

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> June 10, 2009    Time: 9:00 AM	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Use Permit and Design Approval to allow the installation of a wireless telecommunications facility consisting of: 1) 54-foot tall tree-like structure (monopole) with 6 antennas; and 2) 7 ground-mounted radio cabinets (2 cabinets installed immediately and 5 for future installation).	
<b>Project Location:</b> 22 Rancho Fiesta Rd, Carmel Valley	<b>APN:</b> 187-041-024-000
<b>Planning File Number:</b> PLN080572	<b>Owner:</b> Robert Darwin <b>Agent:</b> AT&T Mobility
<b>Planning Area:</b> Carmel Valley Master Plan Area	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "LDR/2.5-D-S" (Low Density Residential, 2.5 Acre Minimum With Design Control And Site Plan Review Overlays)	
<b>CEQA Action:</b> Categorically Exempt per Section 15303 of the CEQA Guidelines	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Categorically Exempt the project from the California Environmental Quality Act per Section 15303 of the CEQA Guidelines; and
- 2) Approve the Use Permit and Design Approval (PLN080572), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

The subject site is a 22.03-acre parcel located at 22 Rancho Fiesta Road, in Carmel Valley. The applicant requests approval of a Use Permit and Design Approval to allow the installation of a wireless telecommunications facility consisting of: 1) a 54-foot tall tree-like structure (monopole) with 6 antennas; and 2) 7 ground-mounted radio cabinets (2 cabinets installed immediately and 5 for future installation). The project site includes a 420 square foot portion of the property which is to be fenced in and leased to AT&T. The primary issue with the project involves visual impacts to the surrounding area.

#### Parcel Layout

The southern perimeter of the parcel, near Carmel Valley Road, is fronted by numerous species of trees, including Monterey Pine, which range in height from 25-45 feet. The eastern perimeter of the parcel near Oak Meadow Lane, a private road, contains a large variety of riparian tree species, along with various large groves of Coast Live Oak trees, which range in height from 10-25 feet. The remainder of the parcel is primarily open meadow, which slopes slightly upward in a northern direction. Access to the 420 square foot lease area would be through the western perimeter of the property, utilizing an existing dirt road which traverses the entirety of the property in a south-eastern direction for 495 feet, before turning 90 degrees and continuing in a north-eastern direction for an additional 405 feet.

#### Visual Impacts

The project site has been located behind and adjacent to the grove of Coast Live Oak trees on the eastern side of the parcel in order to minimize disruption of views from existing homes and to provide screening from public roads, including Carmel Valley Road. In addition, the monopole will be camouflaged and has been designed to look like a Monterey Pine tree, which will also allow it to blend into the surrounding tree grove located along the southern perimeter of the property.

As part of the evaluation of the application and per requirements of the Zoning Ordinance, Section 21.64.310(C)(5) (Regulations for the Siting, Design, and Construction of Wireless Communication Facilities), staff instructed the applicant to erect a temporary telescoping pole on the project site, to the proposed elevation of 54 feet, to assist in determining any potential visual impacts associated with the project. Once the site was “flagged and staked” as requested, staff conducted two site visits to evaluate potential visual impacts to the surrounding public viewing areas, including public roads and areas within Garland Ranch Regional Park.

Staff has concluded the following: when viewed from Carmel Valley Road, the proposed facility is not visible, as the surrounding Pine trees provide complete screening (**Exhibit B.3-page 1, 2**). When viewed from Garland Ranch Regional Park, on the Lupine Loop trail, the uppermost 1/3 of the pole is slightly visible with unaided vision; however, the proposed design and camouflage (as a Monterey Pine) will allow for complete blending with surrounding Monterey Pines (**Exhibit B.3-pages 3-5**). The telescoping pole is not visible, with unaided vision, from any other areas of Garland Ranch Regional Park, and the numerous trails within the park. Unaided and aided photos were taken from the Maple Canyon Trail. (**Exhibit B.3-pages 6-8**)

Residences located off upper Miramonte Road and in the Rancho Del Sol/Oak Meadow Lane subdivision (private community) will be able to see portions of the proposed monopole. However, the facility has been located to minimize visual impacts from those areas, and the proposed design and camouflage of the facility will allow for blending with the surrounding Monterey Pines (**Exhibit B.3-pages 9-12**).

Based on the visibility evaluation, staff has concluded that the project would not involve a significant adverse visual impact to the surrounding area, and has been located and designed to blend with the surrounding natural vegetation and in compliance with Carmel Valley Master Plan policy 26.1.32, which requires states, “*development should be located in a manner that minimizes disruption of views from existing homes.*” Therefore, staff recommends that the Planning Commission approve the Use Permit and Design Approval to allow the installation of the wireless facility as proposed.

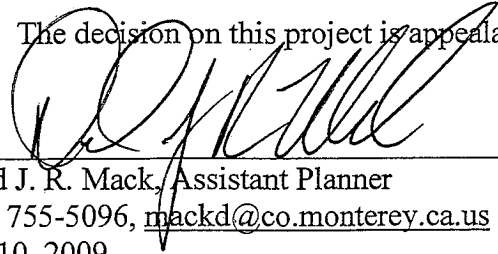
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Salinas Rural Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Salinas Rural Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The Carmel Valley Land Use Advisory Committee (LUAC) reviewed the project on March 16, 2009 and April 20, 2009. After reviewing the project, the LUAC recommended that the Planning Commission direct staff to analyze visual impacts and radiation exposure. Minutes from the meetings have been attached as Exhibit D.

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



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June 10, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Luis A. Osorio, Planning Services Manager; David J. R. Mack, Project Planner; Carol Allen, Senior Secretary; Robert Darwin, Owner; AT&T Mobility (Philip Thomas), Agent; Kerry Neiman, Neighbor; Planning File PLN080572

- Attachments:
- Exhibit A Project Data Sheet
  - Exhibit B Draft Resolution, including:
    1. Conditions of Approval
    2. Site Plan, Floor Plan and Elevations
    3. Visual Simulation and Existing Condition Photos
    4. Greater Monterey Peninsula Area Plan Figure 10
  - Exhibit C Vicinity Map
  - Exhibit D Carmel Valley Land Use Advisory Committee (LUAC) Minutes
  - Exhibit E Technical Reports

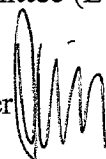
This report was reviewed by Luis A. Osorio, Planning Services Manager 



EXHIBIT – A

PROJECT  
DATA SHEET

# EXHIBIT A

## Project Information for PLN080572

Project Title: DARWIN ROBERT

Location: 22 RANCHO FIESTA RD CARMEL VALLEY

Primary APN: 187-041-024-000

Applicable Plan: Carmel Valley Master Plan

Coastal Zone: No

Permit Type: Use Permit

Zoning: LDR/2.5-D-S

Environmental Status: Exempt

Plan Designation: LOW DEN RESID

Advisory Committee: Carmel Valley

Final Action Deadline (884): 6/8/2009

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### Project Site Data:

Lot Size: 22.03 AC

Coverage Allowed: 25%

Coverage Proposed: 0.04%

Existing Structures (sf): N/A

Height Allowed: N/A

Proposed Structures (sf): 420

Height Proposed: 54

Total Sq. Ft.: 420

FAR Allowed: N/A

FAR Proposed: N/A

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### Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: MODERATE

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: IV

Archaeological Report #: LIB090194

Geologic Report #: N/A

Fire Hazard Zone: VERY HIGH

Traffic Report #: N/A

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### Other Information:

Water Source: N/A

Sewage Disposal (method): N/A

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: CARMEL VALLEY

Grading (cubic yds.): 100.0

Tree Removal: N/A

# EXHIBIT- B

## DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL
2. SITE PLAN, FLOOR PLAN AND ELEVATIONS
3. VISUAL SIMULATION AND EXISTING CONDITION PHOTOS
4. GREATER MONTEREY PENINSULA AREA PLAN FIGURE 10

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:  
**ROBERT DARWIN (PLN080572)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission to:

- 1) Categorically exempt the project from the California Environmental Quality Act per Section 15303 of the CEQA Guidelines; and
- 2) Approve the Use Permit and Design Approval to allow the installation of a wireless telecommunications facility consisting of: 1) 54 foot tall tree-like structure (monopole) with 6 antennas; and 2) 7 ground mounted radio cabinets (2 cabinets installed immediately and 5 for future installation).

(PLN080572, ROBERT DARWIN, 22 RANCHO FIESTA RD, CARMEL VALLEY, CARMEL VALLEY MASTER PLAN AREA (APN: 187-041-024-000

**The Use Permit and Design Approval application (PLN080572) came on for public hearing before the Monterey County Planning Commission on June 10, 2007. 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:**       **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 Monterey County General Plan,
  - Carmel Valley Master Plan Area,
  - Carmel Valley Master Plan Area, Inventory and Analysis,
  - Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 22 Rancho Fiesta Rd, Carmel Valley (Assessor's Parcel Number 187-041-024-000, Carmel Valley Master Plan Area. The parcel is zoned "LDR/2.5-D-S" (Low Density Residential, 2.5 acre minimum with Design Control and Site Plan



Review Overlays), which allows wireless communication facilities subject to the approval of a Use Permit per Section 21.14.050.AA, and pursuant to Section 21.64.310 of the Monterey County Zoning Ordinance (*Regulations for the Siting, Design, and Construction of Wireless Communication Facilities*).

- c) The proposed project is consistent with Carmel Valley Master Plan Policy 26.1.32(CV) which requires that *development should be located in a manner that minimizes disruption of views from existing homes*. The project has been located behind a grove of Coast Live Oak trees to minimize disruption of views from existing homes. In addition, the facility will be camouflaged and designed to look like a Monterey Pine tree, which will also allow it to blend into the surrounding Monterey Pines, located along the perimeter of the property. The proposed facility would not block or diminish views from existing homes. Simulation and existing condition photos have been attached as Exhibit 3.
- d) The project planner conducted a site inspection on March 16, 2009 and April 20, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project complies with Section 21.64.310 of the Monterey County Zoning Ordinance (Title 21), *Regulations for the Siting, Design, and Construction of Wireless Communication Facilities* (see Finding 6).
- f) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on March 16, 2009 and April 20, 2009. 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 involves a Design Approval for a project subject to review by the Planning Commission.
- g) 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 PLN080572.

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, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, 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) The property is located at 22 Rancho Fiesta Rd, Carmel Valley (Assessor's Parcel Number 187-041-024-000, Carmel Valley Master Plan Area. The parcel is zoned "LDR/2.5-D-S" (Low Density Residential, 2.5 acre minimum with Design Control and Site Plan Review Overlays), which allows wireless communication facilities subject to the approval of a Use Permit per Section 21.14.050.AA, and pursuant to Section 21.64.310 of the Monterey County Zoning Ordinance (*Regulations for the Siting, Design, and Construction of Wireless Communication Facilities*). Therefore the site is suitable for the proposed development.

Exhibit B-1

- c) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
  - *"Federal Communications Commission (FCC) Compliance Study on Non-Ionizing Electromagnetic Radiation (NIER) Exposure" (LIB090193) prepared by TRK Engineering, October 9, 2008.*
  - *"Preliminary Archaeological Reconnaissance for a Cell Tower Site, PLN080572" (LIB090194) prepared by Archeological Consulting, Salinas, CA, March 19, 2009.*
- d) Staff conducted a site inspection on March 16, 2009 and April 20, 2009 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080572.

3. **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 Salinas Rural Fire Protection District, Public Works, Environmental Health, Water Resources Agency, and the RMA- Planning Department. The respective departments/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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
  - b) Preceding findings and supporting evidence for PLN080572.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on March 16, 2009 and April 20, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) 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 PLN080572

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of small facilities or structures.
  - b) There is no evidence in the record that the project would result in substantial, or potentially substantial, adverse environmental changes to any of the physical conditions within the area, including land, air, water, minerals, flora, fauna, ambient noise, or objects of historic or aesthetic significance, as listed in Section 15382 of the California Environmental Quality Act.
  - c) The project utilizes a 420 square foot (35'x12') mostly flat area on a 22.03 acre parcel (959,627 square feet), constituting approximately 0.04% of lot coverage. Minimal grading will be conducted to level the site. Additionally, no water sources are located in the immediate vicinity of the project area. Therefore, no substantial or potential substantial adverse environmental impacts to the surrounding land, or water, can be associated with this development.
  - d) The project site is located in an area designated as visually sensitive by the Greater Monterey Peninsula Area Plan Figure 10 (**Exhibit B.4**), however, the facility has been located behind a grove of Coast Live Oak trees to minimize disruption of views. In addition, the facility will be camouflaged and designed to look like a Monterey Pine tree, which will also allow the tower to blend into the surrounding Monterey Pines, which are located along the perimeter of the property. The proposed tower height of 54-feet is consistent with the surrounding Monterey Pine trees, as allows for adequate broadcast from the site. The project is not visible, with un-aided vision, from Carmel Valley Road. The project can be seen from limited areas of Garland Ranch Regional Park, however the design and camouflage of the facility will allow for blending with the Monterey Pines surrounding the site (see Exhibit 3). Additionally, while the project would be seen from portions of a private housing development located to the rear of the project site, the tree-like design and camouflage of the facility will allow for blending with the surrounding Monterey Pines minimizing disruption of views from existing homes (**Exhibit B.3**). Therefore, no substantial or potentially substantial adverse environmental impacts to the surrounding views would result from this development.
  - e) A Federal Communications Commission Compliance Study report was prepared and submitted for the project. The limits established by the Federal Communication Commission (FCC) are designed to protect the public health with a very large margin of safety. This report analyzed the maximum exposure levels of microwave radiation, near the facility for a six-foot tall person to be 0.24% of the allowed levels, and for nearest building to the facility at approximately 300' to be 0.31% of the allowed levels (**Exhibit E** of the June 10, 2009 staff report).
  - f) The project is not located near any listed, endangered, or potentially significant vegetation or animal life. No substantial or potentially substantial adverse environmental impacts to the surrounding flora, fauna, or minerals can be associated with this development.

- g) The project is not located near any object of historic or aesthetic significance. No substantial or potentially substantial adverse environmental impacts to can be associated with this development.
- h) No adverse environmental effects were identified during staff review of the development application during a site visit on March 16, 2009 and April 20, 2009.
- i) See preceding and following findings and supporting evidence.

6. **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 proposed facility will consist of: 1) a new 54 foot tall monopole with 6 antennas; and 2) 7 ground mounted radio cabinets (2 cabinets installed immediately and 5 for future installation; and 3) one 260 square foot (22.5x11.5) concrete pad.
  - b) 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.
  - c) 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.
  - d) Staff site visit and project photos (PLN080572).

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

- EVIDENCE:** a) Section 21.80.040.D Monterey County Zoning Ordinance

**DECISION**

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

- A. Categorically Exempt the project from the California Environmental Quality Act per Section 15303 of the CEQA Guidelines; and
- B. Approve Use Permit and Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_, 2009.

\_\_\_\_\_  
Mike Novo, Secretary, Planning Commission

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 4 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION \_\_\_\_\_ - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

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

**Project Name:** DARWIN, Robert  
**File No.:** PLN080572  
**APNs:** 187-041-024-000  
**Approved by:** Planning Commission  
**Date:** June 10, 2009

Exhibit B.1

Permit Cont. 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 (immediate)
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**RMA - Planning Department**

1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and Design Approval (PLN080572) allows the installation of a wireless telecom facility consisting of: 1) 54 foot tall monopole with 6 antennas; and 2) 7 ground mounted radio cabinets (2 cabinets installed immediately and 5 for future installation). The property is located at 22 Rancho Fiesta Rd, Carmel Valley (Assessor's Parcel Number 187-041-024-000), Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. <b>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	
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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 (immediate)
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Planning Commission</b> for Assessor's Parcel Number 187-041-024-000 on <b>June 10, 2009</b>. The permit was granted subject to <u>15</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	Owner/ Applicant  RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p><b>PD032 - PERMIT TIME/YEAR &amp; DATE</b></p> <p>The permit shall be granted for a time period of 4 years, to expire on _____. (RMA - Planning Department)</p>	None	Owner/ Applicant	As stated in the conditions of approval	
4.		<p><b>PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHEOLOGICAL REPORT</b></p> <p>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 Society 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 the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant/ Archaeologist	Ongoing	

Permit Contd. Number	Ming 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 (time/date)
5.		<b>PD011 – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.  Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.  Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits  During Construction	
6.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Federal Communications Commission (FCC) Compliance Study on Non-Ionizing Electromagnetic Radiation (NIER) Exposure report has been prepared for this parcel by TRK Engineering, dated October 9, 2008, and is on record in the Monterey County RMA - Planning Department, Library No. LIB090193. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.  Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and building permits.  Prior to Occupancy	
7.		<b>PD016 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Preliminary Archaeological Reconnaissance report has been prepared for this parcel by	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building	



Permit Cond. Number	Mitig. Number	<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>	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Archaeological Consulting, dated March 19, 2009, and is on record in the Monterey County RMA - Planning Department, Library No. LIB090194. All development shall be in accordance with this report." (RMA – Planning Department)</p>		Owner/ Applicant	permits.  Prior to Occupancy	
8.		<p><b>PD039(A) – WIRELESS COMMUNICATION FACILITIES</b>  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. (RMA – Planning Department)</p>	<p>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.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits.	

