

Agenda Item 1



ZONING ADMINISTRATOR STAFF REPORT

MEETING: April 27, 2017

STAFF: Brett Walker, AICP, Senior Planner
bwalker@novato.org; (415) 899-4711

SUBJECT: **VERIZON WIRELESS/PG&E
CEQA CATEGORICALLY EXEMPT: SECTION 15303
P2017-018; USE PERMIT
APN 157-171-17; 150 HAMILTON DRIVE**

922 Machin Avenue
Novato, CA 94945-3232
(415) 899-8900
FAX (415) 899-8213
www.novato.org

PROJECT DESCRIPTION

The applicant has submitted a Use Permit application to install wireless communication antennas on an existing PG&E electrical transmission tower. Proposed tower improvements include 6 panel antennas with 3 antenna sectors, and 2 antennas per sector, which would be mounted on a 12-foot top-hat extension added to the top of the existing 100.7-foot tall tower. Proposed ground-mounted equipment includes two equipment cabinets, a 30 kw standby diesel generator, and a 210 gallon diesel fuel tank, which would all be placed within a 33' 5" by 15' (500± sq. ft.) equipment area. A 6-foot tall security fence with an access gate is proposed around the perimeter of the ground equipment area. Site plan materials are included in Exhibit A, attached.

NEED FOR ZONING ADMINISTRATOR ACTION

The Zoning Administrator is the decision-making authority for use permit applications pursuant to Novato Municipal Code Section 19.42.050.

BACKGROUND

Applicant:	GTE Mobilnet dba Verizon Wireless c/o Complete Wireless
Property Owner:	Pacific Gas & Electric (PG&E)
Property Size:	22± acres
General Plan Designation:	Community Facilities
Zoning:	Community Facilities
Existing Use:	PG&E Substation and Electrical Transmission Towers/Lines
Adjacent Zoning:	Community Facilities
Flood Zone:	AE (100-year flood zone, base flood elevation determined)

ENVIRONMENTAL ASSESSMENT

The proposed improvements are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section §15303 (New Construction or Conversion of Small Structures) which permits the installation of small new equipment and facilities and minor modifications to existing structures. The proposed wireless antennas, equipment enclosure, and diesel generator are minor additions to the existing tower and ancillary facilities.

STAFF ANALYSIS

In order to grant a Use Permit, the following findings must be made consistent with Novato Municipal Code Section 19.42.050.E:

Finding 1: The proposed use is consistent with the General Plan and any applicable specific plan.

Discussion: SF Policy 8: Reducing Flood Hazards. Reduce flood risk by maintaining effective flood drainage systems and regulating construction.

The applicant will need to meet minimum construction standards for placing structures and equipment at the site, and will need to provide necessary information with the building permit application(s) for the proposed improvements.

SF Policy 16: Fire Risk in New Development. Review all development proposals for fire risk, and require mitigation measures to reduce the probability of fire.

The Novato Fire Protection District has reviewed the project. A fuels management plan and placard(s) identifying diesel fuel stored on-site will be required prior to the final of building permit(s).

SF Policy 37: Noise and Land Use Compatibility Standards. Encourage the maintenance of the noise and land use compatibility standards indicated in SF Table 3.

The applicant provided an environmental noise analysis for the proposed project. The analysis concluded that noise generated by the proposed improvements are within acceptable city noise standards.

EC Policy 13: Information Infrastructure. The City shall take action to provide the information infrastructure necessary to retain and attract targeted businesses.

The proposed improvements would improve cellular telephone coverage within the city, which is consistent with this policy.

CI Policy 1: Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

The location of the existing telecommunication facility is adjacent to a PG&E substation, on an existing transmission tower. The proposed facilities are consistent with the aesthetics of existing structures in the vicinity of the project site. There are no existing or planned residential neighborhoods in proximity of the site.

Finding 2: The proposed use is allowed with a Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Ordinance and any relevant Master Plan and/or Precise Development Plan.

Discussion: New wireless communications facilities require use permit approval pursuant to Municipal Code sections 19.14.040 (Table 2-9) and 19.38.030. The project is consistent with sections 19.14.040 and 19.38.030.

The site is not within a Planned District (PD) zoning district, therefore, there is not a relevant master plan or precise development plan.

Finding 3: The establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Discussion: A Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report prepared by Hammett & Edison Inc., was included with the application materials. According to the submitted document, there are no modeled exposures on any accessible ground level/working surface related to the proposed equipment in the area that exceed the Federal Communication Commission’s (FCC) occupational and general public exposure limits at this site. The PG&E substation is not accessible to the public, and personnel from PG&E and AT&T access this site to service their respective equipment.

Finding 4: The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Discussion: The project is located on an existing PG&E transmission tower, and closest residential use is approximately 1,700 feet to the west (across U.S. Highway 101) of this location. The proposed antennas are designed to integrate with the existing equipment and will have no significant visual impact to the surrounding industrial neighborhood which is approximately 1,200 feet southeast.

Finding 5: The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Discussion: Novato Municipal Code Section 19.38.010 *et seq.* details minimum design and location standards for wireless communications facilities. The proposed antennas will be located on an existing PG&E transmission tower, which will minimize visual

clutter that would occur if a separate tower were proposed. City standards and criteria for wireless communication facilities specify that such facilities should be unlit, served by minimal road and parking areas, and shall require landscaping to provide visual screening of the proposed wireless facility. The applicant has proposed downward facing lighting which would be used by maintenance technicians servicing the ground-level equipment facility after dark. The site is served by existing access roads; no additional roads are proposed. Existing landscaping at the site adequately shields the proposed ground equipment from neighboring lots, and highways 101 and 37. No additional landscaping is proposed or necessary.

The applicant provided an environmental noise assessment and visual simulations with the application materials. The proposed improvements would not generate noise above acceptable standards and would not result in significant visual impacts. The proposed antennas would be located on an existing 100-foot tall tower and ground equipment is shielded from adjacent lots and roadways.

RECOMMENDATION

The proposed wireless communications facility antennas and ancillary ground equipment comply with City standards and regulations, specified in Division 19.38 of the Novato Municipal Code, including: location compatibility and site design, and levels of radio frequency radiation. Staff recommends approval based on the findings discussed in the staff analysis section of this staff report.

