

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

In the matter of the application of:

AT&T WIRELESS (PLN180315)

RESOLUTION NO. 18-060

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving a Coastal Development Permit to allow increasing the height of an existing steel lattice tower from 131 feet to 147.8 feet and the installation of 12 mounted antennas and associated radio equipment, and the installation of a new equipment shelter at the foot of the tower.

[PLN180315, AT&T Mobility, 1002 Dolan Road,
Moss Landing, North County Land Use Plan,
Coastal Zone (APN: 131-052-019-000)]

The AT&T Mobility application (PLN180315) 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 Coastal Development Permit to allow increasing the height of an existing steel lattice tower from 131 feet to 147.8 feet, the installation of 12 mounted antennas and associated radio equipment, and a new equipment shelter at the foot of the tower.

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 PLN180315.
- 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:

 - 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Zoning Ordinance (Title 20)

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 1002 Dolan Road, Moss Landing APN 131-052-019-000), North County Land Use Plan, Coastal Zone. The parcel is zoned RDR/5 (CZ), which allows wireless communication facilities as a conditional use with a Coastal Development 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 meets regulations for the siting, design, and construction of wireless communication facilities pursuant to MCC 20.64.310.
- e) The Zoning Administrator is the Appropriate Authority to hear and decide new wireless communications facilities proposed on existing buildings or structures in which the new wireless facility will change the existing use of the PG&E transmission tower pursuant to Section 20.64.310.I of Monterey County Code (MCC).
- f) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on July 18, 2018, voted 5 to 0 to support the project as proposed.
- 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 **PLN180315**.

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, North 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) 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 PLN180315.

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, North County Fire Protection District, RMA - Public Works, RMA - Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) 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) A Radio-Frequency (RF) engineering analysis was prepared for the project. The report finds that the facility will comply with prevailing Federal Communications Commission (FCC) standards for limiting human exposure to radio frequency energy.
 - 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 PLN180315.

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 categorically exempts the construction and location of new, small facilities or structures, including structures not exceeding 2,500 square feet in floor area.
 - b) This project increases the height of an existing steel lattice tower from 131 feet to 147.8 feet and the installation of 12 mounted antennas and associated radio equipment along with a new equipment shelter at the foot of the tower. Therefore, the wireless facility is considered a small facility as describe 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) 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 PLN180315.

7. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communication facility complies with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) This project consists of increasing the height of an existing steel lattice tower from 131 feet to 147.8 feet and the installation of 12 mounted antennas and associated radio equipment. The project also consists of a new equipment shelter at the foot of the tower. The property is located at 1002 Dolan Road, Moss Landing.
 - b) Pursuant to the requirements in MCC Section 20.64.310(C), wireless communication facilities shall be allowed on any lot or parcel in any zoning district subject to the appropriate entitlement including the construction, modification, and placement of any antennas used for multi-channel distributions services and personal wireless service facilities. The new AT&T Mobility wireless facility changes the use of the existing PG&E transmission tower, and is therefore subject to a Coastal Development Permit.
 - c) MCC 20.64.310 (H)(b) dictates that co-location is encouraged when it will decrease visual impact and discouraged when it will increase visual impact. Moreover, the Visual Resources policy 2.2 of the North County Land Use Plan protects the integrity of visual resources. As the tower will be raised by approximately 17 feet with minor additions, staff has found that this new facility will not substantially alter the visual impact of the existing lattice tower, especially when viewed over 325 feet away from Dolan Road. The photo-simulations provided by the applicant do not portray a significant visual impact to the bulk, design, or the height of the existing tower. There is a pair of transmission towers parallel to Dolan Road a quarter mile north and a quarter mile south of the proposed co-location.
 - d) The proposed wireless antennas comply with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. Moreover, the subject property for the existing steel lattices 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 aircrafts in flight.

- e) The project is consistent with MCC Section 20.92, 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 20.92.050, and the proposed height is within the limitations outlined in MCC Section 20.92.060.
- f) The location, size, design, and operating characteristics of the proposed facility will not create unusual noise or other conditions that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed equipment associated with the telecommunication structure operates virtually noise free.
- g) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 13.4 miles (71,000 linear feet) from Watsonville Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- h) 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 PLN180315.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Sections 20.44.070 and 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Section 20.86.080.3 of the Monterey County Zoning Ordinance (Title 20) the project is subject to appeal by/to the California Coastal Commission because it is a project involving development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project the project Categorically Exempt per Section 15303 and does not meet any of the exceptions under Section 15300.2;
2. Approve a Coastal Development Permit to allow increasing the height of an existing steel lattice tower from 131 feet to 147.8 feet and the installation of 12 mounted antennas and associated radio equipment, and the installation of a new equipment shelter at the foot of the tower, subject to nine (9) conditions of approval.

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



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON OCT 26 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

~~NOV 06 2018~~

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

2. This permit expires 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

PLN180315

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development permit (PLN180315) allows increasing the height of an existing steel lattice tower from 131 feet to 147.8 feet and the installation of 12 mounted antennas and associated radio equipment. The property is located at 1002 Dolan Road, Moss Landing (Assessor's Parcel Number 131-052-019-000), North County Land Use Plan, Coastal Zone. 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 RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Development Permit (Resolution Number 18- 060) was approved by the Zoning Administrator for Assessor's Parcel Number 131-052-019-000 on October 25, 2018. The permit was granted subject to nine (9) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to RMA - Planning prior to issuance of grading and 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, 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. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The tower shall not exceed the 147.8 feet in height. (RMA - Planning)

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

5. 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 RMA Chief of Planning for review and approval.

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

6. 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.

7. 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.

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)

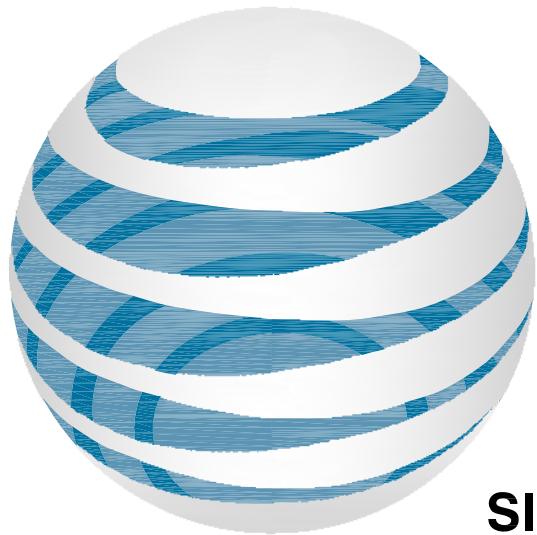
Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

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 tower, 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 147.8 feet.



SITE NUMBER: CCL04159
SITE NAME: PG&E TRANSMISSION
TOWER 40812872

FA NUMBER: 13787561
PTN NUMBER: 3701A06RWL
PACE NUMBER: MRSFR035306 2C
MRSFR035288 eNODE B
MRSFR035326 3C
MRSFR031050 1C

SITE TYPE: PG&E TOWER (OUTDOOR)
SITE ADDRESS: 1002 DOLAN RD.
CASTROVILLE, CA 95012



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	06/12/18	100% ZONING DRAWINGS
1	05/23/18	90% ZONING DRAWINGS
0	02/28/18	90% ZONING DRAWINGS



**UNDERGROUND
SERVICE ALERT OF
SOUTHERN CALIFORNIA**
800-227-2600

48 HOURS BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER: PG&E
245 MARKET ST.
SAN FRANCISCO, CA 94105
CONTACT: JIM TILLISCH
PHONE: (916) 281-6951

APPLICANT: AT&T MOBILITY
ADDRESS: 5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

APPLICANT REPRESENTATIVE: VINCULUMS SERVICES
ADDRESS: 575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598

LATITUDE (NAD 83): 36° 47' 46.20" N
LONGITUDE (NAD 83): -121° 43' 41.18" W
ELEVATION: 83.0' (AMSL)
OCCUPANCY: TBD
CONSTRUCTION TYPE: TBD
APN #: 131-052-019
ZONING JURISDICTION: MONTEREY COUNTY
CURRENT ZONING: OUTDOOR TELECOMMUNICATION
FACILITY
PROPOSED USE: OUTDOOR TELECOMMUNICATION
FACILITY

PROJECT TEAM

PROJECT MANAGER:
VINCULUMS SERVICES
575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598
PHONE: (925) 895-3734
EMAIL: mphippen@vinculum.com