Permit Code Number	Map 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 (time/date)
9.		<b>PD039(B) – WIRELESS COMMUNICATION FACILITIES</b> 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.	
10.		<b>PD039(C) – WIRELESS COMMUNICATION FACILITIES</b> 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 55 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 55 feet.	Owner/ Applicant	Ongoing	
11.		<b>PD039(D) – WIRELESS COMMUNICATION FACILITIES</b> 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 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)	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.  Restore the site to its natural state.	Owner/ Applicant	Prior to the issuance of grading or building permits/ Ongoing	Within 6 months of termination of use or abandonment of site.

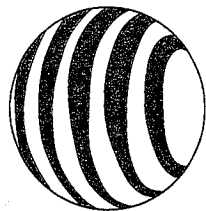
Permit Cond Number	Mitig Number	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	Responsible Party for Compliance	Timing	Verification of Compliance (date)
12.		<b>PD039(E) – WIRELESS COMMUNICATION FACILITIES</b> 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.  If the facility is in violation of FCC emission standards, a public hearing shall be set before the Appropriate Authority to consider revocation or modification of the permit.	Owner/ Applicant  Director of the RMA – Planning Department	Prior to the commencement of use/ Ongoing  Ongoing	
<b>Fire Agency SALINAS RURAL FIRE PROTECTION DEPARTMENT</b>						
13.		<b>FIRE007 - DRIVEWAYS</b> Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection.	

Permit Code Number	Misc. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party/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 (time/date)
		800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Salinas Rural Fire Protection District)</b>				
14.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner  Applicant or owner	Prior to issuance of building permit.  Prior to final building inspection	

Permit Condi. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed where applicable, or certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
15.		<p>be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire Protection District)</p> <p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>            Maintain combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety.            Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Salinas Rural Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as 'Fire Dept. Notes' on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	

**END OF CONDITIONS**  
 Rev. 04/15//2009





at&t

CN3555-A  
 LAURELES GRADE  
 22 RANCHO FIESTA ROAD  
 CARMEL VALLEY, CALIFORNIA 93924

**SPECIAL INSPECTIONS**

1	CONCRETE	121 VISIT FOR COMPOSITE OF CONCRETE IN
2	DOCK REINFORCED IN CONCRETE FORM	CONCRETE WITH THE 50% INSPECTION REPORT
3	CONCRETE WITH THE 50% INSPECTION REPORT	CONCRETE WITH THE 50% INSPECTION REPORT
4	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
5	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
6	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
7	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
8	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
9	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
10	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
11	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT
12	REINFORCED STEEL AND WELDING STEEL	CONCRETE WITH THE 50% INSPECTION REPORT

**CONSULTANT TEAM**

**CLIENTS REPRESENTATIVE:**  
 ERICSSON INC.  
 1800 SHERBOURNE BLVD. ROOM 300  
 PLACENTIA, CALIFORNIA 94646  
 CONSTRUCTION MANAGER:  
 TILA DESIGN  
 PHONE: (916) 437-9119

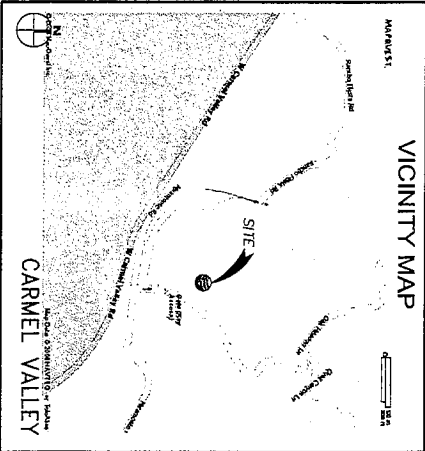
**BLACK DOT WIRELESS**  
 220 COLUCCIE  
 BIRMINGHAM, CALIFORNIA 94022  
 PHONE: (949) 271-7210

**SITE ACQUISITION & ZONING:**  
 PHILIP PROUSS  
 PHONE: (949) 330-5749

**RF ENGINEER:**  
 DANIEL SCHUM  
 PHONE: (949) 588-7031

**ARCHITECT:**  
 AFFETTER ROAD AND ASSOCIATES  
 3 SAN JOAQUIN PLAZA  
 HERNDON BEACH, CALIFORNIA 94020  
 PHONE: (707) 351-4330  
 FAX: (707) 351-4331  
 CONTACT: TROYN WELSON

**LAND SURVEYOR:**  
 JES BRONKHORST, INC.  
 1355 WILLOW WAY, SUITE 108  
 CONCORD, CALIFORNIA 94520  
 PHONE: (925) 574-1151  
 FAX: (925) 574-1151  
 CONTACT: JEFF IRVINE



**DEVELOPMENT SUMMARY**

**APPLICANT:** A&T MOBILE  
 4420 ROCKWOOD DRIVE  
 PLACENTIA, CALIFORNIA 94646

**OWNER:** ROBERT DAVEN  
 P.O. BOX 1125  
 CARMEL VALLEY, CALIFORNIA 93924  
 PHONE: (831) 658-2205

**OTHER ON-SITE DESIGN FEATURES:**  
 NONE

**PROJECT ADDRESS:** 22 RANCHO FIESTA ROAD  
 CARMEL VALLEY, CALIFORNIA 93924

**ASSISTANT PARCEL NUMBER:** 187-041-024

**LENGTH:** 37.30' 4.68" N

**WIDTH:** 131' 45" 29.16" W

**LAND/ZONE TYPE:** MUD-03

**EXISTING ZONING:** LDR 2.5-70-5

**PROPOSED PROJECT AREA:** 420 SQ. FT.

**PROPOSED TYPE OF CONSTRUCTION:** TYPE V-A

**PROPOSED OCCUPANCY:** U

**EXISTING TYPE OF CONSTRUCTION:** NOT APPLICABLE

**EXISTING OCCUPANCY:** NOT APPLICABLE

**JURISDICTION:** COUNTY OF MONTEREY

**COUNTY:** MONTEREY

**PROJECT DESCRIPTION**

ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES TO BE INSTALLED AND PROTECTED. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED. ALL NEW UTILITIES TO BE INSTALLED AND PROTECTED.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS PLAN IS PART OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL AND ASSASSONS MAP NO. 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**SHEET INDEX**

1-1	TITLE SHEET
A-0	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	SOUTH ELEVATION
C-1	SITE SURVEY (FOR REFERENCE ONLY)
C-2	SITE SURVEY (FOR REFERENCE ONLY)

**APPLICABLE CODES**

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:  
 CALIFORNIA BUILDING CODE, 2007 EDITION, BASED ON THE 2006 INTERNATIONAL BUILDING CODE  
 CALIFORNIA FIRE CODE, 2007 EDITION, BASED ON THE 2006 INTERNATIONAL FIRE CODE  
 CALIFORNIA MECHANICAL CODE, 2007 EDITION, BASED ON THE 2006 INTERNATIONAL MECHANICAL CODE  
 CALIFORNIA PLUMBING CODE, 2007 EDITION, BASED ON THE 2006 INTERNATIONAL PLUMBING CODE  
 CALIFORNIA ELECTRICAL CODE, 2007 EDITION, BASED ON THE 2006 NATIONAL ELECTRICAL CODE  
 CALIFORNIA ENERGY CODE, 2007 EDITION.

**ACCESSIBILITY DISCLAIMER**

THIS PROJECT IS AN UNOCCUPIED WIRELESS TELECOMMUNICATIONS FACILITY AND IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS.

**SCALE**

THE DRAWING SCALES SHOWN IN THIS SET REPRESENT THE CORRECT SCALE ONLY. WHEN THESE DRAWINGS ARE PRINTED IN A 24"x36" FORMAT, IF THIS DRAWING SET IS NOT 24"x36", THIS SET IS NOT TO SCALE.

**JRA**  
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 San Jose, CA 95128  
 Phone: (415) 726-3312  
 Fax: (415) 726-3311

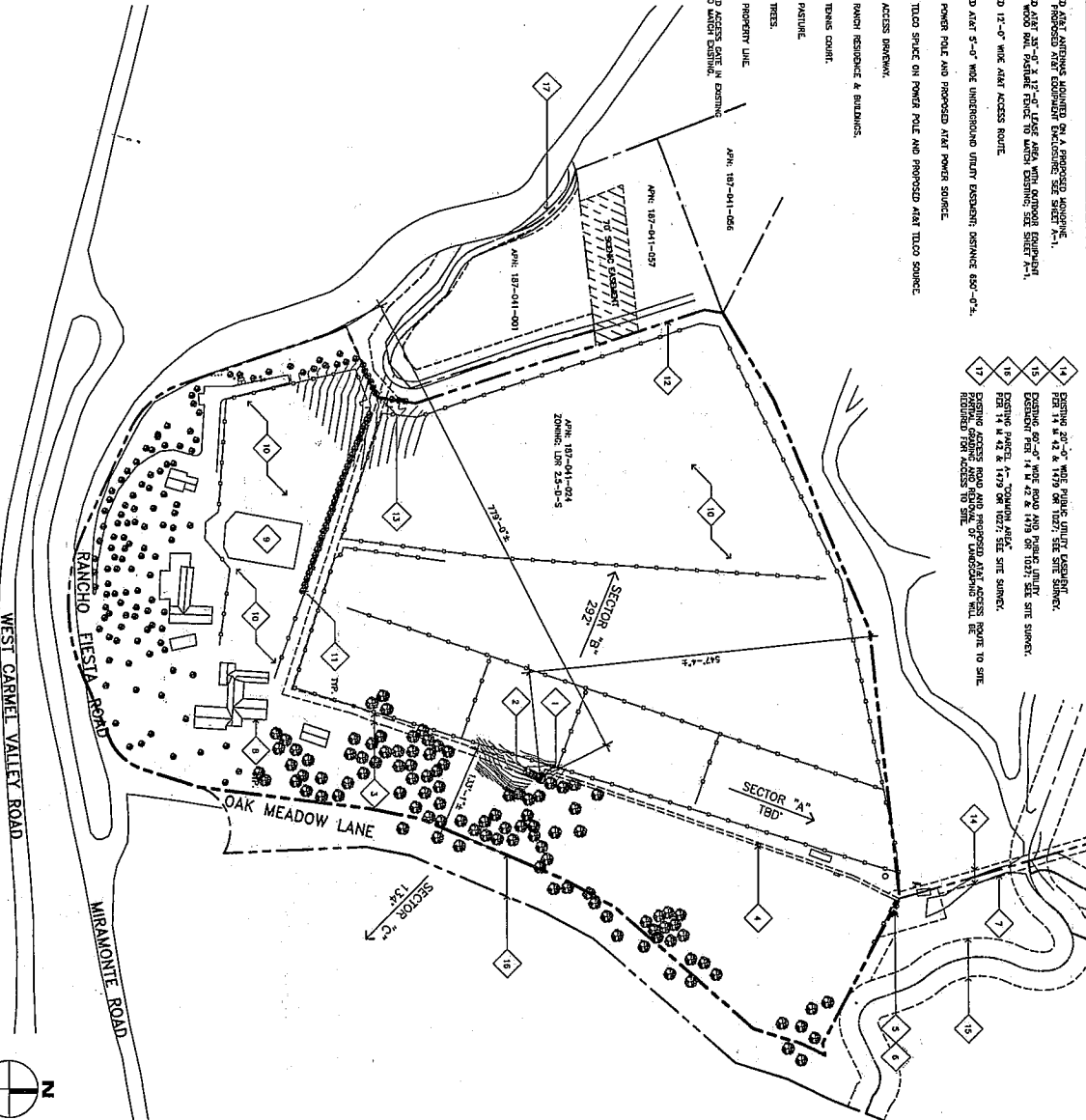
**PROPRIETARY INFORMATION**  
 THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS THE PROPERTY OF JRA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JRA.

DATE: 05/09/08  
 DRAWN BY: JRA  
 CHECKED BY: JRA  
 REVISIONS:  
 05/09/08 NEW LOTS (P-1)  
 05/09/08 NEW LOTS (P-2)  
 05/09/08 REVISION PER MAIL (P-1)  
 12/01/08 ACCESS ROAD ADDED (P-3)  
 01/17/09 ACCESS ROAD REVISION (P-3)

APPROVALS	DATE
R.T.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE
PRODUCT NAME	
LAURELES GRADE	
PROJECT NUMBER	
CN3555-A	
22 RANCHO FIESTA ROAD	
CARMEL VALLEY, CALIFORNIA 93924	
MONTEREY COUNTY	
EXEMPT DATES	
05/09/08 PRELIMINARY TO PERMIT (P-1)	
05/09/08 NEW LOTS (P-2)	
05/09/08 NEW LOTS (P-3)	
05/09/08 REVISION PER MAIL (P-1)	
12/01/08 ACCESS ROAD ADDED (P-3)	
01/17/09 ACCESS ROAD REVISION (P-3)	
TITLE SHEET	
T-1	

**SITE PLAN KEYNOTES**

- 1. PROPOSED 1/2" ANTENNA MOUNTED ON A PROPOSED HOUSING WITH A PROPOSED AIR EXHAUSTION EXHAUSTING SEE SHEET A-1.
- 2. PROPOSED AIR 2'-0" x 17'-0" LEASE AREA WITH AIRPORT EQUIPMENT WITHIN A WOOD PAUL, BUSHLET FENCE TO MATCH EXISTING. SEE SHEET A-1.
- 3. PROPOSED 12'-0" WIDE AIR ACCESS ROUTE.
- 4. EXISTING POWER POLE AND PROPOSED AIR POWER SOURCE.
- 5. EXISTING TILCO SPUR ON POWER POLE AND PROPOSED AIR TILCO SOURCE.
- 6. EXISTING TILCO SPUR ON POWER POLE AND PROPOSED AIR TILCO SOURCE.
- 7. EXISTING ACCESS DRIVEWAY.
- 8. EXISTING RANCH RESIDENCE & BUILDINGS.
- 9. EXISTING TRAVIS COURT.
- 10. EXISTING PASTURE.
- 11. EXISTING TREES.
- 12. EXISTING PROPERTY LINE.
- 13. PROPOSED AIRPORT CONTROL TOWER EXISTING.
- 14. EXISTING 30'-0" WIDE PUBLIC UTILITY EXHAUSTION PER 14 M 42 & 1479 OR 10277 SEE SITE SURVEY.
- 15. EXISTING 60'-0" WIDE ROAD AND PUBLIC UTILITY EXHAUSTION PER 14 M 42 & 1479 OR 10277 SEE SITE SURVEY.
- 16. EXISTING PAVED 14'-0" WIDE ROAD AND PUBLIC UTILITY EXHAUSTION PER 14 M 42 & 1479 OR 10277 SEE SITE SURVEY.
- 17. EXISTING ACCESS ROAD AND PROPOSED AIR ACCESS ROUTE TO SITE EXHAUSTION PER ACCESS TO SITE. SEE SHEET A-1 FOR ACCESS TO SITE.



**SITE PLAN**

SCALE 1"=90'  
0" 45' 90'

3

**ANTENNA COAXIAL CABLE SCHEDULE 2**

ANTENNA	CONDUCTOR	DIAMETER	LENGTH	TYPE	REMARKS
1	2	0.075"	100'	RG-62	
2	2	0.075"	100'	RG-62	
3	2	0.075"	100'	RG-62	
4	2	0.075"	100'	RG-62	
5	2	0.075"	100'	RG-62	
6	2	0.075"	100'	RG-62	
7	2	0.075"	100'	RG-62	
8	2	0.075"	100'	RG-62	
9	2	0.075"	100'	RG-62	
10	2	0.075"	100'	RG-62	
11	2	0.075"	100'	RG-62	
12	2	0.075"	100'	RG-62	
13	2	0.075"	100'	RG-62	
14	2	0.075"	100'	RG-62	
15	2	0.075"	100'	RG-62	
16	2	0.075"	100'	RG-62	
17	2	0.075"	100'	RG-62	

**GENERAL ANTENNA & CABLE NOTES 1**

- CONTRACTOR TO PROVIDE ALL LABOR TO INSTALL 1/8 BINS OF COAX, 6 TH'S AND 6 ANTENNAS.
- EXHAUSTION TO PROVIDE ALL COAX, CONNECTORS, AND/OTHER EQUIPMENT (INCLUDING WEATHER STRIPPING, STRIPPER, PINS, ETC.).
- CONTRACTOR TO OBTAIN PERMITS FOR ALL COAX, COLORED BANS OF 24" OR GREY. PERMITS FROM THE CITY OF PALMDALE, CALIFORNIA.

