

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05053

A.P. # 133-011-004-000

FINDINGS AND DECISION

In the matter of the application of
Effie Eileen Sesak TR (PLN040734)

for a Coastal Development Permit in accordance with Title 20.1 (Monterey County Coastal Implementation Plan Ordinances) Chapter 20.140 (Coastal Development Permits) of the Monterey County Code, to allow construction of a wireless communication facility (Cingular Wireless) consisting of a new 53-foot tall monopole tower with a 4-panel antenna array and five outdoor equipment cabinets at the tower base. The property is located at 16130 Highway 156, Salinas, easterly of the intersection of Highway 156 and Oak Hills Drive, North County Coastal Area, and came on regularly for hearing before the Planning Commission on October 12, 2005.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING – CONSISTENCY:** The subject Coastal Development Permit (PLN040734/Sesak) has been processed in accordance with all applicable requirements.
EVIDENCE:
 - (a) On July 7, 2005, Mr. Phillip Thomas with Cingular Wireless filed an application on behalf of AT&T Wireless Services, LLC for a Coastal Development Permit requesting entitlements to install a 4-panel telecommunication array in an existing telecommunications area including an equipment cabinet around/within a 400 square foot leased area (Sesak property). The proposed facility will be unmanned and be maintained twice a month. The application was deemed complete on August 12, 2005.
 - (b) The project site, owned by Effie Eileen Sesak, is located at 16130 Highway 156 (Assessor's Parcel Number 133-011-004-000), North County, Coastal Zone, in the County of Monterey (the property).
 - (c) **LUAC.** On August 1, 2005, the North County Land Use Advisory Committee voted 5-0 to recommend approval of the subject Coastal Development Permit (PLN040734/Sesak). The Committee voted to recommend approval as presented.
 - (d) **CEQA.** Review of the application materials found that the project would not cause any adverse environmental affects and that the project qualifies for a Class 1 Categorical Exemption. There are no unusual circumstances related to the project or property that would require additional review. See **Finding 8.**
2. **FINDING - COMPLY WITH REGULATIONS** - The Coastal Development Permit PLN040734/Sesak as conditioned is consistent with applicable plans and policies of the North County Land Use Plan (LUP), Coastal Implementation Plan, Part 2 (Chapter 20.144 MCC); Monterey County Subdivision Ordinance (Title 19), Monterey County Grading Ordinance (Title 16), and the Monterey County Zoning Ordinance (Title 20/Coastal Implementation Plan, Part 1) which designates this area as appropriate for rural density residential development.

EVIDENCE:

- (a) The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
- 1982 Monterey County General Plan, as amended.
 - North County Land Use Plan
 - Coastal Implementation Plan – Part 2 (Chapter 20.144 MCC)
 - Chapters 20.16 MCC – Rural Density Residential
 - Chapter 20.70 MCC - Coastal Development Permits.
 - Chapter 20.64.310 – Regulations for Siting, Design and Construction of Wireless Communication Facilities

As conditioned, there would be no conflict or inconsistencies with the regulations of these plans or policies.

- (b) Existing Conditions. The Site (APN: 133-011-004-000) is 5.9 acres and is designated as Rural Density Residential, 20 acres per unit (RDR/20), North County Coastal Land Use Plan. There is an existing single family residence located on the northeast portion of the property. An existing maintenance road runs along the west property line to the existing towers. There is also a PG&E right of way that encumbers the northern half of the property.
- (c) Proposed Project. Conditional uses allowed in the RDR zone include the wireless communication facilities pursuant to Section 20.64.310 MCC (Section 20.16.050.RR MCC). A Coastal Development Permit is required in order to install a 50 foot monopole with an array of four panels extending 3 feet beyond to a total height of 53 feet. Mechanical equipment for the system would be located within a 400 square foot leased area located within the base of the tower. There is an existing 6-foot tall chain link fence which is located around the mechanical equipment for screening and security.
- (d) The project as conditioned is consistent with Section 20.64.310 regulating wireless communication facilities (See **Findings 3-6**).
- (e) No testimony, either written or oral, was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.
- (f) Materials in project file PLN040734/Sesak.