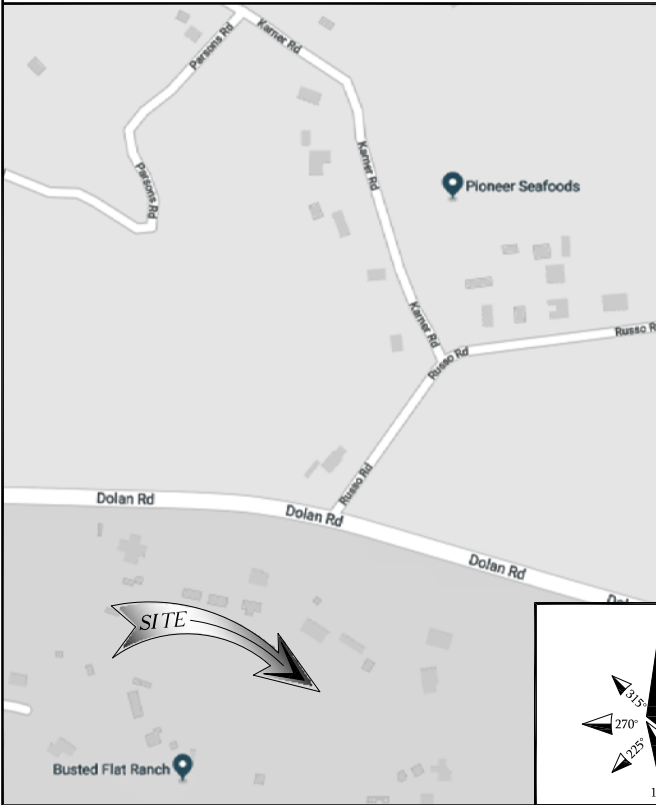
ARCHITECTURAL & ENGINEERING:
INFINIGY ENGINEERING
26455 RANCHO PKWY SOUTH
LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644
dconnell@infinigy.com

APPLICANT:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

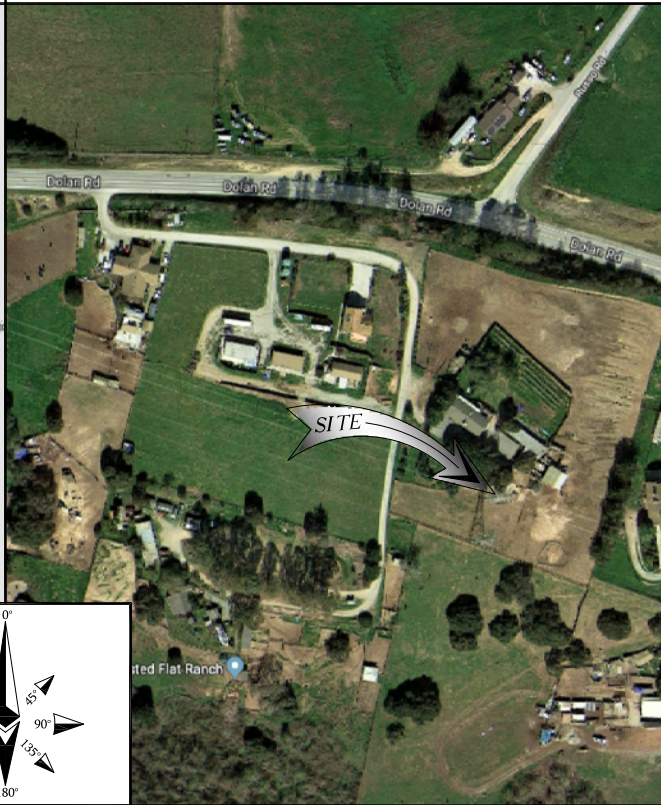
SITE ACQUISITION:
TSJ CONSULTING INC.
31878 DEL OBISPO ST. STE #118-454
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
PHONE: (925) 785-3727
tom@tsjconsultinginc.com

LOCATION MAPS

VICINITY MAP



LOCAL MAP



PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO CONSTRUCT A NEW WIRELESS ANTENNA INSTALLATION. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (12) 6" HEX PANEL ANTENNAS (4 PER SECTOR)
- INSTALL (2) RRUS 32 AT P1
- INSTALL (1) RRS-11 E B12 AT P3 PER SECTOR
- INSTALL (1) RRUS-B5 4478 AT P3 PER SECTOR
- INSTALL (1) RRUS-B25 4415 AT P3 PER SECTOR
- INSTALL (1) RRUS-B14 4478 AT P4 PER SECTOR
- INSTALL (1) 44US-B66 4426 AT P4 PER SECTOR
- INSTALL (4) DC6 SURGE SUPPRESSORS
- INSTALL (1) 16'-9" X 18'-7" X 7' HIGH WOOD FENCE EQUIPMENT ENCLOSURE
- INSTALL (1) NEW WIC EQUIPMENT SHELTER WITHIN NEW 7' HIGH WOOD FENCE ENCLOSURE
- NEW FIBER AND POWER FROM (E) P.O.C.
- INSTALL (1) DISCONNECT SWITCH
- INSTALL (1) GPS ANTENNA
- INSTALL (1) 15KW DIESEL GENERATOR

DRAWING INDEX

SHEET NO:	
T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN, ENLARGED SITE PLAN, ANTENNA / RRU SCHEDULE
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT
A-4	ELEVATIONS
A-5	ELEVATIONS

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.

PG&E TRANSMISSION
TOWER 40812872
1002 DOLAN RD.
CASTROVILLE, CA 95012

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
HEAD 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 337 TOWARD SAN MIGUEL/CANYON RD. TURN RIGHT ONTO SAN MIGUEL CANYON RD. TURN LEFT ONTO CASTROVILLE BLVD. CONTINUE STRAIGHT ONTO DOLAN RD. ARRIVE AT 1002 DOLAN RD. CASTROVILLE, CA 95012

DO NOT SCALE DRAWINGS

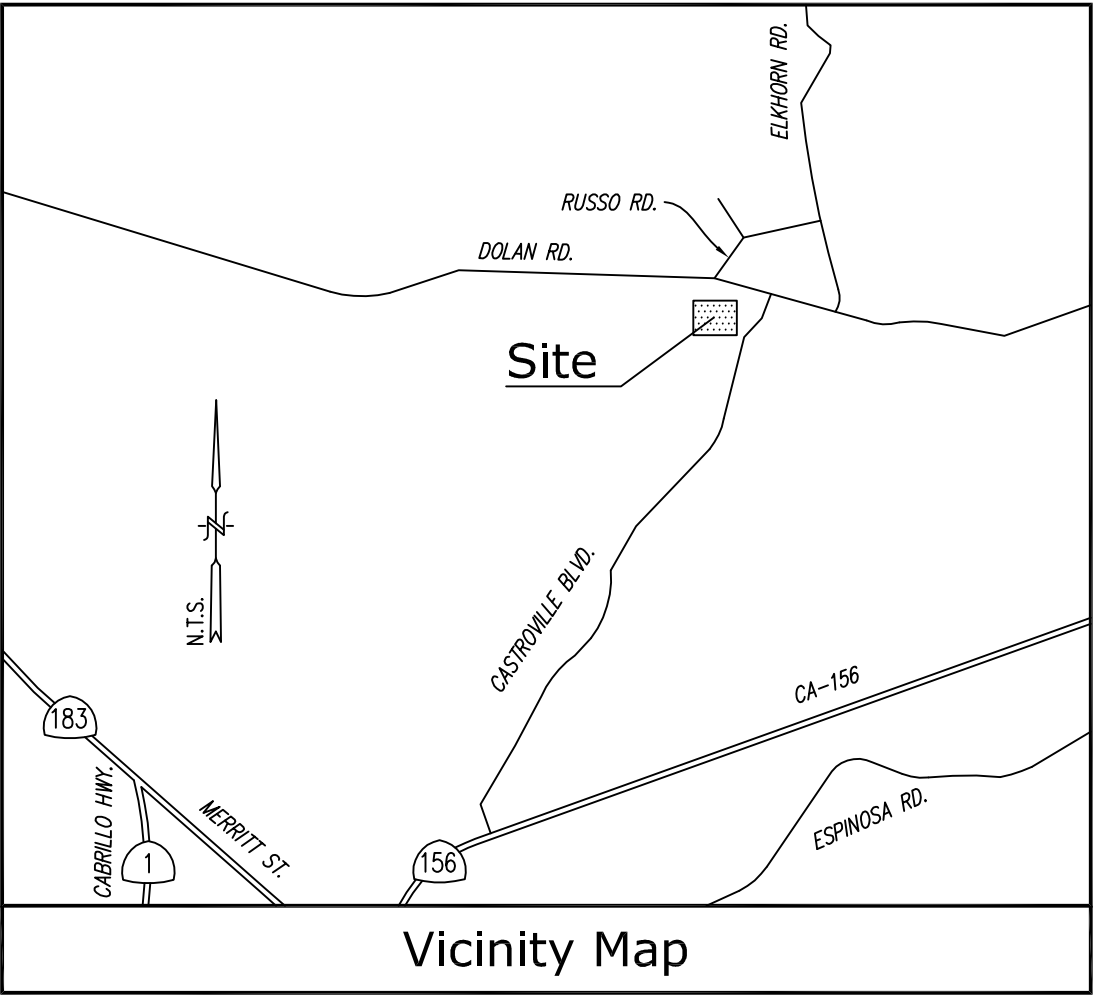
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

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

CODE COMPLIANCE

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.

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



Title Report

PREPARED BY: FIDELITY NATIONAL TITLE
ORDER No.: 26878404
DATED: MARCH 28, 2018

Legal Description

PROPERTY LOCATED IN MONTEREY, CA

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MONTEREY, UNINCORPORATED AREA DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL 2, AS SHOWN ON THE MAP FILED JULY 17, 1974 IN VOLUME 6 AT PAGE 141 OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND BEING BOTH A PORTION OF THE RANCHO BOLSA NUEVA Y MORO COJO AND PARCEL C AS SHOWN ON THE MAP FILED IN VOLUME 5 OF PARCEL MAPS AT PAGE 83.

