

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

In the matter of the application of:

**EPISCOPAL CHURCH IN THE DIOCESE/SPRINT
(PLN170734)**

RESOLUTION NO. 18 – 033

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per section 15303 of the California Environmentally Quality Act; and
- 2) Approving a Use Permit to allow the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter.

[PLN170734, Episcopal Church in the Diocese
(Precision Site Development d/b/a Sprint, 65000
Jolon Road, Lockwood, South County Area Plan
(APN: 215-011-003-000 & 201-021-003-000)]

The Episcopal Church in the Diocese (Precision Site Development d/b/a Sprint) application (PLN170734) came on for public hearing before the Monterey County Zoning Administrator on June 14, 2018. 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:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170734.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 65000 Jolon Road (Assessor's Parcel Number 215-011-003-000), South County Area Plan. The parcel is zoned Public/Quasi-Public, which allows wireless communication facilities with a Use Permit pursuant to Section 21.64.310. Therefore, the project is an allowed land use for this site.
- c) The parcel has two permanent buildings on the southern side of the parcel, both are part of the Saint Luke Episcopal Church. The church has been designated as a historic structure. However, the proposed monopole and associated equipment will be approximately 150'-200' northwest of the existing buildings. Additionally, the site has been previously developed with other modern structures that remove any concern about historical context of the parcel. The addition of the cell tower will not impact operations of the church and will not have any significant adverse impact on surrounding properties.
- d) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Monterey County Code Section 21.64.310 (see Finding 7).
- e) The project planner conducted a site inspection on May 15, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission.
- g) 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 PLN170734.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, State Responsibility Fire Protection Area, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following reports have been prepared:
 - *“Geotechnical Investigation Report” (LIB180150) prepared by MID Pacific Engineering, Inc., Sacramento, CA, January 19, 2018.*

- *“Tree Resource Assessment” (LIB180148) prepared by Frank Ono, Urban Forester, Pacific Grove, CA, December 18, 2017.*
- *“Phase I Environmental Site Assessment” (LIB180151) prepared by Ramaker & Associates, Inc., Sauk City, Wisconsin, January 9, 2018.*

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.

- c) Staff conducted a site inspection on May 15, 2018 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170734.

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

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, State Responsibility Fire Protection Area, RMA - Public Works, 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) Necessary public facilities are available. No additional facilities are required for this use.
 - c) A Radio-Frequency Electromagnetic (RF-EME) Modeling Report was prepared for the project. The RF-EME 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).
 - d) Staff conducted a site inspection on May 15, 2018 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170734.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on May 15, 2018 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170734.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction and location of new, small facilities or structures.
 - b) The project involves the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 15, 2018.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170734.

7. **FINDING** **WIRELESS COMMUNICATIONS 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 the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission

cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter. The site is located at 65000 Jolon Road, Lockwood. There are two (2) privately owned parcels in the location where Sprint is trying to place a site, and both are owned by the Episcopal Diocese of El Camino Real. They own parcel number 215-011-003-000 which is where the proposed site is located, and parcel number 201-021-003-000. The church would only allow Sprint to locate on the one parcel as proposed. The surrounding parcels are owned by the US Government. However, the US Government is not open to any new towers on this land, which is why this site is selected.

- 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 will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated Visually Sensitive area pursuant to MCC Title 21 (Zoning Ordinance). The proposed facility will be visible from adjacent properties and not from Hwy 101, but the facility will blend with the visual character of the area. Additionally, conditions have been incorporated that require the monopole to be painted brown to blend with the existing natural landscape, which will help filter its presence, that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 13, 8, and 10).
- 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 21.86.060.
- d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 21 miles from the Mesa Del Rey 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) 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 PLN170734.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Use Permit to allow the installation of a 50-foot high communications monopole with eight (8) antennas (6 panel antennas, 1 microwave antenna & 1 satellite antenna), all associated transmission cables, outdoor cabinets, and a 30 x 30 square foot fencing perimeter, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of June, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 15 2018**

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 **JUN 25 2018**

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170734

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN170734) allows for the installation of a wireless communications facility consisting of a 50-foot high monopole with eight (8) antennas, all associated transmission cables; outdoor cabinets, and 6' tall fenced perimeter. The property is located at 65000 Jolon Road, Jolon (Assessor's Parcel Number 215-011-003-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means Applicant* and its successors and assigns. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Applicant (Applicant*) and its successors and assigns shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit (Resolution Number 18-033) for the installation of a wireless communications facility consisting of a 50-foot high monopole with eight (8) antennas, all associated transmission cables; outdoor cabinets, and 6' tall fenced perimeter was approved by Zoning Administrator for Assessor's Parcel Number 215-011-003-000 & 201-021-003-000 on June 14th, 2018. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation The applicant agrees as a condition and in consideration of the approval of the permit
Monitoring Measure: to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

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

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

7. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on June 14, 2021 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-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

8. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

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

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

9. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed 50 feet.

10. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(RMA - Planning)

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

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

11. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of RMA - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

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

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

12. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

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

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

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

13. MONOPOLE PAINT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The proposed monopole will be painted brown to blend with the existing natural landscape, which will help filter its presence from the historic property.

Compliance or Monitoring Action to be Performed: Prior to the final building inspection, Applicant/Agent shall submit photos showing evidence of the painted (brown) monopole.
RMA-Planning

14. NO SUBSURFACE CONSTRUCTION WITHIN 25'

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No subsurface construction should occur within 25 feet of the fence line defining the historic cemetery.

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.
RMA-Planning

SITE TYPE: GROUND EQUIPMENT W/ MONOPOLE



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEIL ENGINEERING TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

OWNER(S): EPISCOPAL CHURCH IN THE DIOCESE
PO BOX 689
SALINAS, CA 93902



VICINITY MAP

Together with a non-exclusive easement for access and utility purposes twelve feet in width the centerline of which is described as follows; beginning at a point which bears South 25°00'56" West 6.00 feet from the most Northerly corner of the above described lease area and running thence North 65°00'00" West 5.42 feet; thence though a tangent curve to the left having a radius of 34.00 feet through an arc distance of 53.05 feet; thence tangent to the last curve South 25°36'24" West 27.63 feet; thence though a tangent curve to the left having a radius of 34.00 feet through an arc distance of 7.89 feet; thence tangent to the last curve South 121°27'27" West 40.79 feet; thence though a tangent curve to the right having a radius of 22.00 feet through an arc distance of 2.74 feet; thence tangent to the last curve South 19°28'54" West 10.65 feet; thence South 19°50'12" West 18.52 feet; thence though a tangent curve to the left having a radius of 34.00 feet through an arc distance of 18.67 feet; thence tangent to the last curve South 11°37'24" East 44.96 feet; thence though a tangent curve to the left having a radius of 34.00 feet through an arc distance of 31.07 feet; thence tangent to the last curve South 63°58'29" East 125.79 feet; thence though a tangent curve to the left having a radius of 56.00 feet through an arc distance of 91.85 feet; thence tangent to the last curve North 22°03'15" East 30.72 feet; thence North 11°06'24" East 53.37 feet; thence though a tangent curve to the right having a radius of 65.00 feet through an arc distance of 108.67 feet; thence tangent to the last curve South 73°06'19" East 64.08 feet; thence South 66°23'58" East 131.5 feet more or less to the public right of way more commonly known as Jolon Road.

