

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

MUSSALLEM (AT&T WIRELESS) (PLN180508)

RESOLUTION NO. 18--

Resolution by the Monterey County Zoning
Administrator:

- 1) Find the project is the installation of a new wireless communication facility; which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures), and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Use Permit to allow the installation for a new telecommunications facility on top of existing PG&E lattice tower with an equipment shelter and back-up generator (12-foot-tall tower extension mounted on subject PG&E electrical transmission tower at 87'-3'' feet elevation (99'-3''-foot resulting tower height);.[PLN180508, Mussallem (AT&T Wireless), 674 Crazy Horse Canyon Road, Salinas, North County Area Plan, (APN: 125-291-053-000)]

The AT&T Mobility application (PLN180508) came on for public hearing before the Monterey County Zoning Administrator on April 18, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the installation of a new telecommunication on top an existing PG&E lattice tower resulting 99'-3''-foot in height.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180508.

2. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- North County Land Use Plan;
- 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 674 Crazy Horse Canyon Road, Salinas APN 125-291-053-000), North County Land Use Plan. The parcel is zoned PG/40, which allows wireless communication facilities with an approved Use Permit. Therefore, the project is an allowed land use for this site.
- c) The project is located on a flat parcel which requires no grading. The project will not result in any impacts to biological or archaeological resources.
- d) The project planner conducted a site inspection on February 13, 2019 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project meets the intent of the Wireless Communication Ordinance in Monterey County Code as the extension of existing PG&E lattice tower collocating a wireless services facility minimize the potential for proliferation of individual wireless facilities.
- f) The Zoning Administrator is the appropriate authority to hear and decide new wireless communication facilities that have no significant adverse visual impact from any public common viewing area, pursuant to Section 21.64.310. of Monterey County Code.
- g) The project was referred to the North County Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on February 6, 2019, voted 5 to 0 to support the project as proposed.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180508.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, North County Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified no potential impacts to Biological Resources, Archaeological Resources, Soil/Slope Stability, or environmental constraints that would make the site unsuitable for the proposed wireless communication facility.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180508.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, North County Fire Protection District, Public Works, Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. There is an existing access road to the site and an existing power pole will provide electricity. The project is an unmanned wireless communication facility that will not require the use of water or sewer.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180508.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel.
6. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of new, small facilities or structures, including structures not exceeding 2,500 square feet in floor area.
 - b) This project increases the height of an existing steel lattice tower from 87'-3" feet to 99'.33" feet and the installation of 6 mounted antennas and associated radio equipment along with a new equipment shelter at the foot of the tower. Therefore, the wireless facility is considered a small facility as describe in Section 15303 of the CEQA in Section 15303 of the CEQA Guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180508.

7. **FINDING: WIRELESS COMMUNICATION FACILITIES** – The project is consistent with the required findings for the development of a wireless communication facility:
- 1) The project will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources;
 - 2) 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;
 - 3) The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310;
 - 4) 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, and
 - 5) The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The development meets all applicable regulations of the wireless communications facilities Chapter. The project is sited in the least visually obtrusive location (Section 21.64.310.C.4, Zoning Ordinance). The site is relatively flat surrounded by mountainous terrains and open grazing lands. There is no designated public viewing area, environmentally sensitive areas, or resources identified onsite. However, Crazy Horse Canyon is identified as a notable “Scenic Corridor” located approximately 4,510 feet (approximately one mile) east of the proposed project site. The existing corridor is surrounded by several visible existing PG&E electrical transmission towers and overhead distribution lines adjacent along Northbound and Southbound lanes. The proposed project would extend an existing 87’3” PG&E electrical tower additional 12’ in height resulting in inconsiderable or no visual impact. Therefore the proposed tower extension would not significantly change or impact existing scenic vistas located along Crazy Horse Canyon.
 - b) The applicant, AT&T Wireless, has provided coverage maps (**Exhibit E**) which identifies a 1 ½ mile radius coverage gap within the vicinity of Hebert Road and Crazy Horse Canyon Road. The coverage area currently provides good outdoor service, but no in-building and in-vehicle coverage. The proposed facility will improve the existing coverage to provide good in-building, in-vehicle, and outdoor services within the immediate area. The proposed service goals are consistent with FCC provisions for wireless facilities. The proposed facility will meet the FCC guidelines.
 - c) Monterey County Code (MCC) 20.64.310 (H)(b) dictates that co-location is encouraged when it will decrease visual impact and discouraged when

it will increase visual impact. Moreover, 2.2 of the North County Area Land Use Plan protects the integrity of visual resources. As the tower will be raised by approximately 12 feet with minor additions, staff has found that this new facility will not substantially alter the visual impact of the existing lattice tower, especially when viewed west over 4,510 feet (approximately one mile) from Crazy Horse Canyon. Other than height, the project is consistent with the Site Development Standards of the "PG/40" Zoning District. The allowable height maximum of the area is 30 feet. The entitlement, a Use Permit, allows the proposed facility to exceed the height of the Permanent Grazing, 40 acre minimum Zoning District, upon approval by the Zoning Administrator.

- d) The proposed wireless antennas comply with all applicable requirements of Monterey County Code (MCC) Section 20.64.310. Moreover, the subject property for the existing steel lattices is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of MCC, and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircrafts in flight.
- e) The project is consistent with MCC Section 20.92, Airport Approach Zoning, and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in MCC Section 20.92.050, and the proposed height is within the limitations outlined in MCC Section 20.92.060.
- f) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 13.4 miles (71,000 linear feet) from Watsonville Municipal Airport, the nearest public use airport. If deemed necessary by the FCC, warning lights would be located on top of the structure to prevent conflict with any aircraft when visibility is limited.
- g) The project meets all the minimum requirements of the Chapter 21.32 (PG-40) Zoning including County Code Section 21.64.310 Wireless Telecommunication Facilities as identified as part of the Conditions of Approval. 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.
- h) The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. This project does not affect any aircraft zones identified in Section 21.86.040 of MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.
- i) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180508.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project is the installation of a new wireless communication facility, which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures), and there are no exceptions pursuant to Section 15300.2;
2. Approve a Use Permit to allow the installation for a new telecommunications facility on top of existing PG&E lattice tower with an equipment shelter and back-up generator (12-foot-tall tower extension mounted on subject PG&E electrical transmission tower at 87'-3'' feet elevation (99'-3''-foot resulting tower height), subject to eight (8) conditions of approval; and

PASSED AND ADOPTED this 18th day of April, 2019.

Mike Novo, Zoning Administrator

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 PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices in Salinas.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN180508

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN180508) allows the installation for a new telecommunications facility on top of existing PG&E lattice tower with an equipment shelter and back-up generator (12-foot-tall tower extension mounted on subject PG&E electrical transmission tower at 87'-3" feet elevation (99'-3"-foot resulting tower height);. The property is located at 674 Crazy Horse Canyon Road, Salinas (Assessor's Parcel Number 125-291-053-000), North County Area Plan. 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 RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 125-291-053-000 on [Date the permit was approved]. The permit was granted subject to *** conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."
Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors 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 existing PG&E lattice tower, 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 the specified height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall 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 99 feet and 3 inches.

7. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

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

NOTES

OWNER(S): MASSA WILLIAM D 1994 TRUST

APNS: 125-291-053

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 27703318, DATED AUGUST, 20 2018. WITHIN SAID TITLE REPORT THERE ARE FIFTEEN (15) EXCEPTIONS LISTED, XXXXXX (XX) OF WHICH ARE EASEMENTS AND XXXXXX (XX) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060195, PANEL NO. 0113G, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN EITHER ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 36° 46' 43.67" N NAD 83
LONG. 121° 37' 23.54" W NAD 83
ELEV. 427.2' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

TOWER LEASE AREA DESCRIPTION:

BEING A PORTION OF LOT A AND LOT C OF THE RECORD OF SRUVY RECORDED JUNE 16, 2010, AS DOCUMENTED IN VOLUME 31 OF SURVEYS AT PAGE 18, COUNTY OF MONTEREY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST MOST CORNER OF SAID PARCEL ONE, THENCE N 76°29'37" W, ALONG THE NORTH LINE OF SAID PARCEL ONE, A DISTANCE OF 735.19 FEET; THENCE LEAVING SAID NORTH LINE, S 13°30'23" E, A DISTANCE OF 514.02 FEET TO THE POINT OF BEGINNING;

- COURSE 1) THENCE N 86°01'36" E, A DISTANCE OF 14.75 FEET;
- COURSE 2) THENCE S 03°56'50" W, A DISTANCE OF 7.38 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT 'A';
- COURSE 3) THENCE CONTINUING S 03°56'50" W, A DISTANCE OF 7.38 FEET;
- COURSE 4) THENCE N 86°01'36" W, A DISTANCE OF 14.75 FEET;
- COURSE 5) THENCE N 03°58'24" E, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING.

