

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

In the matter of the application of:

**RAMIREZ & CASTILLO (AT&T MOBILITY)  
(PLN180314)**

**RESOLUTION NO. 18-067**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Find the project is a minor alteration of an existing facility, which qualifies for a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
- 2) Approve a Use Permit to allow an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 foot x 16 foot perimeter screening fence at the foot of the existing electrical transmission line support tower.

[PLN180314, Ramirez & Castillo d/b/a AT&T,  
17121 Tarpey Road, Lockwood, North County  
Coastal Area Plan (APN: 181-181-006)]

**The Ramirez & Castillo d/b/a AT&T) application (PLN180314) came on for public hearing before the Monterey County Zoning Administrator on December 6, 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:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) The project is a co-located wireless communications facility including an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 x 16 perimeter screening fence at the foot of the existing electrical transmission line support tower.
  - b) 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;
    - Monterey County Coastal Implementation Plan (Part 2);
    - 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.

- c) The property is located at 17121 Tarpey Road (Assessor's Parcel Number 181-181-006-000), North County Land Use Plan (LUP), Coastal Zone. The parcel is zoned Rural Density Residential (Coastal Zone), with a B overlay that disallows further subdivision of existing parcels [RDR/B-6 (CZ)]. The installation of wireless facilities are identified as allowed uses pursuant to MCC Sections 20.64.310.B, subject to the granting of the applicable coastal development permit. See also Finding Nos. 3 and 5. Therefore, the project is an allowed land use for this site.
- d) The parcel is principally used as an agricultural enterprise and is developed with an accessory agricultural building, a series of hoop houses, and a residential mobile home. Row crops are grown on the property as well. There are two existing PG&E lattice towers that support overhead electrical lines. The addition of the cell facility would not impact operations of the agricultural activities or the residential use of the property. Furthermore, the wireless facility would not have any significant adverse impact on surrounding properties.
- e) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Monterey County Code Section 21.64.310 (see Finding 7).
- f) The project planner conducted a site inspection on June 20, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- 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 PLN180314.

**2. 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) Necessary public facilities are available. No additional facilities are required for this use.
  - b) A Radio-Frequency Electromagnetic (RF-EME) Modeling Report was prepared for the project. The RF-EME report indicated that there are no physical or environmental impacts resulting from radio frequency emissions that would be detrimental to public health and safety. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).
  - c) Staff conducted a site inspection on June 20, 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 PLN180314.

**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, RMA-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) The following reports have been prepared:

*“Geotechnical Investigation Report” prepared by GEOBODEN, Inc., Irvine, CA, September 20, 2018. (LIB180393)*

*“Radio frequency – Electromagnetic Energy Compliance Report” prepared by EBI Consulting, Walnut Creek, CA, June 12, 2018*

The above-mentioned technical report by an outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involved is subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on April 18, 2018, at which all persons had the opportunity to be heard, and voted 8-0 to support the project as proposed. The LUAC noted no comments were made by any neighbor or the public
- d) Staff conducted a site inspection on June 20, 2018 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180314.

4. **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 researched County records to assess if any violation exists on the subject properties. There are no open code enforcement cases associated with this property.
  - b) Staff conducted a site inspection on June 20, 2018 and did not observe any code violations.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180314.

5. **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 15301, categorically exempts the minor alteration of an existing facility.
  - b) The project involves extending the height of an existing 117 foot tower to 129 feet and installing 12 panel antennas, 18 remote radio units, three (3) surge suppressors, and support equipment, including a back-up electrical generator, associated transmission cables, and a 16 x 16 foot wood-slat fencing perimeter.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 20, 2018.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180314.

**6. FINDING**

**WIRELESS COMMUNICATIONS FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor, or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communication facility complies with all applicable requirements of Monterey County Code (MCC) Section 21.64.310. The subject property on which the wireless communication facility is to be installed is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of an increase of the height of an existing steel lattice tower from 117 feet to 129 feet and the installation of 12 panel antennas and 18 remote radio units and three (3) surge suppressors, all mounted on the existing lattice tower. The project also consists of a new equipment enclosure, a diesel-powered backup generator, and 16 X 16 perimeter wood-slat perimeter screening fence located within the footprint of the existing lattice electrical tower. The site is located at 17121 Tarpey Road, Royal Oaks.
  - b) Pursuant to the requirements in MCC Section 21.64.310(C)(5) the County analyzed potential visual impacts which could result from the placement of the facility, and finds that the proposed facility will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated Visually Sensitive area pursuant to MCC Title 20 (Zoning Ordinance). The proposed facility will be visible from adjacent properties and from portions of Tarpey Road in the vicinity of the project site, but the WCF is co-located on an

existing PG&E electrical tower and the panels blend with the existing structural characteristics of the tower. Additionally, conditions have been incorporated that require the panels to be painted in such a way – grey tones - as to blend with the existing tower, which will help filter its presence, that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 7, 8, and 9).

- c) The project is consistent with MCC Chapter 21.86, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC Section 20.92.020, and the proposed height is consistent with the limitations outlined in MCC Section 20.92.060.
- d) The project is consistent with the *Marina Municipal Airport Comprehensive Land Use Plan*. The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is not within the airport Planning Area; the project site is located approximately 10 miles from the Fritzsche Army Airfield (Marina) Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- e) The project planner reviewed the project application materials and plans, as well as the County’s GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180314.

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

- EVIDENCE:**
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use (i.e.; exceeds height limit for the zoning district)

## DECISION

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

1. Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Use Permit to allow an increase of the height of an existing steel lattice tower from 117 feet to 129 feet, the installation of 12 panel antennas, 18 remote radio units, three (3) surge suppressors, a new equipment shelter, back-up diesel powered backup generator, and 16 foot x 16 foot perimeter screening fence at the foot of the existing electrical transmission line support tower, in general conformance with the attached plan and thirteen (13) conditions of approval, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 6th day of December 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DEC 07 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 DEC 17 2018

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

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

### NOTES

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

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

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

PLN180314

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit (PLN180314) allows the installation of a co-located wireless communications facility including an increase of the height of an existing steel lattice tower from 117 feet to 129 feet and the installation of 12 panel antennas, 18 remote radio units and three (3) surge suppressors, all mounted on the existing lattice tower. The project also consists of a new equipment enclosure and a diesel-powered backup generator located within the footprint of the existing lattice tower, and a 16 x 16 perimeter wood-slat security fence, North County Coastal Area Plan/Land Use 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 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 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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Coastal Development Permit (Resolution Number 18-067) was approved by the Zoning Administrator for Assessor's Parcel Number 181-181-006-000 on December 6, 2018. The permit was granted subject to 13 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 RMA Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

## 3. PD039(A) - WIRELESS INDEMNIFICATION

**Responsible Department:** RMA-Planning

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

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

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

## 4. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

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



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

**Responsible Department:** RMA-Planning

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

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

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

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

## 6. PD046 - CRITICAL EROSION AREAS (NORTH COUNTY LUP)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All development shall demonstrate minimal disturbance in Critical Erosion Areas (North County Land Use Plan Section 20.144.070.A.2.c). For all other areas in North County Coastal Zone, an erosion control and drainage plan shall be prepared consistent with the County's Erosion Control Ordinance and Policy 2.5.3.6 of the North County Area Land Use Plan. (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 submit evidence of compliance with the Erosion Control Plan to the RMA - Planning and the RMA - Building Services.

On an on-going basis, the Owner/Applicant shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the RMA Chief of Planning and RMA Chief of Building Services.

Prior to the final inspection, the Owner/Applicant shall submit evidence of compliance with the Implementation Schedule to RMA - Planning and RMA - Building Services.

## 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(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 panel antennas, surge suppressors, back-up generator, equipment shelter, security fencing, and any appurtenant equipment related to the WCF. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the RMA Chief of 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 Chief 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.

## 9. PD039(E) - WIRELESS EMISSION

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use 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 Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

## 10. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. The plan shall also include RMA-Environmental Services standard inspection notes 1, 2, & 3.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. Standard inspection notes are available on the RMA-Environmental Services website.

## 11. GEOTECHNICAL PLAN REVIEW

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading plan. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or construction permits, the applicant shall provide certification from the licensed practitioner(s).

## 12. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a grading plan incorporating the recommendations in the Geotechnical Investigation Report prepared by GeoBoden Inc., dated September 20, 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

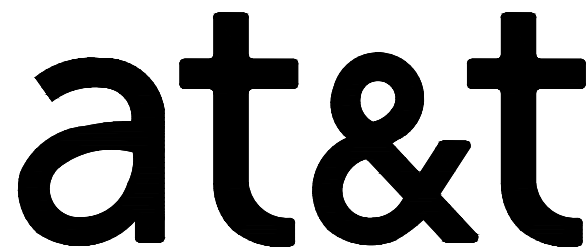
**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

## 13. AS-BUILT CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Geotechnical Investigation Report and the approved grading plan. (RMA- Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.



# SITE NUMBER: CCL03680-AROMAS

## SITE NAME: PG&E #3-RAMIREZ

FA NUMBER: 13787537  
PTN NUMBER: 3701A06RZ1, 3701A08GE6, 3701A-8XM9  
3701A08XL2, 3701A08XM8  
PACE NUMBER: MRSFR031107 1C  
PROJECT:  
SITE TYPE: TOWER/SHELTER  
SITE ADDRESS: 17121 TARPEY RD.  
ROYAL OAKS, CA 95076



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
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS



TO OBTAIN LOCATION OF PARTICIPANTS  
UNDERGROUND FACILITIES BEFORE  
YOU DIG IN CALIFORNIA (SOUTH), CALL  
DIG ALERT  
TOLL FREE: 1-800-227-2600 OR  
www.digalert.org  
CALIFORNIA STATUTE  
REQUIRES MIN OF 2  
WORKING DAYS NOTICE  
BEFORE YOU EXCAVATE

### SITE INFORMATION

PROPERTY OWNER: ALEJANDRO CASTILLO RAMIREZ  
20027 AUDREY LN  
PRUNEDALE, CA 93907

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° 52' 13.18" N  
LONGITUDE (NAD 83): -121° 40' 33.81" W  
ELEVATION: 181.5' (AMSL)  
OCCUPANCY: UNMANNED TELECOM FACILITY  
CONSTRUCTION TYPE: TBD  
APN #: 181-181-006  
ZONING JURISDICTION: MONTEREY COUNTY  
CURRENT ZONING: -  
PROPOSED USE: UNMANNED TELECOM FACILITY