FINDINGS AND ACTION

1. The proposed improvements are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section §15303 (New Construction or Conversion of Small Structures) which permits the installation of small new equipment and facilities and minor modifications to existing structures. The proposed wireless antenna, equipment enclosure, and diesel generator are minor additions to the existing PG&E tower and ancillary facilities.
2. In accordance with Section 19.42.050E and Division 19.38 of the Novato Municipal Code, the Zoning Administrator hereby grants a use permit to Verizon Wireless to install a wireless telecommunications facility, on the basis of the findings discussed in the staff analysis above and subject to the conditions of approval specified below.

CONDITIONS OF APPROVAL

1. The Use Permit shall expire and become void if the permit is not exercised within two years of the date of approval, except where a time extension is approved (Novato Municipal Code Section 19.44.040).
2. If any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare, or safety of persons residing or

working in the City, this Use Permit may be subject to the revocation procedures contained in the Novato Municipal Code sections 19.42.050.G and 19.59.070.B.

3. Building permit(s) shall be obtained prior to installation of any improvements requiring a permit.
4. The project shall be implemented in compliance with Novato Fire Protection District and California Fire Code regulations.
5. A Bay Area Air Quality Management District permit(s), if applicable, shall be obtained prior to installation of the standby generator.
6. A Marin County Certified Unified Program Agency (CUPA) permit(s), if applicable, shall be obtained prior to installation of the diesel fuel tank.
7. No deviation from approved plans, including color changes or substitution of materials, shall be made without City approval. Any changes or additions to the approved project shall be submitted to the Community Development Department and shall be subject to review and approval prior to the implementation of any proposed modification.
8. All utilities connecting the approved facility visible from ground level shall be placed underground or in cable trays.
9. With the exception of emergency repairs, routine testing and maintenance activities shall be allowed only during the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday. Emergency energy generators shall be used in compliance with the City's noise standards, and shall be operated only during power interruptions, or for routine testing and maintenance.
10. The approval granted herein shall not become effective until all appropriate fees billed by the City of Novato to the application account are paid in full in accordance with the City's Cost Base Fee System. Failure to pay said fees may result in the City withholding issuance of related building permits, certificate of occupancy, or other entitlements.
11. Indemnity and Time Limitations
 - a. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, attorneys and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack, set aside, void or annul the City's decision to approve the application and associated environmental determination at issue herein. This indemnification shall include damages or fees awarded against the City, if any, cost of suit, attorney's fees, and other costs and expenses incurred in connection with such action whether incurred by the applicant, the City, and/or parties initiating or bringing such action.
 - b. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, employees, and attorneys for all costs incurred in additional investigation (such as the

environmental determination at issue herein or any subsequently required Environmental Document), if made necessary by said legal action and if the applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents, in a form and under conditions approved by the City Attorney.

- c. The applicant indemnifies the City for all the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- d. Unless a shorter period applies, the time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6.
- e. The Conditions of Project Approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. The applicant is hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If the applicant fails to file a protest within this 90-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

FURTHER ACTION

No further action on the application will be taken unless an appeal is filed in writing within ten calendar days along with the required filing fee.

ATTACHMENTS

Exhibit A – Site Plan

ZD DRAWING SIGN-OFF

DATE	TIME	%	CWC-PLEASE RETURN BY
COMPLETE <small>Wireless Consulting, Inc.</small>			
SIGNATURE		DATE	
SITE ACQUISITION: _____			
PLANNING: _____			
CONSTRUCTION: _____			
MANAGEMENT: _____			

verizon		SIGNATURE	DATE
CONSTRUCTION:		_____	_____
REAL ESTATE:		_____	_____
RF ENGINEER:		_____	_____
EQUIPMENT ENGINEER:		_____	_____
MW ENG./TRANSPORT:		_____	_____

OTHER (IF APPLICABLE)		SIGNATURE	DATE
_____		_____	_____

verizon

2785 Mitchell Drive, Walnut Creek, CA 94598

HWY 101 & HWY 37

PG&E TOWER SAP#: 40817249 150 HAMILTON DRIVE
 PG&E TOWER NUMBER: IG005/027 NOVATO, CA 94949
 LINE NAME & VOLTAGE: LAKEVILLE APN: 157-171-17
 - IGNACIO #1, 230 KV LOCATION #: 414875
 SBE NUMBER: 135-21-006C-2 VZN-9027635

LOCATION PLAN

- ### DIRECTIONS
- FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:
- HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
 - TURN LEFT ONTO OAK GROVE RD
 - USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD
 - TURN RIGHT ONTO BUSKIRK AVE
 - USE THE LEFT LANE TO TAKE THE INTERSTATE 680 N RAMP
 - MERGE ONTO I-680 N
 - KEEP LEFT AT THE FORK TO STAY ON I-680 N
 - PARTIAL TOLL ROAD
 - KEEP LEFT AT THE FORK TO CONTINUE ON I-680
 - PARTIAL TOLL ROAD
 - USE THE LEFT 2 LANES TO TAKE EXIT 58A FOR INTERSTATE 780 TOWARD BENICIA/VALLEJO
 - CONTINUE ONTO I-780 W
 - CONTINUE ONTO CURTOLA PKWY
 - CONTINUE ONTO MARE ISLAND WAY
 - TURN LEFT ONTO MARE ISLAND CAUSEWAY
 - CONTINUE ONTO G ST
 - TURN RIGHT ONTO RAILROAD AVE
 - CONTINUE ONTO N GATE
 - TURN LEFT AT INDEPENDENCE ST
 - TURN RIGHT TO MERGE ONTO CA-37 W
 - MERGE ONTO CA-37 W
 - USE ANY LANE TO MERGE ONTO US-101 S VIA THE RAMP TO SAN RAFAEL/SAN FRANCISCO
 - TAKE EXIT 459 FOR IGNACIO BOULEVARD TOWARD BELL MARIN KEYS BLVD/HAMILTON FIELD/ENTRADA DRIVE
 - MERGE ONTO IGNACIO BLVD
 - CONTINUE ONTO BEL MARIN KEYS BLVD
 - TURN LEFT ONTO HAMILTON DR

INDEX OF DRAWINGS

1	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2	C1	CIVIL SURVEY SHEET
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4	A2.1	EQUIPMENT LAYOUT PLAN
5	A2.2	ANTENNA LAYOUT PLAN
6	A3.1	PROJECT ELEVATIONS