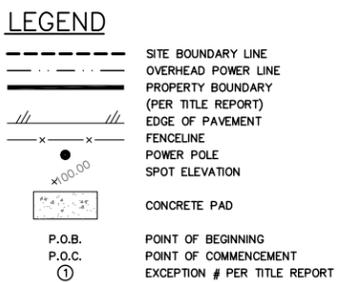
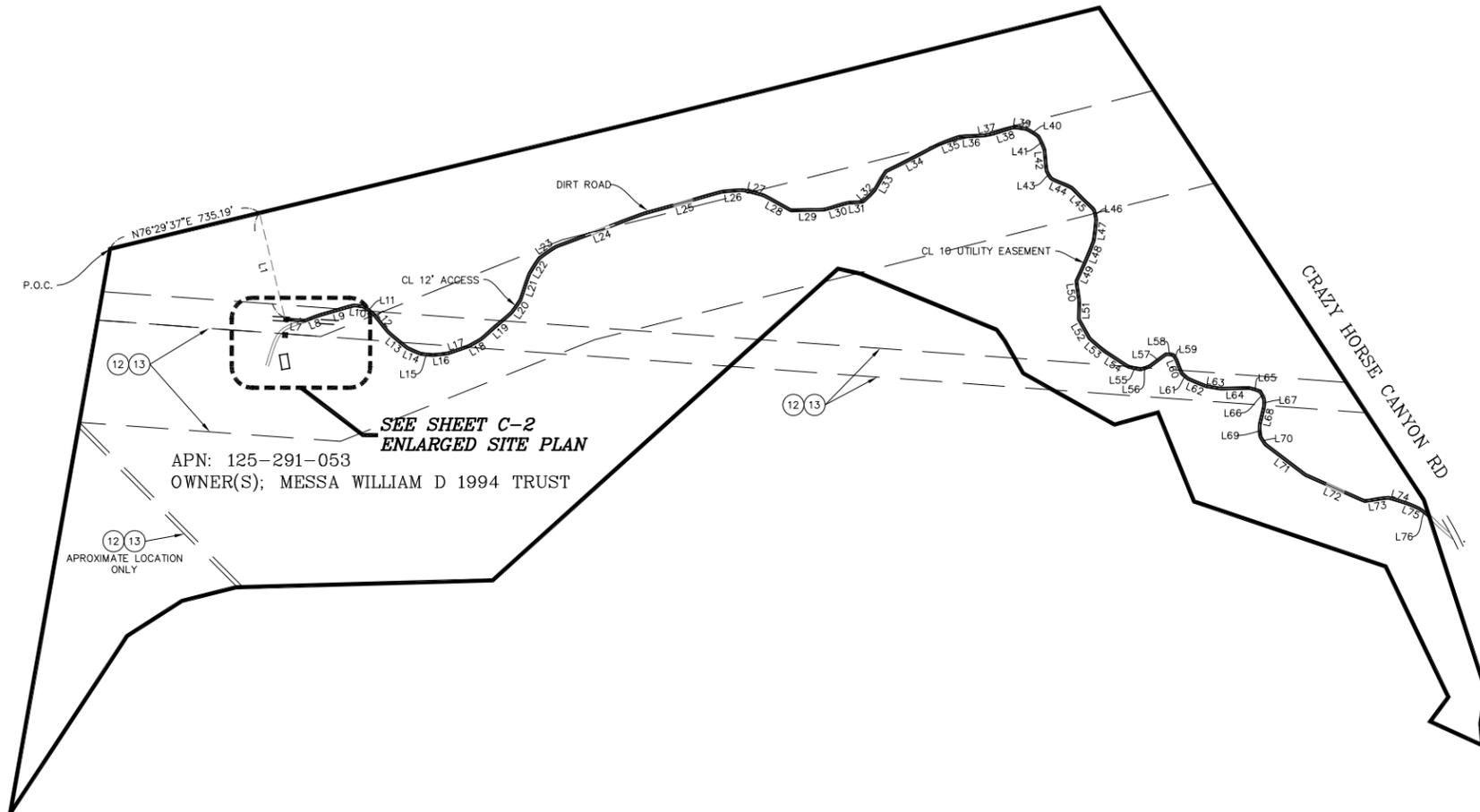
ACCESS EASEMENT DESCRIPTION:

A 12.00 FOOT WIDE EASEMENT FOR ACCESS PURPOSES, OVER, ACROSS AND THROUGH A PORTION OF PARCEL ONE OF THE GRANT DEED RECORDED XXXXXX XX, XXXX, AS INSTRUMENT NO. XXXXXXXX, OFFICIAL RECORDS, COUNTY OF XXXX, STATE OF CALIFORNIA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

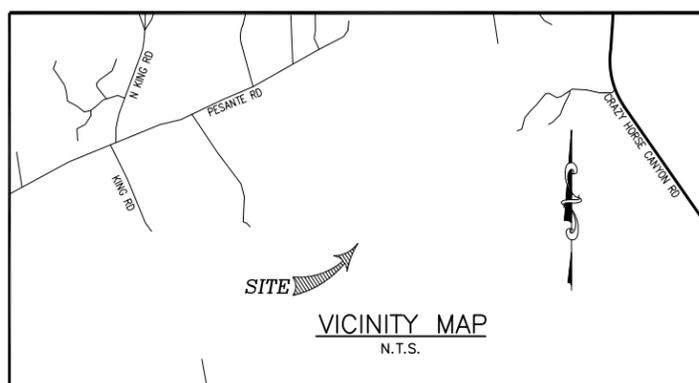
BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

- COURSE 1) THENCE S 86°03'10" E, A DISTANCE OF 83.17 FEET;
- COURSE 2) THENCE N 69°23'33" E, A DISTANCE OF 78.30 FEET;
- COURSE 3) THENCE N 74°13'07" E, A DISTANCE OF 167.29 FEET;
- COURSE 4) THENCE S 82°24'39" E, A DISTANCE OF 45.87 FEET;
- COURSE 5) THENCE S 54°36'53" E, A DISTANCE OF 57.38 FEET;
- COURSE 6) THENCE S 38°58'14" E, A DISTANCE OF 114.31 FEET;
- COURSE 7) THENCE S 50°27'32" E, A DISTANCE OF 118.03 FEET;
- COURSE 8) THENCE S 66°17'03" E, A DISTANCE OF 69.07 FEET;
- COURSE 9) THENCE S 84°37'06" E, A DISTANCE OF 60.34 FEET;
- COURSE 10) THENCE N 84°00'54" E, A DISTANCE OF 71.15 FEET;
- COURSE 11) THENCE N 71°01'55" E, A DISTANCE OF 99.64 FEET;
- COURSE 12) THENCE N 61°01'04" E, A DISTANCE OF 72.59 FEET;
- COURSE 13) THENCE N 49°02'13" E, A DISTANCE OF 193.60 FEET;
- COURSE 14) THENCE N 34°53'19" E, A DISTANCE OF 74.21 FEET;
- COURSE 15) THENCE N 18°59'37" E, A DISTANCE OF 131.42 FEET;
- COURSE 16) THENCE N 32°07'44" E, A DISTANCE OF 88.95 FEET;
- COURSE 17) THENCE N 55°29'10" E, A DISTANCE OF 96.26 FEET;
- COURSE 18) THENCE N 69°29'46" E, A DISTANCE OF 452.00 FEET;
- COURSE 19) THENCE N 74°25'00" E, A DISTANCE OF 385.08 FEET;
- COURSE 20) THENCE N 85°12'49" E, A DISTANCE OF 101.42 FEET;
- COURSE 21) THENCE S 75°33'43" E, A DISTANCE OF 101.82 FEET;
- COURSE 22) THENCE S 61°09'39" E, A DISTANCE OF 149.08 FEET;
- COURSE 23) THENCE N 88°52'23" E, A DISTANCE OF 158.19 FEET;
- COURSE 24) THENCE N 74°08'23" E, A DISTANCE OF 121.53 FEET;
- COURSE 25) THENCE N 85°52'48" E, A DISTANCE OF 69.27 FEET;
- COURSE 26) THENCE N 46°12'37" E, A DISTANCE OF 76.81 FEET;
- COURSE 27) THENCE N 30°28'52" E, A DISTANCE OF 105.52 FEET;
- COURSE 28) THENCE N 62°59'10" E, A DISTANCE OF 281.41 FEET;
- COURSE 29) THENCE N 69°16'11" E, A DISTANCE OF 104.16 FEET;
- COURSE 30) THENCE N 86°32'43" E, A DISTANCE OF 119.50 FEET;
- COURSE 31) THENCE N 79°28'51" E, A DISTANCE OF 49.20 FEET;
- COURSE 32) THENCE N 72°49'27" E, A DISTANCE OF 101.26 FEET;
- COURSE 33) THENCE S 82°30'11" E, A DISTANCE OF 62.87 FEET;
- COURSE 34) THENCE S 58°12'48" E, A DISTANCE OF 64.74 FEET;
- COURSE 35) THENCE S 24°50'30" E, A DISTANCE OF 69.05 FEET;
- COURSE 36) THENCE S 05°33'29" E, A DISTANCE OF 104.10 FEET;
- COURSE 37) THENCE S 31°04'24" E, A DISTANCE OF 41.03 FEET;
- COURSE 38) THENCE S 65°42'23" E, A DISTANCE OF 107.90 FEET;
- COURSE 39) THENCE S 45°25'47" E, A DISTANCE OF 151.72 FEET;
- COURSE 40) THENCE S 12°51'19" E, A DISTANCE OF 46.32 FEET;

