

## Exhibit B

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**EXHIBIT B**  
**DRAFT RESOLUTION**

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

In the matter of the application of:

**Gabilan Oaks LLC (PLN140648)**

**RESOLUTION NO. 16 -**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow installation of a wireless communications facility consisting of a 76-foot faux tree-pole with 9 panel antennas, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fence, subject to ten (10) conditions of approval.

475 San Juan Grade Road, Salinas, Greater Salinas  
Area Plan (APN: 113-281-001-000)

**The Gabilan Oaks LLC application (PLN140648) came on for public hearing before the Monterey County Zoning Administrator on October 13, 2016. 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**

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY / NO VIOLATIONS -**  
The proposed project and/or use, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan, the Greater Salinas Area Plan, and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development and use proposed, and no violations exist on the property.
- EVIDENCE:**
  - a) Verizon Wireless proposes to develop a wireless communications facility consisting of a 76-foot faux tree-pole with 9 panel antennas, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fence. 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/or regulations of the Monterey County Code (MCC).
  - b) The property is located at 475 San Juan Grade Road, Salinas (Assessor's Parcel Number 113-281-001-000), Greater Salinas Area Plan. The parcel is zoned Low Density Residential (LDR) and

Public/Quasi-Public (PQP). The project will be installed on the area of the parcel zoned LDR, and LDR zoning allows the installation of wireless communications facilities subject to the granting of a Use Permit.

- c) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- d) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional Fire Protection District, 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.
- e) The following reports have been prepared:
  - Radio Frequency Exposure Statement (LIB160307) prepared by Hammett & Edison, Inc., Consulting Engineers, San Francisco, California, March 3, 2016; and
  - Noise Analysis (LIB160306) prepared by Bollard Acoustical Consultants, Inc., Loomis, California, January 26, 2016.

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- f) 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.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because at the time of application there was no active LUAC for the Greater Salinas Area.
- h) 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 PLN140648.

2. **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 RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-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) The applicant submitted a noise analysis for the project. The proposed site is surrounded by farmland and a golf course. The nearest residence is over 1,400 feet from the proposed site. The noise analysis concluded that the project-related equipment would not produce noise impacts that would exceed Monterey County noise exposure limits, and noise mitigation measures are not warranted.
- c) The applicant submitted a radio frequency exposure report for the project. The report indicated that there are no physical or environmental impacts resulting from radio frequency emissions that would be detrimental to public health and safety. This report is consistent with applicable requirements of the Federal Communications Commission (FCC).

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of new, small facilities or structures.
  - b) The project involves the installation of a 76-foot faux tree-pole, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fence. Therefore, the proposed development is consistent with CEQA Guidelines Section 15303.
  - c) No adverse environmental effects were identified during staff review of the development application.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

4. **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 communications facility, and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The proposed wireless communication facility complies with all applicable requirements of Monterey County Code (MCC) 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 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 aircraft in flight.

- EVIDENCE:**
- a) The project consists of development of a wireless communications facility consisting of a 76-foot faux tree-pole with 9 panel antennas, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fence. The site is located at 475 San Juan Grade Road in the Greater Salinas Area Plan.
  - b) Pursuant to the requirements in MCC Section 21.64.310(C)(5), the County analyzed potential visual impacts which could result from the placement of the facility, and finds that the proposed facility would not be visible from surrounding roadways and only partially visible from an adjacent residential neighborhood. The project has been designed to include broadleaf tree camouflage to allow blending of the faux tree-pole with surrounding trees. Additionally, conditions have been incorporated that would reduce the visual impacts in the event of technological advances, and require removal and restoration of the site in case of termination of use (Condition Nos. 6 and 8).
  - c) The project is consistent with MCC Chapter 21.86, 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 21.86.050, and the proposed height is within the limitations outlined in MCC Section 21.85.060.
  - d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 5.71 miles (29,560 linear feet) from Salinas 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 (e.g., crop dusters) when visibility is limited.
  - e) 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 PLN140648.

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

- EVIDENCE:**
- a) Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), an appeal may be made to the Planning Commission by any person aggrieved by a decision of an Appropriate Authority. The Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

## **DECISION**

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

- A. Find the project categorically exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- B. Approve a Use Permit to allow the installation of a wireless communications facility consisting of a 76-foot faux tree-pole tower with 9 panel antennas, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fence, in general conformance with the attached plans and subject to the ten (10) conditions of approval, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of October, 2016.

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Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION, 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. 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 Planning Commission in the event of appeal.

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

2. This permit expires 3 years after the above date of granting thereof unless use is started within this period.

# Monterey County RMA Planning

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

PLN140648

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The term "applicant" or "owner/applicant" as used in these conditions means Verizon Wireless and its successors and assigns. This Use Permit (PLN140648) allows the installation of a wireless communications facility consisting of a 76-foot faux tree-pole with 9 panel antennas, a 900 square foot equipment enclosure, associated equipment, and 120 linear feet of 8-foot wood fencing. The property is located at 475 San Juan Grade Road, Salinas (Assessor's Parcel Number 113-281-001-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 (Verizon Wireless), and its successors and assigns, shall adhere to the 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 16 - ) was approved by the Zoning Administrator for Assessor's Parcel Number 113-281-001-000 on October 13, 2016. The permit was granted subject to ten (10) 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 building permits or commencement of the use. (RMA - Planning)

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



### 3. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

### 4. PD025 - ANTENNA TOWER HEIGHT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The tower, including camouflage and antennas, shall not exceed 76 feet in height. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the wireless communications facility shall not exceed the permitted height limit.

The Owner/Applicant shall submit an application to RMA-Planning for an amendment to the granted Use Permit, and await processing and approval of said amendment, prior to exceeding the 76-foot height limit.

### 5. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of three (3) years, to expire on October 13, 2019, unless use of the property or actual construction has begun within this period. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

### 6. 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 to RMA - Planning for review and approval.

## 7. PD039(C) - WIRELESS CO-LOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant and/or successors assigns shall allow co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The pole structure shall be structurally designed to accommodate additional height and/or antennas. 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 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, including camouflage and antennas, shall not exceed 76 feet, unless the appropriate authority approves additional permits or waivers.

## 8. PD039(D) - WIRELESS REMOVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, equipment shelter, wood fence, and associated equipment. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

## 9. 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 a tri-annual basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning.

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.