PROJECT DIRECTORY

APPLICANT: VERIZON WIRELESS 2785 MITCHELL DRIVE WALNUT CREEK, CA 94598	PROPERTY OWNER: PACIFIC GAS & ELECTRIC COMPANY 245 MARKET STREET, 10TH FLOOR N100 SAN FRANCISCO, CA 94105 CONTACT STEVEN MILLIKEN 925-222-0536
ARCHITECT: MANUEL S. TSHILAS MST ARCHITECTS, INC. 1520 RIVER PARK DRIVE SACRAMENTO, CA 95815 916-567-9630 manuel@mstarchitects.com	CONSTRUCTION MANAGER: RICH JOHNSON COMPLETE WIRELESS CONSULTING, INC. 2009 V STREET SACRAMENTO, CA 95818 916-216-0894 rjohnson@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER:	157-171-17
JURISDICTION:	CITY OF NOVATO
OCCUPANCY:	S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)
TYPE OF CONSTRUCTION:	V-B
ZONING:	CF (COMMUNITY FACILITIES)

CODE COMPLIANCE

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

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

PART 1	CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2	CALIFORNIA BUILDING CODE
PART 2.5	CALIFORNIA RESIDENTIAL BUILDING CODE
PART 3	CALIFORNIA ELECTRICAL CODE
PART 4	CALIFORNIA MECHANICAL CODE
PART 5	CALIFORNIA PLUMBING CODE
PART 6	CALIFORNIA ENERGY CODE
PART 8	CALIFORNIA HISTORICAL BUILDING CODE
PART 9	CALIFORNIA FIRE CODE
PART 10	CALIFORNIA EXISTING BUILDING CODE
PART 11	CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	CALIFORNIA REFERENCE STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 15'-0"x33'-5" LICENSE AREA.
- RAISED CONCRETE SLAB
- A FENCE @ LICENSE AREA PERIMETER
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY GENERATOR WITH UL2085 TANK.
- A NEW TOP HAT AND ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON AN EXISTING PG&E TOWER

PROJECT MILESTONES

08/30/2016	90% ZONING DOCUMENTS
12/21/2016	100% ZONING DOCUMENTS
01/26/2017	100% ZONING DOCUMENTS REV1
02/06/2017	100% ZONING DOCUMENTS REV2
xx/xx/xxxx	90% CONSTRUCTION DOCUMENTS
xx/xx/xxxx	100% CONSTRUCTION DOCUMENTS

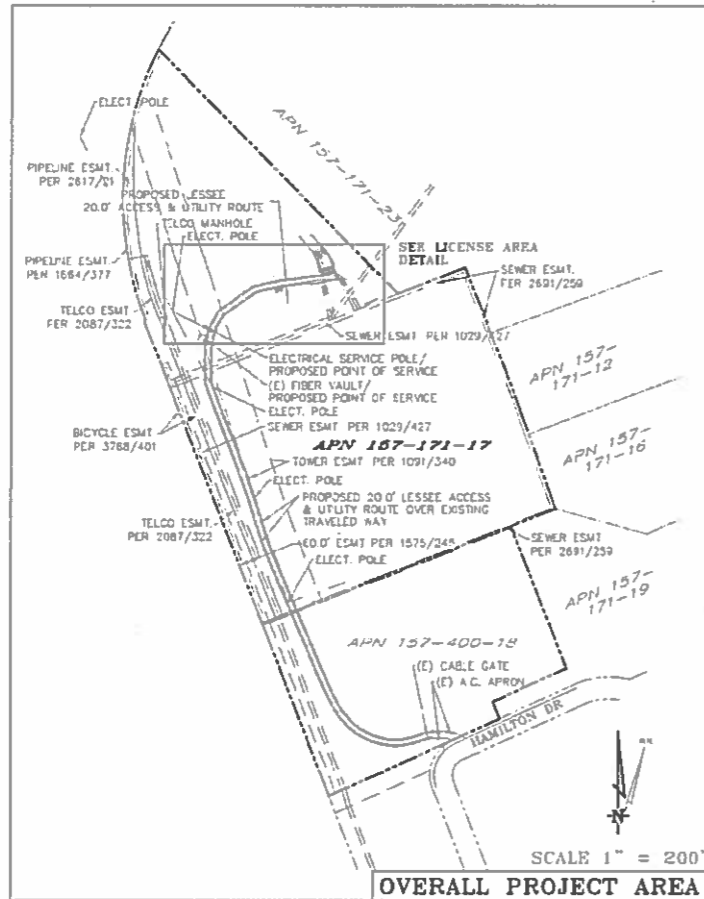
COMPLETE
Wireless Consulting, Inc.

MST ARCHITECTS
1510 River Park Drive, Sacramento, CA 95815
www.MSTArchitects.com

HWY 101 & HWY 37
150 HAMILTON DRIVE
NOVATO, CA 94949

T1.1

SHEET TITLE: TITLE SHEET, LOCATION PLAN, PROJECT DATA



DATE OF SURVEY: 08-16-16

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. CIEL
RCE 14823

LOCATED IN THE COUNTY OF MARCH, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL, UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.68' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 157-171-17

LANDLORD(S): PACIFIC GAS & ELECTRIC
245 MARKET ST., 10TH FLOOR N100
SAN FRANCISCO, CA 94105

Project Name: Hwy 101 & 37

Project Site Location: 150 Hamilton Drive
Novato, CA 94949
Marin County

Date of Observation: 08-16-16

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo6
post processed with Pathfinder Office software.

Type of Antenna Mount: Existing Transmission Tower

Coordinates

Latitude: N 38°04'43.34" (NAD83) N 38°04'43.63" (NAD27)

Longitude: W 122°32'27.34" (NAD83) W 122°32'24.02" (NAD27)

ELEVATION of Ground of Structure (NAVD88): 2.5' AMSL
Height of Structure (Transmission Tower): 100.7' AGL

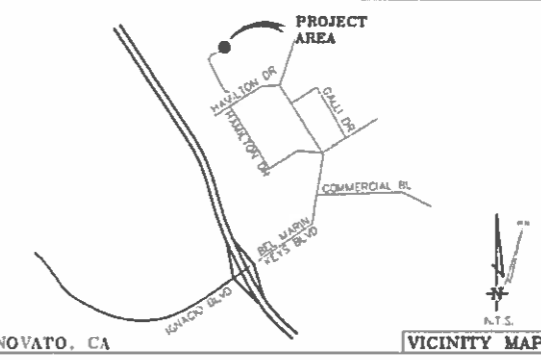
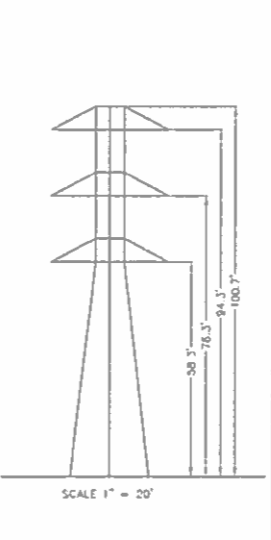
HWY 101 & 37
LEASE AREA DESCRIPTION