LINE TABLE											
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	514.02	S13°30'23"E	L20	74.21	N34°53'19"E	L39	62.87	S82°30'11"E	L58	34.20	S82°54'09"E
L2	14.75	S86°01'36"E	L21	131.42	N18°59'37"E	L40	64.74	S58°12'48"E	L59	28.12	S32°21'40"E
L3	7.38	S03°56'50"W	L22	88.95	N32°07'44"E	L41	69.05	S24°50'30"E	L60	71.58	S21°40'22"E
L4	7.38	S03°56'50"W	L23	96.26	N55°29'10"E	L42	104.10	S05°33'29"E	L61	39.25	S51°14'39"E
L5	14.75	N86°01'36"W	L24	452.00	N69°29'46"E	L43	41.03	S31°04'24"E	L62	94.57	S68°12'35"E
L6	14.75	N03°58'24"E	L25	385.08	N74°25'00"E	L44	107.90	S65°42'23"E	L63	68.21	S80°48'35"E
L7	83.17	S86°03'10"E	L26	101.42	N85°12'49"E	L45	151.72	S45°25'47"E	L64	136.14	N88°41'54"E
L8	78.30	N69°23'33"E	L27	101.82	S75°33'43"E	L46	46.32	S12°51'19"E	L65	54.54	S74°01'30"E
L9	167.29	N74°13'07"E	L28	149.08	S61°09'39"E	L47	102.70	S06°42'22"W	L66	43.86	S24°53'23"E
L10	45.87	S82°24'39"E	L29	158.19	N88°52'23"E	L48	114.05	S22°15'21"W	L67	32.05	S00°33'34"W
L11	57.38	S54°36'53"E	L30	121.53	N74°08'23"E	L49	94.43	S24°49'05"W	L68	93.24	S13°11'35"W
L12	114.31	S38°58'14"E	L31	69.27	N85°52'48"E	L50	104.45	S07°18'12"E	L69	53.58	S03°25'38"E
L13	118.03	S50°27'32"E	L32	76.81	N46°12'37"E	L51	79.85	S01°12'26"W	L70	47.83	S32°55'13"E
L14	69.07	S66°17'03"E	L33	105.52	N30°28'52"E	L52	105.05	S29°29'38"E	L71	240.10	S53°00'50"E
L15	60.34	S84°37'06"E	L34	281.41	N62°59'10"E	L53	96.98	S49°36'21"E	L72	307.18	S66°15'42"E
L16	71.15	N84°00'54"E	L35	104.16	N69°16'11"E	L54	134.26	S57°26'47"E	L73	115.34	N81°52'36"E
L17	99.64	N71°01'55"E	L36	119.50	N86°32'46"E	L55	59.05	S78°47'43"E	L74	98.69	S72°42'54"E
L18	72.59	N61°01'04"E	L37	49.20	N79°28'51"E	L56	44.28	N71°18'53"E	L75	58.26	S66°29'38"E
L19	193.60	N49°02'13"E	L38	101.26	N72°49'27"E	L57	98.41	N53°25'01"E	L76	56.52	S53°53'19"E



OVERALL SITE MAP
1" = 400'



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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	EJ	08/21/18
1	ADDRESS/ACCESS	DA	09/25/18
2	STAMP & SIGN	DA	09/27/18
3	TITLE REVIEW	EJ	10/19/18

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DRAWN BY: EJ
CHECKED BY: DA
DATE DRAWN: 08/21/18
SMITHCO JOB #: 56-813

SITE NAME

CCL04828
PRUNEDALE

SITE ADDRESS

NEAR 616 CRAZY HORSE CYN. RD.
SALINAS, CA 93907

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

C-1

ACCESS EASEMENT DESCRIPTION (CONTINUED):

COURSE 41) THENCE S 06°42'22" W, A DISTANCE OF 102.70 FEET;
 COURSE 42) THENCE S 22°15'21" W, A DISTANCE OF 114.05 FEET;
 COURSE 43) THENCE S 24°49'05" W, A DISTANCE OF 94.43 FEET;
 COURSE 44) THENCE S 07°18'12" E, A DISTANCE OF 104.45 FEET;
 COURSE 45) THENCE S 01°12'26" W, A DISTANCE OF 79.85 FEET;
 COURSE 46) THENCE S 29°29'38" E, A DISTANCE OF 105.05 FEET;
 COURSE 47) THENCE S 49°36'21" E, A DISTANCE OF 96.98 FEET;
 COURSE 48) THENCE S 57°26'47" E, A DISTANCE OF 134.26 FEET;
 COURSE 49) THENCE S 78°47'43" E, A DISTANCE OF 59.05 FEET;
 COURSE 50) THENCE N 71°18'53" E, A DISTANCE OF 44.28 FEET;
 COURSE 51) THENCE N 53°25'01" E, A DISTANCE OF 98.41 FEET;
 COURSE 52) THENCE S 82°54'09" E, A DISTANCE OF 34.20 FEET;
 COURSE 53) THENCE S 32°21'40" E, A DISTANCE OF 28.12 FEET;
 COURSE 54) THENCE S 21°40'22" E, A DISTANCE OF 71.58 FEET;
 COURSE 55) THENCE S 51°14'39" E, A DISTANCE OF 39.25 FEET;
 COURSE 56) THENCE S 68°12'35" E, A DISTANCE OF 94.57 FEET;
 COURSE 57) THENCE S 80°48'35" E, A DISTANCE OF 68.21 FEET;
 COURSE 58) THENCE N 88°41'54" W, A DISTANCE OF 136.14 FEET;
 COURSE 59) THENCE S 74°01'30" E, A DISTANCE OF 54.54 FEET;
 COURSE 60) THENCE S 24°53'23" E, A DISTANCE OF 43.86 FEET;
 COURSE 61) THENCE S 00°33'34" W, A DISTANCE OF 32.05 FEET;
 COURSE 62) THENCE S 13°11'35" W, A DISTANCE OF 93.24 FEET;
 COURSE 63) THENCE S 03°25'38" E, A DISTANCE OF 53.58 FEET;
 COURSE 64) THENCE S 32°55'13" E, A DISTANCE OF 47.83 FEET;
 COURSE 65) THENCE S 53°00'50" E, A DISTANCE OF 240.10 FEET;
 COURSE 66) THENCE S 66°15'42" E, A DISTANCE OF 307.18 FEET;
 COURSE 67) THENCE N 81°52'36" E, A DISTANCE OF 115.34 FEET;
 COURSE 68) THENCE S 72°42'54" E, A DISTANCE OF 98.69 FEET;
 COURSE 69) THENCE S 66°29'38" E, A DISTANCE OF 58.26 FEET;
 COURSE 70) THENCE S 53°53'19" E, A DISTANCE OF 56.52 FEET TO THE WEST LINE OF CRAZY HORSE CANYON RD AND THE TERMINUS OF THIS DESCRIPTION.

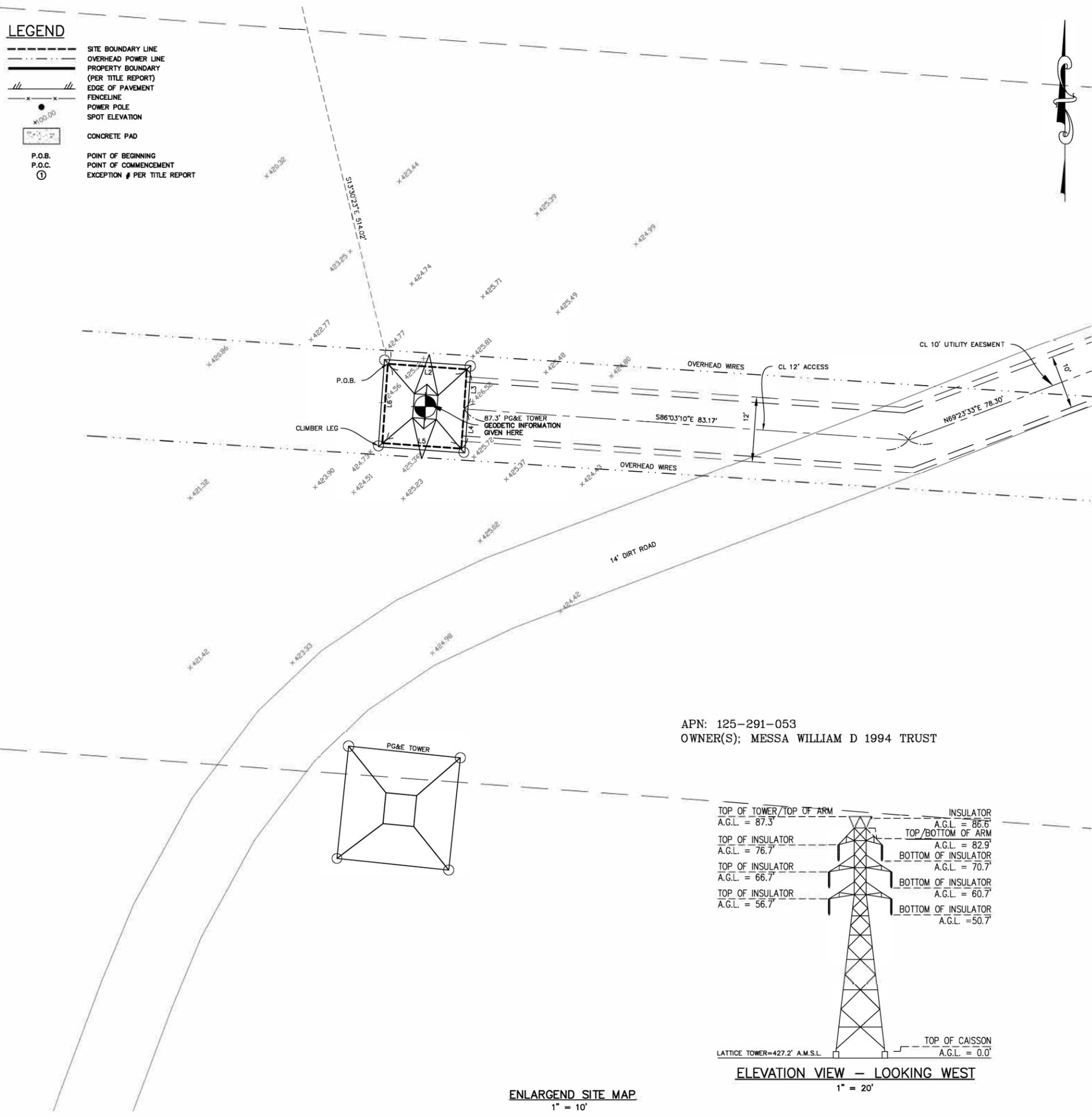
ACCESS EASEMENT DESCRIPTION:
 A 10.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, OVER, ACROSS AND THROUGH A PORTION OF PARCEL ONE OF THE GRANT DEED RECORDED XXXXXX XX, XXXX, AS INSTRUMENT NO. XXXXXXXX, OFFICIAL RECORDS, COUNTY OF XXXX, STATE OF CALIFORNIA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