## 10. EHSP01 – HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. (Environmental Health Bureau)

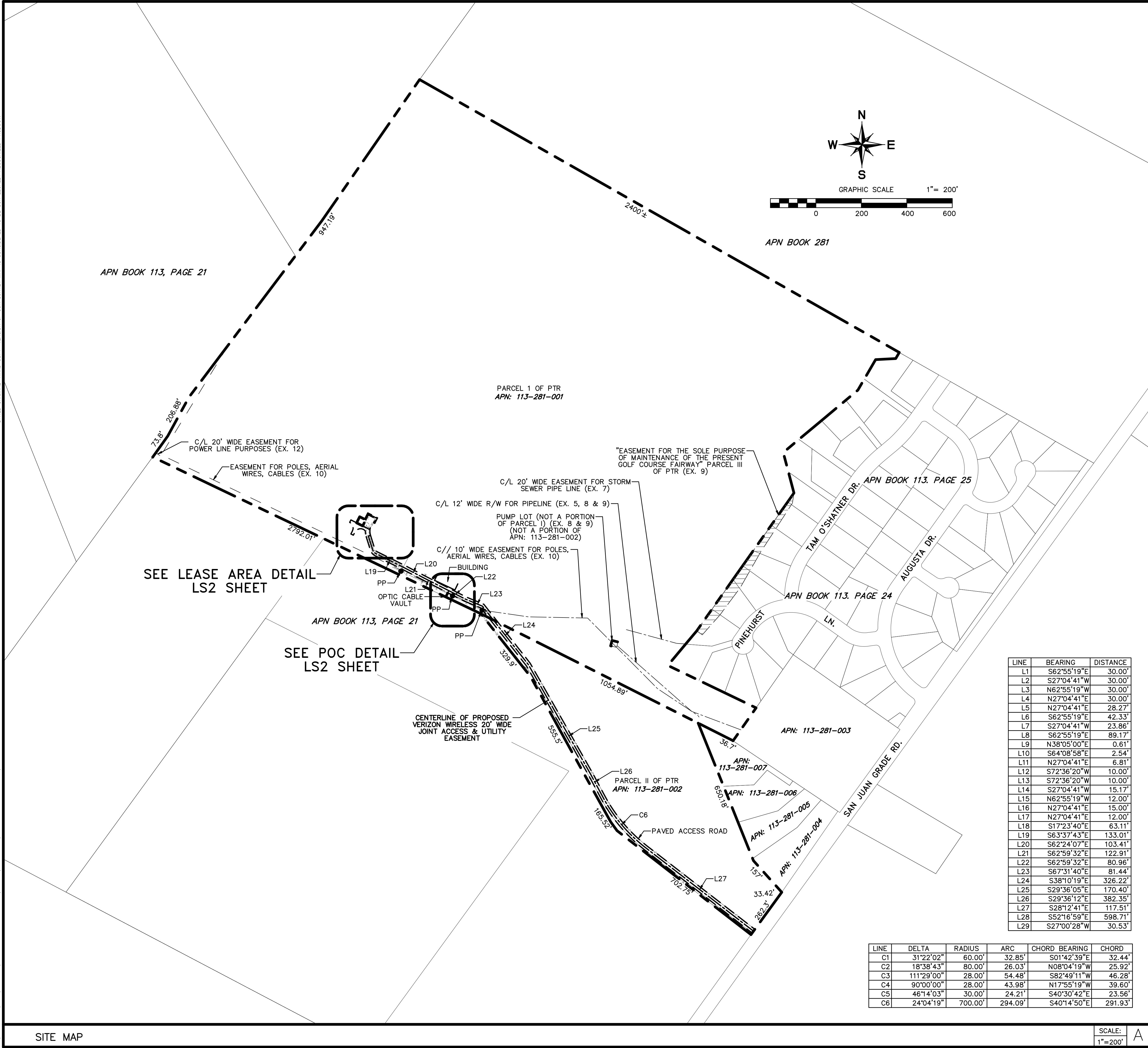
**Compliance or Monitoring Action to be Performed:** Prior to final inspection of the construction permit, the applicant shall submit registration paperwork to California Environmental Reporting System (CERS) for a Hazardous Material Business Response Plan permit and obtain approval from Hazardous Materials Management Services of the Monterey County Environmental Health Bureau.





ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY EDITION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.

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LEGEND

MANHOLE

LIGHT POLE

TREE

JOINT POLE

POWER POLE

FIRE HYDRANT

MONUMENT

HANDICAPPED PARKING

TELEPHONE POLE

SPOT ELEVATION

EDGE OF PAVEMENT

OVERHEAD ELECTRIC LINE

FENCE LINE

PARENT PARCEL LINE

AMSL.....ABOVE MEAN SEA LEVEL

AGL.....ABOVE GROUND LEVEL

CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 12/03/15

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer  
L.S. 5075

NOTES:  
THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.  
  
PARENT PARCEL DESCRIPTION:  
SEE PRELIMINARY REPORT DESCRIPTION EXTRACT, LS3 SHEET.  
  
LEASE AREA DESCRIPTION:  
SEE LS3 SHEET.  
  
JOINT ACCESS AND UTILITY EASEMENT DESCRIPTIONS:  
SEE LS3 SHEET.  
  
UTILITY EASEMENT DESCRIPTIONS:  
SEE LS3 SHEET.  
  
BASIS OF ELEVATIONS: NAVD 88.  
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83.  
PROJECT BENCH: SEE LS2 SHEET.  
LANDLORD INFORMATION: GABILAN OAKS, LLC  
560 CRAZY HORSE CANYON ROAD  
SALINAS, CA 93907-8434  
  
NET AREA OF UNDERLYING PARCEL(S): 121.632± AC.  
SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06053C0207G, EFFECTIVE DATE 4/2/2009, PER FEMA INTERACTIVE WEBSITE.  
  
FAA 1A CERTIFICATION:  
LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORRS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.  
LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.  
ELEVATION OF GROUND AT GPS POINT: 169.7' AMSL  
  
LATITUDE: N36°44'48.97"  
LONGITUDE: W121°38'13.16" (NAD 83)

VICINITY MAP

NOT TO SCALE

SITE

SALINAS, CA

Phil Auer Surveying

14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (805) 714-7224  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

SALINAS COUNTRY CLUB  
475 SAN JUAN GRADE ROAD  
SALINAS, CA 93906

TOPOGRAPHIC SURVEY MAP

verizon

SHEET TITLE:

LICENSED LAND SURVEYOR  
OLIVER PHILIP AUER  
NO. 5075  
(exp. 06/30/17)  
STATE OF CALIFORNIA

Not valid unless signed in ink by licensee.

Revisions:

△

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△

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Name: SALINAS COUNTRY CLUB  
Drawn By: PAD  
Checked By: OPA  
Scale: AS NOTED  
Date: 01/19/16

