

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

In the matter of the application of:

ZAMORA (AT&T MOBILITY) (PLN180317)

RESOLUTION NO. 18 - 061

Resolution by the Monterey County Zoning
Administrator:

- 1) Find the project is the installation of a new wireless communication facility, which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small structures), and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree, and associated equipment consisting of twelve (12), six foot tall panel antennas, twenty two (22) remote radio units, four (4) DC surge compressors, one (1) microwave dish antenna, and one (1) back-up Diesel Generator within a 900 square foot leased area enclosed by a seven foot high wooden fence. [PLN180317, Zamora (AT&T Mobility), 76310 Hesperia Road, South County Area Plan (Non-Coastal Advisory Committee) (APN: 424-051-065-000)]

REVISED

January 2, 2019

**(This resolution
supersedes the
previous resolution
mailed on
October 26, 2018)**

The Zamora (AT&T Mobility) application (PLN180317) came on for public hearing before the Monterey County Zoning Administrator on October 25, 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 120-foot tall wireless communication facility disguised as Eucalyptus tree.

 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 PLN180317.

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 76310 Hesperia Road, South County APN 424-051-065-000), South County Area Plan. The parcel is zoned RG/40, which allows wireless communication facilities with an approved Use Permit. Therefore, the project is an allowed land use for this site.
- c) The project is located on a flat parcel which requires minimal grading. The project will not result in any impacts to biological or archaeological resources.
- d) The project planner conducted a site inspection on August 9, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project meets the intent of the Wireless Communication Ordinance in Monterey County Code as the monopole will provide collocation for future wireless sites and will minimize the potential for proliferation of individual wireless facilities.
- f) The Zoning Administrator is the appropriate authority to hear and decide new wireless communication facilities that have no significant adverse visual impact from any public common viewing area, pursuant to Section 21.64.310. of Monterey County Code.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because this project is located within the South County Area Plan, which does not have an established Land-Use Advisory Committee.
- h) 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 PLN180317.
- i) At the October 25th hearing, the Zoning Administrator gave RMA Planning Staff leave to approve alterations to the project as substantially conforming as long as there was no tree removal, ESHA disturbance, development on slopes, or other issues that would require additional entitlement. This direction was given with the intent of allowing staff to work with the applicant to possibly redesign the project, in an effort to move the tower farther back from Hesperia Road.

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, South County Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified no potential impacts to Biological Resources, Archaeological Resources, Soil/Slope Stability, or environmental constraints that would make the site unsuitable for the proposed wireless communication facility.

- c) Staff conducted a site inspection on August 9, 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 PLN180317.

- 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, Parks, 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. There is an existing access road to the site and an existing power pole will provide electricity. The project is an unmanned wireless communication facility that will not require the use of water or sewer.
 - c) 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 PLN180317.

- 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) There are no known violations on the subject parcel.

- 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, Class 3, categorically exempts the construction or installation of new, small facilities or structures.
 - b) The facility includes a 120 foot high monopole designed as a Eucalyptus tree, and associated equipment with an approximately 900 square foot area of a 44.7 acre property. Therefore, the wireless facility is considered a small facility as described in Section 15303 of the CEQA in Section 15303 of the CEQA Guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not

located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

d) See preceding findings and evidence.

7. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The project is consistent with the required findings for the development of a wireless communication facility:

- 1) The project will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources;
- 2) The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission;
- 3) The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310;
- 4) The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid, and
- 5) The proposed telecommunication facility will not create a hazard for aircraft in flight.

EVIDENCE: a) The development meets all applicable regulations of the wireless communications facilities Chapter. The project is sited in the least visually obtrusive location (Section 21.64.310.C.4, Zoning Ordinance). The area consists of and is predominantly surrounded by agricultural uses such as grazing open lands and scattered residential dwellings accessory structures such as barns. Due to the project location, surrounding rugged terrain, and existing mature trees, the proposed monopole will not be visible from Highway 101, County scenic roads, designated scenic areas, or critical viewsheds. The proposed facility is within the grazing agricultural fields approximately 17 miles west of Highway 101. Pursuant to the 2010 General Plan and the South County Area Plan, the property is not located in a designated visually "sensitive" area, along a scenic corridor, or identified environmentally sensitive area. The proposed monopole is consistent with the visual integrity of its surroundings because it is the most simplistic design and is the property owner's preferred design.

b) The applicant, AT&T Wireless, has provided coverage maps (**Exhibit E**) which identifies a coverage gap 3 ½ mile radius coverage gap within the vicinity of Bryson Hesperia Road and Hesperia Road. The coverage area currently provides good outdoor service, but no indoor coverage. The proposed facility will improve the existing coverage to provide good In-Building, In-Transit, and Outdoor services within the immediate area. The proposed service goals are consistent with FCC

provisions for wireless facilities. The proposed facility will meet the FCC guidelines.

- c) The development meets all applicable regulations for the establishment of wireless communications facilities (Chapter 21.64.310, Monterey County Code).
 - The Wireless Communication Facility will not be visible from the highway and surrounding roads. The proposed facility is within the grazing agricultural fields approximately 17 miles west of Highway 101. The distance combined with the Eucalyptus design tree will minimize visual impacts. Pursuant to the 2010 General Plan and the South County Area Plan, the property is not located in a designated visually "sensitive" area, along a scenic corridor, or identified environmentally sensitive area.
 - Other than height, the project is consistent with the Site Development Standards of the "F" Zoning District. The allowable height maximum of the area is 30 feet. The entitlement, a Use Permit, allows the proposed facility to exceed the height of the Rural Grazing Zoning District, upon approval by the Zoning Administrator.
- d) The project meets all the minimum requirements of the Chapter 21.32 (RG-40) Zoning including County Code Section 21.64.310 Wireless Telecommunication Facilities as identified as part of the Conditions of Approval. Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
- e) The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Section 21.86.040 of MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.

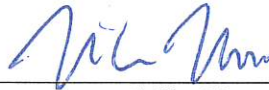
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040 B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project is the installation of a new wireless communication facility, which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small structures), and there are no exceptions pursuant to Section 15300.2;
2. Approve a Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree, and associated equipment consisting of twelve (12), six foot tall panel antennas, twenty two (22) remote radio units, four (4) DC surge compressors, one (1) microwave dish antenna, and one (1) back-up Diesel Generator within a 900 square foot leased area enclosed by a seven foot high wooden fence.

PASSED AND ADOPTED this 25th day of October, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **OCT 26 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 / CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE] **NOV 06 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.

Monterey County RMA Planning

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

PLN180317

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN180317) allows the installation of a new wireless communication facility disguised as a Eucalyptus tree. The property is located at 76310 Hesperia Road, Bradley (Assessor's Parcel Number 424-051-065-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 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 Owner/Applicant 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 18-061) was approved by Zoning Administrator for Assessor's Parcel Number 424-051-065-000 on October 25, 2018. The permit was granted subject to 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 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. 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.

4. 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.

5. 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.

