

In the matter of the application of
Verizon Wireless (PLN070336)

FINDINGS & DECISION

for an Administrative Permit in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, to allow modification of an existing wireless communication facility. The existing facility consists of two 35-foot tall poles with omni (whip) antennas to be replaced with one 40-foot tall monopine. The property is located at 55 Dunbarton Road, Aromas, North County Non-Coastal Area, and came on regularly for meeting before the Zoning Administrator on October 25, 2007.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development. Specifically, this permit complies with Section 21.64.310 of the Zoning Ordinance (Title 21) *Regulations for the Siting, Design, and Construction of Wireless Facilities*.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 55 Dunbarton Road, Aromas (Assessor's Parcel Number 141-012-019-000), North County Area Plan. The parcel is zoned RDR 5.1 (Rural Density Residential 5.1 acre minimum parcel size). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (c) Wireless facilities consistent with the Development Standards of Section 21.64.310 of the Zoning Ordinance (Title 21) *Regulations for the Siting, Design, and Construction of Wireless Facilities* are allowed in all zoning districts of unincorporated Monterey County.
- (d) The project planner conducted a site inspection on September 11, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (e) The project was not referred to the North County Non-Coast Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions; the project does not involve new impacts to ridgeline/viewshed development; the project is exempt from CEQA per Section 15302; nor does the project involve a variance.
- (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 PLN070336.

2. **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, Aromas Tri-County Fire Protection District, Public Works, Environmental Health Division, Sheriff's Office 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 September 11, 2007 to verify that the site is suitable for this use.
- (c) The County of Monterey Planning Commission has previously issued a Use Permit (File #PC07609) in November 1990 for cellular antennas on the subject property and the facility has been in service since.
- (d) Materials in Project Files PC07609 and PLN070336.
3. **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 15302 categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on September 11, 2007.
- (c) See preceding and following findings and supporting evidence.
4. **FINDINGS: WIRELESS COMMUNICATION FACILITIES** - That 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 resource as defined in the Monterey County General Plan, Area Plan or Local Coastal Plan.
- EVIDENCE:** (a) The site has been developed for seventeen years as a cellular facility.
- (b) The modification to the existing cellular by removing the two 35-foot tall omni whip antennas and replacing with a 40-foot tall "monopine" is consistent with the *Regulations for the Siting Design and Construction of Wireless Communication Facilities* Section 21.64.310 of Title 21).
- (c) The "monopine," installation, subject to the recommended conditions of approval that include ongoing maintenance of landscaping / screening for the equipment box and lease space will serve to lessen the existing negative visual impact of the present facilities.
- (d) Materials in Project Files PLN070336.
5. **FINDINGS: WIRELESS COMMUNICATION FACILITIES** – That the site is adequate for the development of the proposed wireless communications facility and that the applicant has demonstrated that it is the most adequate for the provision of services as required by the FCC.
- EVIDENCE:** (a) The site has been developed for seventeen years as a cellular facility.
- (b) The modification to the existing cellular by removing the two 35-foot tall omni whip antennas and replacing with a 40-foot tall "monopine" is consistent with the *Regulations for the Siting Design and Construction of Wireless Communication Facilities* Section 21.64.310 of Title 21).

- (c) The County of Monterey Planning Commission has previously issued a Use Permit (File #PC07609) in November 1990 for cellular antennas on the subject property and the facility has been in service since.
- (d) Materials in Project Files PC07609 and PLN070336.

6. **FINDINGS: WIRELESS COMMUNICATION FACILITIES** – That the proposed wireless communication facility complies with all of the applicable requirements of Section 21.64.310 of this Title.

- EVIDENCE:** (a) Staff has reviewed the present proposal, and the allowances of the previous approval in 1990 to allow cellular facilities at this site.
- (b) The “monopine” proposal is consistent with the General Development Standards of Section 21.640.301 H. of the *Regulations for the Siting Design and Construction of Wireless Communication Facilities* and the allowance of the previous Use Permit (Planning Commission Resolution No. 90-360) (**Exhibit E** of the October 25, 2007 staff report).
- (c) Materials in Project Files PC07609 and PLN070336.