SECTOR	CONDUCTOR	DIAMETER	LENGTH	TYPE	REMARKS
SECTOR A	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
SECTOR B	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
SECTOR C	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	
	2	0.075"	100'	RG-62	

- WHERE ANTENNA UNITS ARE INSTALLED, THE COLOR CODE OF THE HIGHEST PRIORITY PERMITS (I.E. UNITS DERIVED WITH TMA SHOULD HAVE COLOR 4 BROWN).
- ALL ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL COAXIAL CABLE TAPES AND ANTENNAS TO BE INSTALLED TO THE ANTENNA UNITS. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- ANTENNA UNITS SHALL BE 14" DIA. AND 14" HIGH. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
- ANTENNA UNITS SHALL BE 14" DIA. AND 14" HIGH. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
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- ANTENNA UNITS SHALL BE 14" DIA. AND 14" HIGH. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
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- ANTENNA UNITS SHALL BE 14" DIA. AND 14" HIGH. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
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- ANTENNA UNITS SHALL BE 14" DIA. AND 14" HIGH. THE CONTRACTOR SHALL VERIFY THE PROPER INSTALLATION OF ANTENNAS AND ANTENNA CABLE SHALL BE FINISHED BY ENGLISH INC. AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.

**JIRA**  
Jeffrey R. Jira & Associates, Inc.  
Antenna & Telecommunications  
10000 Van Nuys Blvd., Suite 200  
Van Nuys, CA 91411  
Phone: (818) 782-3222  
Fax: (818) 782-3222

**at&t**  
1420 Sherman Drive  
Folsom, California 95666

**LAURELES GRADE**  
PROJECT NUMBER  
ONS355-A  
22 RANCHO HUESTA ROAD  
CAMEL VALLEY, CALIFORNIA 93324  
MONTROSE COUNTY

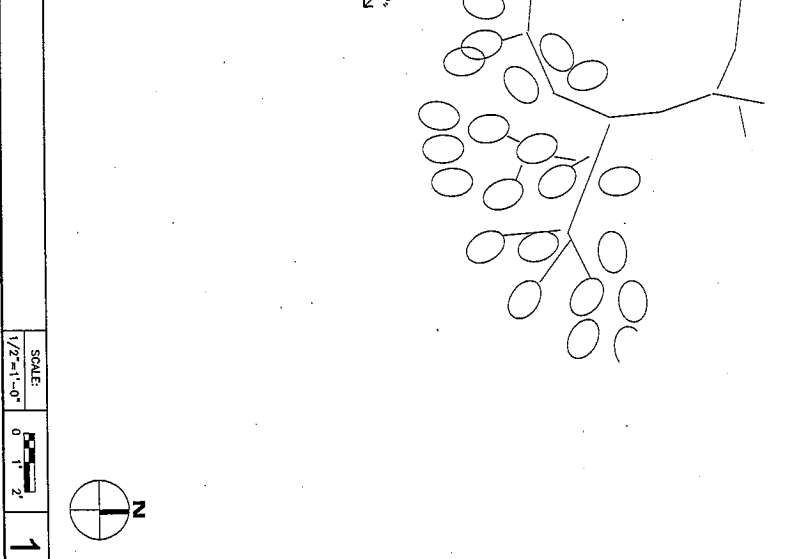
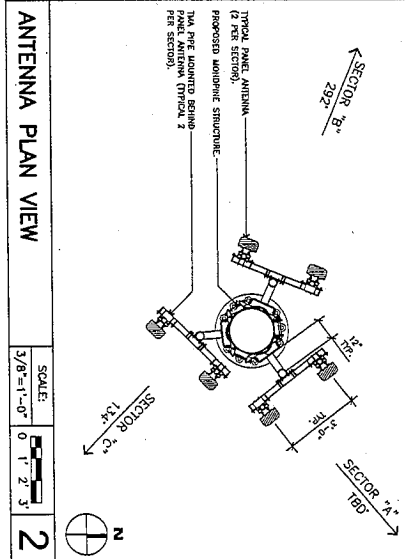
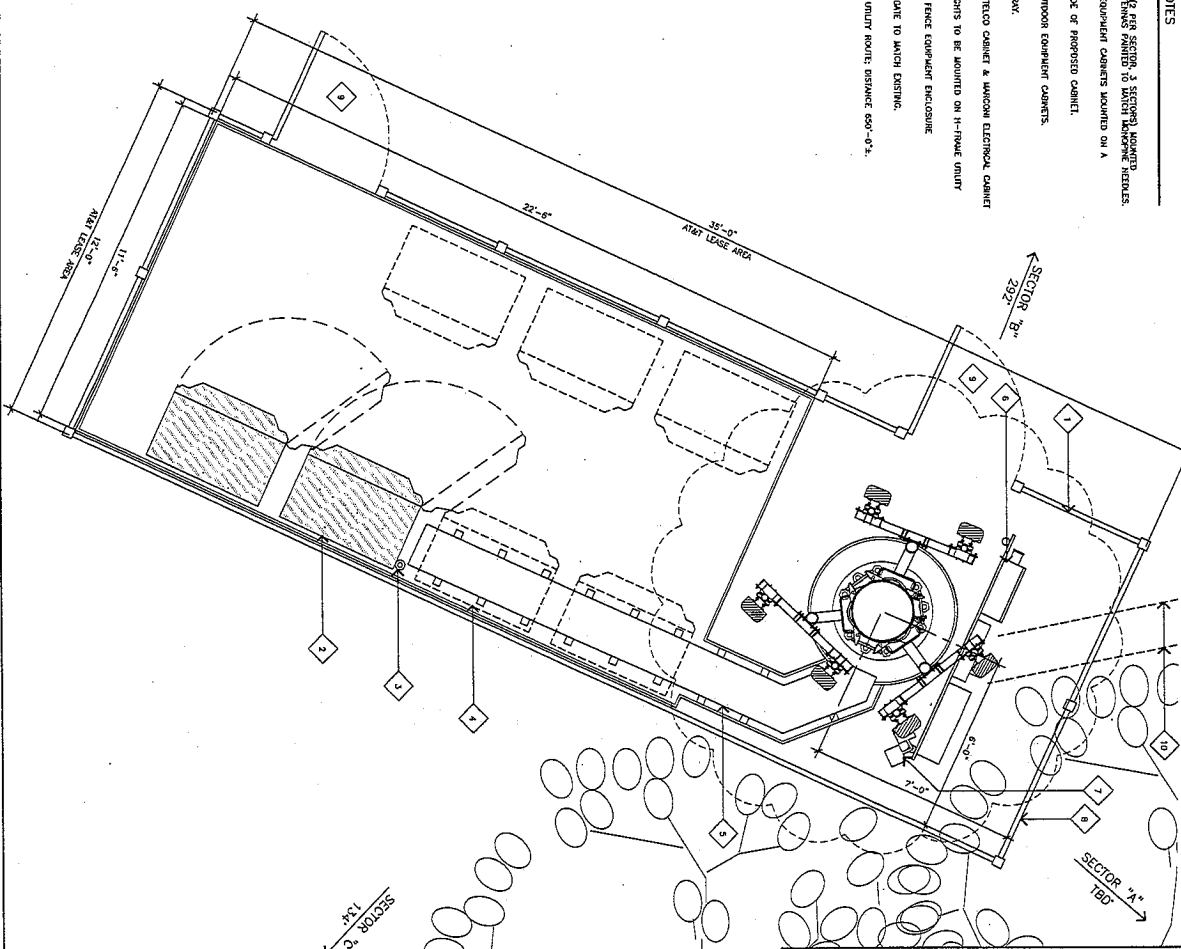
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SHEET TITLE  
SITING PLAN  
DRAWING DATES  
05/08/08 PRELIMINARY TO REVIEW (P1)  
05/29/08 REV. 2195 (P1)  
09/08/08 REVISED PER PERM (P2)  
12/01/08 ACCESS ROAD ADDED (P3)  
01/17/09 ACCESS ROAD REMOVED (P4)



ENLARGED SITE PLAN KEYNOTES

- 1 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 2 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 3 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 4 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 5 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 6 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 7 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 8 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 9 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.
- 10 PROPOSED (1) ANTENNAE TO BE RELOCATED TO SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (2) SECTOR 2 LOCATED ON A CONCRETE FOUNDATION. (3) ANTENNAE LOCATED ON A CONCRETE FOUNDATION. (4) ANTENNAE LOCATED ON A CONCRETE FOUNDATION.

ENLARGED SITE PLAN



**JIRA**  
Jeffrey Rowe & Associates, Inc.  
Architectural & Mechanical  
1400 Broadway, Suite 1400  
Berkeley, CA 94704  
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Fax: (415) 760-3311

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STAMP  
SEAL OF ARCHITECT  
JEFFREY ROWE & ASSOCIATES, INC.  
NO. 1400  
CALIFORNIA  
STATE OF CALIFORNIA  
ARCHITECT

PREPARED FOR  
**at&t**  
1420 Broadway, Suite 1400  
Berkeley, California 94704

APPROVALS

R.F.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

PROJECT NAME  
**LAURELES GRADE**

PROJECT NUMBER  
**CN3555-A**

22 RANCHO DUTRAN ROAD  
CHALUPA, MONTEREY COUNTY, CALIFORNIA 95924

DRAWING DATES

05/08/08	PRELIMINARY 20 RANCHO (P1)
05/29/08	FINAL 20'S (P2)
06/15/08	NEW LEASE AREA (P3)
07/01/08	NEW LEASE AREA (P4)
12/01/08	ACCESS ROAD AMMO (P5)
01/17/09	ACCESS ROAD REVERSE (P6)

SHEET TITLE  
**ENLARGED SITE PLAN**

**A-1**

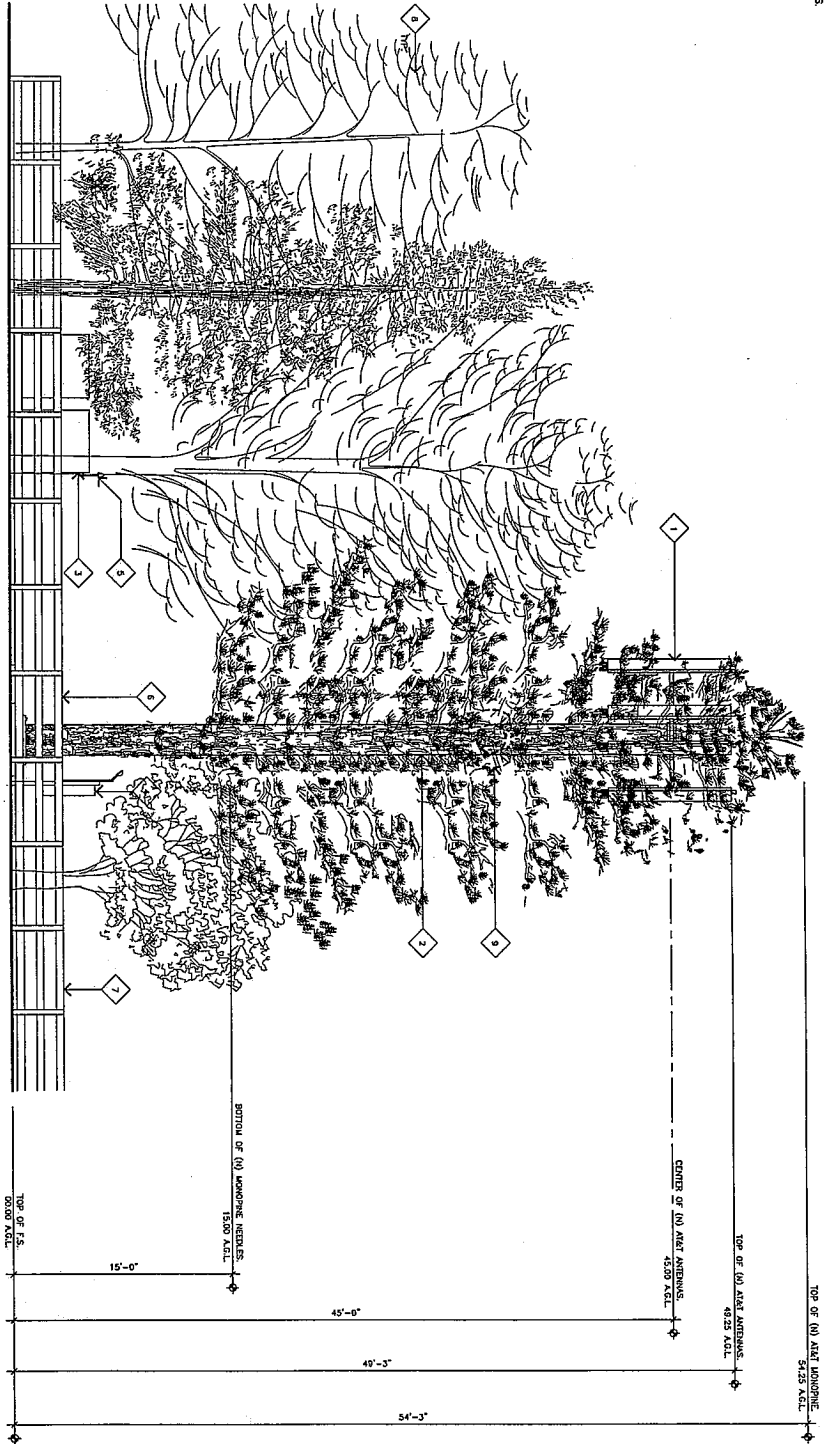
SCALE: 1/2"=1'-0"

0 1' 2'

1

**ELEVATION KEYNOTES**

- 1 PROPOSED (1) AIR MOUNTED LIGHT FIXTURE (3 SPOTS) MATCH UNIFORMITY NEEDLES
- 2 PROPOSED MONUMENT WITH FULL DARK CLADDING
- 3 PROPOSED AIR OUTDOOR EQUIPMENT MOUNTED ON A PROPOSED BRASSER PILE
- 4 PROPOSED LIGHT FIXTURES (2) AIR MOUNTED & AIRBORN EQUIPMENT MOUNTED TO TOP OF BRASSER PILE
- 5 PROPOSED ORS MOUNTED TO SIDE OF PROPOSED CLERK
- 6 PROPOSED 1000 GAL PASTURE FEED EQUIPMENT ENCLOSURE TO MATCH EXISTING
- 7 EXISTING WOOD RAIL PASTURE FENCE
- 8 EXISTING TREES, PROTECT IN PLACE
- 9 FUTURE (2) UPGRADE AIRMOUNTS

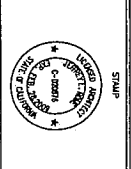


**EAST ELEVATION**

SCALE:	1/4"=1'-0"	0	2'	4'
		1		

**JIRA**  
 Jeffrey Rame & Associates, Inc.  
 Architecture & Landscape Architecture  
 3000 West 10th Street  
 Denver, Colorado 80202  
 Phone: (303) 733-3311  
 Fax: (303) 733-3311

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**at&t**  
 4410 Riverside Drive  
 Greenwood, Colorado 81608

APPROVALS	
RF:	DATE
ZONING:	DATE
CONSTRUCTION:	DATE
DATE ACQUISITION:	DATE
OWNER APPROVAL:	DATE

**PROJECT NAME:**  
 LAURELES GRADE  
**PROJECT NUMBER:**  
 CNS555-A  
**OWNER:**  
 22 BANCRO FTISA ROAD  
 CORRAL SPRING, COLORADO 80824

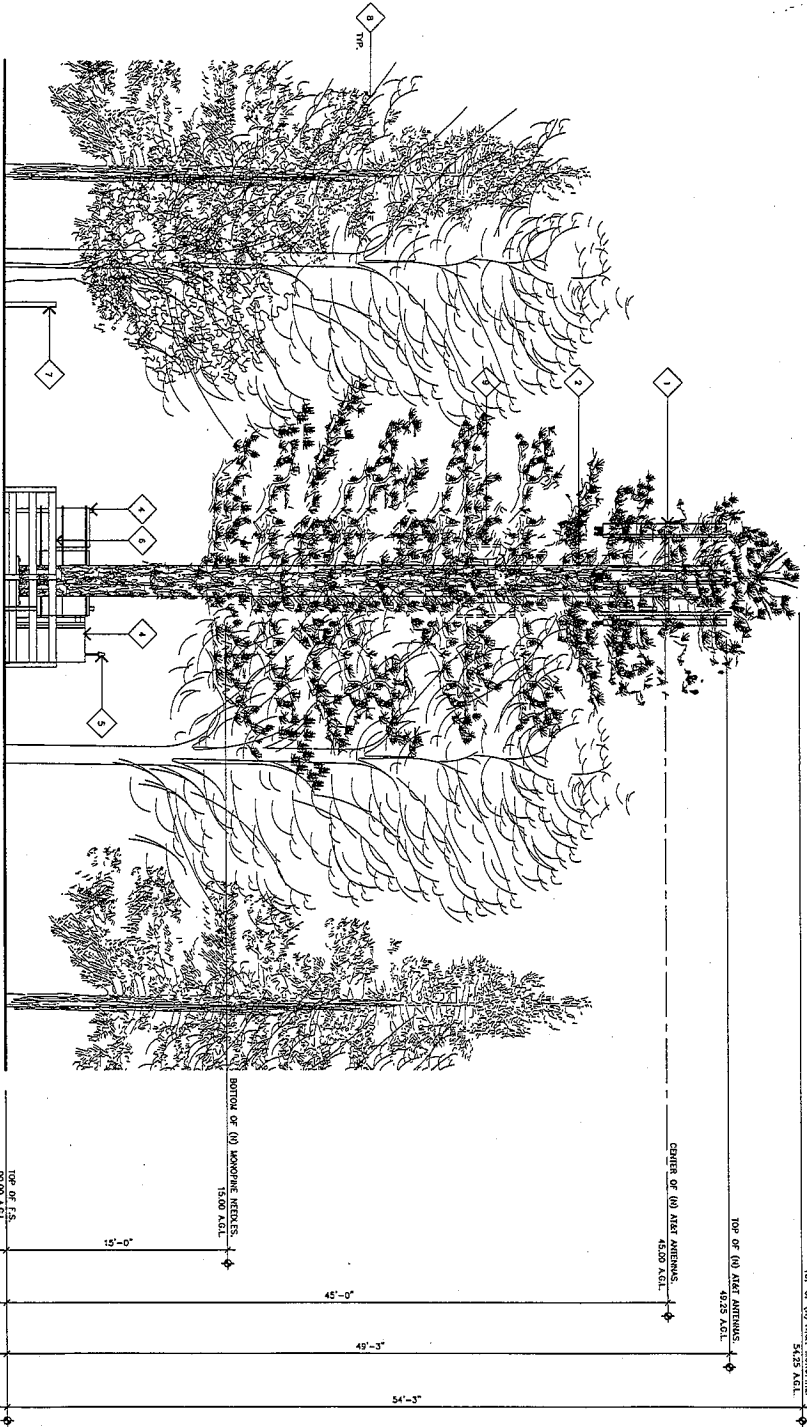
**DRAWING DATES**

04/04/08	PRELIMINARY TO SCHEMATIC (P1)
05/29/08	FINAL 20% (P2)
08/15/08	NEW LEASE MEA (P3)
09/08/08	REVISED PER OMA (P4)
01/17/09	ACCESS ROAD REVISED (P5)

