

MONTEREY COUNTY PLANNING COMMISSION

Meeting: November 13, 2013 Time: 9:00 AM	Agenda Item No.: 2
Project Description: Consider an Administrative Permit and Design Approval to allow a wireless communications facility consisting of the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation. The existing utility pole is located at a turnout on the Carmel Valley Road right-of-way, near the intersection Eddy Road and Carmel Valley Road, Carmel Valley Master Plan.	
Project Location: Southside of the Carmel Valley Road right-of-way; east of the Eddy Road and Carmel Valley Road intersection.	APN: 000-000-000-000
Planning File Number: PLN130040	Owner: County right-of-way Agent: Verizon Wireless
Planning Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: "PQP-D-S" [Public/Quasi-Public with a Design Control and Site Review overlay.	
CEQA Action: Categorically Exempt per Section 15301 of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approve PLN130040, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

PROJECT OVERVIEW:

The project entails the installation of a wireless communications facility on an existing 61 foot high utility pole located along Carmel Valley Road. The installation includes three (3) panel antennas to be mounted on an existing a utility pole and a 72 square foot area near the utility pole for associated equipment. Though the mounting of antennas on an existing structure is exempt pursuant to Section 21.64.310.D.1 of the Monterey County Zoning Ordinance, the project is proposed along Carmel Valley Road which is considered a key public viewing area (Policy CV-3.3, Carmel Valley Master Plan); and therefore, requires a public hearing before the Planning Commission (Section 21.44.040.E, Monterey County Zoning Ordinance). The proposed location is an alternative site agreed upon between RMA – Planning and the applicant. The originally submitted project proposed a new 47 foot high utility pole with six (6) antennas and a 312 square foot equipment area. Staff recommends that the project be approved, subject to conditions of approval applied to the project (see **Exhibit B** for further discussion).

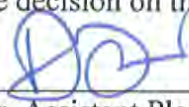
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Any conditions recommended by said agencies have been applied (**Exhibit C**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC (see **Exhibit B** for more detail).

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



Dan Lister, Assistant Planner
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November 5, 2013

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Greater Monterey Peninsula Land Use Advisory Committee; Wanda Hickman, Planning Services Manager; Luis Osorio, Senior Planner; Dan Lister, Project Planner; Verizon Wireless, Agent; Carmel Valley Association; The Open Monterey Project; LandWatch; Planning File PLN130040.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: • Conditions of Approval • Site Plan, Floor Plan and Elevations • Visual Simulations • Existing and Proposed Coverage Maps
	Exhibit D	Vicinity Map
	Exhibit E	Carmel Valley Advisory Committee Minutes (June 3, 2013)
	Exhibit F	Advisory Committee Minutes (July 1, 2013)

This report was reviewed by Luis Osorio, Senior Planner



EXHIBIT A
PROJECT INFORMATION FOR PLN130040

Project Title:	Verizon Wireless	Primary APN:	N/A
Location:	Carmel Valley Road right of way, near Eddy Road	Coastal Zone:	No
Applicable Plan:		Zoning:	PQP-D-S
Permit Type:	Administrative Permit	Plan Designation:	Public/Quasi Public
Environmental Status:	Exempt	Final Action Deadline:	
Advisory Committee:	Carmel Valley LUAC		

Resource Zones and Reports

Environmentally Sensitive Habitat:	None	Erosion Hazard Zone:	High
Archaeological Sensitivity Zone:	High	Geologic Hazard Zone:	Undetermined
Fire Hazard Zone:	No		

Other Information:

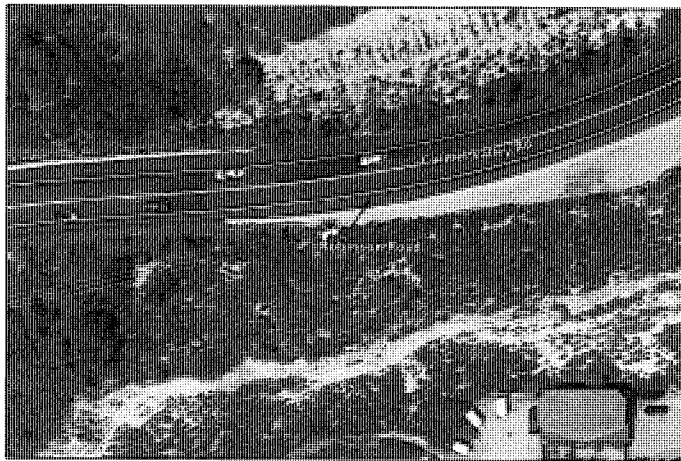
Water Source:	-	Sewage Disposal (method):	-
Water District/Company:	-	Sewer District Name:	-
Fire District:	Monterey County Regional	Grading (cubic yards):	Minimal
Tree Removal (Count/Type):	None		

EXHIBIT B

PROJECT DISCUSSION

Project Description

The project entails the installation of a wireless communications facility on an existing 61 foot high utility pole located along Carmel Valley Road. The installation includes three (3) panel antennas to be mounted on an existing utility pole and a 72 square foot area near the utility pole for associated equipment. The antennas will be placed at a height of 34 feet on the existing utility pole. The project is located behind a guardrail near an existing turnoff on the Southside of the Carmel Valley Road public right-of-way. The site is east of the Eddy Road and Carmel Valley Road intersection, as shown in the photo below.



The applicant, Verizon Wireless, has a State Franchise Agreement which allows Verizon Wireless, as a telephone corporation, to install telephone utilities in public right-of-ways. Pursuant to 7901 of the Public Utilities Code, local government may regulate installation based on time, place and manner. Chapter 21.64.310 of the Monterey County Zoning Ordinance provides the regulations for all wireless communication facilities. Said chapter regulates the siting, design and development of all wireless facilities, including facilities placed in public right-of-ways.

Project Issues

Carmel Valley Road is considered a “key public viewing area” (CV-3.3, Carmel Valley Master Plan) and is proposed for designation as a scenic road (CV-2.15). Development in key public viewing areas shall not be allowed if development significantly blocks the viewshed. The regulations for Wireless Communications Facilities (Chapter 21.64.310 of the Monterey County Zoning Ordinance) have strict regulations for development of a wireless facility in a visually sensitive area or within scenic corridors. Wireless facilities are required to be sited in the least visually obtrusive location possible (Section 21.64.310.C.4). Co-location shall be pursued to the maximum extent feasible; co-location is discouraged in cases when it will increase visual impact (Section 21.64.310.C.7 and 21.64.310.H.1.b). Site location and development of wireless facilities shall preserve the visual character and aesthetic values of the surrounding land uses (Section 21.64.310.H.1.a). In designated scenic corridors, wireless facilities shall be designed below the ridgeline or designed to minimize their visual impact (Section 21.64.310.H.1.d). Wireless facilities shall be screened from any designated scenic corridor or public viewing area to the maximum extent (Section 21.64.310.H.1.e).

On May 3, 2013, the applicant submitted an application for a Use Permit to allow the installation of a new 47 foot high utility pole and the mounting of six (6) panel antennas on two 10 foot

double cross arms for commercial wireless uses (see photo below). The original project proposal included a 312 square foot equipment area. On June 2, 2013, the project was deemed incomplete and staff requested an alternatives site analysis and to minimize the design as much as possible.



The original proposal was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on June 3, 2013 and July 1, 2013. During both occasions the LUAC unanimously recommended denial of the project with the added recommendation that the applicant needs to find an alternative location.

Alternative Location

Between August 30, 2013 and October 28, 2013, planning staff worked with representatives at Verizon Wireless to find a suitable location for the project. Staff presented 14 alternative locations to the applicant which with a minimized design may be a suitable site for the project. On November 1, 2013, Verizon Wireless resubmitted plans proposing to locate the project on an existing utility pole approximately 415 east of the original project location. Unlike the original design, the proposed design of the project has been minimized. The project no longer proposes a new utility pole, the panel antennas have been reduced to three (3) antennas on one 8 foot double cross arm, and the equipment area has been reduced to 72 square feet and will be screened by vegetation. The installation will use materials and colors to blend in with the existing pole and surrounding area (see photo simulation below).



A non-standard condition of approval is recommended requiring Verizon Wireless to remove the site if plans are adopted requiring utilities along Carmel Valley Road to be placed underground. The applicant has agreed to all recommended conditions of approval.