EXCEPTING THEREFROM THE INTEREST OF THE COUNTY OF MONTEREY IN AND TO THAT CERTAIN 1 FOOT NON-ACCESS STRIP AS CONVEYED IN THE DEED TO THE COUNTY OF MONTEREY, RECORDED NOVEMBER 27, 1973 IN REEL 862, PAGE 442, OFFICIAL RECORDS, MONTEREY COUNTY CALIFORNIA.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROAD AND UTILITIES AND INCIDENTAL PURPOSES SHOWN AS "90' ROAD AND UTILITY EASE," ON THE MAP FILED NOVEMBER 27, 1973 IN BOOK 5, PAGE 83 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF MONTEREY COUNTY, CALIFORNIA, EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL 1 ABOVE.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INCIDENTAL PURPOSE 60 FEET IN WIDTH, LYING SOUTHERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF DOLAN ROAD (A COUNTY ROAD) WHICH BEARS N. 88 DEG 24' 22" W., 183.63 FEET FROM THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED TO C. F. DOUGHERTY, ET UX, RECORDED FEBRUARY 29, 1972 IN REEL 756, PAGE 695, OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA; THENCE ALONG SAID LINE S. 88 DEG 24' 22" E., 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, (1) S. 88 DEG 24' 22" E., 173.63 FEET TO SAID NORTHEAST CORNER.

Assessor's Parcel No.

131-052-019

Easements

6 AN EASEMENT FOR UTILITIES AND RIGHTS RECORDED SEPTEMBER 7, 1949, VOLUME 1159 PAGE 365 OFFICIAL RECORDS (**PLOTTED HEREON**).

7 AN EASEMENT FOR UTILITIES RECORDED JULY 21, 1982, REEL 1566 PAGE 769 OFFICIAL RECORDS (**PLOTTED HEREON**).

8 AN EASEMENT FOR UTILITIES RECORDED OCTOBER 7, 1982 REEL 1582 PAGE 803 OFFICIAL RECORDS (**PLOTTED HEREON**).

9 AN EASEMENT FOR NON-ACCESS AND RIGHTS RECORDED NOVEMBER 27, 1973, REEL 882, PAGE 442 OFFICIAL RECORDS (**PLOTTED HEREON**).

10.—MATTERS CONTAINED IN AN INSTRUMENT ENTITLED AGREEMENT RECORDED SEPTEMBER 21, 1989 REEL 2414 PAGE 4 OFFICIAL RECORDS (BLANKET IN NATURE).

Access Easement/Lease Area

AS SHOWN

Geographic Coordinates at Existing PG&E Tower

1983 DATUM: LATITUDE 36° 47' 46.20" N. LONGITUDE 121° 43' 41.18" W.
ELEVATION = 84.0 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.

Basis of Bearings

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 4, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE ELEVATIONS SHOWN HEREON ARE BASED UPON STATIC GPS OBSERVATION, HOLDING THE CSRC DATA POINT "P210", ELEVATION = 86.8 FEET (NAVD 88).

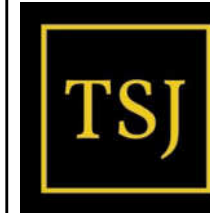
Date of Survey

DECEMBER 20, 2016



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:

CAL VADA

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. 18402

LICENSURE:



REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
	03/28/18	SUBMITTAL
	MN	
1	04/17/18	FINAL
	HP	

SITE INFORMATION:

SITE NUMBER

CCL04159

SITE NAME

**PG&E
TOWER 40812872**

**1002 DOLAN ROAD,
CASTROVILLE, CA 95012
MONTEREY COUNTY**

SHEET TITLE:

**TOPOGRAPHIC
SURVEY**

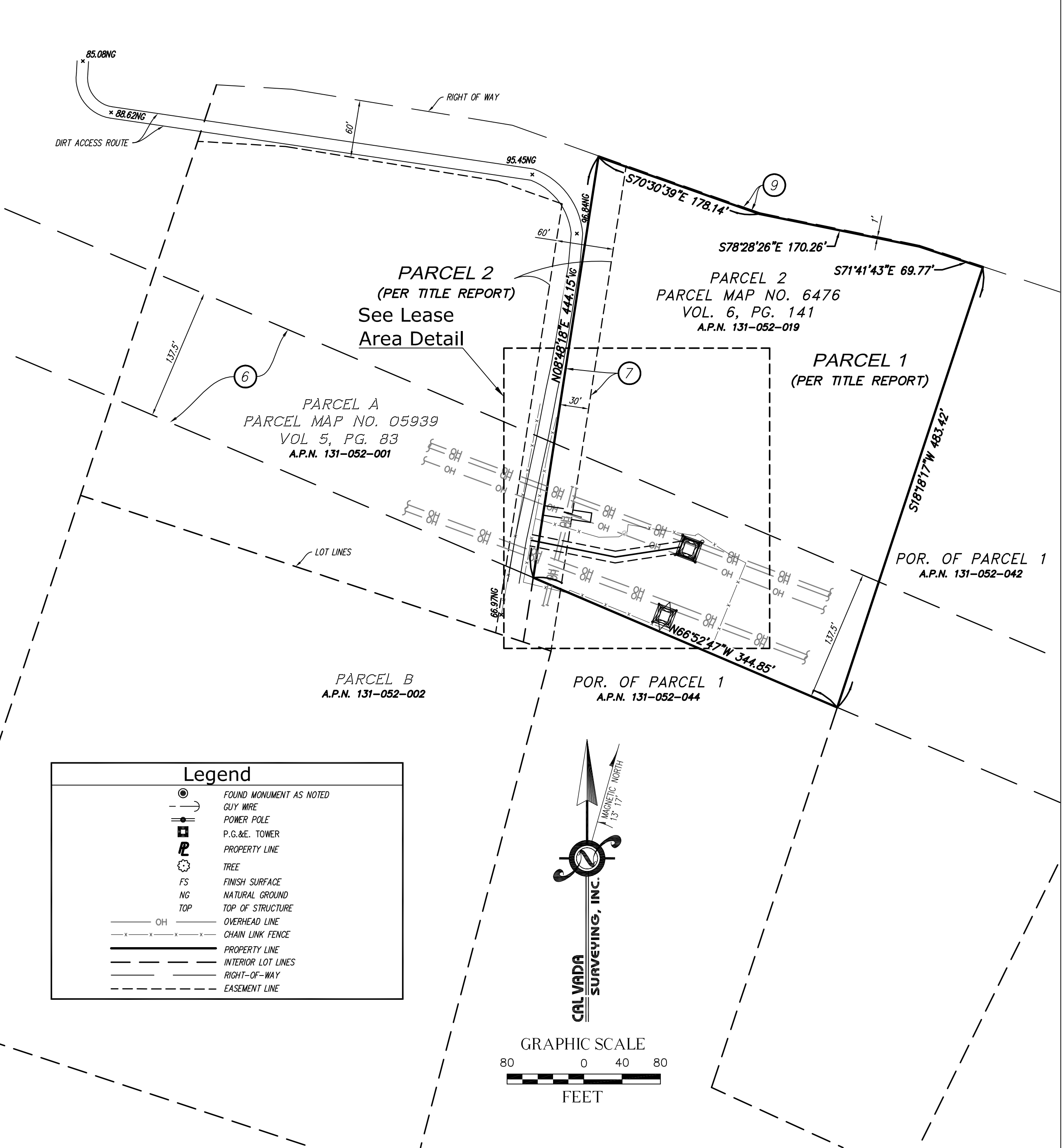
SHEET NUMBER:

LS-1

SHEET 1 OF 1

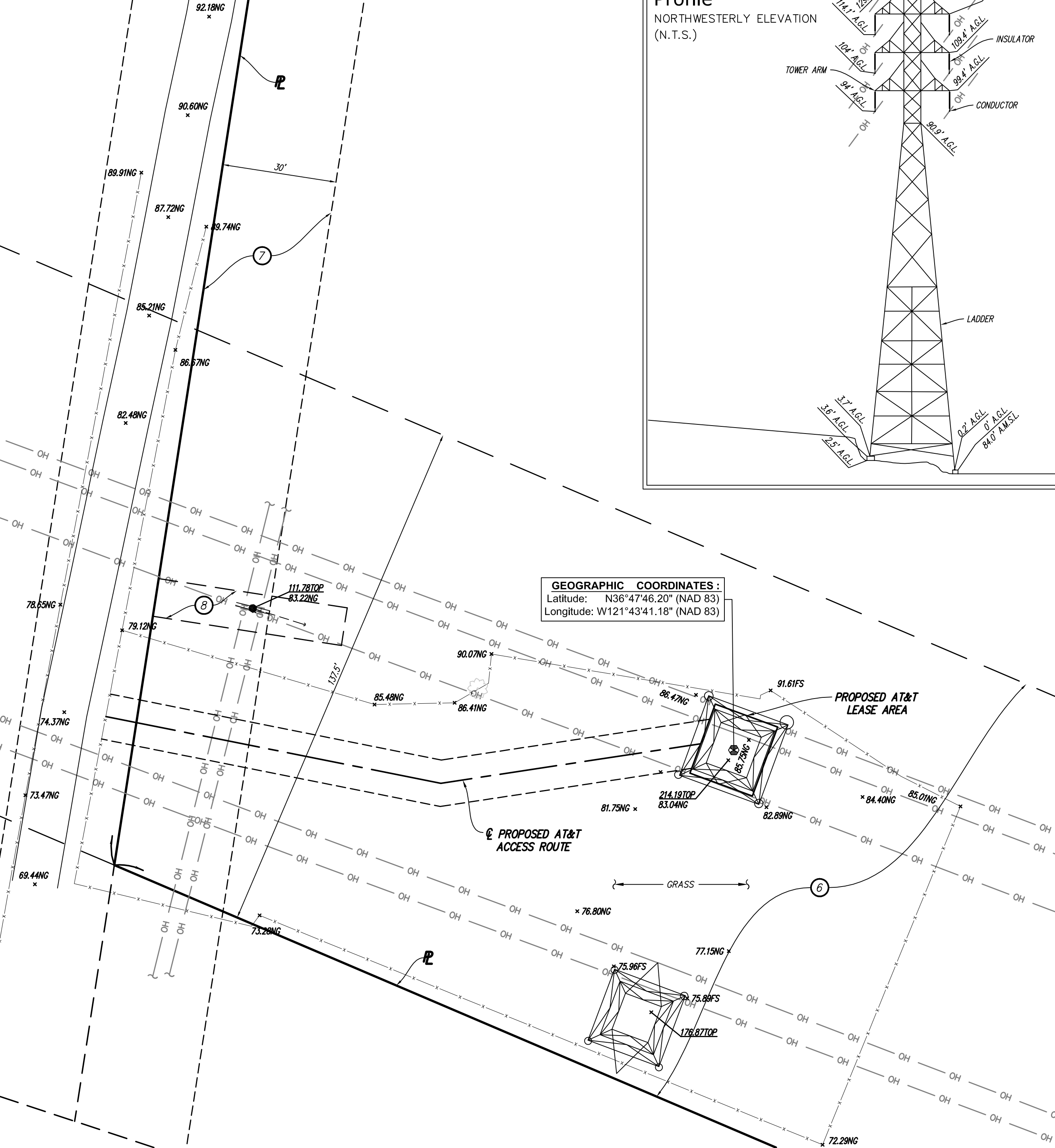
Boundary Detail

SCALE: 1"=100'



Lease Area Detail

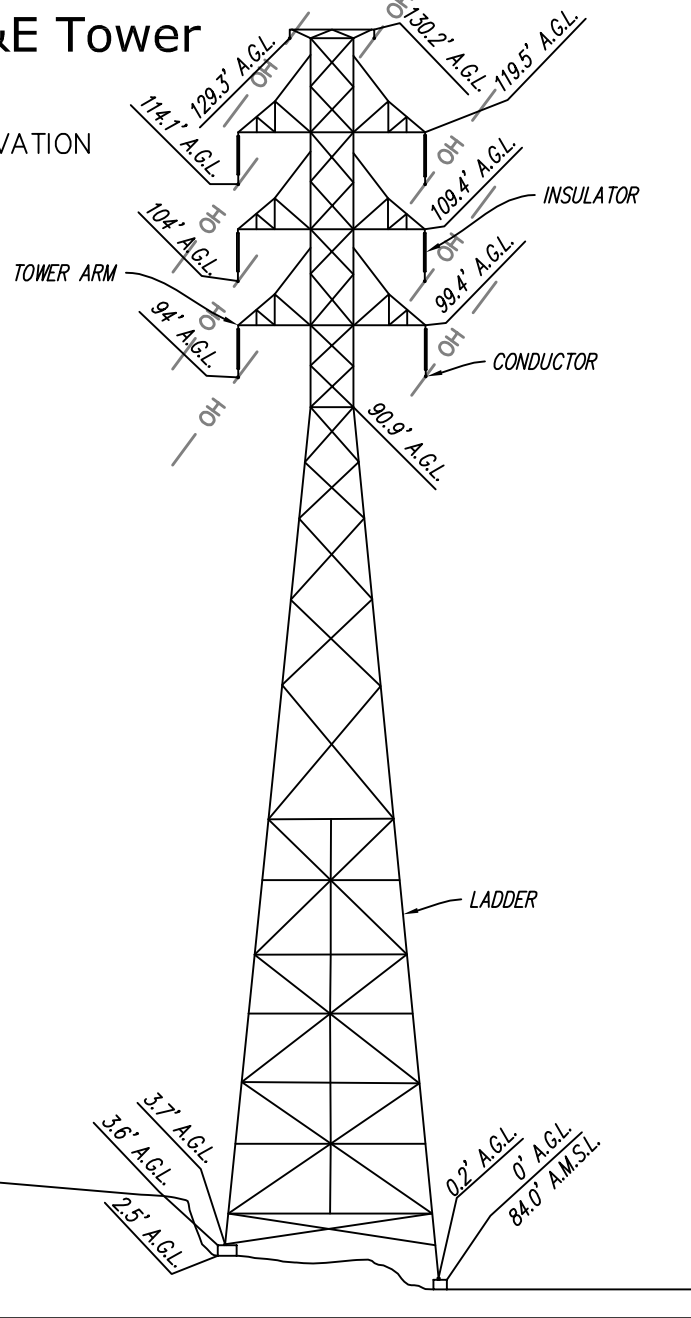
SCALE: 1"=20'

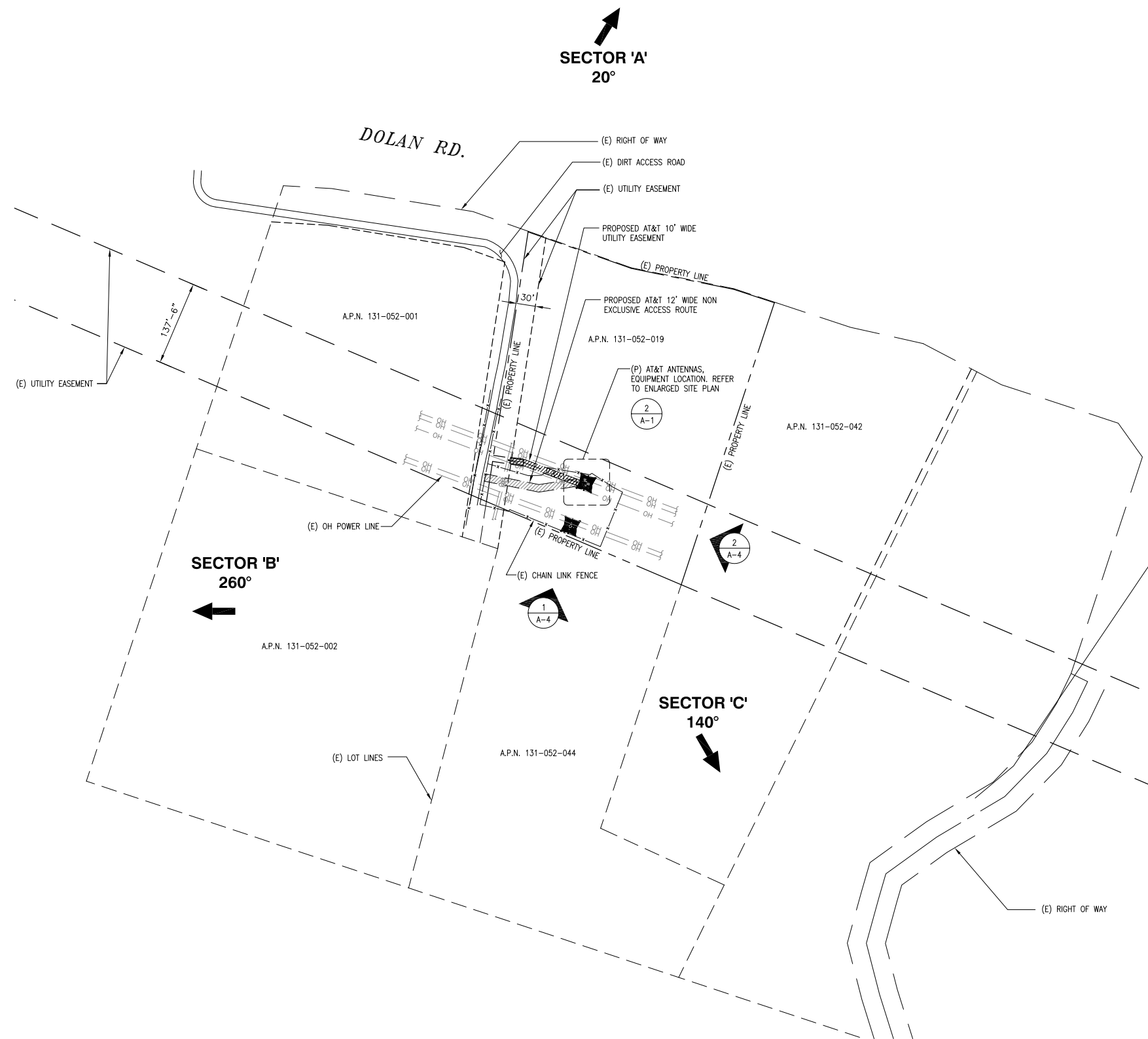


Existing PG&E Tower

Profile

NORTHWESTERLY ELEVATION
(N.T.S.)