3. **FINDING – SITE SUITABILITY:** The site is adequate for the development of the proposed wireless communications facility and the applicant has demonstrated that there are not alternative sites for the proposed facility. The proposed wireless communication facility complies with all of the applicable requirements of Section 20.62.310 of Title 20 Monterey County Codes.

EVIDENCE:

- (a) Agency Review. The project has been reviewed for suitability by staff from Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, Parks and Recreation Department, and North County Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
- (b) Alternatives. The proposed wireless facilities are located to fill a gap in existing wireless coverage between Highway 101 to the east and Highway 1 to the west (Section 20.64.310.C.7 CIP). The general area consists of rolling hills with single family homes on larger lots. This location was chosen because of the elevated positions above Highway 156 which provides a clear line of communication both east and west along Hwy 156.

- Co-location: There are two existing wireless communications facilities currently on the subject property. Neither of the existing towers is tall enough to provide the required coverage to satisfy the coverage objective.
- Alternative Analysis: There is an existing PG&E lattice tower approximately 500' north of the proposed site. While this tower could provide a platform for the proposed communications facility, the tower is located in an open field and very visible to travelers on Hwy 156 and to the surrounding residents. The addition of antennas and radio equipment to this tower would be far more visible than the proposed location and was therefore rejected. There is a PG&E lattice tower with an existing wireless carrier approximately ½ mile east of the proposed location. This location was rejected because it is too far east to provide enough coverage to satisfy the coverage objective.

- (c) Site Inspection. The project planner conducted a site inspection and determined that the proposed improvements will not present an unsightly appearance, impair the desirability of residences in the same area, limit the opportunity to obtain the optimum use and value of land improvements or impair the desirability of living conditions of the same or adjacent area.
- (d) Project File. The application, plans, photographs and support materials submitted by the project applicant to the Monterey county Planning and Building Inspection Department for the proposed development, found in the project file (PLN040734).

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) LUAC/Neighbor Comments. Minutes from the August 1, 2005 North County Coastal LUAC meeting stated that the LUAC was relieved to see this new tower among existing. Happy to see that additional coverage will be supplied.
- (b) Agency Review. The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency. The respective departments had no recommended conditions, and were ensured that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the County in general. There has been no indication from these agencies that the site is not suitable for the proposed development.
- (c) Justification Report. The applicant provided detailed project information including contacts as required by Chapter 20.64.310.C. This report justifies the need and how the proposed facility meets federal guidelines (See Project File PLN040734).

5. **FINDING - VISUAL RESOURCES:** 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. Highway 156 is designated as a Scenic Corridor. Only low intensity development that can be sited, screened, or designed to minimize visual impacts, shall be allowed on scenic hills, slopes and ridgelines (Policy 2.2.1 LUP)

EVIDENCE:

- (a) The project consists of four panel antennas 51 inches in height by 12 inches in width which will extend 3 feet above the proposed 50 foot tall monopole with a total proposed height of 53 feet, plus installing accessory equipment within the base of said tower. There is an existing access road for maintenance. No ground disturbance is required and no resources are impacted. The facility would be visible from a limited segment of Highway 156. However, the short duration combined with the set back from the highway makes the impact minimal. 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 (Conditions #3, 4, 5 6). The exterior location at Highway 156 at the site shall be landscaped, and non-reflective paint shall be used on all equipment (20.64.310.H CIP).
- (b) Staff site visit and project photos.
- (c) Application plans and materials located in project file number PLN040734.

6. **FINDING - NO AIRCRAFT HAZARD:** The proposed telecommunication facility will not create a hazard for aircraft in flight.

EVIDENCE:

- (a) The subject project proposes four panel antennas 51 inches in height by 12 inches in width which will extend 3 feet above the proposed 50 foot tall monopole with a total proposed height of 53 feet. This is consistent with the height of other antennas in the vicinity.
- (b) The project is consistent with Section 20.92 (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 20.92.050 MCC and the proposed height is within limitations outlined in Section 20.92.060 MCC.
- (c) The project does not penetrate an FAR Part 77 Imaginary Surface (FAA standards to protect airspace around airports) 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.

7. **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, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE:

- (a) Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any have been paid.
- (b) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

8. **FINDING - CEQA (Exempt):** The project is exempt from environmental review.