Pursuant to regulations for Wireless Communications Facilities, the placement of antennas on an existing structure is exempt from a discretionary permit (Section 21.64.310.D.1, Zoning Ordinance). An Administrative Permit has been applied to the project pursuant to Public Quasi-Public Section 21.40.040.F of the Monterey County Zoning Ordinance, and a Design Approval has been applied pursuant to Design Control regulations Chapter 21.44 of the Monterey County Zoning Ordinance. Because the project is located along a scenic corridor, the project requires a public hearing before the Monterey County Planning Commission (Section 21.44.040.E, Zoning Ordinance).

Based on the existing viewshed within the vicinity of the project, there are approximately 17 existing utility poles in the area (see photo below; "X" represents existing utility poles). Upon review, the project is not considered a significant visual impact since the project proposes to be located on an existing utility pole and proposes a minimized design that will not significantly add to the visibility of the existing pole.



Recommendation

Staff has determined that the project, as proposed, has been sited and designed to minimize visual impacts along Carmel Valley Road. The project proposes the use of an existing utility pole in order to not to create additional utility pole clutter along the scenic corridor; the design has been minimized to not significantly add to the visibility of the existing utility pole, and proposed vegetated screening around the equipment area to minimize visibility of the equipment area along Carmel Valley Road. The project is consistent with Wireless Communications Facilities regulations (Section 21.64.310, Zoning Ordinance) and has been designed to blend in with the existing views in the area consistent with the Carmel Valley Master Plan. Therefore, Staff recommends that the Planning Commission approved the project, subject to conditions of approval.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

VERIZON WIRELESS (PLN130040)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt per Section 15301 of the CEQA Guidelines; and
- 2) Approving an Administrative Permit and Design Approval to allow a wireless communications facility consisting of the addition the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation.

[PLN130040, Owner, County of Monterey;
Applicant, Verizon Wireless; east of the Eddy Road
and Carmel Valley Road, Carmel Valley Master Plan]

The Verizon Wireless application (PLN130040) came on for public hearing before the Monterey County Planning Commission on November 13, 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 an Administrative Permit and Design Approval to allow a wireless communications facility consisting of the addition the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation.

EVIDENCE: a) The project application was submitted on May 3, 2013. The project originally proposed a new 47 foot high utility pole with six panel antennas and a 210 square foot equipment shelter. The project was deemed incomplete on June 3, 2013. On November 1, 2013, the applicant resubmitted plans and information, and the project was deemed complete.
b) The project has been duly noticed for the Monterey County Planning Commission Hearing on November 13, 2013 pursuant to Public Notice Requirements Section 21.78.040 of the Monterey County Zoning

Ordinance.

- c) 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 PLN130040.

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);
 - Carmel Valley Master Plan (CV);
 - Monterey County Zoning Ordinance, Title 21 (MCC);

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 east of the Eddy Road and Carmel Valley Road intersection, Carmel Valley Master Plan. The parcel is zoned ‘PQP-D-S’ [Public-Quasi Public with a Design Control and Site Review overlay]. The site is an existing utility pole located along an existing turnout on the Southside of the Carmel Valley Road public right-of-way, maintained by the County of Monterey. Verizon Wireless, a telephone corporation, has a State Franchise Agreement that allows the applicant to place associated telephone utilities within the public right-of-way. Pursuant to Section 7901 of the Public Utilities Code, local government may regulate installation based on time, place and manner. Chapter 21.64.310 of the Monterey County Zoning Ordinance provides the regulations for all wireless communication facilities. Said chapter regulates the siting, design and development of all wireless facilities, including facilities placed in public right-of-ways. The project, as proposed, is consistent with zoning designation in the area.
- c) The project is zoned with Design Control (“D”) and Site Review (“S”) overlay Zoning Districts which protects the visual integrity of the area (Chapter 21.44 MCC), and important resources known to the area (Chapter 21.45 MCC). The project will be placed on an existing 61 foot high utility pole. The proposed antennas and equipment area have been designed to provide service coverage to the area while minimizing the design of the project as much as possible. The project includes three (3) antennas on one 8 foot double cross arm and an equipment area of 72 square feet. The equipment area will be screened with native vegetation. The installation will use materials and colors to blend in with the existing pole and surrounding area. Therefore, the project is consistent with the Design Control and Site Review overlays.
- d) Carmel Valley Road is considered a “key public viewing area” (CV-3.3, Carmel Valley Master Plan) and is proposed for designation as a scenic road (CV-2.15). Development in key public viewing areas shall not be allowed if development significantly blocks the viewshed. Based on the existing viewshed within the vicinity of the project, there are approximately 17 existing utility poles in the area. Upon review, the

project is not considered a significant visual impact since the project proposes to be located on an existing utility pole, and proposes a minimized design that will not significantly add to the visibility of the existing pole.

- e) Wireless Communications Facility: (See Finding no. 7)
- f) The project planner conducted a site inspection on February 5, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The original proposal of the project, which was a new 47 foot high utility pole with six panel antennas and a 312 square foot equipment area, was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project required a discretionary permit that requires a public hearing. The original project was reviewed twice by the LUAC: June 3, 2013 & July 1, 2013. During both meetings, the LUAC unanimously recommended denial of the project recommending that the applicant find a different location. The project, as proposed, was not sent back to the LUAC. The project will be placed on an existing utility pole which is considered an Administrative Permit pursuant to Public - Quasi Public Section 21.40.040.F of the Monterey County Zoning Ordinance. Administrative Permits do not require LUAC review. The project is also proposed approximately 400 feet east of the originally proposed location, which the LUAC denied twice.
- 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 PLN130040.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on February 5, 2013 to verify that the site is suitable for this use.
 - c) 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 PLN130040.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Staff conducted a site inspection on February 5, 2013 to verify that the site is suitable for this use.
 - c) 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 PLN130040.

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 February 5, 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 PLN130040.

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 15301 categorically exempts minor development on existing facilities.
 - b) The project consists of the installation of three panel antennas on an existing 61 foot high utility pole located on the Carmel Valley Road public right of way. The project includes a 72 square foot area for associated equipment. The installation is considered a minor alteration to an existing facility. Therefore, the project meets the intent of Section 15301 of the CEQA Guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 5, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Staff conducted a site inspection on February 5, 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 PLN130040.

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 Monterey County Code section 21.64.310. The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.
- EVIDENCE:**
- a) The project consists of the installation of three (3) panel antennas on an existing 61 foot high utility pole. The installation includes a 72 square foot area for associated equipment. The project site is located near an existing turnout along Carmel Valley Road.
 - b) Carmel Valley Road is considered a “key public viewing area” (CV-3.3, Carmel Valley Master Plan) and is proposed for designation as a scenic road (CV-2.15). Development in key public viewing areas shall not be allowed if development significantly blocks the exiting viewshed. The regulations for Wireless Communications Facilities (Chapter 21.64.310 of the Monterey County Zoning Ordinance) have strict regulations for development of a wireless facility in a visually sensitive area or within scenic corridors. Wireless facilities are required to be sited in the least visually obtrusive location possible (21.64.310.C.4, Zoning Ordinance). Co-location shall be pursued to the maximum extent feasible; co-location is discouraged in cases when it will increase visual impact (21.64.310.C.7 and 21.64.310H.1.b, Zoning Ordinance). Site location and development of wireless facilities shall preserve the visual character and aesthetic values of the surrounding land uses (21.64.310.H.1.a, Zoning Ordinance). In designated scenic corridors, wireless facilities shall be design below the ridgeline or designed to minimize their visual impact (21.64.310.H.1.d, Zoning Ordinance). Wireless facilities shall be screened from any designated scenic corridor or public viewing area to the maximum extent (21.64.310.H.1.e, Zoning Ordinance).
 - c) 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.
 - d) The project originally submitted by Verizon Wireless entailed the installation of a 47 foot high utility pole on the Carmel Valley Road right-of-way. The project included the installation of six panel antennas and a 312 square foot equipment shelter. On June 2, 2013, County staff deemed the project incomplete requiring alternative site analysis and to minimize design as much as possible. Between August 30, 2013 and October 28, 2013, planning staff has been working with representatives

at Verizon Wireless to find a suitable location for the project. Staff presented 14 alternative locations that, with a minimized design, the project may be suitable. On November 1, 2013, Verizon Wireless resubmitted plans to locate the project on an existing 61 foot high utility pole approximately 415 east of the original project location. Unlike the original design, the design of the project has been minimized. The project no longer proposes a new utility pole, the panel antennas have been reduced to three (3) antennas on one 8 foot double cross arm, and the equipment area has been reduced to 72 square feet and will be screened by vegetation. The installation will use materials and colors to blend in with the existing pole and surrounding area.

