

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 28, 2013 Time: 9:00 am	Agenda Item No.: 3
Project Description: Consider a Use Permit and Design Approval to allow the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading is less than 100 cubic yards.	
Project Location: 801 Sunset Drive, Pacific Grove	APN: 007-101-036-000
Planning File Number: PLN130195	Owner: Mission Linen Supply Applicant: AT&T Mobility LLC
Planning Area: Greater Monterey Peninsula Area Plan	Flagged and staked: No
Zoning Designation: "RC/10-D" [Resource Conservation, 10 acres per unit with Design Control Overlay]	
CEQA Action: Categorically Exempt per Section 15303	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approve PLN130195, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project site is located at the intersection of Congress Avenue and Sunset Drive in Pacific Grove. The project entails the installation of a commercial wireless communications facility on a portion of property leased to AT&T by Mission Linen Supply. The facility includes a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with bark cladding to reduce visual impacts of the facility from publicly used streets. Two alternative designs were proposed including a mono-pine tree façade and mono-broadleaf tree facade (see **Exhibit D**). The project does not propose co-location. Future co-location proposal will be considered by the applicant. A condition has been applied to encourage co-location by other wireless carriers on the proposed monopole.

The property is a legal lot surrounded by properties located within the City of Pacific Grove jurisdiction. Although the project site is surrounded by property within the jurisdiction of the City of Pacific Grove, the project has been sited and designed to reduce visual impacts consistent with Section 21.64.310.C (4) and 21.64.310.H (1) (d) & (e) of the Zoning Ordinance (Regulations for the Siting, Design and Construction of Wireless Communication Facilities). Six alternative locations within the City of Pacific Grove were reviewed that could potentially meet the service needs of AT&T (**Exhibit D**). Due to leasing and technical limitations at each alternative site, the proposed project location was deemed as the most appropriate. Three monopole design alternatives were reviewed: monopole with bark cladding, mono-pine, and mono-broadleaf. Although City staff recommended a tree design, the applicant requests to keep with the monopole with bark-cladding design. Staff has determined that the bark cladding design adequately reduces visual impacts of the project. Because the site is surrounded by properties under the jurisdiction of the City of Pacific Grove and to ensure the project impacts on those properties where addressed, all project application,

including all site and design alternatives (**Exhibit D**), were sent to the City of Pacific Grove for their review and recommendation.

The project is located within an Airport Approach Zone, as defined and regulated by Chapter 21.86 of the Monterey County Zoning Ordinance (Title 21). Pursuant to Figure 2 of the Comprehensive Land Use Plan for Monterey Peninsula Airport (CLUP), the project is located within a transitional zone which is an area located adjacent to non-instrumental runway approach areas (Section 21.86.050 Zoning Ordinance). In a transition zone, all structure that exceeds the zone's height limit requires a Use Permit and review by the Airport Land Use Commission (ALUC) for consistency with the CLUP (Section 21.86.060, Zoning Ordinance). The height of a structure within the transitional zone is measured at a ratio of 7:1 (one foot of structural height for seven feet in horizontal distance). The property is located in a portion of the transitional zone with a horizontal distance of 700 feet. When calculated, the structure will not exceed the height limit of 100 feet. The project is consistent with Chapter 21.86 of the Zoning Ordinance and does not require review by the ALUC.

The project is consistent with all applicable provisions and regulations of the Monterey County Zoning Ordinance and Greater Monterey Peninsula Area Plan. Therefore, staff recommends that the Planning Commission approve the project.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District
- √ City of Pacific Grove

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Pebble Beach Community Services District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project is located outside the jurisdiction of the Greater Monterey Peninsula Land Use Advisory Committee (LUAC), so the project was not reviewed by a LUAC. The project was sent to the City of Pacific Grove for review due to project being located adjacent to the City of Pacific Grove jurisdiction. On July 8, 2013, correspondence was received from Matthew Feske, Planner for the City of Pacific Grove, with no comment or issues with the project. Upon further discussion, City staff recommended a monopole with a tree façade.

Note: The decision on this project is appealable to the Board of Supervisors.



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
August 12, 2013

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Dan Lister, Project Planner; Mission Linen Supply, Owner; Aaron Anderson for AT&T, Agent; Matt Bell, Pacific Grove High School; Dr. Ralph Porras, Pacific

Grove Unified School District; The Open Monterey Project; LandWatch; Planning File
PLN130195.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Wireless Communications Facility scope of work, including RF- EME report, coverage maps, alternative site analysis, and visual simulations with design alternatives

This report was reviewed by Luis Osorio, Senior Planner

A handwritten signature in blue ink, appearing to read 'Luis Osorio', is written over the text 'This report was reviewed by Luis Osorio, Senior Planner'.

EXHIBIT A
PROJECT INFORMATION FOR PLN130195

Project Title:	Mission Linen Supply/AT&T	Primary APN:	007-101-036
Location:	801 Sunset Drive Pacific Grove	Coastal Zone:	No
Applicable Plan:	Greater Monterey Peninsula	Zoning:	RC/10-D
Permit Type:	Use Permit	Plan Designation:	Resource Conservation
Environmental Status:	Exempt	Final Action Deadline:	9/9/2013
Advisory Committee:	N/A		

Project Site Data:

Lot Size:	2.99ac	Coverage Allowed:	35%
		Coverage Proposed:	23%

Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	Low
Botanical Report #:	N/A	Soils/Geo. Report #	N/A
Forest Mgt. Report #:	N/A	Geologic Hazard Zone:	III
		Geologic Report #:	N/A
Archaeological Sensitivity Zone:	High		
Archaeological Report #:	(See Resolution)	Traffic Report #:	N/A
Fire Hazard Zone:	High		

Other Information:

Water District/Company:	Pebble Beach CSD	Sewer District Name:	Pebble Beach CSD
Fire District:	Pebble Beach CSD	Grading (cubic yards):	< 100cy
Tree Removal (Count/Type):	None		

EXHIBIT B
DRAFT RESOLUTION

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

Mission Linen Supply/AT&T (PLN130195)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit and Design Approval to allow the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with a bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading is less than 100 cubic yards.

[PLN130195, AT&T/Mission Linen Supply, 801
Sunset Drive, Pacific Grove, Greater Monterey
Peninsula Area Plan (APN: 007-101-036-000)]

The Mission Linen Supply/AT&T application (PLN130195) came on for public hearing before the Monterey County Planning Commission on August 28, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is Use Permit and Design Approval to allow the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with a bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading is less than 100 cubic yards.

- EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130195.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (GP);
 - Greater Monterey Peninsula Area Plan (GMPAP);
 - Title 21 of the Monterey County Zoning Ordinance (MMC);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 801 Sunset Drive in Pacific Grove (Assessor's Parcel Number 007-101-036-000), Greater Monterey Peninsula Area Plan. The property is generally located in the City of Pacific Grove, but is under the jurisdiction of Monterey County and subject to the County's zoning and land use regulations. The parcel is zoned RC/10-D [Resource Conservation, 10 acres per acre with a Design Control Overlay], which allows the installation of a new wireless communications facility pursuant to Section 21.64.310 MMC, subject to a Use Permit (Section 21.36.050(GG) MMC). Therefore, the project is an allowed land use for this site (see Finding No. 7 for consistency with Section 21.64.310 MMC).
 - c) The project planner conducted a site inspection on April 2, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) The project was not referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. The property is located outside the review jurisdiction of the LUAC.
 - e) The project was sent to the City of Pacific Grove for review due to the location of the site being surrounded by properties located in the City of Pacific Grove. On July 8, 2013, correspondence was received from Matthew Feske, Planner for the City of Pacific Grove, with no comments or issues with the project. Upon further discussion, the City recommended a monopole with a tree façade (see Finding 7, Evidence C regarding design alternatives).
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130195.
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 Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, Water Resources Agency, and the City of Pacific Grove. 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 potential impacts to Archaeological Resources. The following reports have been prepared:
 - "An Archaeological Assessment of proposed AT&T Mobility LLC Project" prepared by EarthTouch, Inc., Layton, Utah, dated April 26, 2013.

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

- c) Staff conducted a site inspection on April 2, 2013 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 Department for the proposed development found in Project File PLN130195.

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 the RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, Water Resources Agency, and the City of Pacific Grove. 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 exist on the property. Water and sewage services are provided by the Pebble Beach Community Services District. The project does not require the use of said service, nor will they impact the existing services on-site.
 - c) A Radio frequency electromagnetic (RF-EME) compliance report was prepared by EBI Consulting on June 21, 2013 to ensure the project does not exceed the Federal Communications Commission (FCC) Maximum Permissible Exposure (MPE) limits for the general public and occupational exposure. According to the report, based on a worst-case scenario, there were no modeled exposures related to the project. Therefore, the project is in compliance with the FCC rules and regulation.
 - d) Refer to other specific findings and evidence to support conclusion as applicable.
 - e) Staff conducted a site inspection on April 2, 2013 to verify that the site is suitable for this use.

- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130195.
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 Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 2, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130195.
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 installation of small new equipment and facilities.
 - b) The project will be located within a 1,288 square foot area leased to AT&T which includes a 60-foot high monopole and a 230 square foot equipment shelter.
 - c) The project will not have a visual impact on any public viewing area. The project is located behind an existing commercial building and mostly surrounded by a dense forest. The monopole will be designed with bark-cladding to resemble a snag (dead tree). The 60-foot high monopole does not extend above the existing tree line, so the monopole will not silhouette the sky. Based on visual simulations, the monopole will blend into the existing background.
 - d) No adverse environmental effects were identified during staff review of the development application during a site visit on April 2, 2013.
 - e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - f) Refer to other specific findings and evidence to support conclusion as applicable.
 - g) Staff conducted a site inspection on April 2, 2013 to verify that the site is suitable for this use.
 - h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130195.
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 communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Section 21.64.310 MMC. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of a 60-foot high monopole with 12 antennas, three (3) surge suppressors near antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire.
 - b) Consistent with Section 21.64.310.C MMC, the project has been sited to be the least intrusive. Six alternative locations were considered by the applicant within the City of Pacific Grove, as follows:
 - **Canterbury Woods** – 651 Sinex Avenue: RF limitation
 - **Forest Hill Manor** – 551 Gibson Avenue: over-crowded
 - **Pacific Grove Unified School District** – 435 Hillcrest Avenue: wireless facilities are prohibit
 - **Pacific Grove Performing Arts Center** – 835 Forest Avenue: limit space on rooftop; no reply from owner
 - **Forest Hill Playground** – 551 Junipero Avenue: discouraged by city; limited space for equipment
 - **Cal-Am Water** – 515 Junipero Avenue: Water District no interested in lease with AT&T

Due to leasing and technical limitations at the alternative sites, the proposed project location was considered as the most appropriate.

- c) Consistent with Section 21.64.310.H MMC, the project has been designed to reduce off-site visual impacts. The applicant proposes three design alternatives:
 - Monopole (bark-cladding)
 - Mono-Pine (tree)
 - Mono-broadleaf (tree)

The City of Pacific Grove recommended a monopole with tree design. The applicant requested to keep the monopole with bark-cladding design. Staff has determined, based on submitted visual simulations and site analysis, that the bark-cladding design appropriately reduces visual impacts from public views.

- d) The project does not proposed co-location at this time. The site has the capability to provide space for future co-location. Therefore, a condition has been applied to the project, consistent with Section 21.64.310(C) (7) MMC, to encourage future co-location on the facility.
- e) Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting, modifications in the event of technological advances, and maintenance and restoration of the site.
- f) The project is consistent with Section 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport

Land Use Commission. This project is located within the Transitional Zone identified in Section 21.86.050 MCC. The proposed height of the structure is within limitations outlined in Section 21.86.060 MCC. The height limit is based on a ratio of 7:1 (one foot of structural height for each seven feet in horizontal distance). When calculated, the structure will not exceed the height limit of 100 feet.

- g) The project does not penetrate a FAR Part 77 Imaginary Surface of an airport (Monterey Peninsula). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.

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

EVIDENCE: a) Section 21.80.040.D MMC states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
2. Approve a Use Permit and Design Approval to allow the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with a bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading is less than 100 cubic yards, in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of August, 2013 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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 the Monterey County Planning Department and 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 Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130195

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN130195) allows the development of a wireless telecommunication facility including a 60-foot high monopole with 12 antennas, three (3) surge suppressors near the antenna array and one (1) GPS unit; a 230 square foot equipment shelter; and 153 linear feet of chain link fencing with vinyl privacy slats and barbed wire. The monopole will be designed with a bark cladding to reduce visual impacts. The project will require a 10 foot wide access easement through an existing parking lot and a five (5) foot wide utility easement. Associated grading is less than 100 cubic yards. The property is located at 801 Sunset Drive, within the County jurisdiction of Pacific Grove (Assessor's Parcel Number 007-101-036-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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 Department)

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: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution No. _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 007-101-036-000 on August 28, 2013. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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

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

Responsible Department: Planning Department

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. The Monterey County RMA - Planning Department 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 Department)

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 the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning Department

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 Department)

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 Department 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 the RMA-Planning Department.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning Department

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 Department)

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 the RMA - Planning Department for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: Planning Department

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

(RMA - Planning Department)

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 60 feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning Department

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 Department 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 Department)

Compliance or Monitoring Action to be Performed: If the applicant abandons the facility or terminates the use, prior to the issuance of grading or building permits or on an on-going basis, the Owner/Applicant shall submit a site restoration agreement to the RMA - Planning Department 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.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission and signage standards. If the facility is in violation of FCC emission and signage 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 and signage 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 and signage standards to the Director of RMA-Planning for review and approval.

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

9. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

10. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

11. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

12. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

13. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - EMERGENCY ACCESS KEYBOX (NON-STANDARD CONDITION)
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.



at&t

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ENGINEERING

2010 CALIFORNIA BUILDING CODE
2001 INTERNATIONAL BUILDING CODE
2001 NATIONAL ELECTRIC CODE
TIA/EIA-222-G OR LATEST EDITION
LOCAL BUILDING/PLANNING CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: TBD

APPLICANT:
ADDRESS: AT&T MOBILITY
4430 ROSEWOOD DRIVE, BLDG. 3
PLEASANTON, CA 94566

LATITUDE: 36° 30' 45.84" N (36.512747)

LONGITUDE: 121° 55' 43.57" W (-121.926769)

LAT/LONG TYPE: NAD 83

GROUND ELEVATION: +198.1' AT15L

APR #: 007-101-056

ZONING JURISDICTION: COUNTY OF MONTEREY

CURRENT ZONING: TBD

PROPOSED USE: UNMANNED
TELECOMMUNICATIONS FACILITY

PROJECT TEAM

CLIENT REPRESENTATIVE:
BLACK & VEATCH CORP.
5000 EXECUTIVE PKWY
STE. 8430
SAN RAYON, CA 94583
CONTACT: BRADLEY HEAD

ENGINEER:
ZALZALI & ASSOCIATES INC.
2070 BUSINESS CENTER DR.
STE. 200
IRVINE, CA 92614
CONTACT: DEAN HAUKE
PHONE: (714) 230-5714
www.zalzi.com

SITE ACQUISITION:
PDC CORPORATION
765 THE CITY DRIVE,
STE. 470
ORANGE, CA 92668
CONTACT: KARA DAVIS
PHONE: (714) 376-8942
EMAIL: kdarav@pdc.com

PROJECT MANAGER:
BLACK & VEATCH CORP.
5000 EXECUTIVE PKWY
STE. 8430
SAN RAYON, CA 94583
CONTACT: BRIAN HATCH
EMAIL: brianhatch@bv.com

RF ENGINEER:
AT&T MOBILITY
4430 ROSEWOOD DRIVE,
BLDG. 3
PLEASANTON, CA 94566
CONTACT: CHRIS AURELIO
PHONE: (949) 394-0555
EMAIL: caa@att.com

CONSTRUCTION MANAGER:
BLACK & VEATCH CORP.
5000 EXECUTIVE PKWY
STE. 8430
SAN RAYON, CA 94583
CONTACT: BRYAN HATCH
EMAIL: brianhatch@bv.com

CN2696 / FA:10147199
CONGRESS AVE. & SUNSET DRIVE
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
NEW TELECOMMUNICATION SITE

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:

FROM AT&T IN PLEASANTON, HEAD EAST ON ROSEWOOD DR. MAKE A U-TURN, TURN RIGHT ONTO CHENS DR. TURN LEFT ONTO HACIENDA DR. TURN RIGHT ONTO STONERIDGE DR. MERGE ONTO I-680 S. VIA THE RAMP TO SAN JOSE. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES. TAKE EXIT 136 TOWARD MONTEREY/PENINSULA. MERGE ONTO CA-156 W. MERGE ONTO CA-1 S. TAKE EXIT 394A FOR CA-68 N TOWARD PACIFIC GROVE/PEBBLE BEACH. TURN RIGHT ONTO CA-68 N. TURN LEFT ONTO SUNSET DR. SLIGHT LEFT ONTO CONGRESS AVE. SITE WILL BE ON THE RIGHT.