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF THE PARCEL TWO AS SHOWN ON THE PLAT FILED IN BOOK 4 OF SURVEYS, PAGE 49, MARIN COUNTY, CALIFORNIA RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF THE FOREMENTIONED PARCEL TWO, THENCE ALONG THE NORTH BOUNDARY THEREOF NORTH 44°39'55" WEST 77.94 FEET; THENCE SOUTH 42°20'00" WEST, 74.50 FEET TO THE TRUE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING SOUTH 23°35'50" EAST 11.18 FEET; THENCE SOUTH 17°28'35" EAST 3.94 FEET; THENCE SOUTH 72°31'25" WEST, 35.00 FEET; THENCE NORTH 72°31'25" WEST, 15.00 FEET; THENCE NORTH 72°31'25" EAST 33.42 FEET TO THE POINT OF BEGINNING.

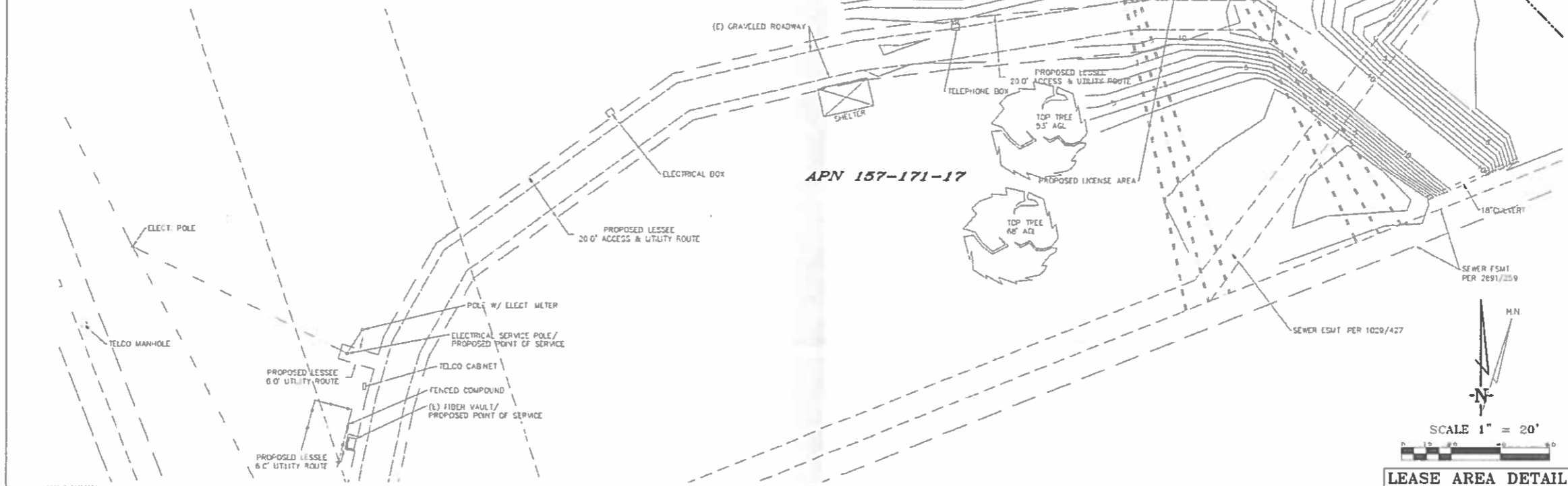
TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITY PURPOSES, TWENTY FEET IN WIDTH, FROM THE ABOVE DESCRIBED LEASE AREA, OVER AND ACROSS THE EXISTING TRAVELED WAY, TO THE PUBLIC RIGHT OF WAY COMMONLY KNOWN AS HAMILTON DRIVE, AND AS NECESSARY FOR CONNECTION TO PUBLIC UTILITY SERVICE.

ALSO TOGETHER WITH AN EASEMENT FOR UTILITY PURPOSES, 6.0 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA WHICH BEARS NORTH 72°31'25" EAST 5.33 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE FROM SAID POINT OF BEGINNING NORTH 17°28'35" WEST 32.6 FEET TO AN EXISTING ELECTRICAL TRANSMISSION TOWER; THENCE ON SAID TOWER AS NECESSARY FOR THE PLACEMENT OF CELLULAR ANTENNAS AND APPURTENANCES.



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

TITLE HAS NOT BEEN REVIEWED FOR THIS PROJECT. BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION CATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.