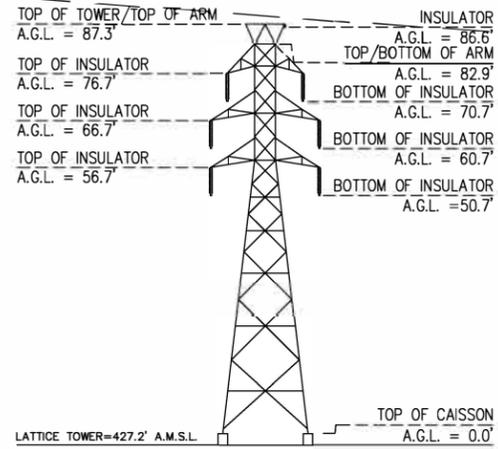
COURSE 1) THENCE S 86°03'10" E, A DISTANCE OF 83.17 FEET;
 COURSE 2) THENCE N 69°23'33" E, A DISTANCE OF 78.30 FEET;
 COURSE 3) THENCE N 74°13'07" E, A DISTANCE OF 167.29 FEET;
 COURSE 4) THENCE S 82°24'39" E, A DISTANCE OF 45.87 FEET;
 COURSE 5) THENCE S 54°36'53" E, A DISTANCE OF 57.38 FEET;
 COURSE 6) THENCE S 38°58'14" E, A DISTANCE OF 114.31 FEET;
 COURSE 7) THENCE S 50°27'32" E, A DISTANCE OF 118.03 FEET;
 COURSE 8) THENCE S 66°17'03" E, A DISTANCE OF 69.07 FEET;
 COURSE 9) THENCE S 84°37'06" E, A DISTANCE OF 60.34 FEET;
 COURSE 10) THENCE N 84°00'54" E, A DISTANCE OF 71.15 FEET;
 COURSE 11) THENCE N 71°01'55" E, A DISTANCE OF 99.64 FEET;
 COURSE 12) THENCE N 61°01'04" E, A DISTANCE OF 72.59 FEET;
 COURSE 13) THENCE N 49°02'13" E, A DISTANCE OF 193.60 FEET;
 COURSE 14) THENCE N 34°53'19" E, A DISTANCE OF 74.21 FEET;
 COURSE 15) THENCE N 18°59'37" E, A DISTANCE OF 131.42 FEET;
 COURSE 16) THENCE N 32°07'44" E, A DISTANCE OF 88.95 FEET;
 COURSE 17) THENCE N 55°29'10" E, A DISTANCE OF 96.26 FEET;
 COURSE 18) THENCE N 69°29'46" E, A DISTANCE OF 452.00 FEET;
 COURSE 19) THENCE N 74°25'00" E, A DISTANCE OF 385.08 FEET;
 COURSE 20) THENCE N 85°12'49" E, A DISTANCE OF 101.42 FEET;
 COURSE 21) THENCE S 75°33'43" E, A DISTANCE OF 101.82 FEET;
 COURSE 22) THENCE S 61°09'39" E, A DISTANCE OF 149.08 FEET;
 COURSE 23) THENCE N 88°52'23" E, A DISTANCE OF 158.19 FEET;
 COURSE 24) THENCE N 74°08'23" E, A DISTANCE OF 121.53 FEET;
 COURSE 25) THENCE N 85°52'48" E, A DISTANCE OF 69.27 FEET;
 COURSE 26) THENCE N 46°12'37" E, A DISTANCE OF 76.81 FEET;
 COURSE 27) THENCE N 30°28'52" E, A DISTANCE OF 105.52 FEET;
 COURSE 28) THENCE N 62°59'10" E, A DISTANCE OF 281.41 FEET;
 COURSE 29) THENCE N 69°16'11" E, A DISTANCE OF 104.16 FEET;
 COURSE 30) THENCE N 86°32'43" E, A DISTANCE OF 119.50 FEET;
 COURSE 31) THENCE N 79°28'51" E, A DISTANCE OF 49.20 FEET;
 COURSE 32) THENCE N 72°49'27" E, A DISTANCE OF 101.26 FEET;
 COURSE 33) THENCE S 82°30'11" E, A DISTANCE OF 62.87 FEET;
 COURSE 34) THENCE S 58°12'48" E, A DISTANCE OF 64.74 FEET;
 COURSE 35) THENCE S 24°50'30" E, A DISTANCE OF 69.05 FEET;
 COURSE 36) THENCE S 05°33'29" E, A DISTANCE OF 104.10 FEET;
 COURSE 37) THENCE S 31°04'24" E, A DISTANCE OF 41.03 FEET;
 COURSE 38) THENCE S 65°42'23" E, A DISTANCE OF 107.90 FEET;
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 COURSE 44) THENCE S 07°18'12" E, A DISTANCE OF 104.45 FEET;
 COURSE 45) THENCE S 01°12'26" W, A DISTANCE OF 79.85 FEET;
 COURSE 46) THENCE S 29°29'38" E, A DISTANCE OF 105.05 FEET;
 COURSE 47) THENCE S 49°36'21" E, A DISTANCE OF 96.98 FEET;
 COURSE 48) THENCE S 57°26'47" E, A DISTANCE OF 134.26 FEET;
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 COURSE 52) THENCE S 82°54'09" E, A DISTANCE OF 34.20 FEET;
 COURSE 53) THENCE S 32°21'40" E, A DISTANCE OF 28.12 FEET;
 COURSE 54) THENCE S 21°40'22" E, A DISTANCE OF 71.58 FEET;
 COURSE 55) THENCE S 51°14'39" E, A DISTANCE OF 39.25 FEET;
 COURSE 56) THENCE S 68°12'35" E, A DISTANCE OF 94.57 FEET;
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 COURSE 70) THENCE S 53°53'19" E, A DISTANCE OF 56.52 FEET TO THE WEST LINE OF CRAZY HORSE CANYON RD AND THE TERMINUS OF THIS DESCRIPTION.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B.
- P.O.C.
- ① EXCEPTION # PER TITLE REPORT



APN: 125-291-053
 OWNER(S); MESSA WILLIAM D 1994 TRUST



ENLARGEND SITE MAP
 1" = 10'



P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

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REVISION

NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	EJ	08/21/18
1	ADDRESS/ACCESS	DA	09/25/18
2	STAMP & SIGN	DA	09/27/18
3	TITLE REVIEW	EJ	10/19/18

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DRAWN BY: EJ
 CHECKED BY: DA
 DATE DRAWN: 08/21/18
 SMITHCO JOB #: 56-813

SITE NAME

CCL04828
 PRUNEDALE

SITE ADDRESS

NEAR 616 CRAZY HORSE CYN. RD.
 SALINAS, CA 93907

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
 SHEET

PARENT PARCEL LEGAL DESCRIPTION (PER TITLE REPORT):

PROPERTY LOCATED IN MONTEREY, CA
THE LAND REFERRED TO IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF
MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOT A, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY – LOT LINE ADJUSTMENT RECORDED
AUGUST 17, 2009 IN VOLUME 30 OF SURVEYS AT PAGE 97, MONTEREY COUNTY, RECORDS.

PARCEL TWO:

LOT C, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY – LOT LINE ADJUSTMENT RECORDED
AUGUST 17, 2009 IN VOLUME 30 OF SURVEYS AT PAGE 97, MONTEREY COUNTY RECORDS.

AND BEING THE SAME PROPERTY CONVEYED TO N. P. MUSSALLEM AND LINDA C.MUSSALLEM
FROM SUSAN DUFFY, SOLE SUCCESSOR TRUSTEE UNDER THAT CERTAIN DECLARATION OF TRUST
OF ANNA R. WALKER DATED DEC. 23, 1982, SUSAN DUFFY, SOLE SUCCESSOR TRUSTEE UNDER
THAT CERTAIN DECLARATION OF TRUST OF ANNA R. WALKER DATED DEC. 24, 1981 AND SUSAN
BALDOWSKI DUFFY, SUCCESSOR TRUSTEE OF THE BAWM TRUST DATED MAY 30, 1996 BY
GRANT DEED DATED DECEMBER 18, 1997 AND RECORDED DECEMBER 30, 1997 IN INSTRUMENT
NO. 9776751; AND FURTHER CONVEYED TO NEIL P. MUSSALLEM, AN UNMARRIED MAN FROM
NEIL P. MUSSALLEM, WHO ACQUIRED TITLE AS A MARRIED MAN BY GRANT DEED DATED
AUGUST 05, 2015 AND RECORDED AUGUST 26, 2015 IN INSTRUMENT NO. 2015047720; AND
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM D. MASSA, TRUSTEE OF THE
1994 WILLIAM D. MASSA REVOCABLE TRUST DATED FEBRUARY 07, 1994 FROM NEIL P.
MUSSALLEM BY GRANT DEED DATED JULY 21, 2016 AND RECORDED AUGUST 18, 2016 IN
INSTRUMENT NO. 2016047340.