### PROJECT TEAM

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

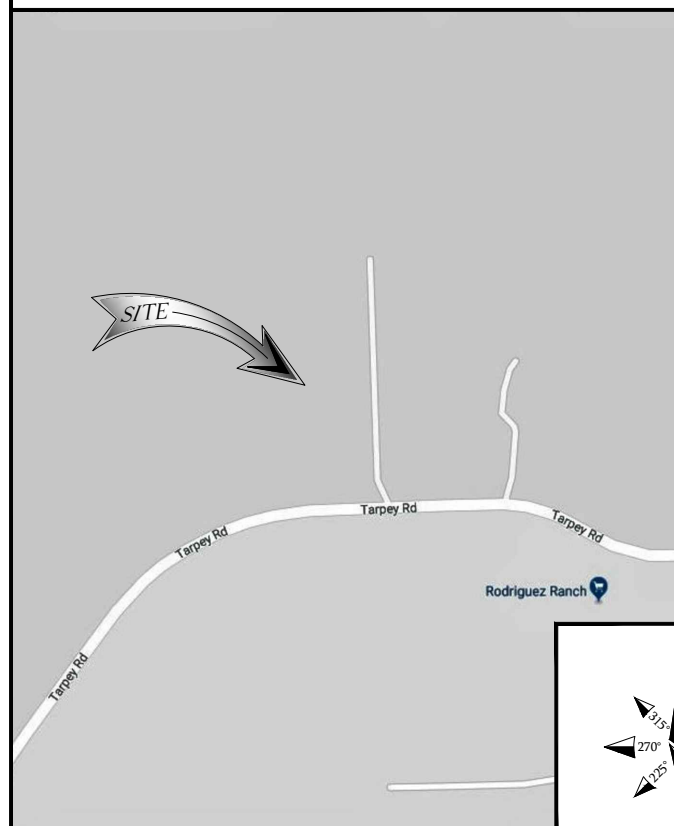
ARCHITECTURAL & ENGINEERING:  
INFINIGY ENGINEERING  
26455 RANCHO PKWY SOUTH  
LAKE FOREST, CA 92630  
CONTACT: DAN CONNELL  
PHONE: (949) 306-4644  
dconnell@infinigy.com

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

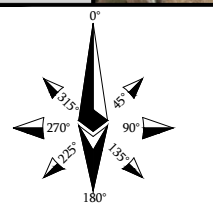
SITE ACQUISITION:  
TSJ CONSULTING INC.  
27130A PASEO ESPADA, SUITE #1426  
SAN JUAN CAPISTRANO, CA 92675  
CONTACT: TOM JOHNSON  
PHONE: (925) 785-3727  
tom@tsjconsultinginc.com

### LOCATION MAPS

#### VICINITY MAP



#### LOCAL MAP



### 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. STAY ON I-680 S (SIGNS FOR I-580 W/DUBLIN/OAKLAND/SAN JOSE).  
MERGE ONTO US-101 S TOWARD LOS ANGELES, TAKE THE EXIT TOWARD SAN JUAN RD. TURN  
RIGHT ONTO SAN JUAN RD. TURN LEFT ONTO TARPEY RD. ARRIVE AT 17121 TARPEY RD.  
ROYAL OAKS, CA 95076

### 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

### PROJECT DESCRIPTION

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

- INSTALL (1) NEW WIC EQUIPMENT SHELTER WITHIN NEW 7'-0" HIGH WOOD FENCE  
TELECOMMUNICATION COMPOUND
- INSTALL (5) DC-6 SURGE PROTECTORS (3 ABOVE, 2 BELOW CONDUCTORS)
- INSTALL (1) NEW AT&T GPS UNIT ON EQUIPMENT SHELTER
- INSTALL (12) NEW AT&T ANTENNAS ON (E) TOWER
- INSTALL (18) NEW RRU'S ON (E) TOWER
- INSTALL (1) 15KW DIESEL GENERATOR ON CONCRETE PAD

### DRAWING INDEX

SHEET NO:	
T-1	TITLE SHEET
F-1	FIRE DEPARTMENT / BATTERY INFO
C-1	SITE SURVEY
C-2	SITE SURVEY
C-3	SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN, ANTENNA LAYOUT & RRU SCHEDULE
A-2	EQUIPMENT LAYOUT
A-3	ELEVATIONS
A-4	ELEVATIONS
D-1	GENERATOR SPEC SHEETS

### 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 TITLE 24  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA RESIDENTIAL CODE  
2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 INTERNATIONAL BUILDING CODE  
2016 NATIONAL ELECTRIC 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.

CCL03680-AROMAS  
PG&E #3-RAMIREZ  
17121 TARPEY RD.  
ROYAL OAKS, CA 95076  
TOWER/SHELTER

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
T-1





NOTES

OWNER(S): ALEJANDRO RAMIREZ / MARIA G. CASTILLO

APNS: 181-181-006

TOWER OWNER(S): PG&E

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 26917178, DATED APRIL 09, 2018. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, FIVE (5) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 065037, PANEL NO. 0269F, DATED JUNE 19, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN EITHER ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 52' 13.18" N NAD 83  
LONG. 121° 40' 33.81" W NAD 83  
ELEV. 181.5' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ( ± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

PARENT PARCEL LEGAL DESCRIPTION (PER TITLE REPORT):

PROPERTY LOCATED IN MONTEREY, CA

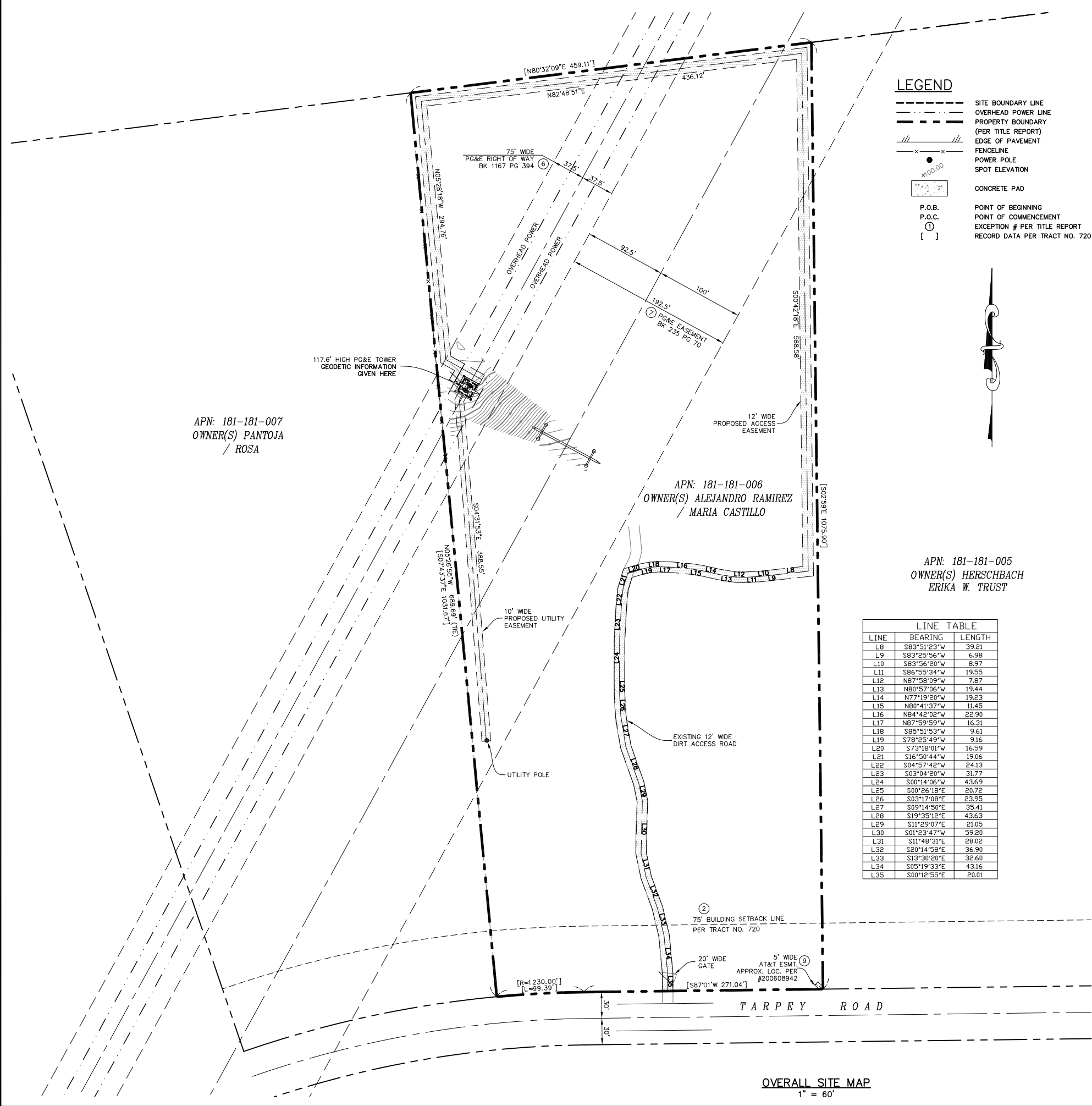
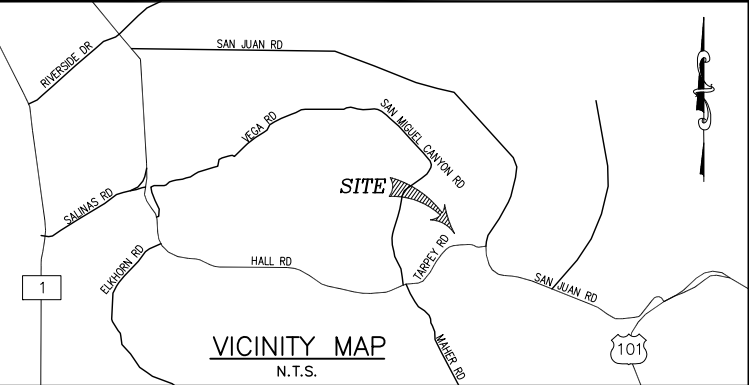
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 6, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 720, RANCHO BAUTISTA SUBDIVISION", FILED FOR RECORD OCTOBER 10, 1973 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 37.

AND BEING THE SAME PROPERTY CONVEYED TO ALEJANDRO RAMIREZ AND MARIA G. CASTILLO FROM CALIFORNIA COASTAL RURAL DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION BY CORPORATION GRANT DEED DATED MARCH 16, 2015 AND RECORDED MARCH 20, 2015 IN INSTRUMENT NO. 2015013703.