7. **FINDINGS: WIRELESS COMMUNICATION FACILITIES** – That the proposed wireless communications facility will not create a hazard for aircraft in flight.

- EVIDENCE:** (a) The site has been a cellular facility for 17 years.
- (b) The applicant / operator is required to comply with all Federal, State and local Codes, including the notification of and compliance with all applicable FAA regulations.
- (c) The project site and facility does not include 1) any structure penetrating a FAR Part 77 Imaginary Surface; 2) The proposed monopine is not within 5 miles of an airport, 3) is not over 100 feet in height, and 4) does not present a hazard to aircraft in flight.
- (d) Materials in Project Files PC07609 and PLN070336.

8. **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. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

9. **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) Preceding Findings 1 - 7 and supporting evidence.

10. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

- EVIDENCE:** Section 21.80.040 B Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 25th day of October, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON NOV - 7 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE NOV 17 2007

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 is started within this period.

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: HILL – VERIZON WIRELESS – RED BARN SITE
File No: PLN070336 **APN: 141- 012-019-000**
Approved by: Zoning Administrator **Date: October 25, 2007**

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

<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>
1.		<p>PD001 - SPECIFIC USES ONLY This administrative permit (PLN070336) allows for the modification of an existing wireless communication facility by removing two 35-foot tall poles with omni (whip) antennas and replacing one 40- foot tall “monopine.” The property is located at 55 Dunbarton Road, Aromas, CA 95004 (Assessor’s Parcel Number 141-012-019-000), North County Non-Coastal Area Plan. 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 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</p>	Adhere to conditions and uses specified in the permit.	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>
		to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070336) was approved by the Zoning Administrator for Assessor's Parcel Number 141-012-019-000 on October 25, 2007. The permit was granted subject to <u>17</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD039(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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the 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>
		proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA – Planning Department)				
4.		PD039(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. (RMA – Planning Department)	Submit, in writing, a declaration agreeing to comply with the terms of this condition the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits.	
5.		PD039(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 40 feet. (RMA – Planning 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 40 feet.	Owner/ Applicant	Ongoing	
6.		PD039(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	If the applicant abandons the facility or terminates the use, a site restoration agreement shall be submitted to the RMA - Planning Department subject to the approval of the RMA - Director of Planning and County Counsel.	Owner/ Applicant	Prior to the issuance of grading or building permits/ Ongoing	

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)
		Director of the RMA - Planning Department 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. (RMA - Planning Department)	Restore the site to its natural state.	Owner/ Applicant	Within 6 months of termination of use or abandonment of site.	
7.		PD039(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 the RMA - Planning Department 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 Department)	Submit documentation demonstrating compliance with the FCC emission standards.	Owner/ Applicant	Prior to the commencement of use/ Ongoing	
8.		PD005a - NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
9.		PDSP01 - LIGHTING - EXTERIOR LIGHTING PLAN (NON-STANDARD) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Planning Final and Operations	

<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>
		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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
10.		PDSP02 – MATERIALS, COLORS AND TREATMENTS (NON-STANDARD) No changes to materials, colors or treatments for all components of the Verizon Wireless lease space shall be allowed without prior approval by the Director of County Planning. (RMA – Planning Department)	Once operational under this permit, all changes or modifications to the exterior visible elements of the Verizon Wireless lease space and monopine shall be first reviewed and approved by the RMA - Planning Department or referred to the Appropriate Authority under County Ordinance.	Applicant / Operator	Ongoing	
11.		PDSP03 - LANDSCAPING / SCREENING PLAN (NON-STANDARD) Prior to issuance of electrical or building permits, three (3) copies of a Landscaping / Screening Plan shall be submitted to the Director of the RMA - Planning Department. The plan shall include appropriate landscape or alternate materials to minimize the presence of the fence and equipment at the Verizon Cellular lease site. These include but are not limited to the installation of redwood slats in the fence surrounding the equipment building and painting the equipment building structure dark green (Hunter Green). (RMA – Planning Department)	Submit a Landscaping / Screening plan and to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of electrical or building permits	
			Prior to Planning Final and operation of the new monopine, all landscaping / screening materials shall be installed at the subject site in conformance with an approved plan.	Applicant	Prior to Planning Final	