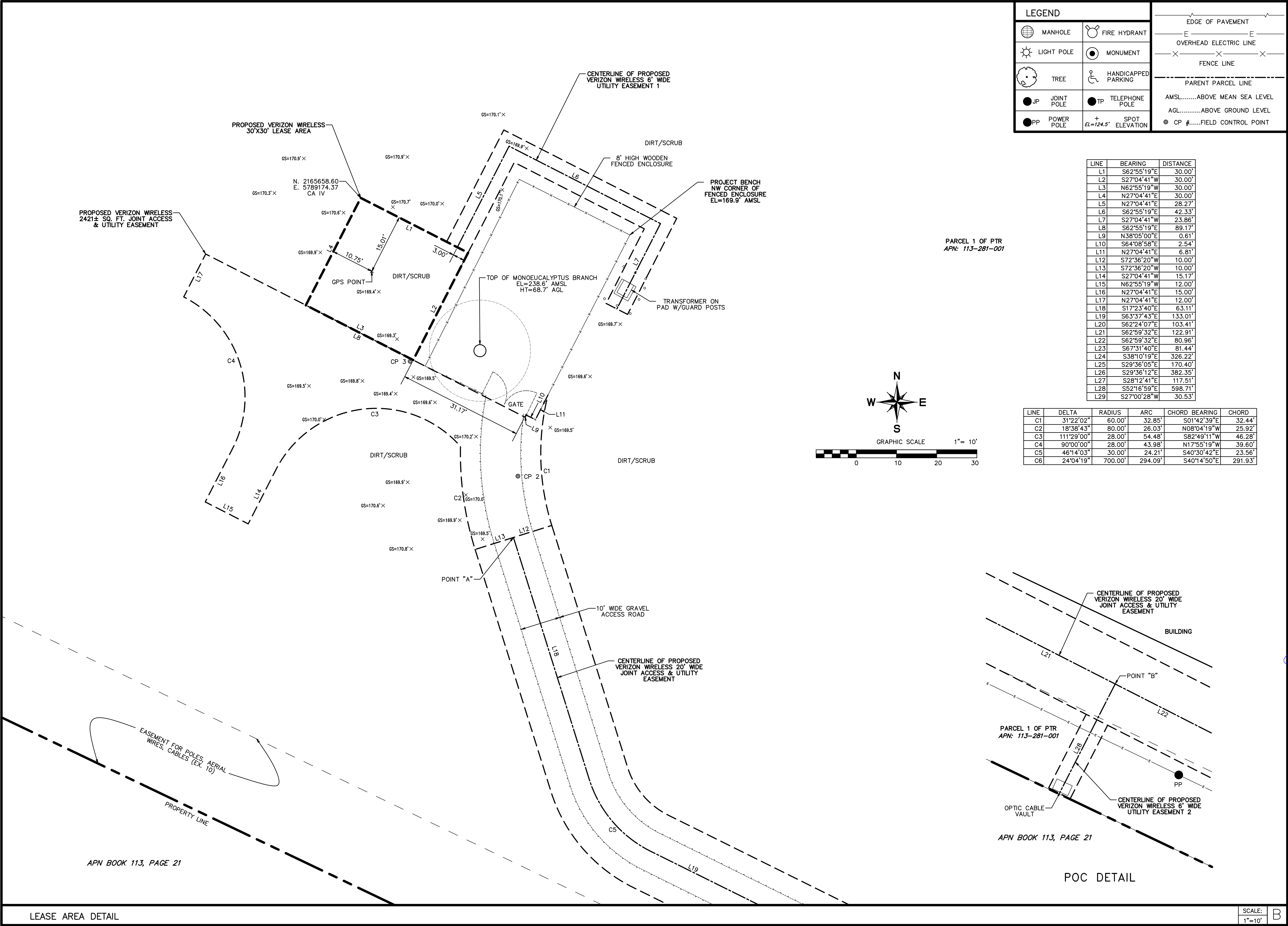
Job No. N/A

LS1



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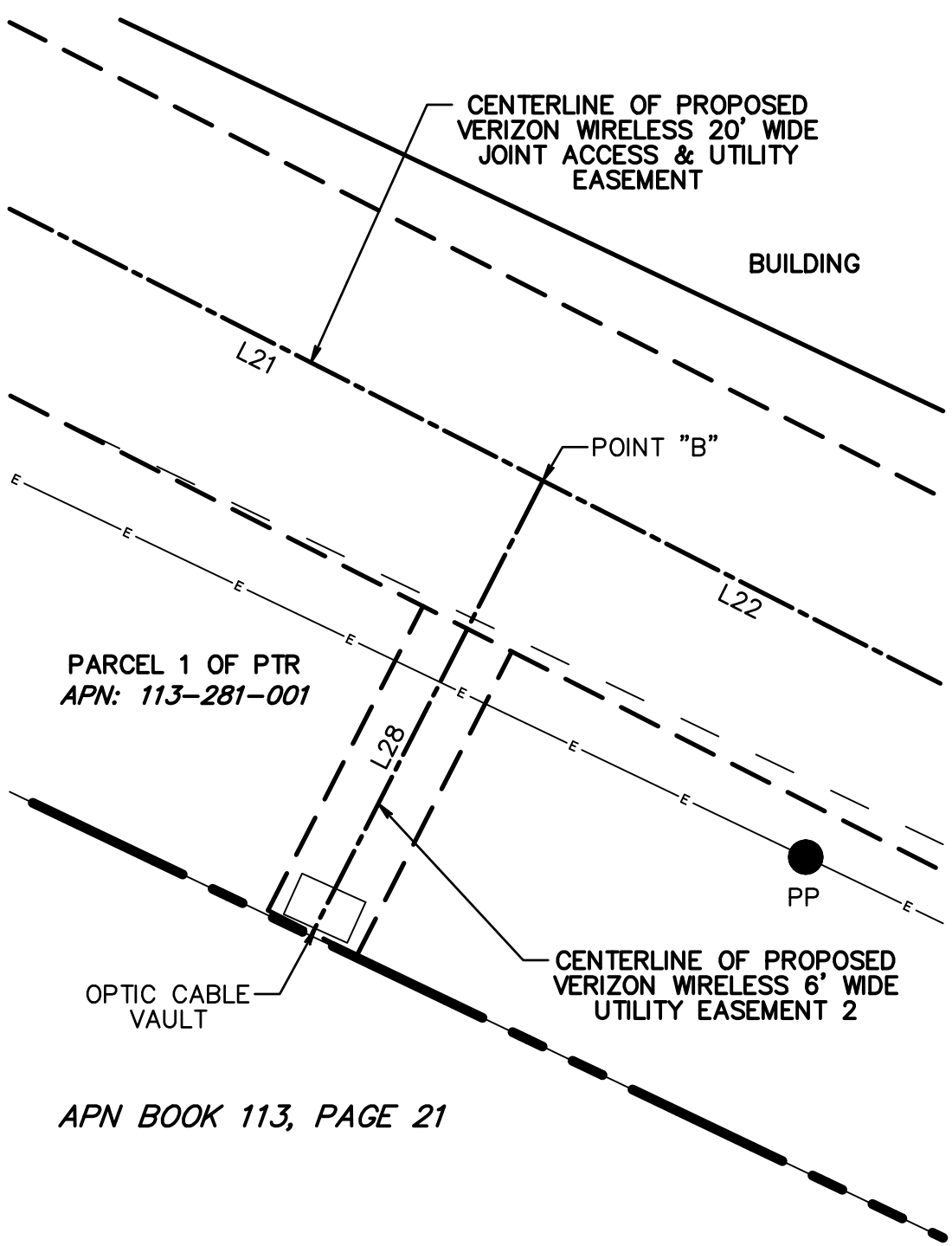
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LEGEND			
	MANHOLE		FIRE HYDRANT
	LIGHT POLE		MONUMENT
	TREE		HANDICAPPED PARKING
	JP JOINT POLE		TP TELEPHONE POLE
	PP POWER POLE		SPOT ELEVATION
EDGE OF PAVEMENT			
OVERHEAD ELECTRIC LINE			
FENCE LINE			
PARENT PARCEL LINE			
AMSL.....ABOVE MEAN SEA LEVEL			
AGL.....ABOVE GROUND LEVEL			
CP #.....FIELD CONTROL POINT			

LINE	BEARING	DISTANCE
L1	S62°55'19"E	30.00'
L2	S27°04'41"W	30.00'
L3	N62°55'19"W	30.00'
L4	N27°04'41"E	30.00'
L5	N27°04'41"E	28.27'
L6	S62°55'19"E	42.33'
L7	S27°04'41"W	23.86'
L8	S62°55'19"E	89.17'
L9	N38°05'00"E	0.61'
L10	S64°08'58"E	2.54'
L11	N27°04'41"E	6.81'
L12	S72°36'20"W	10.00'
L13	S72°36'20"W	10.00'
L14	S27°04'41"W	15.17'
L15	N62°55'19"W	12.00'
L16	N27°04'41"E	15.00'
L17	N27°04'41"E	12.00'
L18	S17°23'40"E	63.11'
L19	S63°37'43"E	133.01'
L20	S62°24'07"E	103.41'
L21	S62°59'32"E	122.91'
L22	S62°59'32"E	80.96'
L23	S67°31'40"E	81.44'
L24	S38°10'19"E	326.22'
L25	S29°36'05"E	170.40'
L26	S29°36'12"E	382.35'
L27	S28°12'41"E	117.51'
L28	S52°16'59"E	598.71'
L29	S27°00'28"W	30.53'

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	31°22'02"	60.00'	32.85'	S01°42'39"E	32.44'
C2	18°38'43"	80.00'	26.03'	N08°04'19"W	25.92'
C3	111°29'00"	28.00'	54.48'	S82°49'11"W	46.28'
C4	90°00'00"	28.00'	43.98'	N17°55'19"W	39.60'
C5	46°14'03"	30.00'	24.21'	S40°30'42"E	23.56'
C6	24°04'19"	700.00'	294.09'	S40°14'50"E	291.93'



**Phil Auer Surveying**

14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (805) 714-7224  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

**verizon** SALINAS COUNTRY CLUB  
475 SAN JUAN GRADE ROAD  
SALINAS, CA 93906

SHEET TITLE: TOPOGRAPHIC SURVEY MAP

LICENSED LAND SURVEYOR  
PHILIP AUER  
NO. 2072  
(Exp. 06/30/17)  
STATE OF CALIFORNIA

Not valid unless signed in ink by licensee.