EASEMENTS PER TITLE REPORT:

- MAP OF TRACT NO. 720 RANCHO BAUTISTA SUBDIVISION RECORDED IN MAP BOOK 12, PAGE 37.  
\*\* 75' BUILDING SETBACK LINE DEPICTED PER SAID MAP. \*\*
- EASEMENT  
IN FAVOR OF: COUNTY OF MONTEREY  
RECORDED ON: 12/30/1949  
RECORDED IN: DEED BOOK 1182, PAGE 363  
(BEST COPY AVAILABLE)  
\*\* SAID DOCUMENT IS ILLEGIBLE, NOT PLOTTABLE. \*\*
- RIGHT OF WAY  
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION  
RECORDED ON: 10/19/1949  
RECORDED IN: DEED BOOK 1167, PAGE 394  
\*\* PLOTTED, AS SHOWN HEREON. \*\*
- EASEMENT:  
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION  
RECORDED ON: 10/03/1963  
RECORDED IN: DEED BOOK 235, PAGE 70  
\*\* PLOTTED, AS SHOWN HEREON. \*\*
- GRANT OF EASEMENT  
IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION, DBA AT&T CALIFORNIA  
RECORDED ON: 10/10/2006  
RECORDED IN: INSTRUMENT NO. 2006089482  
\*\* APPROX. LOC OF EASEMENT PLOTTED, AS SHOWN HEREON. \*\*



SMITHCO  
SURVEYING ENGINEERING  
P.O. BOX 81626 BAKERSFIELD, CA 93380  
PHONE: (661) 393-1217 FAX: (661) 393-1218

ALL DRAWINGS AND WRITTEN MATERIAL CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT/ENGINEER/SURVEYOR AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER/SURVEYOR.

SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY  
NOT TO BE CONSIDERED FINAL WITHOUT SURVEYOR'S SEAL AND SIGNATURE

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	DL	04/10/18
2	REV. LINETYPE	DA	04/16/18
3	100% ZD	DL	06/04/18
4			
5			
6			
7			
8			

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DRAWN BY: DL  
CHECKED BY: DA  
DATE DRAWN: 04/10/18  
SMITHCO JOB #: 56-752

SITE NAME

CCL03680  
AROMAS

SITE ADDRESS

17121 TARPEY ROAD  
ROYAL OAKS, CA 95076

MONTEREY COUNTY

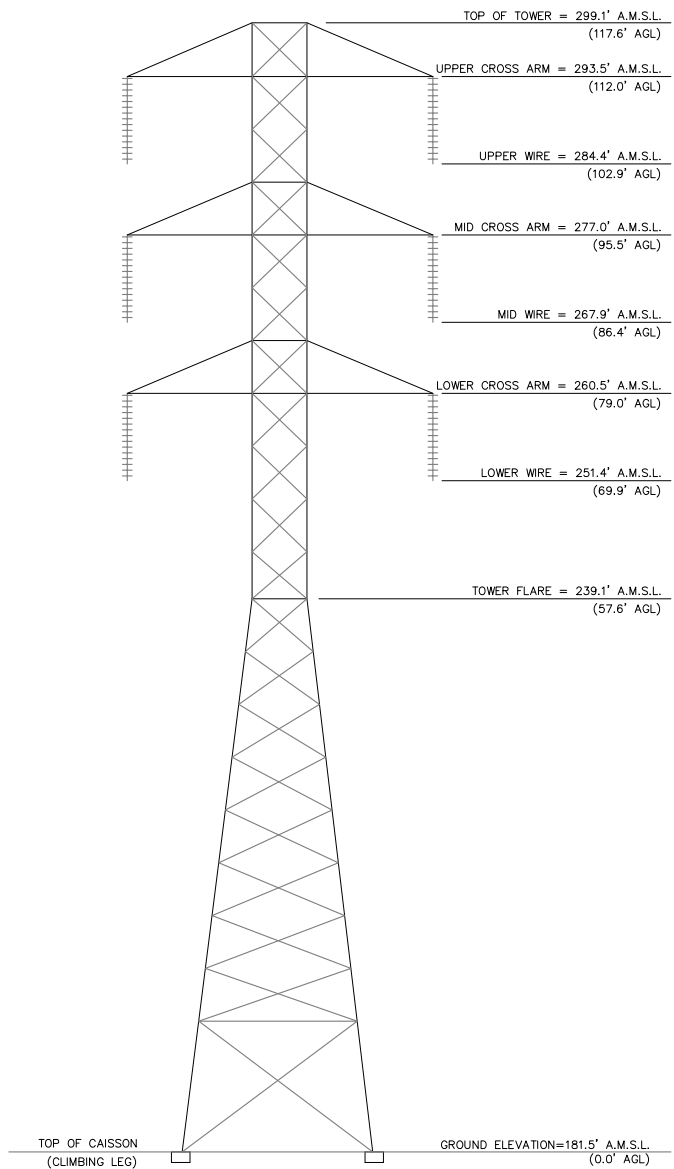
SHEET TITLE

SITE SURVEY

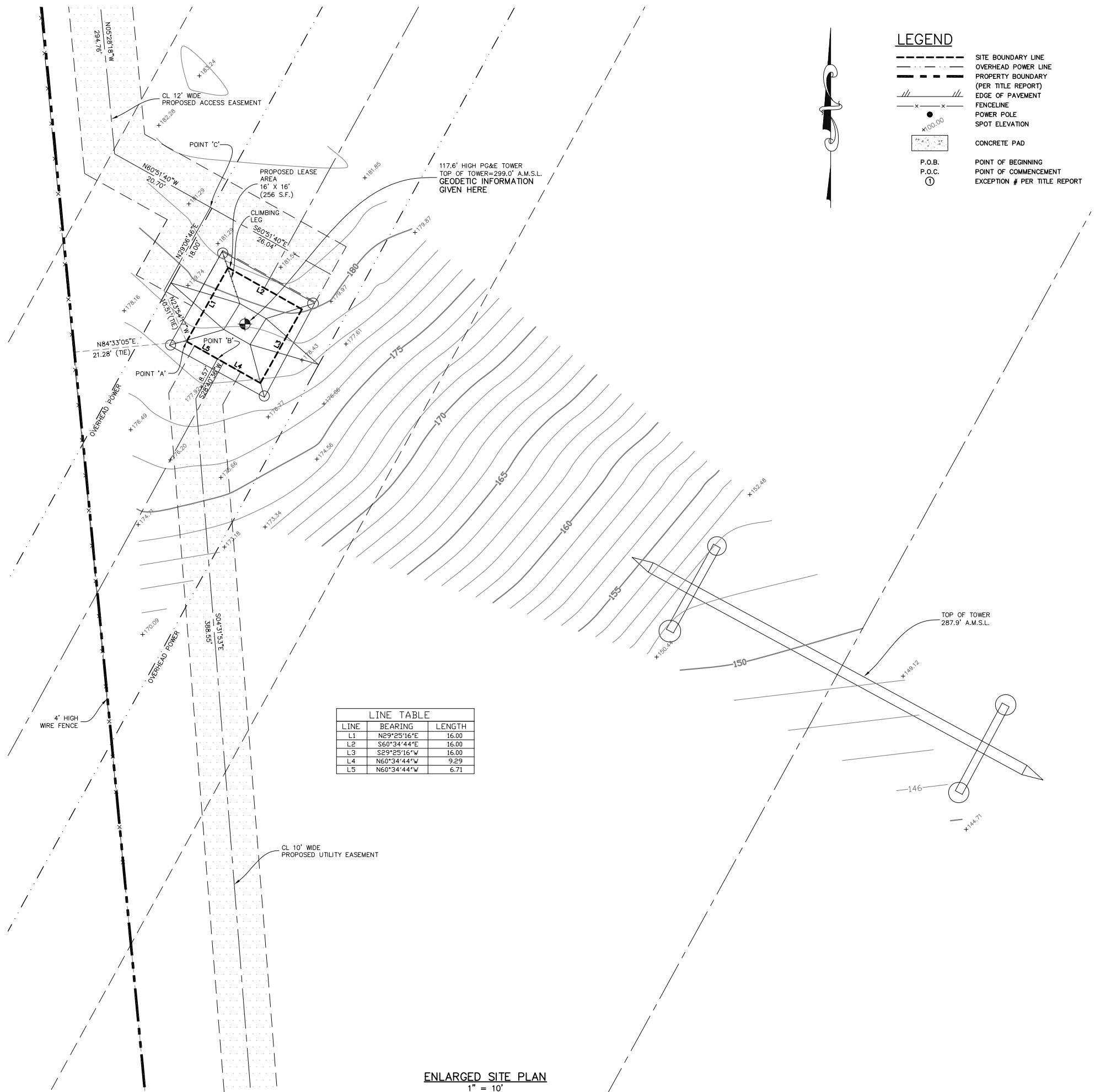
FOR EXAMINATION ONLY  
SHEET

C-1





TOWER ELEVATION  
LOOKING NORTH  
1" = 10'



ENLARGED SITE PLAN  
1" = 10'



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17121 TARPEY ROAD  
ROYAL OAKS, CA 95076

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY  
SHEET

PROPOSED LEASE AREA DESCRIPTION:

ALL THAT PORTION OF THAT LOT 6, AS SAID LOT SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 720, RANCHO BAUTISTA SUBDIVISION", FILED FOR RECORD OCTOBER 10, 1973 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 37, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE ALONG THE WEST LINE OF SAID LOT 6, N 05°26'55" W, A DISTANCE OF 689.69 FEET; THENCE LEAVING SAID WEST LINE, N 84°33'05" E, A DISTANCE OF 21.28 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 29°25'16" E, A DISTANCE OF 16.00 FEET;  
COURSE 2) THENCE S 60°34'44" E, A DISTANCE OF 16.00 FEET;  
COURSE 3) THENCE S 29°25'16" W, A DISTANCE OF 16.00 FEET;  
COURSE 4) THENCE N 60°34'44" W, A DISTANCE OF 9.29 FEET TO POINT 'B';  
COURSE 5) THENCE CONTINUING N 60°34'44" W, A DISTANCE OF 6.71 FEET TO THE TERMINUS OF THIS DESCRIPTION.

CONTAINING 256 SQUARE FEET, MORE OR LESS.