Kenneth D. Geil California RCE 14803

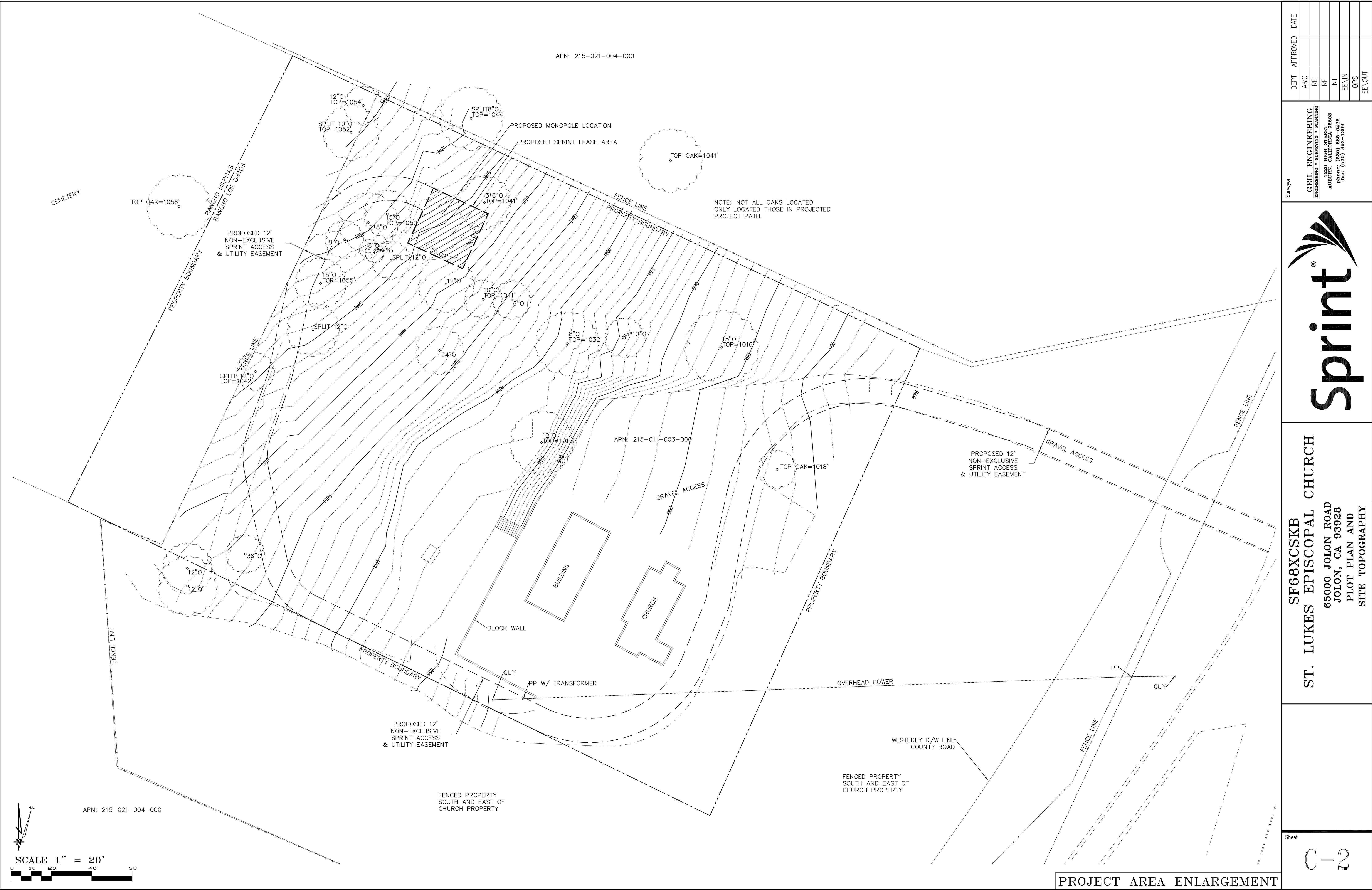


SF68XCCKB
ST. LUKES EPISCOPAL CHURCH
65000 JOLON ROAD
JOLON, CA 93928
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS		PRELIMINARY DRAWING
REV	05-25-17 N. ROHDE	
REV	07-05-17 N. ROHDE	LEASE AREA PLACED
REV		
REV		
REV		

Sheet

C-1



DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

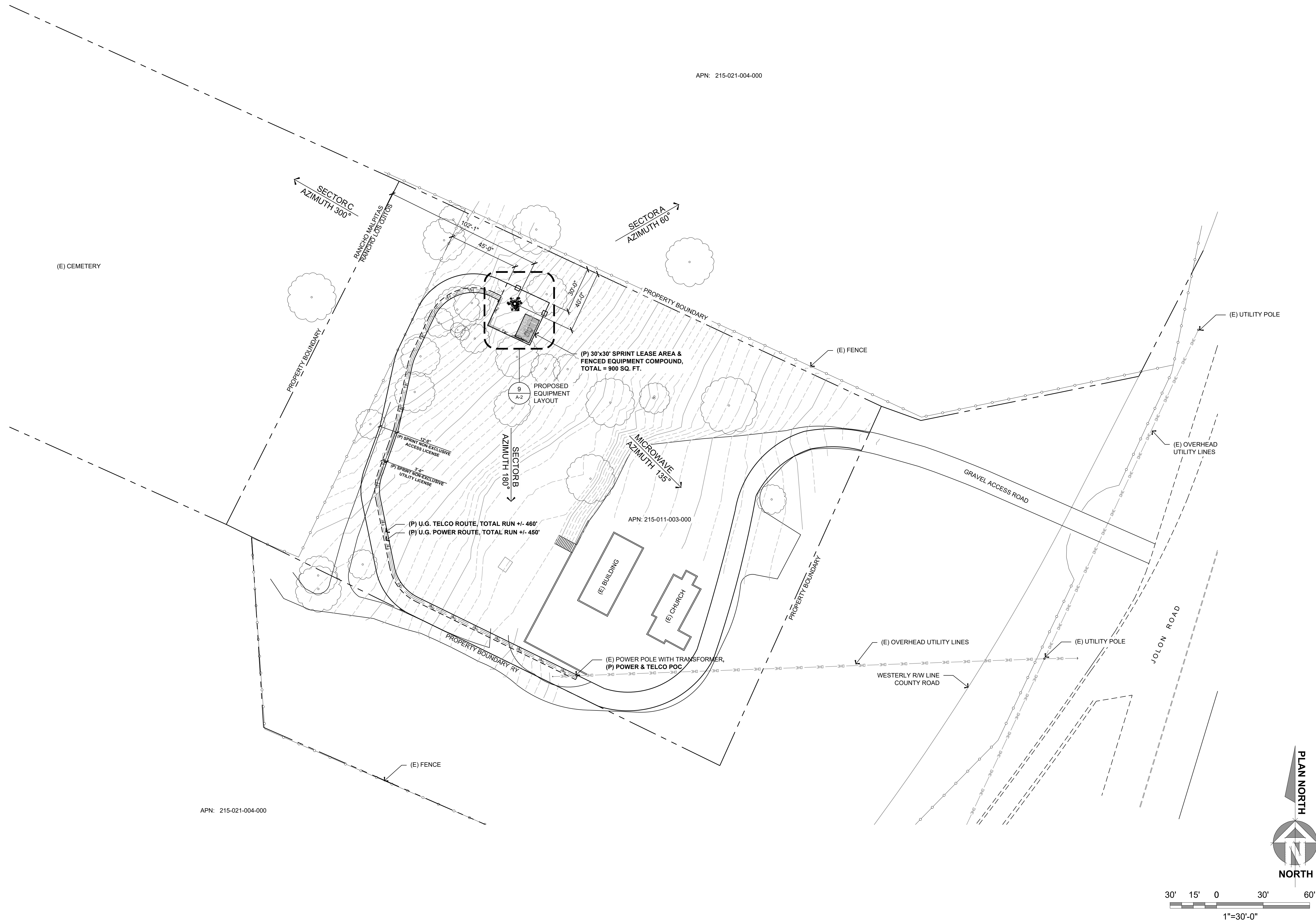
Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 96603
Phone: (916) 885-1226
Fax: (916) 885-1309



SF68XCCKB
ST. LUKES EPISCOPAL CHURCH
65000 JOLON ROAD
JOLON, CA 93928
PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2

Plot Date: 8/23/2017 1:04:35 PM File Name: T-16503-25_SF68XCSKB Church Site Plan.dwg Project By: Susan Daniels



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San Ramon, CA 94583

PRECISION
1524 RAINBOW TROUT STREET
ROSEVILLE, CA 95747

Borges
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3837 FAX

PROJECT NO: T-16503-25
DRAWN BY: D.A.G.
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
B	08/23/17	100% ZD SUBMITTAL
A	08/21/17	90% ZD SUBMITTAL

08/23/17
100% ZD

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SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



1. CONDUIT ROUTING IS DIAGRAMMATICALLY SHOWN ON PLANS AND ARE ONLY APPROXIMATIONS. THE EXACT LOCATION AND ROUTING SHALL BE FIELD VERIFIED.
2. ALL ELECTRICAL EQUIPMENT AND CONTROLLING DEVICES SHALL BE PROVIDED WITH LAMI COLD NAMEPLATES, INDICATING THE CIRCUITS ORIGINATION AND ALL EQUIPMENT TERMINATIONS
3. CONTRACTOR SHALL SUPPLY BREAKERS, CONDUITS AND CIRCUIT CONDUCTORS, AS REQUIRED FOR A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.