6. 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 10/25/18 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.

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 or 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 120 feet.

9. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, equipment shelter, fencing, and all supporting equipment. 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.

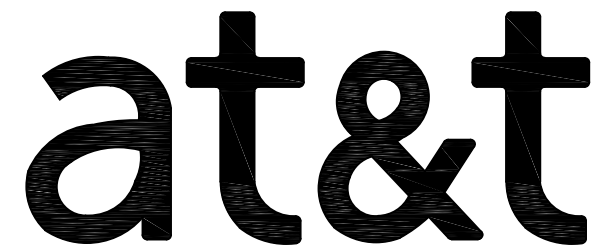
10. PD039(E) - WIRELESS EMISSION

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.

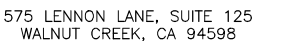


FA NUMBER: 13787540

**PACE NUMBER: MRSFR038074 LTE 2C,
MRSFR035291 eNODE B, MRSFR030966 1C**

SITE TYPE: MONOEUC/SHELTER

**SITE ADDRESS: 76310 HESPERIA ROAD
BRADLEY, CA 93426**



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000



PROPOSED LEASE AREA: 900 S.F.

ARCHITECTURAL & ENGINEERING:
INFINIGY ENGINEERING
26455 RANCHO PKWY SOUTH
LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644
dconnell@infinigy.com

SITE ACQUISITION:
TSJ CONSULTING INC.
27130A PASEO ESPADA, STE #1426
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
PHONE: (925) 785-3727
tom@tsjconsultinginc.com

DIRECTIONS FROM AT&T OFFICE:
LEAVE NORTHEAST ON BISHOP DR TOWARD SUNSET DR. TURN RIGHT ONTO SUNSET DR. TURN RIGHT ONTO BOLLINGER CANYON RD. MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE, MERGE ONTO I-680 S. CONTINUE STRAIGHT TO STAY ON I-680 S. (SIGNS FOR I-580 W/DUBLIN/OAKLAND/SAN JOSE) MERGE ONTO US-101 S TOWARD LOS ANGELES, TAKE EXIT 283 FOR JOLON RD TOWARD FORT HUNTER LIGGETT, TURN RIGHT ONTO JOLON RD. TURN RIGHT ONTO INTERLAKE RD. TURN RIGHT ONTO BRYSON. HESPERIA RD. TURN LEFT TO STAY ON BRYSON HESPERIA RD. TURN LEFT ONTO HESPERIA RD. ARRIVE AT 76310 HESPERIA RD., BRADLEY, CA 92346

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & 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.

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

- INSTALL (1) NEW W/C EQUIPMENT SHELTER WITHIN NEW 7'-0" HIGH WOOD FENCE TELECOMMUNICATION COMPOUND
- INSTALL (1) AT&T 120'-0" HIGH STEEL CO-LOCATABLE MONO-EUCALYPTUS TOWER
- INSTALL (4) DC-6 SQUID SURGE SUPPRESSORS AT ANTENNA ELEVATION
- INSTALL (1) NEW AT&T GPS UNIT ON EQUIPMENT SHELTER
- INSTALL (12) NEW AT&T ANTENNAS ON PROPOSED ANTENNA ARRAYS
- INSTALL (19) NEW RRU'S ON PROPOSED STAND OFF ARM(S)
- INSTALL (1) NEW AT&T GENERATOR
- INSTALL (1) NEW MICROWAVE DISH

[illegible]

<p>ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.</p>		
2016 CALIFORNIA BUILDING CODE	2016 CALIFORNIA PLUMBING CODE	
2016 CALIFORNIA TITLE 24	2016 CALIFORNIA MECHANICAL CODE	
2016 CALIFORNIA FIRE CODE	2016 INTERNATIONAL BUILDING CODE	
2016 CALIFORNIA RESIDENTIAL CODE	2016 NATIONAL ELECTRIC CODE	
2016 CALIFORNIA ENERGY CODE	TIA/EIA--222-G OR LATEST EDITION	

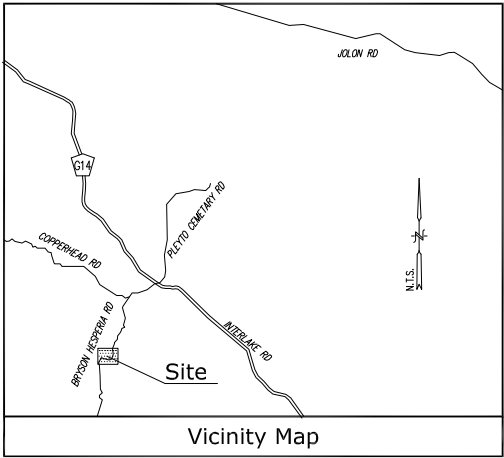
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CCL03702
ZAMORA PROPERTY
76310 HESPERIA ROAD
BRADLEY, CA 93426
MONOEUC/WIC

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 28864960
DATED: MARCH 27, 2018

Legal Description

PROPERTY LOCATED IN MONTEREY, CA
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL C AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY, STATE OF CALIFORNIA, ON SEPTEMBER 16, 1994, IN VOLUME 19 OF SURVEYS, AT PAGE 5.
AND BEING THE SAME PROPERTY CONVEYED TO JOSE L. ZAMORA AND GLORIA J. ZAMORA FORM START A. RUSSELL AND TINA M. RUSSELL BY GRANT DEED DATED DECEMBER 15, 2014 AND RECORDED DECEMBER 18, 2014 IN INSTRUMENT NO. 2014063355.

Assessor's Parcel No.

424-051-065

Easements

9.- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DEED RECORDED IN DEED BOOK 3200 PAGE 796 (BLANKET IN NATURE).

Geographic Coordinates at Proposed Mono-Eucalyptus

1983 DATUM: LATITUDE 35° 48' 54.58"N LONGITUDE 121° 03' 27.93"W
ELEVATION = 1588.9 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Access Easement/Lease Area

AS SHOWN

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P231", ELEVATION = 28.29 FEET (NAVD 88).