Revisions:

△	
△	
△	
△	
△	

Name: SALINAS COUNTRY CLUB  
Drawn By: PAD  
Checked By: OPA  
Scale: AS NOTED  
Date: 01/19/16

Job No. N/A

**LS2**



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PRELIMINARY REPORT DESCRIPTION EXTRACT 1 OF 4

Order Number: 3420-5027906  
Page Number: 7

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Monterey, State of California, described as follows:

PARCEL I: (113-281-002)

A PART OF THE RANCHO BOLSA DE LAS ESCARPINES, AND BEING A PORTION OF THAT CERTAIN 149.98 ACRE TRACT OF LAND CONVEYED FROM ELLA M. SMITH TO MADALENE PENNYCOOK BY DEED DATED JANUARY 8, 1942 AND RECORDED JANUARY 8, 1942 IN VOLUME 747 OF OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA AT PAGE 442 THEREIN, SAID PORTION BEING PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A ¾ INCH DIAMETER IRON PIPE STANDING IN THE NORTHWESTERLY LINE OF SAN JUAN GRADE ROAD (A COUNTY ROAD, 60 FEET WIDE), FROM WHICH POINT THE MOST EASTERLY CORNER OF THE ABOVE MENTIONED 149.98 ACRE TRACT OF LAND BEARS N. 34° 45' E., 428.63 FEET DISTANT; THENCE FROM POINT OF BEGINNING RUN ALONG THE NORTHWESTERLY LINE OF SAN JUAN GRADE ROAD

(1) S. 34° 45' W., 262.30 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE LEAVE NORTHWESTERLY LINE OF ROAD AND RUN

(2) N. 52° 33' W., 702.75 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(3) N. 37° 21' W., 112.40 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(4) N. 28° 57' W., 165.52 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(5) N. 29° 27' W., 555.50 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(6) N. 38° 32' 30" W., 329.90 FEET TO A ¾ INCH DIAMETER IRON PIPE STANDING ON THE NORTHEASTERLY BOUNDARY OF THE BEFORE MENTIONED 149.98 ACRE TRACT OF LAND; THENCE ALONG SAID NORTHEASTERLY BOUNDARY

(7) S. 64° 42' 30" E., 1054.89 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(8) S. 22° 30' 30" E., 650.18 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(9) S. 41° 37' E., 157.00 FEET TO A ¾ INCH DIAMETER IRON PIPE; THENCE

(10) S. 55° 15' E., 33.42 FEET TO THE POINT OF BEGINNING.

PARCEL II: (113-281-001)

A PORTION OF THE RANCHO BOLSA DE LAS ESCARPINES AND OF THE CERTAIN 149.98 ACRE TRACT ACQUIRED BY DEED DATED AND RECORDED JANUARY 8, 1942 IN VOLUME 747 OF OFFICIAL RECORDS, AT PAGE 440, RECORDS OF MONTEREY COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY OF THE TRACT FROM WHICH THE MOST SOUTHERLY CORNER OF SAID TRACT, BEING A POINT IN THE NORTHWESTERLY LINE OF THE SAN JUAN GRADE, A COUNTY ROAD 60 FEET WIDE, BEARS ALONG SAID WESTERLY

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WIT (5) S. 49° 15' 30" W., 426.52 FEET; AND RUNNING THENCE ALONG SAID NORTHWESTERLY BOUNDARY OF SAID EXCEPTION,

1) N. 49° 15' 30" E., 426.52 FEET; THENCE LEAVE SAID BOUNDARY AND RUN

2) S. 33° 18' 47" W., 72.80 FEET; THENCE

3) S. 49° 15' 30" W., 365.98 FEET TO A POINT ON THE BEFORE MENTIONED NORTHWESTERLY BOUNDARY; THENCE ALONG SAME

4) N. 15° 26' W., 22.12 FEET TO THE PLACE OF BEGINNING.

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BOUNDARY SOUTH 57° 04' EAST, 570.36 FEET DISTANT, AND RUNNING FROM SAID POINT OF BEGINNING ALONG SAID WESTERLY BOUNDARY

1) NORTH 57° 04' WEST, 36.74 FEET; THENCE

2) NORTH 64° 42' 30" WEST, 2792.01 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT, THENCE ALONG THE NORTHWESTERLY BOUNDARY OF THE SAID TRACT

3) NORTH 35° 07' 15" EAST, 73.80 FEET; THENCE

4) NORTH 28° 25' 50" EAST, 206.68 FEET; THENCE

5) NORTH 35° 05' 00" EAST, 799.94 FEET; THENCE

6) NORTH 35° 12' 55" EAST, 947.19 FEET TO THE MOST NORTHERLY CORNER OF THE SAID TRACT THENCE ALONG THE NORTHEASTERLY BOUNDARY OF THE SAID TRACT

7) SOUTH 61° 18' 25" EAST, 2642.95 FEET, THENCE, LEAVING THE SAID NORTHEASTERLY BOUNDARY

8) SOUTH 34° 39' 20" WEST, 1861.03 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ABOVE DESCRIBED PROPERTY ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF THE RANCHO BOLSA DE LAS ESCARPINES, BEING A PORTION OF THAT CERTAIN 125.00 ACRE TRACT OF LAND AS SHOWN AND SO DESIGNATED ON MAP RECORDED IN VOLUME 6 OF "SURVEY" AT PAGE 118, RECORDS OF MONTEREY COUNTY, CALIFORNIA, AND BEING ALSO A PORTION OF THAT CERTAIN 149.98 ACRE TRACT OF LAND AS CONVEYED BY SHERWIN T. SMITH TO SHERMAN T. SMITH AND VIOLA P. SMITH BY DEED DATED MARCH 10, 1944 AND RECORDED MAY 9, 1944 IN VOLUME 822 OF "OFFICIAL RECORDS OF MONTEREY COUNTY, CALIFORNIA", AT PAGE 443 THEREIN, A PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO -WIT:

BEGINNING AT A 1 INCH DIAMETER IRON PIPE STANDING ON THE NORTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED 149.98 ACRE TRACT OF LAND AT THE MOST EASTERLY CORNER OF SAID 125.00 ACRE TRACT OF LAND; AND RUNNING THENCE ALONG SAID NORTHEASTERLY BOUNDARY

1) N. 61° 18' 25" W., 389.71 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE LEAVE LAST DESCRIBED LINE AND RUN

2) S. 28° 41' 35" W., 31.43 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

3) S. 86° 18' W., 91.11 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

4) S. 29° 28' W., 155.00 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

5) S. 49° 15' 30" W., 426.53 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

6) S. 15° 26' E., 182.05 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

7) S. 34° 36' W., 742.32 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

8) S. 39° 55' 30" E., 200.33 FEET TO A 1 ½ INCH DIAMETER IRON PIPE; THENCE

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LEASE AREA DESCRIPTION:

BEGINNING AT A POINT ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83, HAVING THE FOLLOWING COORDINATES: N. 2165658.60 E. 5789174.37; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 62°55'19" EAST 30.00 FEET; THENCE SOUTH 27°04'41" WEST 30.00 FEET; THENCE NORTH 62°55'19" WEST 30.00 FEET; THENCE NORTH 27°04'41" EAST 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION (AREA):