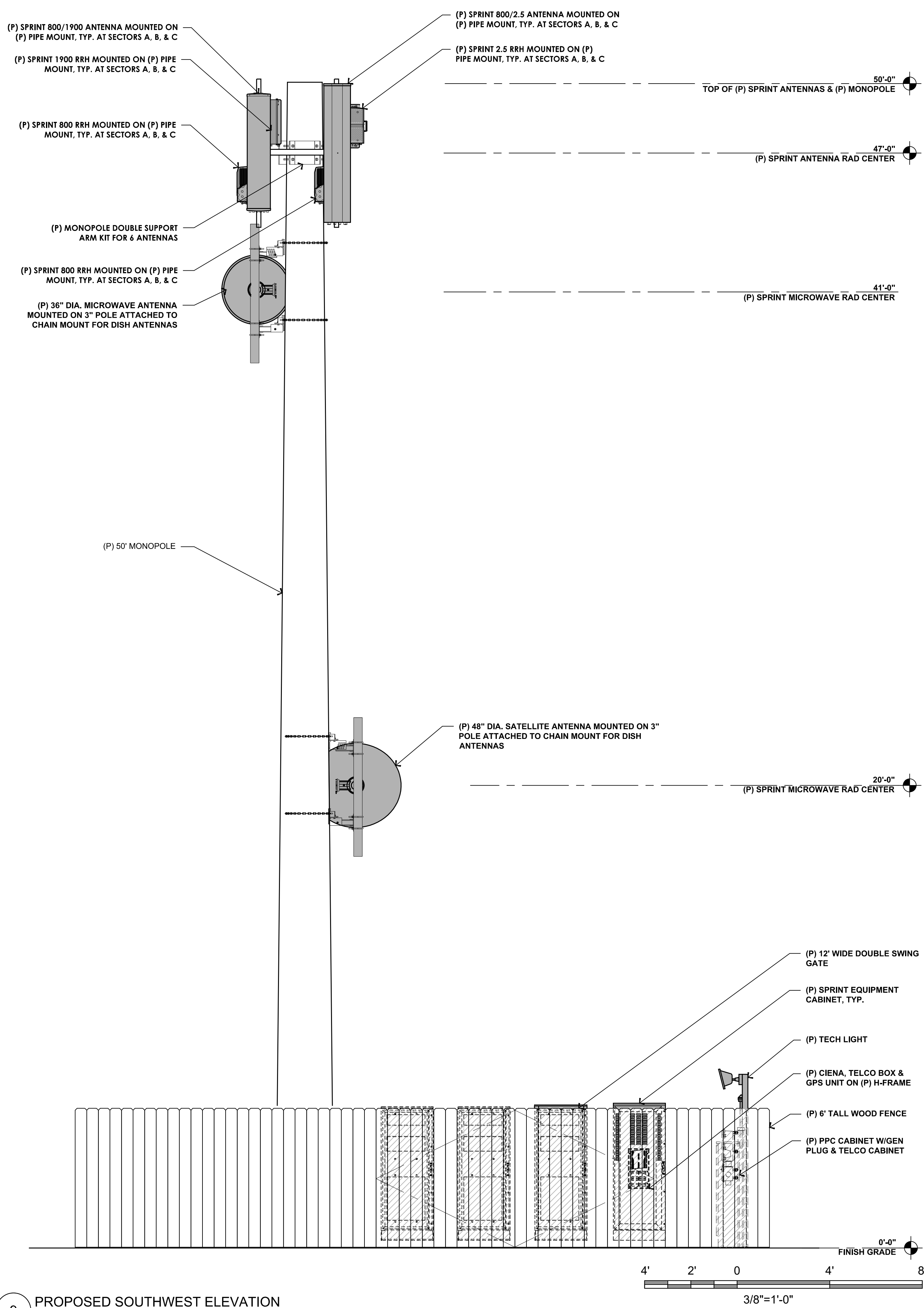
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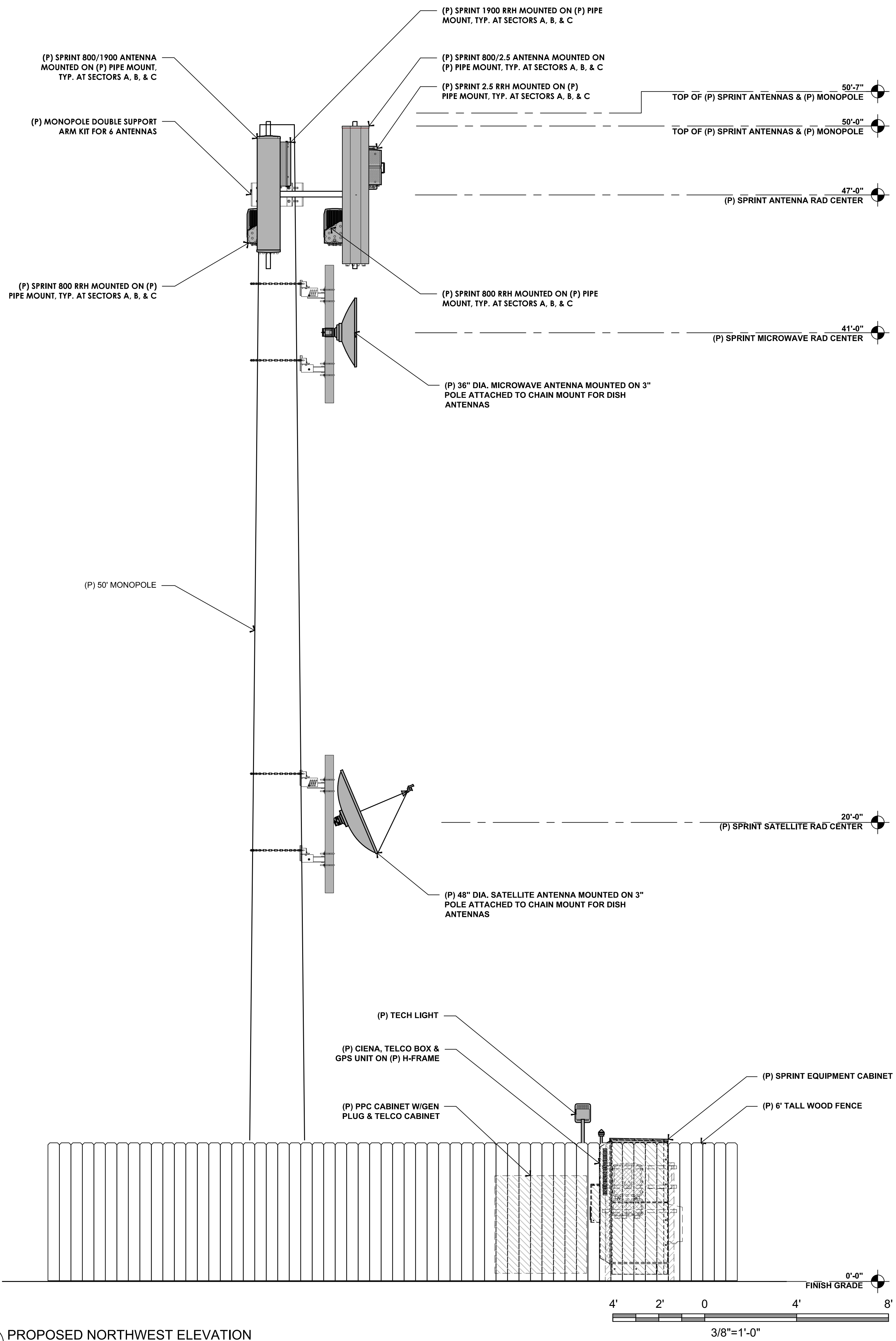
A-2