4601 SUNSET DRIVE, PACIFIC GROVE, CA 93950

RFDS VERSION 10 DATE: 09/28/2012

PROJECT DESCRIPTION

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

- INSTALL (1) NEW AT&T OUTDOOR EQUIPMENT SHELTER WITHIN NEW AT&T LEASE AREA
- INSTALL (1) NEW AT&T 60'-0" MONOPOLE
- INSTALL (12) NEW AT&T ANTENNAS
- INSTALL (5) ARRAY SURGE SUPPRESSOR AT ANTENNA ARRAY ELEVATION
- INSTALL (1) NEW AT&T GPS UNIT
- INSTALL (15) NEW RRU-11'S BEHIND NEW AT&T LTE ANTENNAS

DRAWING INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA DETAILS & LAYOUTS
A-4	ELEVATIONS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____ DATE: _____

AT&T OPERATIONS: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

CONSTRUCTION MANAGER: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

ZONING: _____ DATE: _____

PROJECT MANAGER: _____ DATE: _____

DO NOT SCALE DRAWINGS

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

811 USA North
Know what's below.
Call before you dig.
California and Nevada
Call Two Working Days Before You Dig
811 / 800-227-2600



PROJECT NO: _____
DRAWN BY: _____
CHECKED BY: _____

REV	DATE	DESCRIPTION
0	10/1/2012	100% ZDS FOR SUBMITTAL
1	10/30/2012	100% ZDS FOR REDLINE
2	10/30/2012	100% ZDS FOR REDLINE

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FOR CONSTRUCTION

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CN2696 / FA:10147199
CONGRESS AVE & SUNSET DR
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
AT&T NEW SITE BUILD

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



Title Report

PREPARED BY: LARKINS RILE COMPANY
ORDER NO.: 00000000
DATED: SEPTEMBER 14, 2012

Legal Description

THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT CERTAIN PARCEL SHOWN AND DESIGNATED AS "2.909 ACRES", ON SURVEY MAP FILED AUGUST 7, 1957 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 8-1 OF SURVEYS, AT PAGE 131.

Assessor's Parcel No.

007-191-036

Easements

① EASEMENT FOR WATER LINE RECORDED JULY 17, 1959 IN BOOK 1974, PAGE 214, O.R. (PLATTED HEREON)

Date of Survey

OCTOBER 23, 2012

Geographic Coordinates at Proposed Monopole

NEST BENCH: LATITUDE - 36° 30' 45.89" N LONGITUDE 121° 55' 43.57" W
ELEVATION = 180.1 FEET ABOVE MEAN SEA LEVEL

CENTRELINE: THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATION SHOWN ABOVE IS 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 (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS EXPRESSED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 2.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER (CAL SRS) 71717, ELEVATION = 1991.35 FEET (NAVD 88)

Utility Route

BENCH & STOP OF LAND 8.00 FEET BY 10.00 FEET 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTRELINE:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE, THENCE S87°42'57"E, 110.89 FEET; THENCE S87°42'57"E, 55.69 FEET; THENCE S27°46'12"E, 144.30 FEET; THENCE S27°42'57"E, 30.75 FEET; THENCE S74°40'12"E, 66.16 FEET; THENCE N07°42'57"E, 130.12 FEET TO THE END OF SAID STOP.

Access Route

BENCH & STOP OF LAND 10 FEET WIDE SHIP THAT PORTION OF 2.909 ACRES AS SHOWN ON RECORD OF SURVEY RECORDED IN VOL. 8 PG. 131 BY THE CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, STATE OF CALIFORNIA, LIND 5.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTRELINE:

BEGINNING AT THE CENTRELINE INTERSECTION OF SURVEY DRIVE AND NEW CONGRESS AVENUE AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING ON A CURVE CURVING SOUTHEASTERLY AND HAVING A RADIUS OF 1830.00 FEET AND A RADIAL LINE THAT BEARS S33°24'14"E, THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE CENTRELINE OF SAID NEW CONGRESS AVENUE 10.00 FEET THROUGH A CORNER ANGLE OF 45°27'00", THENCE N07°42'57"E, 30.75 FEET TO THE NORTHWESTERLY POINT-OF-BEING LINE OF SAID NEW CONGRESS AVENUE AND THE POINT OF BEGINNING, THENCE S07°42'57"E, 10.14 FEET; THENCE S33°24'14"E, 45.69 FEET; THENCE N07°42'57"E, 30.75 FEET; THENCE N07°42'57"E, 120.54 FEET; THENCE S07°42'57"E, 30.00 FEET; THENCE S07°42'57"E, 10.14 FEET; THENCE S33°24'14"E, 45.69 FEET; THENCE S07°42'57"E, 30.75 FEET; THENCE S07°42'57"E, 120.54 FEET; THENCE S07°42'57"E, 30.75 FEET TO A POINT HORIZONTAL BEARING TO 45° POINT "A" AND THE END OF SAID STOP.

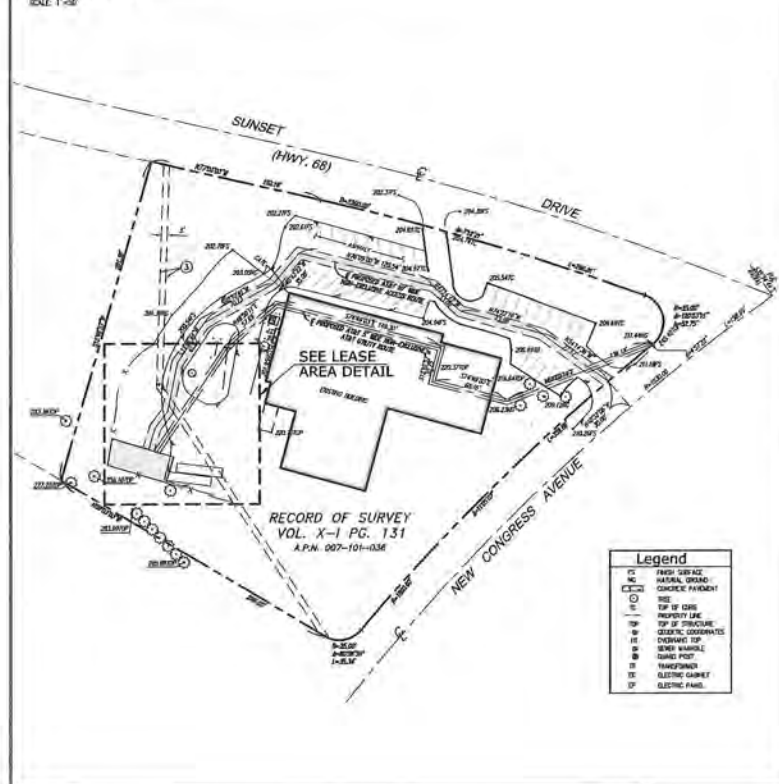
THE SEGMENT OF SAID STOP SHALL BE PROLONGED OR SHORTENED TO THE NORTHWESTERLY POINT OF NAT OF NEW CONGRESS AVENUE.

Lease Area

CONTAINING 1,280 SQUARE FEET OF LAND, MORE OR LESS

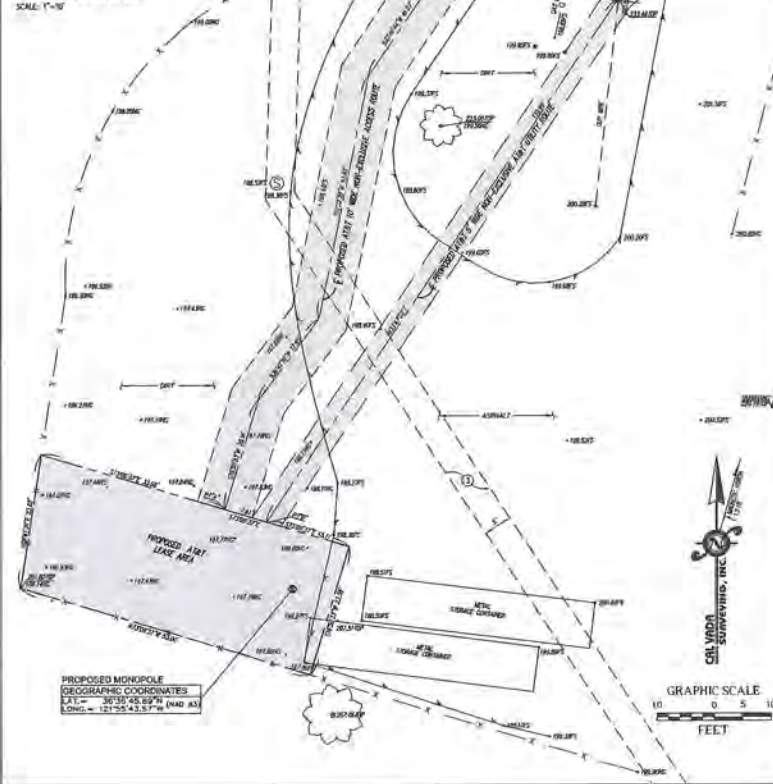
Boundary Detail

SCALE: 1"=50'



Lease Area Detail

SCALE: 1"=10'



JALZAM & ASSOCIATES INC.
2070 SUPERIOR CENTER DR., SUITE 200
FREMONT, CA 94538

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT
CAL VADA SURVEYING, INC.
411 ALVARO DR., SUITE 200, CLAYTON, CA 94520
Phone: (925) 835-0000 Fax: (925) 835-0001
181 First Street, CLAYTON, CA 94520
www.calvada.com
2010 L.S. 2005



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94566

APPROVALS

R/J, ENGINEER	DATE
SITE ACQ. AND ZONING	DATE
EROSION CH.	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME
HILLCREST AVE. & 14TH ST.

