

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

In the matter of the application of:

**BRAY ALBERT L TR ET AL – LEASE TO  
VERIZON WIRELESS (PLN170802)**

**RESOLUTION NO. 18 – 034**

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15303; and
- 2) Approving the Use Permit to allow construction of an unmanned wireless telecommunication facility (WCF) consisting of:
  - A. a 65 foot high lattice tower windmill design or a monopole containing:
    - i. an electronic transceiver pole,
    - ii. nine high panel antennae,
    - iii. one GPS antenna,
    - iv. eighteen radio remote units, and
  - B. concrete pad with 8 foot high chain link fence enclosure containing:
    - i. a standby generator,
    - ii. four equipment cabinets,
    - iii. utilities and equipment, and
    - iv. associated trunk and coaxial cables.

[PLN170802, BRAY ALBERT L TR ET AL, Paris Valley Road, San Ardo, South CountyArea Plan (APN: 422-281-001-000)]

**The Bray WCF – Verizon Wireless application (PLN170802) came on for public hearing before the Monterey County Zoning Administrator on 14 June 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 construction of an unmanned wireless telecommunication facility (WCF) consisting of the installation of a 65 foot high electronic transceiver tower, nine high panel antennae, and one GPS antenna.  
**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 PLN170802.
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 Paris Valley Road in San Ardo (Assessor's Parcel Number 422-281-001-000), South County Area Plan. The 625 square feet being leased to Verizon for the facility is on the portion of the 100 acre parcel zoned HI (Heavy Industrial Mineral Extraction), which allows construction of wireless telecommunication facilities with a use permit. Therefore, the project is an allowed land use for this site.
- c) Wireless telecommunication facilities applications in HI zoning may be heard by the Zoning Administrator pursuant to Section 21.64.310.I of Title 21. The proposed project does not involve significant public policy issues, unmitigable significant adverse environmental impacts, significant changes to the nature of a community, or establishment of precedents or standards by which other projects will be measured. Therefore, the Zoning Administrator is the appropriate hearing body to consider this application.
- d) In lieu of a site inspection, Staff verified with GoogleEarth that the description of the project on the subject parcel would be an appropriate land use for the subject property.
- 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 PLN170802.

3. **FINDING:**

**WIRELESS COMMUNICATION FACILITY SITE**

**SUITABILITY** – The Project, as conditioned, is compatible with the integrity and nature of the area and complies with all applicable federal, state, and local regulations. Location of the wireless communication facility in the proposed location is in accordance with the findings of Section 21.64.0310.E of Title 21.

**EVIDENCE:**

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site would harm public health, safety, or welfare. Conditions recommended have been incorporated.
- b) The following report has been prepared:
  - “Verizon Wireless Proposed Base Station (Site No. 291698 Paris Valley Road)” (LIB180203) prepared by Hammett & Edison, Inc., San Francisco, CA, 28 December 2017.

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

- c) In accordance with General Order 159A of the California State Public Utilities Commission (PUC), the County of Monterey is the appropriate



agency to issue permit approval, to satisfy noticing procedures, and to determine CEQA status of this proposed project.

- d) Implementation of either a lattice tower windmill design or monopole transceiver is consistent with the rural community character and surrounding aesthetic of expansive fields for agriculture and mining that are dotted with power poles. Therefore, either design would not mar the appearance and integrity of the community.
- e) The project, as proposed and conditioned, is sited and designed to be compatible with surrounding land uses.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170802.

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, South County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Public facilities are not necessary for this project because there is no requirement for access to water, bathrooms, or community centers associated with operation of the proposed project.
  - c) The Hammett and Edison report (File No. LIB180203) concludes project complies with the FCC public exposure guidelines and no mitigation measures are necessary to comply with these FCC guidelines.
  - d) 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 PLN170802.

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) 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 PLN170802.

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 new construction of small facilities.
  - b) The proposed project is a 625 square foot wireless communication facility. Therefore, the project is categorically exempt.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
  - d) 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 PLN170802.

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

- EVIDENCE:**
- a) Section 21.80.040.B of the Monterey County Zoning Ordinance states that the decision by the Zoning Administrator 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 Categorically Exempt per Section 15303 of CEQA Guidelines;
- 2. Approve the Use Permit to allow construction of an unmanned wireless telecommunication facility (WCF) consisting of:
  - A. a 65 foot high lattice tower windmill design or monopole containing:
    - i. an electronic transceiver pole,
    - ii. nine high panel antennae,
    - iii. one GPS antenna,
    - iv. eighteen radio remote units,
    - v. associated coaxial and trunk cables; and
  - B. a concrete pad with 8 foot high chain link fence enclosure containing:
    - i. a standby generator,
    - ii. four equipment cabinets, and
    - iii. associated utilities and equipment

in general conformance with the attached plans and photosimulations, and subject to the attached conditions, all being attached hereto and incorporated herein by reference

**PASSED AND ADOPTED** this 14<sup>th</sup> day of June 2018 by:



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

PLN170802

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN170802) allows construction of a 65' wireless communication tower as either a lattice tower with decorative windmill or as a monopole. The property is located at Paris Valley Road, San Ardo [NO ADDRESS ASSIGNED TO PARCEL] (Assessor's Parcel Number 422-281-001-000), 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 Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number 18-034) was approved by the Zoning Administrator for Assessor's Parcel Number 422-281-001-000 on 14 June 2018. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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



### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

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

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

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

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

### 4. EHSP01 - HAZ MAT BUSINESS RESPONSE PLAN – MOU (NON-STANDARD)

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory). Submit to CERS and provide notification to the Environmental Health Bureau for HMMS to review and approve. Obtain a Hazardous Materials Facility Operating Permit from HMMS. Maintain an up-to-date Business Response Plan that reflects all hazardous materials stored onsite.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permits, the applicant shall submit the signed Business Response Plan – Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with HMMS prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to date Business Response Plan. Submit to CERS and provide notification to the Environmental Health Bureau for HMMS to review and approve. Obtain a Hazardous Materials Facility Operating Permit from HMMS. Maintain an up-to-date Business Response Plan that reflects all hazardous materials stored onsite.



## 5. 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.

## 6. PD039(A) - WIRELESS INDEMNIFICATION

**Responsible Department:** RMA-Planning

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

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

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

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

**Responsible Department:** RMA-Planning

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

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



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

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the 65-foot high lattice tower windmill or 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 65 feet.