TAX PARCEL NO. 125-291-053

EASEMENT(S) PER TITLE REPORT:

- 12. PLAT RECORDED IN MAP BOOK 30, PAGE 97.
> > PLOTTED AS SHOWN HEREON <<<
- 13. PLAT RECORDED IN MAP BOOK 31, PAGE 18.
> > PLOTTED AS SHOWN HEREON <<<



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DRAWN BY: EJ
 CHECKED BY: DA
 DATE DRAWN: 08/21/18
 SMITHCO JOB #: 56-813

SITE NAME

CCL04828
PRUNEDALE

SITE ADDRESS

NEAR 616 CRAZY HORSE CYN. RD.
SALINAS, CA 93907

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
4	11/14/18	CLIENT COMMENTS	SV
3	10/22/18	CLIENT COMMENTS	KD
2	10/02/18	100% ZONING DRAWINGS	PDC
1	09/14/18	REVISED 90% ZDs	SV
0	09/13/18	90% ZONING DRAWINGS	JY

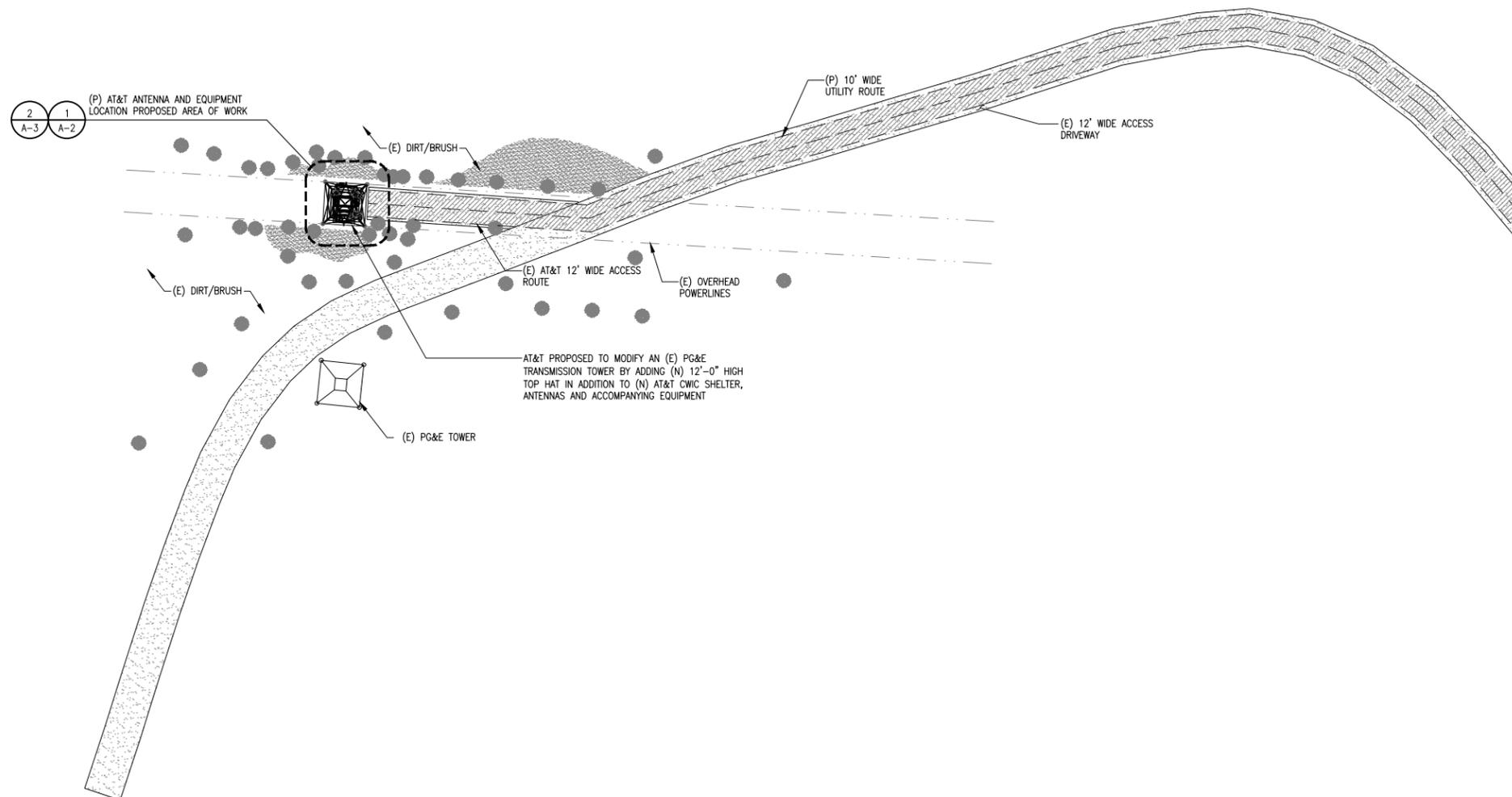
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CCL04828
PG&E PRUNEDALE
NEAR 616 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
LATTICE TOWER/OUTDOOR

SHEET TITLE
SITE PLAN

SHEET NUMBER

A-1





5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
4	11/14/18	CLIENT COMMENTS	SV
3	10/22/18	CLIENT COMMENTS	KD
2	10/02/18	100% ZONING DRAWINGS	PDC
1	09/14/18	REVISED 90% ZDs	SV
0	09/13/18	90% ZONING DRAWINGS	JY

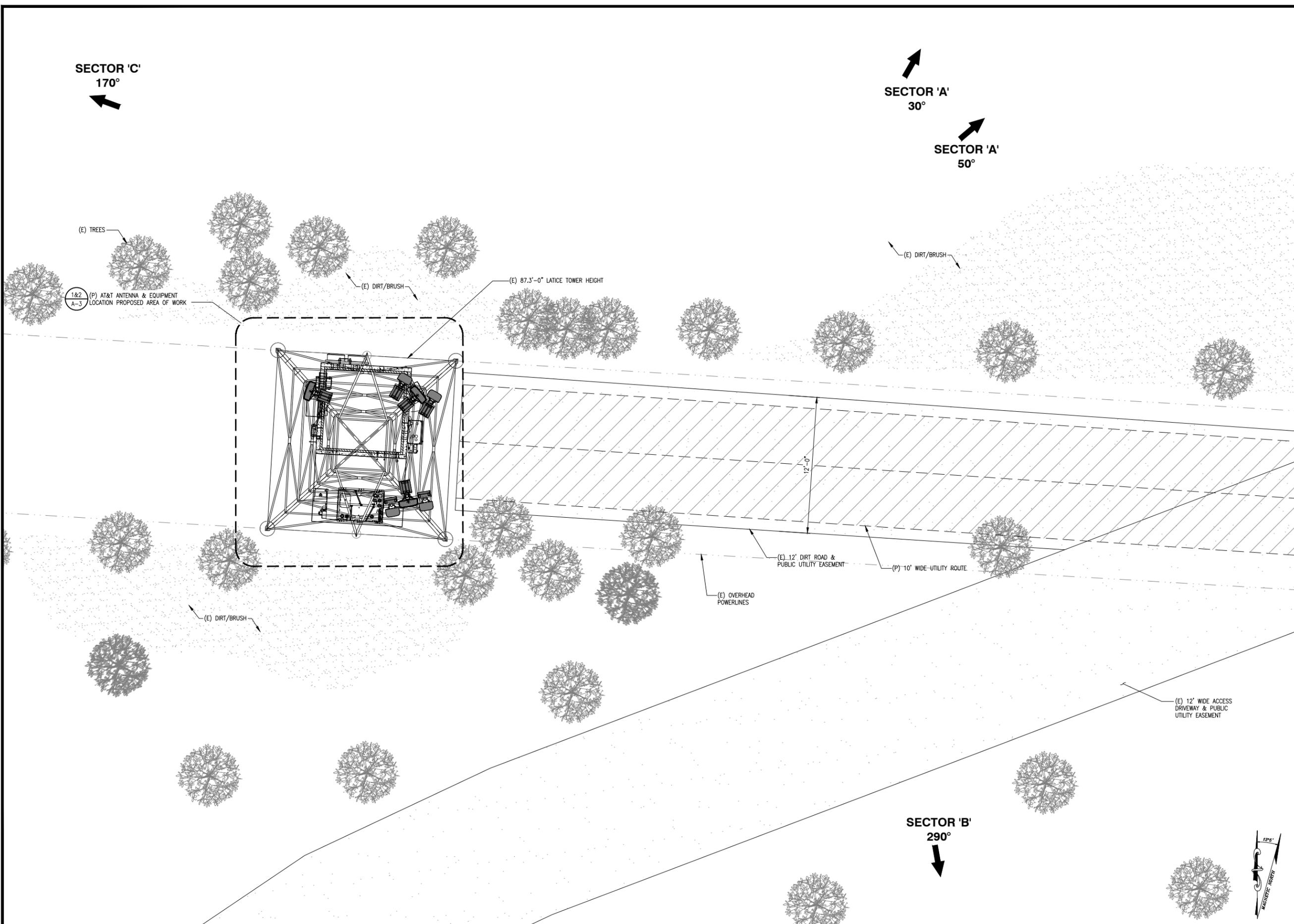
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UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