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)
			Approved landscaping /screening shall be maintained by the operator in good living or functional order for the life of the project.	Operator	Ongoing	
12.		<p>PDSP04 – TEMPORARY INSTALLATION OF RELAY PANELS (NON-STANDARD) The applicant shall be approved to install three temporary relay panels one foot by three feet in size on supports for the two existing whip antennas attached to the existing equipment building consistent with pictures provided by the applicant at the October 25, 2007 Zoning Administrator meeting. The panels shall be installed no sooner than when the building permit application for the approved project (PLN070336) is accepted by the Building Department and shall be removed no later than 30 days after issuance of the building permit for the project (PLN070336). Under no circumstances shall the temporary panels remain in place more than 90 days. (RMA- Zoning Administrator, October 25, 2007)</p>	<p>Upon submittal of Building Permits for the “monopine” cellular facility, the applicant may install three temporary relay panels one foot by three feet in size on supports for the two existing whip antennas attached to the existing equipment building consistent with pictures provided by the applicant at the October 25, 2007 Zoning Administrator meeting. These temporary panels must be removed from the facility within 30 days of Building Permit approval for the “Monopine.” Under no circumstances shall the temporary panels remain in place more than 90 days.</p>	Applicant	<p>Upon BP application and shall be removed no more than 30 days after issuance of BP</p>	
13.		<p>PDSP05 ADDITIONAL MEASURES TO ENHANCE VISUAL RESOURCES (NON-STANDARD) The Verizon applicant shall pursue in a diligent manner, the installation and initial irrigation and maintenance of three well-spaced 25-gallon oak trees outside of and adjacent to the Verizon Wireless lease space on the William & Shirley Hill property – with the intent of reducing the presence of the existing Verizon equipment shelter visible from Highway 101. The applicant shall contact and engage William & Shirley Hill as property owners, and shall prepare and present a plan to install these trees and to provide for their long term survivability.</p>	<ol style="list-style-type: none"> 1) The applicant shall prepare and present for review and approval by the Planning Department a plan to install these oak trees and to provide for their long term survivability. 2) If unsuccessful working with the property owner, the applicant shall present an alternative screening approach to reduce the presence of the existing Verizon equipment shelter visible from Highway 101. 	Verizon Applicant / Hill Property Owner	<p>Within 90 days of Zoning Administrator Approval (Oct. 25, 2007)</p>	

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ENVIRONMENTAL HEALTH DIVISION						
14.		EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
15.		EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant	Continuous	
MONTEREY COUNTY SHERIFF'S OFFICE						
16.		SOSP001 - SECURITY MEASURES (NON-STANDARD) Install an alarm system for the Verizon Wireless facility that will notify Monterey County Sheriff's Office Dispatch when the site has been improperly breeched or compromised. (Sheriff's Office)	The applicant shall prepare appropriate plans to demonstrate that the cellular facilities are secured with an alarm system that will contact Monterey County Sheriff dispatch. Such details shall be included on electrical and or construction plans for review and approval by the Monterey County RMA Planning Department and Building Inspection Division.	Applicant / Operator	Prior to issuance of electrical or building permits	
			The applicant shall submit a signed letter from the Monterey County Sheriff Department acknowledging the alarm system is in place and operational.	Applicant / Operator	Prior to Planning Final and the beginning 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>
17.		SOSP002 - EMERGENCY CONTACT (NON-STANDARD) Emergency notification shall be filed with the Sheriff's Office and kept current during the life of the facility. (Sheriff's Office)	The applicant shall prepare an Emergency Notification Letter with emergency contact information for the cellular site and facilities. The letter shall include a signature line for the Monterey County Sheriff to verify receipt of such information.	Applicant / Operator	Prior to Issuance of Building Permits	
			A photocopy of the Sheriff Office signed Emergency Notification Letter shall be returned to the Planning Department for filing prior to the County issuing building permits for the modifications to the facility.	Applicant / Operator	Prior to Issuance of Building Permits	
			The cellular provider is obligated to keep this information current with the Monterey County Sheriff Office and Planning Department	Applicant / Operator	Ongoing	