Date of Survey

APRIL 06, 2018



2600 CAMINO RAMON, WEST WING
SAN RAMON, CALIFORNIA 94583

A&E DEVELOPMENT:



TSJ Consulting, Inc.
27130 Paseo Espada
Suite A 1426
San Juan Capistrano, CA 92675

CONSULTANT:



SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 18442

LICENSURE:



REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
0	04/17/18	SUBMITTAL
	FR	
1	04/26/18	FINAL
	HP	
2	06/12/18	CLIENT COMMENTS
	GBM	
3	07/02/18	UPDATED DESIGN
	GBM	

SITE INFORMATION:

SITE NUMBER
CCL03702

SITE NAME
ZAMORA PROPERTY

**76310 HESPERIA ROAD,
BRADLEY, CA 93426
MONTEREY COUNTY**

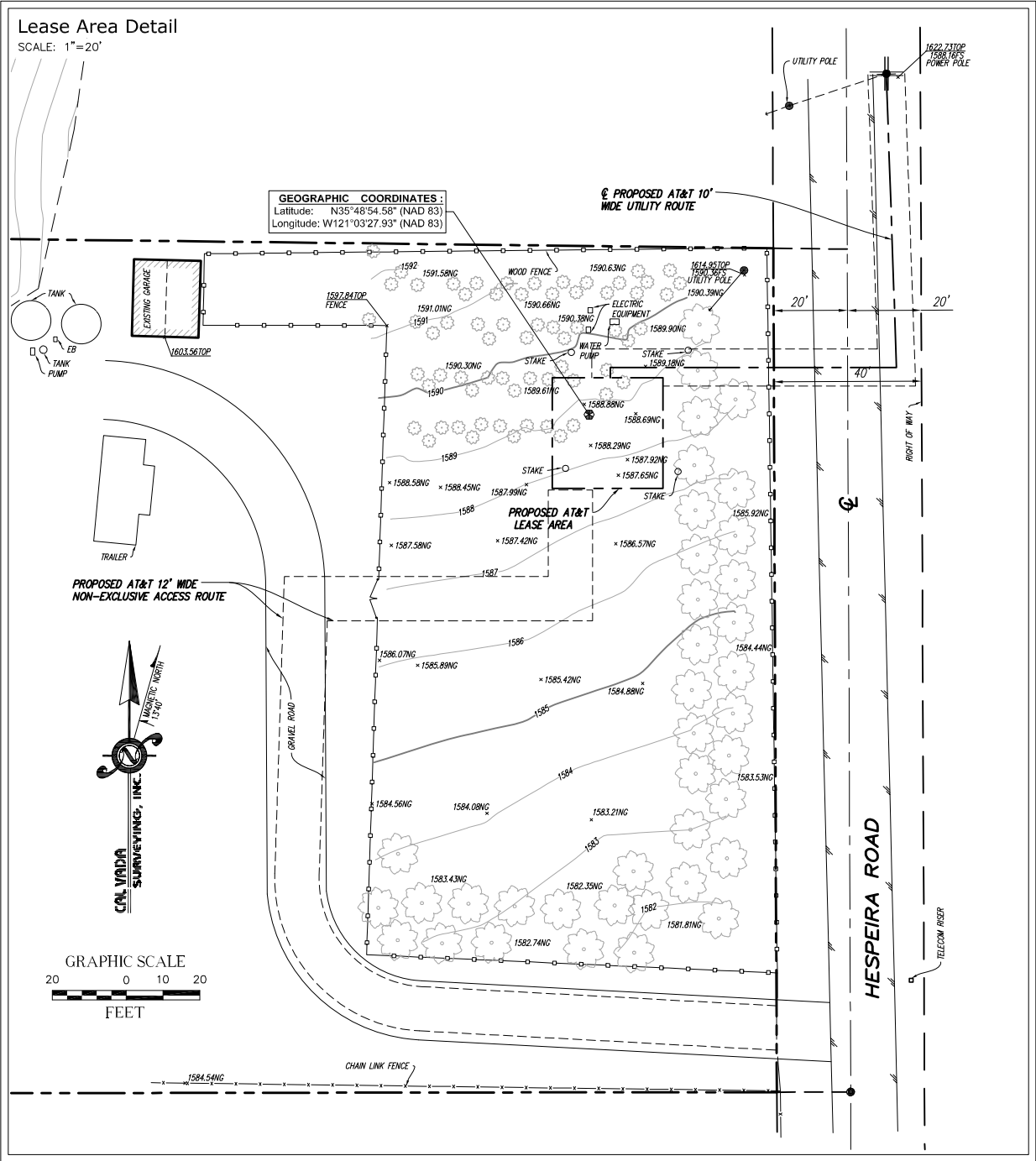
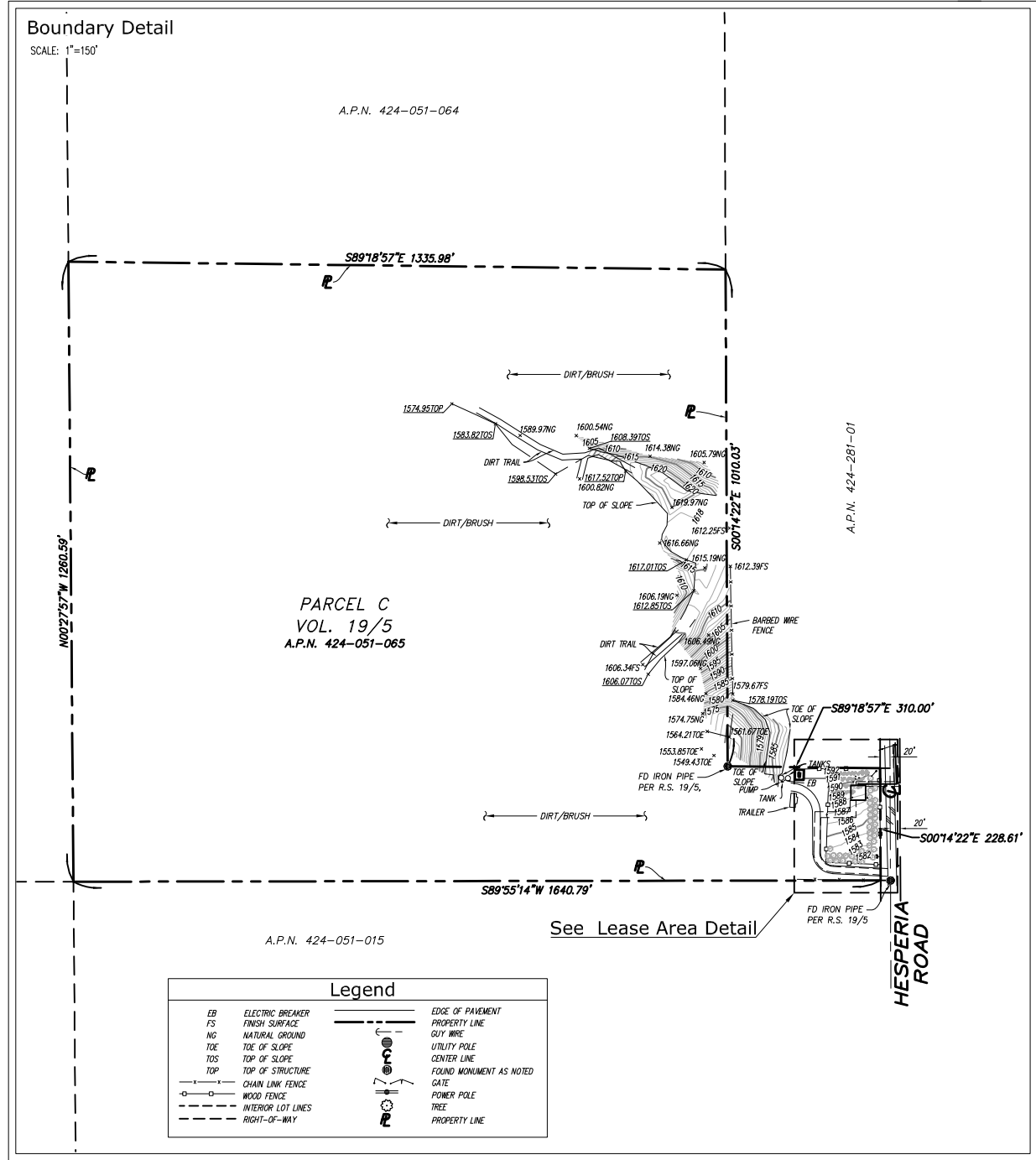
SHEET TITLE:

**TOPOGRAPHIC
SURVEY**

SHEET NUMBER:

LS-1

SHEET 1 OF 1





5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
2	07/25/18	100% ZONING DRAWINGS
1	07/05/18	90% ZONING DRAWINGS
0	05/07/18	90% ZONING DRAWINGS

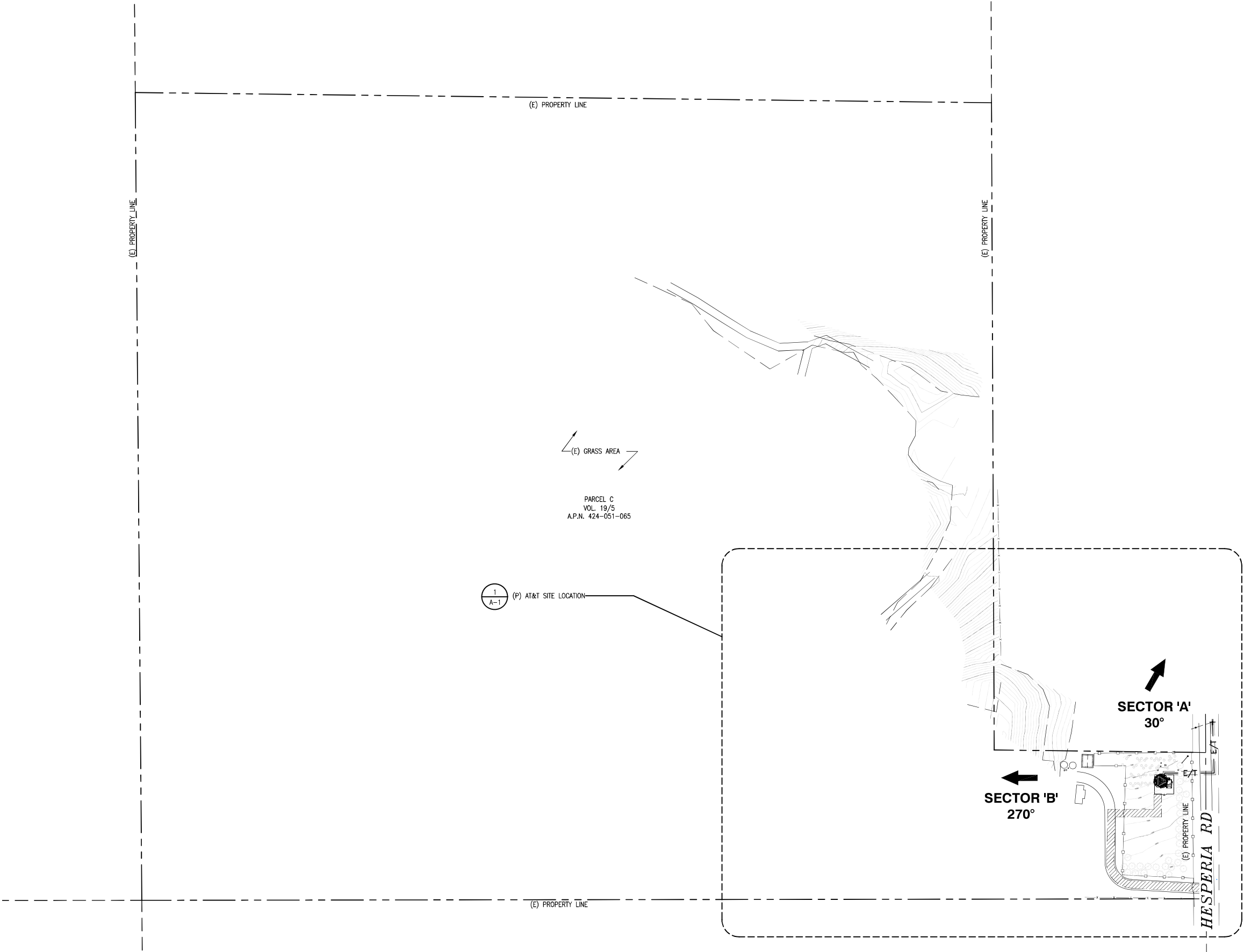
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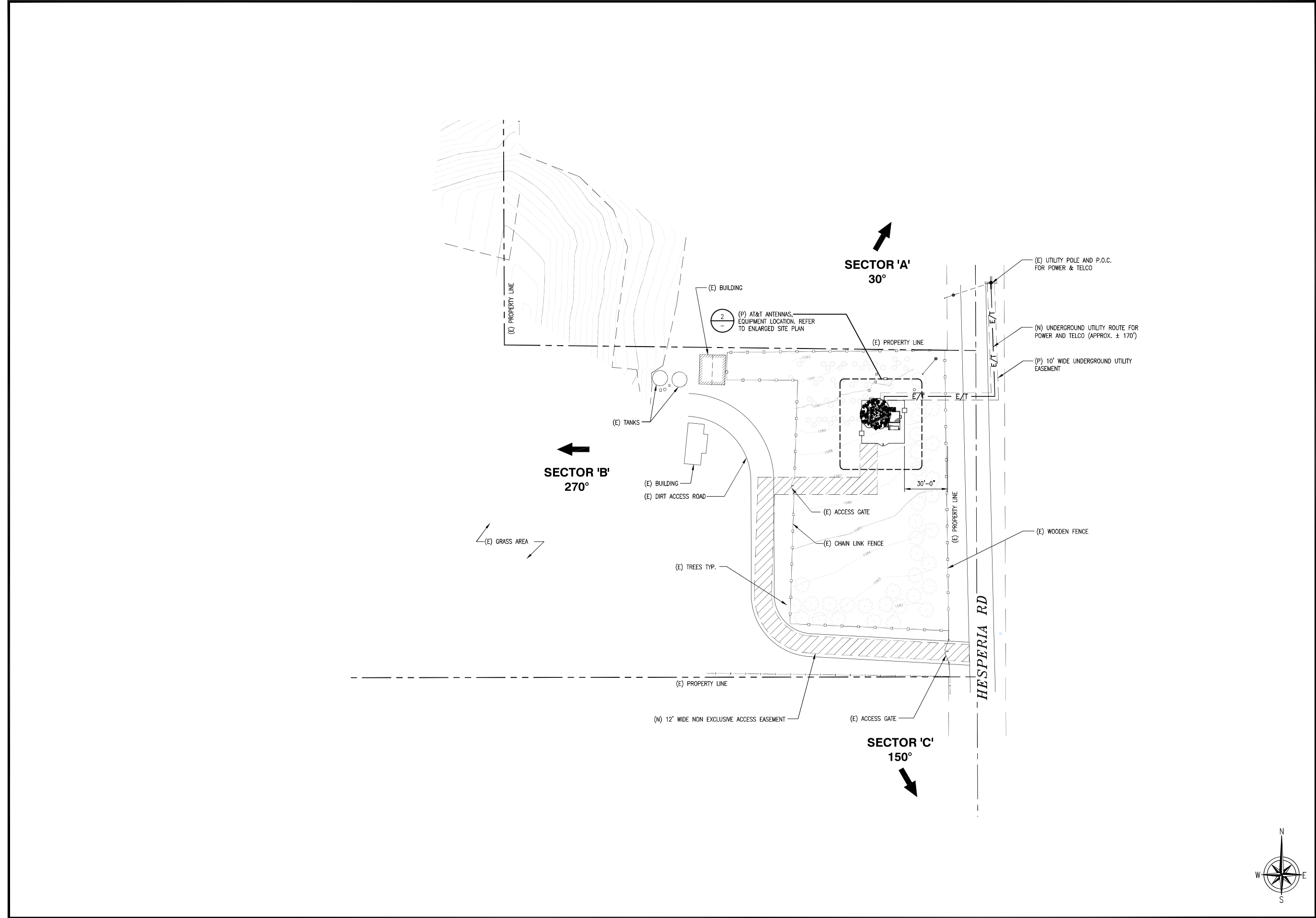
CCL03702
ZAMORA PROPERTY
76310 HESPERIA ROAD
BRADLEY, CA 93426
MONOEUC/WIC