Plot Date: 8/23/2017 1:04:42 PM File Name: 20160711-1693_Precision Site Development - LCCSF680C368-255F8MAC286 Church Sheds/Building A-A > ELEVATIONS.dwg Plotted By: Susan Daniels



9 PROPOSED SOUTHWEST ELEVATION
3/8" = 1'-0"



17 PROPOSED NORTHWEST ELEVATION
3/8" = 1'-0"

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Borges
ARCHITECTURAL GROUP
borgesarch.com
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE CA 95661
916 782 7200 TEL
916 773 3037 FAX

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08/23/17
100% ZD

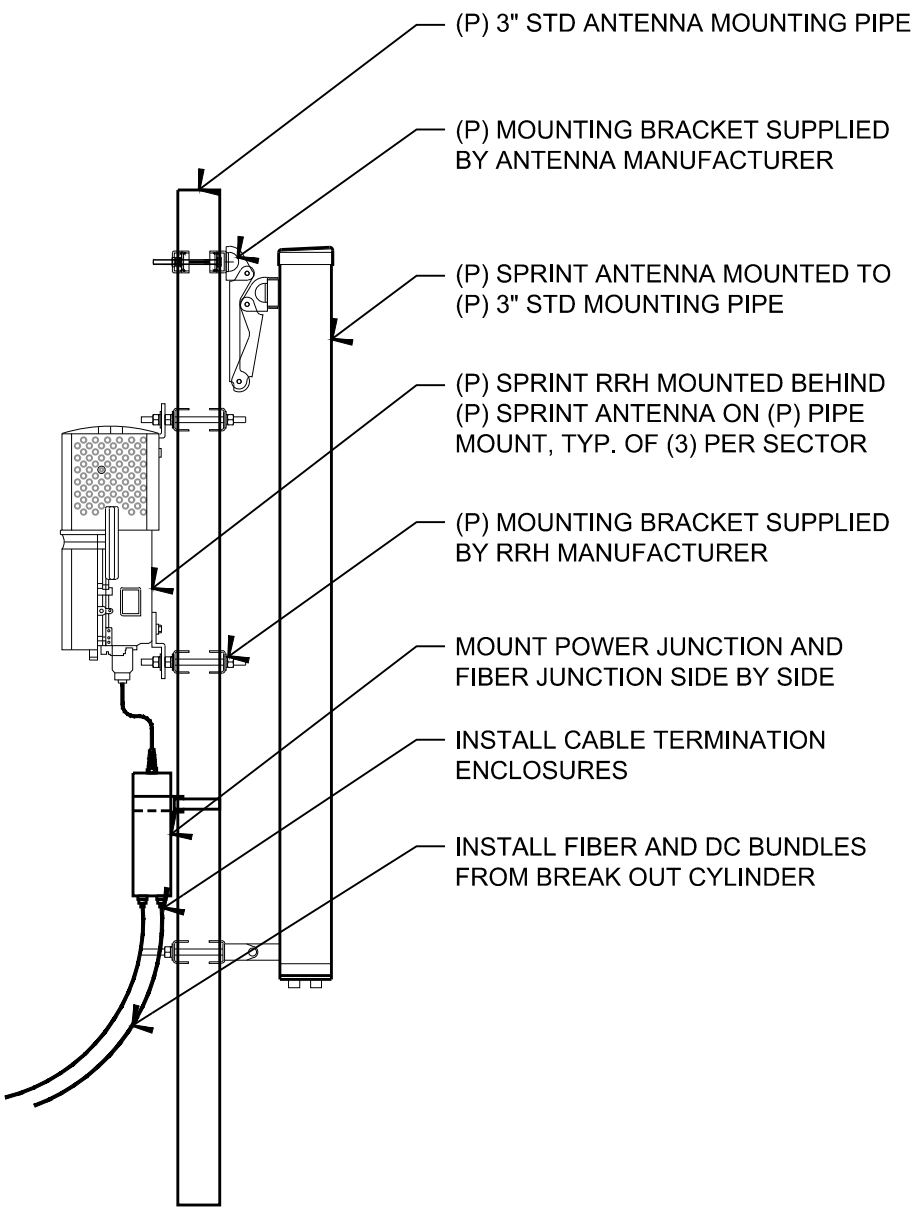
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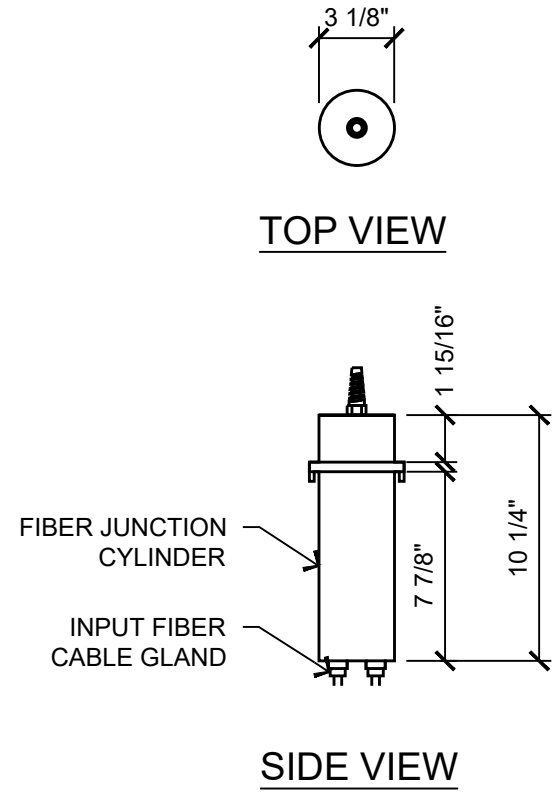
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-3

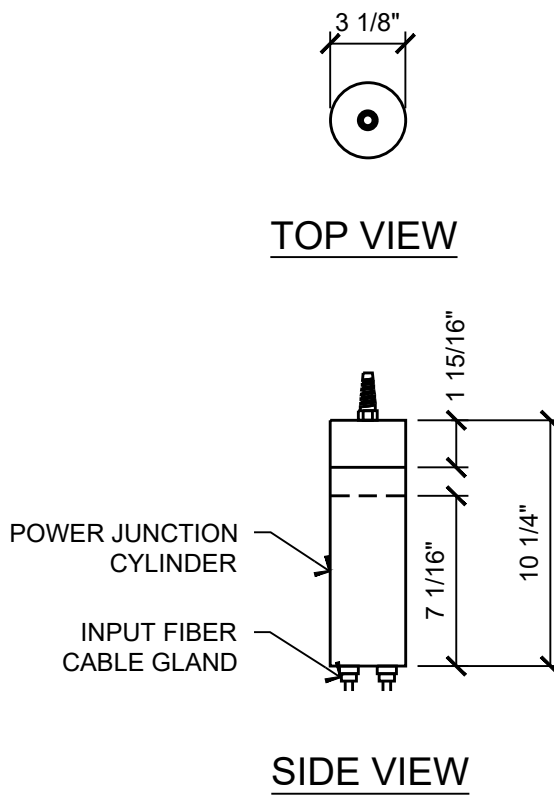
Plot Date: 8/23/2017 1:07:42 PM File Name: 201607-16931_Precision Site Development - LCCSF68XCSKB-SF68XCSKB Church Building A4-4.1 Equipment Details.dwg Plotted By: Susan Daniels