CCL04828
PG&E PRUNEDALE
NEAR 616 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
LATTICE TOWER/OUTDOOR

SHEET TITLE
EXISTING AND PROPOSED
ANTENNA LAYOUTS

SHEET NUMBER

A-2



SECTOR 'C'
170°

SECTOR 'A'
30°

SECTOR 'A'
50°

SECTOR 'B'
290°

1&2 (P) AT&T ANTENNA & EQUIPMENT
A-3 LOCATION PROPOSED AREA OF WORK

(E) 87.3'-0" LATTICE TOWER HEIGHT

12'-0"

(E) 12' DIRT ROAD &
PUBLIC UTILITY EASEMENT

(P) 10' WIDE-UTILITY ROUTE

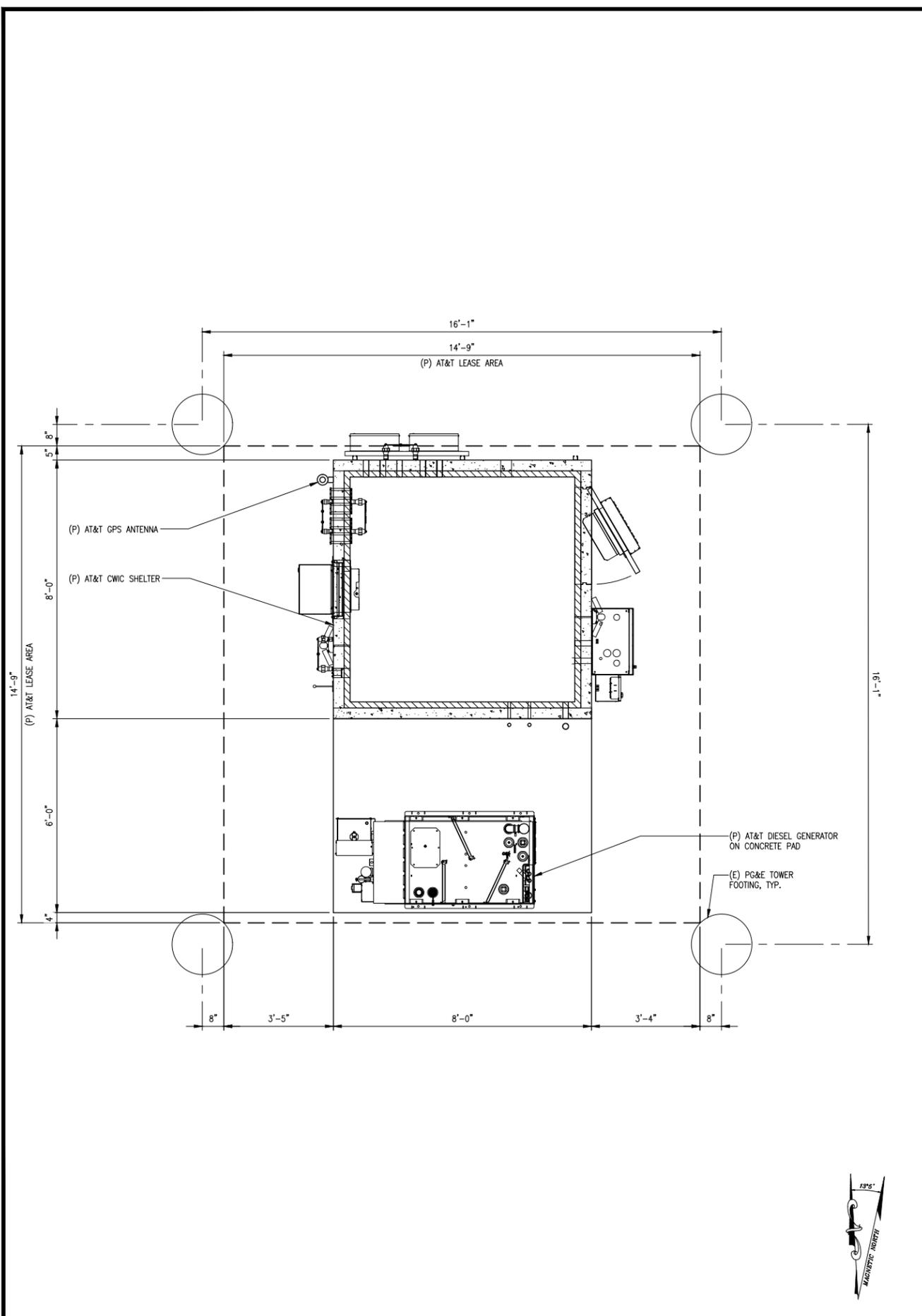
(E) OVERHEAD
POWERLINES

(E) 12' WIDE ACCESS
DRIVEWAY & PUBLIC
UTILITY EASEMENT

SCALE:
1"=10'-0"