**SHEET TITLE**  
 EAST ELEVATION  
**A-2**

**ELEVATION KEYNOTES**

- 1 PROPOSED (O) AIR ANTENNAS (2 PER SECTION, 2 SECTIONS) MATCH ADJACENT SHEETS. PAINT ANTENNAS TO MATCH ADJACENT SHEETS.
- 2 PROPOSED MONOPHASE WITH FULL DARK CLADDING.
- 3 PROPOSED ASAT OUTDOOR EQUIPMENT MOUNTED ON A PROPOSED CONCRETE PAD.
- 4 PROPOSED WATER/PROTECTANT AT THE CORNER, A SECTION FROM THE CENTERLINE TO THE CENTERLINE.
- 5 PROPOSED OPS MOUNTED TO SIDE OF PROPOSED CABINET.
- 6 PROPOSED WOOD 8x4 POSTURE FRAME EQUIPMENT ENCLOSURE TO MATCH EXISTING.
- 7 EXISTING WOOD RAIL POSTURE FRAME.
- 8 EXISTING TREES, PROTECT IN PLACE.
- 9 FINISH (O) HIDEWAY ANTENNAS.

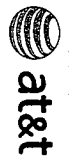


**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"  
 0 2' 4'  
**1**

**JRA**  
 Jeffrey Romo & Associates, Inc.  
 Architecture & Landscape Architecture  
 1 San Joaquin Plaza, Suite 155  
 Modesto, CA 95201  
 Phone: (209) 765-3333  
 Fax: (209) 766-3331

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4430 Balanced Drive  
 Pleasanton, California 94568

**APPROVALS**

RE.	DATE
ZONING	DATE
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
OWNER APPROVAL	DATE

**PROJECT NAME**  
 LAURELES GRADE

**PROJECT NUMBER**  
 CN3555-A  
 22 BUNDO FEYER ROAD  
 CHANTEL WALKER, CALIFORNIA 95324  
 MONTEREY COUNTY

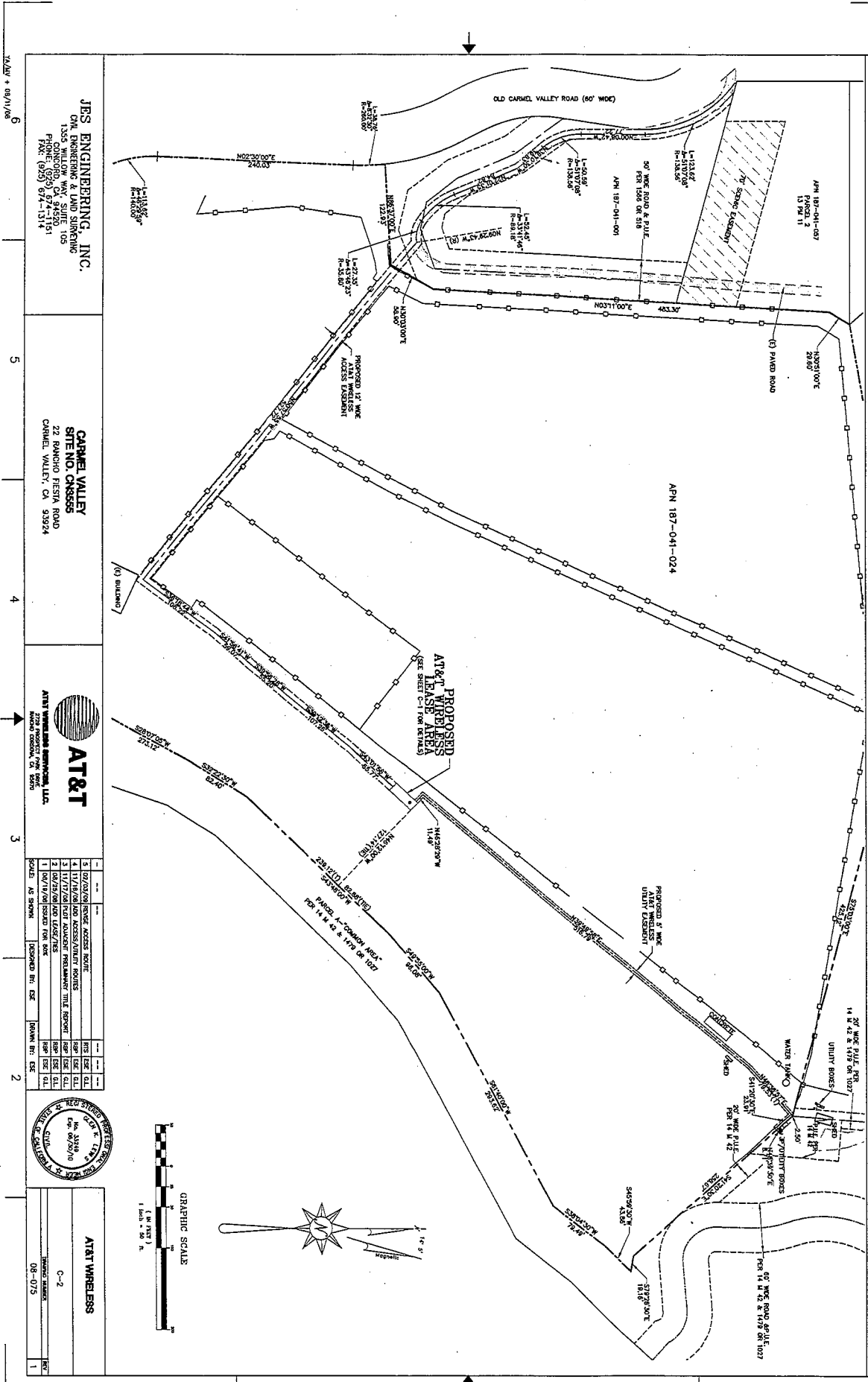
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 06/08/08 PRELIMINARY TO REVIEW (P1)  
 05/29/08 FINAL 20% (P2)  
 09/02/08 REVISION SET (P3)  
 12/07/08 ACCESS ROAD MOVED (P4)  
 01/17/09 ACCESS ROAD REVERSED (P5)

**SHEET TITLE**  
 SOUTH ELEVATION

**A-3**



EASEMENT VIEW SCALE 1"=50'



**JES ENGINEERING, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 1355 CHILTON WAY, SUITE 105  
 SAN JOSE, CA 95128  
 PHONE: (925) 674-1151  
 FAX: (925) 674-1514

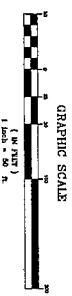
**CARMEL VALLEY**  
 SITE NO. CR8555  
 22 RANCHO FERIA ROAD  
 CARMEL VALLEY, CA 93924



NO.	DATE	DESCRIPTION	BY	CHK.
1	07/03/09	WIRE ACCESS ROUTE	RS	ESL
2	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
3	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
4	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
5	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
6	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
7	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
8	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
9	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL
10	11/17/09	WIRE ACCESS/UTILITY ROUTES	RS	ESL

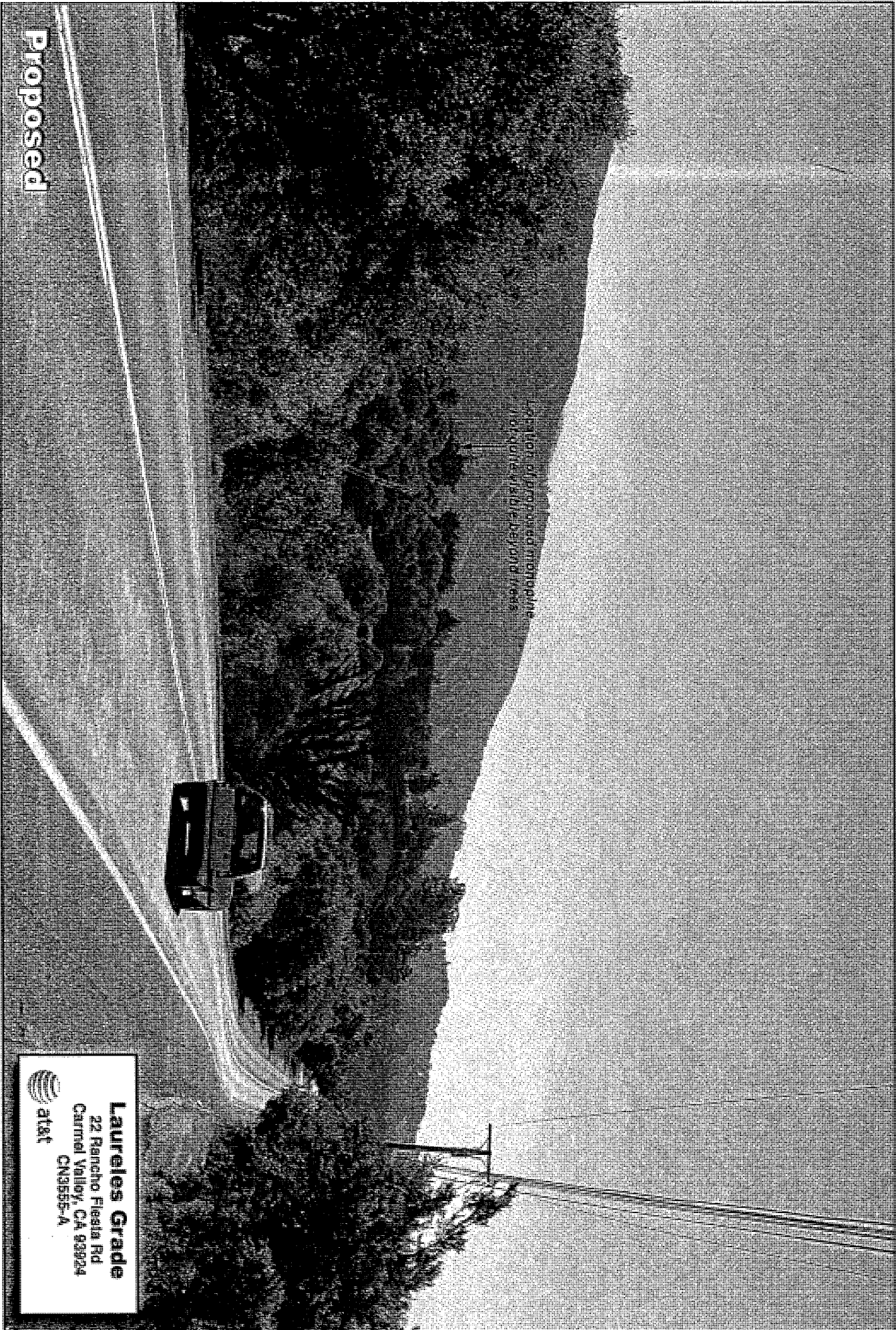


<b>AT&amp;T WIRELESS</b>	
PROJECT NO.	C-2
DRAWING NO.	08-075
DATE	11/17/09





# Sim 1 - Photosimulation of view looking east from eastbound Carmel Valley Road.



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**Preview Alerts**  
 Call 800.691.6910



**Sim 8 - Photosimulation of view looking northwest from westbound Carmel Valley Road.**

Exhibit B.3


August 15, 2008


Page 2 of 12 Pages

Location of proposed manholes,  
not visible in this view.

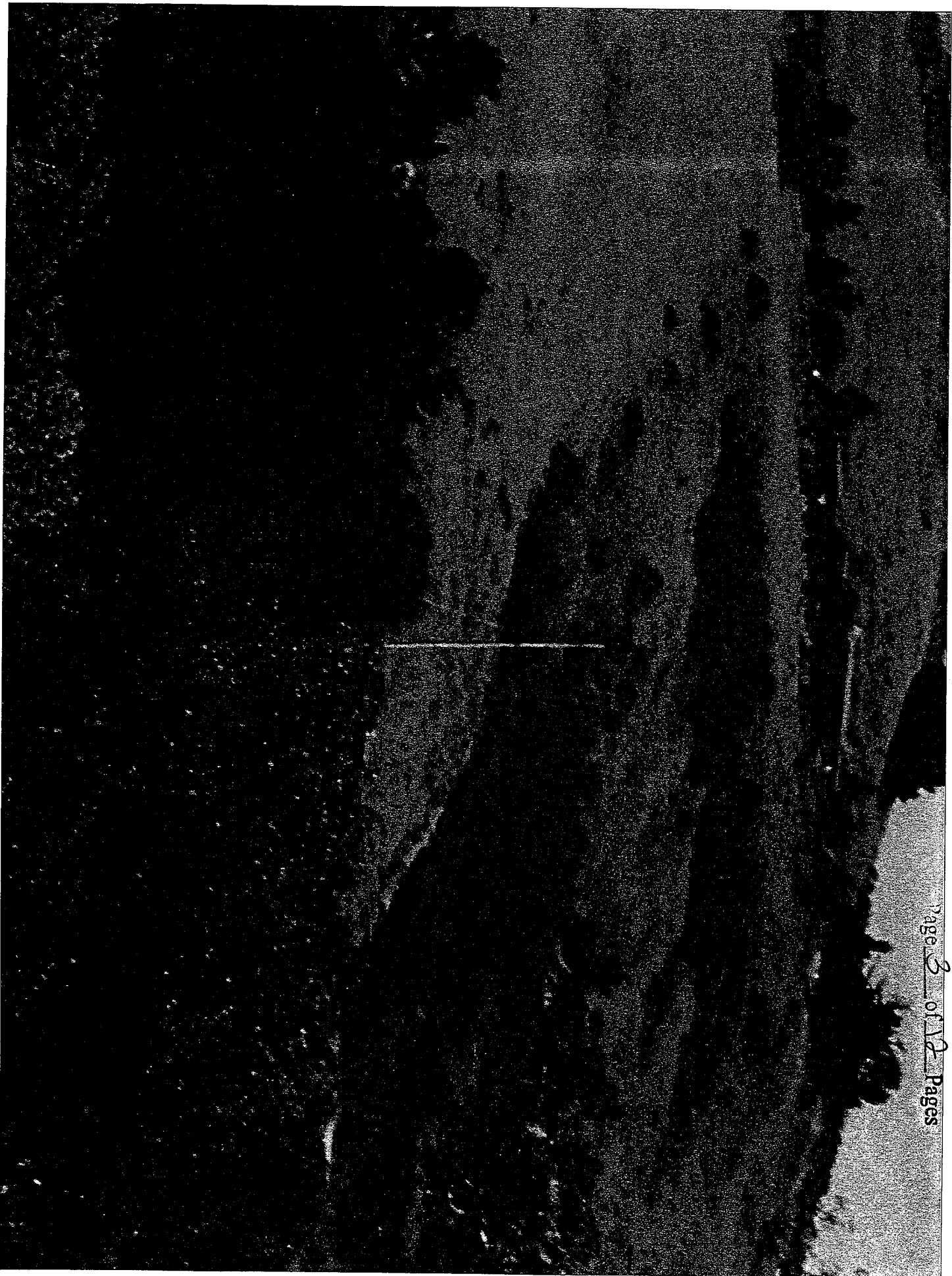
**Proposed**

NOTE: The Manholes would need to be 28 feet taller to begin to show above the trees from this vantage point.