## 9. PD039(D) - WIRELESS REMOVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** When the owner/applicant decides to abandon the facility or terminate the use, the owner/applicant shall remove the lattice tower, panel antennas, equipment shelter, and all associated equipment. Prior to abandoning the facility or terminating the use, applicant/owner 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.

## 10. PD039(E) - WIRELESS EMISSION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the 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.



## 11. 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.





# PARIS VALLEY ROAD

PARIS VALLEY ROAD  
SAN ARDO, CA 93450

LOCATION CODE: 291698  
PROJECT TYPE: NEW SITE DEVELOPMENT



SITE INFORMATION	
PROPERTY OWNER: ADDRESS:	ALBERT L. BRAY P.O. BOX 1150 KING CITY, CA 93930 CONTACT: MARY HAMILTON PH: (831) 385-4071
APPLICANT: ADDRESS:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598
ASSESSOR'S PARCEL NO.:	422-281-001-000
ZONING JURISDICTION:	MONTEREY COUNTY
ZONING CLASSIFICATION:	AGRICULTURAL/RURAL
OCCUPANCY GROUP:	UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
LEASE SPACE:	625 SQFT.

PROJECT TEAM	
APPLICANT: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: JORDAN THOMPSON PHONE: (925) 895-1668 EMAIL: jordan.thompson@verizonwireless.com	ENGINEERING: CELLSIUS ENGINEERING GROUP 10005 MUIRLANDS BLVD., SUITES E & F IRVINE, CA 92618 CONTACT: REGGIE GABRIEL PHONE: (619) 200-7190 EMAIL: reggie.gabriel@cellsus.net
RF ENGINEER: VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG. 9 WALNUT CREEK, CA 94598 CONTACT: STEFANO LACHELLA PHONE: (510) 381-2904 EMAIL: stefano.lachella@verizonwireless.com	LAND SURVEYOR: CELLSIUS ENGINEERING GROUP 10005 MUIRLANDS BLVD., SUITES E & F IRVINE, CA 92618 CONTACT: ANDREW J. KOLTAVARY PHONE: (714) 624-9027 EMAIL: andrew.koltavary@cellsus.net
SITE ACQUISITION: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ROBERT BALLMAIER PHONE: (949) 278-7747 EMAIL: bob.ballmaier@sequoia-ds.com	CONSTRUCTION: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: ED MARQUEZ PHONE: (949) 330-9712 EMAIL: ed.marquez@sequoia-ds.com
ZONING: SEQUOIA DEPLOYMENT SERVICES, INC. 22471 ASPAN, SUITE #290 LAKE FOREST, CA 92630 CONTACT: BEN HACKSTEDDE PHONE: 949-259-3344 EMAIL: ben.hackstedde@sequoia-ds.com	

ZONING DRAWING
IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE
VICINITY MAP

DRIVING DIRECTIONS
DIRECTIONS FROM 2785 MITCHELL DRIVE WALNUT CREEK:
1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD 2. TURN RIGHT ONTO OAK GROVE RD 3. TURN RIGHT ONTO YGNACIO VALLEY RD 4. YGNACIO VALLEY RD TURNS RIGHT AND BECOMES HILLSIDE AVE 5. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE 6. MERGE ONTO I-680 S 7. USE THE RIGHT 3 LANES TO MERGE ONTO US-101 S TOWARD LOS ANGELES 8. TAKE EXIT 271 TOWARD LOCKWOOD/PARIS VALLEY RD 9. TURN LEFT ONTO LOCKWOOD SAN LUCAS RD 10. TURN RIGHT ONTO PARIS VALLEY RD 11. TURN LEFT 12. TURN LEFT

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A EQUIPMENT ENCLOSURE FOR VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT. <ul style="list-style-type: none"><li>• INSTALL (1) PROPOSED VERIZON WIRELESS 60'-0" HIGH LATTICE TOWER</li><li>• INSTALL (9) PROPOSED VERIZON WIRELESS 6'-0" HIGH PANEL ANTENNAS</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS GPS ANTENNA</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS PAD-MOUNTED STANDBY GENERATOR</li><li>• INSTALL (4) PROPOSED VERIZON WIRELESS PAD-MOUNTED EQUIPMENT CABINETS</li><li>• INSTALL (18) PROPOSED VERIZON WIRELESS RRUS (REMOTE RADIO)</li><li>• INSTALL (3) PROPOSED VERIZON WIRELESS HYBRID TRUNKS (6x12)</li><li>• INSTALL (12) PROPOSED VERIZON WIRELESS COAXIAL CABLES</li><li>• INSTALL (6) PROPOSED VERIZON WIRELESS DC SURGES</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS 8'-0" HIGH CHAINLINK FENCE ENCLOSURE</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS COAXIAL CABLE ICE BRIDGE</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS COAXIAL CABLE LADDER</li><li>• INSTALL (2) PROPOSED VERIZON WIRELESS UTILITY AND EQUIPMENT RACK</li><li>• INSTALL (1) PROPOSED VERIZON WIRELESS RACK-MOUNTED TELCO, ELEC. METER, AND ILC CABINETS</li></ul>

ACCESSIBILITY NOTE
THE TELECOMMUNICATIONS EQUIPMENT SPACE SHOWN ON THESE PLANS IS NOT CUSTOMARILY OCCUPIED. WORK TO BE PERFORMED IN THIS FACILITY CANNOT REASONABLY BE PERFORMED BY PERSONS WITH A SEVERE IMPAIRMENT: MOBILITY, SIGHT, AND/OR HEARING. THEREFORE, PER 2016 CALIFORNIA BUILDING CODE SECTION 1105B.3.4, AND/OR 11B-203.5 OF 2016 CALIFORNIA BUILDING CODE, EXCEPTION 1, THIS FACILITY SHALL BE EXEMPTED FROM ALL TITLE 24 ACCESS REQUIREMENTS.