PROJECT NUMBER
CN2696
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
MONTEREY COUNTY

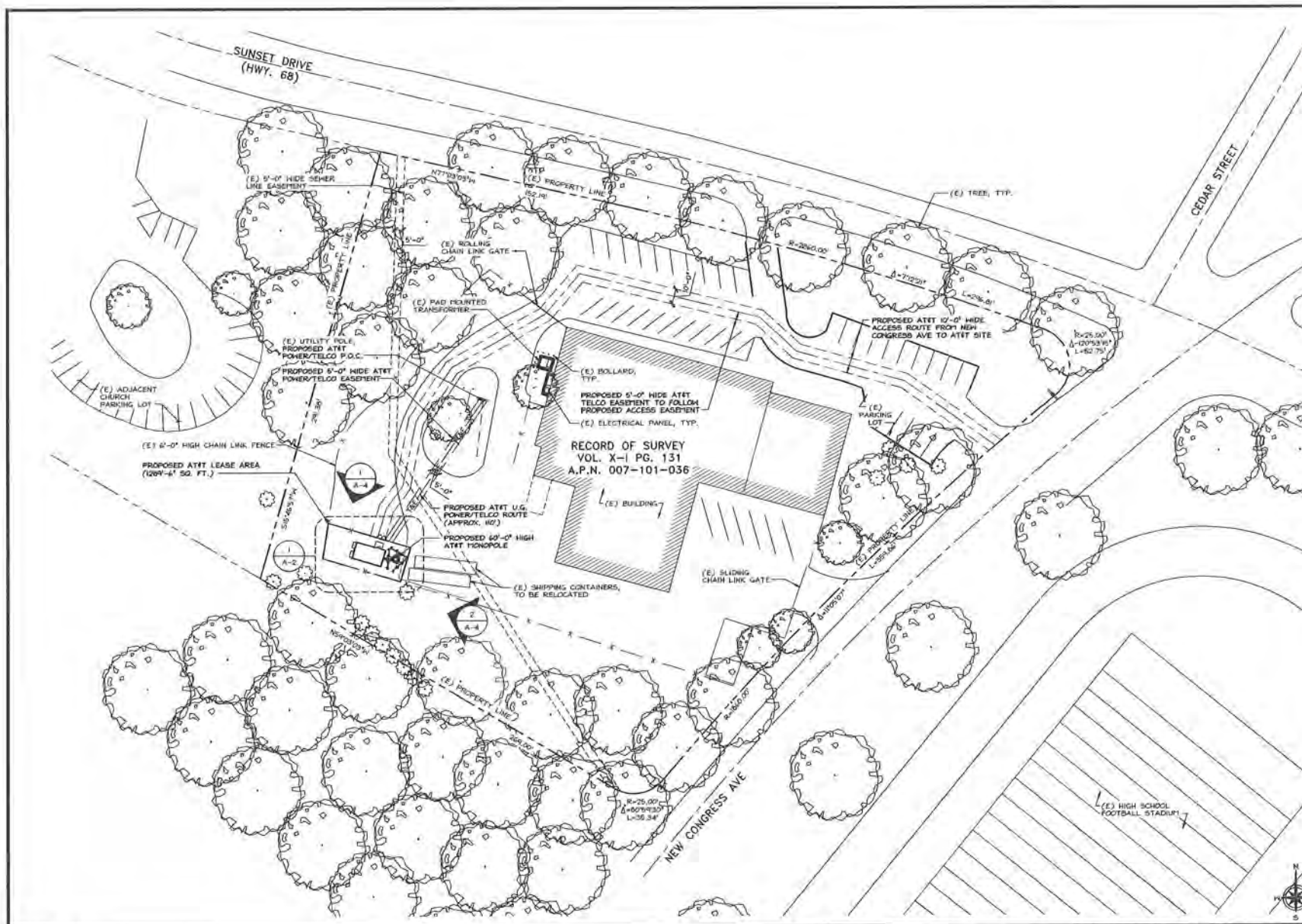
PROJECT TYPE

DRAWING DATES	
DRAWN BY:	WP
CHECKED BY:	RC
DATE	DESCRIPTION
10/25/12	SUBMITTAL
10/29/12	TITLE REPORT / FINAL
12/14/12	REVISE LEASE AREA

SHEET TITLE
TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



PROJECT NO.	
DRAWN BY:	KT
CHECKED BY:	DN

O	12/7/202	100% ID'S FOR SUBMITTAL
B	10/30/202	100% ID'S FOR REDLINE
A	10/6/202	92% ID'S FOR REDLINE
REV	DATE	DESCRIPTION

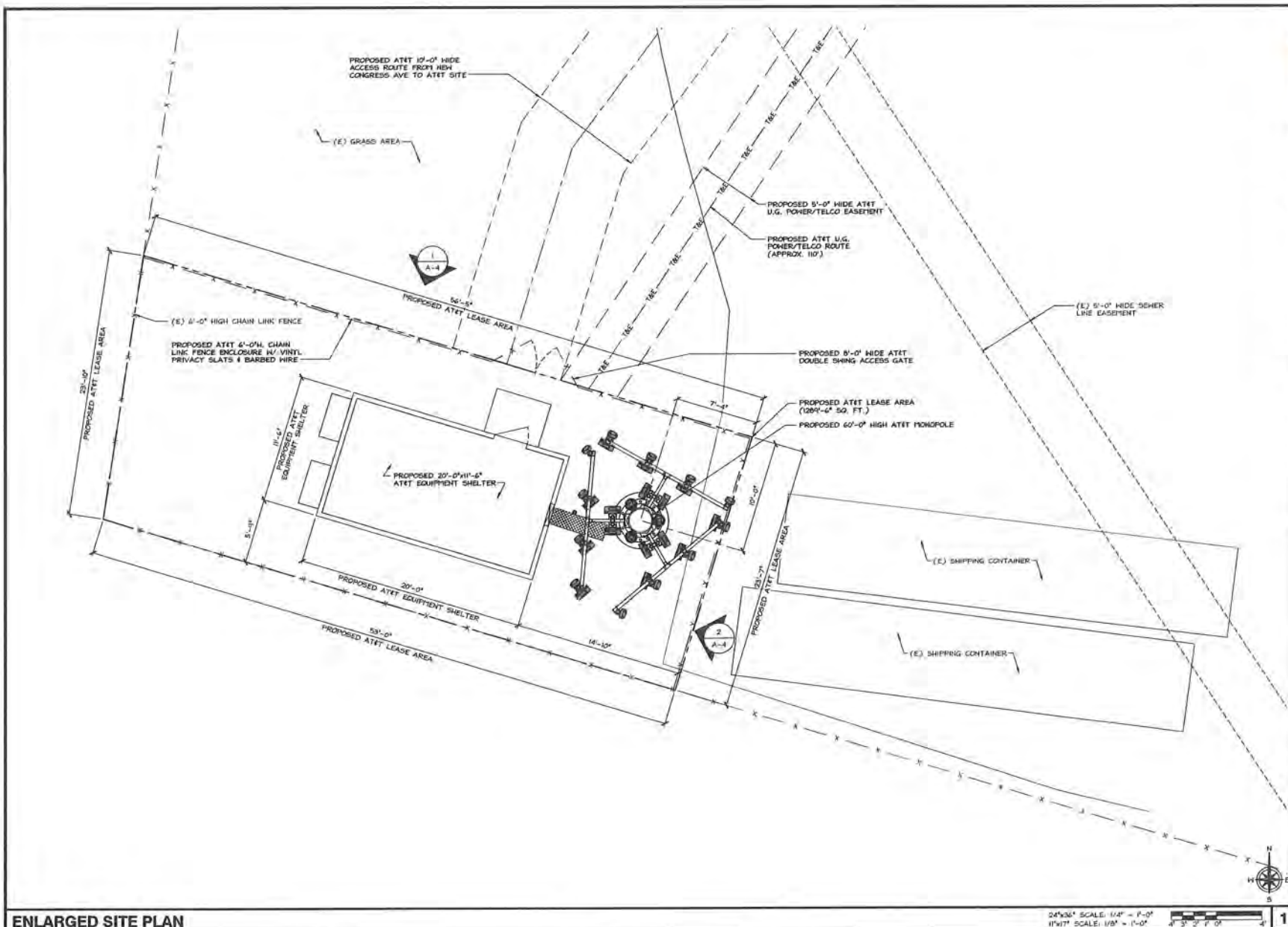
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CN2696 / FA:10147199
CONGRESS AVE & SUNSET DR
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
AT&T NEW SITE BUILD

SHEET TITLE
SITE PLAN

SHEET NUMBER:
A-1



ENLARGED SITE PLAN

24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
1" = 10'-0"



PROJECT NO.:
DRAWN BY: 127
CHECKED BY: 09

REV	DATE	DESCRIPTION
0	12/11/2002	100% ID'S FOR SUBMITTAL
B	10/30/2002	100% ID'S FOR REDLINE
A	10/10/2002	95% ID'S FOR REDLINE