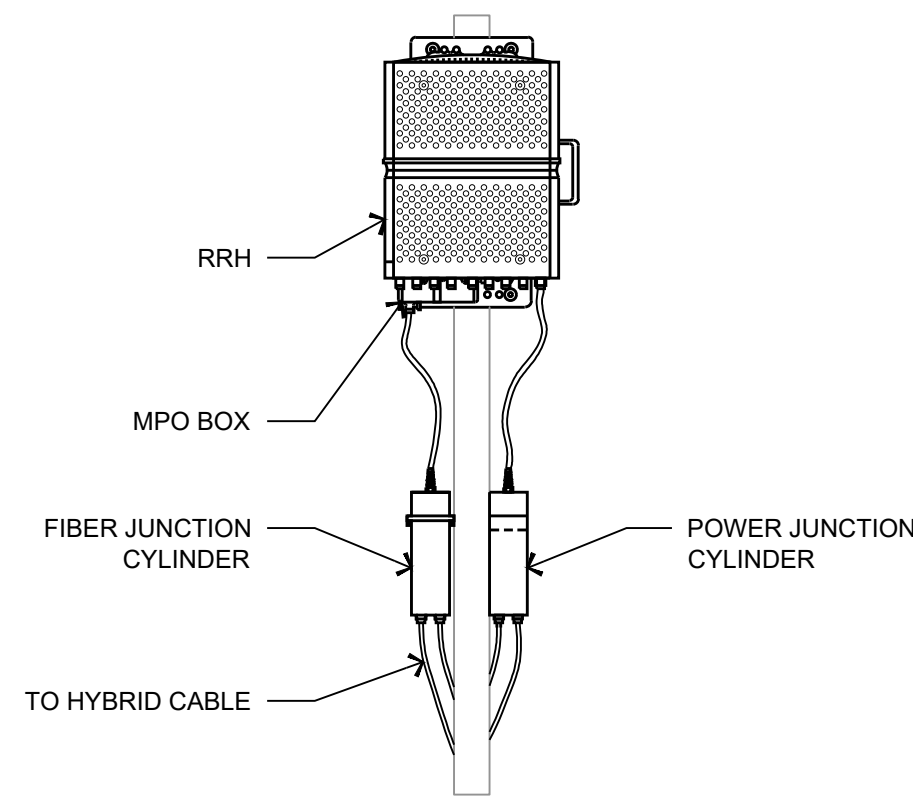
15 (P) ANTENNA & RRU MOUNTING DETAIL
3/4" = 1'-0"



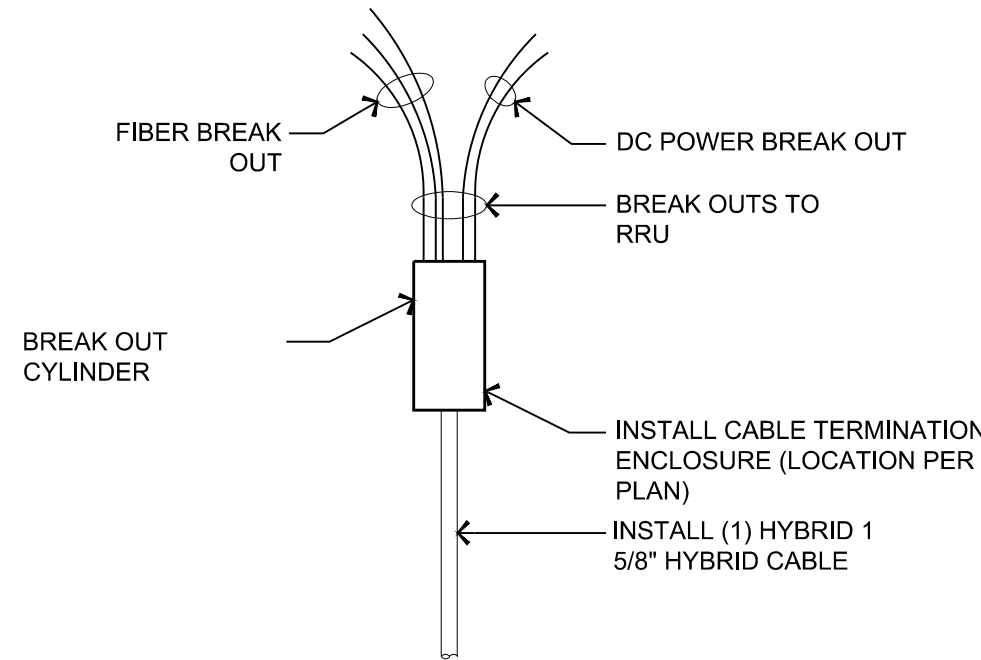
12 FIBER JUNCTION CYLINDER
1 1/2" = 1'-0"



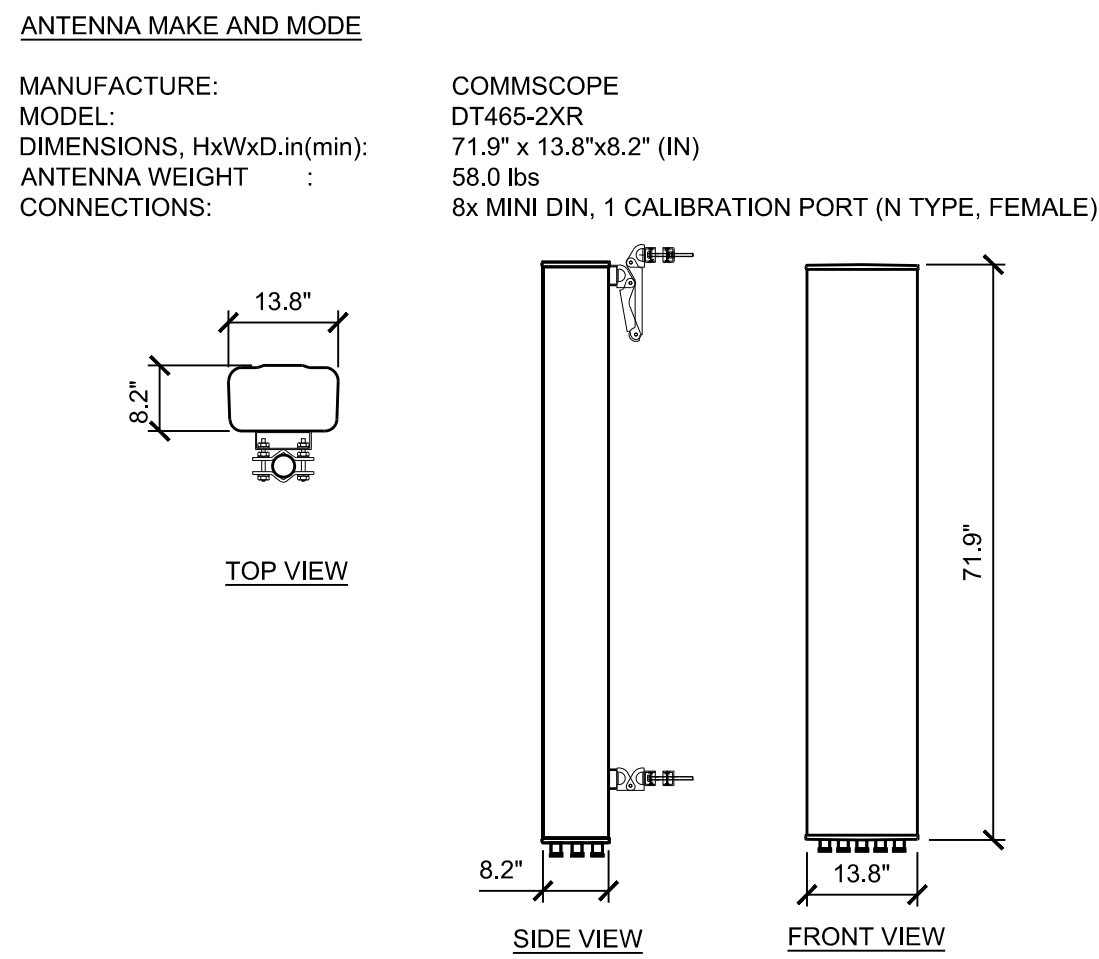
11 POWER JUNCTION CYLINDER
1 1/2" = 1'-0"