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

APPLICABLE CODES
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. <ul style="list-style-type: none"><li>• CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 &amp; 25)</li><li>• 2016 CALIFORNIA BUILDING CODE</li><li>• CITY/COUNTY ORDINANCES</li><li>• BUILDING OFFICIALS &amp; CODE ADMINISTRATORS (BOCA)</li><li>• 2016 CALIFORNIA MECHANICAL CODE</li><li>• ANSI/EIA-222-G LIFE SAFETY CODE NFPA-101</li><li>• 2016 CALIFORNIA PLUMBING CODE</li><li>• 2016 CALIFORNIA ELECTRICAL CODE</li><li>• 2016 LOCAL BUILDING CODE</li></ul>

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



**Dig Alert**  
Know what's below.  
Call before you dig.  
Call Two Working Days Before You Dig!  
811 / 800-227-2600  
digalert.org

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

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.
VERIZON WIRELESS RF ENGINEER: _____
VERIZON WIRELESS EQUIPMENT ENGINEER: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

5	08/29/2017	REVISED RFDS
4	08/15/2017	100% ZD
3	07/21/2017	DESIGN REVISION
2	05/05/2017	DESIGN REVISION
1	04/21/2017	90% ZD
0	03/31/2017	DESIGN DEVELOPMENT
REV	DATE	DESCRIPTION

ISSUED DATE:
AUGUST 29, 2017

ISSUED FOR:
100% ZD SET

LICENSURE:

PROJECT INFORMATION:
PARIS VALLEY ROAD LOCATION CODE: 291698 PARIS VALLEY ROAD SAN ARDO, CA 93450

DRAWN BY:	AA
CHECKED BY:	RGG

SHEET TITLE:
TITLE SHEET


SHEET NUMBER:
T-1



16 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ROAD AND UTILITY EASEMENT" RECORDED JANUARY 16, 2004 AS INSTRUMENT NO. 2004004414 OF OFFICIAL RECORDS.

COURSE TABLE		
NO.	BEARING	DISTANCE
A	S51°09'52"W	251.11'
B	N15°50'12"W	77.67'
C	N34°51'14"E	43.25'
D	N22°43'41"W	56.65'
E	N31°54'46"W	65.24'
F	S57°15'28"E	118.01'
G	S34°21'20"E	126.53'
H	N57°04'38"E	20.85'
I	S30°10'47"E	107.60'
J	S51°10'03"E	64.70'
K	S51°10'03"E	91.56'
L	S56°52'44"W	20.07'
M	S56°52'44"W	20.07'
N	S44°42'48"W	86.84'

300' 150' 0' 300' 600'



GRAPHIC SCALE: 1"=300'




SHEET- NUMBER: \_\_\_\_\_





**LS-1**





1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. CELLSIUS ENGINEERING GROUP TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY WAS BASED UPON RESEARCHED RECORD INFORMATION OBTAINED FROM TITLE AND COUNTY RESOURCES. THE ESTABLISHMENTS, DUE TO THE LACK OF MONUMENTATIONS WAS BASED UPON EXISTING
4. FIELD SURVEY COMPLETED ON APRIL 06, 2017.

	CENTER LINE
	PROPERTY LINE
	FENCE
	CONCRETE FENCE
	GAS LINE
	RETAINING WALL
	EDGE OF PAVEMENT

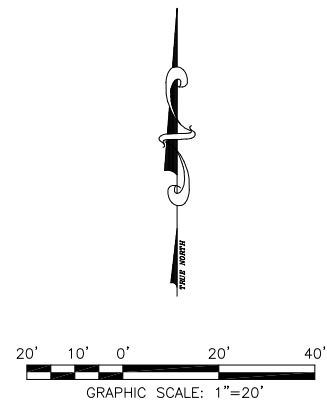
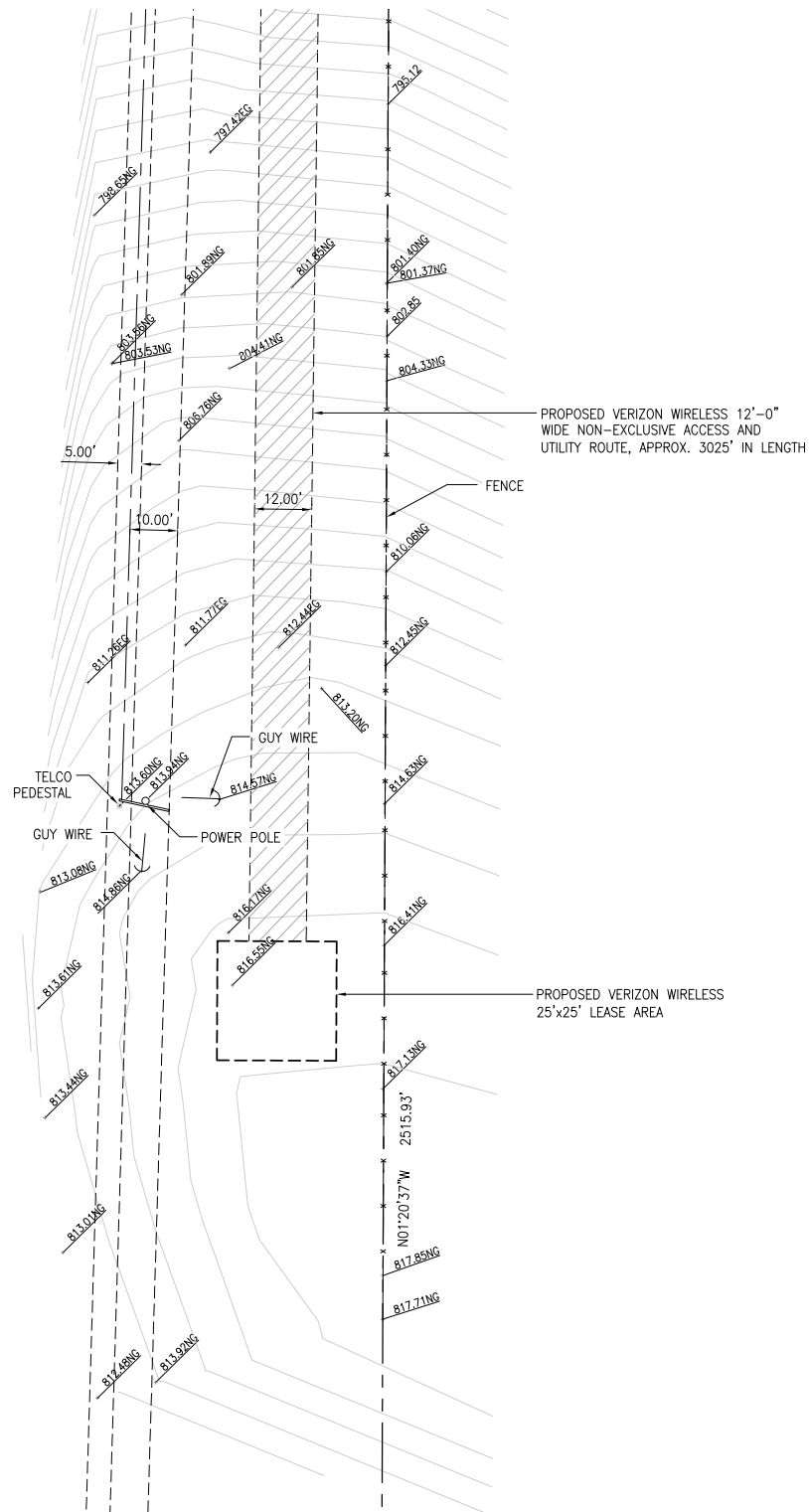
HT	HEIGHT
TC	TOP OF CURB
TW	TOP OF WALL
NG	NATURAL GRADE
FS	FINISH SURFACE
HH	HAND HOLE
JB	JUNCTION BOX
TR	TRANSFORMER
GV	GAS VALVE
WV	WATER VALVE
TM	TELECOM MANHOLE
WM	WATER METER
CT	CABINET
VT	VAULT
PB	PULL BOX
MP	METER PEDESTAL
BW	BACK WALK
SS	SANITARY SEWER MANHOLE
SD	STORMWATER DRAIN MANHOLE
	POWER POLE
	EXISTING SIGN
	GUY WIRE ANCHOR