End of Conditions

verizon wireless

"RED BARN"

#115159

55 DUNBARTON RD.
AROMAS, CA 95004

HMH
DESIGN GROUP
5164 FRY ROAD
VACAVILLE, CA. 95687

verizon wireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA. 94598
OFFICE: (925) 375-8000
TOM MOYRA
(925) 278-8329

PSL NO. 115159
RED BARN
55 DUNBARTON RD.
AROMAS, CA 95004
MONTEREY COUNTY

EQUIP. ENGINEER:
SIGNATURE
LEASING:
SIGNATURE
ZONING:
SIGNATURE
CONSTRUCTION:
SIGNATURE
RF ENGINEER:
SIGNATURE
OWNER:
SIGNATURE
AGENT:
SIGNATURE

DRAWN BY	CHECKED BY
NMH	ASH

NO.	DATE	ISSUE
A	8-9-07	FOR REVIEW
0	8-10-07	100% ZONING

SHEET TITLE

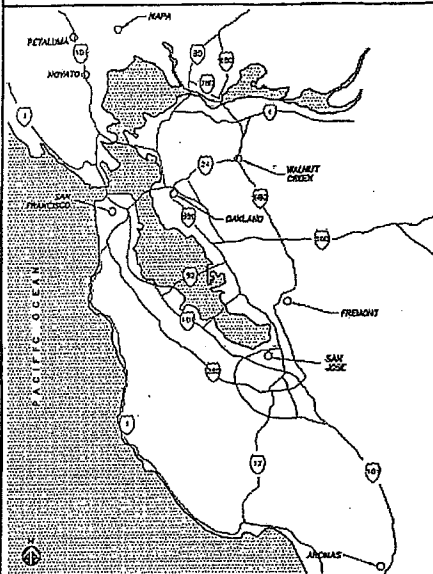
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SHEET NUMBER

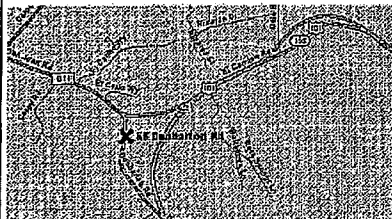
T-1

HMH JOB # 07114

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

- Start at 2785 MITCHELL DR, WALNUT CREEK, going toward N WISSET Dr go 0.2 mi
- Turn LEFT on WISSET Dr go 0.5 mi
- Turn RIGHT on YONKING VALLEY RD go 2.1 mi
- Turn LEFT to take ramp onto SR 99 go 0.1 mi JCT go 400 ft
- Take the LOS ANGELES SAN FRANCISCO exit onto US-101 N toward LOS ANGELES go 48.4 mi
- Now RIGHT on SR 152 go 0.11 mi
- Turn LEFT on DUNBARTON RD go 0.1 mi
- Arrive at 55 DUNBARTON RD, AROMAS

SHEET INDEX

- T-1 TITLE SHEET
- C-1 SITE SURVEY
- A-1 SITE PLAN
- A-2 ELEVATION VIEWS
- A-3 ELEVATION VIEW

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, NOTHING IN THESE PLANS IS TO BE CONSIDERED NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TITLES 24 & 25)
- CALIFORNIA BUILDING CODE (CBC) 2001
- CALIFORNIA MECHANICAL CODE (CMC) 2001
- CALIFORNIA PLUMBING CODE (CPC) 2001
- CALIFORNIA ELECTRIC CODE (CEC) 2001
- COUNTY ORDINANCES

ACCESSIBILITY REQUIREMENTS:
FACILITY IS UNBARRICADED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 1997 UNIFORM BUILDING CODE.

PROJECT DESCRIPTION

- REPLACE EXISTING GENERATOR WITH NEW 60 KW DIESEL GENERATOR
- ELECTRICALLY CONNECT GENERATOR TO EXISTING EQUIPMENT
- INSTALL NEW MONOPINE IN (S) VERIZON WIRELESS PROJECT AREA
- INSTALL NEW COAXIAL CABLE ICE BRIDGE FROM NEW MONOPINE TO (S) SHELTER.