PROPOSED ACCESS EASEMENT DESCRIPTION:

A 12.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE ABOVE DESCRIBED POINT 'A'; THENCE N 23° 54'17" W, A DISTANCE OF 10.51 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE N 29°06'46" E, A DISTANCE OF 18.00 FEET TO POINT 'C';  
COURSE 2) THENCE N 60°51'40" W, A DISTANCE OF 20.70 FEET;  
COURSE 3) THENCE N 05°28'18" W, A DISTANCE OF 294.76 FEET;  
COURSE 4) THENCE N 82°48'51" E, A DISTANCE OF 436.12 FEET;  
COURSE 5) THENCE S 00°42'18" E, A DISTANCE OF 588.58 FEET;  
COURSE 6) THENCE S 83°51'23" W, A DISTANCE OF 39.21 FEET;  
COURSE 7) THENCE S 83°25'56" W, A DISTANCE OF 6.98 FEET;  
COURSE 8) THENCE S 83°56'20" W, A DISTANCE OF 8.97 FEET;  
COURSE 9) THENCE S 86°55'34" W, A DISTANCE OF 19.55 FEET;  
COURSE 10) THENCE N 87°58'09" W, A DISTANCE OF 7.87 FEET;  
COURSE 11) THENCE N 80°57'06" W, A DISTANCE OF 19.44 FEET;  
COURSE 12) THENCE N 77°19'20" W, A DISTANCE OF 19.23 FEET;  
COURSE 13) THENCE N 80°41'37" W, A DISTANCE OF 11.45 FEET;  
COURSE 14) THENCE N 84°42'02" W, A DISTANCE OF 22.90 FEET;  
COURSE 15) THENCE N 87°59'59" W, A DISTANCE OF 16.31 FEET;  
COURSE 16) THENCE S 85°51'53" W, A DISTANCE OF 9.61 FEET;  
COURSE 17) THENCE S 78°25'49" W, A DISTANCE OF 9.16 FEET;  
COURSE 18) THENCE S 73°18'01" W, A DISTANCE OF 16.59 FEET;  
COURSE 19) THENCE S 16°50'44" W, A DISTANCE OF 19.06 FEET;  
COURSE 20) THENCE S 04°57'42" W, A DISTANCE OF 24.13 FEET;  
COURSE 21) THENCE S 03°04'20" W, A DISTANCE OF 31.77 FEET;  
COURSE 22) THENCE S 00°14'06" W, A DISTANCE OF 43.69 FEET;  
COURSE 23) THENCE S 00°26'18" E, A DISTANCE OF 20.72 FEET;  
COURSE 24) THENCE S 03°17'08" E, A DISTANCE OF 23.95 FEET;  
COURSE 25) THENCE S 09°14'50" E, A DISTANCE OF 35.41 FEET;  
COURSE 26) THENCE S 19°35'12" E, A DISTANCE OF 43.63 FEET;  
COURSE 27) THENCE S 11°29'07" E, A DISTANCE OF 21.05 FEET;  
COURSE 28) THENCE S 01°23'47" W, A DISTANCE OF 59.20 FEET;  
COURSE 29) THENCE S 11°48'31" E, A DISTANCE OF 28.02 FEET;  
COURSE 30) THENCE S 20°14'58" E, A DISTANCE OF 36.90 FEET;  
COURSE 31) THENCE S 13°30'20" E, A DISTANCE OF 32.60 FEET;  
COURSE 32) THENCE S 05°19'33" E, A DISTANCE OF 43.16 FEET;  
COURSE 33) THENCE S 00°12'55" E, A DISTANCE OF 20.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARPEY ROAD AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 12.00 FOOT WIDE STRIP OF LAND FOR INGRESS AND EGRESS PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'C';

COURSE 1) THENCE S 60°51'40" E, A DISTANCE OF 26.04 FEET TO THE TERMINUS OF THIS DESCRIPTION.

THE SIDELINES OF SAID EASEMENT SHALL BE SHORTENED OR LENGTHENED TO INTERSECT WITH THE NORTHERLY RIGHT OF WAY LINE OF TARPEY ROAD.

PROPOSED UTILITY EASEMENT DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'B';

COURSE 1) THENCE S 28°40'36" W, A DISTANCE OF 8.57 FEET;  
COURSE 2) THENCE S 04°31'53" E, A DISTANCE OF 388.55 FEET TO THE TERMINUS OF THIS DESCRIPTION.



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SPACE RESERVED FOR PROFESSIONAL SEAL

PRELIMINARY  
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REVISION			
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2	100% ZD	DL	06/04/18
3			
4			
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7			

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DRAWN BY: DL  
CHECKED BY: DA  
DATE DRAWN: 04/10/18  
SMITHCO JOB #: 56-752

SITE NAME

CCL03680  
AROMAS

SITE ADDRESS

17121 TARPEY ROAD  
ROYAL OAKS, CA 95076  
MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY  
SHEET





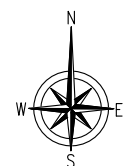
VINCULUMS

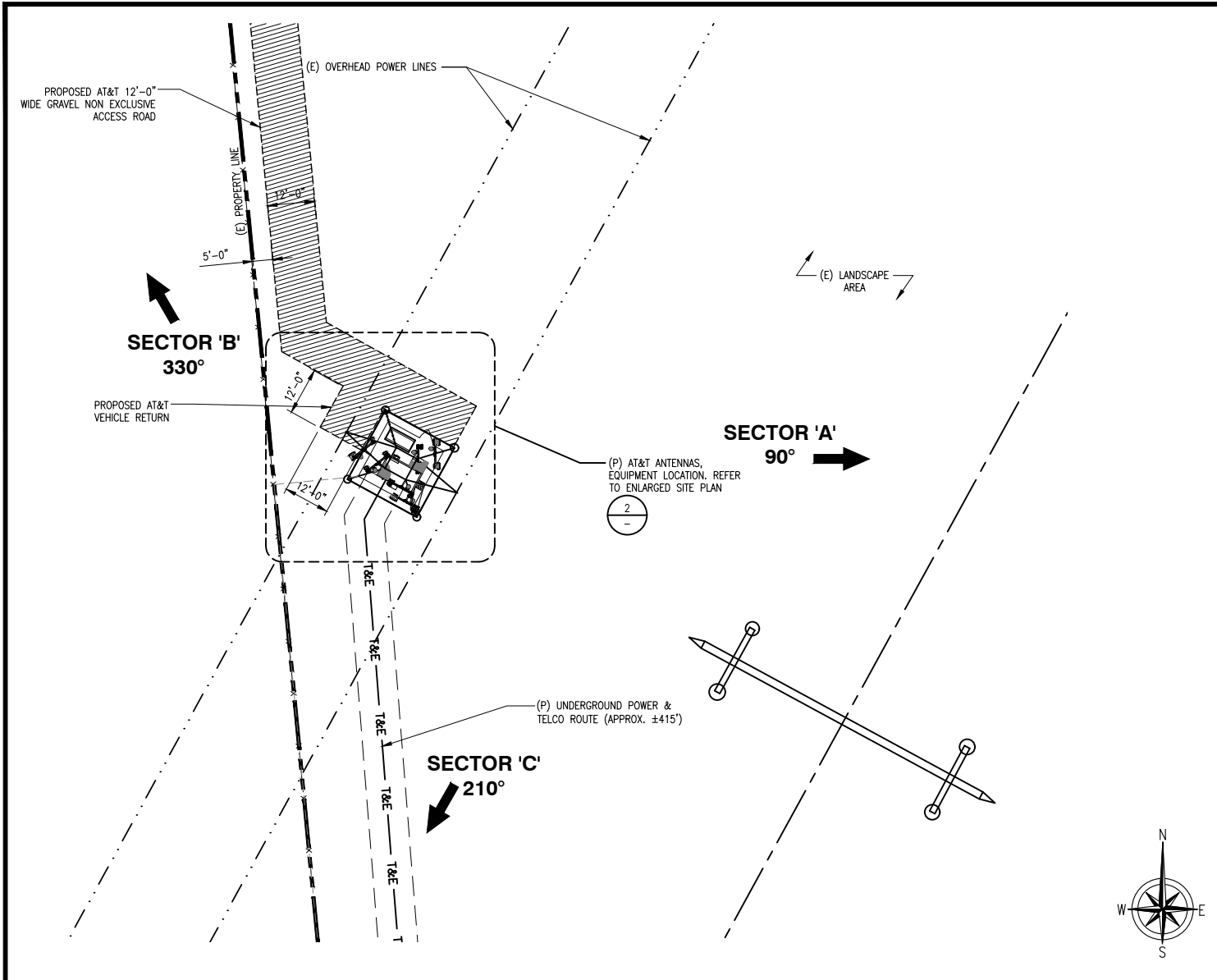
**INFINIGY** Design.  
Build.  
Deliver.

3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS
REV	DATE	DESCRIPTION

CCL03680-AROMAS  
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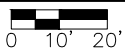
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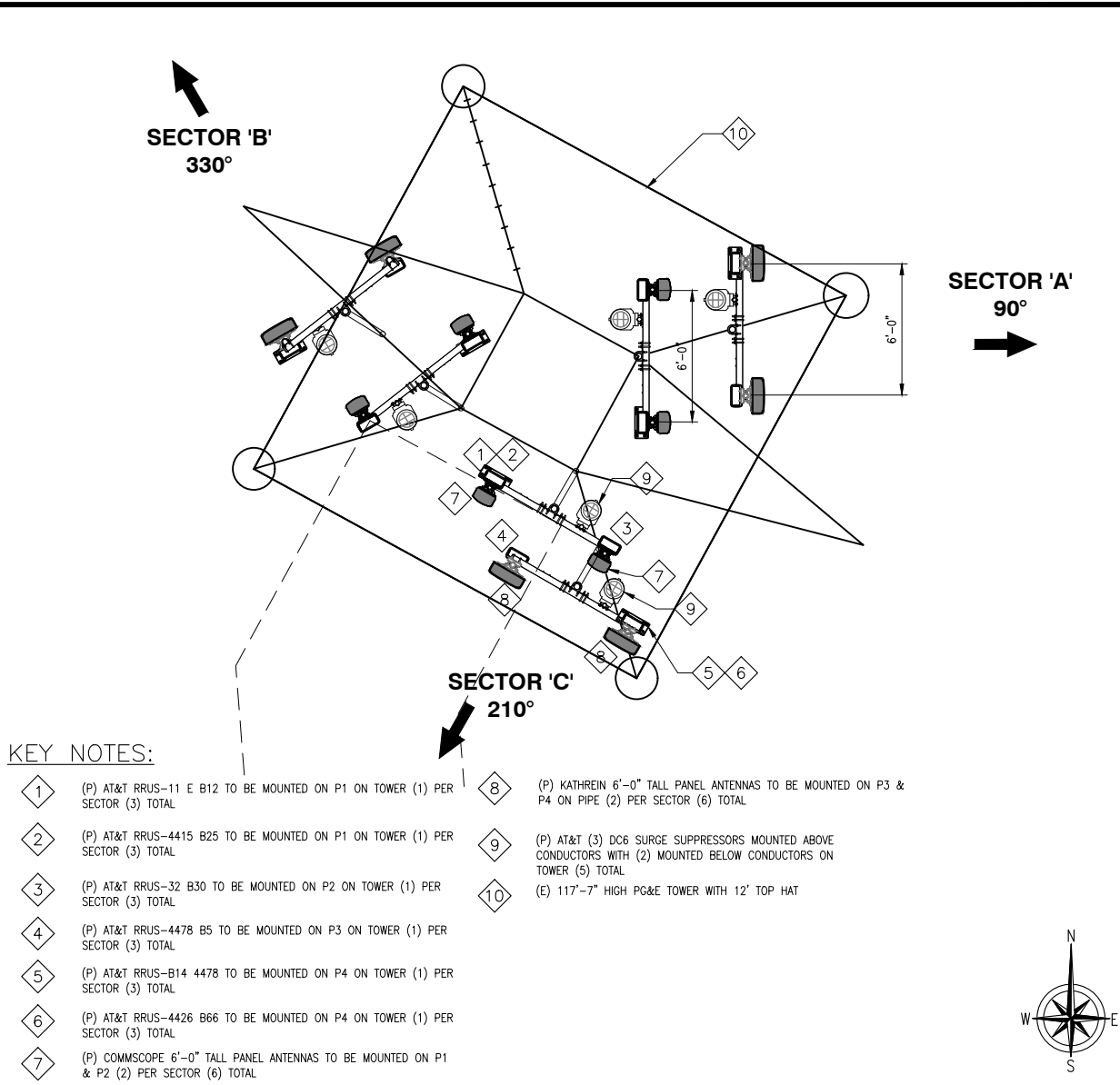