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	06/12/18	100% ZONING DRAWINGS
1	05/23/18	90% ZONING DRAWINGS
0	02/28/18	90% ZONING DRAWINGS

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PG&E TRANSMISSION
TOWER 40812872
1002 DOLAN RD.
CASTROVILLE, CA 95012

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

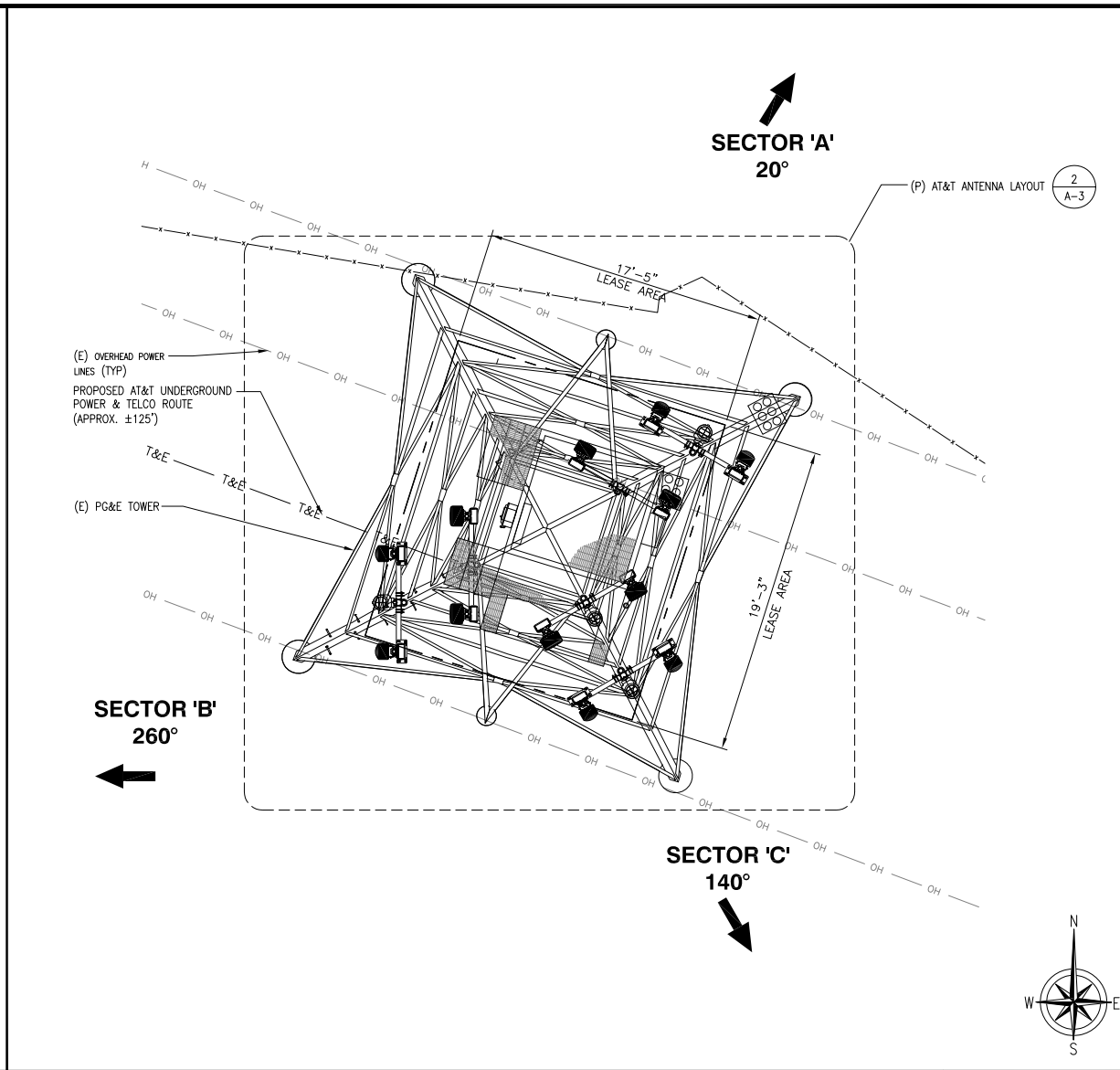
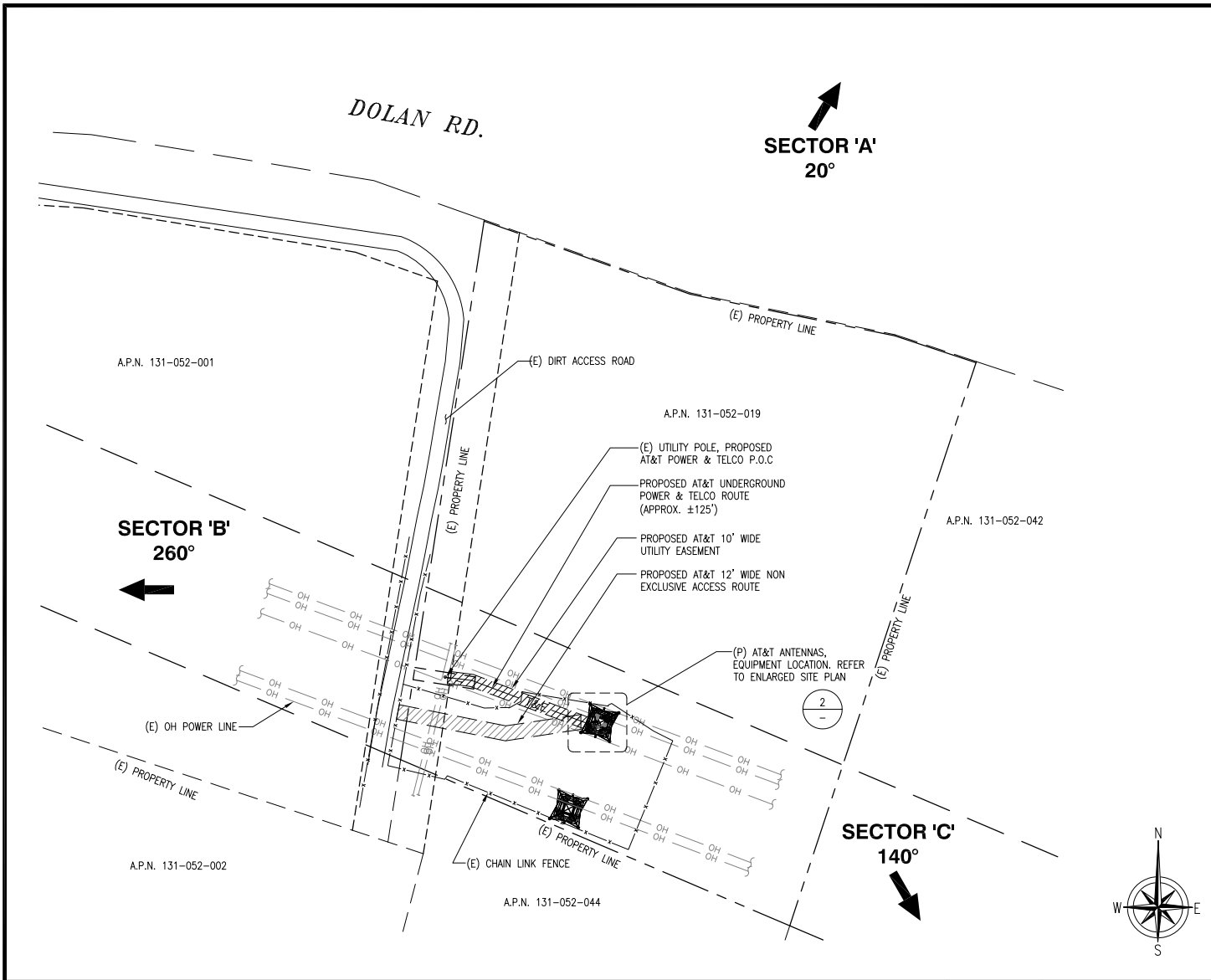
A-0

OVERALL SITE PLAN

SCALE:
1"=100'-0"

0 50' 100'

1




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SITE PLAN SCALE: 1"=30'-0" 0 15' 30' 1

ENLARGED SITE PLAN SCALE: 3/16"=1'-0" 0 2' 4' 6' 2

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	-	WCS	KATHREIN 800-10965K	-	20°	-	143.8'	180'-0"	FIBER
	A2	-	WCS	KATHREIN 800-10965K	-	20°	-	143.8'	180'-0"	FIBER
	A3	-	LTE 700/850 1900	CCI HBSAM65R-KU-H6-K	-	20°	-	80'-0"	120'-0"	FIBER
	A4	-	LTE 700	CCI HBSAM65R-KU-H6-K	-	20°	-	80'-0"	120'-0"	FIBER
BETA SECTOR	B1	-	WCS	KATHREIN 800-10965K	-	260°	-	143.8'	180'-0"	FIBER
	B2	-	WCS	KATHREIN 800-10965K	-	260°	-	143.8'	180'-0"	FIBER
	B3	-	LTE 700/850 1900	CCI HBSAM65R-KU-H6-K	-	260°	-	80'-0"	120'-0"	FIBER
	B4	-	LTE 700	CCI HBSAM65R-KU-H6-K	-	260°	-	80'-0"	120'-0"	FIBER
GAMMA SECTOR	C1	-	WCS	KATHREIN 800-10965K	-	140°	-	143.8'	180'-0"	FIBER
	C2	-	WCS	KATHREIN 800-10965K	-	140°	-	143.8'	180'-0"	FIBER
	C3	-	LTE 700/850 1900	CCI HBSAM65R-KU-H6-K	-	140°	-	80'-0"	120'-0"	FIBER
	C4	-	LTE 700	CCI HBSAM65R-KU-H6-K	-	140°	-	80'-0"	120'-0"	FIBER