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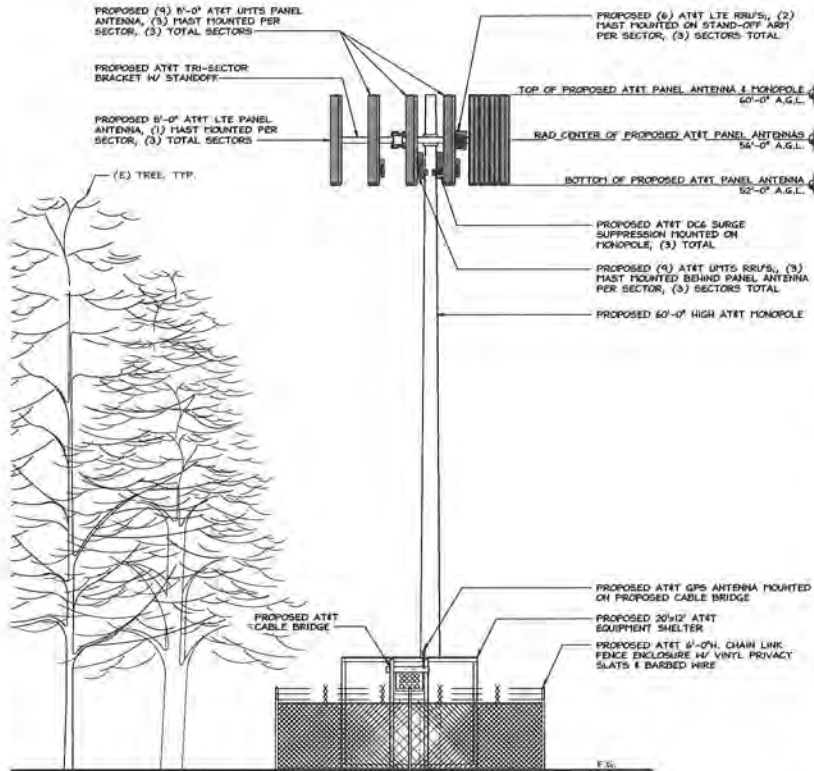
CN2696 / FA:10147199
CONGRESS AVE & SUNSET DR.
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
AT&T NEW SITE BUILD

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2

NOTE:

PROPOSED AT&T ANTENNAS AND ASSOCIATED EQUIPMENT & HARDWARE SHALL BE PAINTED PER JURISDICTIONAL REQUIREMENTS



PROPOSED SOUTHEAST ELEVATION

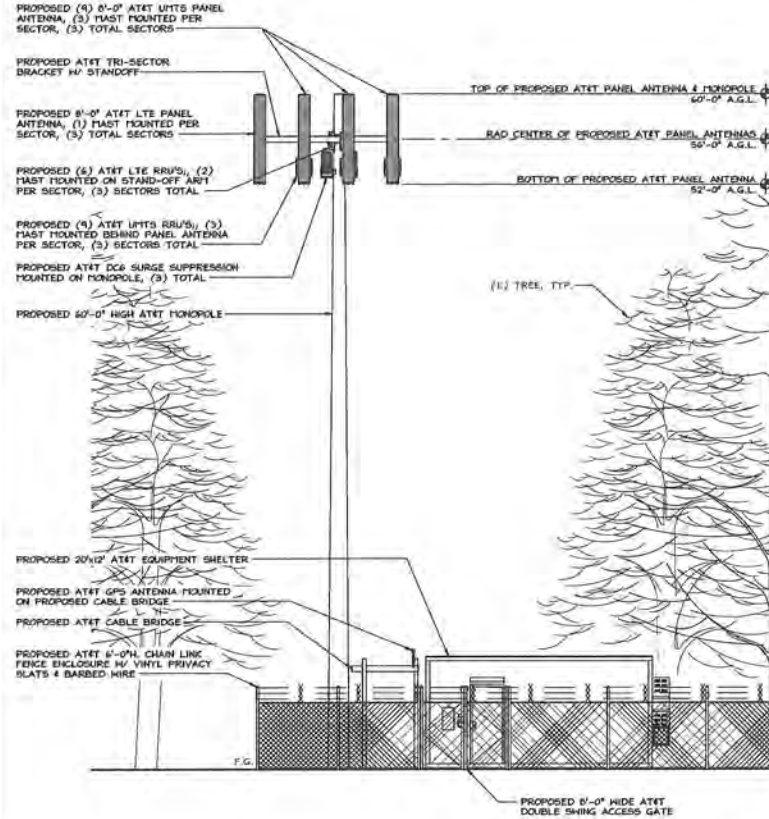
34"x56" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



2

NOTE:

PROPOSED AT&T ANTENNAS AND ASSOCIATED EQUIPMENT & HARDWARE SHALL BE PAINTED PER JURISDICTIONAL REQUIREMENTS



PROPOSED NORTHEAST ELEVATION

34"x56" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



1



PROJECT NO: _____
DRAWN BY: (V)
CHECKED BY: (D)

REV	DATE	DESCRIPTION
D	12/17/2002	100% I/O'S FOR SUBMITTAL
B	12/30/2002	100% I/O'S FOR REDLINE
A	12/30/2002	100% I/O'S FOR REDLINE

NOT TO BE USED FOR CONSTRUCTION

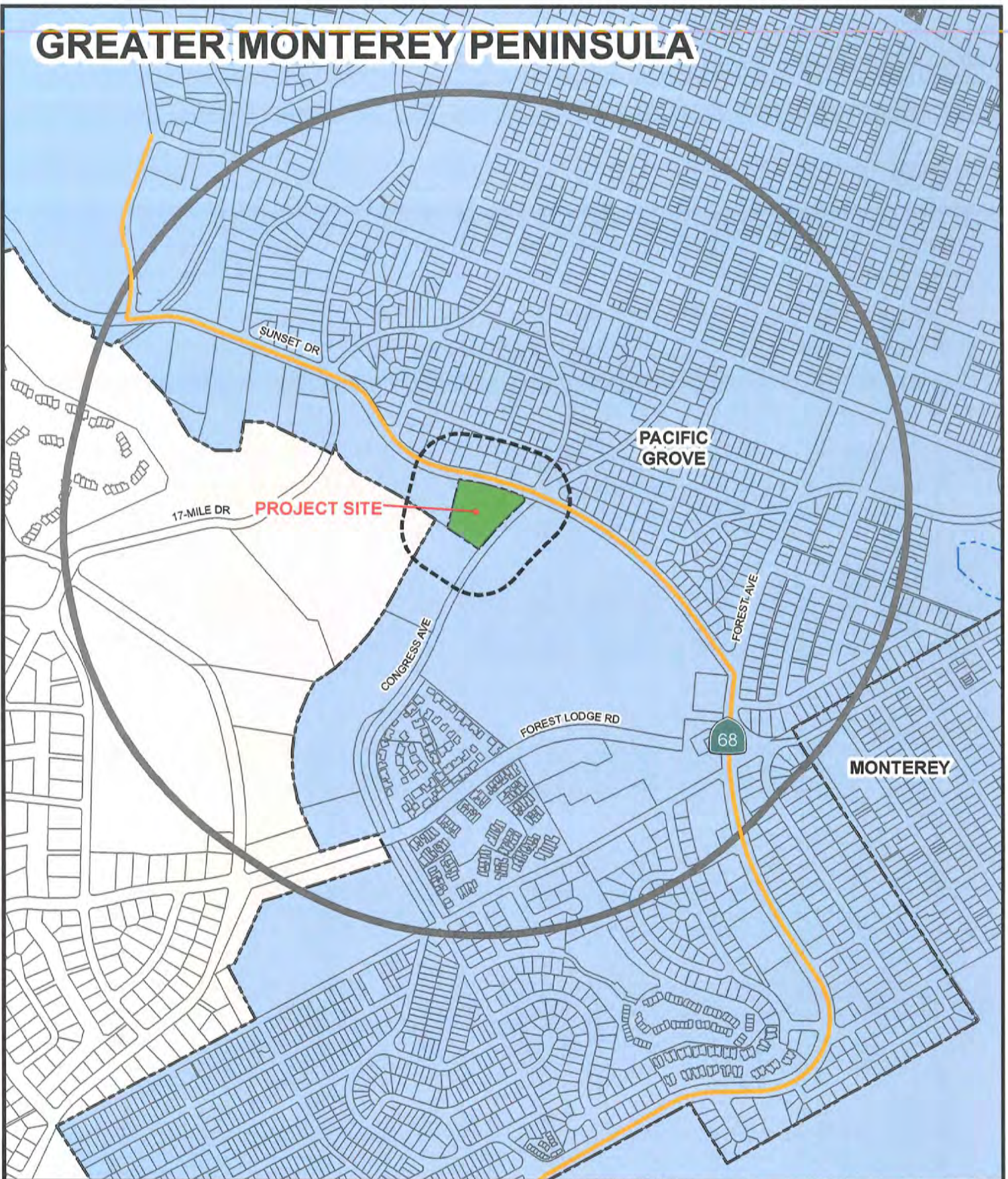
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CN2696 / FA:10147199
CONGRESS AVE & SUNSET DR.
801 SUNSET DRIVE
PACIFIC GROVE, CA 93950
AT&T NEW SITE BUILD

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4

GREATER MONTEREY PENINSULA



APPLICANT: MISSION LINEN SUPPLY

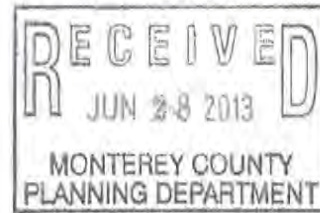
APN: 007-101-036-000

FILE # PLN130195

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER



County of Monterey
Wireless Telecommunication Facility

Project Description

Applicant: AT&T Mobility

Owner: Mission Linen Supply
Contact: Don Bock
712 East Montecito Street
Santa Barbara, CA 93103

Rep.: Sequoia Deployment Services, Inc.
One Venture, Suite 200
Irvine, CA 92618
Aaron Anderson
562-485-8012

Site No.: 10147199_CN2696 Mission Linen

Location: 801 Sunset Drive, Pacific Grove, CA 93950

Project Description

AT&T Mobility is requesting the review and approval of a Use Permit for a wireless telecommunications facility located at 801 Sunset Drive. The proposed facility consists of twelve (12) panel antennas, three (3) surge suppressors, nine (9) UMTS RRU's, six (6) LTE RRU's, one (1) GPS antenna, and three (3) equipment cabinets. Antennas will be located on a new sixty (60) foot monopole located on the south west portion of the property. The radio equipment cabinets will be located within a new 23' - 7" x 56' - 5" equipment shelter, and be completed screened from public view.