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-0





5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



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WALNUT CREEK, CA 94598



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JOB #469-000

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ZAMORA PROPERTY
76310 HESPERIA ROAD
BRADLEY, CA 93426
MONOEUC/WIC

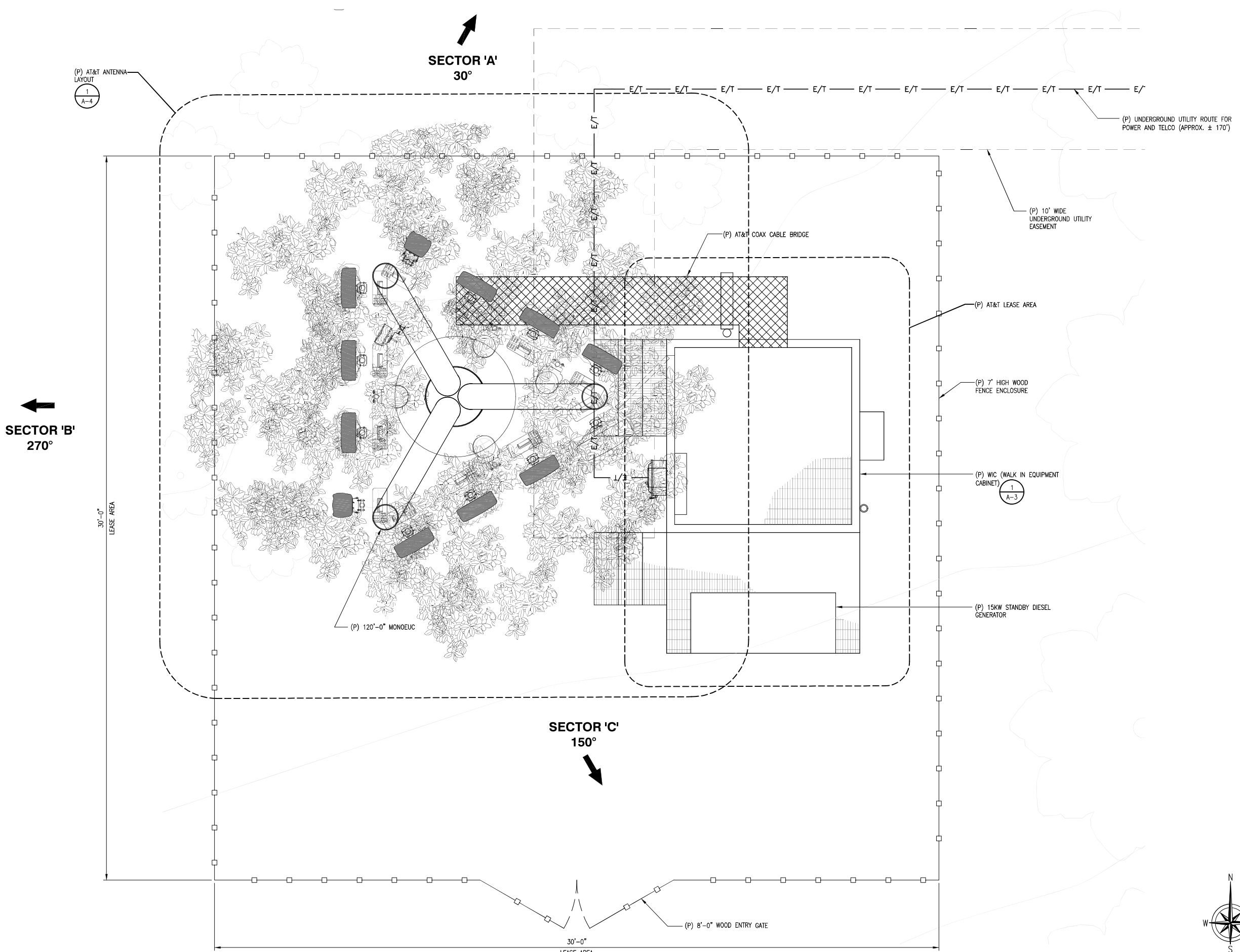
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1





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WALNUT CREEK, CA 94598



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BRADLEY, CA 93426
MONOEUC/WIC

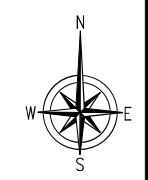
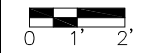
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ENLARGED SITE PLAN

