

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

**INDIAN SPRINGS RANCH PROP OWNERS (VERIZON WIRELESS) (PLN150082)
RESOLUTION NO. ----**

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Negative Declaration;
- 2) Recommending the Board of Supervisors accept the Amended Conservation and Scenic Easement Deed from the Indian Springs Ranch Property Owners Association; and
- 3) Approving a Use Permit and Design Approval, subject to Board approval of the Amended Conservation and Scenic Easement Deed, to allow a wireless communication facility consisting of:
 - a. construction of a 34-foot tall wireless communications pole disguised as a mono-eucalyptus or faux water tank,
 - b. equipment shelter,
 - c. electric meter, and
 - d. 30-kilowatt standby diesel generator surrounded by an 8-foot tall fenced security enclosure.

[PLN150082, Indian Springs Ranch Prop Owners (Verizon Wireless), 22400 Indian Springs Road, Salinas, Toro Area Plan (APN: 139-111-011-000)]

The Indian Springs Ranch Prop Owners (Verizon Wireless) application (PLN150082) came on for public hearing before the Monterey County Planning Commission on September 13, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Toro Area Plan;
 - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. Communications were received during the course of review of the project indicating project inconsistencies with the text, policies, and regulations in these documents. However, these comments have been addressed and no conflicts were found to exist.

- b) The property is located at 22400 Indian Springs Road, Salinas (Assessor's Parcel Number 139-111-011-000), Toro Area Plan. The parcel is zoned O-D or "Open Space with a Design Control District overlay," which allows wireless communication facilities (WCF). The WCF consists: of a 34-foot tall telecommunications pole with six panel antennas, nine remote radio units, and four surge protectors disguised as a mono-eucalyptus or faux water tank; an equipment shelter; electric meter; and a 30-kilowatt standby diesel generator surrounded by an 8-foot tall fenced security enclosure. Therefore, the project is an allowed land use for this site. Also see subsequent Evidence "f."
- c) Design Control District. The subject property is located within a Design Control District, which provides review of developments to regulate location, size, configuration, materials, and colors of structures to assure protection of the public viewshed, neighborhood character, and visual integrity without imposing undue restrictions on private property. As discussed in subsequent Evidence "e," "f," "g," and "h," the design of the WCF is consistent with rural character of the site and existing improvements.
- d) Height. The height of the mono-eucalyptus is 34-feet, which exceeds the maximum height limit of 30-feet for main structures within the Open Space Zoning district. Pursuant to Section 21.62.030.B of the Monterey County Zoning Ordinance (Title 21), approval of this Use Permit allows the structure to exceed the height limit established.
- e) Objective of Easement. The Conservation and Scenic Easement recorded on July 3, 1973 was required as a condition of approval for the Indian Springs Ranch subdivision. Language contained in the easement prohibits the placement of structures except for equine facilities (corrals, stables, paddocks, exercise rings, and horse arenas), recreational facilities (tennis courts, swimming pools, community recreational buildings, and picnic and play facilities), and community services facilities (water wells, irrigation facilities, water reservoirs, water systems, sewer systems, electricity, telephone and cable TV systems, stormdrains, erosion control measures, and access streets, roads, pedestrian, and horse trails). These improvements shall not "materially alter the landscape or other attractive scenic features" and that the general topography of the landscape shall be maintained. Therefore, the Planning Commission finds that the easement area was intended for quasi-open space/recreational uses and allows for development (such as recreational and utility facilities) so long as they do not greatly alter the landscape and/or impact the scenic quality of the site.
- f) Easement Amendment. The Planning Commission (Resolution No. 15-049) determined that due to the specific language of the restricted uses listed in the easement deed, an amendment to the Conservation and Scenic Easement allowing placement of a wireless communication facility is required. The amendment, as proposed, is consistent with the

intent and purpose of the original easement as it does not allow for a proliferation of WCFs and alteration of the general topography and scenic features of the site. Approval of this Use Permit and Design Approval is contingent upon approval of the amendment by the Board of Supervisors (see Condition No. 14). Compliance with this condition will result in the project's consistency with the site's restrictions.