The Property

The proposed location of AT&T's facility is at Mission Linen Supply in Pacific Grove. The proposed project will provide better coverage along Sunset Drive, New Congress Avenue, and the surrounding residential zones. The proposed facility will not impact designated parking areas and does not impact access to the property in any way. The subject site location is surrounded by residential zones. The location of the project will not disturb any existing landscaping or future development of the property. Please refer to plans for further details.

Objective

The purpose of locating a facility at this location is to provide network coverage to the surrounding developments along Sunset Drive, New Congress Avenue, and the surrounding residential area. The facility is necessary to meet the growing demand for wireless services in the immediate area surrounding the site.

About AT&T

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, AT&T must establish a network of wireless telecommunications facilities in the metropolitan area and beyond. Each wireless telecommunications facility, or base station, will consist of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the Northern California area. The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include: limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. Where the necessary design criteria can be met, co-location with existing telecommunication facilities is a preferred option. Due to the lack of existing wireless facilities in general surrounding area, co-location was not a viable option for

this facility. In this instance a new free-standing structure is necessary due to the height of the low lying commercial buildings and dense tree cover and foliage in the surrounding area. The antennas and monopole will be painted to match the surrounding, existing trees to help blend the facility with the surrounding environment. The equipment will be housed within a fully enclosure pre-fabricated shelter, and will be completely screened from public view. The current design was chosen to minimize any potential visual impacts to the surrounding area. It is only after careful analysis of many candidates, and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Alternative Site Analysis

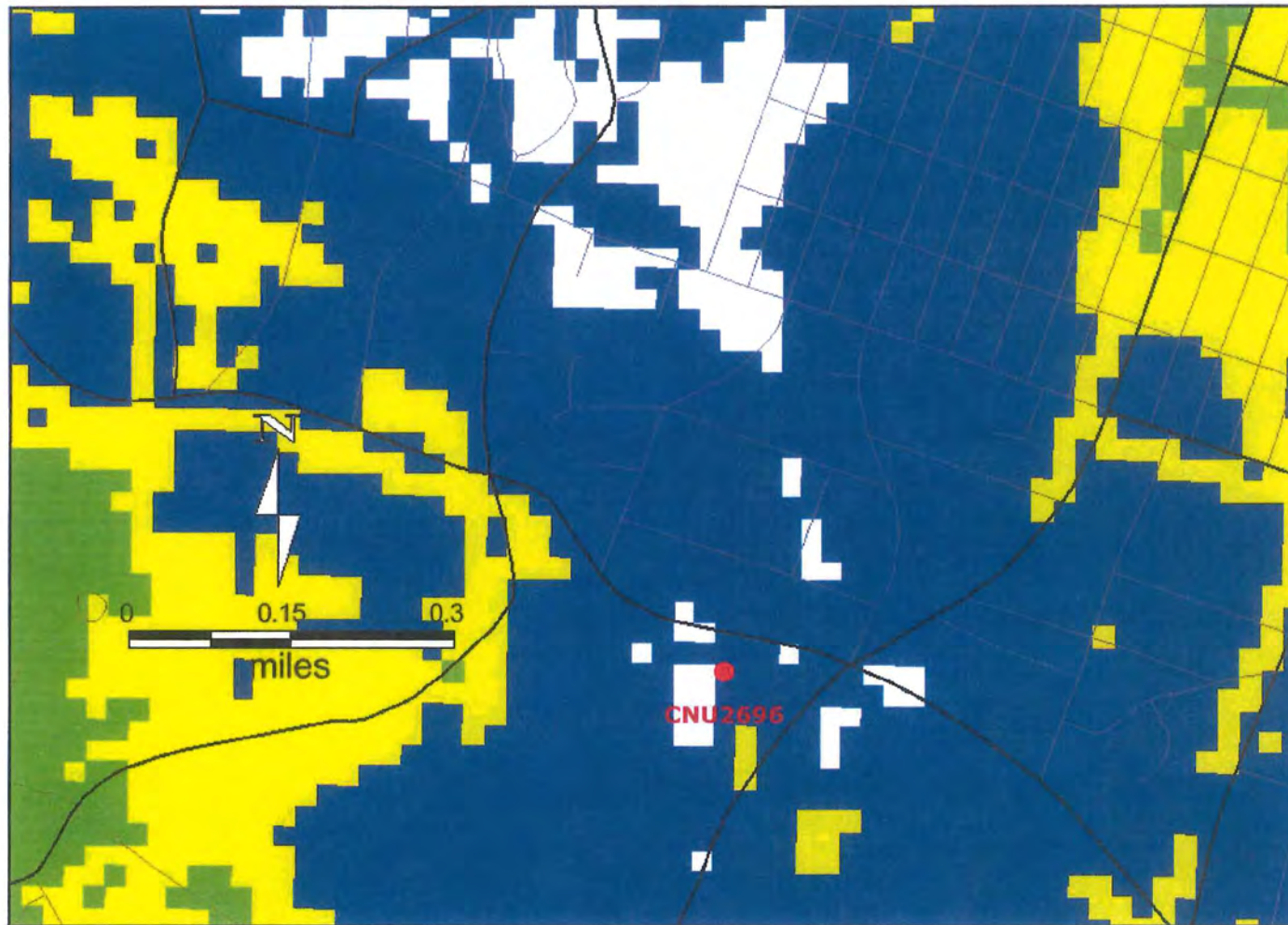
Several locations and designs were looked prior to selecting the current property for the proposed facility. Those locations are listed below:

1. **Canterbury Woods (651 Sinex Ave., Pacific Grove, CA 93950)** - Possible 60' free-standing structure. Location did not work due to RF limitations and ring relocation.
2. **Forest Hill Manor (551 Gibson Ave., Pacific Grove, CA 93950)** - Verizon has a site on-air at this location, and the property owners indicated they have no more room to accommodate another carrier on the property.
3. **Pacific Grove Unified School District (435 Hillcrest Ave., Pacific Grove, CA 93950)** - Superintendent's office indicated the school board passed a resolution prohibiting district property for wireless use. A proposal at this location was not a viable option.
4. **Pacific Grove Performing Arts Center (835 Forest Ave., Pacific Grove, CA 93950)** - Roof not suited for placement of equipment, and there is very limited available ground space on the property. The performing arts director did not respond to emails or phone calls to discuss a proposal at this location.

5. **Forest Hill Playground (515 Junipero Ave., Pacific Grove, CA 93950)** - City Manager's office indicated this location is not preferred and discouraged AT&T from pursuing a proposal for a wireless facility at this location. There is also limited space for equipment outside of property line setbacks, so a proposal would likely require a variance.
6. **Cal Am Water (511 Forest Lodge Road, Pacific Grove, CA 93950)** - Water District upper management was not interested in negotiating a lease with AT&T for placement of a wireless facility at this particular location.