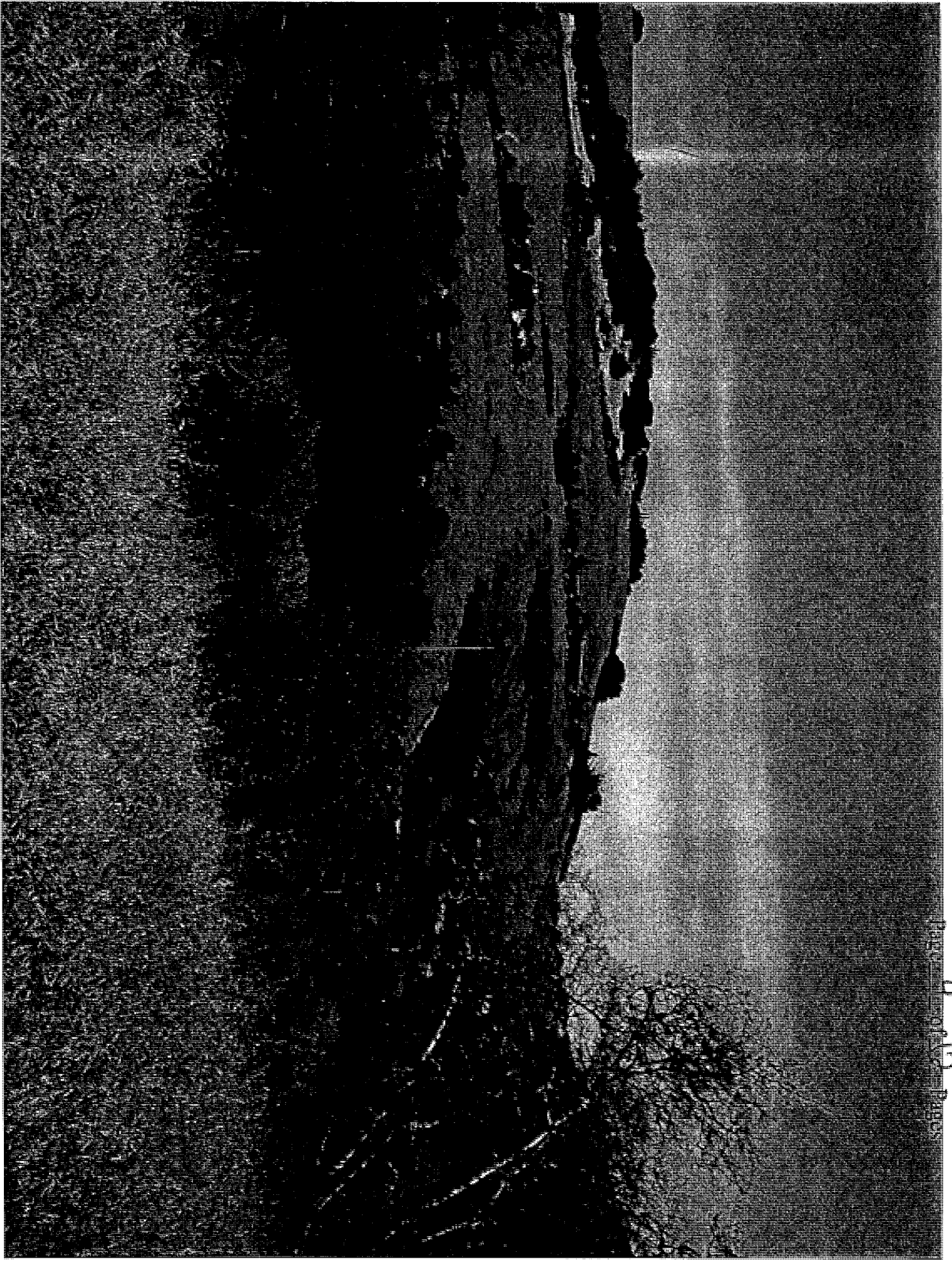
 **Laureles Grade**  
22 Rancho Fiesta Rd  
Carmel Valley, CA 93924  
C10355-A

 at&t



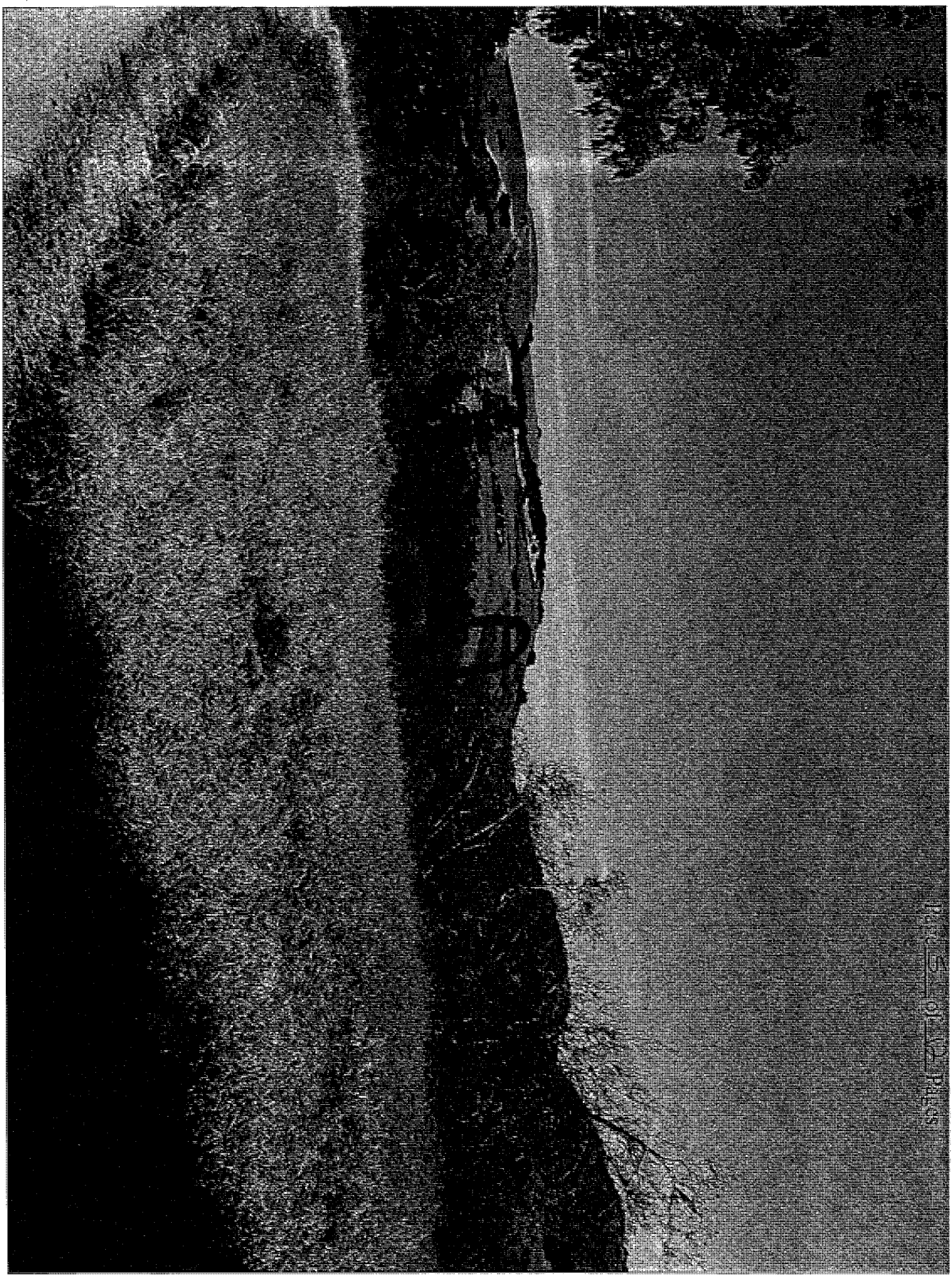


Garland Ranch - Lupine Loop - (aided) (Full zoom)



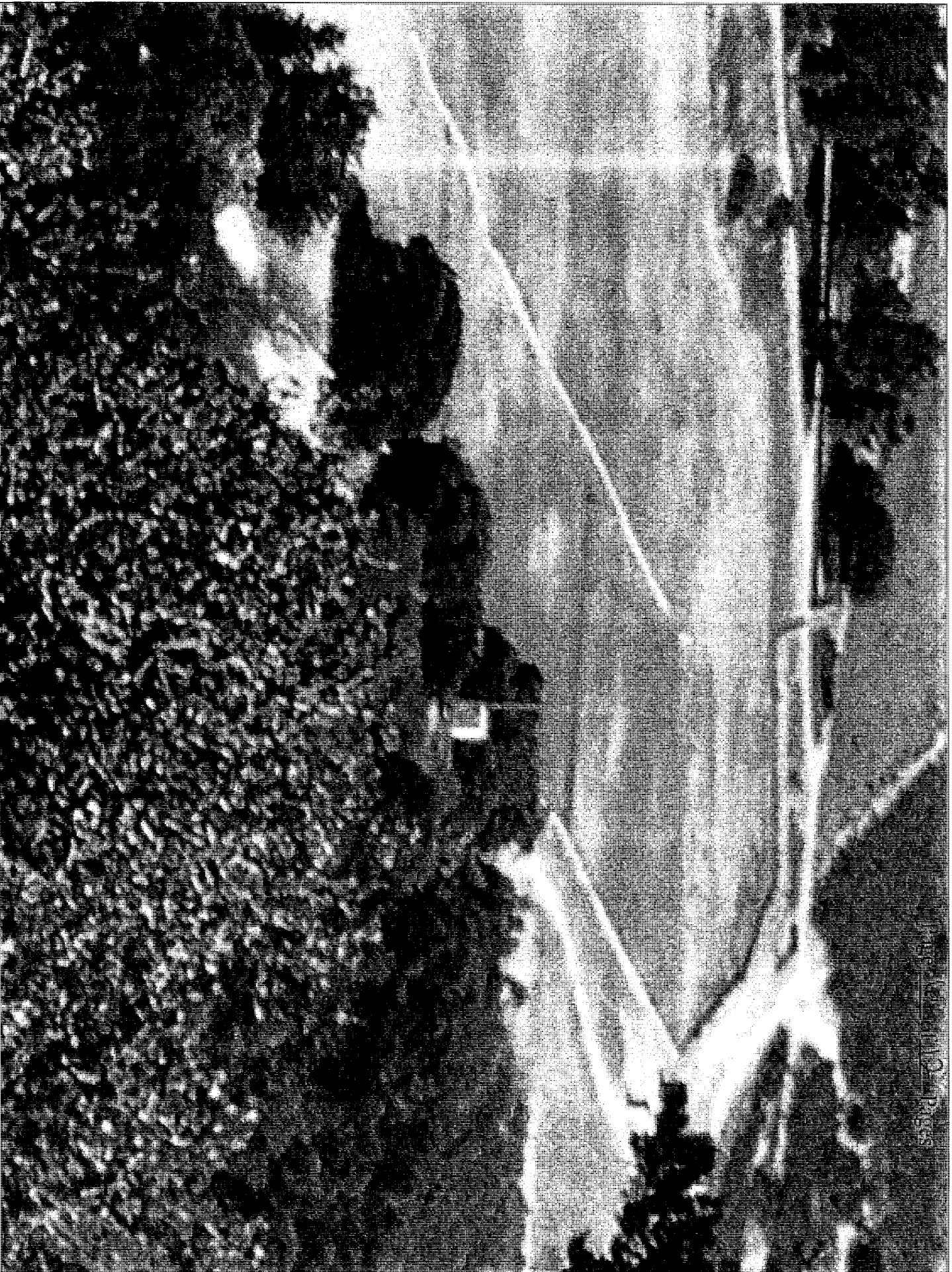
Gasland Ranch - Lupine Loop - (aided) - (medium zoom)

PLATE 5 OF 12 PAGES

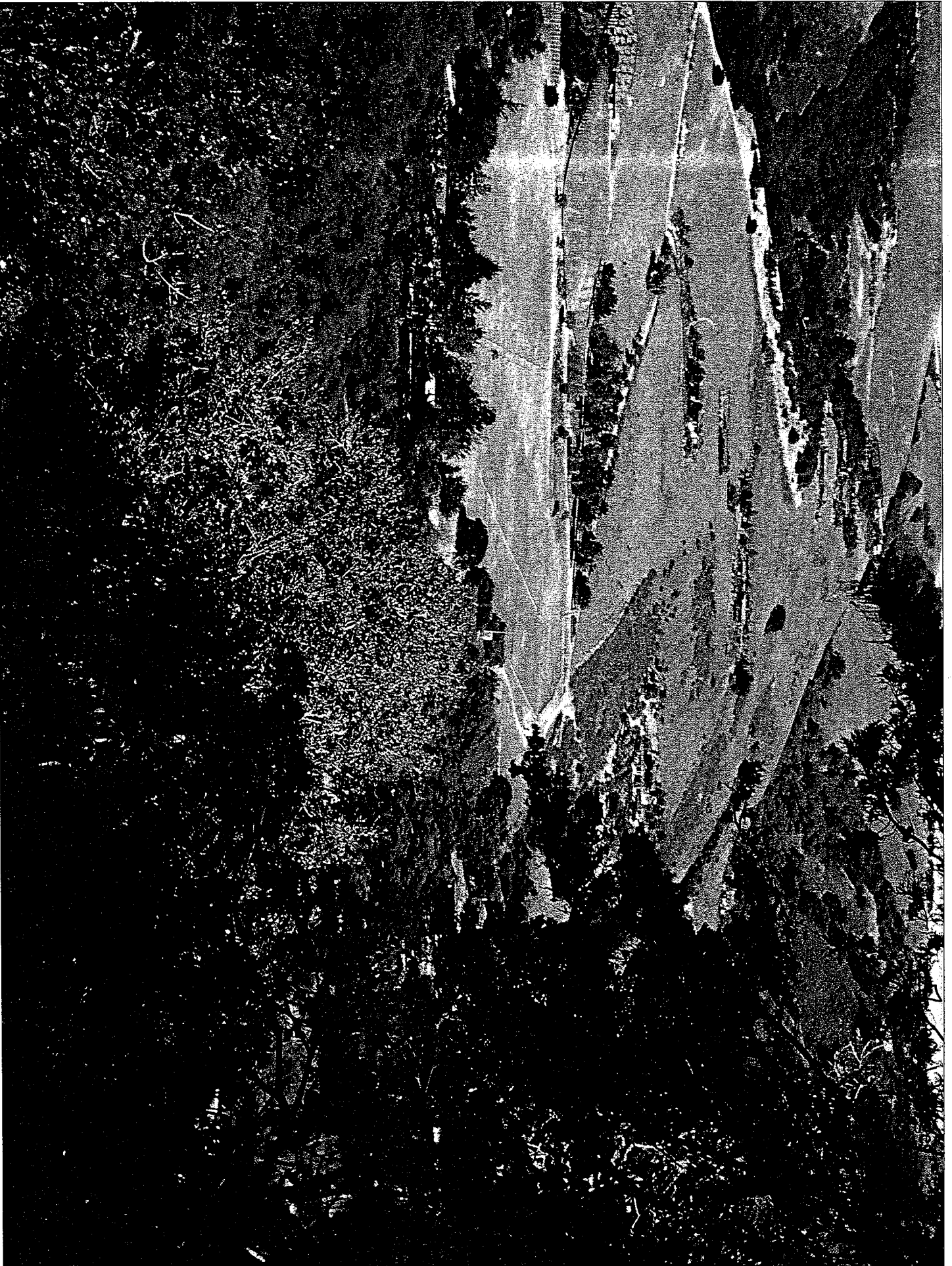


Garland Ranch - Lupine Loop - (sun-aided view)