DEPT	APPROVED	DATE
ABC		
PE		
PF		
BIT		
EELVH		
OPS		
TELVQIIH		

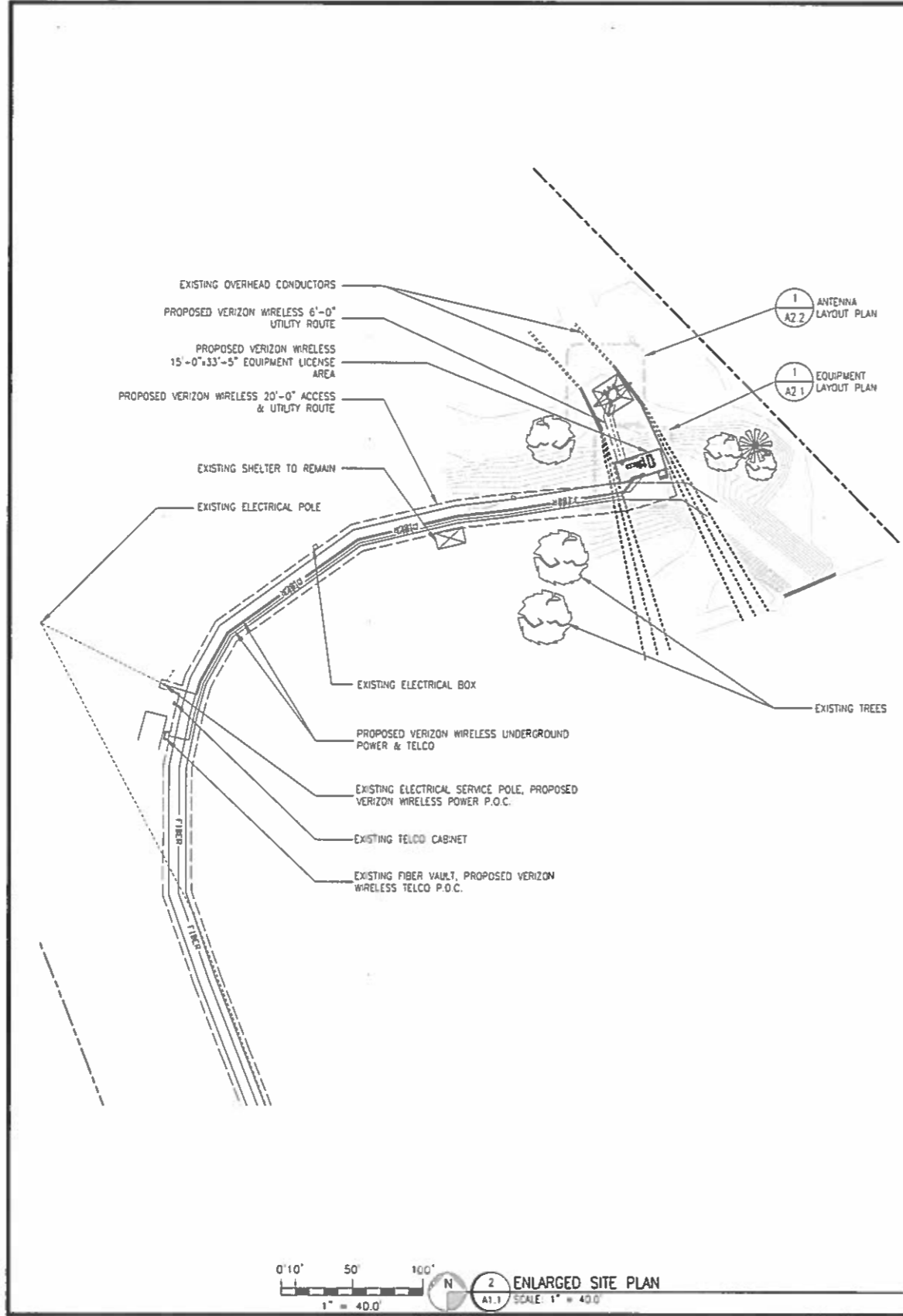
GEL ENGINEERING
1500 WILSON AVENUE
SUITE 100
NOVATO, CALIFORNIA 94949
TEL: (415) 892-1000
FAX: (415) 892-1001

verizon

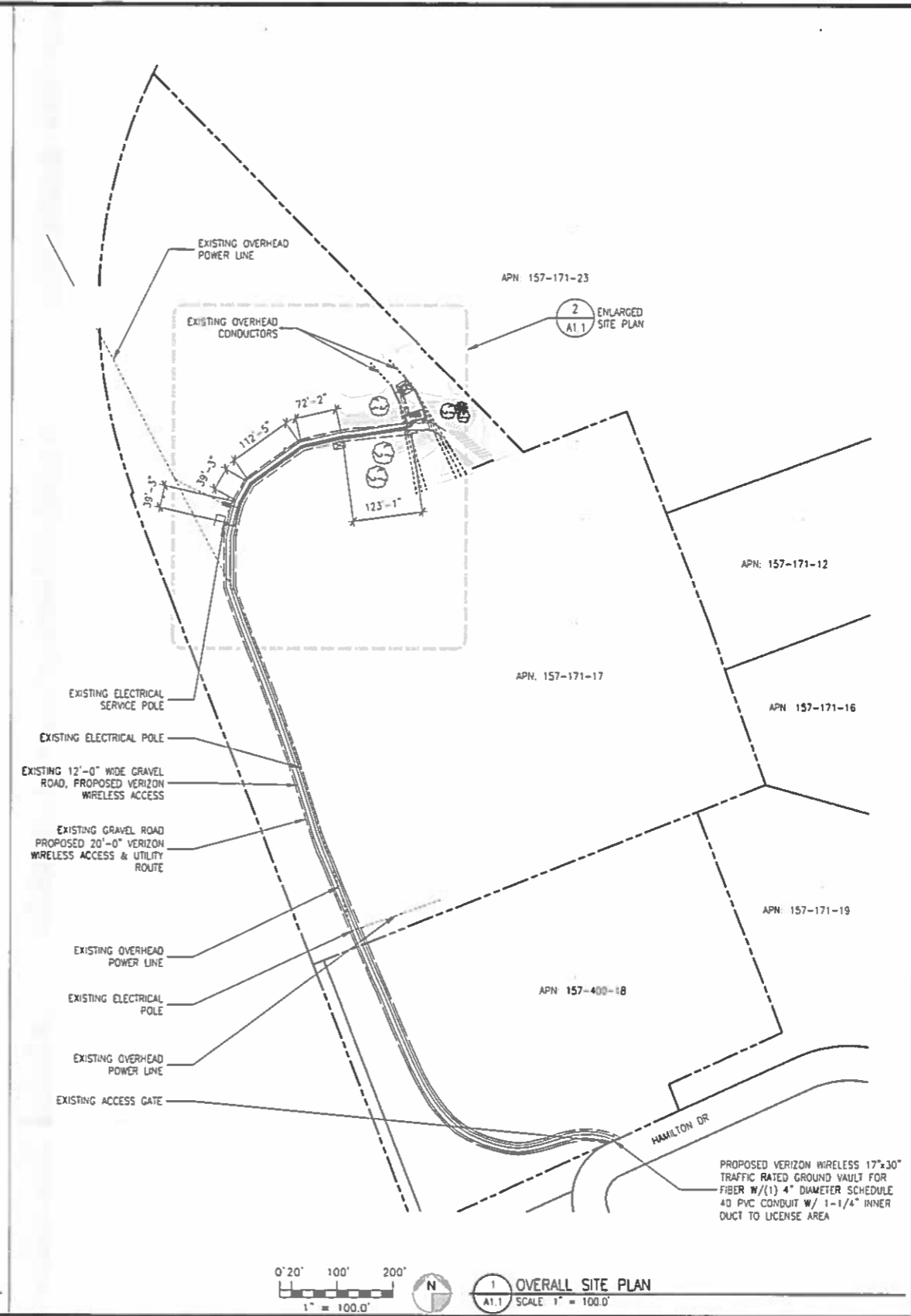
Hwy 101 & 37
150 Hamilton Drive
Novato, CA 94949
PLOT PLAN AND
SITE TOPOGRAPHY