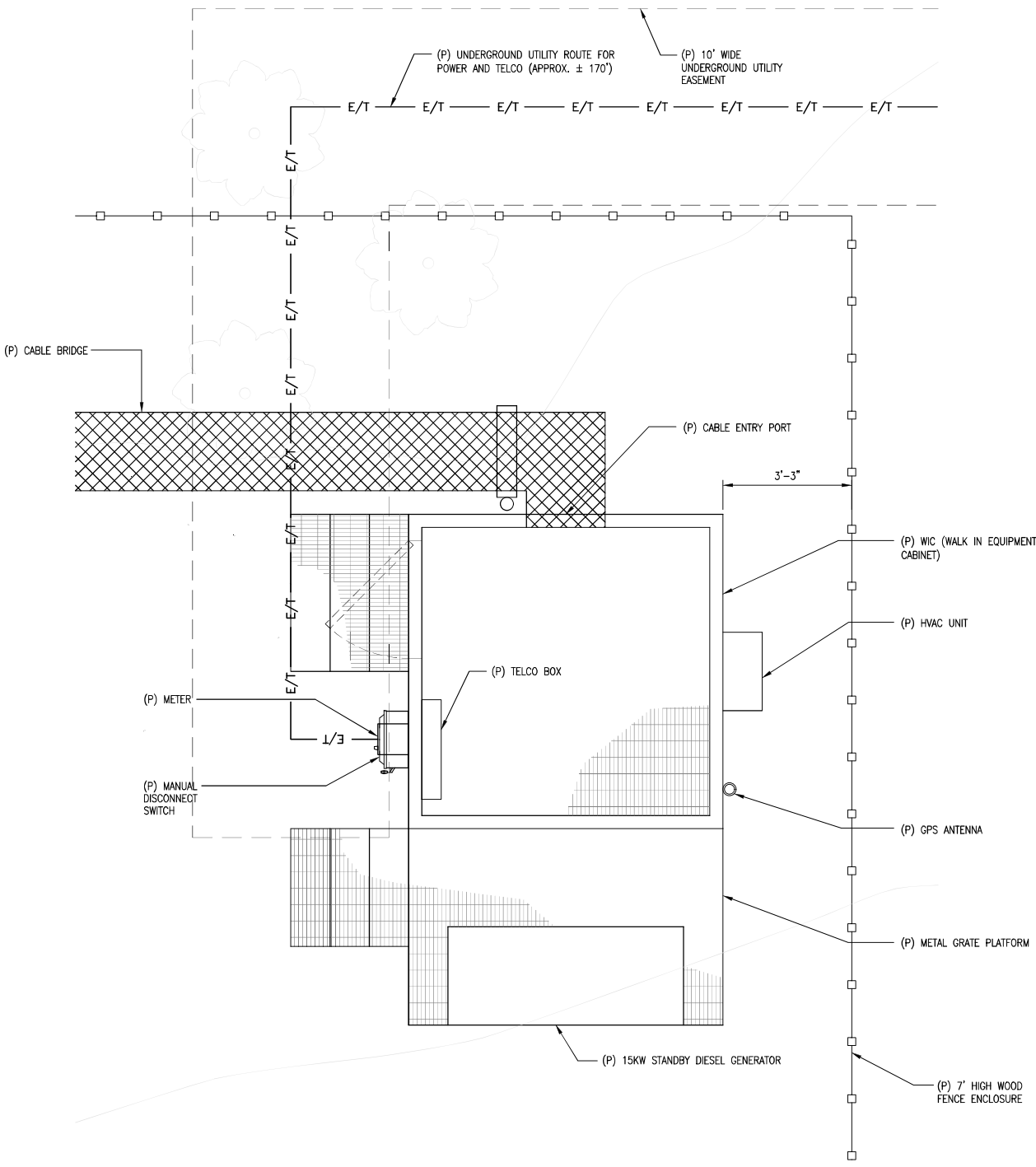
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A-2

ENLARGED SITE PLAN

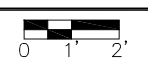
SCALE:
1/2"=1'-0"





(P) EQUIPMENT LAYOUT

SCALE:
1/2"=1'-0"



1

NOT USED

2



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



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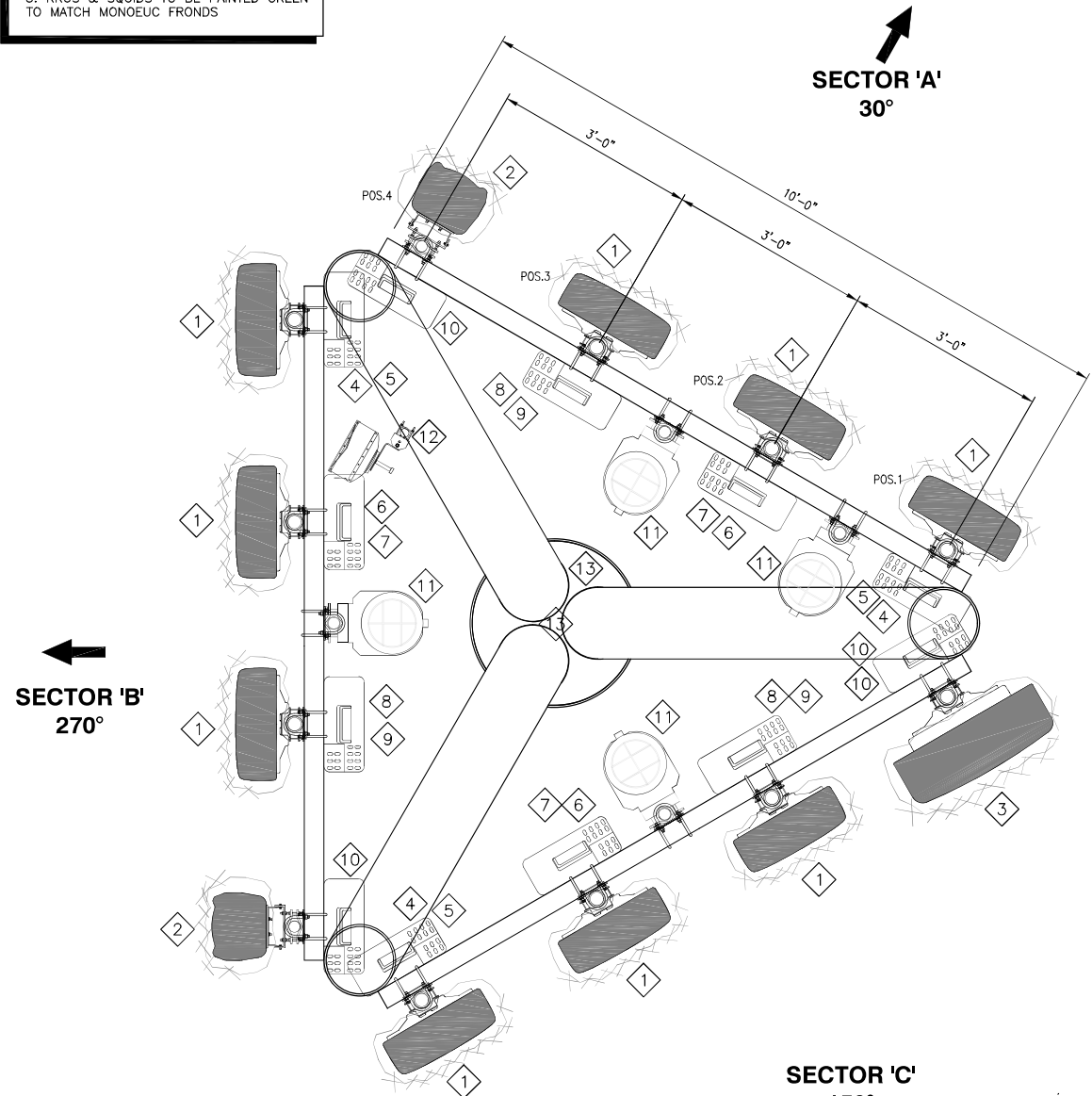
CCL03702
ZAMORA PROPERTY
76310 HESPERIA ROAD
BRADLEY, CA 93426
MONOEUC/WIC