	TREE
	PINE TREE
	BUSH
	PALM TREE

 EXISTING CONCRETE

 EXISTING GRASS/TURF

 POLE IN QUESTION



**verizon**  
2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 94598



**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
22471 ASPAN STREET, STE 290  
LAKE FOREST, CA 92630



**celsius**  
ENGINEERING GROUP  
10005 MUIRLANDS BLVD., SUITES E & F  
IRVINE, CA 92618  
tel. (949) 310-9600 | fax. (888) 505-2977

O	05/04/2017	FINAL SURVEY
REV	DATE	DESCRIPTION

ISSUED- DATE:                       
MAY 04, 2017

ISSUED FOR: \_\_\_\_\_

FINAL SURVEY

LICENSURE: \_\_\_\_\_

PROJECT INFORMATION: \_\_\_\_\_

PARIS VALLEY ROAD  
LOCATION CODE: 291698

PARIS VALLEY RD,SAN ARDO  
MONTEREY, CA, 93450

DRAWN BY:	AR
CHECKED BY:	AJK

SHEET TITLE: \_\_\_\_\_

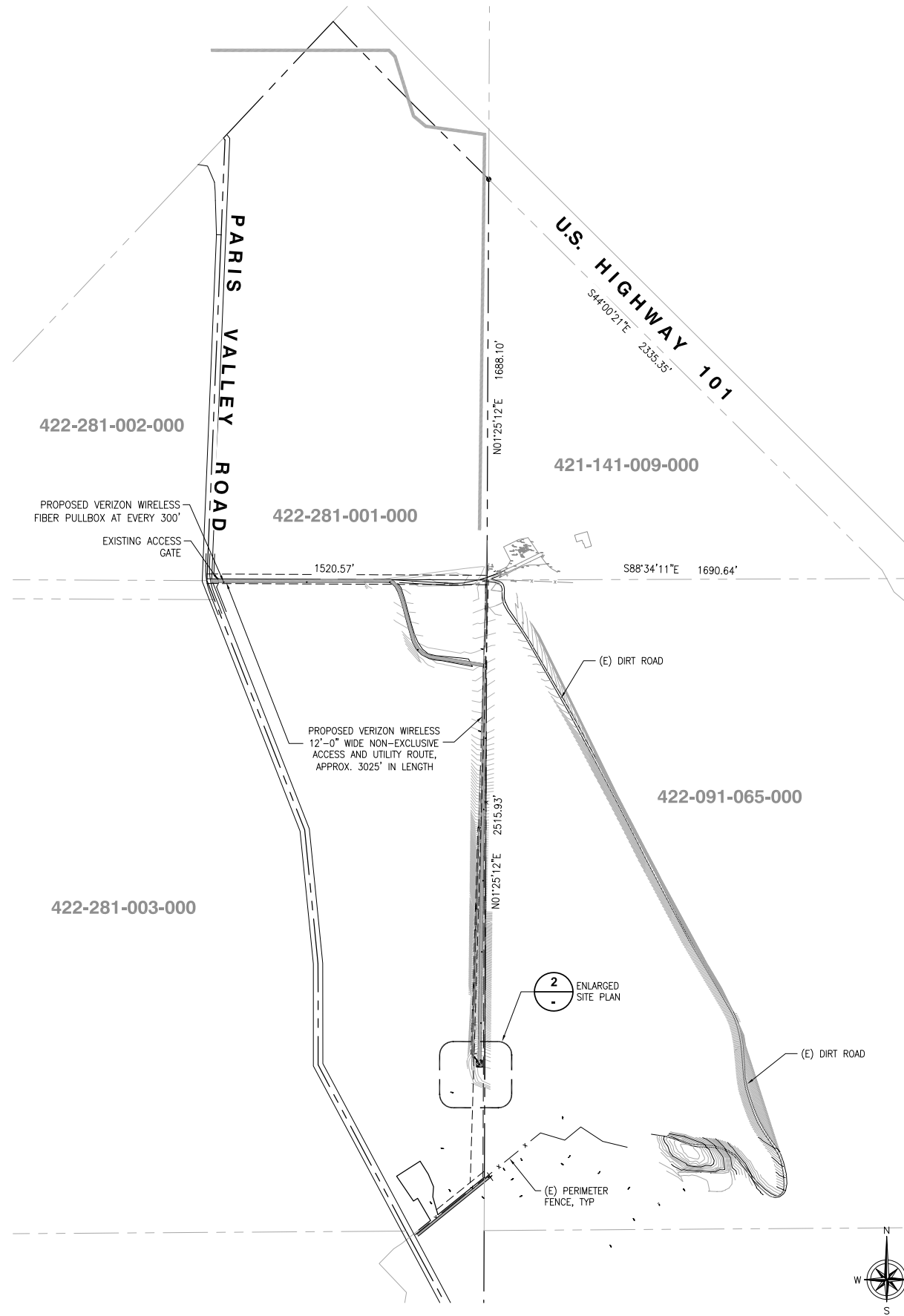
TOPOGRAPHIC  
SURVEY

SHEET NUMBER: \_\_\_\_\_

**LS-2**



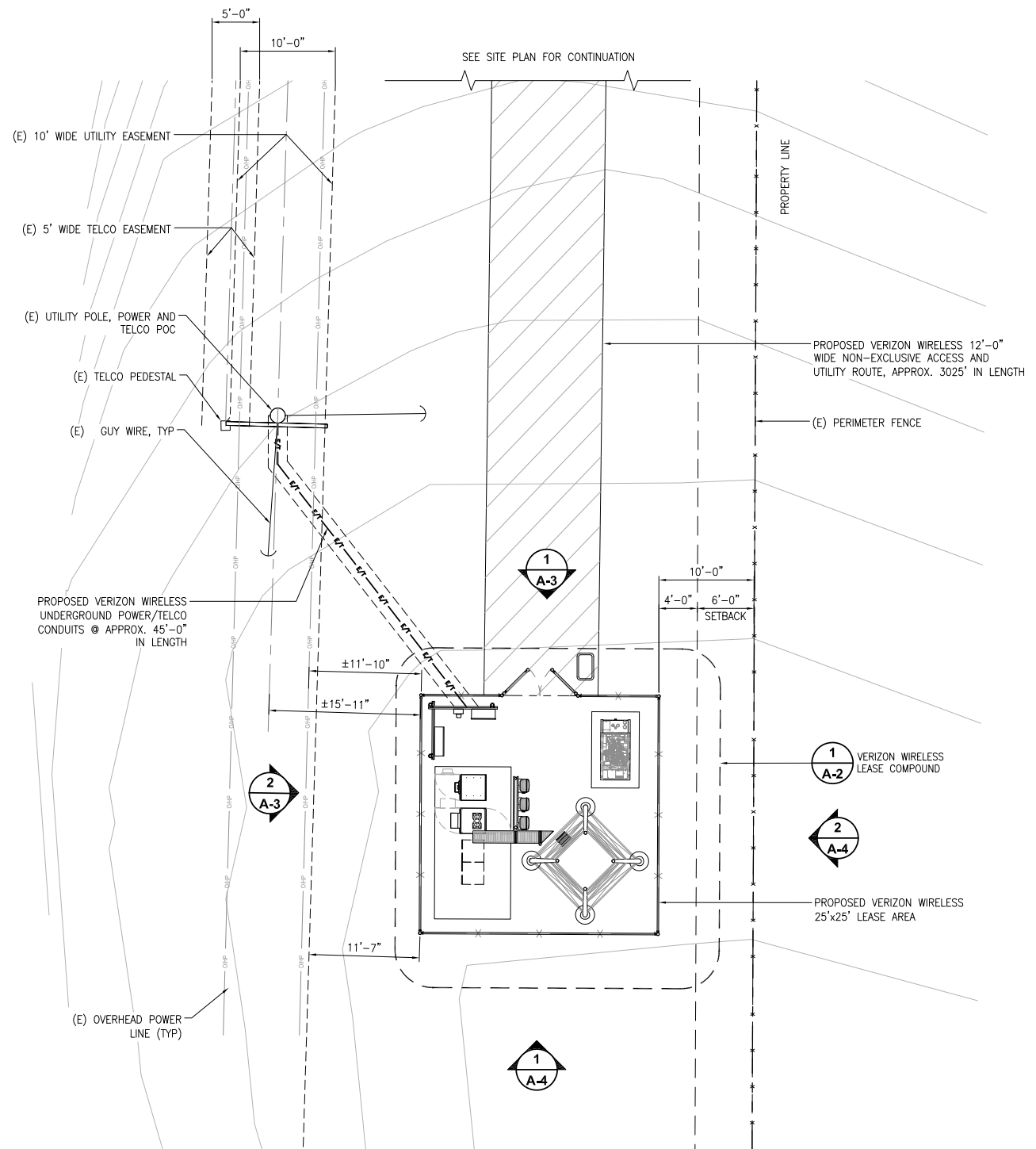
- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.



SITE PLAN

24"x36" SCALE: 1" = 200'-0"  
11"x17" SCALE: 1" = 400'-0"

- NOTES:
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
  2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.



ENLARGED SITE PLAN

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

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DEPLOYMENT SERVICES, INC.  
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LAKE FOREST, CA 92630

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ENGINEERING GROUP  
10005 MUIRLANDS BLVD.,  
SUITES E & F  
IRVINE, CA 92618  
tel. (949) 310-9600 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
5	08/29/2017	REVISED RFDS
4	08/15/2017	100% ZD
3	07/21/2017	DESIGN REVISION
2	05/05/2017	DESIGN REVISION
1	04/21/2017	90% ZD
0	03/31/2017	DESIGN DEVELOPMENT

ISSUED DATE:  
AUGUST 29, 2017

ISSUED FOR:  
100% ZD SET

LICENSURE:

PROJECT INFORMATION:  
PARIS VALLEY ROAD  
LOCATION CODE: 291698  
PARIS VALLEY ROAD  
SAN ARDO, CA 93450

DRAWN BY: AA  
CHECKED BY: RGG

SHEET TITLE:  
SITE PLAN AND  
ENLARGED SITE PLAN

SHEET NUMBER:  
A-1



1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.