- e) 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 does not affect any aircraft zones identified in Section 21.86.050 MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.
- f) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
- g) Staff site visit and project photos in project file PLN130040.

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

EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance 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 15301 of the CEQA Guidelines; and
2. Approve an Administrative Permit and Design Approval to allow a wireless communications facility consisting of the addition the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation. The project is in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of November, 2013 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

PLN130040

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The term "applicant" as used in these conditions means Verizon Wireless and its successors and assigns. This Administrative Permit and Design Approval permit (PLN130040) allows a wireless communications facility consisting of the addition of three (3) panel antennas to be mounted on an existing 61 foot high utility pole located along Carmel Valley Road. The addition includes a 72 square foot area for associated equipment cabinets that will be screened by vegetation. The property is located at a turnout on the Carmel Valley Road right-of-way, near the intersection Eddy Road and Carmel Valley Road, Carmel Valley Master 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 applicant and/or successors and assigns, shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. 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 applicant and/or successors and assigns shall adhere to this condition on an on-going basis.

3. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on November 11, 2016 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the applicant and/or successors and assigns shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The term "applicant" as used in these conditions means Verizon Wireless and its successors and assigns. 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. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction of the project, the applicant and/or successors and assigns shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Prior to the construction of the project, the applicant and/or successors and assigns shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

6. PD039(D) - WIRELESS REMOVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If the applicant and/or successors and assigns abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: If the applicant and/or successors and assigns abandons the facility or terminates the use, the applicant and/or successors and assigns shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the applicant and/or successors and assigns shall restore the site to its natural state.

7. PD039(E) - WIRELESS EMISSION

Responsible Department: Planning Department

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

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the applicant and/or successors and assigns shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

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

8. PDSP001 - UNDERGROUND UTILITIES (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to Policy CV-2.15 and CV 2.16 of the Carmel Valley Master Plan, if at any time the County approves a plan to require all utilities along Carmel Valley Road to be placed underground, the project shall be removed. If the applicant, Verizon Wireless and/or successors and assigns, identifies a new location to relocate the project, the new site will be subject to the 2010 Monterey County General Plan and regulations for the development of Wireless Communications Facilities (21.64.310 of the Monterey County Zoning Ordinance, Title 21).
(RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, if at any time the County adopts a plan that requires all utilities along Carmel Valley Road to be placed underground, the applicant and/or successors and assigns shall have the project removed.

9. PDSP002 - SCREENING VEGETATION (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: As proposed, the 72 square foot area for associated wireless equipment shall be screened with native vegetation to ensure the equipment area does not distract public views along Carmel Valley Road. After construction has ceased, the native vegetation shall be planted. The vegetation shall be maintained in perpetuity to ensure the equipment area is screened from public views on Carmel Valley Road. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the applicant, Verizon Wireless and/or successors and assigns, must have native vegetation planted around the 72 square foot equipment area, providing visual screening from views on Carmel Valley Road.

On an on-going basis, the applicant and/or successors and assigns shall maintained screening vegetation in perpetuity to ensure the equipment area is screened from public views on Carmel Valley Road.

10. PWSP01 - NON-STANDARD CONDITION

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works to construct facilities within the County right of way. (RMA - Public Works)

Compliance or Monitoring Action to be Performed: Prior to construction of the project, the applicant, Verizon Wireless and/or successors and assigns, shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

SHEET INDEX

- 1 OF 13 TITLE SHEET
2 OF 13 ABBREVIATIONS, SYMBOLS, AND GENERAL NOTES
3 OF 13 SITE SURVEY
4 OF 13 SITE PLAN
5 OF 13 POWER
6 OF 13 EQUIPMENT
7 OF 13 NORTH & WEST ELEVATIONS
8 OF 13 NORTH & EAST ELEVATIONS & MAKE READY
9 OF 13 SITE LOCATION PHOTOS
10 OF 13 H-FRAME & LAYOUT DETAILS
11 OF 13 ANTENNA/ARM MOUNTING DETAILS
12 OF 13 RF INFORMATION/ANTENNA RET DETAILS
13 OF 13 EQUIPMENT DETAILS
14 OF 13 GROUNDING DETAILS

SYMBOLS

UTILITY LINE/TYPE LEGEND	EQUIPMENT LEGEND
PROPOSED CONDUIT	[B] = 32.5"x7.61"x42.3"
EXISTING CONDUIT	[C] = 48V PLANT CABINET
POWER	[PC] = 24"x26"x42.3"
WATER	[C] = PARALLEL CABINET
PHONE	[C] = INTERJECT CABINET
STREET LIGHT	[R] = 24"x45"x40"
IR	[R4] = 18.5"x11.3"x10"
CABLE TV	[R4S] = 20.4"x18.5"x7.5"
STORM DRAIN	[R4S] = 20.4"x18.5"x7.5"

POWER & TELCO UTILITY CONTACTS

POWER:
COMPANY: PG&E
CONTACT: TBD
PHONE: TBD

EF&E:
COMPANY: CATV
CONTACT: TBD
PHONE: TBD

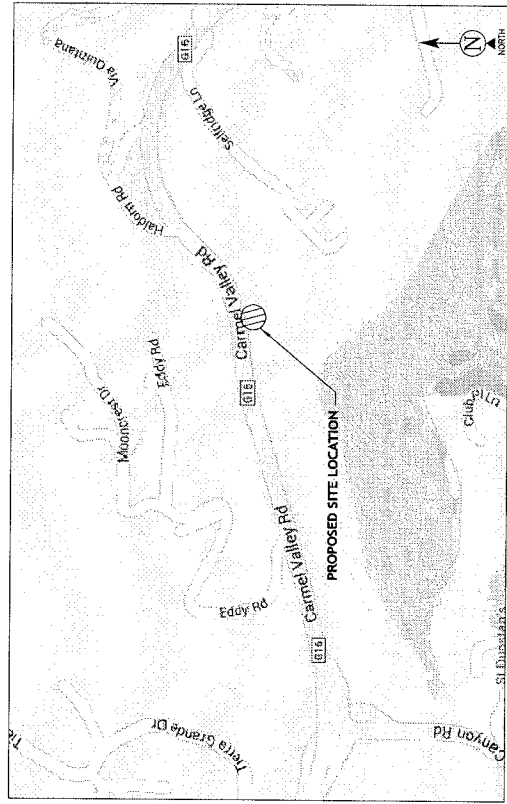
CONSULTANT TEAMS

ENGINEERING COMPANY:
CABLE ENGINEERING SERVICES
803-44 SOUTH ST.
BRECKENRIDGE, CA 93509
CONTACT: ULY LIM
PHONE: (510) 847-8911
FAX: (714) 333-4441
E-MAIL: lim@coreus.com

PLANNING CONSULTANT:
CORE DEVELOPMENT SERVICES
10540 SEPULVEDA BLVD., SUITE 1
MISSION HILLS, CA 91345
CONTACT: ULY LIM
PHONE: (510) 847-8911
FAX: (714) 333-4441
E-MAIL: lim@coreus.com

STRUCTURAL ENGINEER:
N/A

2012 THOMAS GUIDE
FEDERATION
PAGE 90
GRID # F5



VERIZON WIRELESS SITE LOCATION



ROBINSON ROAD AND CARMEL VALLEY
(PRELIMINARY ADDRESS)
S/S/O CARMEL VALLEY RD.
1,104± E. C/L EDDY RD.
CARMEL, CA 93924

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR VERIZON WIRELESS PERSONAL COMMUNICATION SERVICES (PCS). WIRELESS TELECOMMUNICATIONS NETWORK, UTILIZE EXIST. 70'-0" (61'-0" AGJ) UTILITY WOOD POLE IN (1)-14"x12"x7'-8" CONCRETE UTILITY PAD ONTO NEW (2)-8" DOUBLE CROSS ARMS. VERIZON WIRELESS TO PLACE (1)-24"x78"x24.38" INTERJECT PAD WITH (1)-H-FRAME WITH (1)-2DDA POWER METER AND (1)-INTERJECT BOX (1)-24"x78"x24.38" INTERJECT CABINET, (1)-32.5"x74"x32.3" -48V PLANT CABINET, (3)-RRUS 12, (3)-RRUS 11 AND (1)-24"x36"x30" PULL BOX IN DIRT PKWY.

