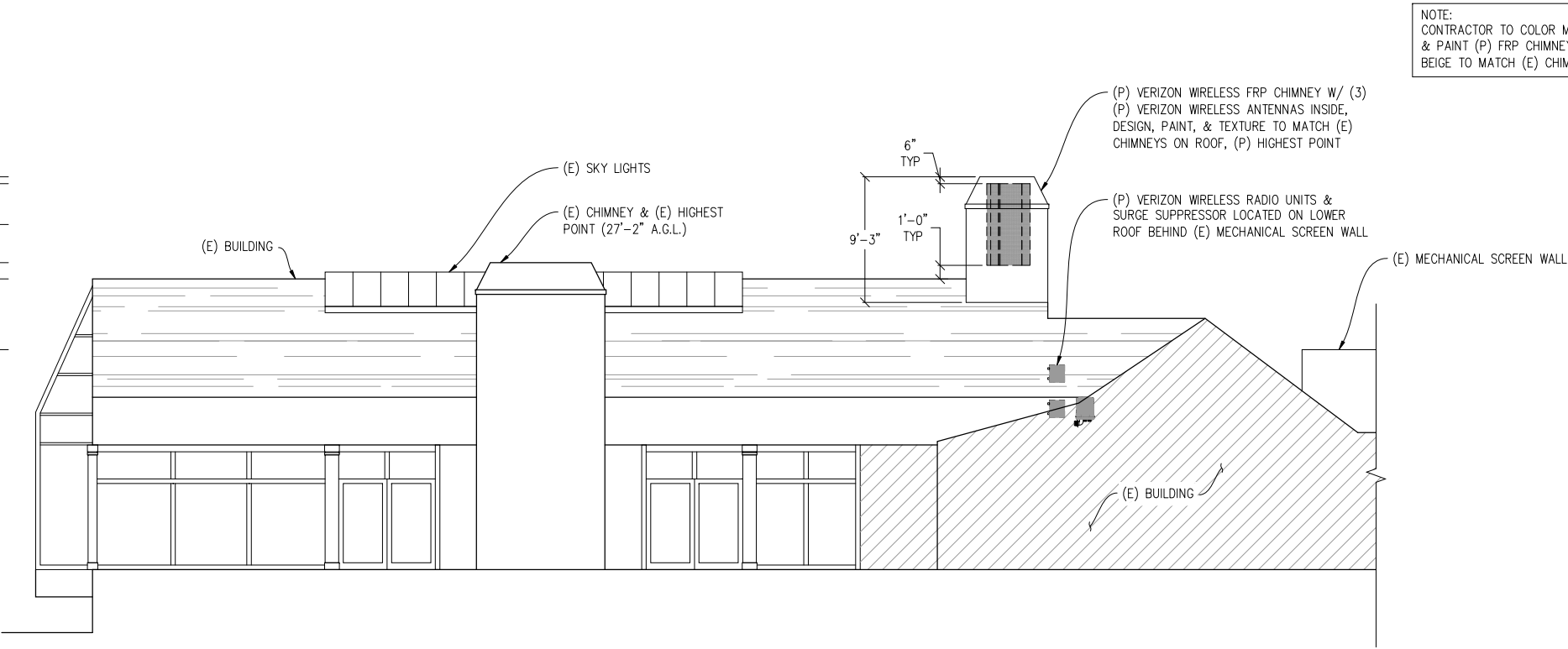
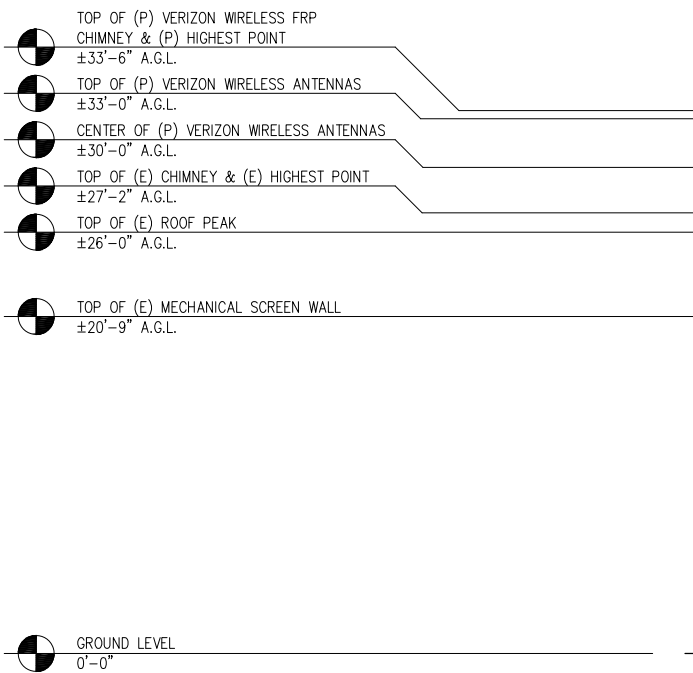
DATE: 01/02/19

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-8



NOTE:  
CONTRACTOR TO COLOR MATCH  
& PAINT (P) FRP CHIMNEY  
BEIGE TO MATCH (E) CHIMNEY

EAST ELEVATION  
3/16"=1'-0"

- NOTES:
1. REROUTE & FIX ANY (E) IRRIGATION IN AREA OF VERIZON WIRELESS EQUIPMENT LEASE AREA.
  2. (E) TREES & ROCKS TO BE REMOVED AS NEEDED FOR INSTALLATION OF (P) VERIZON WIRELESS EQUIPMENT LEASE AREA.
  3. ALL (P) CONDUITS ATTACHED TO BUILDING TO BE PAINTED TO MATCH (E) BUILDING.

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953



2785 MITCHELL DRIVE, BLDG 9  
WALNUT CREEK, CA 94598



8445 Sierra College Blvd, Suite E Granite Bay, CA 95661  
Contact: Larry Houghtby Phone: 916-275-4180  
E-Mail: larry@streamlineeng.com Fax: 916-660-1941  
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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	11/07/17	ZD 100%	D.L.
	02/15/18	CLIENT REV	C.C.
	09/13/18	CLIENT REV	D.L.
	09/28/18	CLIENT REV	C.C.
	11/26/18	PLANNING COMMENTS	C.C.
	01/02/19	PLANNING COMMENTS	C.C.

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

DATE: 01/02/19

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-9





VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW @ (P) EQUIPMENT LEASE AREA



VIEW @ (P) ANTENNA LEASE AREA

PEBBLE BEACH  
TENNIS CLUB

418794  
1576 CYPRESS DRIVE  
PEBBLE BEACH, CA 93953



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WALNUT CREEK, CA 94598

**Streamline Engineering  
and Design, Inc.**

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DRAWN BY: C. CODY			
CHECKED BY: J. GRAY			
APPROVED BY: -			
DATE: 01/02/19			

SHEET TITLE:

PHOTOS

SHEET NUMBER:

A-10



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