Coverage: Existing

February 13, 2013



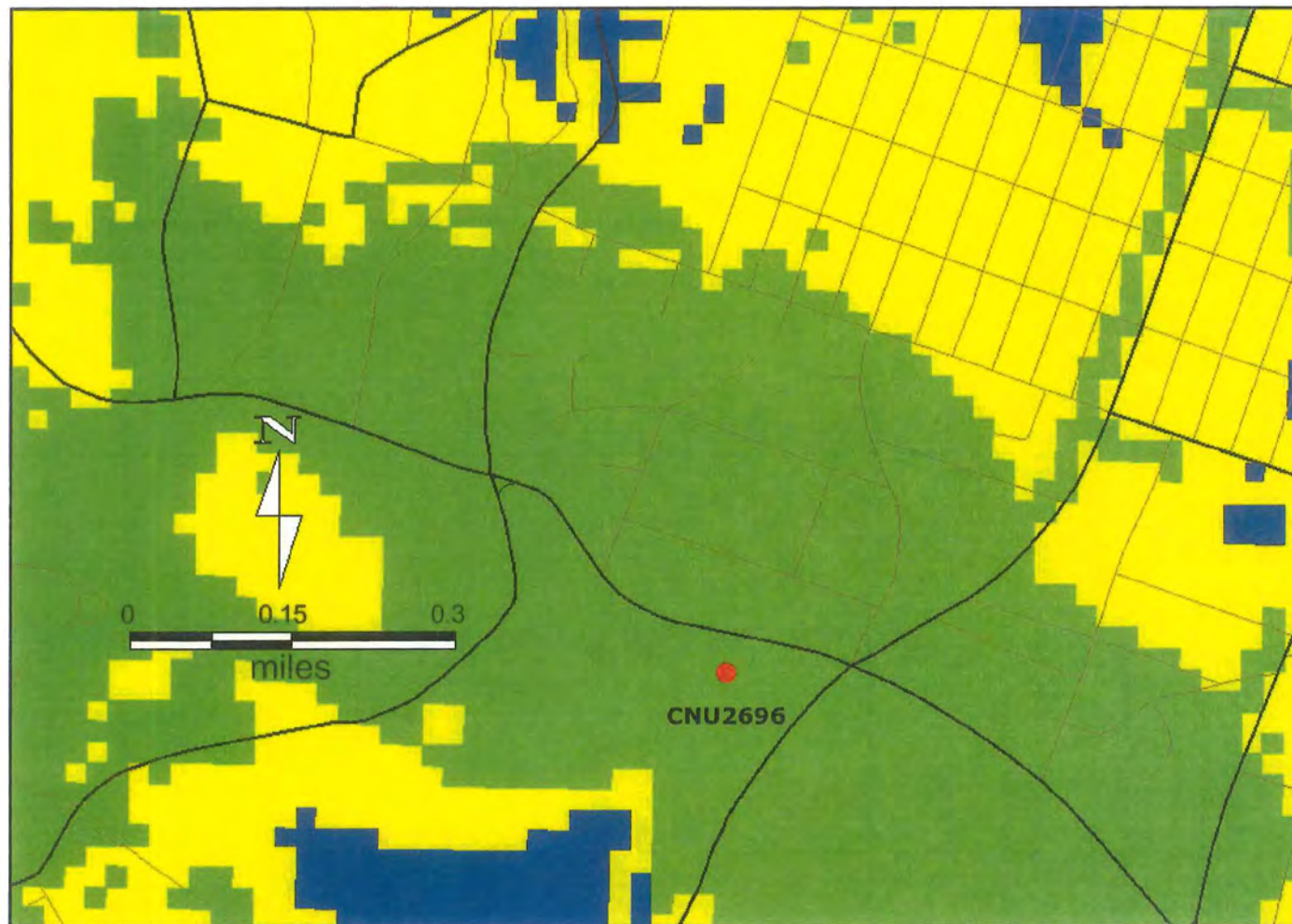
Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site



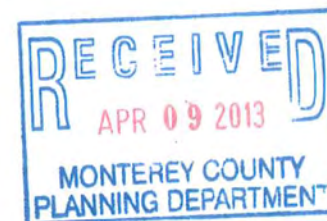
Coverage: Proposed

February 13, 2013



Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site





CN2696

CONGRESS AVE & SUNSET DR

801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 1



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SUNSET DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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VIEW 3



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 1



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHWEST FROM SUNSET DRIVE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 2



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 3



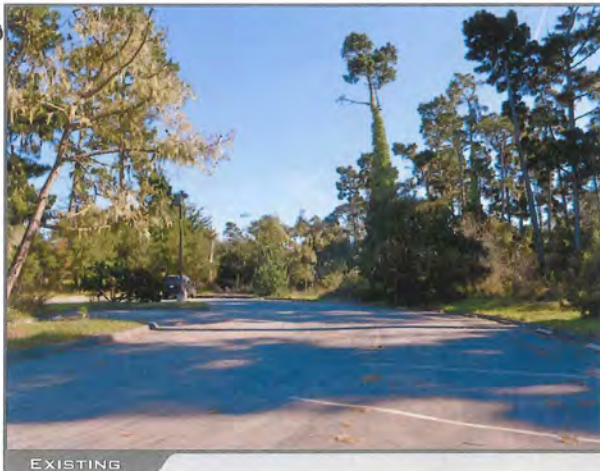
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



CN2696

CONGRESS AVE & SUNSET DR

801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



CN2696

CONGRESS AVE & SUNSET DR

801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 2



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHWEST FROM PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



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CONGRESS AVE & SUNSET DR
801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 3



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING EAST FROM CONGRESS AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



CN2696

CONGRESS AVE & SUNSET DR

801 SUNSET DRIVE PACIFIC GROVE CA 93950



VIEW 4



LOCATION

©2013 Google Maps



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM ADJACENT PARKING LOT

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

ATT RF EME Compliance Report

USID# 133841
Site No. CNU2696
Hillcrest Ave & 14th St.
801 Sunset Drive
Pacific Grove, California 93953
Monterey County
36.612750; -121.928839 NAD83
monopole

EBI Project No. 62136935
June 21, 2013



Prepared for:

AT&T Mobility, LLC
c/o Black & Veatch Corporation
Bishop Ranch 8, 5000 Executive Parkway, Suite 430
San Ramon, CA 94583

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

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- Appendix B Antenna Inventory
- Appendix C RoofView® Export File
- Appendix D RoofView® Graphic
- Appendix E Compliance/Signage Plan

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CNU2696 located at 801 Sunset Drive in Pacific Grove, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers
-
-

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have

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been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION sign posted at the base of the monopole.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monopole in Pacific Grove, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. The current plans for the site include three (3) antennas operating per sector, but provide for one (1) additional antenna in each sector. To be conservative, modeling was performed assuming the full build-out. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in the 850 and 1900 MHz frequency ranges, one (1) UMTS antenna in each sector transmitting in two bands of the 850 MHz frequency range, one (1) UMTS antenna in each sector transmitting in two bands of the 1900 MHz frequency range, and one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges. The Sector A antennas will be oriented 30° from true north. The Sector B antennas will be oriented 320° from true north. The Sector C antennas will be oriented 110° from true north. The bottoms of the antennas will be 52 feet above ground level. The Sector B antennas will be transmitting 42 feet over the equipment shelter rooftop. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the tower. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular

facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

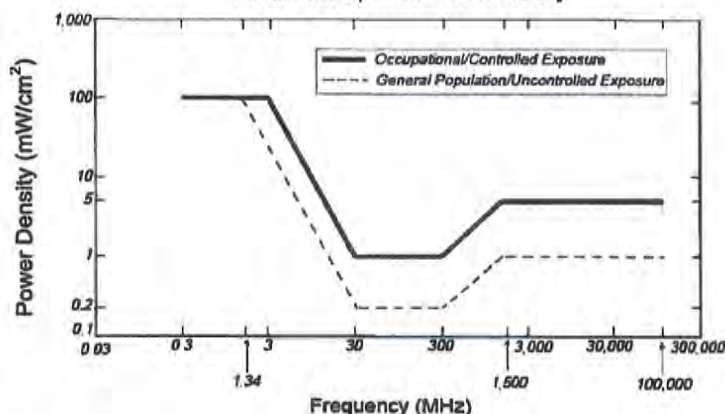
Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site rooftop and ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 5.00 percent of the FCC's general public limit (1.00 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 5.00 percent of the FCC's general public limit (1.00 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the AT&T antennas is approximately 3.30 percent of the FCC's general public limit (0.66 percent of the FCC's occupational limit).

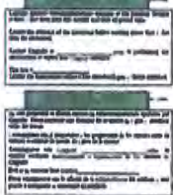

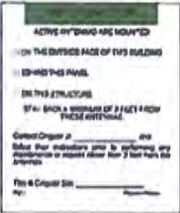





The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION sign posted at the base of the monopole.