COORDINATES LATITUDE: 36° 31' 24.75" N LONGITUDE: 121° 47' 56.76" W

PROJECT SUMMARY

OWNER:
N/A PUBLIC RIGHT OF WAY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DR., SUITE 9
WALNUT CREEK, CA 94598

AGENT:
TBD

C.E.S. ENGINEER:
JEREMY HARMON
10540 SEPULVEDA BLVD., SUITE 1
MISSION HILLS, CA 91345
PHONE: (818) 898-2332
FAX: (818) 898-9186

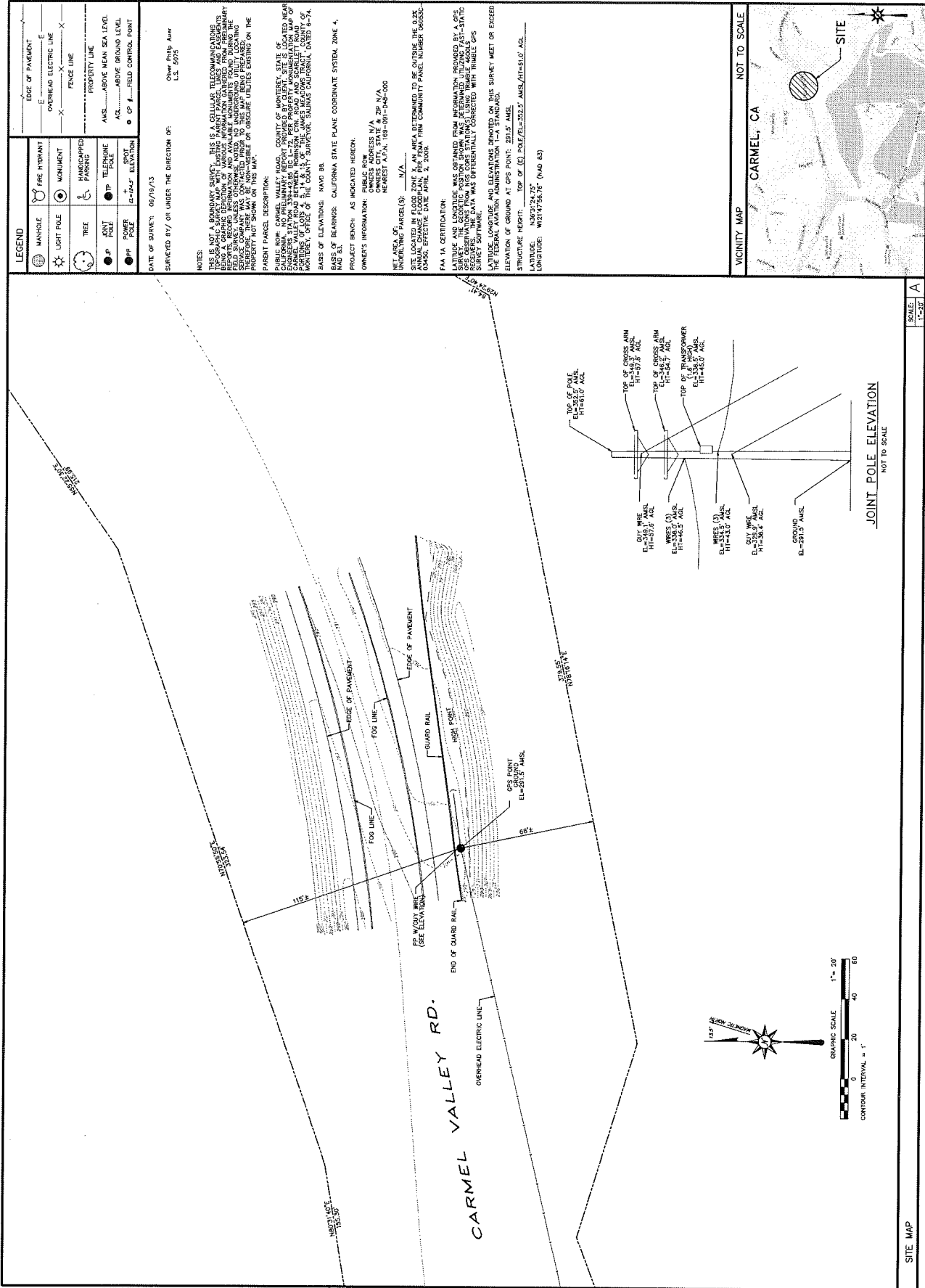
APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE CONSTRUCTION DOCUMENTS TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ANY CHANGES AND MODIFICATIONS THEY MAY INCUR.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
VERIZON MANAGER		
BY MANAGER		
SITE ACQUISITION		
AGC		
PLANNER		

JURISDICTION:
MONTEREY COUNTY

PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF VERIZON WIRELESS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS.	
SITE NAME: ROBINSON ROAD AND CARMEL VALLEY (PRELIMINARY ADDRESS) S/S/O CARMEL VALLEY RD. 1,104± E. C/L EDDY RD. CARMEL, CA 93924	
C.E.S. PROJECT NO.: 10010498-15	
STAMP:	
SITE INFORMATION: ISSUE DATE: 05-30-13 ENGINEERED BY: C.E.S. DRAFTED BY: C.E.S.	
PLANS PREPARED BY: CES cable engineering services PRESCOTT COMMUNICATIONS INC. 10540 SEPULVEDA BLVD., SUITE 1, MISSION HILLS, CA 91345 PHONE NO. (818) 898-2332 FAX NO. (818) 898-9186	
REVISIONS: 1 10-28-13 PRELIMINARY	SHEET NO.: 1 OF 13
TITLE SHEET	
C.E.S. DWG. NO. ATC-2985.CV	



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

**ROBINSON ROAD
AND CARMEL VALLEY**

10010498-15

STAMP

3-30-13

C.E.S.