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED LEASE AREA; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 62°55'19" EAST 31.17 FEET; THENCE NORTH 38°05'00" EAST 0.61 FEET; THENCE SOUTH 64°08'58" EAST 2.54 FEET; THENCE NORTH 27°04'41" EAST 6.81 FEET TO A POINT OF CURVE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31°22'02", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 32.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 01°42'39" EAST 32.44 FEET; THENCE SOUTH 72°36'20" WEST 10.00 FEET TO A POINT HENCEFORTH KNOWN AS POINT "A"; THENCE LEAVING SAID POINT "A" SOUTH 72°36'20" WEST 10.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18°38'43", A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 26.03 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 08°04'19" WEST 25.92 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 111°29'00", A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 54.48 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82°49'11" WEST 46.28 FEET; THENCE SOUTH 27°04'41" WEST 15.17 FEET; THENCE NORTH 62°55'19" WEST 12.00 FEET; THENCE NORTH 27°04'41" EAST 15.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00'00"; A RADIUS OF 28.00 FEET, AN ARC LENGTH OF 43.98 FEET; THENCE NORTH 27°04'41" EAST 12.00 FEET; THENCE SOUTH 62°55'19" EAST 58.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2421 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 1 DESCRIPTION:

A STRIP OF LAND 6.00 FEET IN WIDTH, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 3.00 FEET FROM THE MOST EASTERLY CORNER THEREOF, THENCE LEAVING SAID POINT OF BEGINNING NORTH 27°04'41" EAST 28.27 FEET; THENCE SOUTH 62°55'19" EAST 42.33 FEET; THENCE SOUTH 27°04'41" WEST 23.86 FEET, MORE OR LESS, TO THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 560 SQUARE FEET MORE OR LESS.

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9) S. 64° 42' 30" E., 433.10 FEET TO A 1 ½ INCH DIAMETER IRON PIPE STANDING ON THE SOUTHEASTERLY BOUNDARY OF THE BEFORE MENTIONED 125.00 ACRE TRACT OF LAND; THENCE ALONG SOUTHEASTERLY BOUNDARY

10) N. 34° 39' 20" E., 1683.52 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PUMP LOT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN 125.00 ACRE PARCEL OF LAND AS SHOWN ON THAT CERTAIN SURVEY ENTITLED "A PORTION OF THE RANCHO BOLSA DE LAS ESCARPINAS", RECORDED IN BOOK 6 OF SURVEYS AT PAGE 118, MONTEREY COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWESTERLY LINE OF SAID 125.00 ACRE PARCEL OF LAND NORTH 57° 04' 00" WEST, 36.74 FEET; THENCE NORTH 64° 42' 30" WEST, 605.20 FEET; THENCE LEAVING SAID NORTHWESTERLY LINE NORTH 25° 17' 30" EAST, 136.03 FEET TO THE TRUE POINT OF BEGINNING OF SAID PUMP LOT; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 13° 15' 00" EAST, 24.50 FEET; THENCE SOUTH 76° 45' 00" EAST, 27.00 FEET THENCE SOUTH 13° 15' 00" WEST, 24.50 FEET; THENCE NORTH 76° 45' 00" WEST, 27.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL III:

AN EASEMENT FOR THE SOLE PURPOSE OF MAINTENANCE OF THE PRESENT GOLF COURSE FAIRWAY OVER AND UPON THE FOLLOWING DESCRIBED PARCELS OF LAND:

(A) BEGINNING AT A 1 ½ INCH DIAMETER IRON PIPE STANDING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED EXCEPTION AND BEING THE SOUTHWESTERLY TERMINUS OF COURSE NUMBERED (8) OF THE ABOVE DESCRIPTION THEREOF, TO-WIT (8) S. 39° 55' 30" W., 200.33 FEET; AND RUNNING THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID EXCEPTION.

1) N. 39° 55' 30" E., 200.33 FEET; THENCE

2) N. 34° 36' E., 742.52 FEET; THENCE LEAVE SAID BOUNDARY AND RUN

3) S. 8° 02' 06" W., 44.72 FEET; THENCE

4) S. 32° 22' 29" W., 257.51 FEET; THENCE

5) S. 29° 12' 17" W., 180.80 FEET; THENCE

6) S. 36° 07' 40" W., 150.05 FEET; THENCE

7) S. 41° 02' 58" W., 115.73 FEET; THENCE

8) S. 42° 57' 54" W., 198.34 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID 17.18 ACRE TRACT OF LAND; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY

9) N. 64° 42' 30" W., 20.00 FEET TO THE PLACE OF BEGINNING.

(B) BEGINNING AT A 1 ½ INCH DIAMETER IRON PIPE STANDING AT AN ANGLE POINT ON THE NORTHWESTERLY BOUNDARY OF THE BEFORE DESCRIBED EXCEPTION AND BEING THE SOUTHWESTERLY TERMINUS OF COURSE NUMBERED (5) OF THE DESCRIPTION THEREOF, TO-

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JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION (STRIP):

A STRIP OF LAND 20.00 FEET IN WIDTH, LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "A" AS DENOTED IN THE HEREIN DESCRIBED JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION (AREA); THENCE LEAVING SAID POINT "A" SOUTH 17°23'40" EAST 63.11 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°14'03", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 24.21 FEET; THENCE SOUTH 63°37'43" EAST 133.01 FEET; THENCE SOUTH 62°24'07" EAST 103.41 FEET; THENCE SOUTH 62°58'32" EAST 122.91 FEET TO A POINT HENCEFORTH KNOWN AS POINT "B"; THENCE LEAVING SAID POINT "B" SOUTH 62°59'32" EAST 80.96 FEET; THENCE SOUTH 67°31'40" EAST 81.44 FEET; THENCE SOUTH 38°10'19" EAST 326.22 FEET; THENCE SOUTH 29°36'05" EAST 170.40 FEET; THENCE SOUTH 29°36'12" EAST 382.35 FEET; THENCE SOUTH 28°12'41" EAST 117.51 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°04'19", A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 294.09 FEET; THENCE SOUTH 52°16'59" EAST, 598.71 FEET, MORE OR LESS, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAN JUAN GRADE ROAD, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 50000 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT 2 DESCRIPTION:

A STRIP OF LAND 6.00 FEET IN WIDTH, LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DENOTED IN THE HEREIN DESCRIBED JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION (STRIP); THENCE LEAVING SAID POINT "A" SOUTH 27°00'28" WEST 30.53 FEET, MORE OR LESS, TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE, EXCEPTING THAT PORTION THEREOF LYING WITHIN THE HEREIN DESCRIBED JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION (STRIP).

CONTAINING 123 SQUARE FEET MORE OR LESS.

Phil Auer Surveying

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verizon  
SALINAS COUNTRY CLUB  
475 SAN JUAN GRADE ROAD  
SALINAS, CA 93906

TOPOGRAPHIC SURVEY MAP

SHEET TITLE:



Revisions:

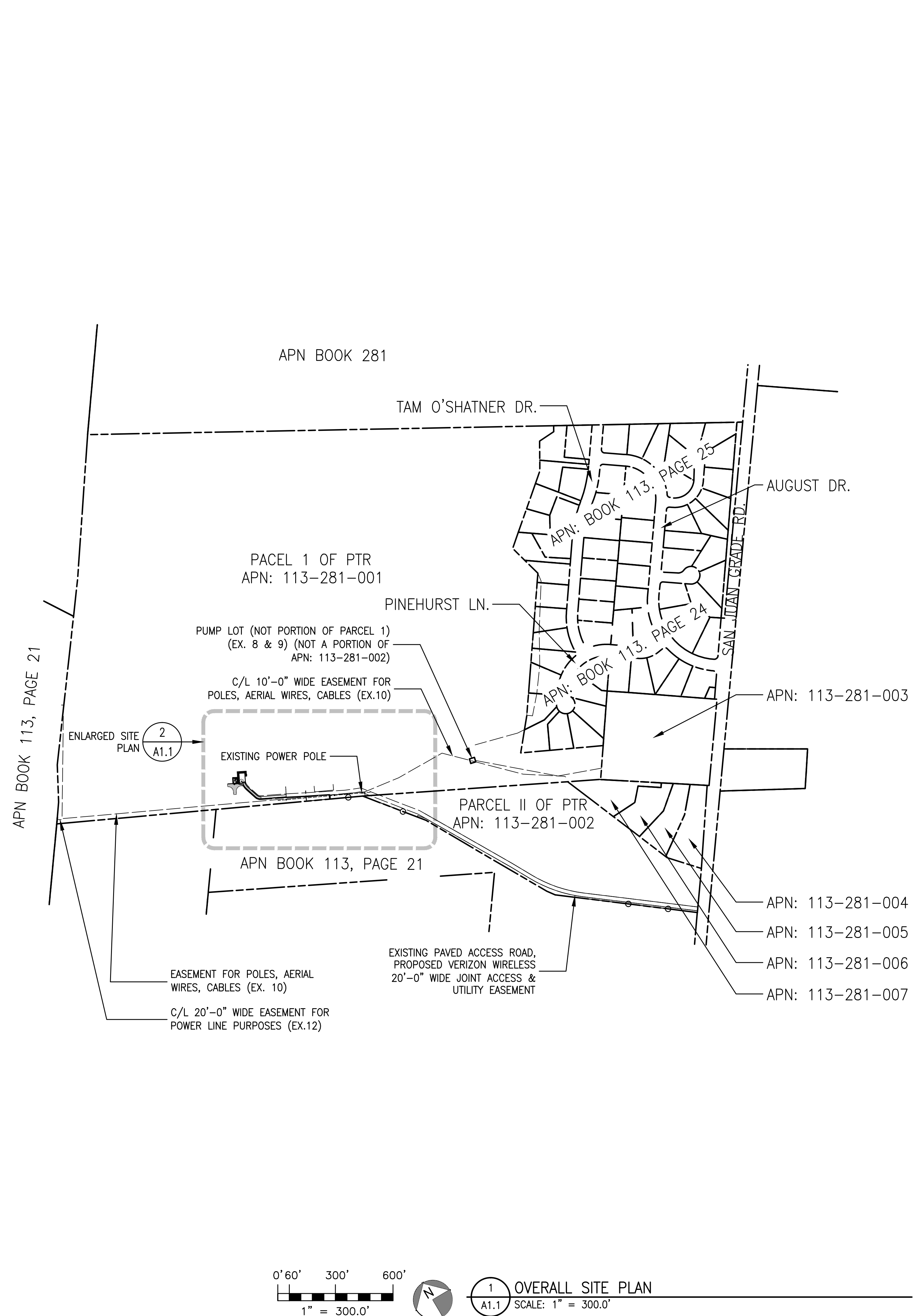
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Name: SALINAS COUNTRY CLUB  
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Checked By: OPA  
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Date: 01/19/16

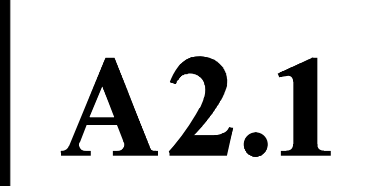
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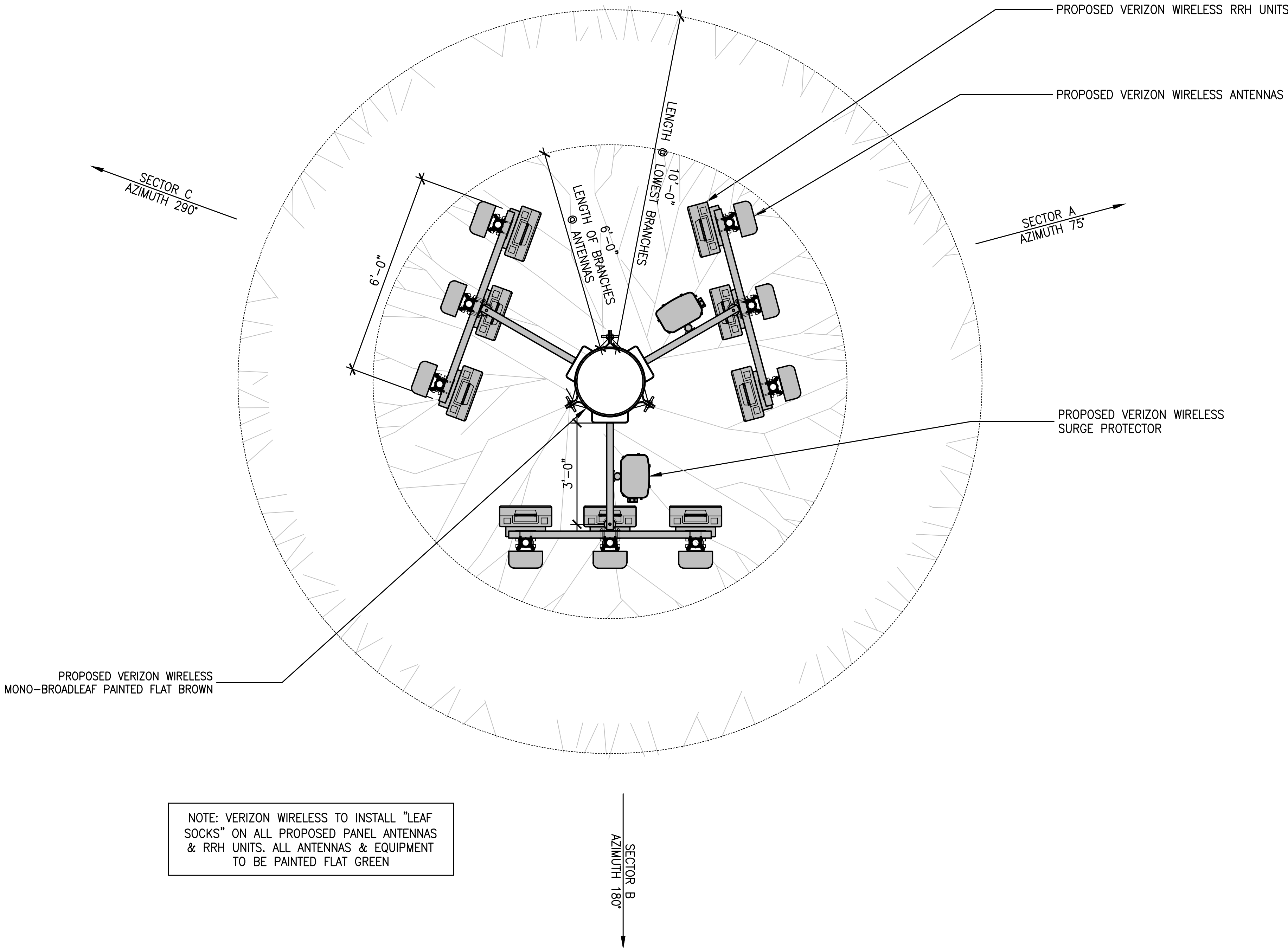
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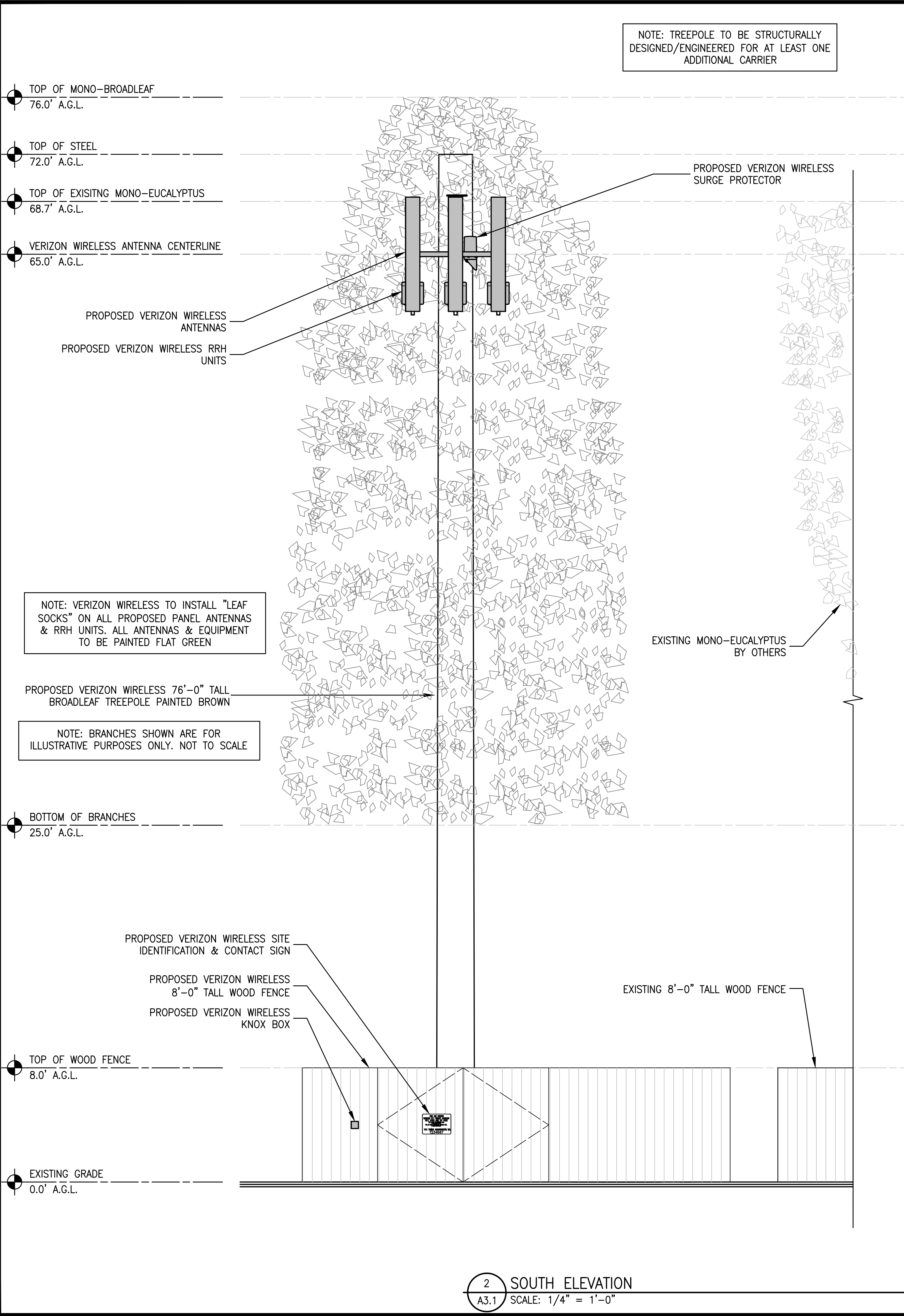