REMOTE RADIO UNITS (RRU'S)								
SECTOR	(P) RRU MODELS		RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			DC CABLE	
				ABOVE	BELOW	SIDES	QTY.	LENGTH
ALPHA SECTOR	A1	(1) RRUS-32	10'	16"	8"	8"	(3) DC TRUNKS PER SECTOR	180'
	A2	(1) RRUS-32	10'	16"	8"	8"		120'
	A3	(1) RRUS-11 E B12 / (1) RRUS-B5 4478 / (1) RRUS-B25 4415	10'	16"	8"	8"		180'
	A4	(1) RRUS-B14 4478 / (1) RRUS-B66 4426	10'	16"	8"	8"		120'
BETA SECTOR	B1	(1) RRUS-32	10'	16"	8"	8"	(3) DC TRUNKS PER SECTOR	180'
	B2	(1) RRUS-32	10'	16"	8"	8"		120'
	B3	(1) RRUS-11 E B12 / (1) RRUS-B5 4478 / (1) RRUS-B25 4415	10'	16"	8"	8"		180'
	B4	(1) RRUS-B14 4478 / (1) RRUS-B66 4426	10'	16"	8"	8"		120'
GAMMA SECTOR	C1	(1) RRUS-32	10'	16"	8"	8"	(3) DC TRUNKS PER SECTOR	180'
	C2	(1) RRUS-32	10'	16"	8"	8"		120'
	C3	(1) RRUS-11 E B12 / (1) RRUS-B5 4478 / (1) RRUS-B25 4415	10'	16"	8"	8"		180'
	C4	(1) RRUS-B14 4478 / (1) RRUS-B66 4426	10'	16"	8"	8"		120'

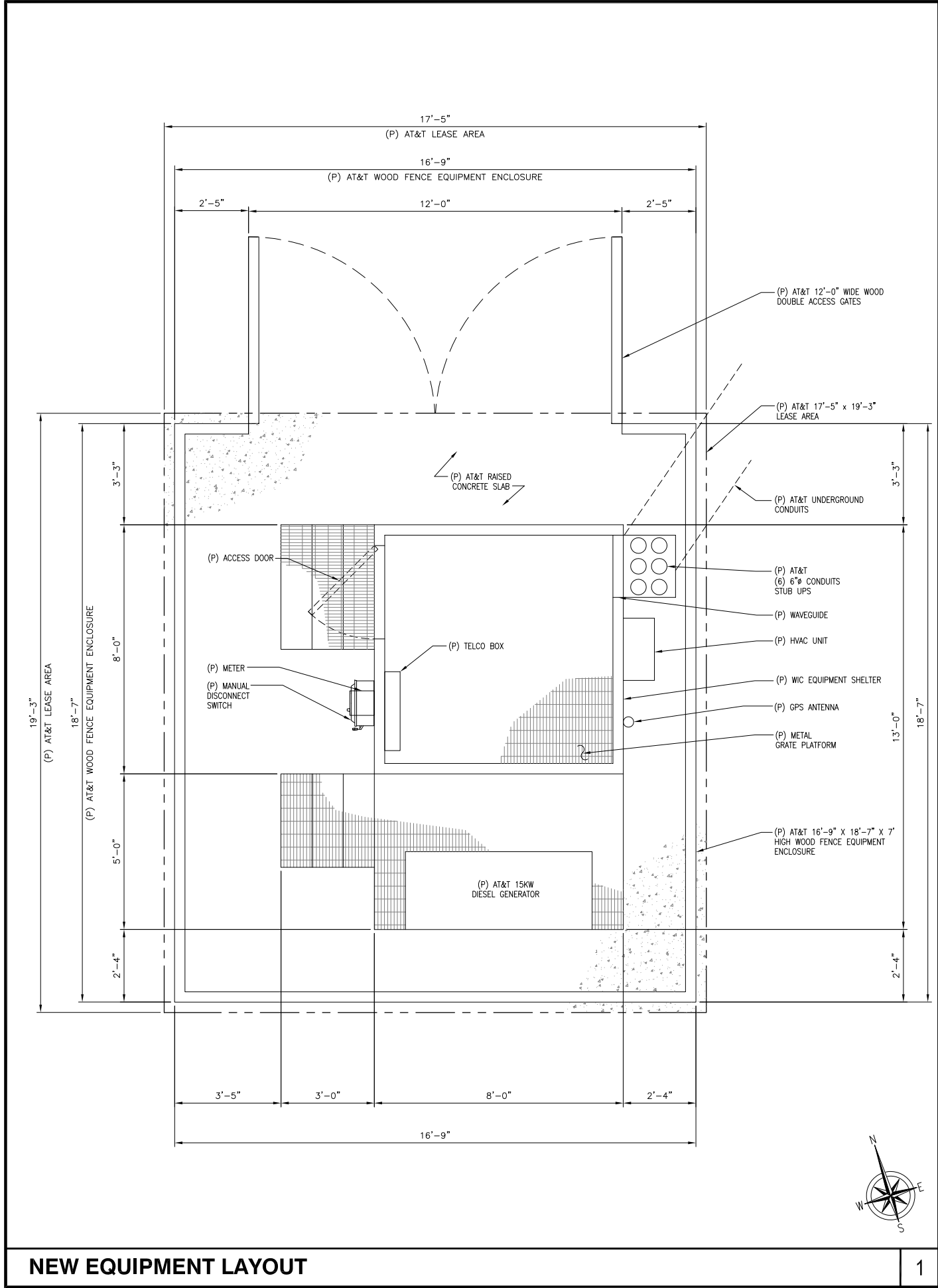
ANTENNA AND RRU SCHEDULE 3

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PG&E TRANSMISSION
TOWER 40812872
1002 DOLAN RD.
CASTROVILLE, CA 95012

SHEET TITLE
SITE PLAN, ENLARGED
SITE PLAN, ANTENNA /
RRU SCHEDULE

SHEET NUMBER
A-1



NEW EQUIPMENT LAYOUT

1

NOT USED

2



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FAX # (949) 753-8833

JOB #469-000

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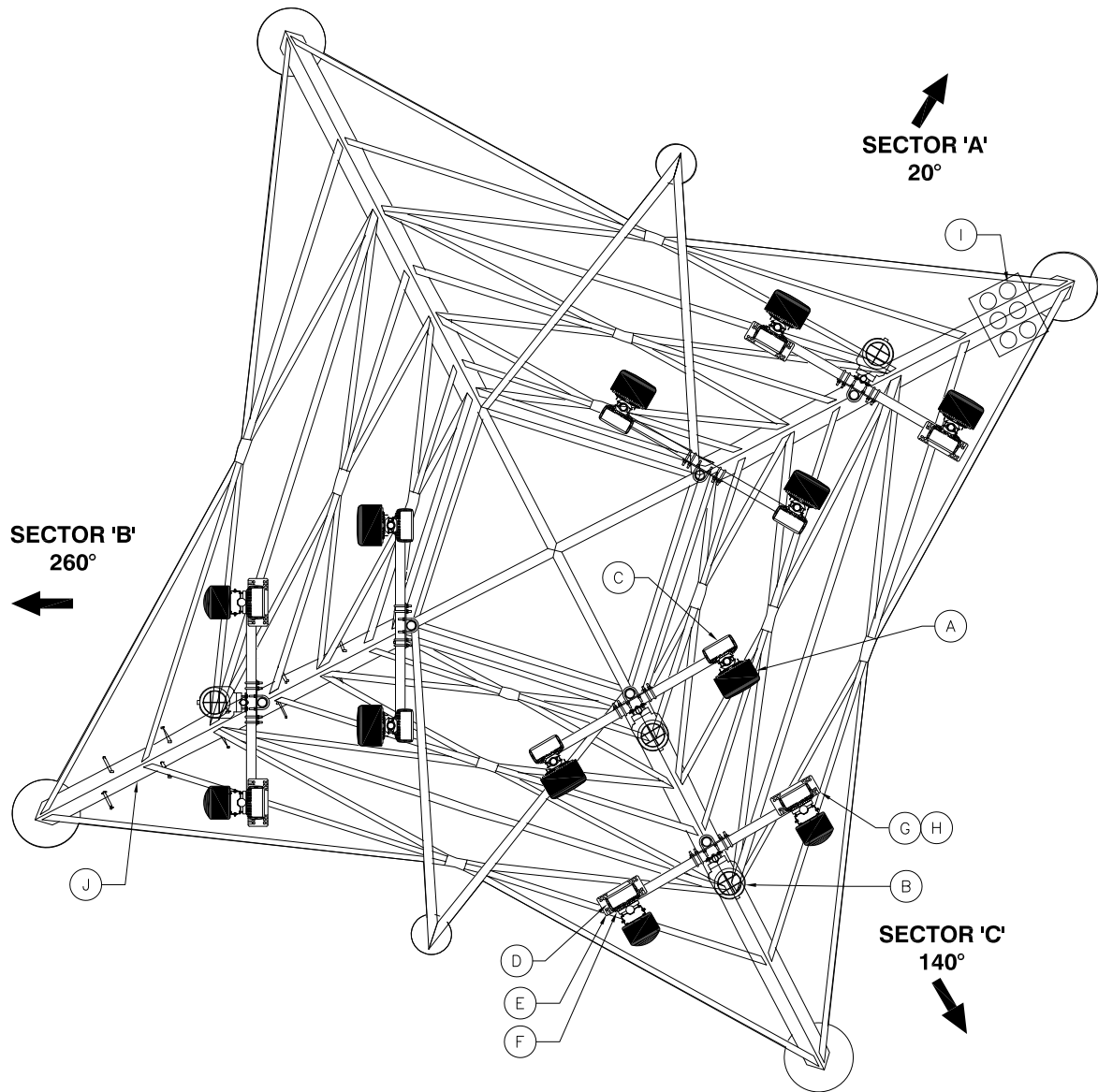
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CASTROVILLE, CA 95012