SITE PLAN

SCALE:  
1"=20'-0"



1



ANTENNA LAYOUT

SCALE:  
1/4"=1'-0"



2

OPTIMUM ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)						
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE	
					LENGTH	PART NUMBER
ALPHA SECTOR	A1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	90°	126'-0"	FIBER
	A2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	90°	126'-0"	FIBER
	A3	LTE 850	KATHREIN 800-10965K 6'-0"	90°	57'-0"	FIBER
	A4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	90°	57'-0"	FIBER
BETA SECTOR	B1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	330°	126'-0"	FIBER
	B2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	330°	126'-0"	FIBER
	B3	LTE 850	KATHREIN 800-10965K 6'-0"	330°	57'-0"	FIBER
	B4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	330°	57'-0"	FIBER
GAMMA SECTOR	C1	LTE 700/1900	COMMSCOPE SBNHH-1D65B 6'-0"	210°	126'-0"	FIBER
	C2	LTE WCS	COMMSCOPE SBNHH-1D65B 6'-0"	210°	126'-0"	FIBER
	C3	LTE 850	KATHREIN 800-10965K 6'-0"	210°	57'-0"	FIBER
	C4	LTE 700/AWS	KATHREIN 800-10965K 6'-0"	210°	57'-0"	FIBER

ANTENNA AND RRU SCHEDULE

REMOTE RADIO UNITS (RRU'S)									
SECTOR		RRUS 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	160'	8
	A2	(1) RRUS-32 B30	10'	16"	8"	8"	1	160'	8
	A3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	A4	(1) RRUS-B14 4478, (1) RRUS-4426 B66	10'	16"	8"	8"	1	110'	8
BETA SECTOR	B1	(1) RRUS-11 E B12, (1) RRUS-4415 B25	10'	16"	8"	8"	1	160'	8
	B2	(1) RRUS-32 B30	10'	16"	8"	8"	1	160'	8
	B3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	B4	(1) RRUS-B14 4478 - (1) RRUS-4426 B66	10'	16"	8"	8"	1	110'	8
GAMMA SECTOR	C1	(1) RRUS-11 E B12, (1) RRUS-4415 B25	10'	16"	8"	8"	1	160'	8
	C2	(1) RRUS-32 B30	10'	16"	8"	8"	1	110'	8
	C3	(1) RRUS-4478 B5	10'	16"	8"	8"	1	110'	8
	C4	(1) RRUS-B14 4478, (1) RRUS-4426 B66	10'	16"	8"	8"	1	160'	8



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
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS

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.

CCL03680-AROMAS  
PG&E #3-RAMIREZ  
17121 TARPEY RD.  
ROYAL OAKS, CA 95076  
TOWER/SHELTER

SHEET TITLE  
SITE PLAN, ANTENNA  
LAYOUT ANTENNA &  
RRUS SCHEDULE

SHEET NUMBER

A-1

3



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
3	07/24/18	100% ZONING DRAWINGS
2	06/6/18	100% ZONING DRAWINGS
1	04/11/18	90% SURVEY IMPLEMENTATION
0	04/05/18	90% ZONING DRAWINGS

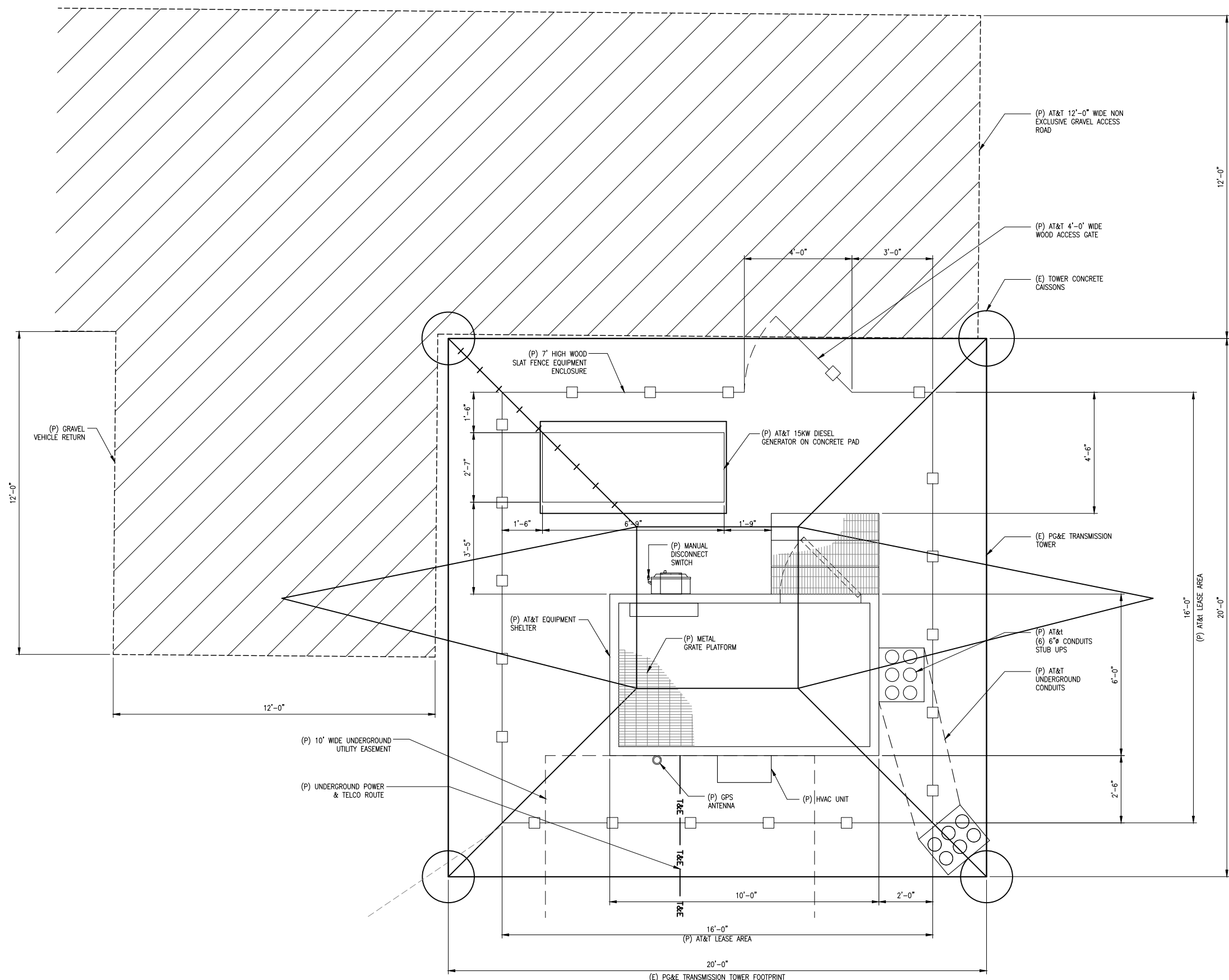
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CCL03680-AROMAS  
PG&E #3-RAMIREZ  
17121 TARPEY RD.  
ROYAL OAKS, CA 95076  
TOWER/SHELTER

SHEET TITLE  
EQUIPMENT LAYOUT

SHEET NUMBER

A-2



KEY NOTES:

- 1

(P) AT&T RRUS-11 E B12 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 2

(P) AT&T RRUS-4415 B25 TO BE MOUNTED ON P1 ON TOWER (1) PER SECTOR (3) TOTAL
- 3

(P) AT&T RRUS-32 B30 TO BE MOUNTED ON P2 ON TOWER (1) PER SECTOR (3) TOTAL
- 4

(P) AT&T RRUS-4478 B5 TO BE MOUNTED ON P3 ON TOWER (1) PER SECTOR (3) TOTAL
- 5

(P) AT&T RRUS-B14 4478 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 6

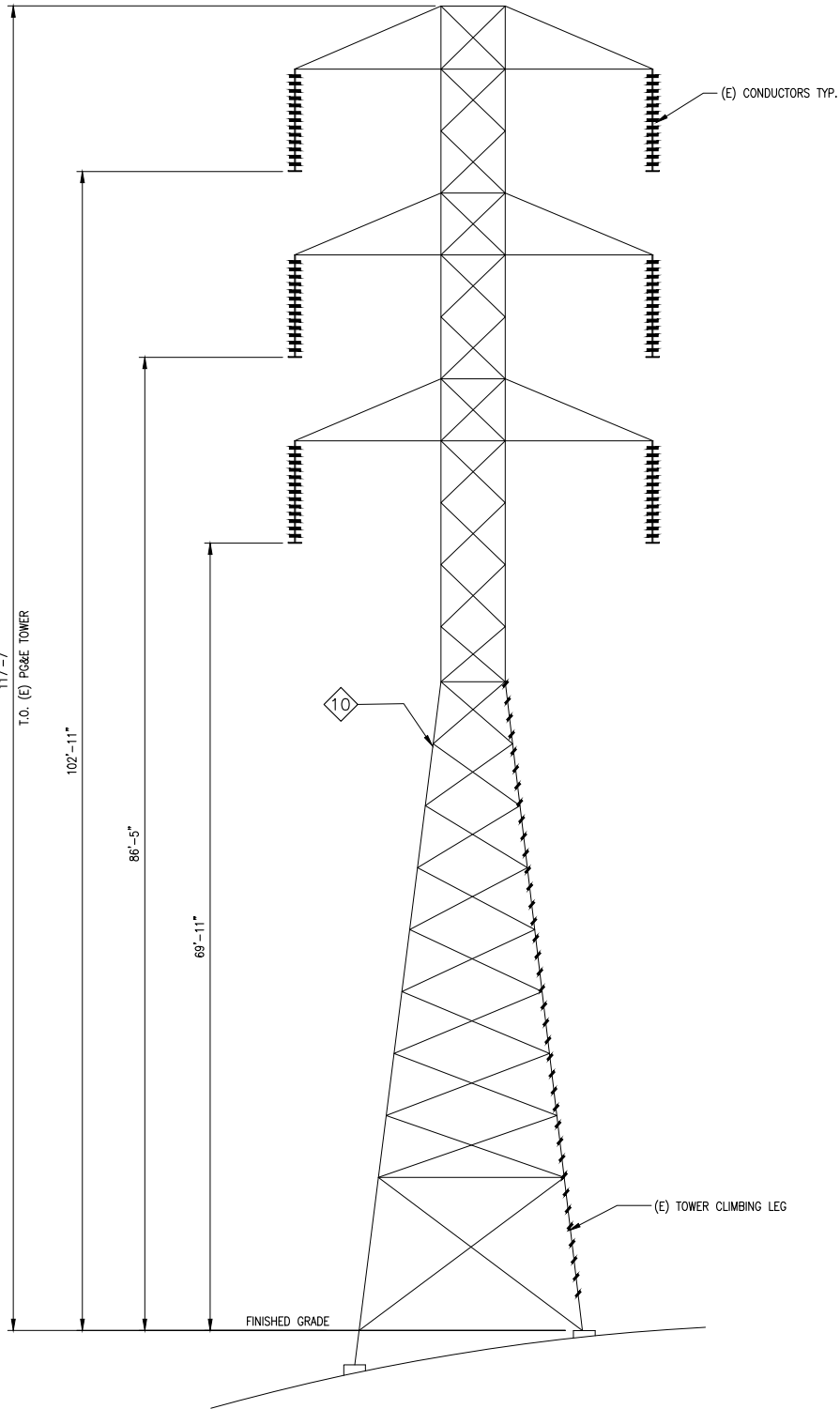
(P) AT&T RRUS-4426 B66 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 7

(P) COMMSCOPE 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 8

(P) KATHREIN 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 9

(P) AT&T (5) DC6 SURGE SUPPRESSORS TO BE MOUNTED ON TOWER
- 10

(E) 117'-7" HIGH PG&E TOWER



EXISTING NORTH ELEVATION

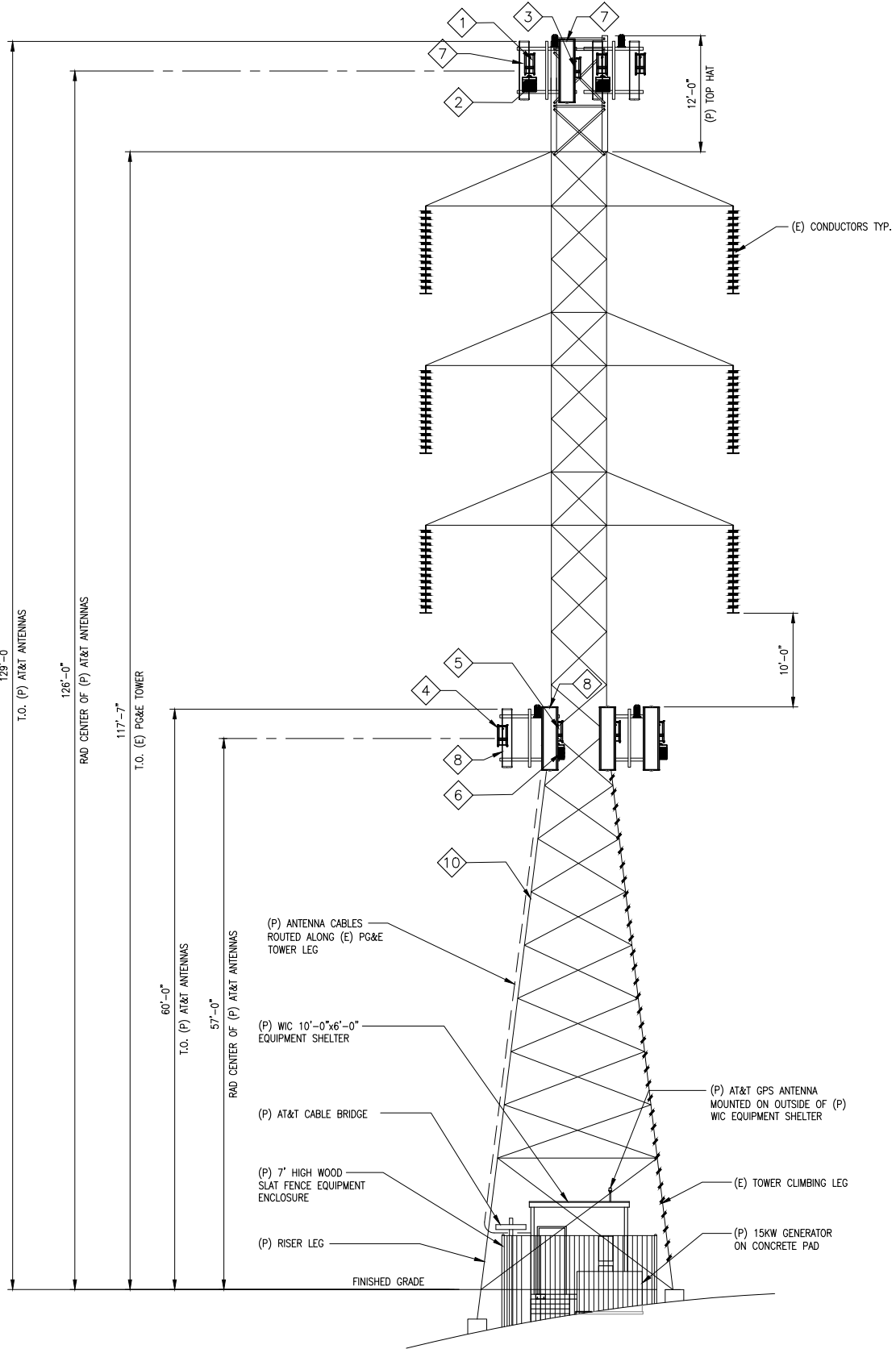
SCALE:  
1/8"=1'-0"

0

4'

8'

1



PROPOSED NORTH ELEVATION

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

0

4'

8'

2



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

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PG&E #3-RAMIREZ  
17121 TARPEY RD.  
ROYAL OAKS, CA 95076  
TOWER/SHELTER

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-3

KEY NOTES:

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- 3

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- 4

(P) AT&T RRUS-4478 B5 TO BE MOUNTED ON P3 ON TOWER (1) PER SECTOR (3) TOTAL
- 5

(P) AT&T RRUS-B14 4478 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 6

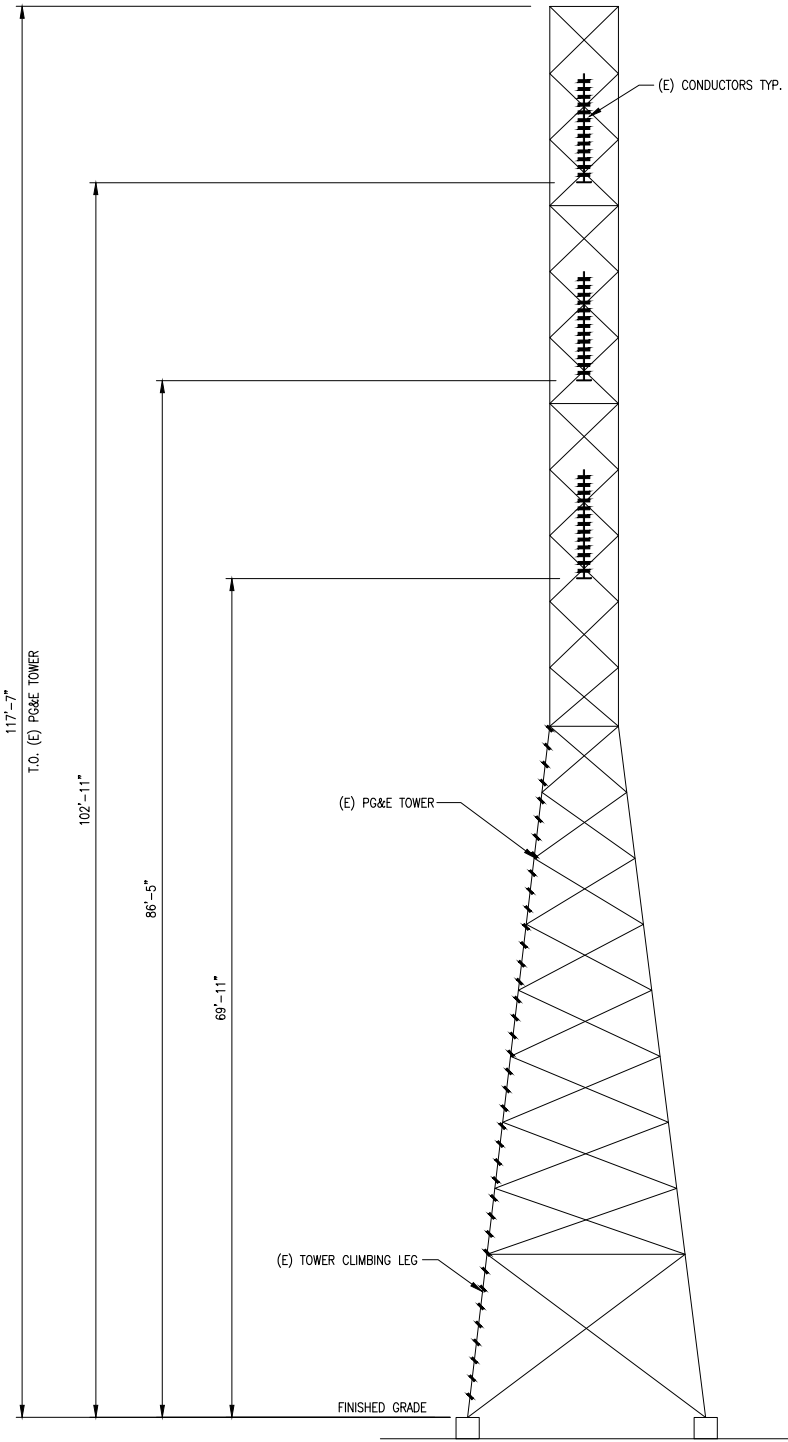
(P) AT&T RRUS-4426 B66 TO BE MOUNTED ON P4 ON TOWER (1) PER SECTOR (3) TOTAL
- 7