REV	DATE	DESCRIPTION
01	08-16-16	Final
02		
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		

Sheet
C-1



0' 10' 50' 100' N
 1" = 40.0'
 2 ENLARGED SITE PLAN
 A1.1 SCALE 1" = 40.0'



0' 20' 100' 200' N
 1" = 100.0'
 1 OVERALL SITE PLAN
 A1.1 SCALE 1" = 100.0'

PROPOSED VERIZON WIRELESS 17'x30'
 TRAFFIC RATED GROUND VAULT FOR
 FIBER W/(1) 4" DIAMETER SCHEDULE
 40 PVC CONDUIT W/ 1-1/4" INNER
 DUCT TO LICENSE AREA

MST ARCHITECTS
 1525 14th St, Suite 200, Sacramento, CA 95811
 916-441-9438
 www.MSTArchitects.com

COMPLETE
 Wireless Consulting, Inc.

verizon

HWY 101 & HWY 37
 150 HAMILTON DRIVE
 NOVATO, CA 94949

OVERALL SITE PLAN

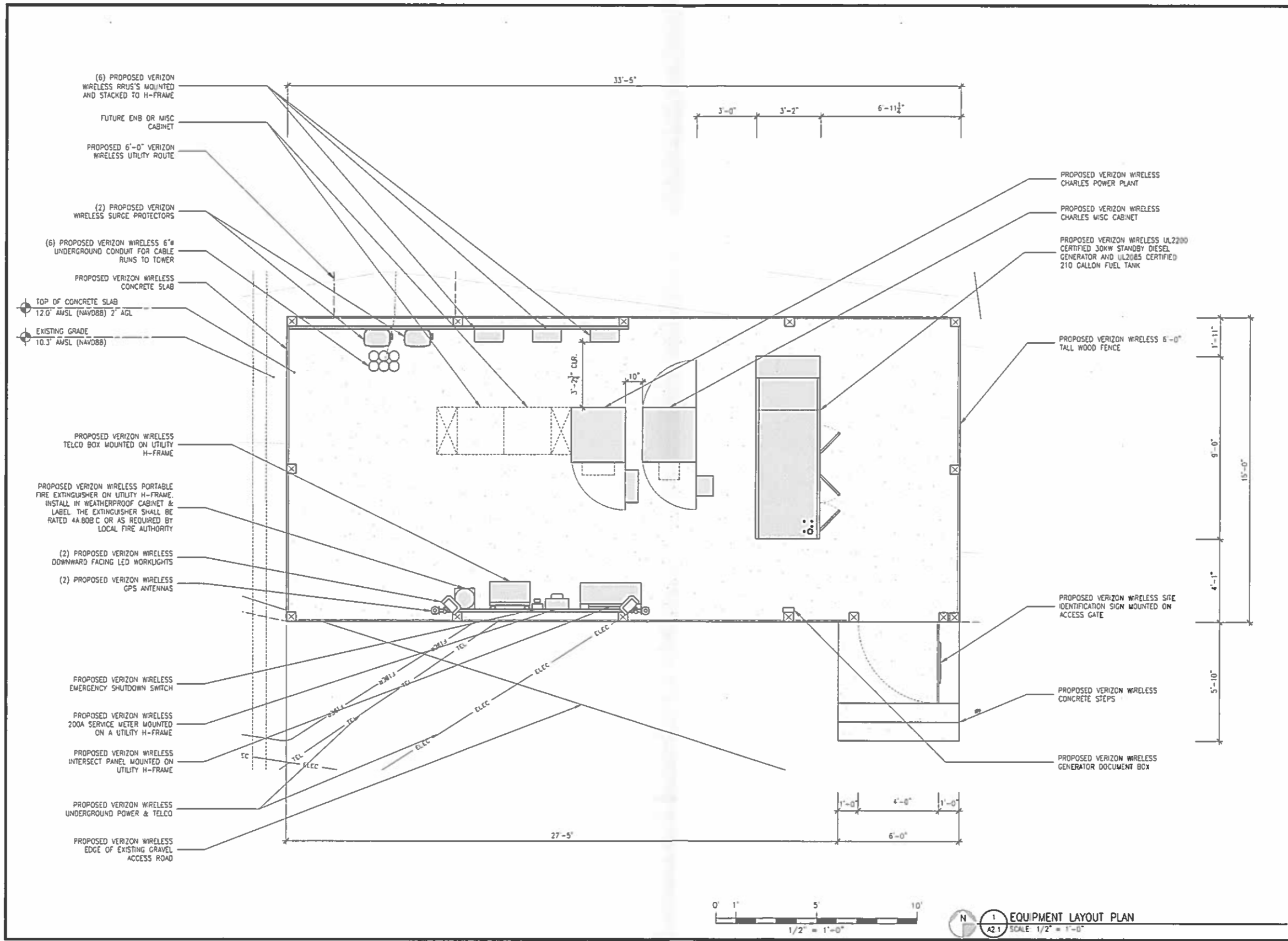
SHEET TITLE:

Revisions:

File: 163.1008_A11.dwg
Drawn By: jst
Checked By: rsl
Scale: AS NOTED
Date: 03/26/17

Job No. 163.1008

A1.1



MST ARCHITECTS
 11180 Highway One Drive, San Ramon, CA 94583
 www.mstarchitects.com
COMPLETE
 WIRELESS COMMUNICATIONS