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER

A-3

NOTE:
1. MONOEUC BRANCHES NOT SHOWN FOR CLARITY.
2. (N) ANTENNAS TO BE COVERED IN BROADLEAF SOCKS.
3. RRUS & SQUIDS TO BE PAINTED GREEN TO MATCH MONOEUC FRONDS



ANTENNA LAYOUT KEY NOTES

- 1 (P) AT&T 6' KATHREIN 800-10965K PANEL ANTENNA (9) TOTAL
- 2 (P) AT&T 6' QUINTEL QS6656-3 PANEL ANTENNA (2) TOTAL
- 3 (P) AT&T 6' CCI BSA-M65R-BUU-H6 PANEL ANTENNA (1) TOTAL
- 4 (P) AT&T RRUS-11 E B12 (3) TOTAL
- 5 (P) AT&T RRUS-4415 B25 (3) TOTAL
- 6 (P) AT&T RRUS-B14 4478 (3) TOTAL
- 7 (P) AT&T RRUS-E2 (3) TOTAL
- 8 (P) AT&T RRUS-4478 B5 (3) TOTAL
- 9 (P) AT&T RRUS-4426 B66 (3) TOTAL
- 10 (P) AT&T RRUS-32 (4) TOTAL
- 11 (P) AT&T DC-6 SQUID (4) TOTAL
- 12 (P) AT&T MICROWAVE DISH (1) TOTAL
- 13 (P) AT&T 120" HIGH MONOEUC



OPTIMUM ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)										
SECTOR	TECHNOLOGY		ANTENNA MODEL		ANTENNA AZIMUTH		RAD CENTER		TRANSMISSION CABLE	
	EXISTING	PROP.	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	LENGTH	PART NUMBER
ALPHA SECTOR	A1	-	LTE 700/1900	KATHREIN 6' 800-10965K	-	30°	-	112'-0"	140'-0"	N/A
	A2	-	LTE 700/850/AWS	KATHREIN 6' 800-10965K	-	30°	-	112'-0"	140'-0"	N/A
	A3	-	LTE WCS	KATHREIN 6' 800-10965K	-	30°	-	112'-0"	140'-0"	N/A
	A4	-	LTE WCS	QUINTEL 6' QS6656-3	-	30°	-	112'-0"	140'-0"	N/A
BETA SECTOR	B1	-	LTE 700/1900	KATHREIN 6' 800-10965K	-	270°	-	112'-0"	140'-0"	N/A
	B2	-	LTE 850/AWS	KATHREIN 6' 800-10965K	-	270°	-	112'-0"	140'-0"	N/A
	B3	-	LTE 700/1900	KATHREIN 6' 800-10965K	-	270°	-	112'-0"	140'-0"	N/A
	B4	-	LTE WCS	QUINTEL 6' QS6656-3	-	270°	-	112'-0"	140'-0"	N/A
GAMMA SECTOR	C1	-	LTE 700/1900	KATHREIN 6' 800-10965K	-	150°	-	112'-0"	140'-0"	N/A
	C2	-	LTE 850/AWS	KATHREIN 6' 800-10965K	-	150°	-	112'-0"	140'-0"	N/A
	C3	-	LTE 700/1900	KATHREIN 6' 800-10965K	-	150°	-	112'-0"	140'-0"	N/A
	C4	-	LTE WCS	CCI 6' BSA-M65R-BUU-H6	-	150°	-	112'-0"	140'-0"	N/A

REMOTE RADIO UNITS (RRU'S)										
SECTOR		(E) RRU MODELS	(P) RRU MODELS	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			DC CABLE		
					ABOVE	BELOW	SIDES	QTY.	LENGTH	AWG
ALPHA SECTOR	A1	-	(1) RRUS-11 E B12, (1) RRUS-4415 B25	>10'	16"	8"	8"	1	140'-0"	8
	A2	-	(1) RRUS-B14 4478	>10'	16"	8"	8"	1	140'-0"	8
	A3	-	(1) RRUS-E2 (1) RRUS-4478 B5 (1) RRUS-4426 B66	>10'	16"	8"	8"	1	140'-0"	8
	A4	-	(1) RRUS-32	>10'	16"	8"	8"	1	140'-0"	8
BETA SECTOR	B1	-	(1) RRUS-11 E B12, (1) RRUS-4415 B25	>10'	16"	8"	8"	1	140'-0"	8
	B2	-	(1) RRUS-B14 4478	>10'	16"	8"	8"	1	140'-0"	8
	B3	-	(1) RRUS-E2 (1) RRUS-4478 B5 (1) RRUS-4426 B66	>10'	16"	8"	8"	1	140'-0"	8
	B4	-	(1) RRUS-32	>10'	16"	8"	8"	1	140'-0"	8
GAMMA SECTOR	C1	-	(1) RRUS-11 E B12, (1) RRUS-4415 B25	>10'	16"	8"	8"	1	140'-0"	8
	C2	-	(1) RRUS-B14 4478	>10'	16"	8"	8"	1	140'-0"	8
	C3	-	(1) RRUS-E2 (1) RRUS-4478 B5 (1) RRUS-4426 B66	>10'	16"	8"	8"	1	140'-0"	8
	C4	-	(2) RRUS-32	>10'	16"	8"	8"	1	140'-0"	8