0.0001



CS cable engineering services

10640 Sepulveda Blvd., Suite 1, Mission Hills, CA 91345
Phone No.: (818) 998-2352 Fax No.: (818) 998-9186

REVISIONS:		DATE	BY	REASON
1	10-28-13			PRELIMINARY

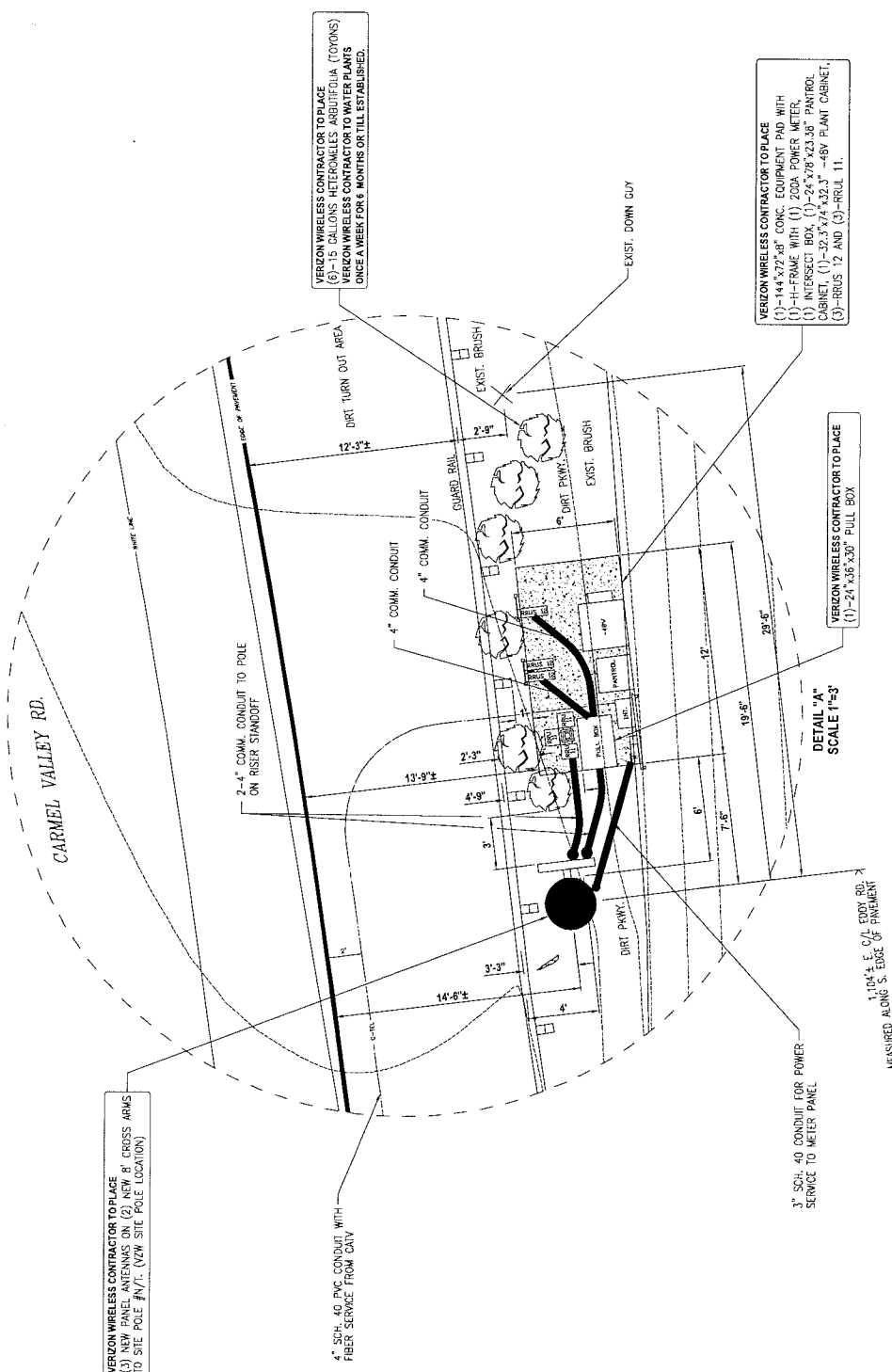
SHEET TITLE: -

ENLARGED SITE PLAN

SHEET NUMBER:

5 OF 13

C.E.S. DWG. NO. ATC13069 CV



ENLARGED SITE PLAN

SCALE:
1"=3'

- A. VERIZON WIRELESS CONTRACTOR TO PLACE (2) 8" CROSS ARM AT 34' AGL PARALLEL TO ROAD WITH 3 SECTORS ANTENNAS.
- B. VERIZON WIRELESS CONTRACTOR TO PLACE (2) 4"-4" SCH 80 CONDUITS ON THE RISER STAMP OFF ASSEMBLY AT 400'.
- C. VERIZON WIRELESS CONTRACTOR TO PLACE (1)-2" SCH 80 CONDUIT FOR POWER RISER ON POLE AT 500'.
- D. VERIZON WIRELESS CONTRACTOR TO QUARTER STEP POLE @ 600 AND 900'. VERIZON WIRELESS CONTRACTOR TO PLACE VGR AND GROUND ROD AT 1200'.
- E. VERIZON WIRELESS CONTRACTOR TO PLACE RULE #4 SORAGE ON POLE PER CO 55 REQUIREMENTS.
- F. VERIZON WIRELESS CONTRACTOR TO PAINT ALL RISER ANTENNAS AND EQUIPMENT CHOCOLATE BROWN RAL 8017 PER TSCC CONTROL SPECS.



1

SCALE:-	2
1"=5'	

SITE NAME:

(PRELIMINARY ADDRESS)
S/S/O CARMEL VALLEY RD.
1, 104th E. C/L EDDY RD.
CARMEL, CA 93924

C.F.S. PROJECT NO. -

10010498-15

STAMP:

SITE INFORMATION: —

ATE: 09-30-13

ENGINEERED BY:

U
E
C

DRAFTED BY:



2785 Mitchell Dr., Suite 9, Walnut Creek, CA 94598

SEI
cable
engineering
solutions

PRESCOTT COMMUNICATIONS INC.

640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818) 898-2352 Fax No.: (818) 898-9186

[illegible]

SHEET TITLE:

SHEET TITLE: SOUTH & EAST ELEVATIONS & MAKE READY

SHEET NUMBER:

6 OF 13

C.E.S. DWG. NO. ATC13069_CV

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

— SITE NAME:

**ROBINSON ROAD
AND CARMEL VALLEY**
(PRELIMINARY ADDRESS)
5150 CARMEL VALLEY RD.
1,104 ± E. GIL EDDY RD.
CARMEL, CA 93924

— C.E.S. PROJECT NO.:

10010498-15

STAMP:

— SITE INFORMATION: —

ISSUE DATE: 09-30-13

ENGINEERED BY.

DRAFTED BY:

100



2785 Mitchell Dr. Suite 9, Walnut Creek, CA 94598

[illegible]

SCS **can be**
engineering
services

PRESCOTT COMMUNICATIONS INC.
10840 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345

REVIEWS

[illegible]