EVIDENCE:

- (a) CEQA Guidelines categorically exempt minor alteration to existing structures (CEQA Guidelines §15301, Class 1). Class 1 exemptions consist of minor alterations to existing facilities involving limited expansion of use. An example includes existing facilities of

both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.

- (b) The project consists of locating an investor-owned telecommunication facility in an existing area with other telecommunication facilities.
- (c) The design was revised to avoid removal of any protected trees and conditions require non-native, invasive plants to be removed.
- (d) No adverse environmental effects were identified during staff review of the development application during site visits.
- (e) There are no unusual circumstances related to the project or property that would require additional review.

9. **FINDING - PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE:

- (a) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Land Use Plan).
- (b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (c) The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (Section 20.144.150 CIP). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.150.B of the Monterey County Coastal Implementation Plan, can be demonstrated.

10. **FINDING – APPEALABILITY:** The decision on this project is appealable to the Board of Supervisors.

EVIDENCE:

- (b) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- (c) The project may be appealed to the Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1. The proposed project is permitted in the underlying zone as a conditional use (Section 20.86.080.A.3 MCC)

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

PASSED AND ADOPTED this 12th day of October, 2005, by the following vote:

AYES: Errea, Hawkins, Parsons, Padilla, Vandever, Rochester, Diehl, Sanchez, Wilmot
NOES: None
ABSENT: Salazar


DALE ELLIS, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON **DEC - 9 2005**

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 19 2005**

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use if started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: SESAK/CINGULAR WIRELESS

File No: PLN040628

APN: 133-011-004-000

Approval by: Planning Commission

Date: October 12, 2005

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		PBD029 - SPECIFIC USES ONLY <i>This Coastal Development Permit is to allow construction of a wireless communication facility consisting of a new 53-foot tall monopole tower with a 4-panel antenna array and five outdoor equipment cabinets at the tower base. (Assessor's Parcel Number 133-011-004-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</i>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

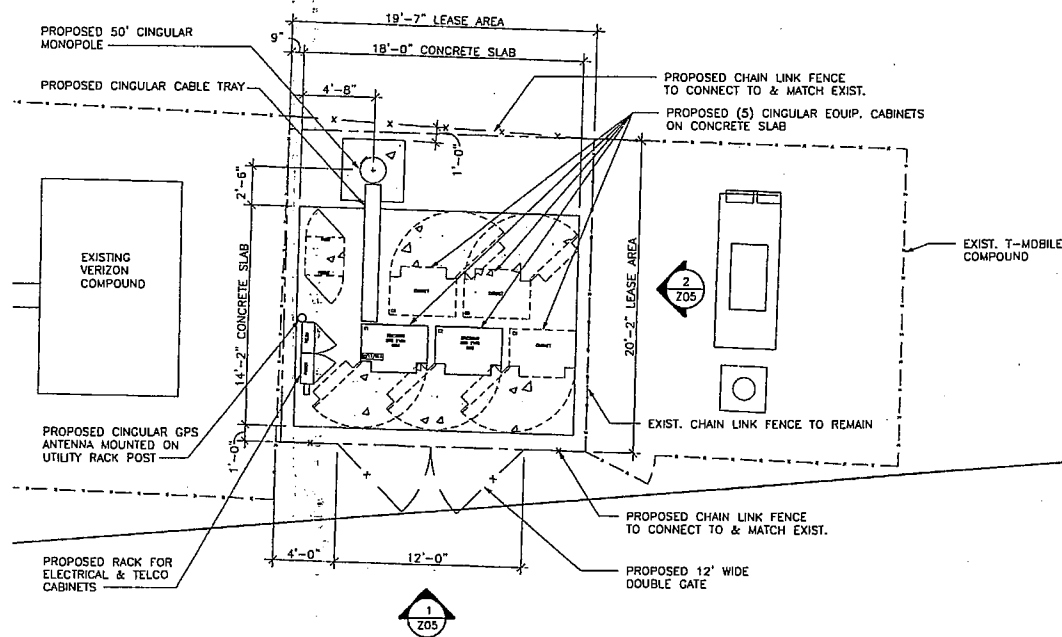
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 05053 was approved by the Planning Commission on October 12, 2005 for Assessor's Parcel Number 125-011-016-000. 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 Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBI-LANDSCAPING PLAN - NORTH COUNTY COASTAL NATIVE (NON STANDARD) The exterior location at Highway 156 at the site shall be landscaped. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (<i>Suggested Native Species Landscaping List - North County Coastal Zone</i>) from the Planning and Building Inspection Department. (Planning and Building Inspection)	Submit landscape plans to PBI for review and approval.	Owner/ Applicant/ Contractor	At least three weeks prior to final inspection or occupancy	
4		PBI - SCREENING (NON-STANDARD) The radio equipment facility shall be located on a 400 square foot concrete slab surrounded by an existing 6 foot high fence and screened with landscape material. (Planning and Building Inspection)	Applicant/Owner	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
6		PBI - COLORS AND MATERIALS (NON-STANDARD) The colors of telephone pole, panel antennas and equipment box shall be approved by the Director of Planning and Building Inspection. Non-reflective paint shall be used on all equipment. The applicant shall submit a sample of the proposed paint/color to Planning and Building Inspection for review and approval prior to issuance of building permits. (Planning and Building Inspection)	Submit color samples to PBI for approval. Color shall be a flat finish with a similar tone as the existing facilities.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	