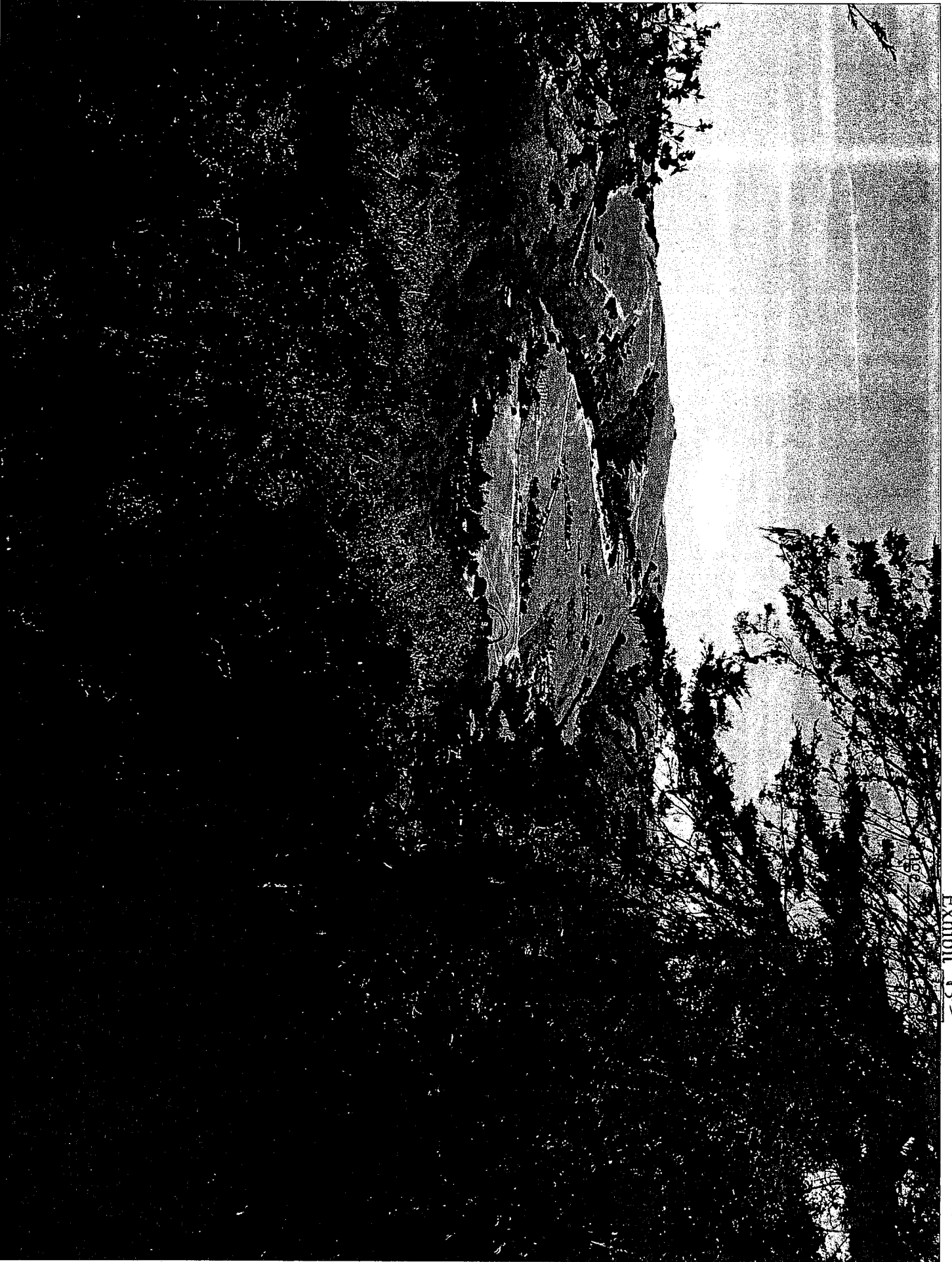




Graveland Ranch - Maple Canyon Trail - (aided) (Still zoom)

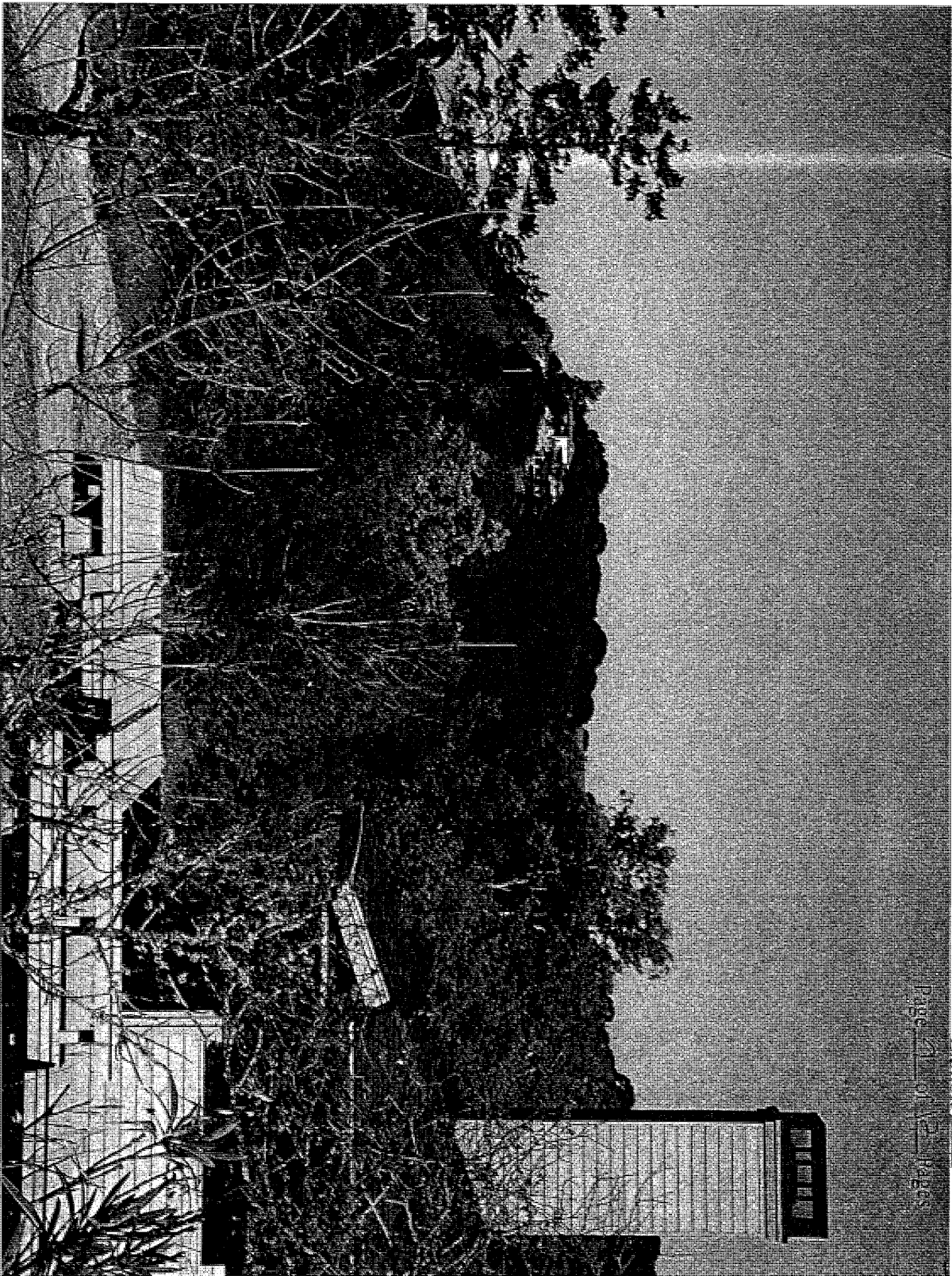


Garland Ranch - Maple Campin Trail (medium zoom) 4/20/09



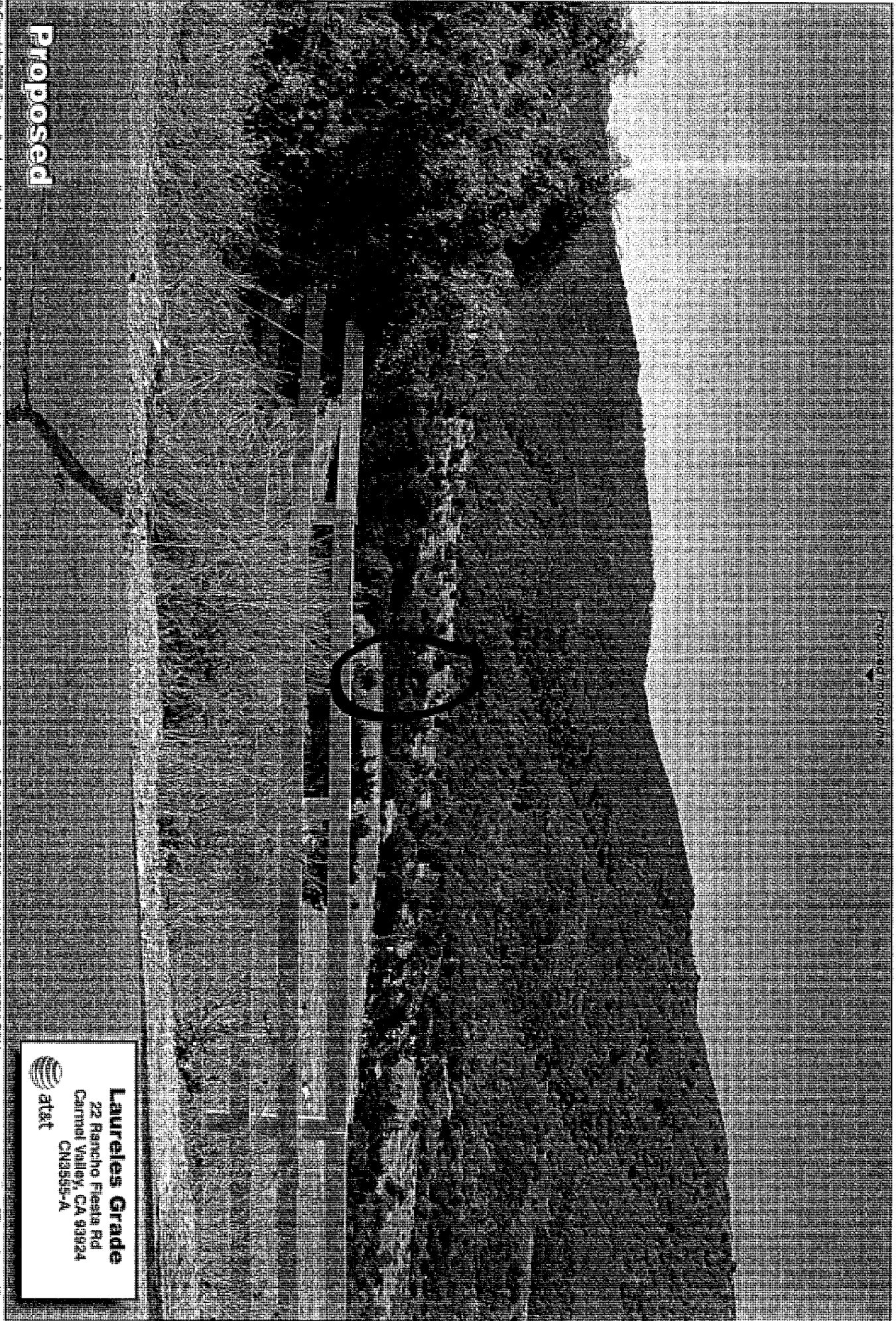
Garland Ranch - Maple Canyon Trail (un-aided)






(30,30-A,34-A,36) Mivawante Road - (un-aided)