SHEET TITLE
EQUIPMENT LAYOUTS

SHEET NUMBER

A-2



PROPOSED ANTENNA LAYOUT KEY NOTES

- (A) (P) AT&T PANEL ANTENNAS (4) PER SECTOR (12) TOTAL TO BE MOUNTED ON (E) TRANSMISSION TOWER

(B) (P) AT&T (4) DC6 SURGE SUPPRESSORS, (1) AT THE UPPER RAD CENTER, (3) AT THE LOWER RAD CENTER

(C) (P) AT&T RRUS-32 TO BE MOUNTED ON P1 AND P2 AT EACH SECTOR

(D) (P) AT&T RRUS-E B12 TO BE MOUNTED ON P3

(E) (P) AT&T RRUS-B5 4478 TO BE MOUNTED ON P3

(F) (P) AT&T RRUS-B25 4415 TO BE MOUNTED ON P3
- (G) (P) AT&T RRS-B14 4478 TO BE MOUNTED ON P4 AT EACH SECTOR

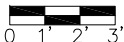
(H) (P) AT&T RRS-B66 4426 TO BE MOUNTED ON P4 AT EACH SECTOR

(I) (P) AT&T CABLE RISER LEG

(J) (E) TOWER CLIMBING LEG



SCALE:
3/8"=1'-0"



1

NOT USED

2



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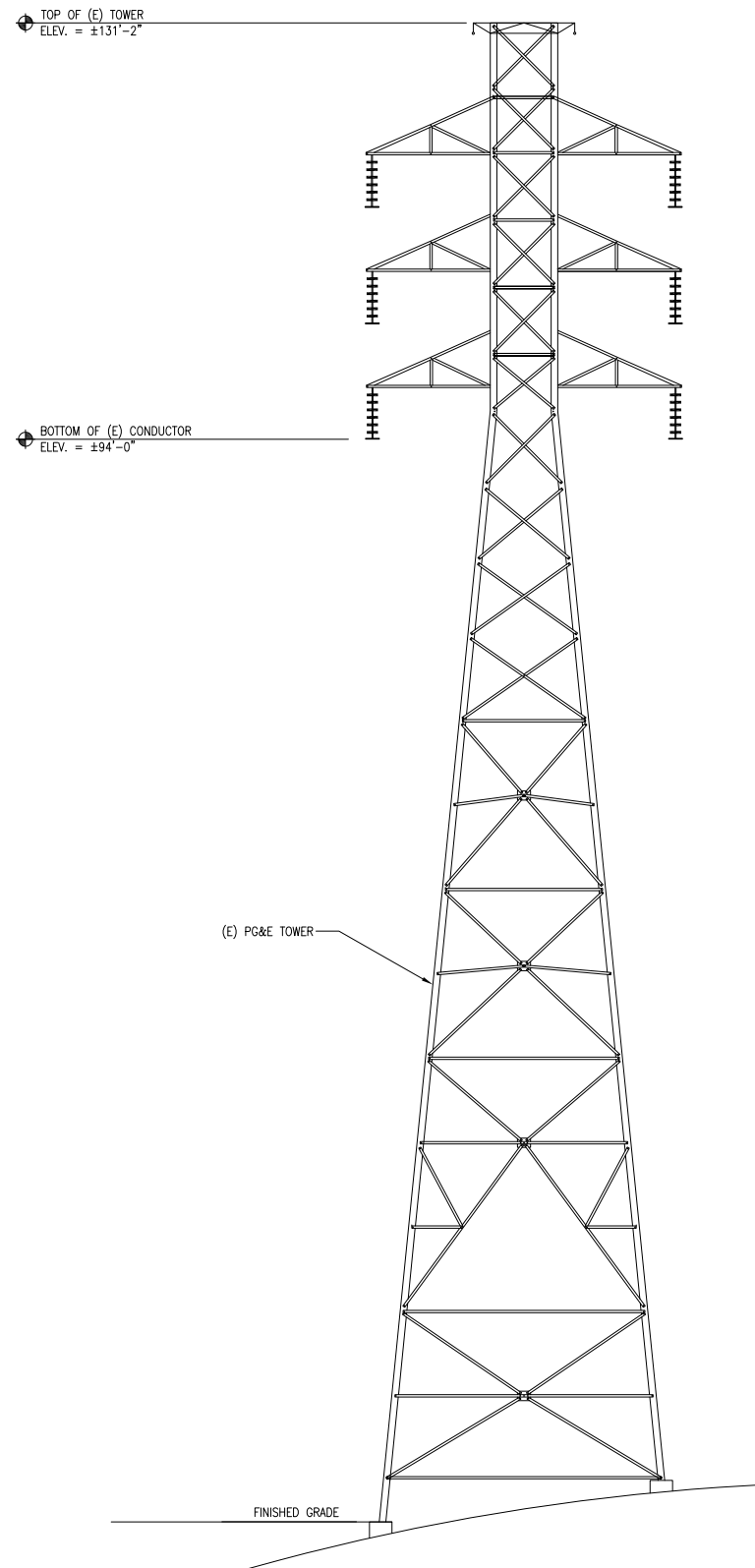
PG&E TRANSMISSION
TOWER 40812872
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CASTROVILLE, CA 95012

SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER

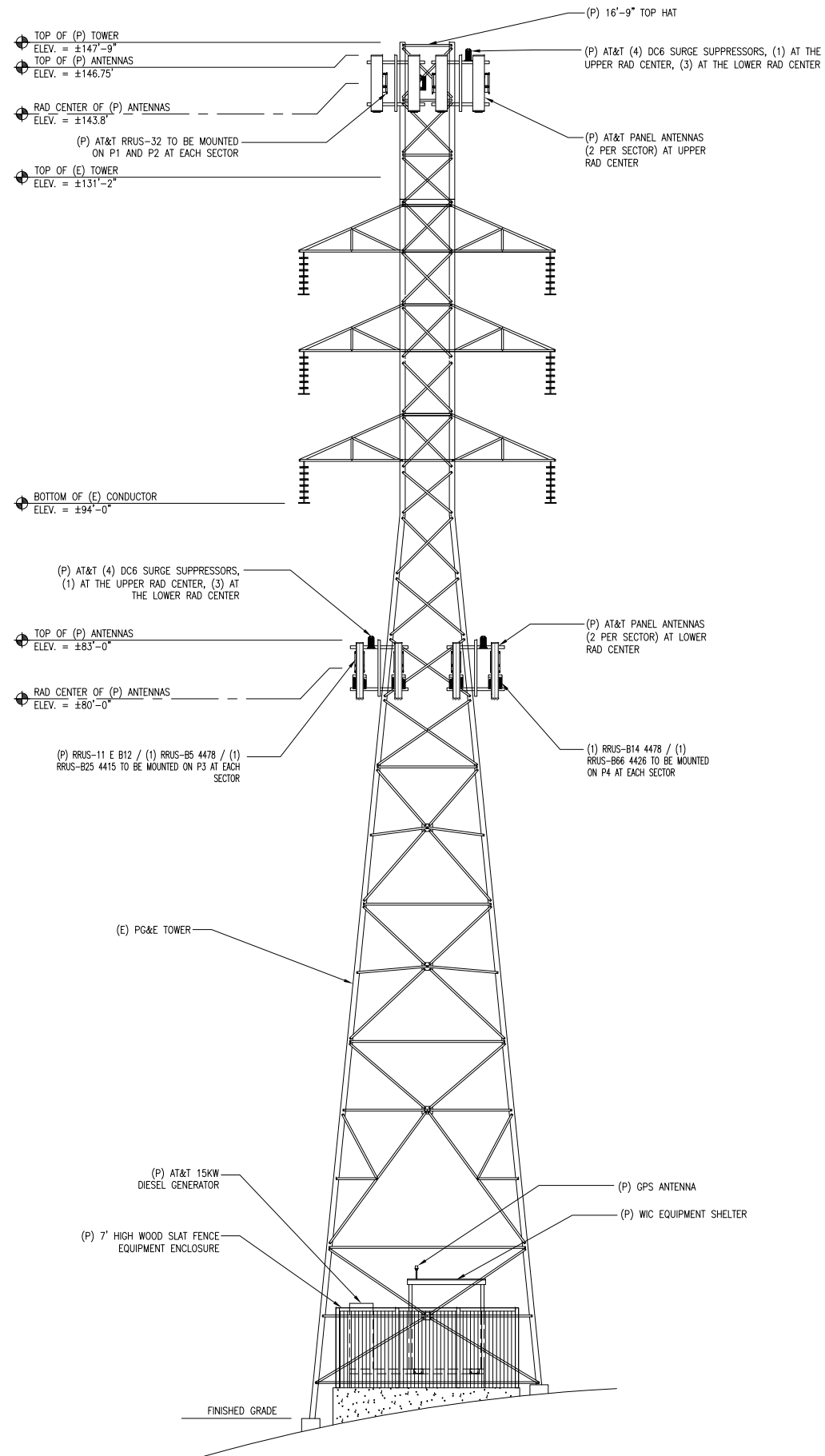
A-3

NEW ANTENNA LAYOUT



(E) EAST ELEVATION

SCALE:
1/8"=1'-0"



(P) EAST ELEVATION



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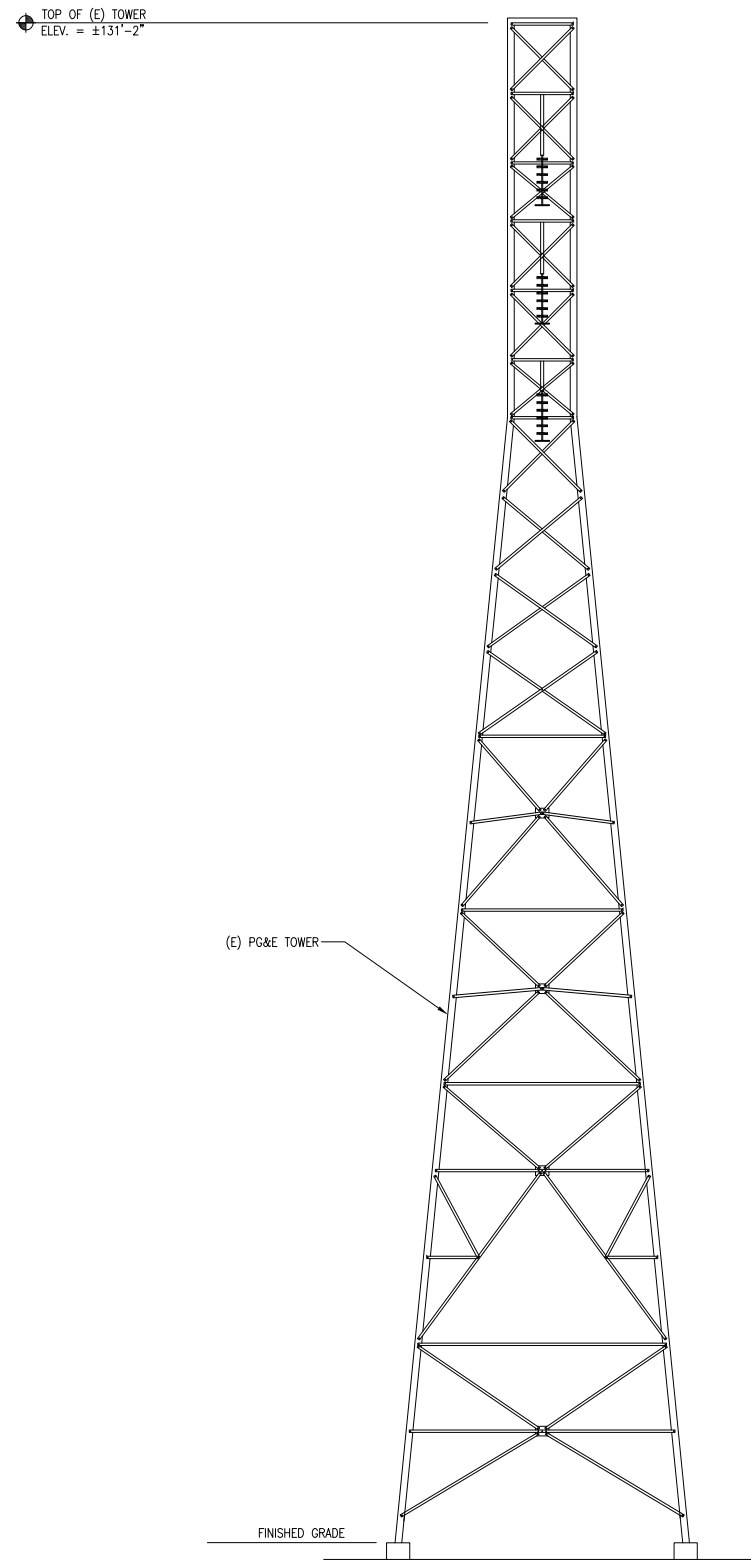
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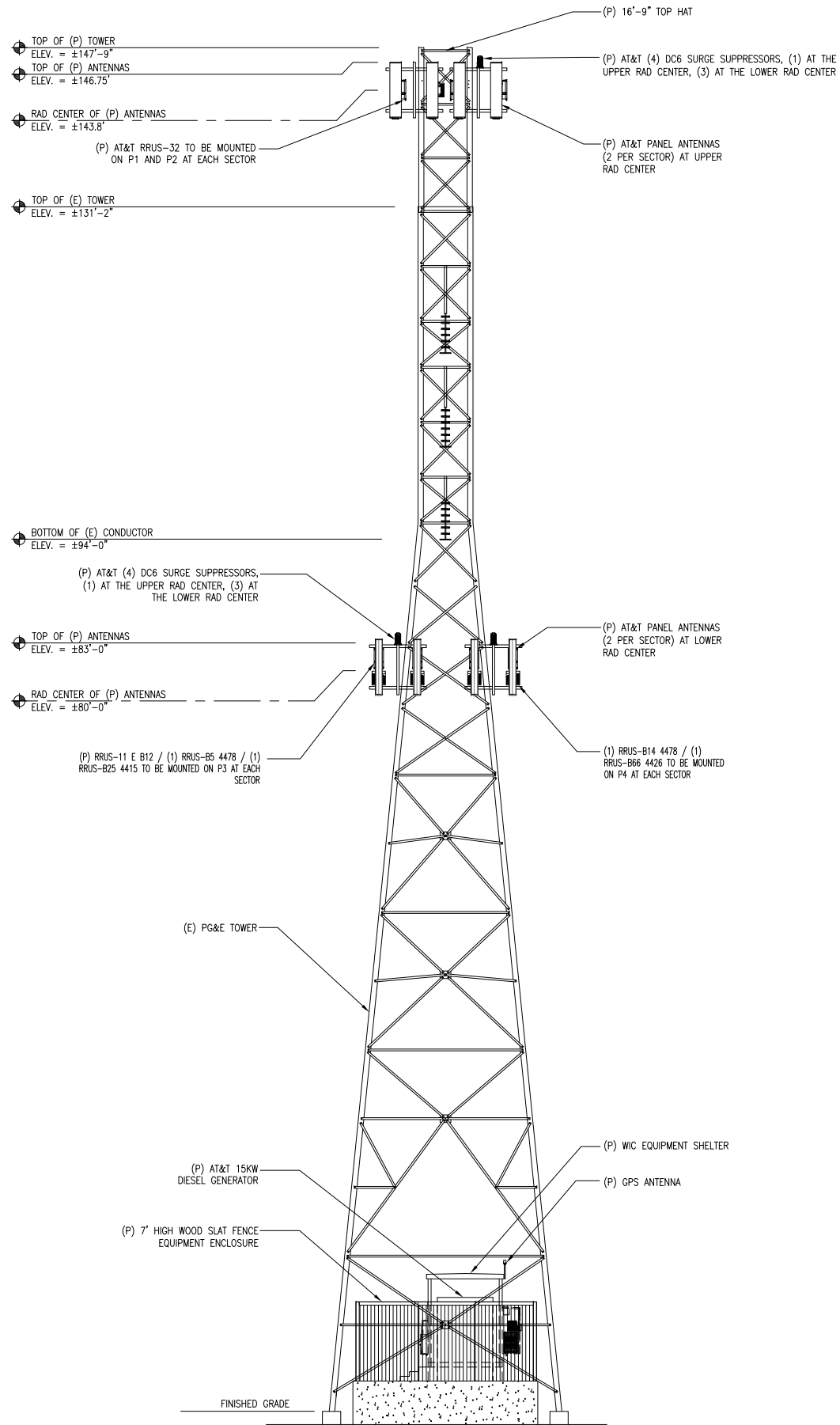
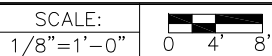
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-4



(E) SOUTH ELEVATION



(P) SOUTH ELEVATION



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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-5