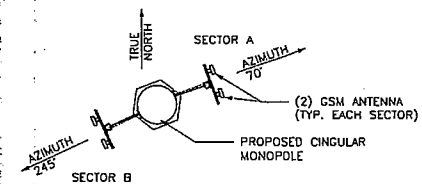
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7		PBI - SITE MAINTENANCE (NON-STANDARD) The access road and general area within and around the lease (equipment) area shall be continuously maintained by the applicant in a litter-free, weed-free, healthy, growing condition. Primary telecommunication receivers and transmitters, support structures and accessory antennas shall be permanently maintained and regularly painted as long as the facility is in operation. All cut and/or fill areas exposed during the course of construction shall be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit an Erosion Control and Maintenance Plan to PBI for review and approval. Said plan shall address control of erosion (sediment) and invasive plant species for the access road and area immediately surrounding the lease area. Where areas are seeded or planted, the maintenance plan shall include the type and duration of irrigation to be used and provide a listing of materials that meet North County landscape requirements.	Owner/ Applicant	Prior to issuance of building and grading permits.	
8		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)	None	Applicant/ Owner	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9		PBD037(A) – WIRELESS COMMUNICATION FACILITIES 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 the conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communications 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. (Planning and Building Inspection)	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI for review and approval.	Applicant/ Owner	Prior to issuance of grading or building permits.	
10		PBD037(B) – WIRELESS COMMUNICATION FACILITIES 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. (Planning and Building Inspection)	Submit written agreement to PBI for review and approval.	Applicant/ Owner	Prior to issuance of grading or building permits.	

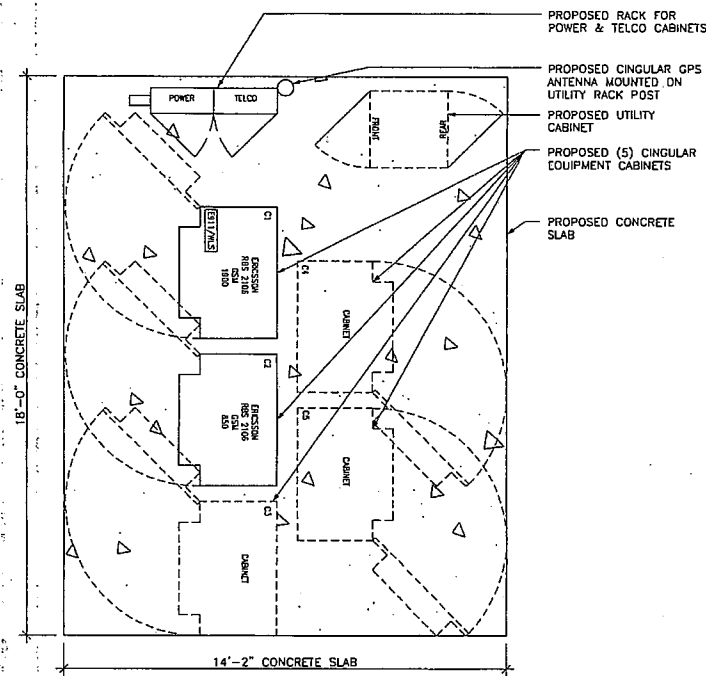
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11		PBD037(C) – WIRELESS COMMUNICATION FACILITIES The applicant and/or successors and 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 53 feet. (Planning and Building Inspection Department)	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 53 feet.	Applicant/ Owner	Ongoing	
12		PBD037(D) – WIRELESS COMMUNICATION FACILITIES 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 Planning and Building Inspection and County Counsel. The site shall be restored to its natural state within 6 months of the termination of use or abandonment of the site. (Planning and Building Inspection Department)	If the applicant abandons the facility or terminates the use, a site restoration agreement shall be submitted to PBI subject to the approval of the Director of Planning and Building Inspection and County Counsel.	Applicant/ Owner	Ongoing	
13		PBD037(E) – WIRELESS COMMUNICATION FACILITIES The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of Planning and Building Inspection 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. (Planning and Building Inspection Department)	None	Applicant/ Owner	Ongoing	