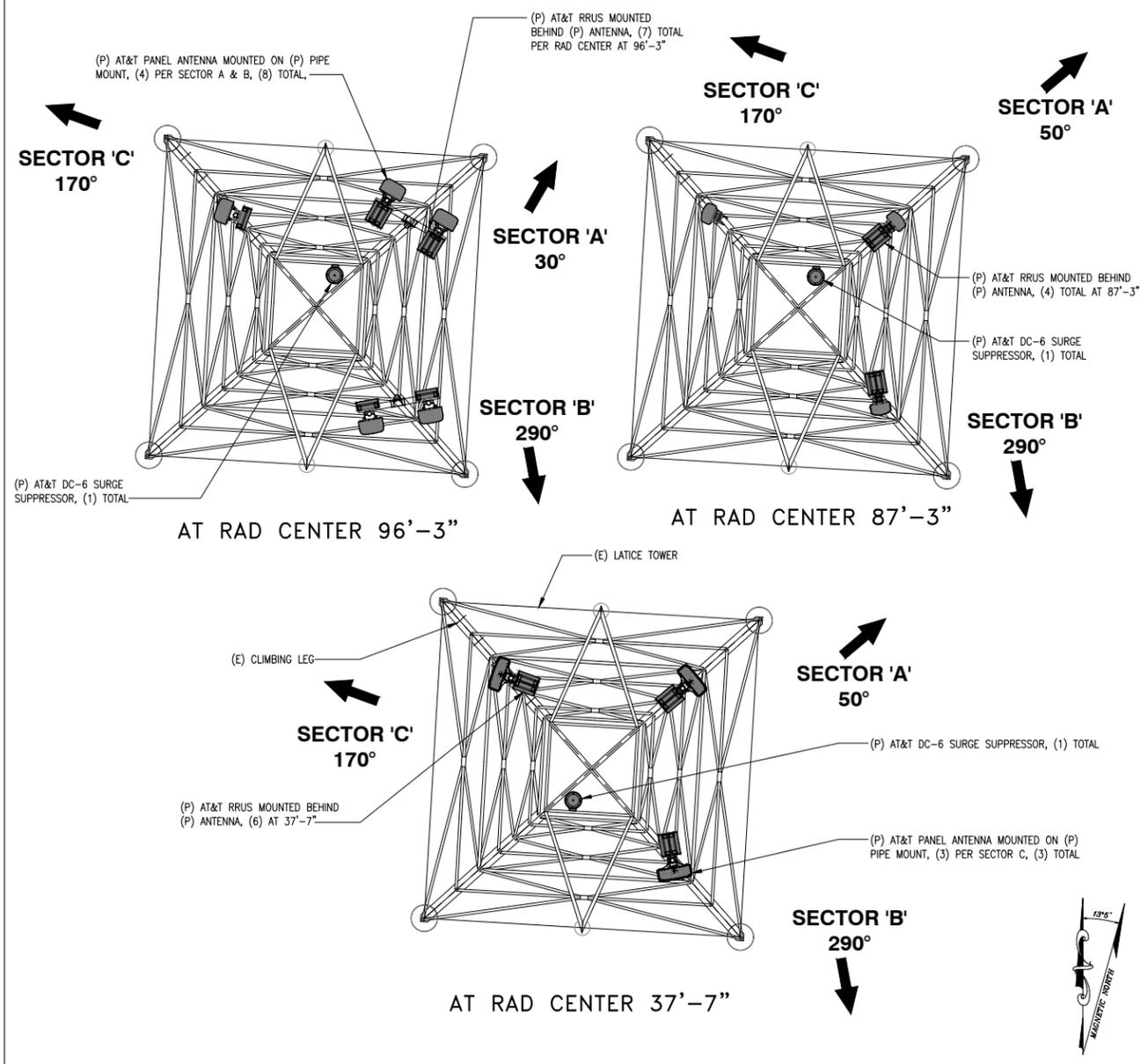


ENLARGED SITE PLAN



NEW ANTENNA SCHEDULE

ANTENNA POSITION	STATUS	TECHNOLOGY	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER/TMA MODEL	FILTER/TMA COUNT	TRANSMISSION LENGTH	TRANSMISSION TYPE(S)	RRUS MAKE/MODEL	RRUS COUNT
ALPHA SECTOR	A1	NEW	96'-3"	CCI HBSA-M65R-KU-H6	30°	1	-	-	±120'	HYBRID	RRUS-4415 B30	1
	A2	NEW	96'-3"	CCI HBSA-M65R-KU-H6	30°	1	-	-	±120'		RRUS-4415 B30	1
	A3	NEW	700/850/PCS	87'-3"	COMMSCOPE SBNHH-1D65B	50°	1	-	±120'		RRUS-4449 B5/B12 RRUS-4415 B25	1 1
	A4	NEW	FNET/AWS	37'-7"	KATHREIN 800-10965K	50°	1	-	±60'		RRUS-4478 B14 RRUS-4426 B66	1 1
BETA SECTOR	B1	NEW	96'-3"	CCI HBSA-M65R-KU-H6	290°	1	-	-	±120'	HYBRID	RRUS-4415 B30	1
	B2	NEW	96'-3"	CCI HBSA-M65R-KU-H6	290°	1	-	-	±120'		RRUS-4415 B30	1
	B3	NEW	700/850/PCS	87'-3"	COMMSCOPE SBNHH-1D65B	290°	1	-	±120'		RRUS-4449 B5/B12 RRUS-4415 B25	1 1
	B4	NEW	FNET/AWS	37'-7"	KATHREIN 800-10965K	290°	1	-	±60'		RRUS-4478 B14 RRUS-4426 B66	1 1
GAMMA SECTOR	C1	NEW	96'-3"	CCI HBSA-M65R-KU-H6	170°	1	-	-	±120'	HYBRID	RRUS-4415 B30	1
	C2	NEW	700/850/PCS	87'-3"	COMMSCOPE SBNHH-1D65B	170°	1	-	±120'		RRUS-4449 B5/B12 RRUS-4415 B25	1 1
	C3	NEW	FNET/AWS	37'-7"	KATHREIN 800-10965K	170°	1	-	±60'		RRUS-4478 B14 RRUS-4426 B66	1 1
						11				TOTAL	17	



575 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

INTELOCITY
DESIGN | BUILD | INNOVATE

1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
4	11/14/18	CLIENT COMMENTS	SV
3	10/22/18	CLIENT COMMENTS	KD
2	10/02/18	100% ZONING DRAWINGS	PDC
1	09/14/18	REVISED 90% ZDs	SV
0	09/13/18	90% ZONING DRAWINGS	JY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

CCL04828
PG&E PRUNEDALE
NEAR 616 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
LATTICE TOWER/OUTDOOR

SHEET TITLE
EXISTING AND PROPOSED
ANTENNA LAYOUTS

SHEET NUMBER
A-3



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

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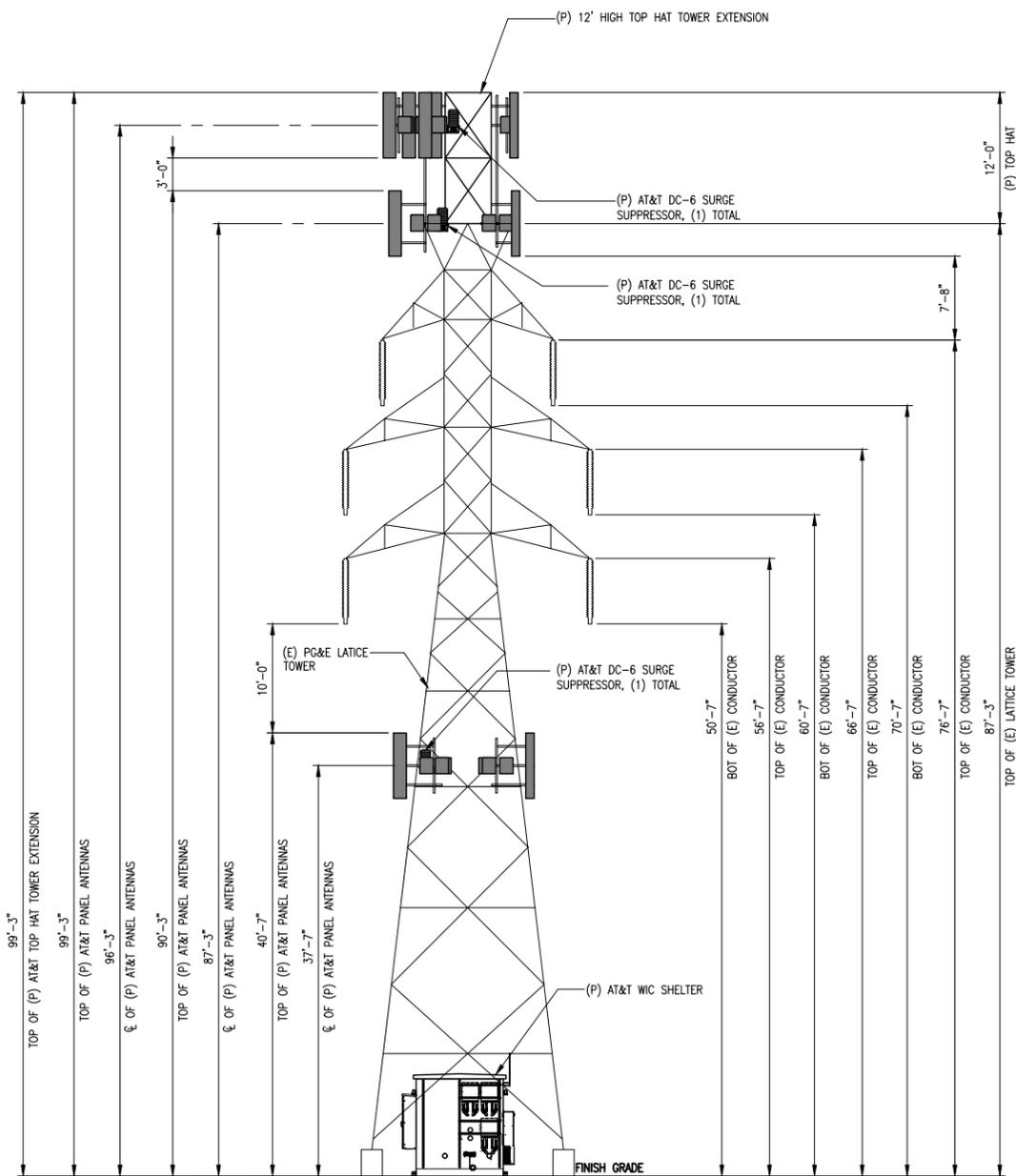
CCL04828
PG&E PRUNEDALE
NEAR 616 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
LATTICE TOWER/OUTDOOR