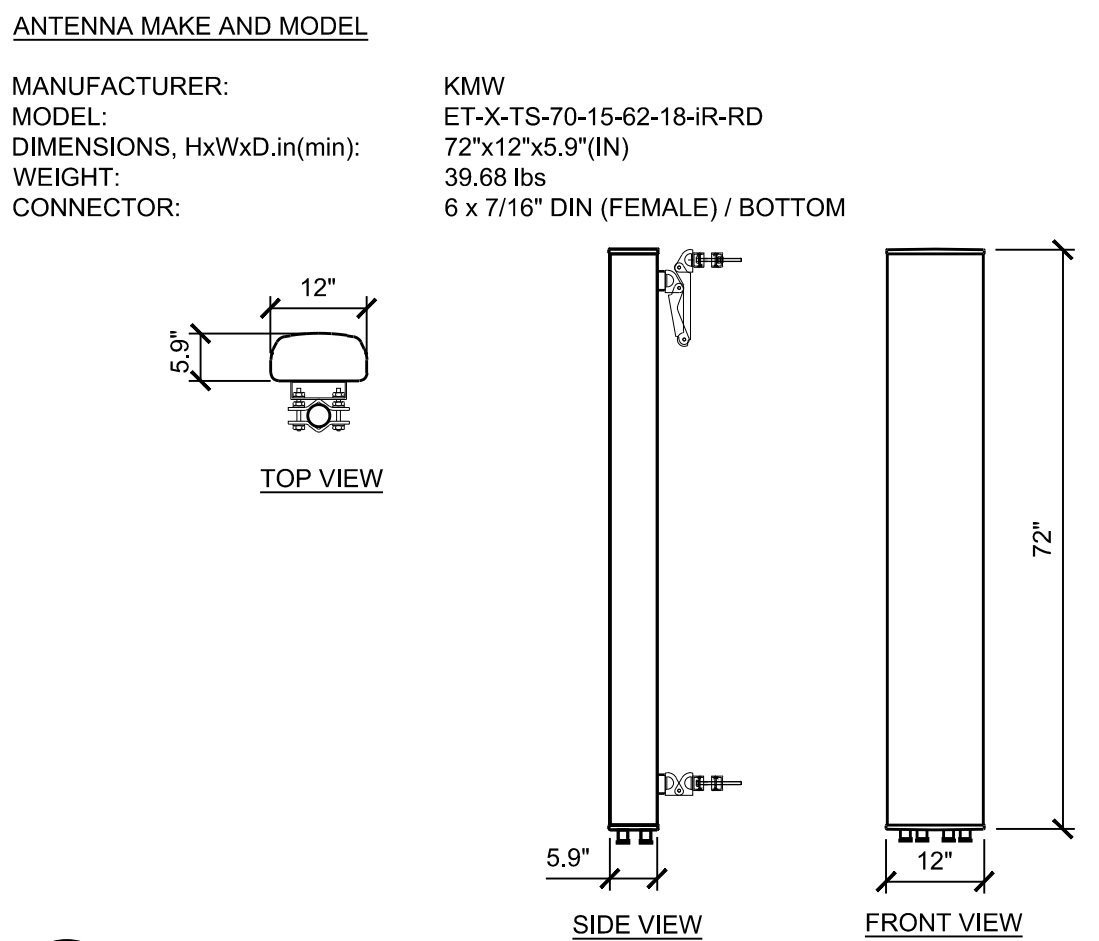
8 JUNCTION CYLINDER DETAIL
3/4" = 1'-0"



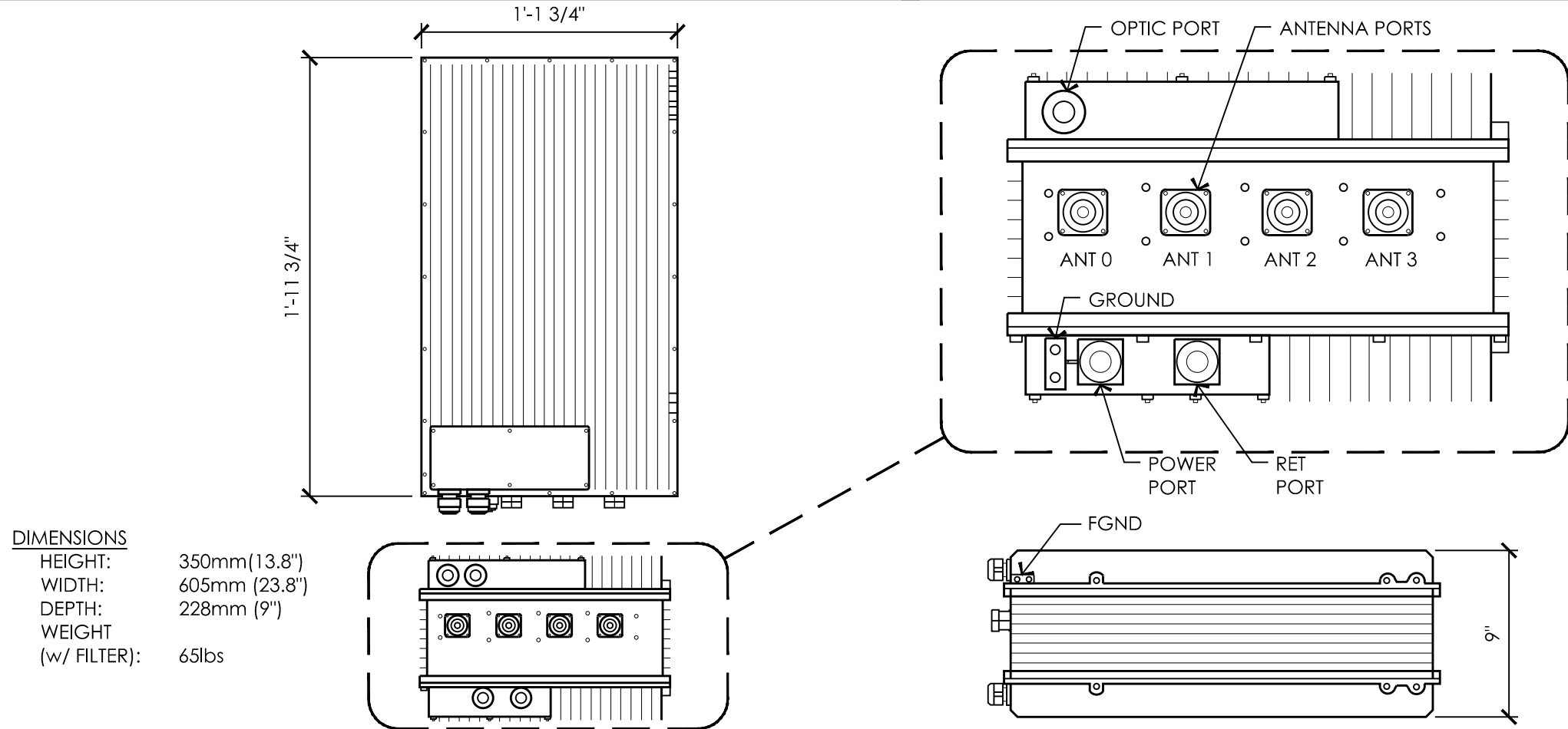
7 HYBRID BREAK OUT
6" = 1'-0"