- g) Consistency with Existing Condition of Easement Area. The easement area contains fencing and equine facilities such as a corral, arena, paddock, stables, outbuildings, and trailer storage areas. Vegetation is comprised of an open grass area on the northern portion, Coast live oaks and brush along the eastern portion, and a large grove of eucalyptus trees on the western portion, just south of the equine facilities. On the southernmost portion of the easement area, there is a R.V. parking area tucked within the grove of Eucalyptus trees and outdoor play areas such as a ball field, court, and play structures. The applicant proposes to establish a 1,120 square foot WCF lease area on the site, approximately 75-feet south of the horse arena, 50-feet northwest of the group of oaks and brush, and 220-feet northeast of the grove of Eucalyptus trees. The most visible portion of the WCF would be the 34-foot tall telecommunications pole disguised as either a mono-eucalyptus or a faux water tank. The telecommunications pole is of similar character, nature, and intensity to electricity, telephone and cable TV systems and the proposed designs fit with the rural character of the River Road area. Therefore, establishment of the WCF is consistent with the existing facilities and design of the existing structures/improvements on the site.
- h) Viewshed. Figure 16 – Toro Scenic Highway Corridors and Visual Sensitivity Map found within the Toro Area Plan, indicates that the subject property is located within a visually sensitive area. Pursuant to Policy No. T-3.1 of the Toro Area Plan, landscaping or new development within a visually sensitive area may be permitted if the development is located and designed in a manner that will enhance the scenic value of the area. Two possible locations on the subject property were identified and photosimulations for both locations were submitted, demonstrating that the location shown on the attached project plans would have the least visual impact. The mono-eucalyptus is designed to resemble a eucalyptus tree in order to blend with the existing vegetation on the site and the design of the faux water tank is to provide an option that would result in an improvement that would match the rural character of the area. In addition, the project has been conditioned (Condition No. 7) to require submittal and approval of a landscape plan to screen the security fence enclosure as well as an exterior lighting plan (Condition No. 8) to ensure all lights are downlit, unobtrusive, and light on the area intended. Condition No. 10 has also been incorporated requiring the applicant to agree, in writing, that if future technological advances allow for reducing visual impact, the applicant shall modify the facility accordingly.
- i) Wireless Communication Facility Requirements. The project is consistent with the WCF requirements contained in Section 21.64.310 of the Monterey County Zoning Ordinance. See Finding No. 6.
- j) The project was referred to the Toro Land Use Advisory Committee

(LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it was subject to environmental review per the California Environmental Quality Act and requires approval by the Planning Commission and Board of Supervisors. The project was first heard by the LUAC on June 8, 2015 and continued due to a lack of design alternatives, flagging, and a detailed site plan. The item was brought back before the LUAC for reconsideration on May 23, 2016. A motion to support the project with the recommendation to relocate the facility off of the scenic easement was made and the vote consisted of three ayes and three noes with three members absent. The motion failed resulting in no recommendation by the LUAC.

- k) The project planner conducted a site inspection on December 28, 2016 to verify that the project on the subject parcel conforms to the plans listed above.
- l) 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 PLN150082.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, 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.
 - b) See proceeding and subsequent Findings and Evidence.
 - c) Staff conducted a site inspection on December 28, 2016 to verify that the site is suitable for this use.
 - d) 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 PLN150082.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Monterey County Regional Fire Protection District, Public Works, 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 or will be provided. The project will not require potable water or wastewater services. Electricity will be

provided through an existing PG&E line. In addition, the project includes the installation of a 30KW standby generator. Site access will be provided through an existing utility right-of-way easement.

- c) Application materials included documentation from a project consultant entitled "Statement of Hammett & Edison, Inc., Consulting Engineers," dated March 27, 2015 (Exhibit H of the May 31, 2017 Planning Commission staff report). This documentation included a guide on Federal Communications Commission (FCC) Radio Frequency (RF) protection as well as how the operational portion of the project complies with the FCC guidelines limiting public exposure to RF energy. Compliance is shown through mathematical calculations, using formulas provided by the FCC. The document concludes that it is the professional opinion of the engineer (William F. Hammett, P.E.) that operation of the base station proposed by Verizon Wireless at 22400 Indian Springs Road, Salinas, will comply with the prevailing standards for limiting public exposure to FR energy; and therefore, will not for this reason cause a significant impact on the environment. If at any point, the facility violates FCC emission standards, the project has been conditioned (Condition No. 4) allowing RMA-Planning to set a public hearing to consider revocation or modification of this permit.
- d) In order to address ongoing and long term management of hazardous materials relative to the operational component of the project, the permit has been conditioned (Condition No. 15) requiring filing of an approved Business Response Plan with Hazardous Materials Management Services of the Environmental Health Bureau as well as the California Environmental Reporting System (CERS). Once approved, the applicant shall maintain an up-to-date Business Response Plan.
- e) Staff conducted a site inspection on December 28, 2016 to verify that the site is suitable for this use.
- f) 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 PLN150082.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property. There are no known violations on the subject parcel.
 - b) Staff conducted a site inspection on December 28, 2016 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN150082.

5. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed and

conditioned, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN150082).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Accordingly staff prepared a Negative Declaration.
 - d) The Draft Negative Declaration (“ND”) for PLN150082 was prepared in accordance with CEQA and circulated for public review from April 5, 2017 through April 25, 2017. Pursuant to Section 15105 of the CEQA Guidelines, the project qualifies for a shortened review period.
 - e) Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems. Less than significant impacts to aesthetics, air quality, geology/soils, greenhouse gas emissions, hazards/hazardous materials, land use/planning, and noise were identified. All potential impacts have been addressed through implementation of existing policies and regulations. No impacts requiring mitigation have been identified.
 - f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County’s independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN150082) and are hereby incorporated herein by reference.
 - g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Fish and Game Code. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the California Department of Fish and Wildlife determines that the project will have no effect on fish and wildlife resources. The site has the potential to supports migratory birds. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
 - h) The County received one comment letter during the public review period. This letter states that the ND was inadequate as the proposed project would have a significant effect on the County and an

Environmental Impact Report (EIR) should be required. The first contention stated that overturning the scenic easement restriction would impact Monterey County's scenic resources as well as air quality, biological resources, greenhouse gas emissions, hazards, population and housing. In addition, the author cites that the aforementioned sections and the Mandatory Findings of Significance section of the ND did not adequately consider "sensitive receptors" and address impacts caused by RF emittance and microwave transmitters to those receptors and the environment. As discussed in Finding No. 3, Evidence e, the projected RF emittance levels are well below the FCC limits. Since the RF emittance is far below the FCC standards, effects are not cumulatively considerable. Therefore, the comment received does not provide substantial evidence, in light of the whole record, showing that the project may have a significant environmental effect. Staff has considered these comments received during the public review period and based on the information contained within the ND and project application materials, it has been found that they do not alter the conclusions in the Initial Study and Negative Declaration.

- i) The County received one comment letter after the review period was exhausted. However, staff has accepted, considered, and addressed this comment. This letter states that the ND "disregards all independent research done on the harmful effects of cell towers" and that allowing the applicant to "circumvent Scenic Easement restrictions on all future Scenic Easements" would be precedent setting. As discussed in Finding No. 3, Evidence e, the projected RF emittance levels are well below the FCC limits; and therefore, are not cumulatively considerable. During the September 30, 2015 Planning Commission meeting, staff recommended that in order to establish the wireless communication facility within the Conservation and Scenic Easement, an amendment should be required specifically listing it as an allowed use. This would prevent setting a precedent on interpreting that WCFs would be allowed in any conservation and scenic easement allowing establishment of "utilities." Therefore, the comment received does not provide substantial evidence, in light of the whole record, showing that the project may have a significant environmental effect.
- j) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310. The subject property on which the wireless communication

facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid. The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project is for a wireless communication facility consisting of a 34-foot tall wireless communications pole disguised as either a mono-eucalyptus or a faux water tank and associated equipment. The facility is located in an area surrounded by existing trees and site improvements relative to facilities for recreation, storage, utility, and access. Establishment of the facility is consistent with the existing structures found in the proposed easement area and the intent of the area's protection of rural scenic resources. See Finding No. 1, Evidence "g" and "h."
 - b) Co-location. Application materials state that the potential for co-location was explored. There were no known existing facilities within the vicinity of the subject property.
 - c) Alternative Site Location. Two other properties within the vicinity of the subject property were pursued by the applicant. However, lease agreements were not able to be obtained. In addition, previous site plans show an alternative location on the subject property.
 - d) Alternative Design. The applicant explored alternative designs options of the 34-foot tall telecommunications pole which included a mono-eucalyptus, faux water tank, mono-pine, and mono-elm. Due to the rural character of the area, rustic nature of the existing surrounding development, and design examples submitted by the applicant, the mono-eucalyptus and a faux water tank were found to be most appropriate. See Finding No. 1, Evidence "g" and "h."
 - e) Conditions have been incorporated that would reduce visual impacts and include further review of exterior lighting, modifications in the event of future technological advances, and maintenance and restoration of the site. See Conditions 10 through 13.
 - f) The project is consistent with Section 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 the MCC and the proposed height is within limitations outlined in Section 21.86.060 of the MCC.
 - g) The project does not penetrate a FAR Part 77 Imaginary Surface since it is not located within five (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa Del Rey/King City, Carmel Valley, or Fritzsche Army/Fort Ord). If deemed necessary by the FCC, proper warning lights would be located on top of the structure to prevent conflict with any aircraft (e.g. crop dusters) when visibility is limited.
 - h) The project meets the Federal Communications Commission's nationwide standards for human exposure to Radio Frequency. See Finding No. 3, Evidence "c."
 - i) Staff site visit and project photos in project file PLN150082.