verizon
 HWY 101 & HWY 37
 150 HAMILTON DRIVE
 NOVATO, CA 94949
EQUIPMENT LAYOUT PLAN
 SHEET TITLE

Not valid after stamped as per the drawing

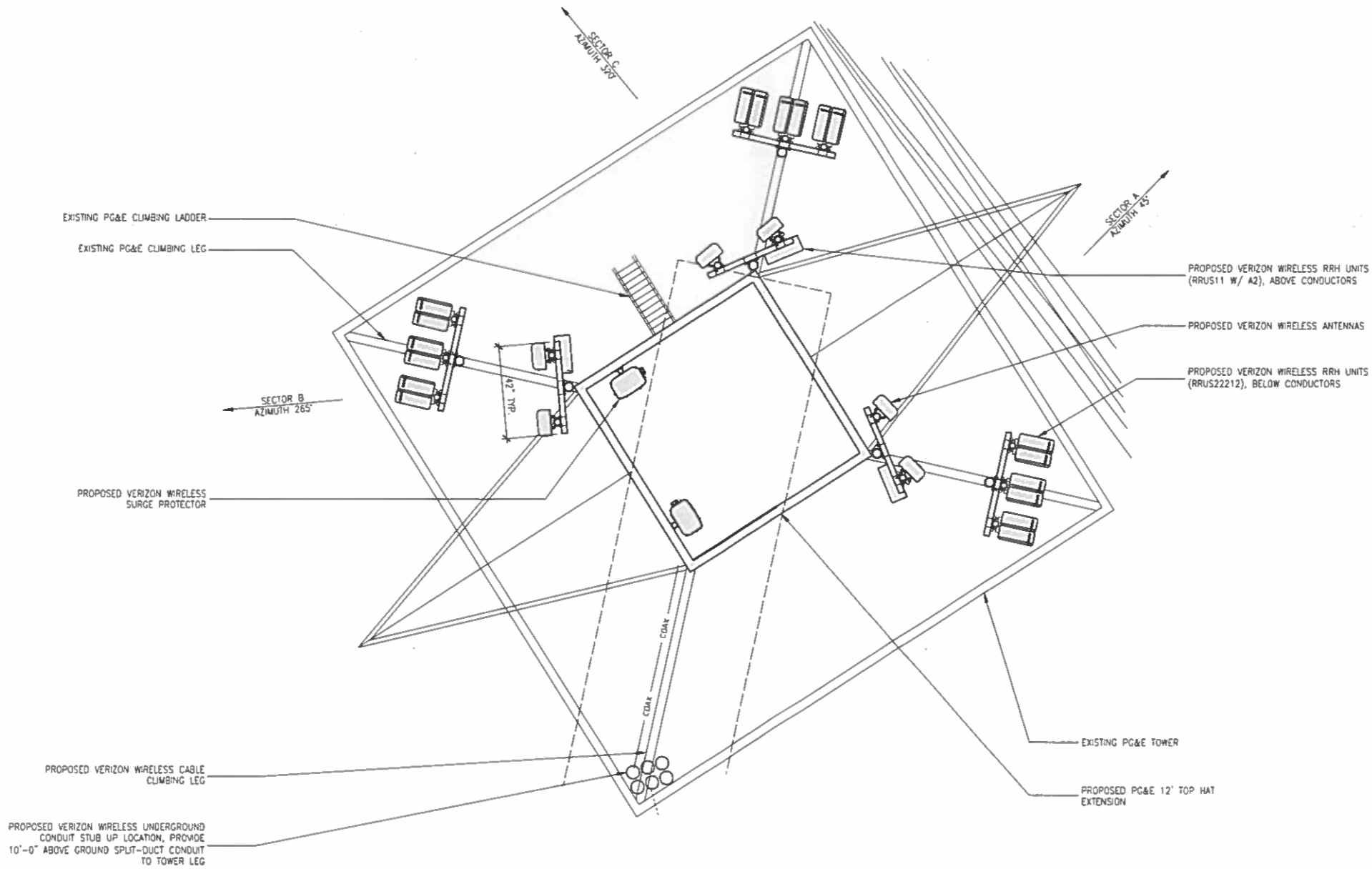
Revisions:

File: 182.1889_A2.dwg
 Drawn By: xmi
 Checked By: tjt
 Scale: AS NOTED
 Date: 02/06/17

Job No. 182.1889

A2.1

TOWER EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	2	2	2	6
RRH	RRUS11 W/ A2	1	1	1	3
RRH	RRUS22212	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	2/2			2/2
RET CABLE	N/A	0			0



MST ARCHITECTS
 11111 1st Street, Sacramento, CA 95811
 916-444-4444
 www.MSTArchitects.com

COMPLETE
 Wireless Communications, Inc.

verizon

HWY 101 & HWY 37
 150 HAMILTON DRIVE
 NOVATO, CA 94949

SHEET TITLE: ANTENNA LAYOUT PLAN

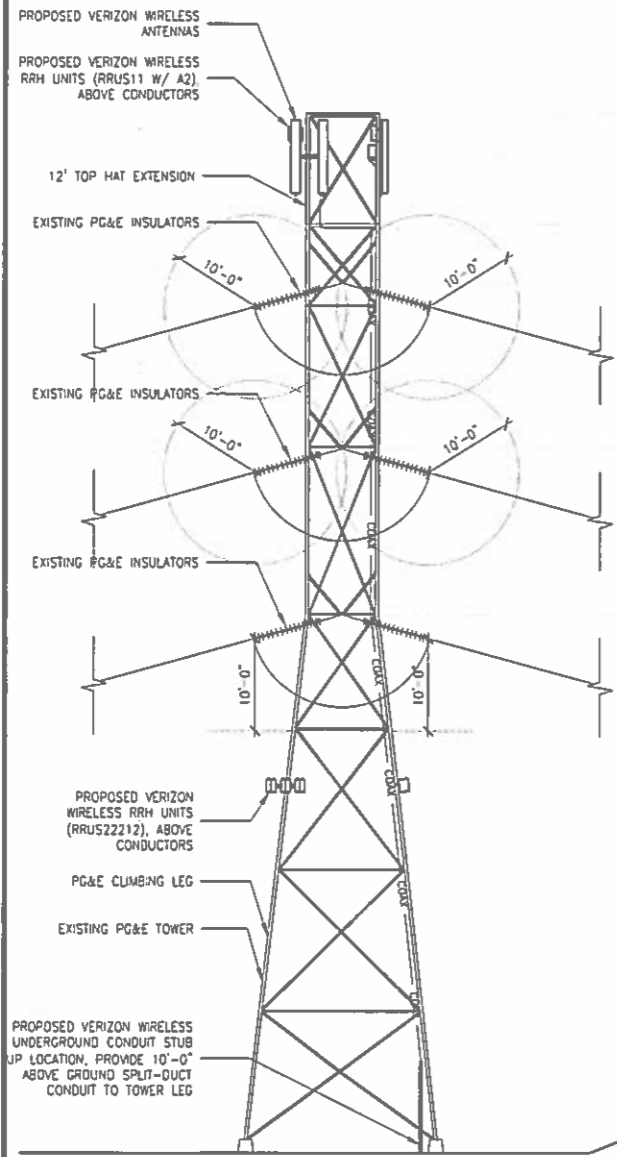
Revisions

File: 183-188-A2.2.dwg
Drawn By: szz
Checked By: tjt
Scale: AS NOTED
Date: 07/26/17