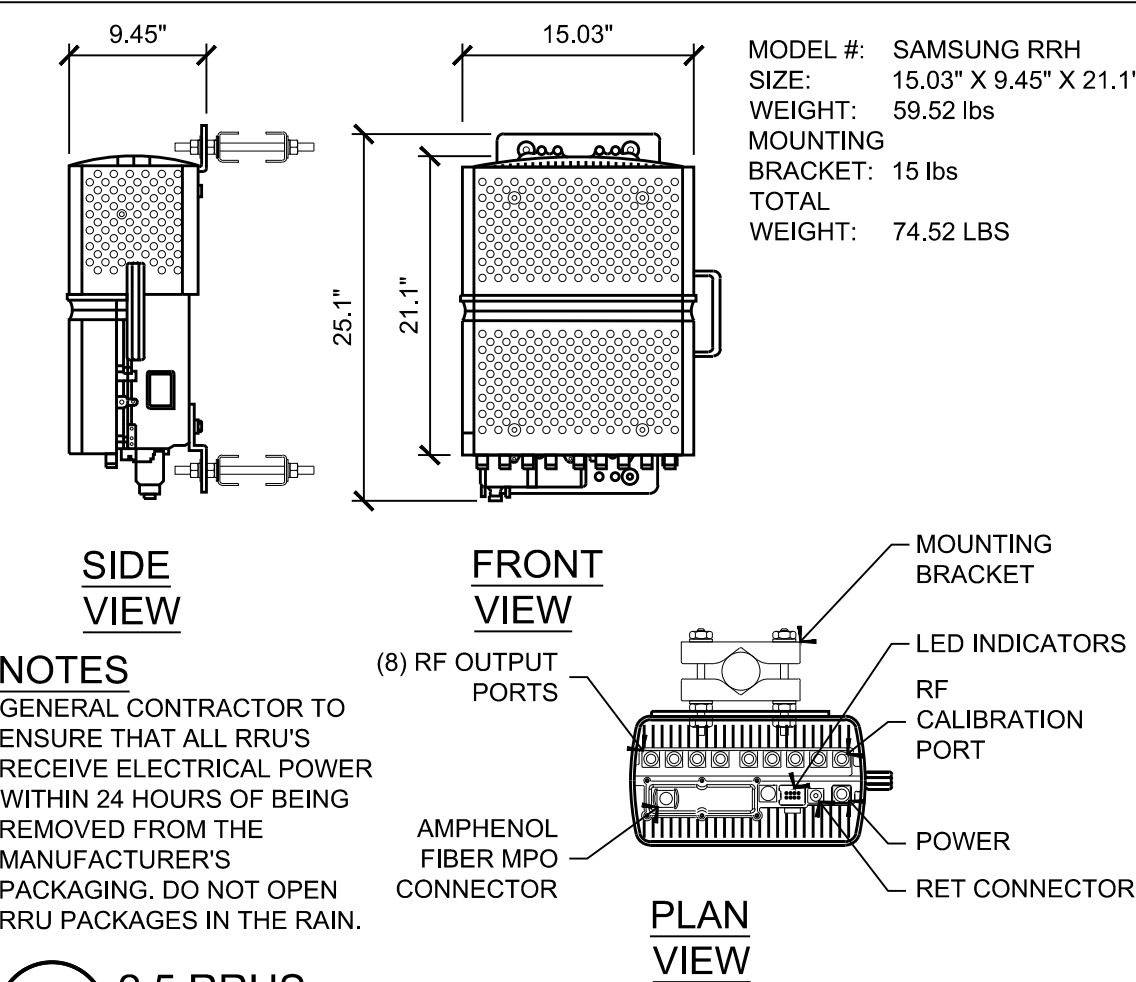
4 800 - 2500 DUAL BAND ANTENNA
1/2" = 1'-0"



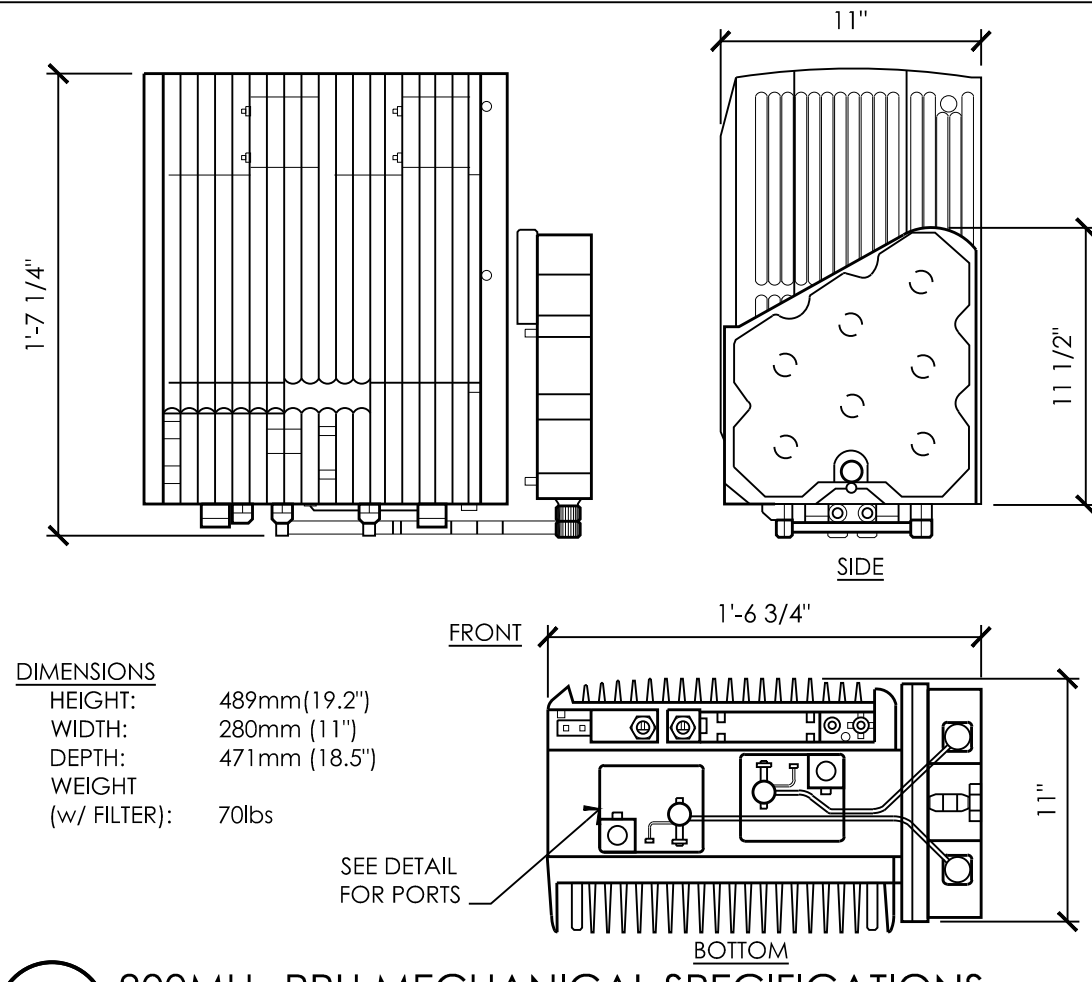
4 800 / 1900 DUAL BAND ANTENNA
1/2" = 1'-0"