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



1

PROPOSED ANTENNA SCHEDULE												
	ANTENNA POSITION	STATUS	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	MECH DOWNTILT	ELEC DOWNTILT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D65B	40°	1	0	0	±90°-0"	(4)-7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RRUS 2212	2
	A2	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	40°	1	0	0	±90°-0"		RRUS 2212 & RRUS 32	2
	A3	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	40°	1	0	0	±90°-0"		RRUS 32	2
BETA SECTOR	B1	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D65B	125°	1	0	0	±90°-0"	(4)-7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RRUS 2212	2
	B2	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	125°	1	0	0	±90°-0"		RRUS 2212 & RRUS 32	2
	B3	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	125°	1	0	0	±90°-0"		RRUS 32	2
GAMMA SECTOR	C1	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D65B	320°	1	0	0	±90°-0"	(4)-7/8" COAXIAL CABLES AND (1) 6x12 HYBRID TRUNK	RRUS 2212	2
	C2	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	320°	1	0	0	±90°-0"		RRUS 2212 & RRUS 32	2
	C3	PROPOSED	50°-0"	COMMSCOPE SBNHH-1D45B	320°	1	0	0	±90°-0"		RRUS 32	2
M/W	—	PROPOSED	40°-0"	TBD	TBD	1	0	0	±80°-0"	(1)-7/8" COAXIAL CABLE	—	—



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



2

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



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**celsius**  
ENGINEERING GROUP

10005 MUIRLANDS BLVD.,  
SUITES E & F  
IRVINE, CA 92618

tel. (949) 310-9600 | fax. (888) 505-2971

ISSUED DATE:

AUGUST 29, 2017

ISSUED - FOR:

100% ZD SET

**LICENSURE:**

**PROJECT INFORMATION:**

PARIS VALLEY ROAD  
LOCATION CODE: 291698  
PARIS VALLEY ROAD  
SAN ARDO, CA 93450

DRAWN BY:

A

CHECKED BY:

RG

**SHEET TITLE:**

## EQUIPMENT AND ANTENNA LAYOUTS

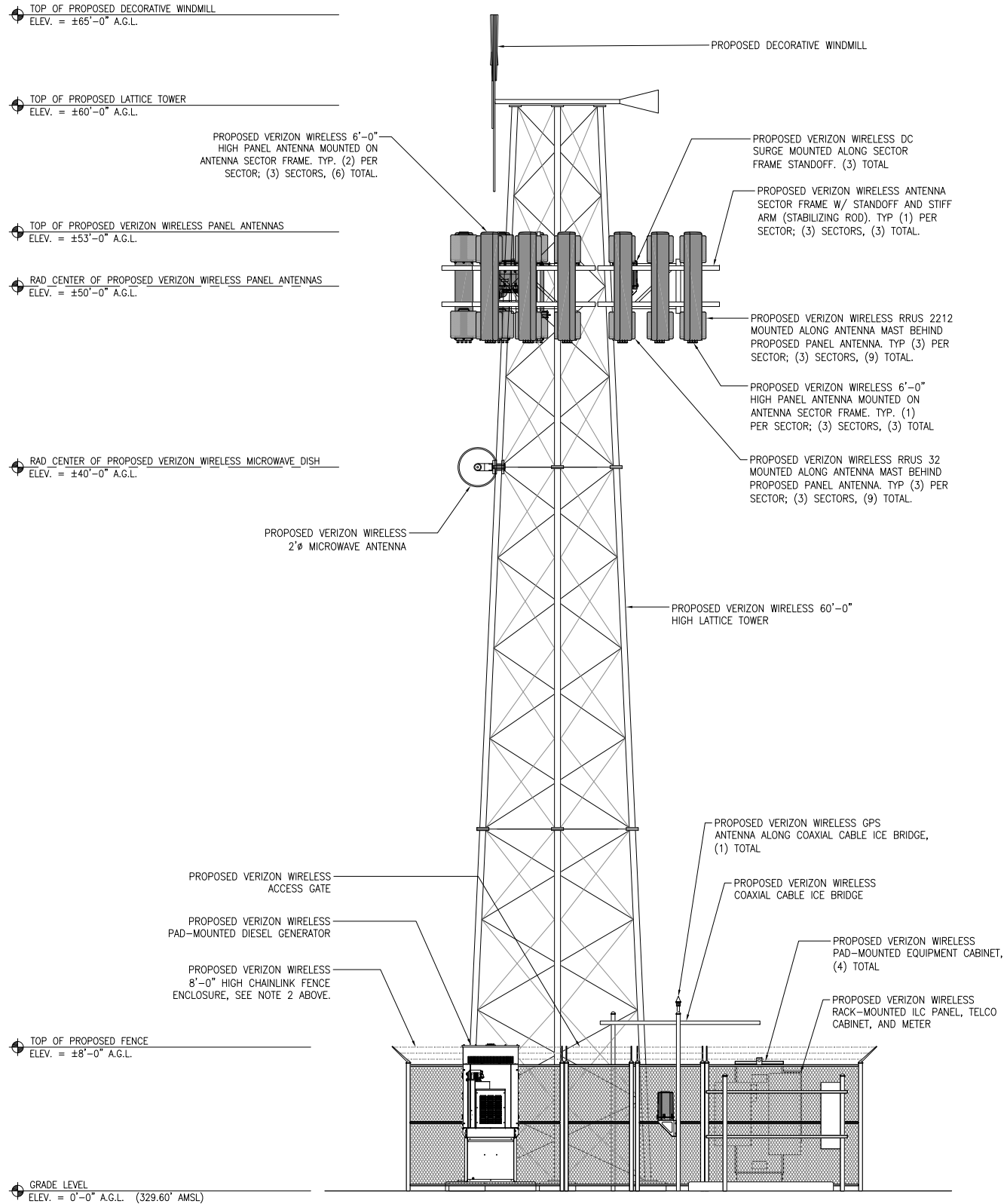
SHEET NUMBER:

**A-2**

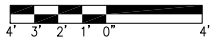


## NOTES:

1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.