(P) COMMSCOPE 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 8

(P) KATHREIN 6'-0" TALL PANEL ANTENNAS TO BE MOUNTED ON PIPE (2) PER SECTOR (6) TOTAL
- 9

(P) AT&T (5) DC6 SURGE SUPPRESSORS TO BE MOUNTED ON TOWER
- 10

(E) 117'-7" HIGH PG&E TOWER WITH (P) 12' TOP HAT



EXISTING WEST ELEVATION

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

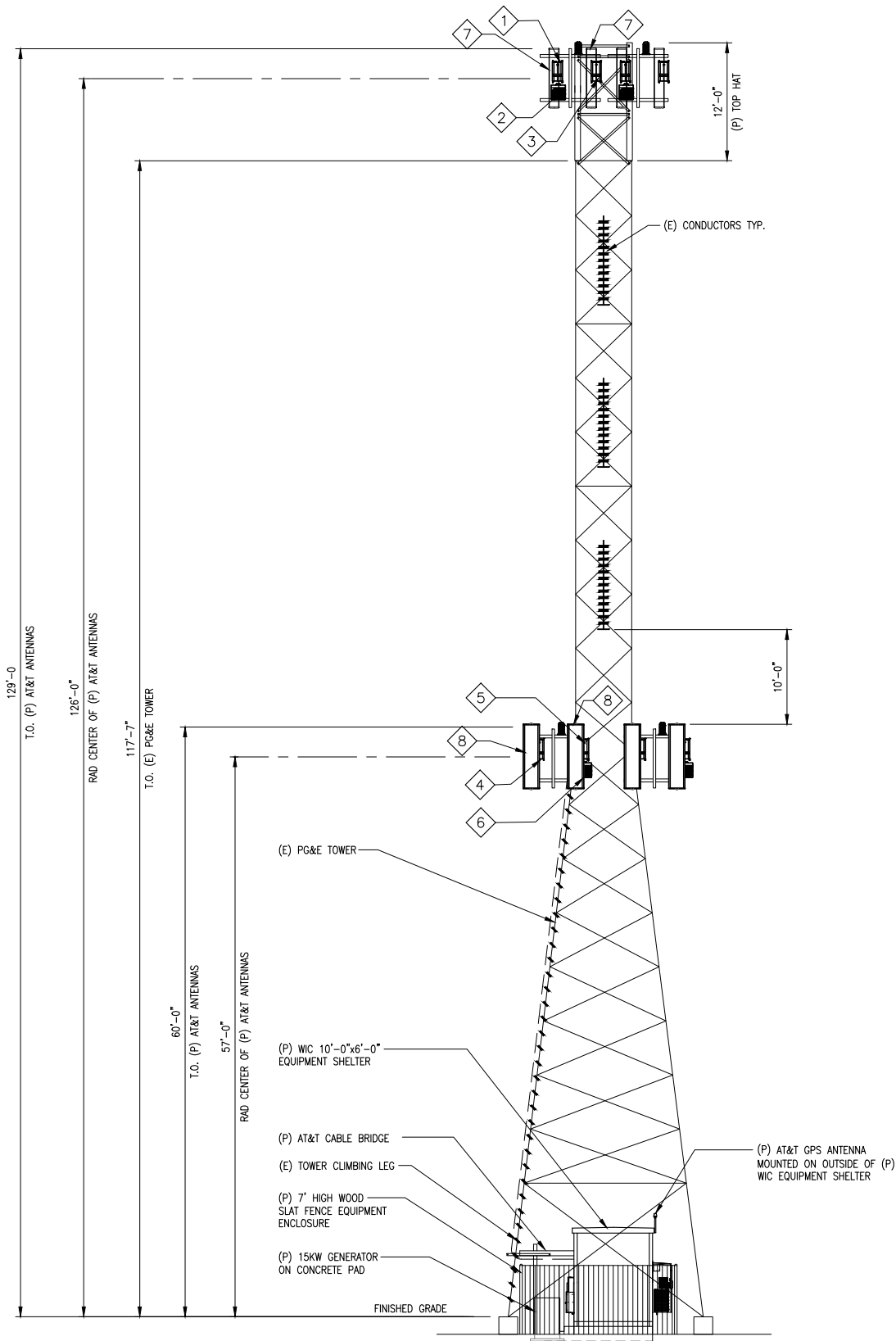
0

4'

8'

1

PROPOSED WEST ELEVATION



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

0

4'

8'

2



5001 EXECUTIVE PKWY  
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JOB #469-000

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PG&E #3-RAMIREZ  
17121 TARPEY RD.  
ROYAL OAKS, CA 95076  
TOWER/SHELTER

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4



8220-100 series  
Rugged Power



Founded in 1979 Polar Power specialized in solar photovoltaic systems, solar air conditioning and refrigeration. We developed and provided photovoltaic charging controls for telecommunications in the 1980s along with DC generators for the military. In 1994 we were first to provide DC generators with remote control and monitoring to the telecommunications industry.

Polar's success is based on engineering generators to meet the very specific needs of each application. Telecom site optimization is best met with the DC generator technology as the loads and batteries are DC. It makes no sense to install an AC generator and convert the output to DC. The AC generators are designed for a wide range of applications and they are not specifically produced for telecom applications so there are issues with reliability, space, and fuel efficiency.

Polar can save you considerable time and cost in permitting, installing, purchasing, and maintaining a backup generator. We reduce CAPEX and OPEX costs while improving backup reliability.

Intertek 4003706

Conforms to UL STD 2200

Certified to CSA STD C22.2 No. 100

Meets EPA Emission Regulations  
CA/MA Emissions Compliant

2 year standard warranty

Model Numbers:  
8220-100-D-6 Diesel 6 kW -48 VDC  
8220-100-D-10 Diesel 10 kW -48 VDC  
8220-100-D-15 Diesel 15 kW -48 VDC



The concepts and features behind Polar's Hybrid application generator for telecommunications include:

**SMALL FOOTPRINT.** Polar's DC generator is considerably smaller in size than an AC generator. You can now backup sites that could not accommodate an AC generator. Smaller also means less cost for space loading.

**LOW MAINTENANCE.** Due to oversized oil sump, and oil/fuel filtration system.

**LOW ACOUSTIC NOISE.** -62 dBA @ 7 meters for diesel, and low vibration so as not to disturb the local residents or building loads.

**LIGHTWEIGHT.** Up to 1/3 the weight of a comparable AC generator.

**CORROSION RESISTANT.** All-aluminum enclosure with stainless hardware for low maintenance, and long service life.

**FUEL EFFICIENT.** Up to 85% fuel savings due to smaller engine displacement, high efficiency alternator, and variable speed operation.

**RODENT RESISTANT.** Small animals can quickly destroy a generator set by gnawing on wires, fuel lines, radiator hoses, etc. Cooling air inlets and outlets have perforated aluminum screens to keep small rodents and large insects out. Stainless steel wire braid is placed over fuel and radiator lines to prevent damage.

**SUPERCAPACITOR STARTER.** Failure to start is the number one problem plaguing generator reliability and typically this is caused by a bad starting battery. Polar unique design has replaced the starting battery with a Super Capacitor. Capacitors are more reliable and last longer than batteries (10-15 year life).

**LONG LIFE.** Controls and wire harnesses are designed to exceed a 20 year life. Higher grade, longer life electrical wire (UL 3173), weather tight connectors, gold plated connector pins on signal circuits. No transfer switches are required.

**ADVANCED MONITORING.** Remote diagnostics, control, and monitoring. Ethernet and RS232 standard, with optional SNMP.

COMPARING THE COST OF AC vs DC

	AC	DC
Transfer switch required	Yes	No
Rectifier	Yes	No
Permitting costs	\$5	\$
Shipping to site and installation cost	\$5	\$
Site preparation/reinforcing structures	\$55	\$
Ethernet/RS232 remote control and monitoring	Extra	Standard

8220 ALTERNATOR FEATURES

- No mechanical adjustments
  - Very lightweight
  - High quality electrical output
  - Voltage and current regulation
  - Up to 94% efficiency
- 40° to 70° C operational range
  - Class 220 C insulation
  - Anodized type II process for aluminum parts
  - Nickel plating for steel parts
  - Stator is varnished

8220 ALTERNATOR SPECIFICATIONS

Type	Permanent Magnets, NdFeB
Weight (lb/kg)	46.5/21
Regulation Type	Variable engine speed operation over 500 RPM range
Stator	3 phase/32 poles
Overcurrent Protection (A)	10 kW - 250 15 kW - 350
Disconnect Means	Fused Disconnect, sized for each generator size
Voltage Range (VDC)	44 to 62
Alternator Exhaust Flow (cfm/cmm)	130 to 180 or 3.68 to 5.1
MTBF (hr)	100,000+

ENCLOSURE

Model	88-25-0100
Type	Weather Protective
Materials	Marine Grade Aluminum
Door Hardware	Pad Locked with Removable Side Panels
Mounting	Secure Mounting Tabs



PERMITTING IS FACILITATED

- Small engine horsepower
- DC generator is fully isolated from the utility grid
- Low acoustic noise
- Incorporates all requirements made by local Fire Marshals

STARTER SUPERCAPACITOR SPECIFICATIONS

Model	20-16-0001
Storage Rating (Farads)	500
Voltage (VDC)	13-14.4
Weight (lb/kg)	12.1/5.5
Operating Temperature (°C/°F)	-40 to 65 or -40 to 149
Service Life (year)	10 to 15