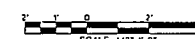
1 COMPOUND PLAN
SCALE: 1/4" = 1'-0"



3 ANTENNA CONFIGURATION
NTS



2 EQUIPMENT AREA PLAN
SCALE: 1/2" = 1'-0"



The Lyle Company
3140 Gold Comp Dr., Suite 30
Rancho Cordova, CA 95670
JRH PROJECT# 8631

HWY 156 & OAK HILLS DR
SNFCCA2351
16130 HWY 156
SALINAS, CA 93907

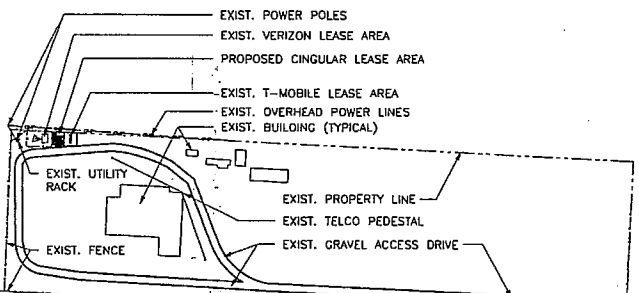


651 GATEWAY BLVD., SUITE 1500
50, SAN FRANCISCO, CA 94060

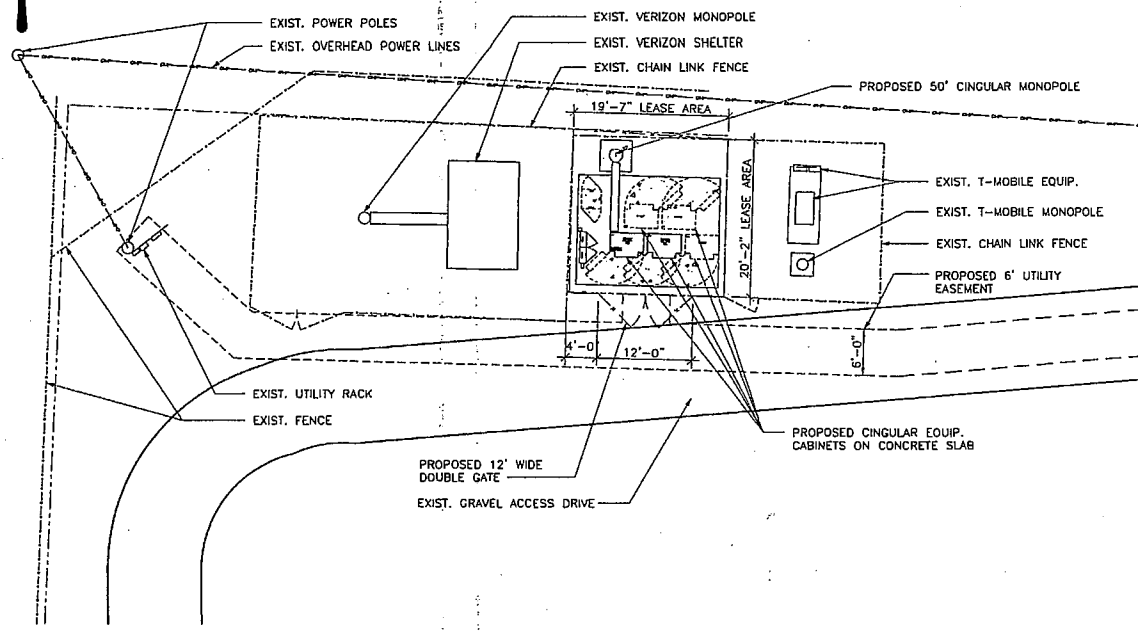
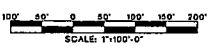
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B	11/23/04	RE-ISSUED FOR REVIEW & COMMENTS	NS	DJ	DJ
A	07/12/04	ISSUED FOR REVIEW & COMMENTS	GO	MES	JWR
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: RH	DRAWN BY: RH		