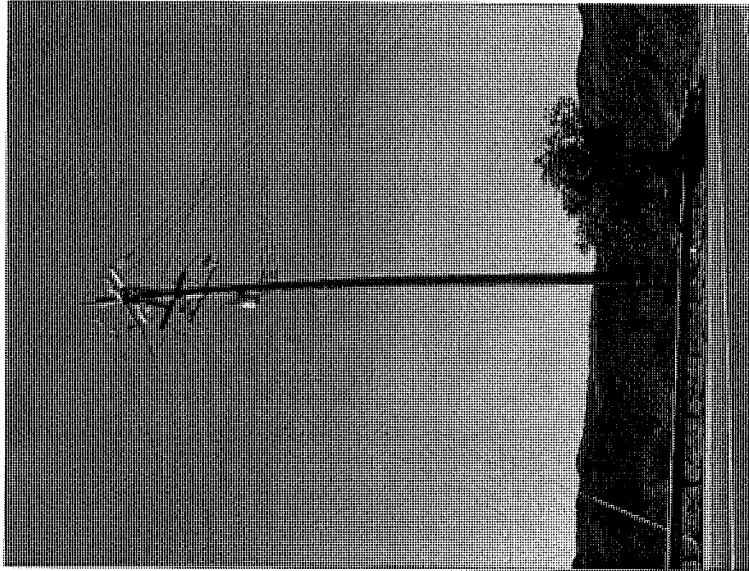
— SWEET T/IT 6

**SITE LOCATION
PHOTOS**

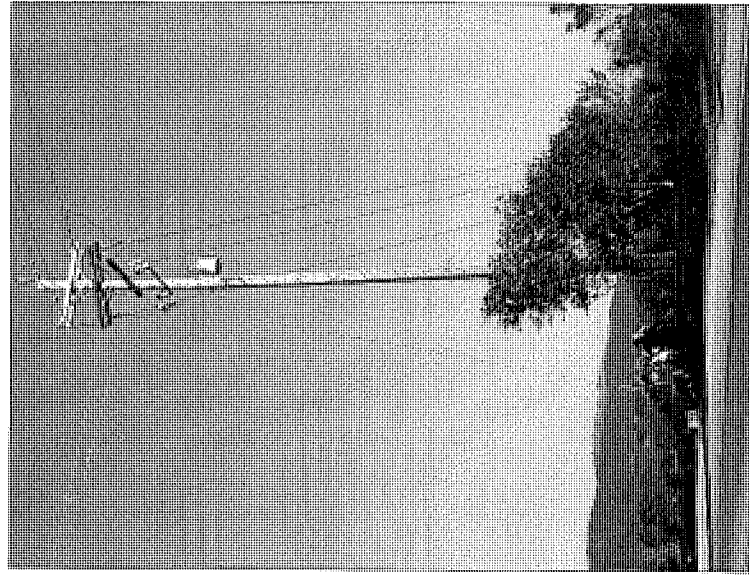
TABLE 1

8 OF 13

CEC DWIC NO. 1704000 MC



FRONT VIEW
LOOKING SOUTH



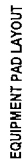
SIDE VIEW
LOOKING EAST

SITE LOCATION PHOTOS

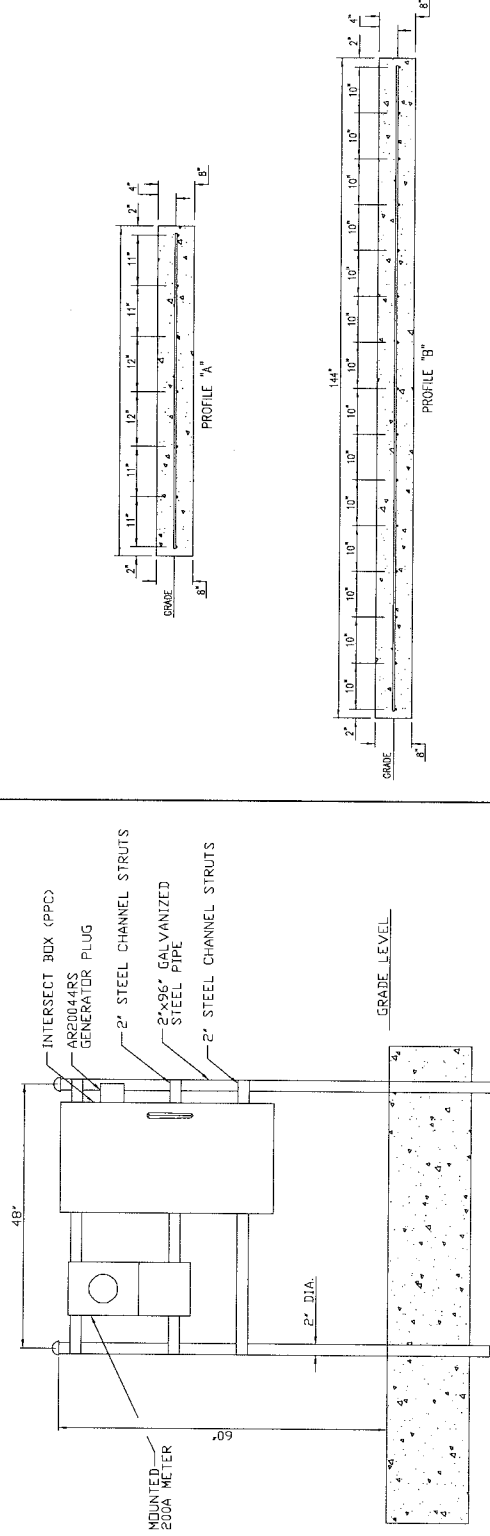
SCALE: NTS

1.

—EXIST, GUARD RAIL



SCALE:	1
N.T.S.	



SCALE:	3
N.T.S.	

C.E.S. DWG. NO. ATC13069_CV

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE NAME:
ROBINSON ROAD AND CARMEL VALLEY
(PRELIMINARY ADDRESS)
 5500 CARMEL VALLEY RD.
 CARMEL, CA 93924

C.E.S. PROJECT NO.:
10010498-15

STAMP:

SITE INFORMATION:
 ISSUE DATE: 09-30-13
 ENGINEERED BY: C.E.S.
 DRAFTED BY: C.E.S.

PLANS PREPARED BY:
ces
oasis engineering services
 PRESCOTT COMMUNICATIONS INC.
 10400 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
 Phone No.: (818) 946-6324 Fax No.: (818) 946-6165

REVISIONS:	DATE	DESCRIPTION
1	10-28-13	PRELIMINARY

SHEET TITLE:
EQUIPMENT DETAILS

SHEET NUMBER:
12 OF 13
C.E.S. DWG. NO. JTC-0582-07

RRUL 11 DETAIL

SCALE: N.T.S.

1

RRUL 11 PIPE MOUNTING DETAIL

SCALE: N.T.S.

3

RRUL 12 DETAIL

SCALE: N.T.S.

2

RRUL 12 PANEL WALL MOUNTING DETAIL

SCALE: N.T.S.

4

48V PLANT CABINET

SCALE: N.T.S.

5

2-300W DECORATIVE FLOODLIGHT #07300W WHITE 120V 2.5A 60Hz BY RECENT LIGHTING CORP. STANDARD TIMER SWITCH INSIDE LOCKED ENCLOSURE. THIS LIGHT WILL REQUIRE AC POWER FROM THE PPC.

FRONT VIEW (OPENED)

SCALE: N.T.S.

7

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS THE PROPERTY OF VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE NAME:
**ROBINSON ROAD
AND CARMEL VALLEY**
(PRELIMINARY ADDRESS)
5800 CARMEL VALLEY RD.
CARMEL, CA 93924

C.E.S. PROJECT NO.:
10010498-15

SHEET TITLE:
GROUNDING DETAILS

SHEET NUMBER:
13 OF 13
C.E.S. DWG. NO. AT-23989.CY

SITE INFORMATION:
ISSUE DATE: 09-30-13
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
wireless®
2749 Mitchell Dr., Suite 9, Walnut Creek, CA 94596

PLANS PREPARED BY:
CES cable
engineering
services
PRESCOTT COMMUNICATIONS, INC.
19400 Esplanade Blvd., Suite 1, Mission Hills, CA 91345
Phone No.: (619) 936-5252 Fax No.: (619) 936-5105

REVISIONS:
1 10-28-13 PRELIMINARY

SHEET TITLE:
GROUNDING DETAILS

5/8" x 10' LONG
GROUND ROD

GROUND ROD WITH TESTING WELL

GROUND BUS BAR

MECHANICAL CONNECTION

CADWELD CONNECTION

GROUNDING RING AT 30" MIN. BELOW
GRADE UNL.D. (250 KCIL B70M)

GROUNDING WIRE, (#2 AWG SOLID B70M)

TOP VIEW

SIDE VIEW

GPS ANTENNA
CABLE TO PIPE CONNECTOR
BUNDY TYPE GAR
#2 AWG B70M
1-25' GALVANIZED STEEL PIPE
UNISTRUT COAX BRIDGE POST
CONDUIT CLAMP
UNISTRUT CONNECTOR BOLT P3740
12" MIN. LENGTH UNISTRUT
PIEDROT (1717)
#2 AWG CABLE GROUNDING KIT
GROUND BAR
5# GPS COAXIAL CABLE
#2 AWG B70M TO WOB

GPS ANTENNA
GROUNDING DETAIL

SCALE: N.T.S.

4

GROUND TEST WELL DETAIL

SCALE: N.T.S.

3

TYPICAL EXTERNAL GROUNDING

SCALE: N.T.S.

2

TYPICAL GROUND BAR

SCALE: N.T.S.

6

PVC SLEEVE DETAIL

SCALE: N.T.S.

5

WOOD POLE GROUNDING DETAIL

SCALE: N.T.S.

4

CADWELD TYPE

SCALE: N.T.S.

9

CADWELD DETAILS

SCALE: N.T.S.

10

CONCRETE SUB

3/4" PVC SLEEVE
FOR GROUNDING WIRE

GROUNDING WIRE

EXISTING SOIL

WOOD POLE

24" MIN.

1-1/2" CADWELD
CLAMP WITH
#2 AWG B70M
OR EQUIV.

GROUNDING WIRE FROM
ANTENNA GROUND BAR

GRADE LINE

NOTES:
1. DIRECTION OF TRAFFIC
2. PLACE GROUNDING WIRE
CLOSE TO E.O.P.

ANTENNA COAX

WEATHER-PROOFING KIT
(SEE NOTE #2)

COAX GROUND KIT
WIRE (GROUND TO GROUND BAR)
(SEE NOTES 1 & 2)

12" TO 24"

2 1/2" DIA. MAX.

NO. 2 SOLID SFT-DRAWN
BARE COPPER CONDUCTOR
WITH 0.150 WELD METAL
NO. 5810, 5/8" x 10"
COPPER CLAD GROUND ROD

SSCIT CADWELD WELD WITH
C45 WELD METAL
NO. 2 SOLID SFT-DRAWN
BARE COPPER CONDUCTOR

PEC111T CADWELD WELD
WITH C45 WELD METAL
NO. 2 SOLID SFT-DRAWN
BARE COPPER CONDUCTOR

CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE: N.T.S.

8

CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE: N.T.S.

10

CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE: N.T.S.

8

CONNECTION OF COAX GROUND KIT TO ANTENNA COAX

SCALE: N.T.S.