**Sim 4 - Photosimulation of view looking due south from Oak Meadow Lane.**



**Proposed**

**Laureles Grade**  
 22 Rancho Fiesta Rd  
 Carmel Valley, CA 93924  
 CN3555-A

 at&t

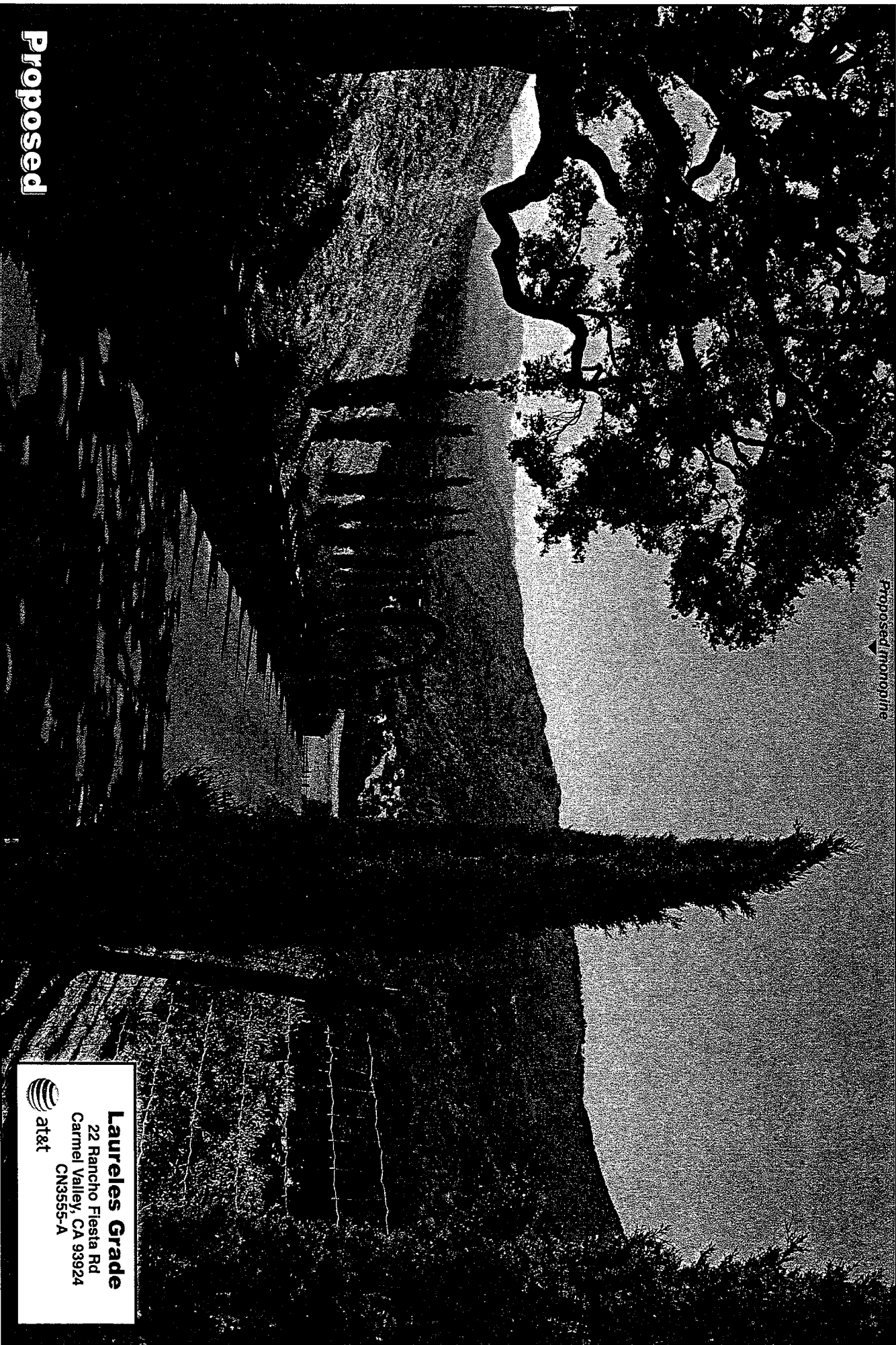


**Sim 2 - Photosimulation of view looking southeast from the neighbor's private driveway.**


Exhibit B.3

August 15, 2008

Proposed Monopine



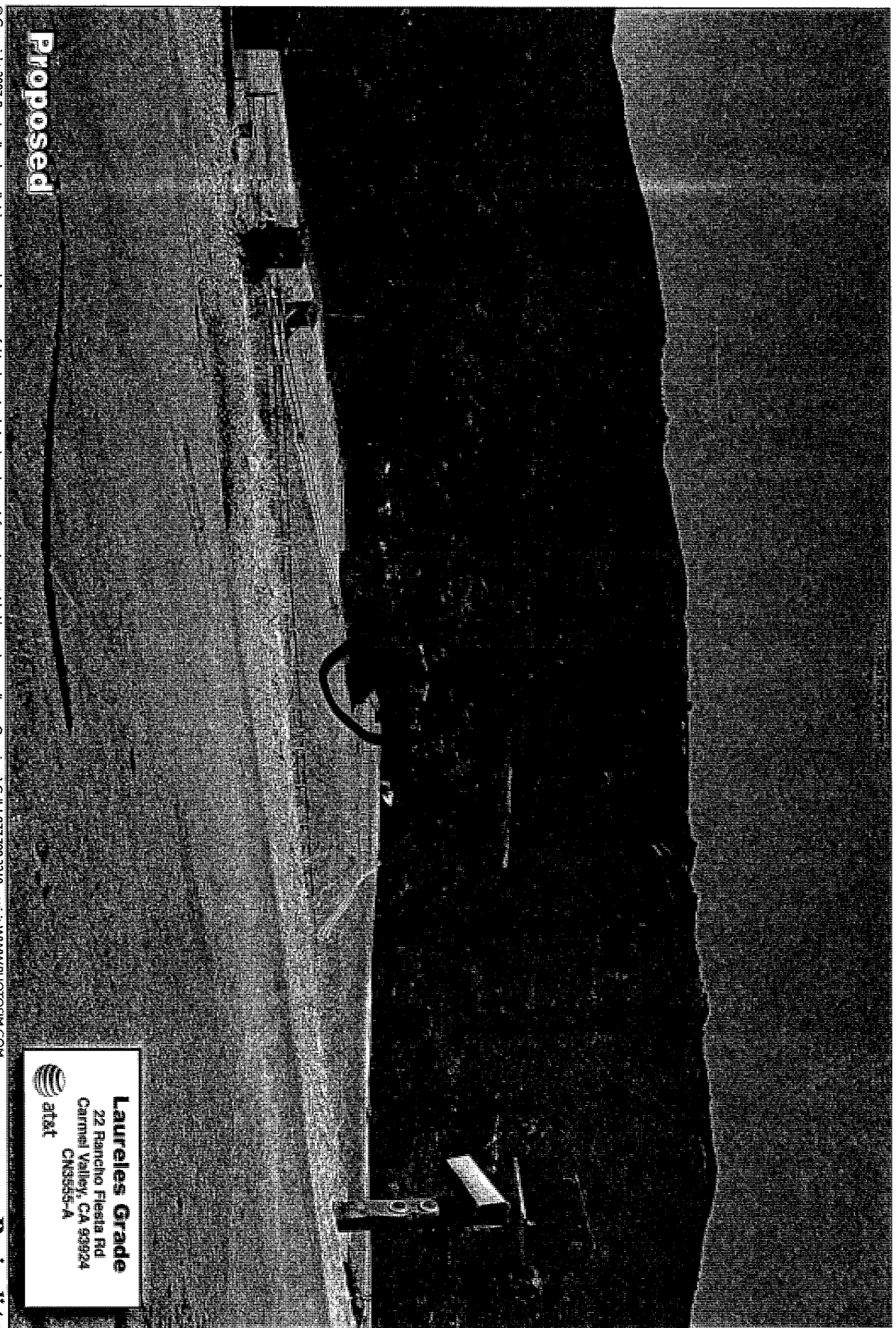
**Proposed**

  
**Laureles Grade**  
22 Rancho Fiesta Rd  
Carmel Valley, CA 93924  
CN3555-A


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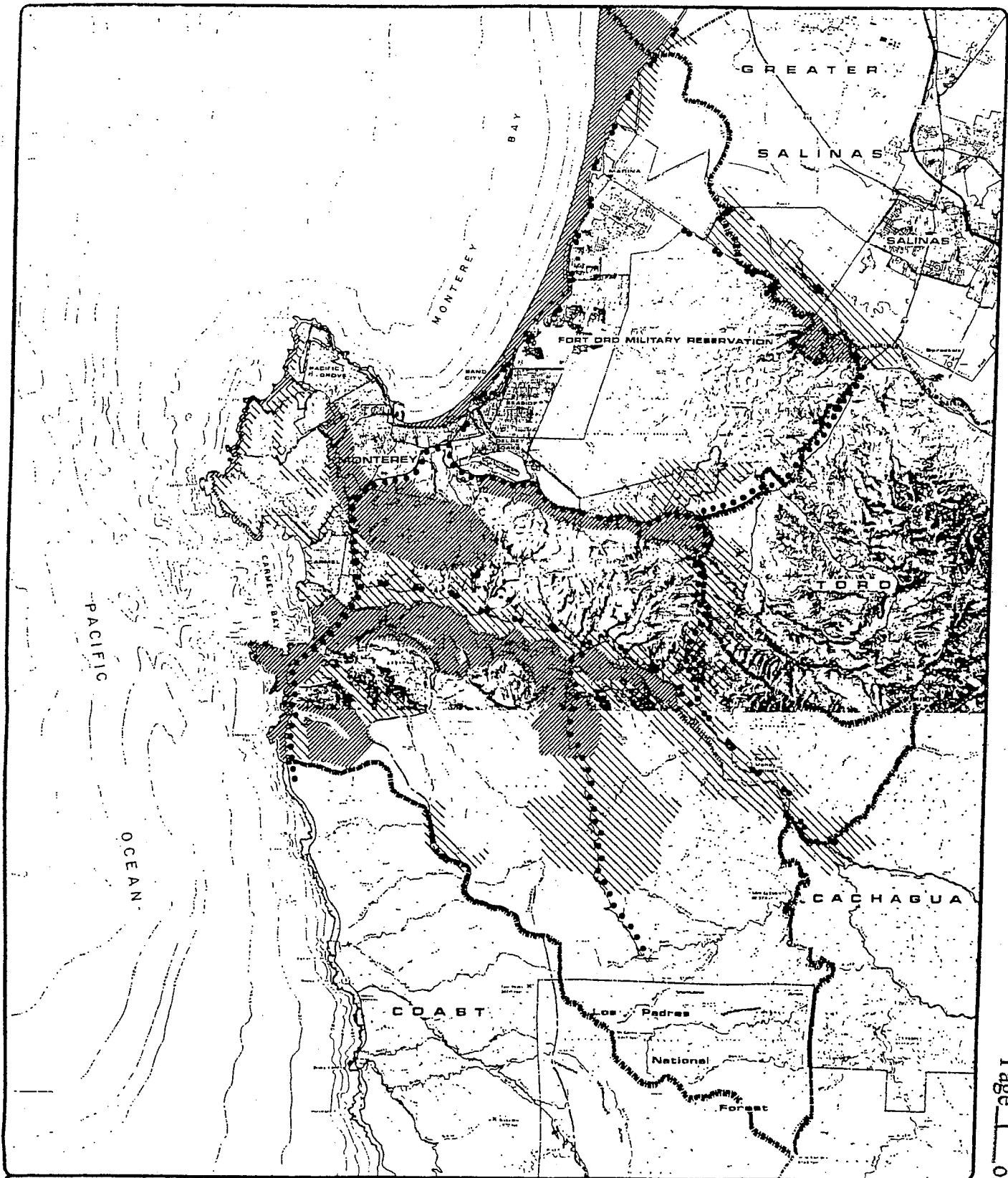
**Previsualists**  
*Active Imagination for a Better World*

**Sim 7 - Photosimulation of view looking southwest from Oak Meadow at Quail Canyon Road.**



**Proposed**

 **Laureles Grade**  
22 Rancho Fiesta Rd  
Carmel Valley, CA 93924  
CNS555-A



**GREATER MONTEREY PENINSULA PLANNING AREA**

PLANNING AREA BOUNDARY COASTAL ZONE BOUNDARY FIGURE 10

**VISUAL SENSITIVITY AND SCENIC ROUTES**

SCENIC ROUTES

..... EXISTING

.. .. PROPOSED



HIGHLY SENSITIVE AREAS



SENSITIVE AREAS

0 1000 2000  
 1" = 1 MILE  
 OCTOBER 1981

Monterey  
 County  
 Planning  
 Department

NOTE: MAP SCALE DIMENSIONS WILL BE DIMINISHED DURING THE ENGINEERING REVIEW OF PROPERTY BOUNDARY TO POLICY AREA (P.A.)

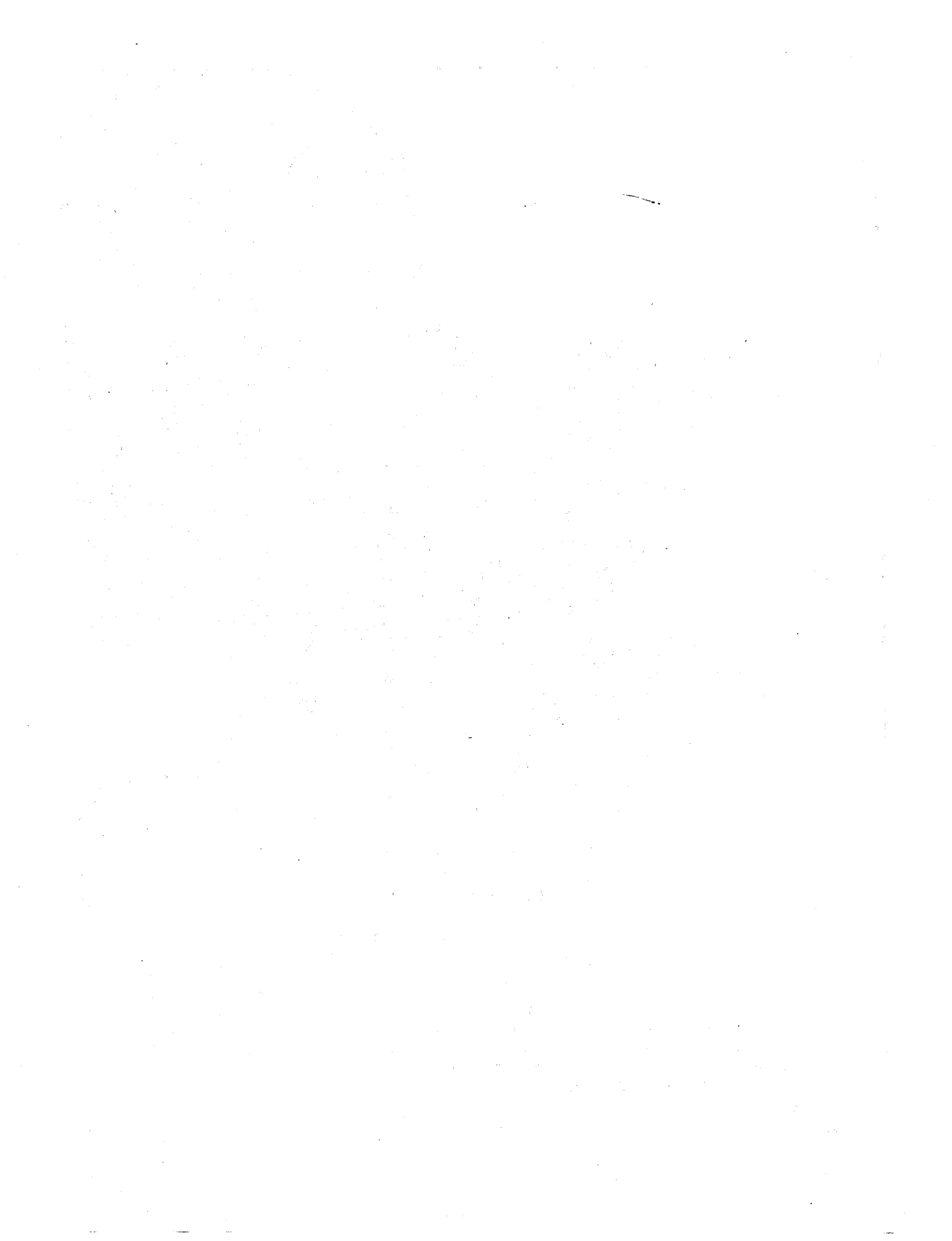


EXHIBIT- C

VICINITY MAP


# CARMEL VALLEY




APPLICANT: DARWIN

APN: 187-041-024-000

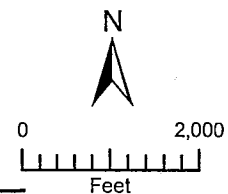
FILE # PLN080572

 300' Limit

 2500' Limit

 City Limits

Exhibit C





# EXHIBIT- D

## CARMEL VALLEY LAND USE ADVISORY COMMITTEE (LUAC) MINUTES

**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, April 20, 2009**

**1. Site Visit 5:15pm - PLN080572 DARWIN 22 Rancho Fiesta Rd Carmel Valley**

Attendees Janet Brennan, Neil Agron, Judy MacClelland, Charles Franklin, John Anzini, Doug Pease

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**2. Meeting called to order by** Janet Brennan **at** 6:30 **am/pm**

**3. Roll Call**

Members Present: Janet Brennan, Neil Agron, Judy MacClelland, Charles Franklin, John Anzini, Doug Pease

Members Absent: David Burbidge \_\_\_\_\_

**4. Approval of Minutes**

A. April 6, 2009 minutes

Motion: John Anzini \_\_\_\_\_ (LUAC Member's Name)

Second: Doug Pease \_\_\_\_\_ (LUAC Member's Name)

Ayes: Janet Brennan, Neil Agron, Judy MacClelland, Charles Franklin, John Anzini, Doug Pease

Noes: None \_\_\_\_\_

Absent: David Burbidge \_\_\_\_\_

Abstain: None \_\_\_\_\_

**5. Public Comment:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

Exhibit D  
Page 1 of 5 Pages

6. **Scheduled Item(s)** – *please refer to the Project Referral Sheets which follow for each separate file.*

7. **Other Items**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements, if any - *next meeting date*

None

8. Meeting Adjourned: 7:30 ~~am~~/pm

Minutes taken by: \_\_\_\_\_  
Charles Franklin

Exhibit D  
Page 2 of 5 Pages

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA  
(831) 755-5025

**Advisory Committee: Carmel Valley**

Please submit your recommendations for this application by **April 20, 2009**

**Project Name: DARWIN ROBERT**

**File Number: PLN080572**

**File Type: PC**

Continued from 3/16/2009

**Project Planner: MACK**

**Project Location: 22 RANCHO FIESTA RD CARMEL VALLEY**

**Project Description:** USE PERMIT AND DESIGN APPROVAL TO ALLOW INSTALLATION OF A WIRELESS TELECOM FACILITY CONSISTING OF: 1) 54 FOOT TALL MONOPOLE WITH 6 ANTENNAS; AND 2) 7 GROUND MOUNTED RADIO CABINETS (2 CABINETS INSTALLED IMMEDIATELY AND 5 FOR FUTURE INSTALLATION). THE PROPERTY IS LOCATED AT 22 RANCHO FIESTA ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER: 187-041-024-000) CARMEL VALLEY MASTER PLAN AREA.

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

Philip Thomas

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dennis Terry	X		Where are existing AT&T poles? Will there be more poles? What proportion of the area are AT&T customers? What about building a distributed system like in the City of Monterey?
Susan Loewi	X		The published research seemed very pro telephone company. There was insufficient notice because the impact is much more than 300 feet. How will elevation affect exposure? How will future expansion of the use impact radiation exposure?
Susan Walkup	X		What will the impact be on the private road that will provide access to the site?
Joel Goodkin	X		Radiation is a huge hazard in the neighborhood.

--	--	--	--

Mr. Philip (The AT&T representative) responded  
According to the standard FCC report that was prepared the nearest  
residence was receiving 0.24% of the allowable maximum exposure.  
An access agreement with the owners of the private road has been negotiated  
but not yet signed.

Notice was given per county code. There is no other standard by which to  
give notice.

Other sites considered:

- Cal Am Site no tree to mask pole
- Via Los Encinas site too close to homes
- Other end of Miramonte lacked appropriate construction site

Any additions to the use of the site would require complete new review.  
Using power poles for a distributed system, difficult, unattractive, and  
requires many more transceivers.

AT&T has one other site in the valley on Carmel Valley Ranch property.

The attached documents were submitted during the meeting:

- Map of AT&T coverage before and after pole construction
- Article on radiation poisoning submitted by Joei Goodkin
- Letter to David Mack from Cary Neiman
- Email from David Burbidge
- Photographs from Garland Park and Miramonte Road from David Mack
- Article about alternative methods for cell coverage from Dennis Terry

**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)
Janet Brennan		There has been no review of the FCC's environmental standards. Public should have access to the complete record.
John Anzini		Where is 1000 feet from the pole?

**ADDITIONAL LUAC COMMENTS**

**RECOMMENDATION:**

Require a full environmental review of the project, address alternative sites on and off the proposed site, address the issue of radiation exposure.