COMPOUND & EQUIPMENT AREA PLAN

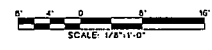
X	JOB NO.	DRAWING NUMBER	REV
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1 SITE PLAN
SCALE: 1" = 100'-0"



2 DETAIL SITE PLAN
SCALE: 1/8" = 1'-0"



LYLE
The Lyle Company
3140 Gold Camp Dr., Suite 30
Rancho Cordova, CA 95670
JRH PROJECT# 6631

HWY 156 & OAK HILLS DR
SNFCCA2351
16130 HWY 156
SALINAS, CA 93907

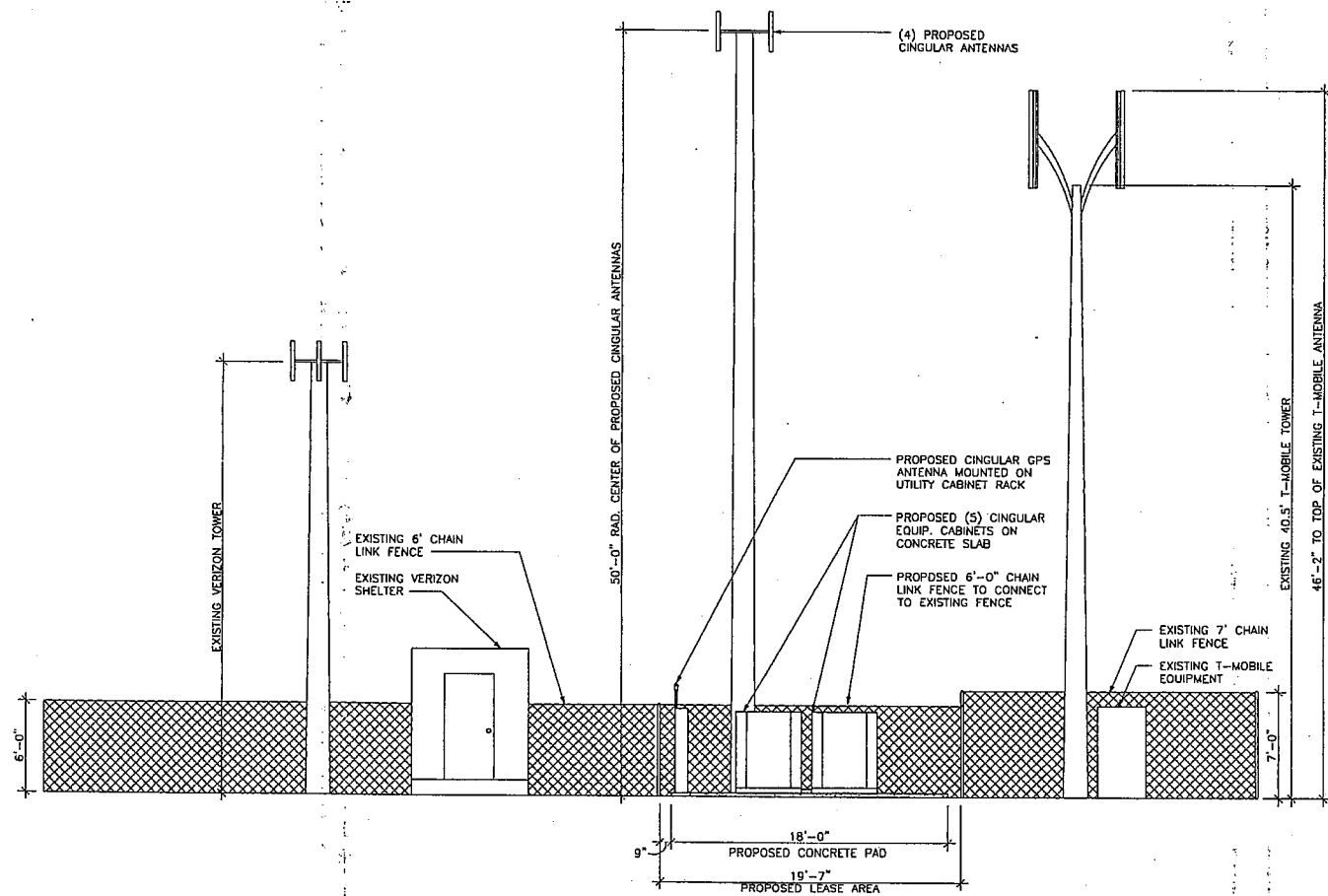


cingular
raising the bar
651 GATEWAY BLVD., SUITE 1200
S.F. SAN FRANCISCO, CA 94109

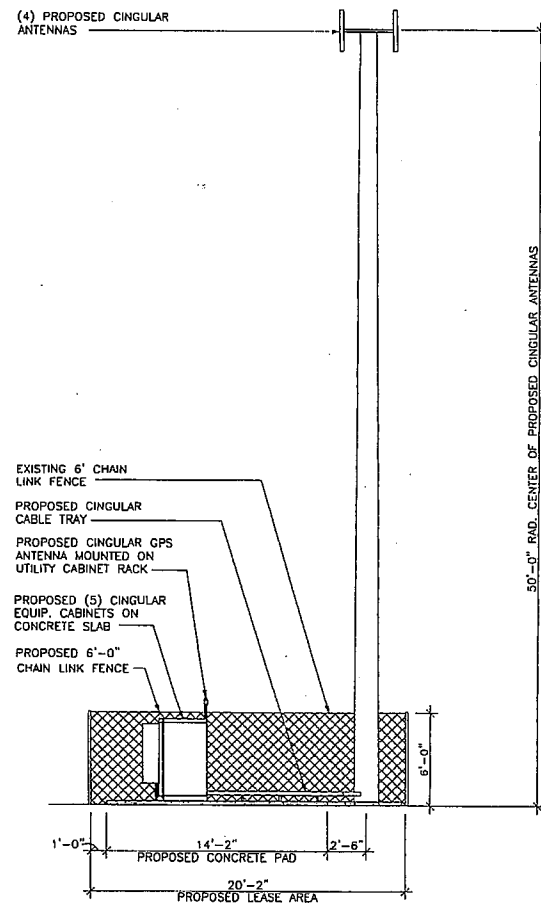
0	05/10/05	ISSUED FOR ZONING	DS	JHR	JWR
B	11/23/04	RE-ISSUED FOR REVIEW & COMMENTS	NS	DJ	DJ
A	07/12/04	ISSUED FOR REVIEW & COMMENTS	CC	MES	JWR
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: RH	DRAWN BY: RH		

SITE PLANS

JOB NO.	DRAWING NUMBER	REV
24897-512	A-SNFCCA2351-203	0



① TOWER ELEVATION - LOOKING NORTH
SCALE: 1/4" = 1'-0"



② TOWER ELEVATION - LOOKING WEST
SCALE: 1/4" = 1'-0"



The Lyle Company
3140 Gold Camp Dr.-Suite 30
Rancho Cordova, CA 95670
JRH PROJECT# 6631

HWY 156 & OAK HILLS DR
SNFCCA2351
16130 HWY 156
SALINAS, CA 93907



551 GATEWAY BLVD, SUITE 1500
S.F. SAN FRANCISCO, CA 94060

0	05/10/05	ISSUED FOR ZONING	DS	JHR	JHR
B	11/23/04	RE-ISSUED FOR REVIEW & COMMENTS	NS	DJ	DJ
A	07/12/04	ISSUED FOR REVIEW & COMMENTS	CG	MES	JNR
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: RH	DRAWN BY: RH		

TOWER ELEVATIONS

✕	JOB NO.	DRAWING NUMBER	REV
	24897-512	A-SNFCCA2351-Z05	0