BUILDING / SITE DATA LEGEND

APPLICABLE:	441-012-019
PSL NUMBER:	110109
CONSTRUCTION TYPE:	V-M
ANTENNAS:	NONE

PROJECT TEAM

CIVIL ENGINEER: Paul Cochran, PE
Consulting Civil Engineer
1177 Sycamore
Colton, California 94014
(415) 420-5994

SURVEYOR: EVANS SURVEY & ENGINEERING
220 Union Avenue
Folsom, California 94533
Tel: (707) 426-4700
Fax: (707) 426-3348

OWNER: WILLIAM LEHR & SHARON M. HILL
55 DUNBARTON ROAD
AROMAS, CA. 95004

APPLICANT: Verizon Wireless
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
CONTACT: TOM MOYRA
PHONE: (925) 278-8329

AGENT: OH AIR LLC
488 FIRST ST. WEST, STE 101
SONOMA, CA. 94978
TOM MOYRA
PHONE: (707) 368-3780
FAX: (707) 367-7050



HMH
 DESIGN GROUP
 5164 FRY ROAD
 VACAVILLE, CA. 95687

verizonwireless
 2785 MITCHELL DRIVE, BLDG #
 WALNUT CREEK, CA. 94598
 TOM KRISCH
 (925) 270-8328

SITE NUMBER: 145158
 SITE NAME: RED BARN
 55 DUNBARTON ROAD
 ARCADIA, CA. 95004
 MONTEREY COUNTY

EQUIP. ENGINEER:
 SIGNATURE _____
 LEASING:
 SIGNATURE _____
 ZONING:
 SIGNATURE _____
 CONSTRUCTION:
 SIGNATURE _____
 RF ENGINEER:
 SIGNATURE _____
 OWNER:
 SIGNATURE _____
 AGENT:
 SIGNATURE _____