No barriers are required for this site. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 801 Sunset Drive in Pacific Grove, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

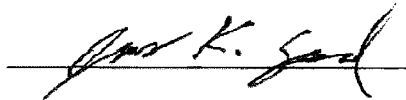
Appendix A

Certifications

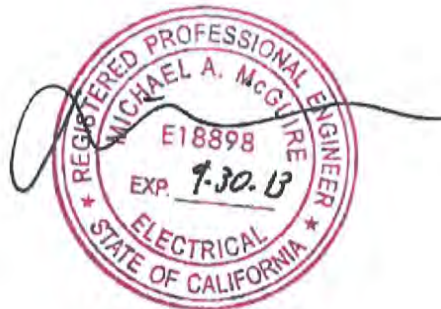
Preparer Certification

I, James Speed, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 21jun2013

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	1581	13.65	ANDREW SBNH-ID6565C	30	8	71	91	30	52
ATT A1	AT&T	Panel	LTE 1900	1786	14.25	ANDREW SBNH-ID6565C	30	8	67	91	30	52
ATT A2	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	30	8	67	87	32	52
ATT A2	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	30	8	57	87	32	52
ATT A3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	30	8	57	83	34	52
ATT A3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	30	8	57	83	34	52
ATT A4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	30	8	67	80	37	52
ATT A4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	30	8	67	80	37	52
ATT B1	AT&T	Panel	LTE 700	1581	13.65	ANDREW SBNH-ID6565C	320	8	71	77	35	42
ATT B1	AT&T	Panel	LTE 1900	1786	14.25	ANDREW SBNH-ID6565C	320	8	67	77	35	42
ATT B2	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	320	8	67	77	31	42

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT B2	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	320	8	57	77	31	42
ATT B3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	320	8	57	77	27	42
ATT B3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	320	8	57	77	27	42
ATT B4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	320	8	67	76	23	42
ATT B4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	320	8	67	76	23	42
ATT C1	AT&T	Panel	LTE 700	1581	13.65	ANDREW SBNH-ID6565C	110	8	71	81	20	52
ATT C1	AT&T	Panel	LTE 1900	1786	14.25	ANDREW SBNH-ID6565C	110	8	67	81	20	52
ATT C2	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	110	8	67	84	23	52
ATT C2	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	110	8	57	84	23	52
ATT C3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	110	8	57	87	25	52
ATT C3	AT&T	Panel	UMTS 1900	1291	15.85	ANDREW SBNH-ID6565C	110	8	57	87	25	52

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT C4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	110	8	67	90	28	52
ATT C4	AT&T	Panel	UMTS 850	893	14.25	ANDREW SBNH-ID6565C	110	8	67	90	28	52

1. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.
2. Note: Rows highlighted in gray denote future use antennas for further expansion of the site.

Appendix C

Roofview® Export File

Map, Settings, Antenna, and Symbol Data Table - Exported from workbook -> RoofView 4.15.xls
Done on 6/11/2013 at 1:39:47 PM.

Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.

The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.

The first row of the data block can be a header (as shown below), but this is optional.

When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.

This area is for you use for documentation.
End of help comments

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.

You may insert more rows using the Insert menu.

Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the Insert menu
and selecting rows.

StartMapDefinition

Roof Max Y Roof Max X Map Max Y Map Max X Y Offset X Offset Number of envelope
120 100 150 120 20 20 1 \$AE\$B1:\$D\$AE\$B1:\$D\$Z\$200

StartSettingsData

Standard Method Uptime Scale Factor Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult Ap Ht Method
4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

		(MHz)	Trans	Trans	Coax	Coax	Other	Input	Calc		(ft)	(ft)	(ft)		(ft)	dBd	BWdth	Uptime	ON	
ID	Name	Freq	Power	Count	Len	Type	Loss	Power	Power	Mfg	Model	X	Y	Z	Type	Aper	Gain	Pt Dir	Profile	flag
ATT A1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	ANDREW	SBNH-1D6S6SC	91	30	52		8	13.65	71;30		ON*
ATT A1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	ANDREW	SBNH-1D6S6SC	91	30	52		8	14.25	67;30		ON*
ATT A2	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	87	32	52		8	14.25	67;30		ON*
ATT A2	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	87	32	52		8	15.85	57;30		ON*
ATT A3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	83	34	52		8	15.85	57;30		ON*
ATT A3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	83	34	52		8	15.85	57;30		ON*
ATT A4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	80	37	52		8	14.25	67;30		ON*
ATT A4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	80	37	52		8	14.25	67;30		ON*
ATT B1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	ANDREW	SBNH-1D6S6SC	77	35	42		8	13.65	71;320		ON*
ATT B1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	ANDREW	SBNH-1D6S6SC	77	35	42		8	14.25	67;320		ON*
ATT B2	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	77	31	42		8	14.25	67;320		ON*
ATT B2	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	77	31	42		8	15.85	57;320		ON*
ATT B3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	77	27	42		8	15.85	57;320		ON*
ATT B3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	77	27	42		8	15.85	57;320		ON*
ATT B4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	76	23	42		8	14.25	67;320		ON*
ATT B4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	76	23	42		8	14.25	67;320		ON*
ATT C1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	ANDREW	SBNH-1D6S6SC	81	20	52		8	13.65	71;110		ON*
ATT C1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	ANDREW	SBNH-1D6S6SC	81	20	52		8	14.25	67;110		ON*
ATT C2	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	84	23	52		8	14.25	67;110		ON*
ATT C2	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	84	23	52		8	15.85	57;110		ON*
ATT C3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	87	25	52		8	15.85	57;110		ON*
ATT C3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	87	25	52		8	15.85	57;110		ON*
ATT C4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	90	28	52		8	14.25	67;110		ON*
ATT C4	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	ANDREW	SBNH-1D6S6SC	90	28	52		8	14.25	67;110		ON*

StartSymbolData

Appendix D

Roofview ® Graphics

% of FCC Public Exposure Limit

- Exposure Level $\geq 5,000$
- $500 < \text{Exposure Level} \leq 5000$
- $100 < \text{Exposure Level} \leq 500$
- Exposure Level ≤ 100



AT&T Antennas

Figure I.
Roofview: Composite Exposure Levels
 Facility Operator: AT&T Mobility
 Site Name: Hillcrest Ave & 14th St.
 AT&T Site Number: CNU2696
 USID Number: 133841
 Report Date: 06-11-13

% of FCC Public Exposure Limit

- Exposure Level >5
- Exposure Level ≤ 5



Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

AT&T Antennas

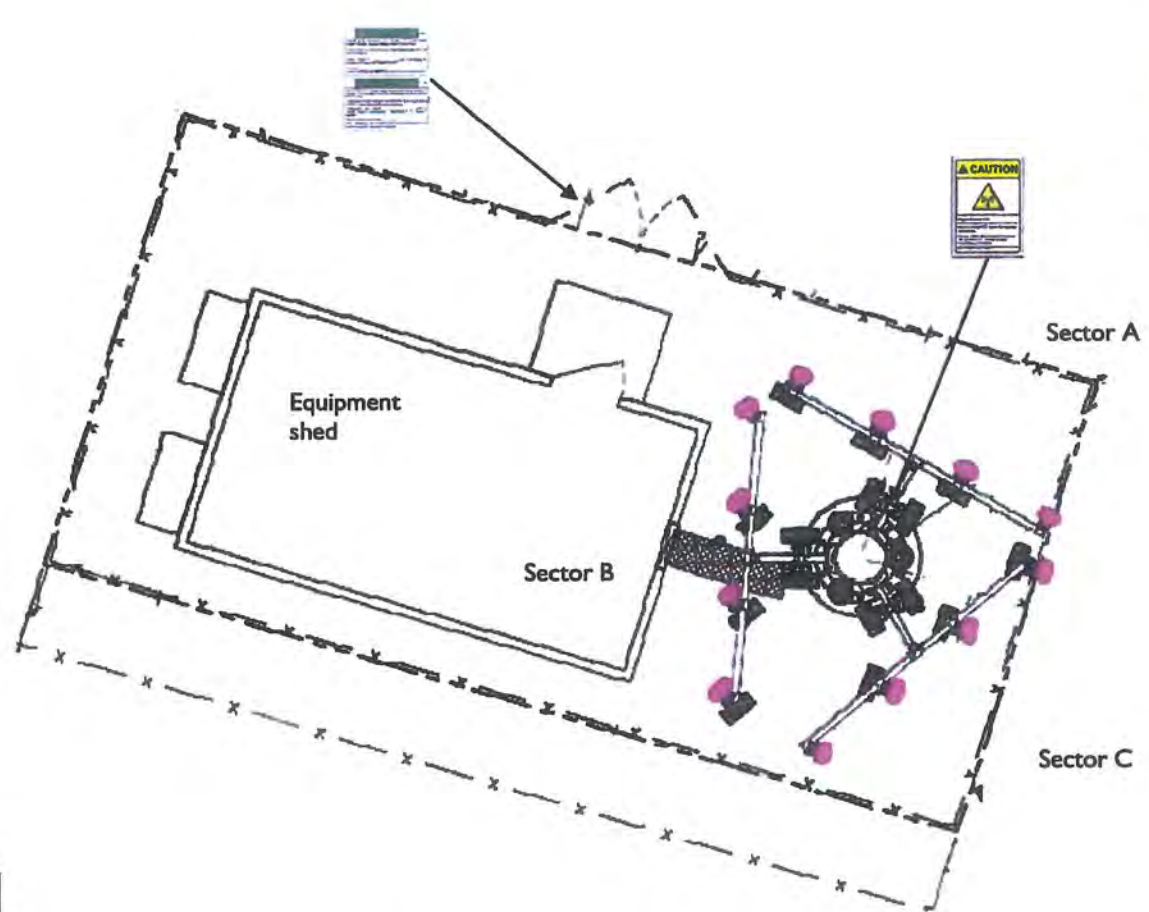
Figure 2.
Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Hillcrest Ave & 14th St.
AT&T Site Number: CNU2696
USID Number: 133841
Report Date: 06-11-13

EBI Consulting
environmental | engineering | due diligence

Appendix E

Compliance/Signage Plan



Sign Identification Legend

	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

Compliance/Signage Plan

Facility Operator: AT&T Mobility
Site Name: Hillcrest Ave & 14th St.
AT&T Site Number: CNU2696
USID Number: 133841
Report Date: 06-11-13