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JOB #469-000

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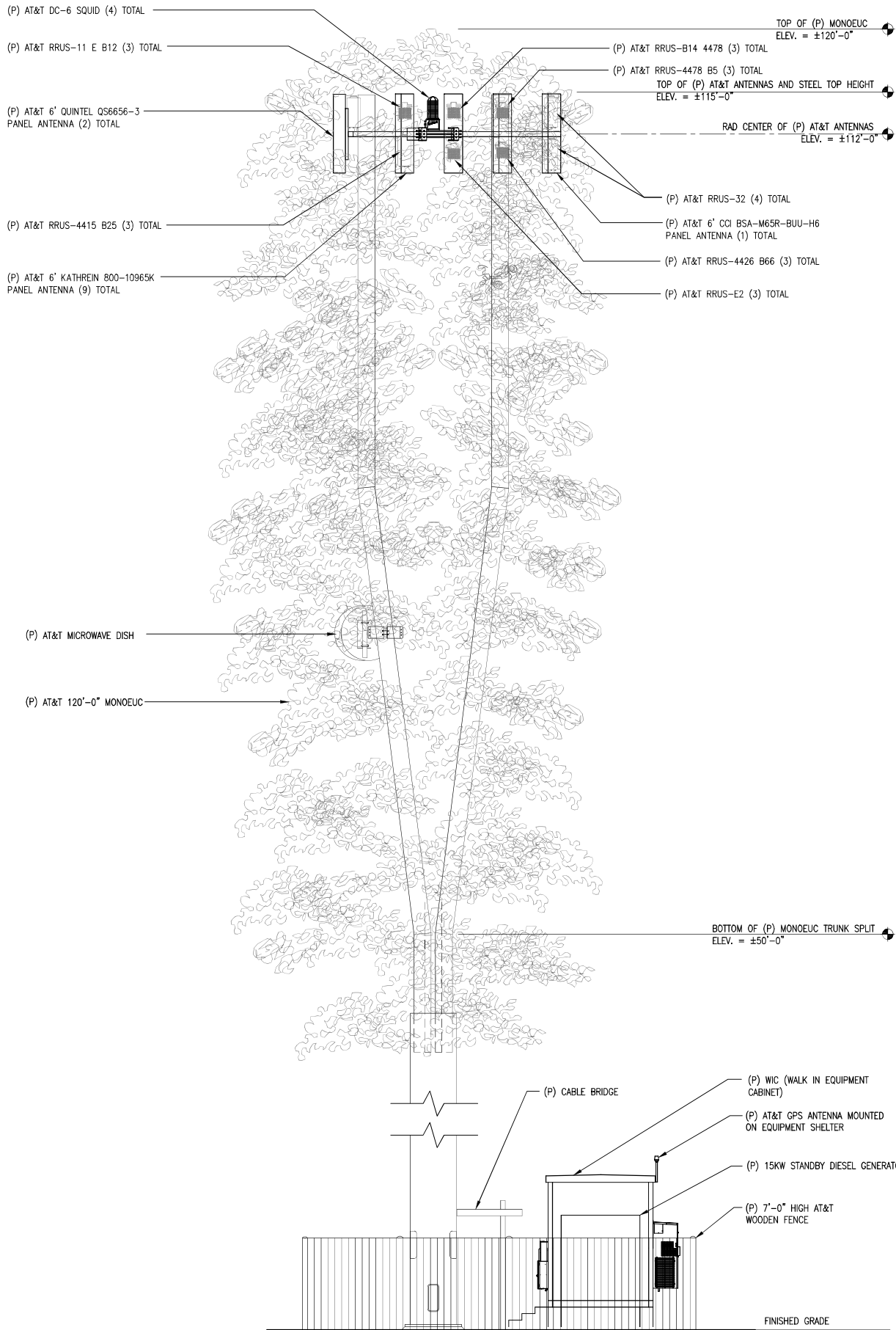
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ZAMORA PROPERTY
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BRADLEY, CA 93426
MONOEUC/WIC

SHEET TITLE
ANTENNA LAYOUT,
ANTENNA & RRU SCHEDULE

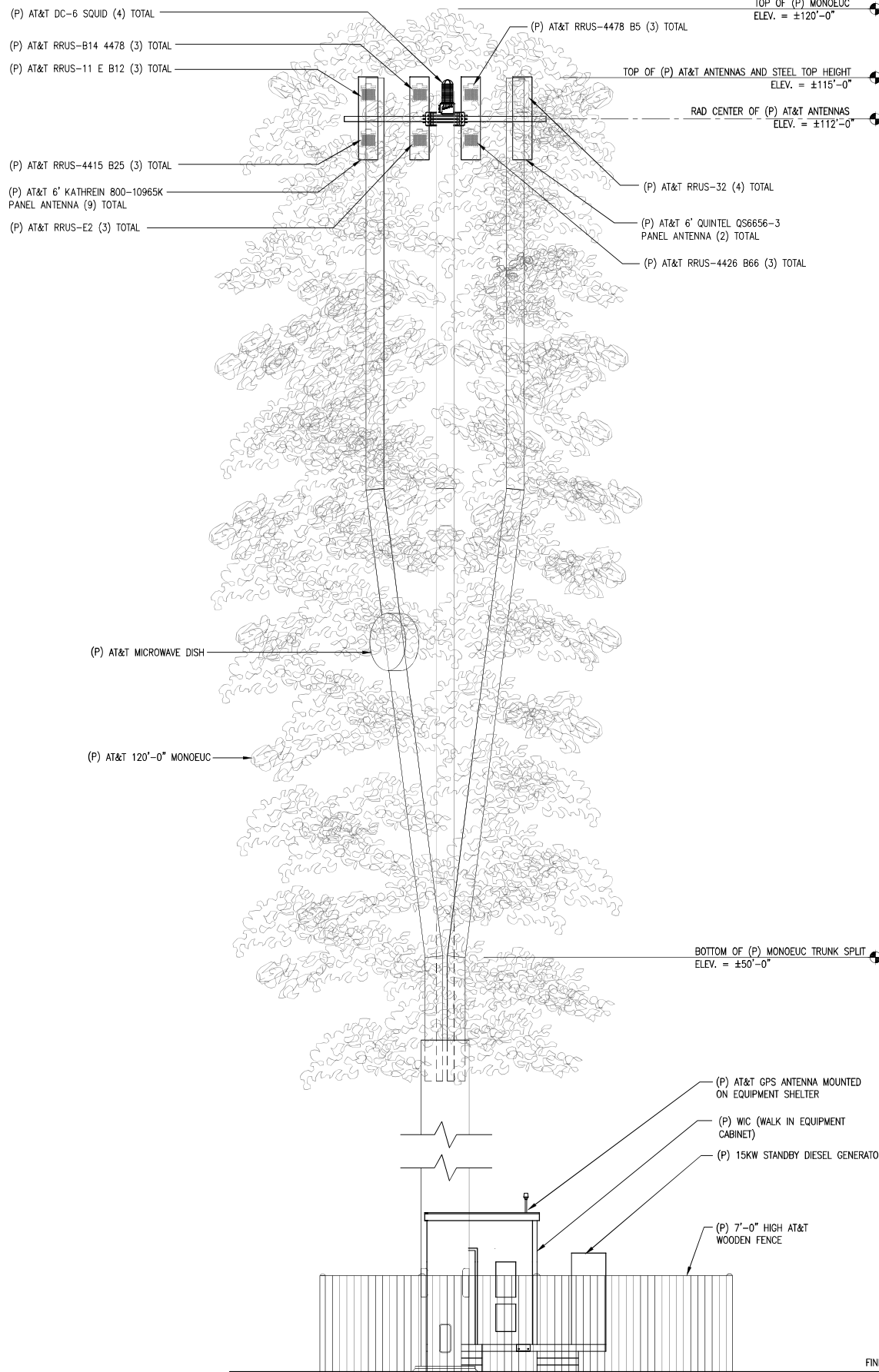
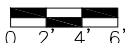
SHEET NUMBER

A-4



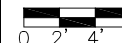
(P) SOUTH ELEVATION

SCALE:
3/16"=1'-0"



(P) WEST ELEVATION

SCALE:
3/16"=1'-0"



2



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SAN RAMON, CA 94583



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MONOEUC/WIC

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5