CHARGER SPECIFICATIONS

Model	00-10-0015
Input Voltage (VDC)	28.8 to 60
Output Voltage (VDC)	14 to 14.4
Recharge time from 0 VDC (min)	10
Recharge time from 8 VDC (min)	2
Weight (lb/kg)	2.2/1



ENGINE SPECIFICATIONS: 6 - 10 KW DIESEL

Engine Model	Isuzu 3CA1 or Yanmar 3TNV74
Cylinders	3 In-line
Displacement (L)	0.993
Bore (in./mm)	2.91/74
Stroke (in./mm)	3.03/77
Intake Air System	Naturally Aspirated
Engine HP	18
Emissions Compliance	EPA and CARB Certified
Variable RPM	2300 to 2600

ENGINE SPECIFICATIONS: 15 KW DIESEL

Engine Model	Yanmar 3TNV88
Cylinders	3 In-line
Displacement (L)	1.642
Bore (in./mm)	3.4/88
Stroke (in./mm)	3.5/90
Intake Air System	Naturally Aspirated
Engine HP	24
Emissions Compliance	EPA and CARB Certified
Variable RPM	1500 to 1850

ENVIRONMENTAL

Operating Temperature (°C/°F)	-40 to 72 or -40 to 162
Operating Humidity %	100
Cold Start Aids	Glow Plugs

DIESEL FUEL SYSTEM

Type	Diesel
Fuel Pump Type	Electrical
Injector Type	Mechanical
Fuel Filtering	Paper element

POWER ADJUSTMENT FOR AMBIENT CONDITIONS

Temperature Deration	1% derate for every 5.6 °C (10 °F) above 25 °C (77 °F)
Altitude Deration	3% derate for every 300 m (1000 ft) above 91 m (300 ft)

WEIGHTS AND DIMENSIONS

	6 - 10 kW Diesel	15 kW Diesel
Dry Weight (lb/kg)	665/302	759/345
Dimensions (LxWxH) (in/cm)	54 x 36 x 38/137 x 97 x 97	

ENGINE LUBRICATION SYSTEM

Oil Filter Type	Full flow spin-on canister
Oil Capacity	2.8 L - 3CA1/3TNV74 14 L (optional) - 3CA1/3TNV74 6.7 L - 3TNV88
Oil Pressure Switch	Yes
Oil Pressure Transducer	Optional

ENGINE COOLING SYSTEM

Type	Pressurized Aluminum Radiator
Water Pump	Belt-driven, Pre-lubed, self-sealing
Fan Type	12 V Electric Fans
Fan Quantity	6
CFM	1300
M³/hr.	2200
Fan Mode	Pusher
Temperature Switch	Yes

DIESEL ENGINE FUEL CONSUMPTION

	Output (kW)	gal/hr	L/hr
3CA1/3TNV74	4	0.35	1.32
	5	0.44	1.66
	6	0.53	2
	7	0.615	2.33
	8	0.7	2.65
	9	0.79	2.99
3TNV88	10	0.88	3.33
	15	1.02	3.86

SOUND EMISSIONS

Contact us for current sound data.



ENGINE COOLING

	6 - 10 kW	15 kW
System coolant capacity (gal/L)	2.2/8.3	
Maximum operation air temperature on radiator (°C/°F)	50/122	57/135
Maximum ambient temperature (°C/°F)	60/140	60/140

COMBUSTION REQUIREMENTS

	6 - 10 kW	15 kW
Flow at rated power (cfm/cmm)	47/1.34	68/2.92

EXHAUST

	6 - 10 kW	15 kW
Exhaust flow at rated output (cfm/cmm)	90/2.55	135/3.82
Exhaust temperature at rated output (°C/°F)	480/900	

CONTROLLER FEATURES

Controller Type	Supra Model 250
4-Line Plain Text LCD Display	Simple user interface for ease of operation
Engine Run Hours Indication	Standard
Programmable Start Delay	Standard
Run/Alarm/Maintenance Logs	Standard
Engine Start Sequence	Cyclic cranking: 5 sec on, 45 sec rest (3 attempts maximum)
Starter Supercapacitor Charger	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Over-speed	Standard
Automatic High Engine Temperature Shutdown	Standard
Field Upgradeable Firmware	Standard
Slow Plug Delay	Automatic With Temperature
Engine Start Delay	Adjustable, Set at 60 sec
Return to Utility Delay	Adjustable, Set at 60 sec
Engine Cooldown	Adjustable, Set at 60 sec
Exercise	Programmable, weekly/bi-weekly

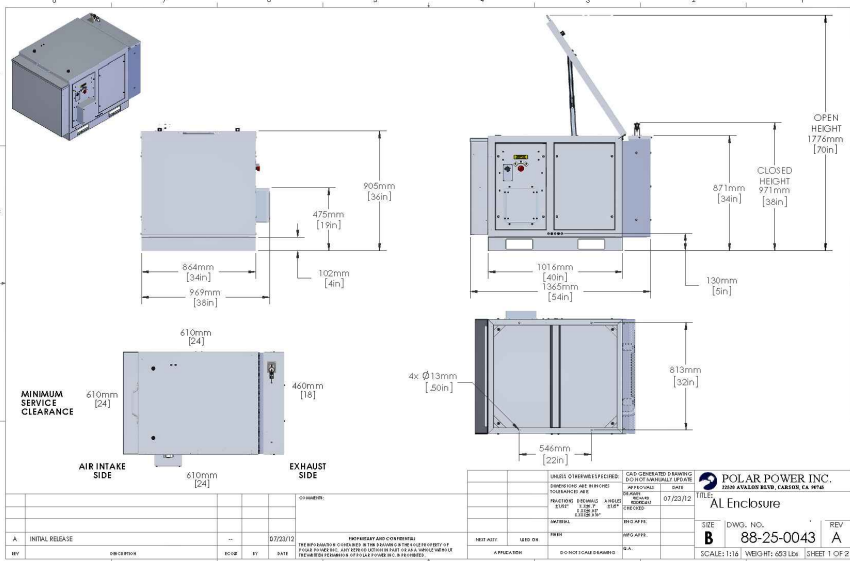
WARNING ALARMS

Low Diesel Fuel Level	Standard
Diesel Fuel Tank Rupture Basin	Standard
Low/High Supercapacitor Voltage	Standard
High Water Temperature	Standard
Low Oil Pressure	Standard

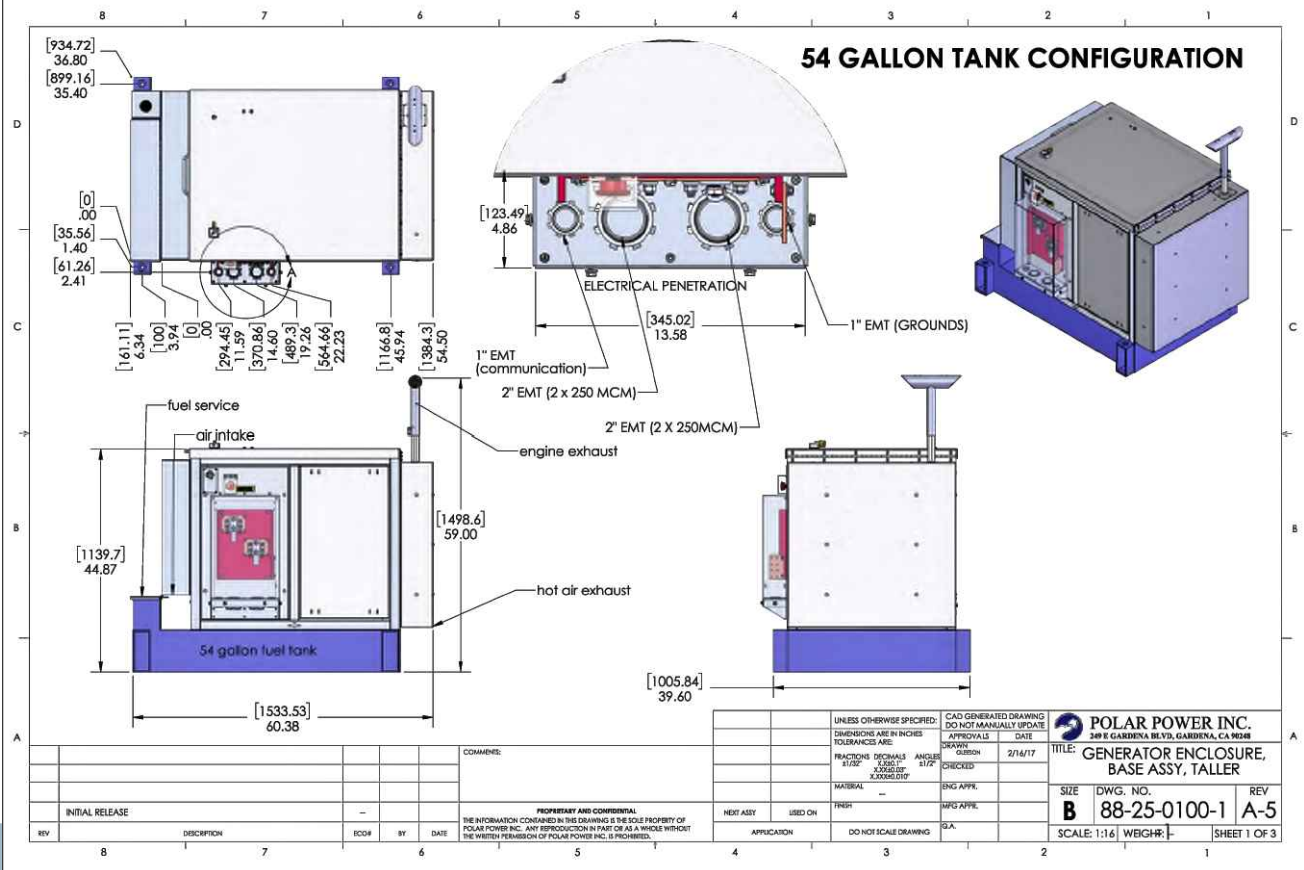
CONTACT CLOSURE FOR REMOTE INDICATION

Shutdown Alarm	Standard
Warning Alarm	Standard
Engine Run	Standard
Low Diesel Fuel Level	Standard
Diesel Fuel Leak	Standard
E-stop Depressed	Standard
Fuel Level Over 90%	Standard

249 E. Gardena Blvd, Gardena CA, 90248 | 310.830.9153 | www.polarpower.com | info@polarpowerinc.com



8220-100 series



NOTE:  
GENERATOR MUST BE 55 GAL OR LESS



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JOB #469-000

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GENERATOR SPEC  
SHEETS

SHEET NUMBER

D-1