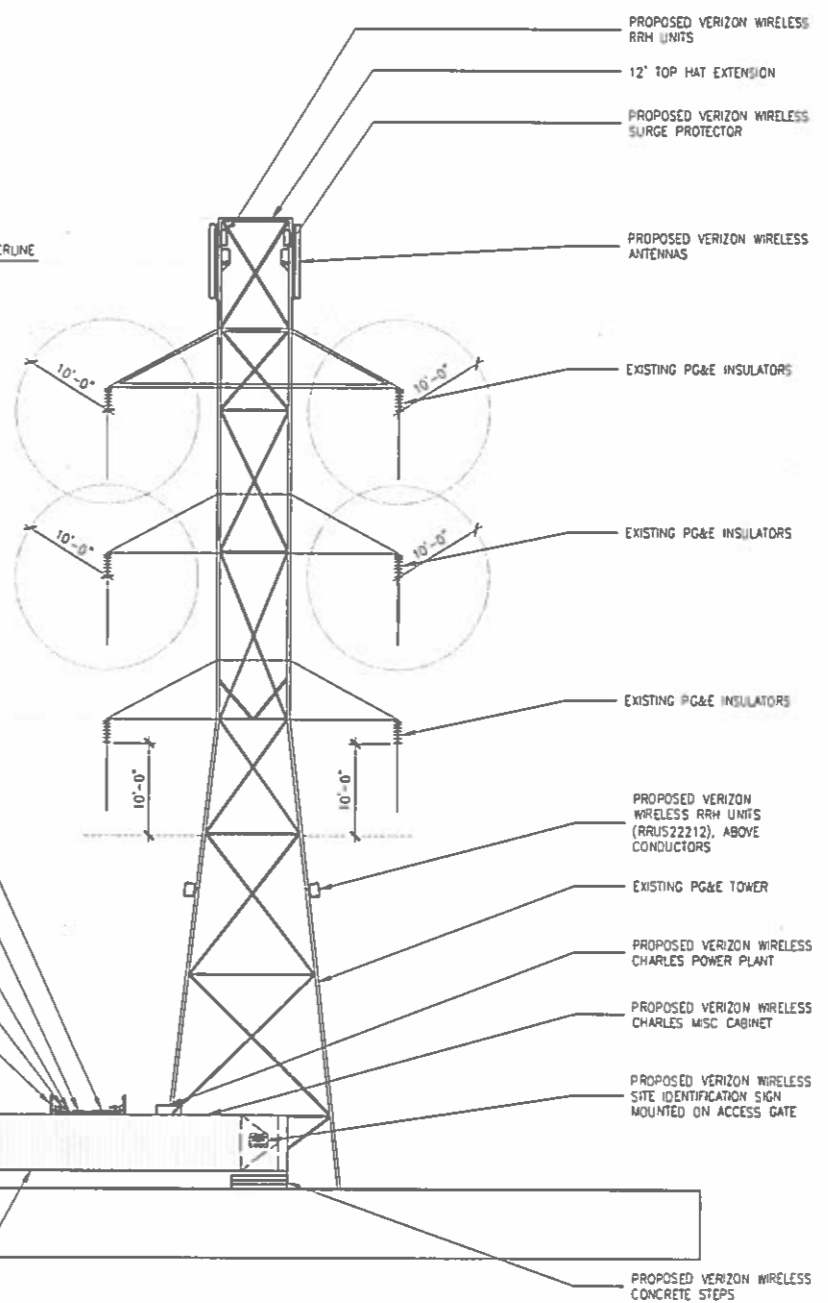
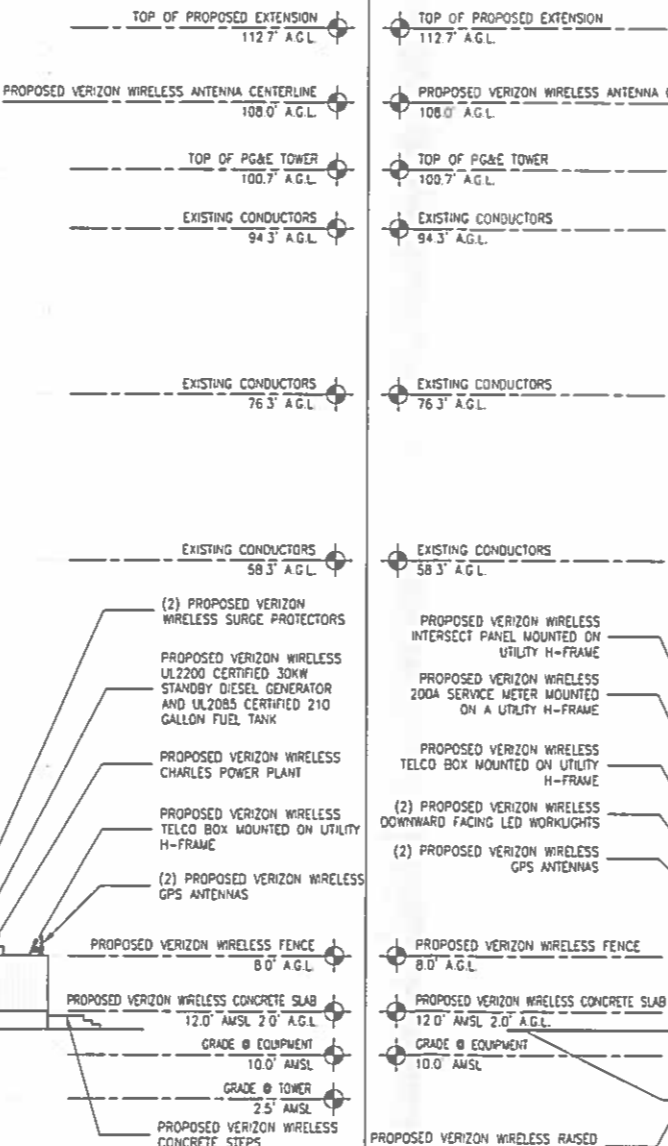
JOB No. 183-188

A2.2

FLOOD ELEVATION DATA:	
FLOOD ZONE:	AE
BASE FLOOD ELEVATION	11' 0" (NAVD88)
TOP OF BOTTOM FLOOR (SLAB)	12.0' AMSL (NAVD88)
GRADE ADJACENT TO STRUCTURE	10.3' AMSL (NAVD88)



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

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PROJECT ELEVATIONS

SHEET TITLE

Revisions:

File: 11244-A3.1.dwg
Drawn By: wjt
Checked By: jst
Scale: AS NOTED
Date: 02/06/17

JOB No. 142-1888

A3.1