DRAWN BY: PCM CHECKED BY: ASH

NO.	DATE	ISSUE
A	8-9-07	FOR REVIEW
0	8-10-07	LOCAL ZONING

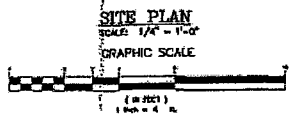
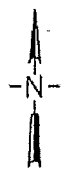
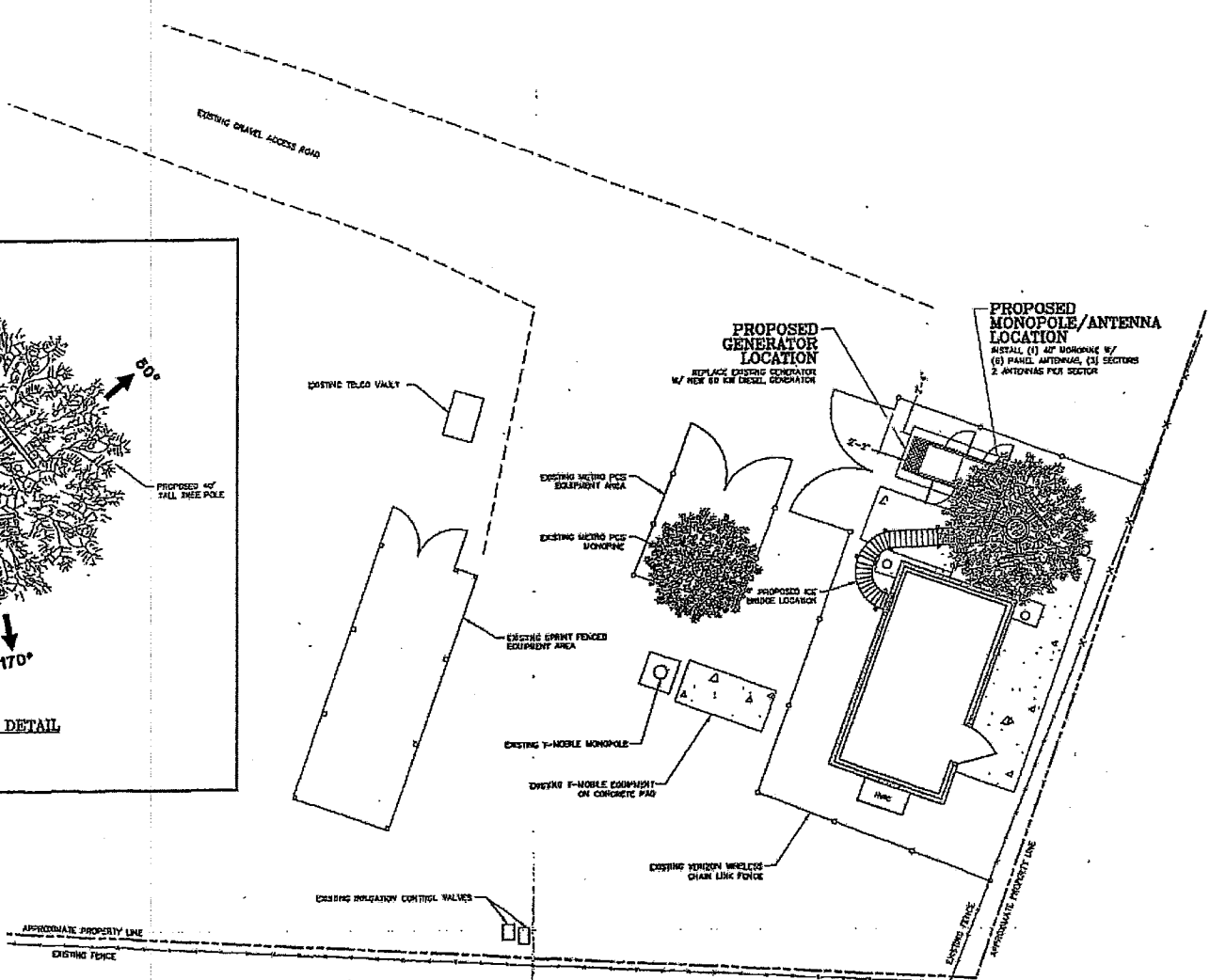
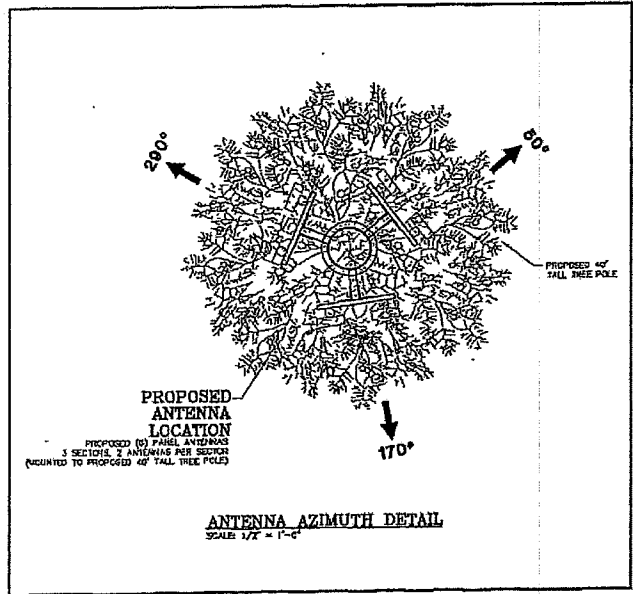
SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

HMH JOB #07114



HMH
 DESIGN GROUP
 5164 FRY ROAD
 VACAVILLE, CA. 95687

verizonwireless
 2785 MITCHELL DRIVE, BLDG #
 WALNUT CREEK, CA. 94598
 TOM KROHN
 (925) 278-6333

SITE NUMBER 115159
 SITE NAME RED BARN
 55 DUMBARTON ROAD
 ARDMAS, CA 95004
 MONTEREY COUNTY

EQUIP. ENGINEER:
 SIGNATURE _____
 LEASING:
 SIGNATURE _____
 ZONING:
 SIGNATURE _____
 CONSTRUCTION:
 SIGNATURE _____
 RF ENGINEER:
 SIGNATURE _____
 OWNER:
 SIGNATURE _____
 AGENT:
 SIGNATURE _____