10

Robinson Rd

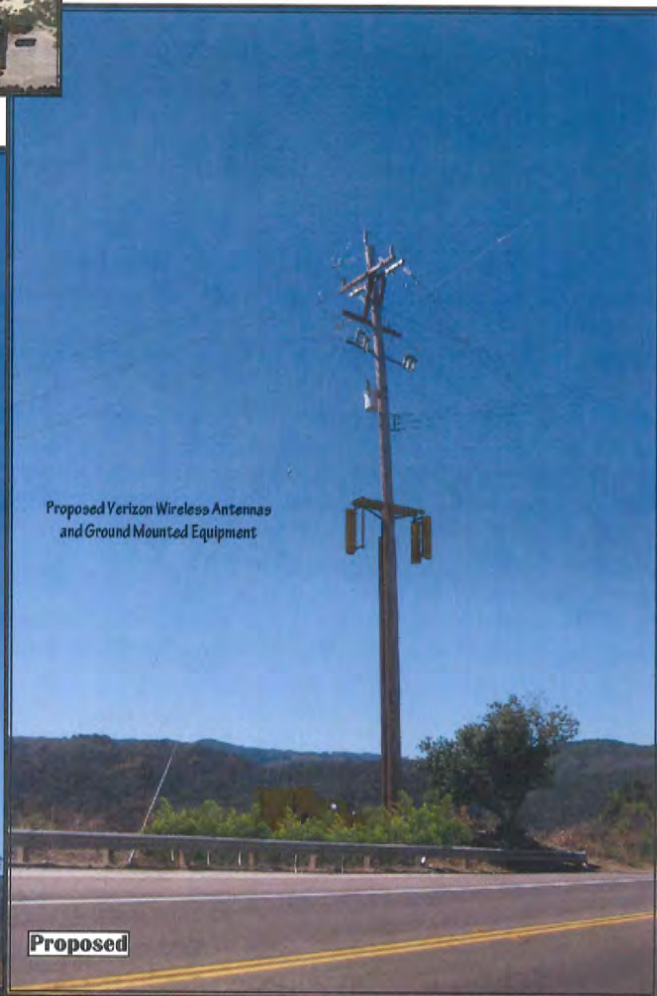
Robinson Rd. & Carmel Valley Rd. ~ Carmel, CA 93924

verizonwireless



Verizon Wireless
2785 Mitchell Dr. Ste 9
Walnut Creek, CA 94598

Applicant



View 1

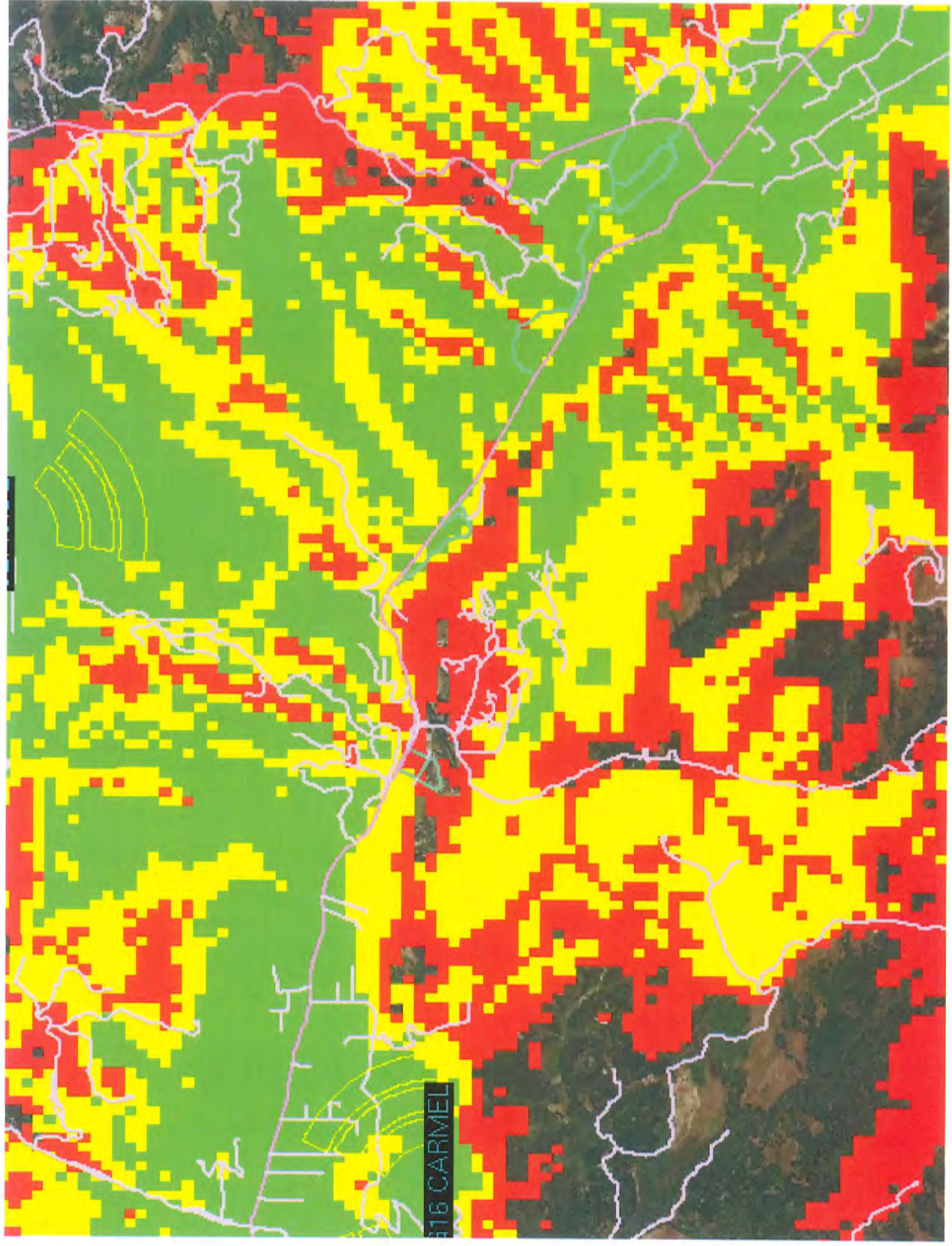
View Notes:

CeS **cable
engineering
services**

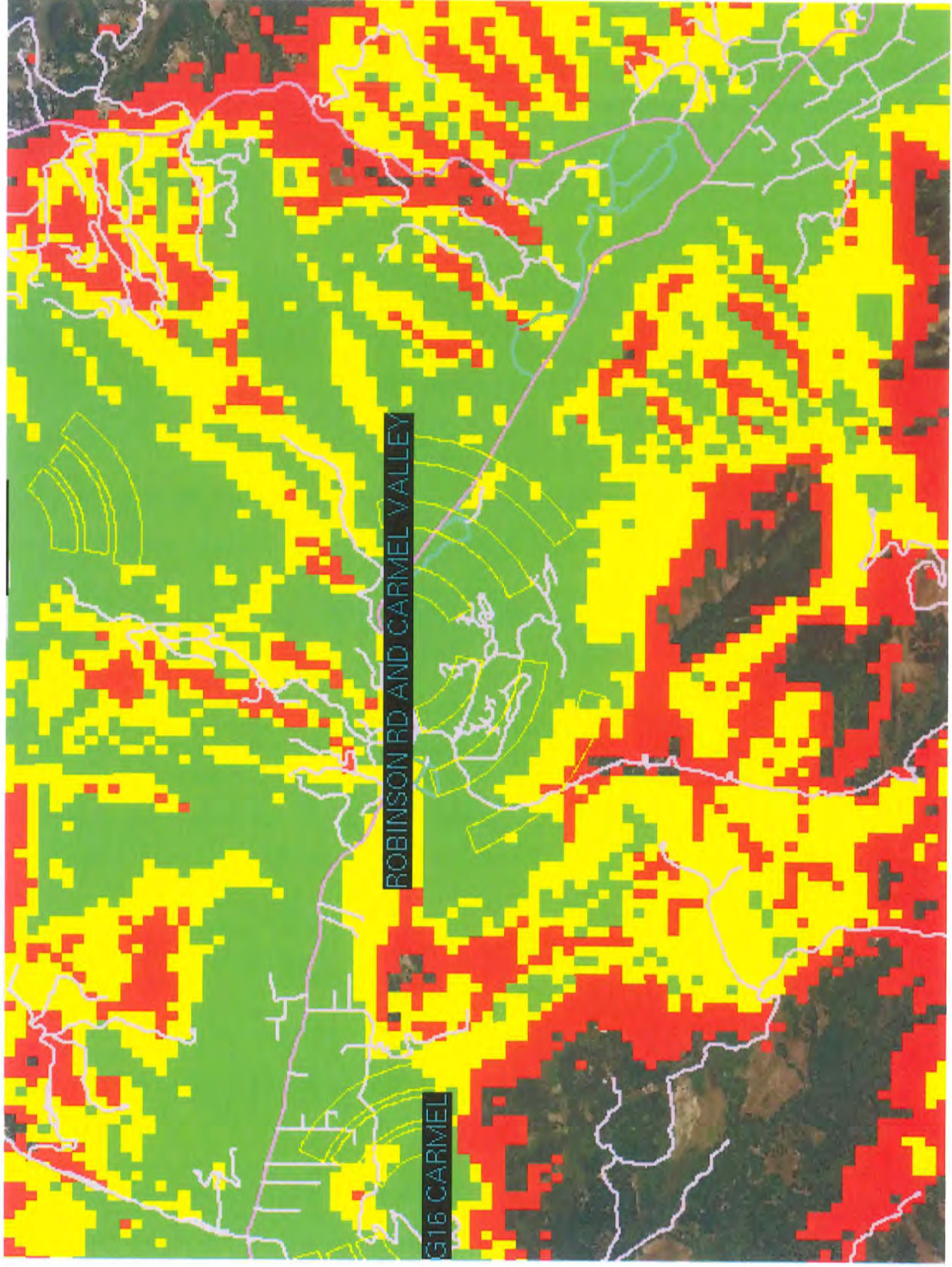
PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA 91345
(818) 898-2352 FAX (818) 898-9186