Motion by Judy MacClelland \_\_\_\_\_ (LUAC Member's Name)

Second by Doug Pease \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

Recommend Changes (as noted above)

\_\_\_\_\_ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

**AYES:** Janet Brennan, Neil Agron, Judy MacClelland, Charles Franklin, John Anzini, Doug Pease \_\_\_\_\_

**NOES:** None \_\_\_\_\_

**ABSENT:** David Burbidge \_\_\_\_\_

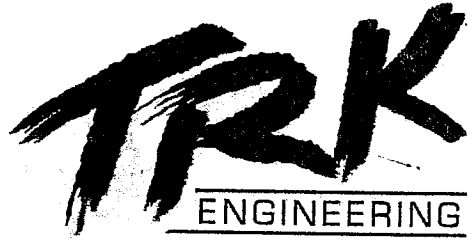
**ABSTAIN:** None \_\_\_\_\_

Exhibit D



EXHIBIT- E

TECHNICAL  
REPORTS



**FEDERAL COMMUNICATIONS COMMISSION (FCC)  
COMPLIANCE STUDY ON  
NON-IONIZING ELECTROMAGNETIC RADIATION (NIEER)  
EXPOSURE**

Prepared for:



**CN3555-A  
LAURELES GRADE  
22 RANCHO FIESTA ROAD  
CARMEL VALLEY, CA  
93924**

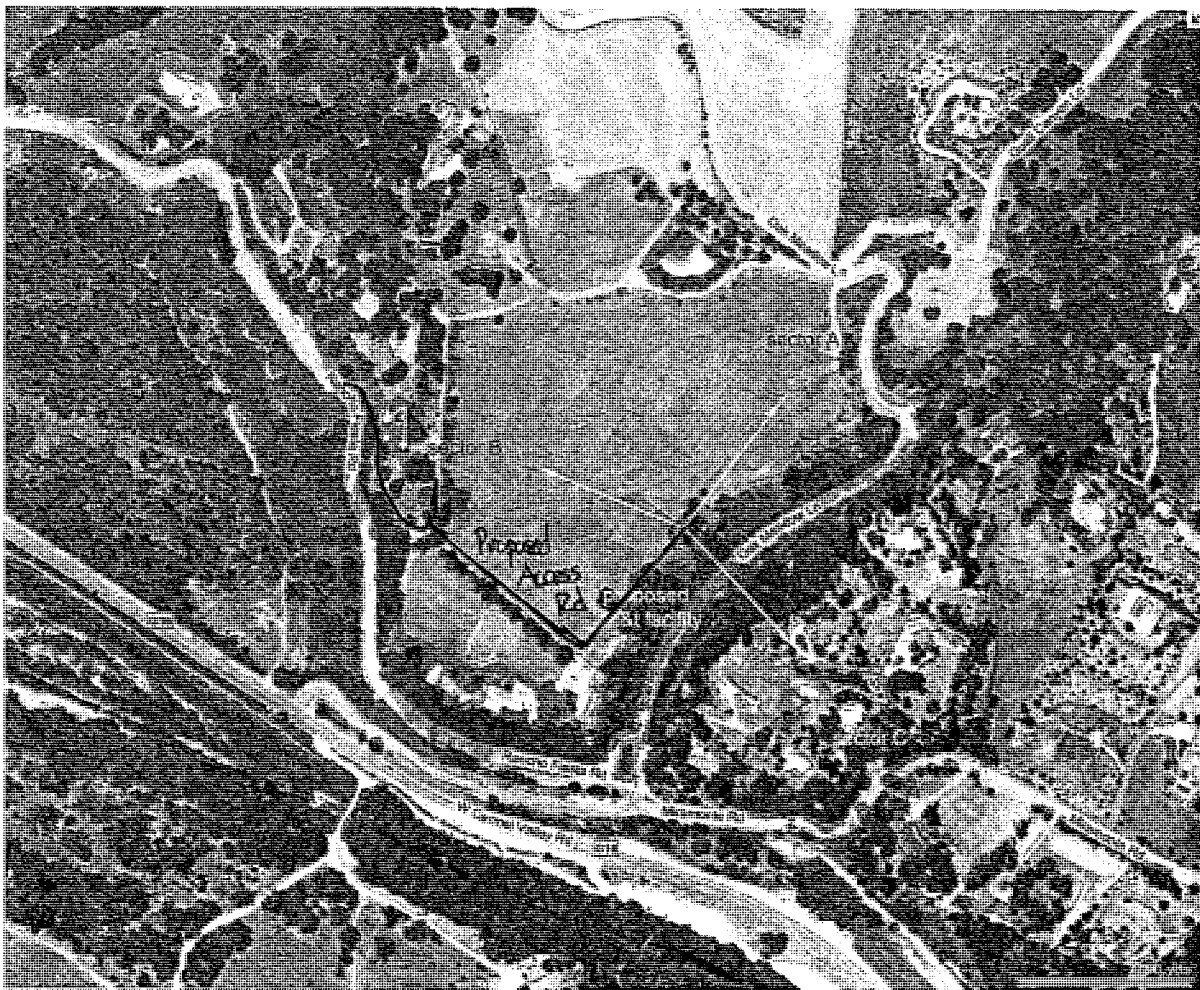
**OCTOBER 9/08, REV. 2**

**SITE DESCRIPTION:**

<b>Carrier:</b>	AT&T
<b>Address:</b>	22 Rancho Fiesta Road, Carmel Valley, CA 93924
<b>Type of Service:</b>	850 MHz and 1900 MHz GSM ( <i>Broadband PCS</i> )
<b>Sectors:</b>	3 (tbd, 292°, 134°)
<b>Antenna Type:</b>	Kathrein 742 266
<b>Number of Antennas:</b>	6 (2 per sector)
<b>Maximum Power:</b>	500 W ( <i>Maximum ERP per technology per sector</i> )
<b>Antenna Height:</b>	45'± ( <i>Radiation center AGL</i> )

**Table 1. AT&T RF summary**

AT&T is proposing to build a new wireless communication facility at the above address (Figure 1). It will consist of a 54'-3"± monopine with six directional antennas providing GSM services. Seven new outdoor equipment cabinets (2 proposed, 5 future) will be installed beside the monopine. The equipment area will be enclosed inside a wood rail pasture fence. Access to the facility is restricted to authorized personnel.



**Figure 1. Area surrounding facility**

AT&T is also proposing to install two future point-to-point microwave antennas on the monopine. The antennas transmit radio frequency power in a well-defined collimated beam with little angular divergence which is highly directional in nature. Since the RF power outside the main beam of these microwave antennas is negligible, the RF exposure contribution at ground level from the microwave dishes is also insignificant.

**PROTOCOL:**

This study, and the calculations performed therein, is based on OET Bulletin 65<sup>1</sup> which adopts ANSI C95.1-1992 and NCRP standards. In particular, equation 10 from section 2 of the guideline is used as a model (in conjunction with known antenna radiation patterns) for calculating the power density at different points of interest. This information will be used to judge the RF exposure level incident upon the general population, and any employee present in the area. It should be noted that ground reflection of RF waves has been taken into account.

**FCC'S MAXIMUM PERMISSIBLE EXPOSURE (MPE) LIMIT:**

In order to evaluate the RF exposure level, the power densities at different locations of interest have been examined. Equation 10 from Bulletin 65 is reproduced here as equation 1:

$$S = \frac{33.4F^2 ERP}{R^2} \quad (1)$$

- Where:
- S = Power density [ $\mu\text{W}/\text{cm}^2$ ]
  - ERP = Effective radiated power [W]
  - R = Distance [m]
  - F = Relative field factor (relative numeric gain)

Scenario 1: Maximum Exposure near facility

The RF exposure level for a six-foot tall person standing near the AT&T facility is analyzed. For the worst-case scenario, we assume that the facility will radiate the maximum number of channels, with each channel at its maximum power level. Please refer to scenario 1 in appendix A for the complete geometry and analysis. The highest exposure location is found to be approximately 450' from the monopine in the sector "A" direction. The calculations of the maximum cumulative RF power densities are shown in Table 2.

Service	Max. ERP	F <sup>2</sup>	R (m)	S ( $\mu\text{W}/\text{cm}^2$ ) (from eq. 1)	MPE %
AT&T GSM 850	500 W	0 dB (1)	136	0.8972 (.90)	0.1547
AT&T GSM 1900	500 W	0 dB (1)	136	0.8972	0.0897
Total					0.2444

**Table 2.** Worst-case predicted power density values for scenario 1.

The Maximum Permissible Exposure (MPE) limit for 1900 MHz PCS facility for general population/uncontrolled exposure is 1000  $\mu\text{W}/\text{cm}^2$ , and 580  $\mu\text{W}/\text{cm}^2$  for 850 MHz facility<sup>2</sup>. At this location, the power density from the facility is calculated to be 0.24% of the MPE limit.

<sup>1</sup> Cleveland, Robert F, et al. Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. OET Bulletin 65, Edition 97-01, August 1997.

<sup>2</sup> Ibid., page 67.

Scenario 2: Maximum Exposure on nearby buildings

In the surrounding areas, there are low density residential houses. The RF exposure levels on the nearby buildings are evaluated. Please refer to scenario 2 in appendix A for the complete geometry and analysis. Again, we assume the antennas are transmitting with maximum power level. The maximum exposure is found to be on the rooftop of the nearest building to the facility which is approximately 300' from the monopine. The calculations for this location are summarized in Table 3. The maximum power density is calculated to be 0.32% of the MPE limit.

Service	Max. ERP	F <sup>2</sup>	R (m)	S (μW/cm <sup>2</sup> ) (from eq. 1)	MPE %
AT&T GSM 850	500 W	-2 dB (0.6310)	92	1.2522	0.2159
AT&T GSM 1900	500 W	-3 dB (0.5012)	92	0.9947	0.0995
Total					0.3154

**Table 3.** Worst-case predicted power density values for scenario 2.


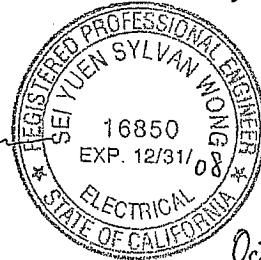
Conclusion:

There is a relatively low level of RF energy directed either above or below the horizontal plane of the antennas. Under "worst-case" conditions, the calculations shown above predict that the maximum possible RF exposure is 0.32% of the MPE limit. There will be less RF exposure at other locations near or away from the compound. Therefore, the proposed AT&T wireless communications facility will comply with the general population/uncontrolled limit.

**FCC COMPLIANCE:**

Only trained persons will be permitted to access the facility and the antennas. They will be made fully aware of the potential for RF exposure and can choose to exercise control over their exposure that is within the occupational/controlled limits which is 5 times higher than the uncontrolled limits.

The general population/uncontrolled exposure near the facility, including persons on the ground level, in nearby open areas, and inside or on existing nearby buildings will have RF exposure much lower than the "worst-case" scenario, which is only a small percentage of the MPE limit.

Sei Yuen Sylvan Wong, PE  
 California PE Reg. No. E 16850

October, 9, 2008

APPENDIX A

FCC'S MAXIMUM PERMISSIBLE EXPOSURE (MPE) LIMIT:

Equation 10 from Bulletin 65 is reproduced here as equation 1:

$$S = \frac{33.4 F^2 ERP}{R^2}$$

Where:

- S = Power density [ $\mu W/cm^2$ ]
- ERP = Effective radiated power [W]
- R = Distance [m]
- F = Relative field factor (relative numeric gain)

Scenario 1: Standing Near The Facility

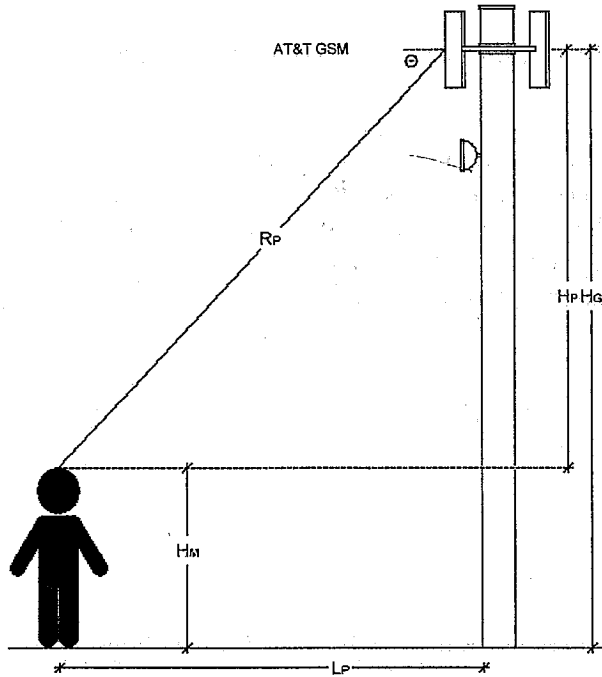
The highest exposure location at ground from the antenna

$$L_p = H_p \times \tan^{-1}(\Theta)$$

$$R_p = \sqrt{H_p^2 + L_p^2}$$

Relative Field Factor at  $\Theta$

$$F^2 = 10^{-\frac{\Theta}{10}}$$
 (in term of power density)



person's height ( $H_M$ ) = 6 ft

At  $\Theta = 75^\circ$ , the exposure location at ground from the monopine  $L_p = 10$  ft

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 75^\circ$	-25 dB ( 0.0032 )	12.3	0.3527	0.0608
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 75^\circ$	-18 dB ( 0.0158 )	12.3	1.7412	0.1741
<b>Total</b>								0.2349

At  $\Theta = 45^\circ$ , the exposure location at ground from the monopine  $L_p = 39$  ft

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 45^\circ$	-18 dB ( 0.0158 )	16.8	0.9327	0.1608
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 45^\circ$	-22 dB ( 0.0063 )	16.8	0.3719	0.0372
<b>Total</b>								0.1980

At  $\Theta = 30^\circ$ , the exposure location at ground from the monopine  $L_p = 68$  ft

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 30^\circ$	-18 dB ( 0.0158 )	23.8	0.4666	0.0804
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 30^\circ$	-18 dB ( 0.0158 )	23.8	0.4666	0.0467
<b>Total</b>								0.1271

At  $\Theta = 15^\circ$ , the exposure location at ground from the monopine  $L_p = 146$  ft

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 15^\circ$	-10 dB ( 0.1000 )	45.9	0.7913	0.1364
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 15^\circ$	-16 dB ( 0.0251 )	45.9	0.1986	0.0199
<b>Total</b>								0.1563

At  $\Theta = 10^\circ$ , the exposure location at ground from the monopine  $L_p = 221$  ft

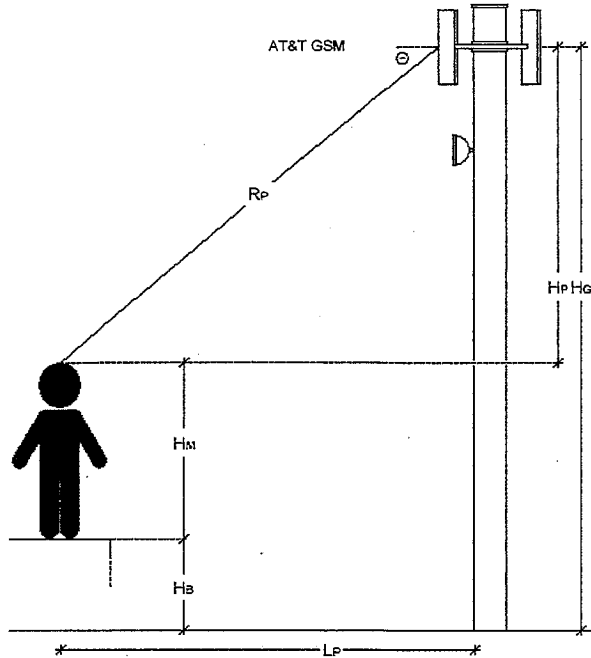
Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 10^\circ$	-10 dB ( 0.1000 )	68.5	0.3562	0.0614
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 10^\circ$	-15 dB ( 0.0316 )	68.5	0.1126	0.0113
<b>Total</b>								0.0727

At  $\Theta = 5^\circ$ , the exposure location at ground from the monopine  $L_p = 446$  ft

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\Theta$	$F^2$	$R_p$ (m)	S ( $\mu W/cm^2$ )	MPE%
AT&T GSM 850	45.00	39.00	500.0	$\Theta = 5^\circ$	0 dB ( 1.0000 )	136.4	0.8972	0.1547
AT&T GSM 1900	45.00	39.00	500.0	$\Theta = 5^\circ$	0 dB ( 1.0000 )	136.4	0.8972	0.0897
<b>Total</b>								0.2444



**Scenario 2: Nearby Buildings/ Rooftops**



Relative Field Factor at  $\theta$

$$F^2 = 10^{\frac{F^2}{10}} \text{ (in term of power density)}$$

$$R_P = \sqrt{H_P^2 + L_P^2}$$

$$\theta = \arctan(H_P/L_P)$$

person's height ( $H_M$ ) = 6 ft

Building within Sector B

$H_B = 16$  ft ( 750 ft from the monopine)

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\theta$	$F^2$	$R_P$ (m)	S ( $\mu$ W/cm <sup>2</sup> )	MPE%
AT&T GSM 850	45.00	23.00	500.0	$\theta = 2^\circ$	0 dB ( 1.0000 )	228.8	0.3191	0.0550
AT&T GSM 1900	45.00	23.00	500.0	$\theta = 2^\circ$	0 dB ( 1.0000 )	228.8	0.3191	0.0319
<b>Total</b>								<b>0.0869</b>

Building within Sector C

$H_B = 16$  ft ( 300 ft from the monopine)

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\theta$	$F^2$	$R_P$ (m)	S ( $\mu$ W/cm <sup>2</sup> )	MPE%
AT&T GSM 850	45.00	23.00	500.0	$\theta = 4^\circ$	-2 dB ( 0.6310 )	91.7	1.2522	0.2159
AT&T GSM 1900	45.00	23.00	500.0	$\theta = 4^\circ$	-3 dB ( 0.5012 )	91.7	0.9947	0.0995
<b>Total</b>								<b>0.3154</b>

Building within Sector C

$H_B = 16$  ft ( 415 ft from the monopine)

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\theta$	$F^2$	$R_P$ (m)	S ( $\mu$ W/cm <sup>2</sup> )	MPE%
AT&T GSM 850	45.00	23.00	500.0	$\theta = 3^\circ$	0 dB ( 1.0000 )	126.7	1.0400	0.1793
AT&T GSM 1900	45.00	23.00	500.0	$\theta = 3^\circ$	0 dB ( 1.0000 )	126.7	1.0400	0.1040
<b>Total</b>								<b>0.2833</b>

Building within Sector C

$H_B = 16$  ft ( 560 ft from the monopine)

Service Provider	Height $H_G$ , ft	Height $H_P$ , ft	Max. ERP	Angle $\theta$	$F^2$	$R_P$ (m)	S ( $\mu$ W/cm <sup>2</sup> )	MPE%
AT&T GSM 850	45.00	23.00	500.0	$\theta = 2^\circ$	0 dB ( 1.0000 )	170.9	0.5719	0.0986
AT&T GSM 1900	45.00	23.00	500.0	$\theta = 2^\circ$	0 dB ( 1.0000 )	170.9	0.5719	0.0572
<b>Total</b>								<b>0.1558</b>