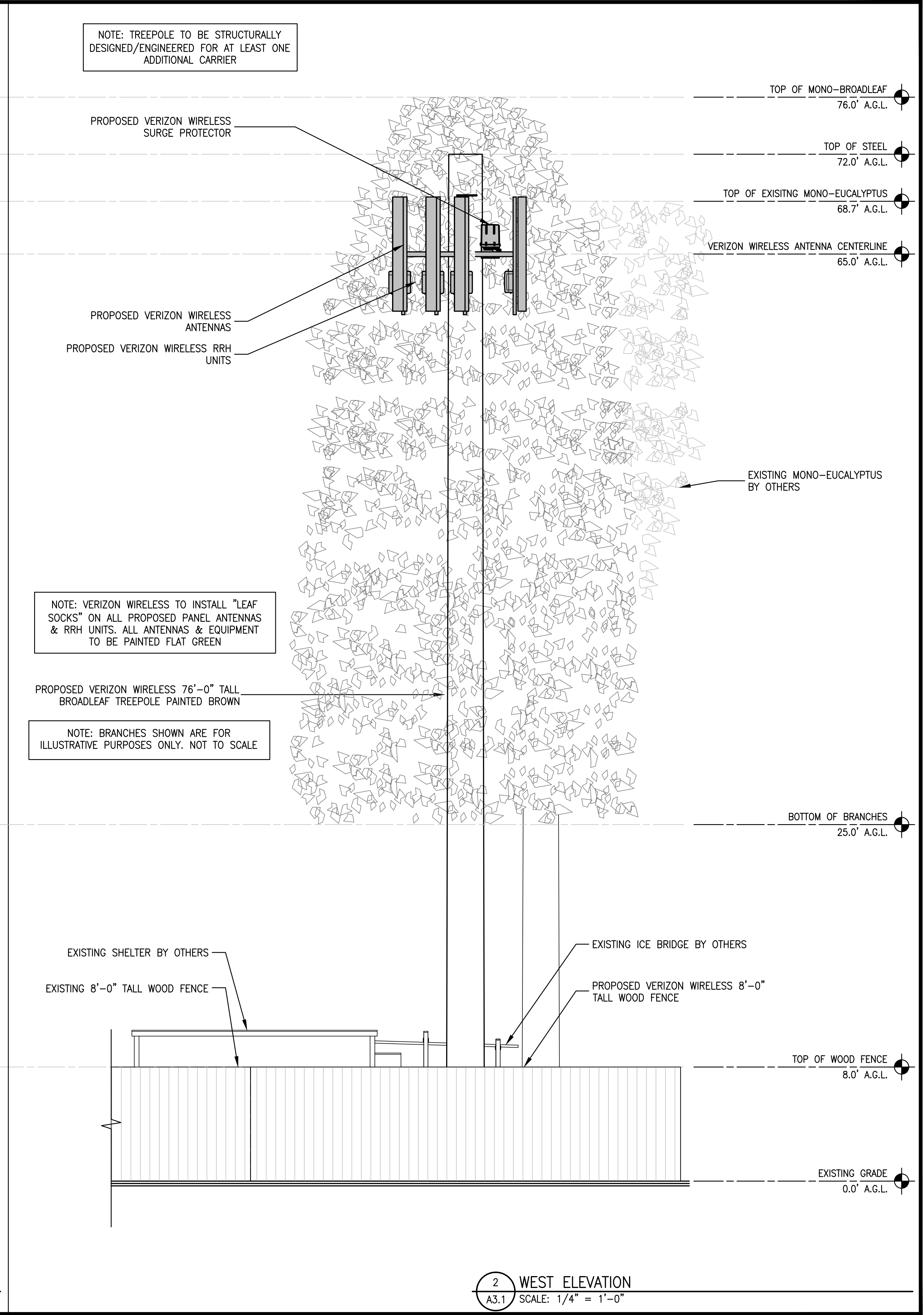


NOTE: VERIZON WIRELESS TO INSTALL "LEAF SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH	RRUS32 OR EQUIVALENT	3	3	3	9
TMA OR DIPLEXER	N/A	0	0	0	0
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 OR DC1064 / HYBRID TRUNK CABLE	2/2			2/2
COAXIAL CABLE	7/8" OR 1 5/8" DIAMETER COAX	0	0	0	0
RET CABLE	5/16" RET CABLE OR N/A	0			0