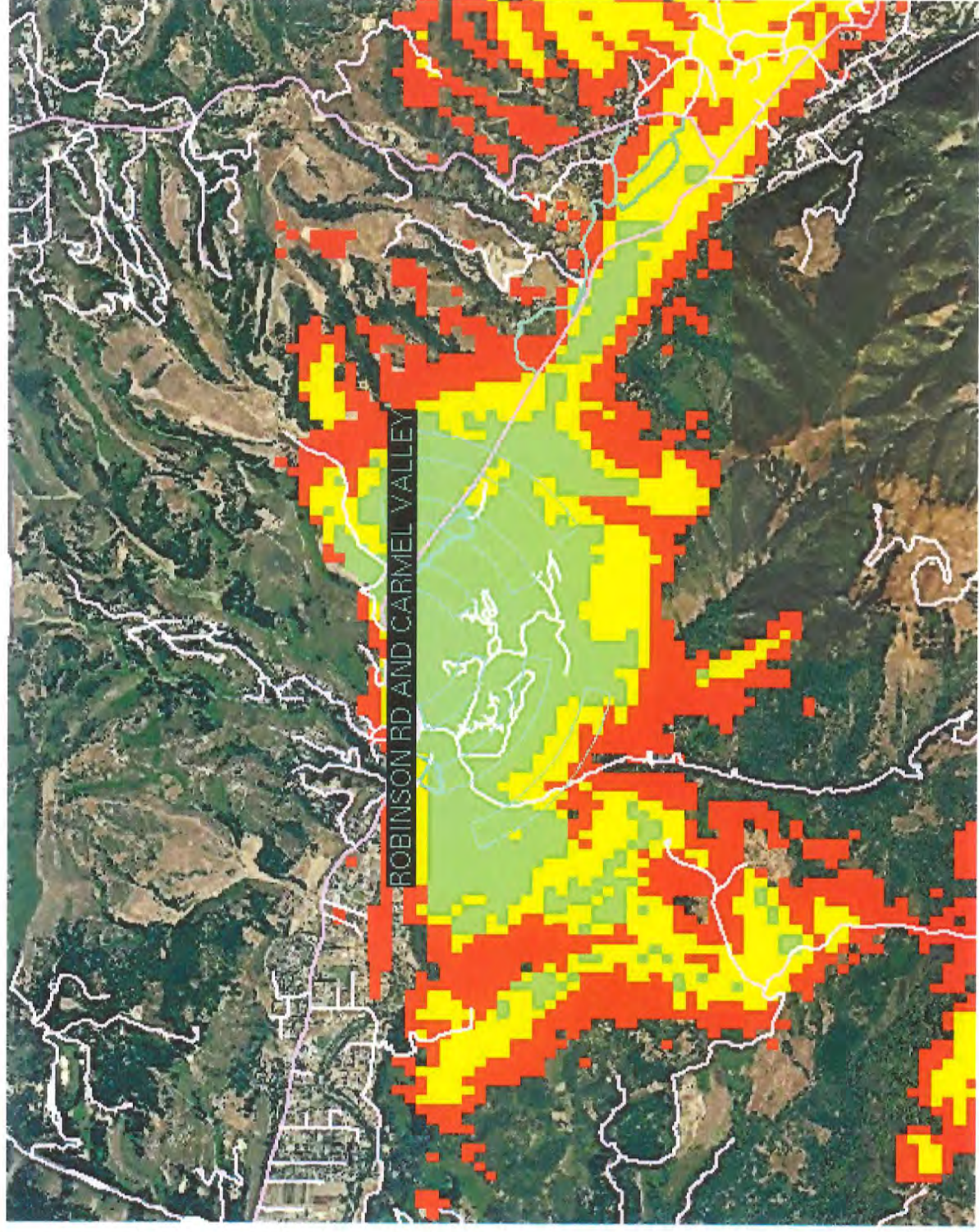
Carmel Valley Rd @ Robinson Ranch without proposed cell



Carmel Valley Rd @ Robinson Ranch with proposed cell



Carmel Valley Rd @ Robinson Ranch with proposed cell (Single Cell Coverage)



CARMEL VALLEY

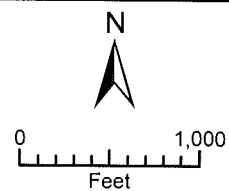


APPLICANT: COUNTY OF MONTEREY (VERIZON WIRELESS)

APN: N/A

FILE # PLN130040

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **June 3, 2013**

Project Title: COUNTY OF MONTEREY (VERIZON WIRELESS)

File Number: PLN130040

File Type: PC

Planner: LISTER

Location: COUNTY RIGHT-OF-WAY NEAR THE INTERSECTION OF EDDY RD & CARMEL VALLEY RD

Project Description:

Use Permit and Design Approval to allow the development of a commercial wireless communications facility including a 47 foot high utility pole with six (6) panel antennas mounted on two 10 foot double cross-arms, and a 312 square foot equipment pad for associated cabinets. The facility will be located at a turnout on Carmel Valley Road in the County right-of-way, near the intersection Eddy Road and Carmel Valley Road, Carmel Valley (no Assessor's Parcel Number associated with the project), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Lily Lim, Core Development Services

Was a County Staff/Representative present at meeting? John Ford & Steve Mason (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Christine Williams		X	Too tall, right in the middle of the view up the valley from the road Move to a more northerly site
Chris Richer	X		Visual impact from the road is terrible

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
John Anzini	Visual Impact from road	Find a better location

ADDITIONAL LUAC COMMENTS

Too tall in wrong place

RECOMMENDATION :

Motion by: John Anzini (LUAC Member's Name)

Second by: Judy McClelland (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7 (Brennan, Anzini, Franklin, Pease, MacClelland, Agron, Burbidge)

NOES: 0

ABSENT: 0

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **June 17, 2013**

Project Title: COUNTY OF MONTEREY (VERIZON WIRELESS)

File Number: PLN130040

File Type: PC

Planner: LISTER

Location: COUNTY RIGHT-OF-WAY NEAR THE INTERSECTION OF EDDY RD & CARMEL VALLEY RD

Project Description:

Use Permit and Design Approval to allow the development of a commercial wireless communications facility including a 47 foot high utility pole with six (6) panel antennas mounted on two 10 foot double cross-arms, and a 312 square foot equipment pad for associated cabinets. The facility will be located at a turnout on Carmel Valley Road in the County right-of-way, near the intersection Eddy Road and Carmel Valley Road, Carmel Valley (no Assessor's Parcel Number associated with the project), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

Lily Lim, Core Development Services

Was a County Staff/Representative present at meeting? Dan Lister (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Alan Marks	X		Terrible intrusion in the view
Ross Hirschhorn	X		In your face intrusion
Christinge Williams CVA		X	Alternative sites not serious because they were below the road
Mary Gawain	X		Makes the current pole problem worse

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Too visible a location		Search for a better location

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION :

Motion by: John Anzini (LUAC Member's Name)

Second by: Neil Agron (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7 (Brennan, Franklin, MacClelland, Agron, Anzini, Burbidge, Pease)

NOES: 0

ABSENT: 0

ABSTAIN: 0