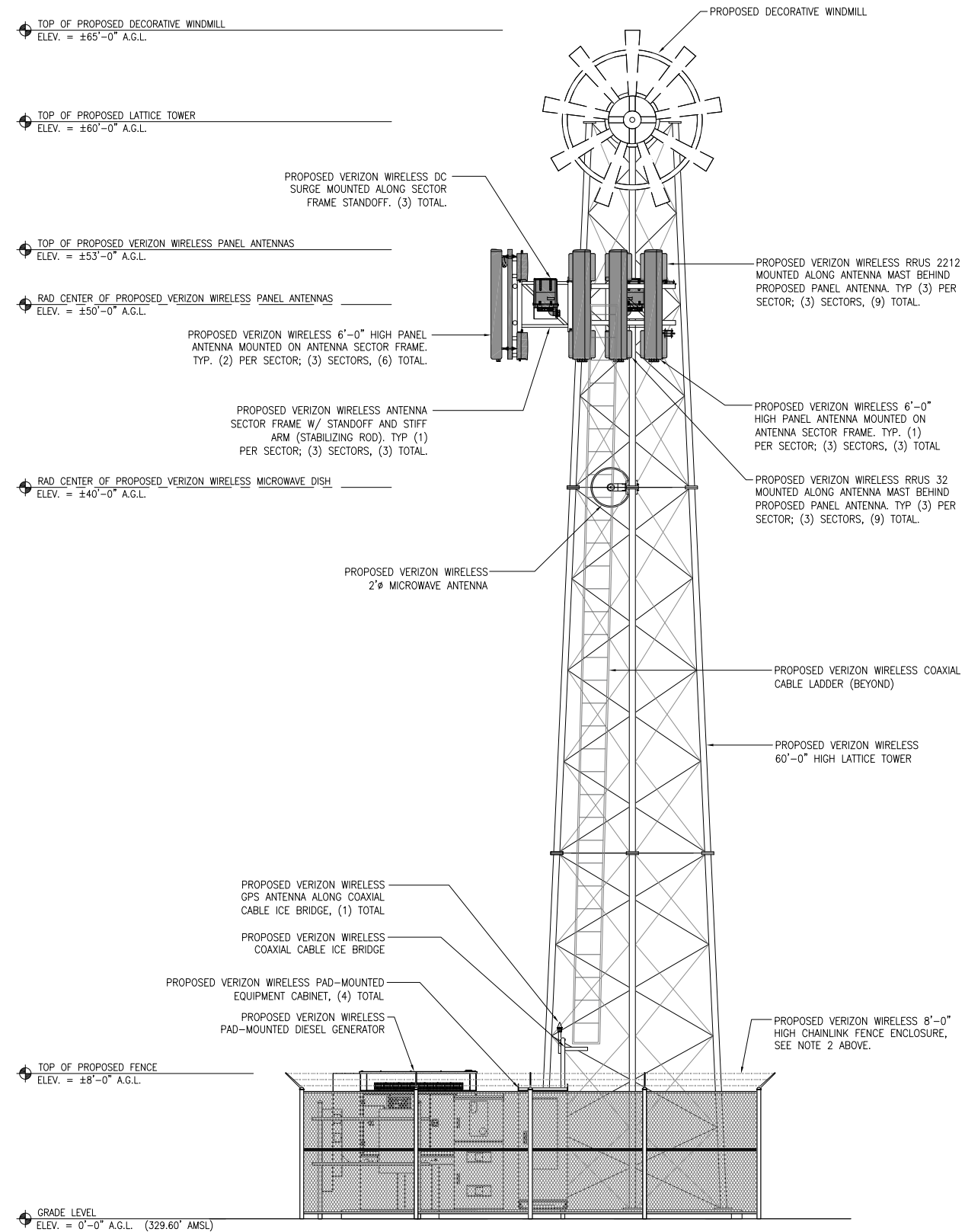
NORTH ELEVATION

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

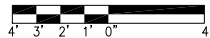
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## NOTES:

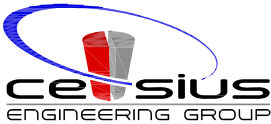
1. THE PROPOSED LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FULL STRUCTURAL AND GEOTECHNICAL ANALYSIS.
2. PROPOSED CHAINLINK FENCE AND GATE TO RECEIVED BROWN VINYL SLATS TO BLEND WITH THE SURROUNDING, TYP ALL AROUND.



WEST ELEVATION

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

2

**verizon**2785 MITCHELL DRIVE, BLDG. 9  
WALNUT CREEK, CA 9459822471 ASPAN STREET, STE 290  
LAKE FOREST, CA 9263010005 MUIRLANDS BLVD.,  
SUITES E & F  
IRVINE, CA 92618  
tel. (949) 310-9600 | fax. (888) 505-2977

REV	DATE	DESCRIPTION
5	08/29/2017	REVISED RFDS
4	08/15/2017	100% ZD
3	07/21/2017	DESIGN REVISION
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1	04/21/2017	90% ZD
0	03/31/2017	DESIGN DEVELOPMENT

ISSUED DATE:

AUGUST 29, 2017

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100% ZD SET

LICENSURE:

PROJECT INFORMATION:

PARIS VALLEY ROAD  
LOCATION CODE: 291698  
PARIS VALLEY ROAD  
SAN ARDO, CA 93450

DRAWN BY:

AA

CHECKED BY:

RGG

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

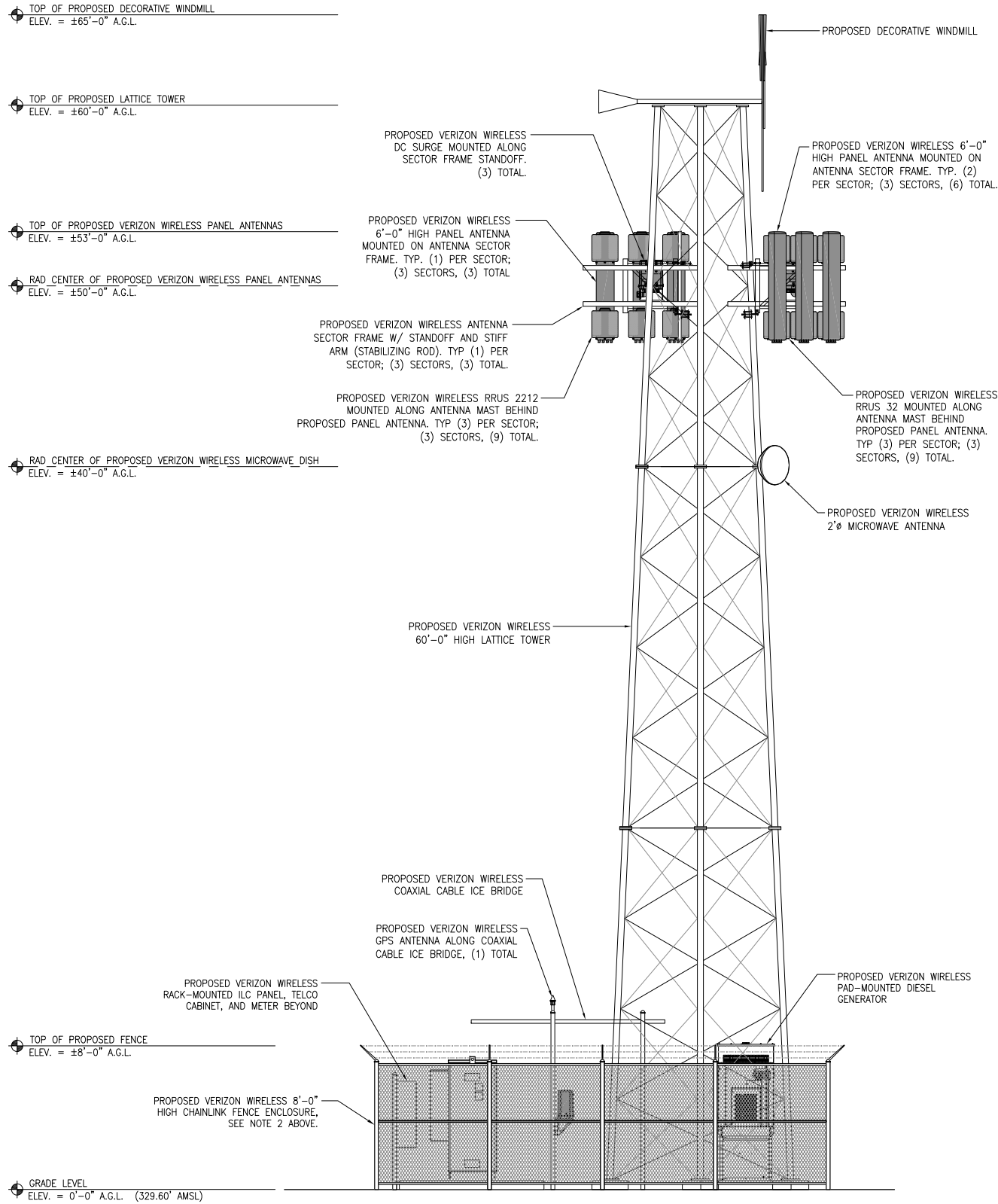
SHEET NUMBER:

A-3



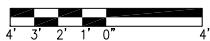
NOTES:

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SOUTH ELEVATION

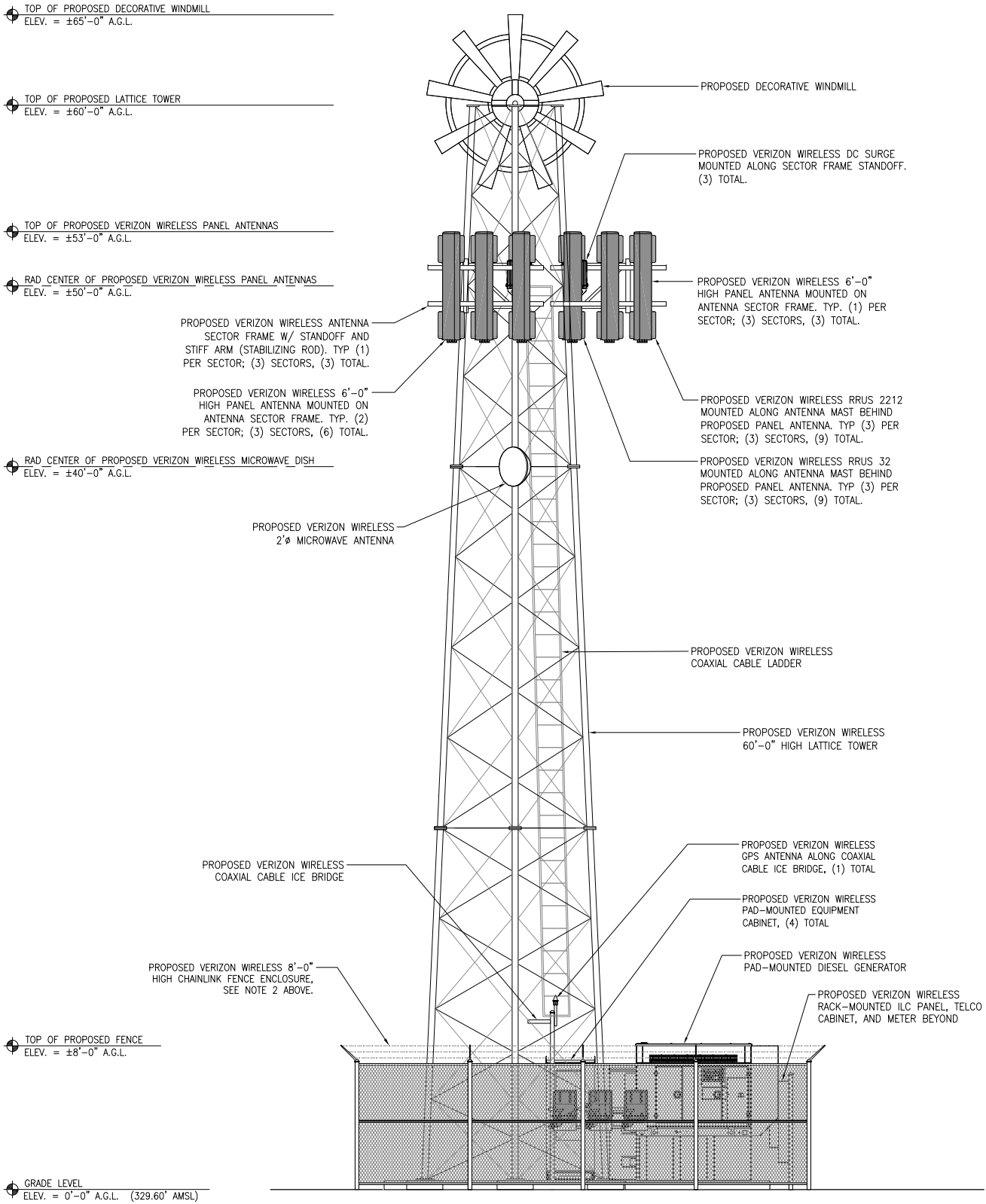
24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"



1

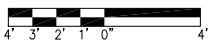
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EAST ELEVATION

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



2

**verizon**

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



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LICENSURE:

PROJECT INFORMATION:

PARIS VALLEY ROAD  
LOCATION CODE: 291698  
PARIS VALLEY ROAD  
SAN ARDO, CA 93450

DRAWN BY:

AA

CHECKED BY:

RGG

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

SHEET NUMBER:

A-4