2 SOUTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

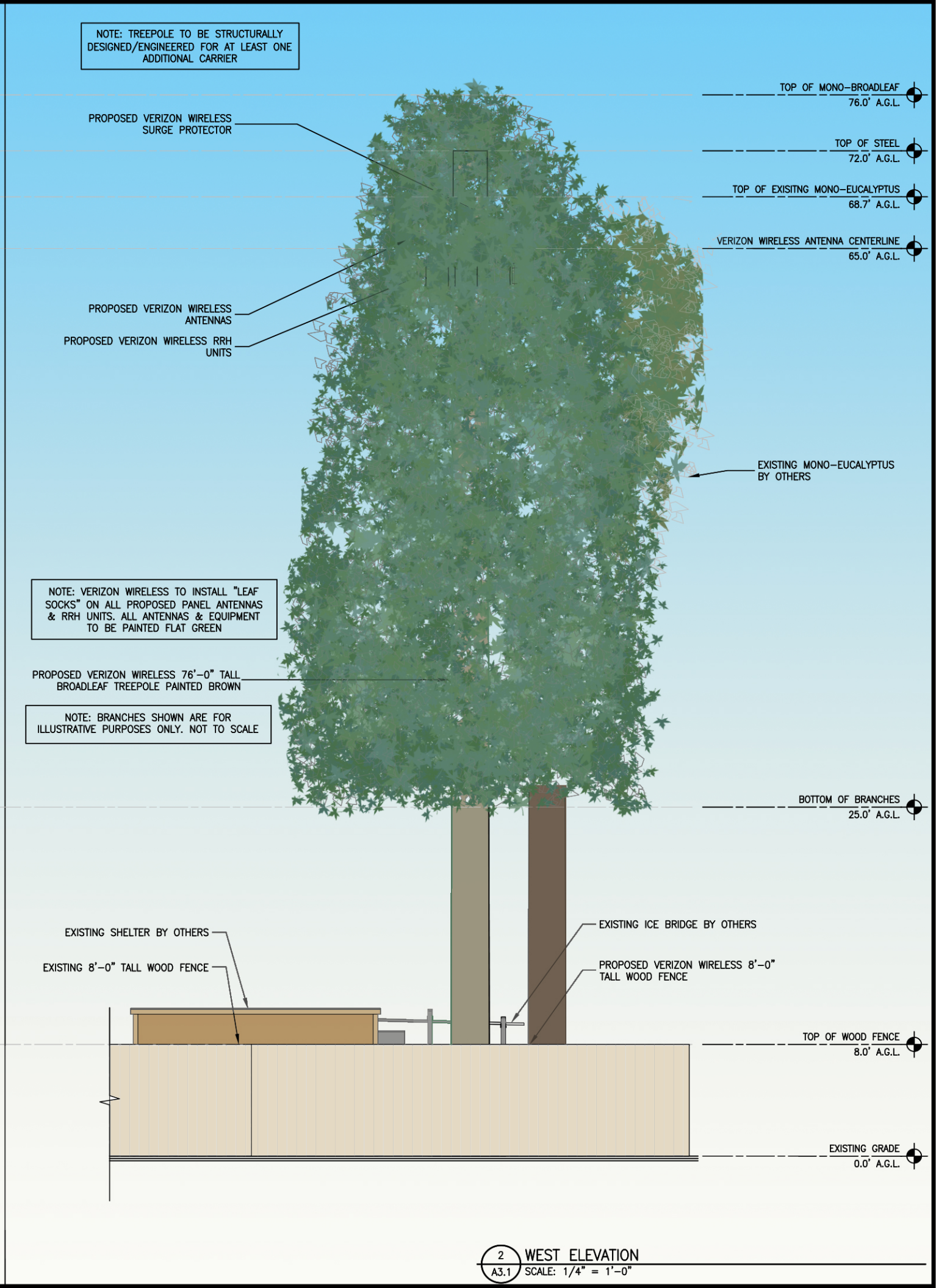
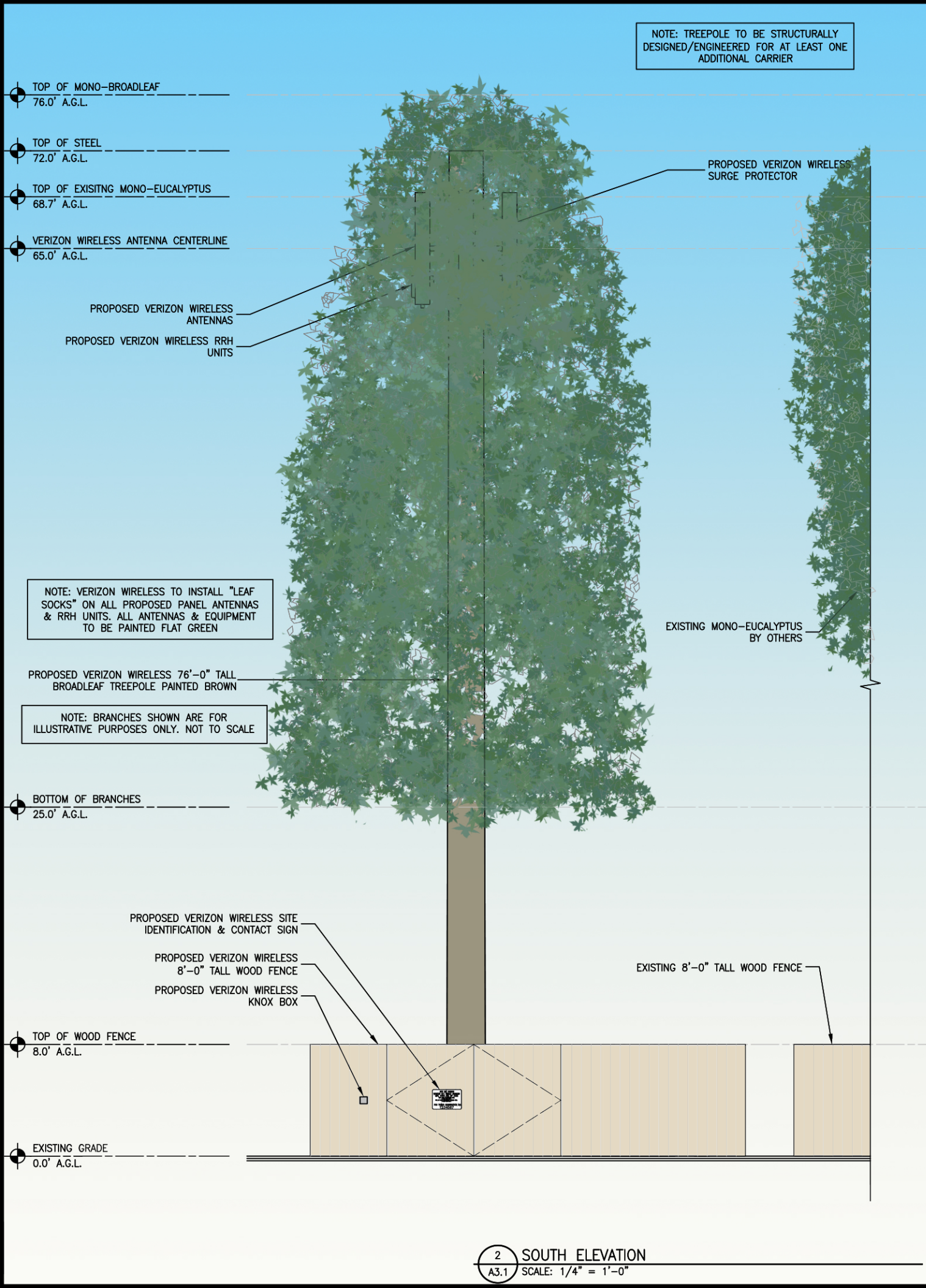



2 WEST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

Revisions:	
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△ --	

File:162.1715_A31.dwg
Drawn By: LX
Checked By: TST
Scale: AS NOTED
Date: 02/24/16








MST ARCHITECTS

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COMPLETE

Wireless Consulting, Inc.

Salinas Country Club

475 San Juan Grade Road

Salinas, CA 93906

PROJECT ELEVATIONS

SHEET TITLE:

Revisions:

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File:162.1715.A31.dwg

Drawn By: LX

Checked By: TST

Scale: AS NOTED

Date: 02/24/16

Job No. 162.1715

A3.1