DRAWN BY PGM CHECKED BY ASH

NO.	DATE	ISSUE
A	8-9-07	FOR REVIEW
0	8-10-07	100% ZONING

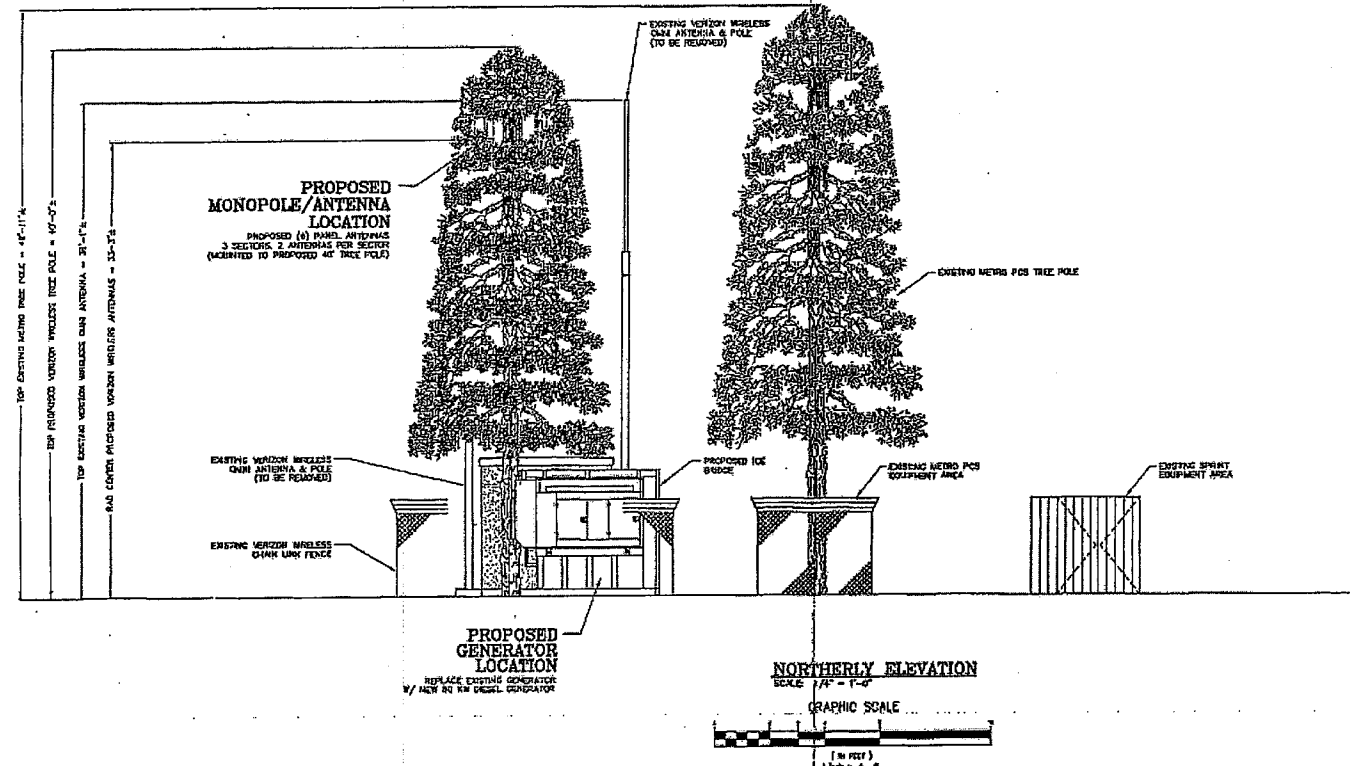
SHEET TITLE

**ELEVATION
 VIEW**

SHEET NUMBER

A-3

HMA JOB #07114



NORTH COUNTY




SAN BENITO COUNTY



APPLICANT: HILL

APN: 141-012-019-000

FILE # PLN070336

 300' Limit  2500' Limit  City Limits