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4

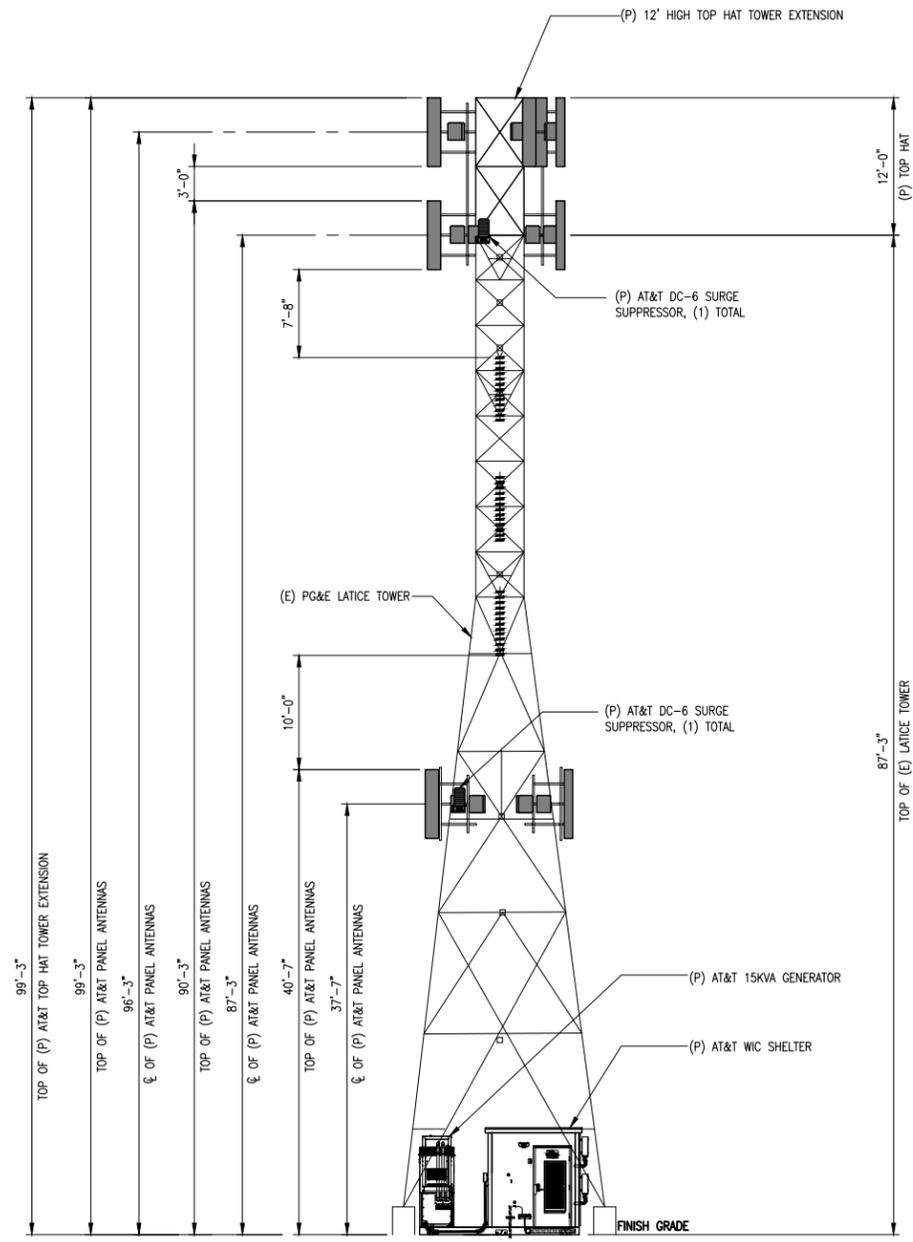


SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4 8

1

EAST ELEVATION



SCALE: 1/8"=1'-0"
0 4 8

2



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
4	11/14/18	CLIENT COMMENTS	SV
3	10/22/18	CLIENT COMMENTS	KD
2	10/02/18	100% ZONING DRAWINGS	PDC
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0	09/13/18	90% ZONING DRAWINGS	JY

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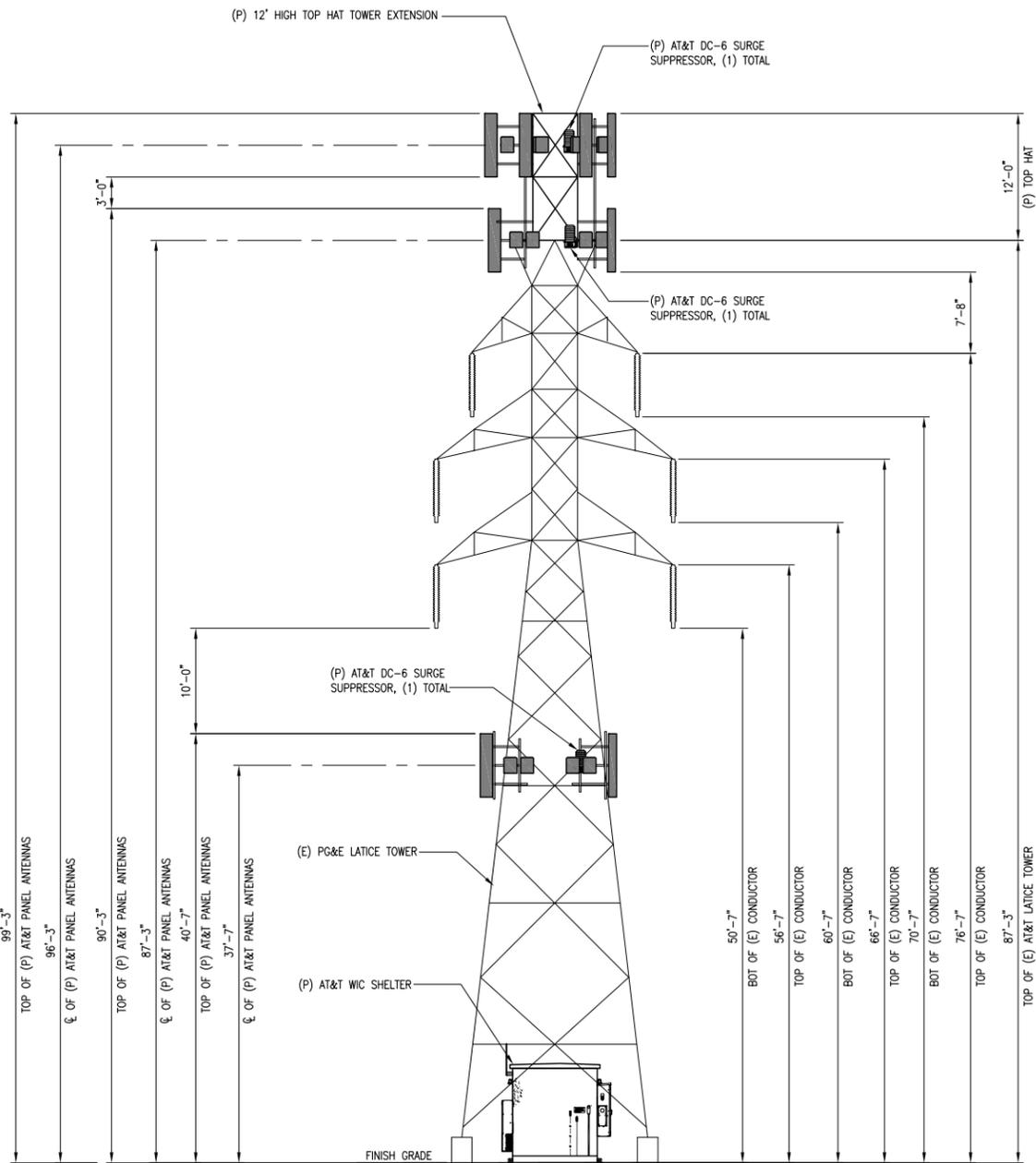
CCL04828
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NEAR 616 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
LATTICE TOWER/OUTDOOR

SHEET TITLE

ELEVATIONS

SHEET NUMBER

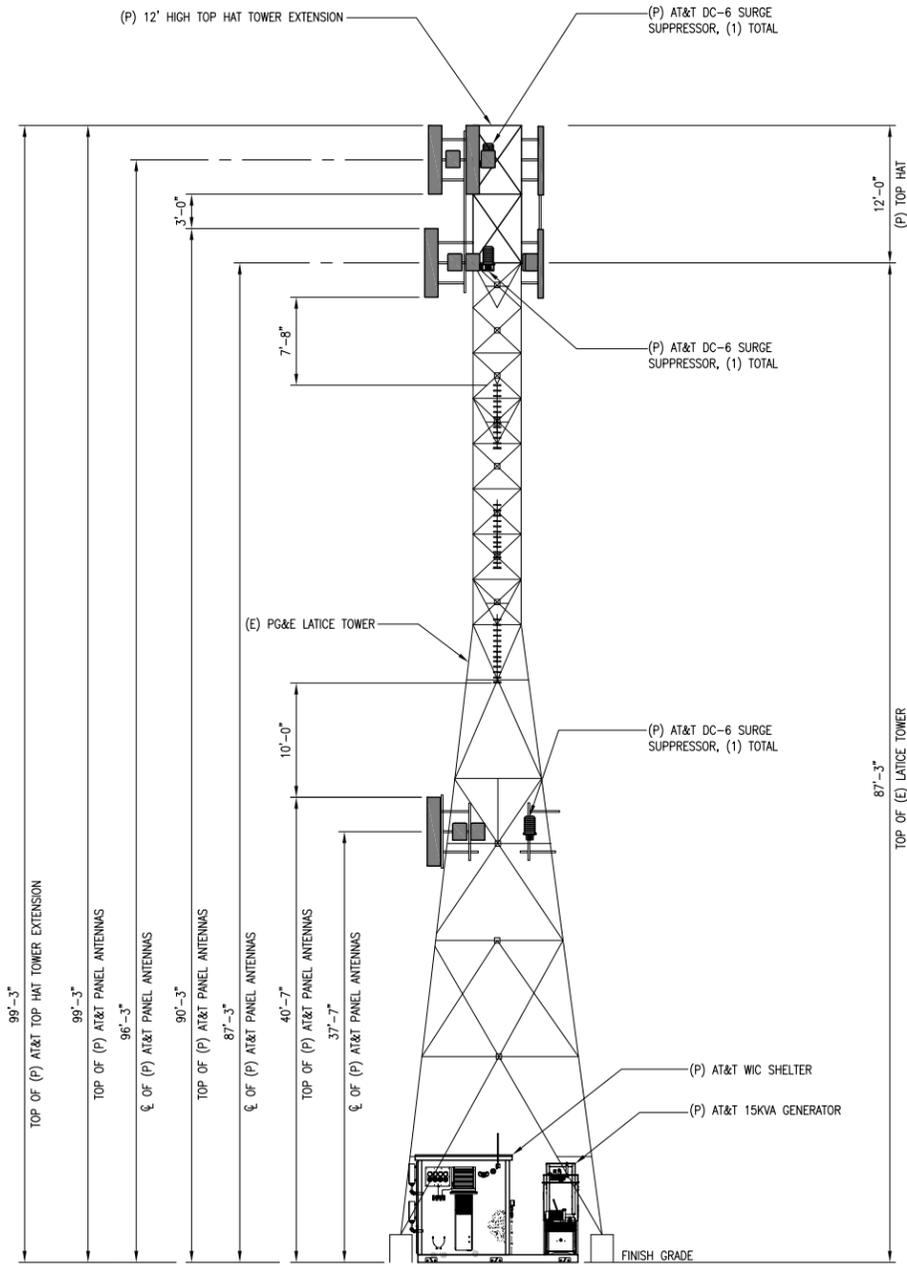
A-5



NORTH ELEVATION

SCALE: 1/8"=1'-0"
0 4 8

1



WEST ELEVATION

SCALE: 1/8"=1'-0"
0 4 8

2

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