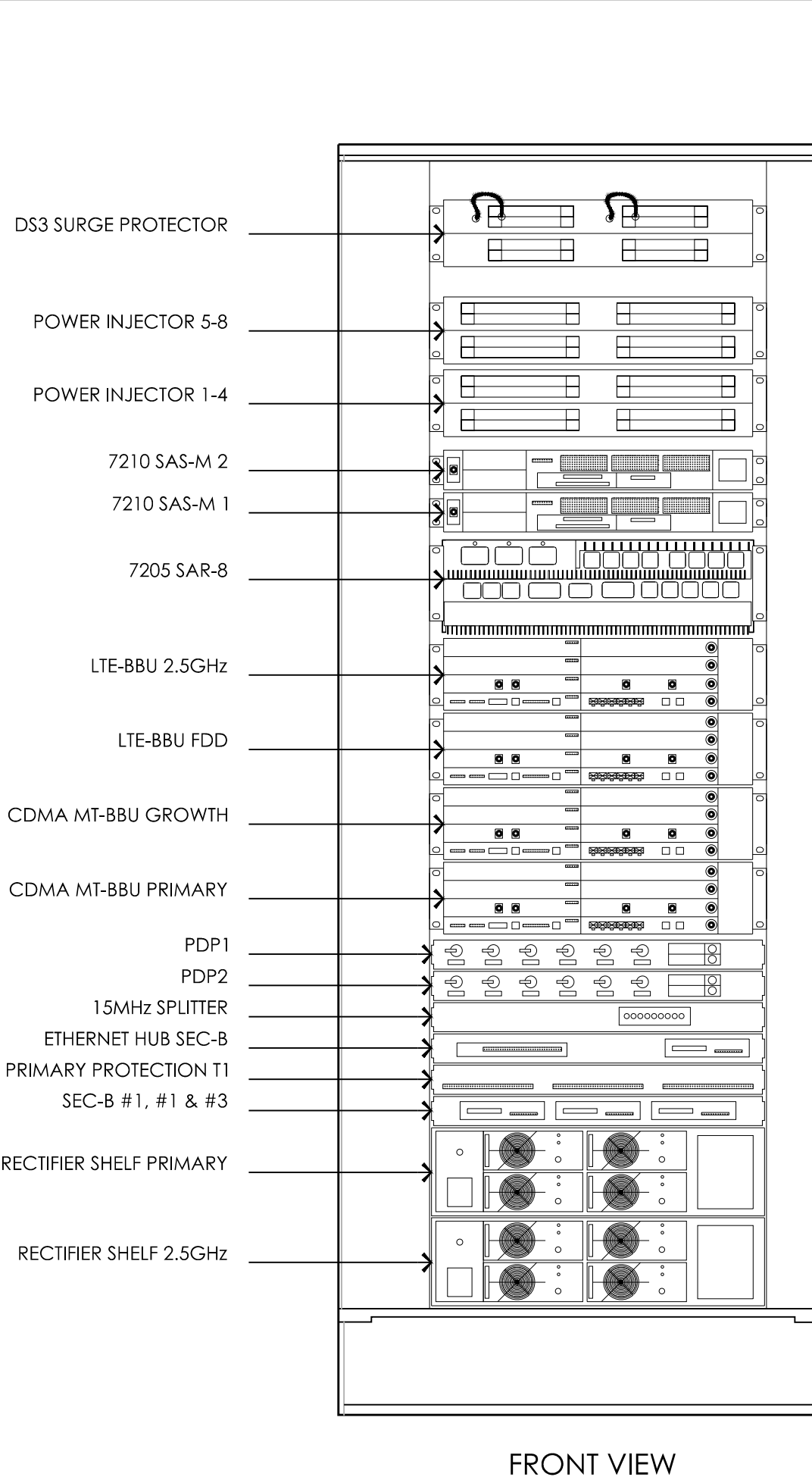
14 1.9GHz RRU MECHANICAL SPECIFICATIONS
NOT TO SCALE



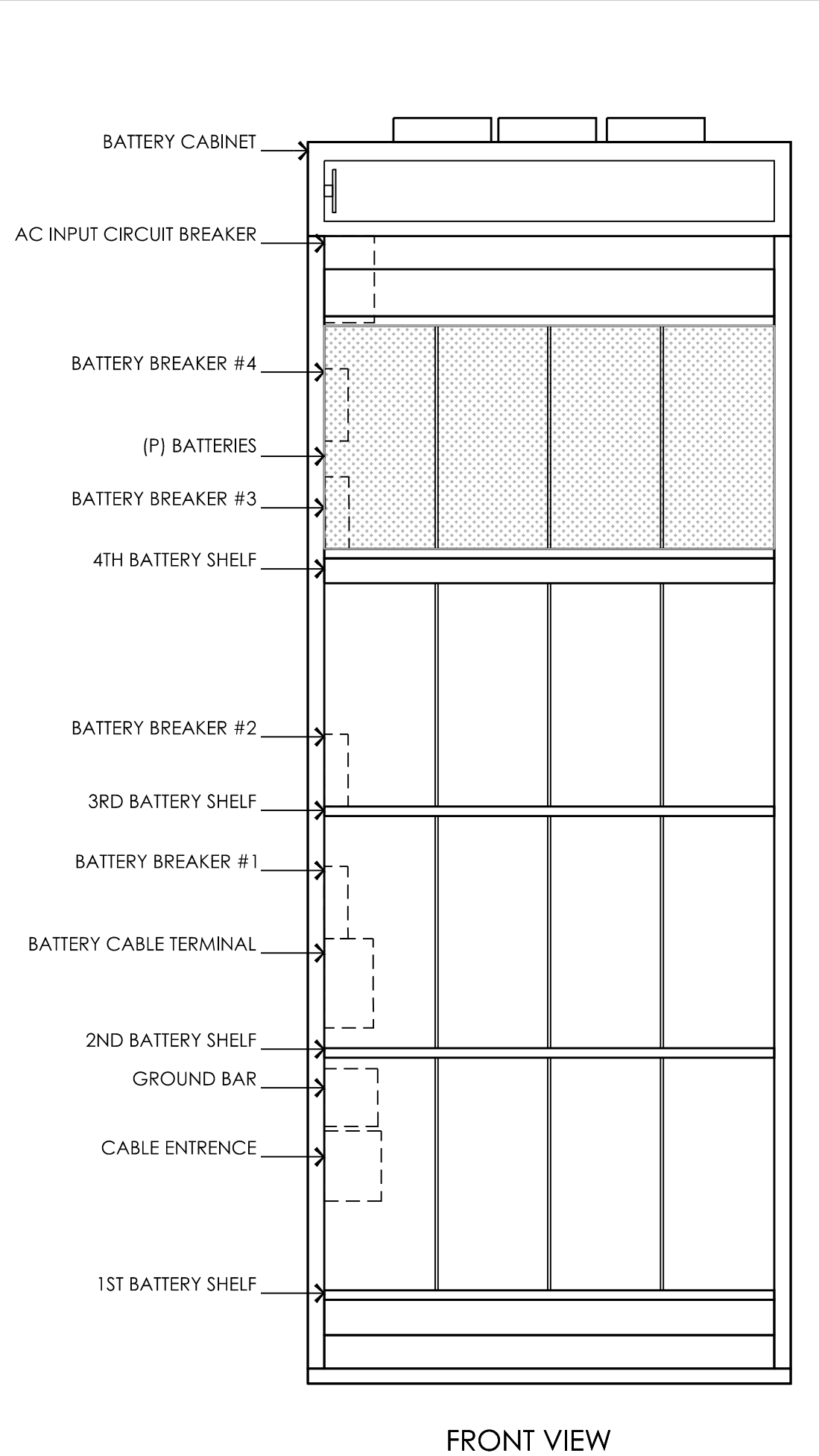
13 2.5 RRUS
NOT TO SCALE



9 800MHz RRU MECHANICAL SPECIFICATIONS
NOT TO SCALE



5 MMBS WITH 2.5 EQUIPMENT
1 1/2" = 1'-0"



1 BATTERY BACKUP CABINET
1 1/2" = 1'-0"

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SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
A-4.1