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

EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Adopt a Negative Declaration;
2. Recommend the Board of Supervisors to accept the Amended Conservation and Scenic Easement Deed from the Indian Springs Ranch Property Owners Association; and
3. Approve a Use Permit and Design Approval, subject to Board approval of the Amended Conservation and Scenic Easement Deed, to allow a wireless communication facility consisting of:
 - a. construction of a 34-foot tall wireless communications pole disguised as a mono-eucalyptus or faux water tank,
 - b. electric meter, and
 - c. 30-kilowatt standby diesel generator surrounded by an 8-foot tall fenced security enclosure,in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of September, 2017 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN150082

1. PD001(A) SPECIFIC USES ONLY (WIRELESS COMMUNICATION FACILITIES)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN150082) allows a wireless communication facility consisting construction of a 34-foot tall mono-eucalyptus, equipment shelter, electric meter, and 30-kilowatt standby diesel generator surrounded by an 8-foot tall fenced security enclosure. The property is located at 22400 Indian Springs Road, Salinas (Assessor's Parcel Number 139-111-011-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means Applicant* and its successors and assigns. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning. 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 Applicant (Applicant*) and its successors and assigns 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 and Design Approval (Resolution Number ***) was approved by Planning Commission for Assessor's Parcel Number 139-11-011-000 on May 31, 2017. The permit was granted subject to 16 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. 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. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. 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.

7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

8. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to issuance of building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

10. 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.

11. 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 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 shall not exceed ____ feet.

12. 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, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of 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.

13. 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.

14. PDSP01 - AMENDMENT TO CONSERVATION AND SCENIC EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The existing Conservation and Scenic Easement Deed recorded on July 3, 1973 as Document No. G23754, Reel 857, Page 67 of the Official Records of the County of Monterey shall be amended in order to allow installation of the proposed wireless communication facility. The amended Conservation and Scenic Easement Deed, as approved by the Board of Supervisors, shall include a corresponding map showing the exact location of where the wireless communication facility will be allowed. Granting of this Use Permit and Design Approval (PLN150082) shall not take effect until the amendment is approved by the Board of Supervisors.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits for the wireless communication facility, the owner/applicant shall submit an amended Conservation and Scenic Easement Deed, with attachments, to RMA-Planning for review and approval.

Prior to issuance of construction permits for the wireless communication facility, the amended Conservation and Scenic Easement Deed shall be accepted and approved by the Board of Supervisors. The application shall submit a copy of the recorded deed and map to RMA-Planning.

15. EHSP01 – CERS - BUSINESS RESPONSE PLAN (NON-STANDARD)

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). Submit the plan to the California Environmental Reporting System (CERS).
(Environmental Health)

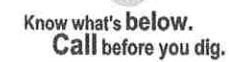
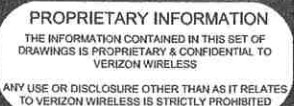
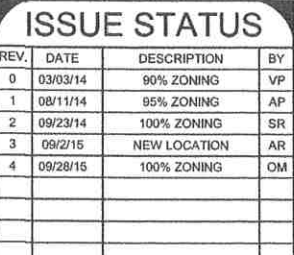
Compliance or Monitoring Action to be Performed: Prior to the issuance of construction permits, the applicant shall submit the signed Business Response Plan – Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Submit the plan to the California Environmental Reporting System (CERS) and have it approved by the Hazardous Materials Management Services program of the Environmental Health Bureau. Once approved, the applicant shall maintain an up-to-date Business Response Plan.

16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.



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WWW.CALL811.COM

CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING

verizonwireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

LOS PALMAS
PKWY
PSL # 269224
22400 INDIAN SPRINGS ROAD
SALINAS, CA 93908

SHEET TITLE:
TITLE SHEET

T-1

SITE ACQUISITION
SAC WIRELESS, LLC.
211 EAST CARILLO STREET SUITE 201
SANTA BARBARA, CA 93101
CONTACT: JAY HIGGINS
TELEPHONE: (805) 637-6670
JAY.HIGGINS@SACW.COM

SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
5865 AVENIDA ENCINAS SUITE 142-B
CARLSBAD, CA 92008
CONTACT: CARLOS CASTELLANOS
TELEPHONE: (760) 795-5211
FAX: (760) 931-0908

SAC WIRELESS, LLC.
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 688-4039

PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRICIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH
TELEPHONE: (661) 393-1217

Map of the project location showing the intersection of River Road, Indian Spring Rd, Berry Dr, and Murrieta Rd. A black square marks the site location, with an arrow pointing to it from the word "SITE". The map also shows Las Palmas and a north arrow.

FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598	TO: 22400 INDIAN SPRING ROAD SALINAS, CA 93908
<ul style="list-style-type: none">1. DEPART MITCHELL DR TOWARD OAKS GROVE RD2. TURN RIGHT ONTO OAKS GROVE RD3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD4. CONTINUE ONTO HILLSIDE AVE5. TURN LEFT ONTO THE I-680 S RAMP TO SAN JOSE6. MERGE ONTO I-6807. TAKE THE EXIT US-101 TOWARD LOS ANGELES8. TAKE THE LAUREL DR EXIT9. TURN RIGHT ONTO W LAUREL DR10. TAKE THE 1ST LEFT ONTO N DAVIS RD11. TURN LEFT ONTO RESERVATION RD12. CONTINUE ONTO RIVER RD13. TURN RIGHT ONTO INDIAN SPRING RD14. TAKE THE 1ST RIGHT TO STAY ON INDIAN SPRING RD15. SLIGHT LEFT TO STAY ON INDIAN SPRING RD16. ARRIVE AT 22400 INDIAN SPRINGS RD, SALINAS CA 93908	

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- * NEW VERIZON WIRELESS 32'-0" x 35'-0" LEASE AREA
- * NEW VERIZON WIRELESS 6'-0" TALL CHAIN-LINK FENCE
- * (1) NEW VERIZON WIRELESS OUTDOOR EQUIPMENT CABINETS ON NEW 12'-0" X 24'-0" CONCRETE PAD
- * (2) NEW VERIZON WIRELESS GPS ANTENNAS
- * (1) NEW VERIZON WIRELESS 30KW 132 GALLON (UL 142) DIESEL STANDBY GENERATOR
- * (1) NEW VERIZON WIRELESS ELECTRICAL METER ON NEW H-FRAME
- * (1) NEW VERIZON WIRELESS 34'-0" TALL MONOCOLCALYPTUS
- * (1) NEW VERIZON WIRELESS 6'-0" TALL PANEL ANTENNAS
- * (9) NEW VERIZON WIRELESS RRH UNITS
- * (4) NEW VERIZON WIRELESS RAYCAPS

<u>APPLICANT/LESSEE</u>	<u>ASSESSOR'S PARCEL NUMBER</u>
	139-111-011

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

SAC WIRELESS LLC,P.O. BOX 2088
450 DEER CANYON ROAD
BUELLTON, CA 93427
CONTACT: KELLY MCCURNIN
TELEPHONE: (805) 686-4039

OWNER: INDIAN SPRING HOA
ADDRESS: PO BOX 1355,
SALINAS, CA 93902
CONTACT: JULIE AND STEWART BURBANK
TELEPHONE: (831) 261-4372

PROPERTY INFORMATION:
SITE NAME: LOS PALMAS PKWY
SITE NUMBER: 269224
SITE ADDRESS: 22430 INDIAN SPRINGS ROAD
SALINAS, CA 93908
JURISDICTION: MONTEREY COUNTY

AREA OF CONSTRUCTION: 1,120 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: LDR/B-6-D WITH OPEN SPACE OVERLAY
ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED.

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES, ALL WORK SHALL CONFORM TO 2013 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS, NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE
- 2013 CALIFORNIA BUILDING CODES
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

[illegible]

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:	Joel Colegrove	9/29/15
LANDLORD:		

VERIZON SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

NOTES

OWNER(S): INDIAN SPRINGS RANCH PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION
APN: 139-111-011

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 PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-4636248, DATED JUNE 17, 2014. WITHIN SAID TITLE REPORT THERE ARE TWENTY-ONE (21) EXCEPTIONS LISTED, SEVEN (7) OF EASEMENTS AND ONE (1) 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. 0360G, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 36° 35' 55.56" N. NAD 83
LONG. 121° 38' 20.18" W. NAD 83
ELEV. 102.3' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.190 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.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE: (APN: 139-111-007)

ALL PRIVATE ROADS LYING WITHIN THAT CERTAIN SUBDIVISION MAP ENTITLED, "TRACT NO. 710, INDIAN SPRINGS RANCH", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, ON JULY 5, 1973 IN BOOK 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 27.

PARCEL TWO: (APN: 139-111-011)

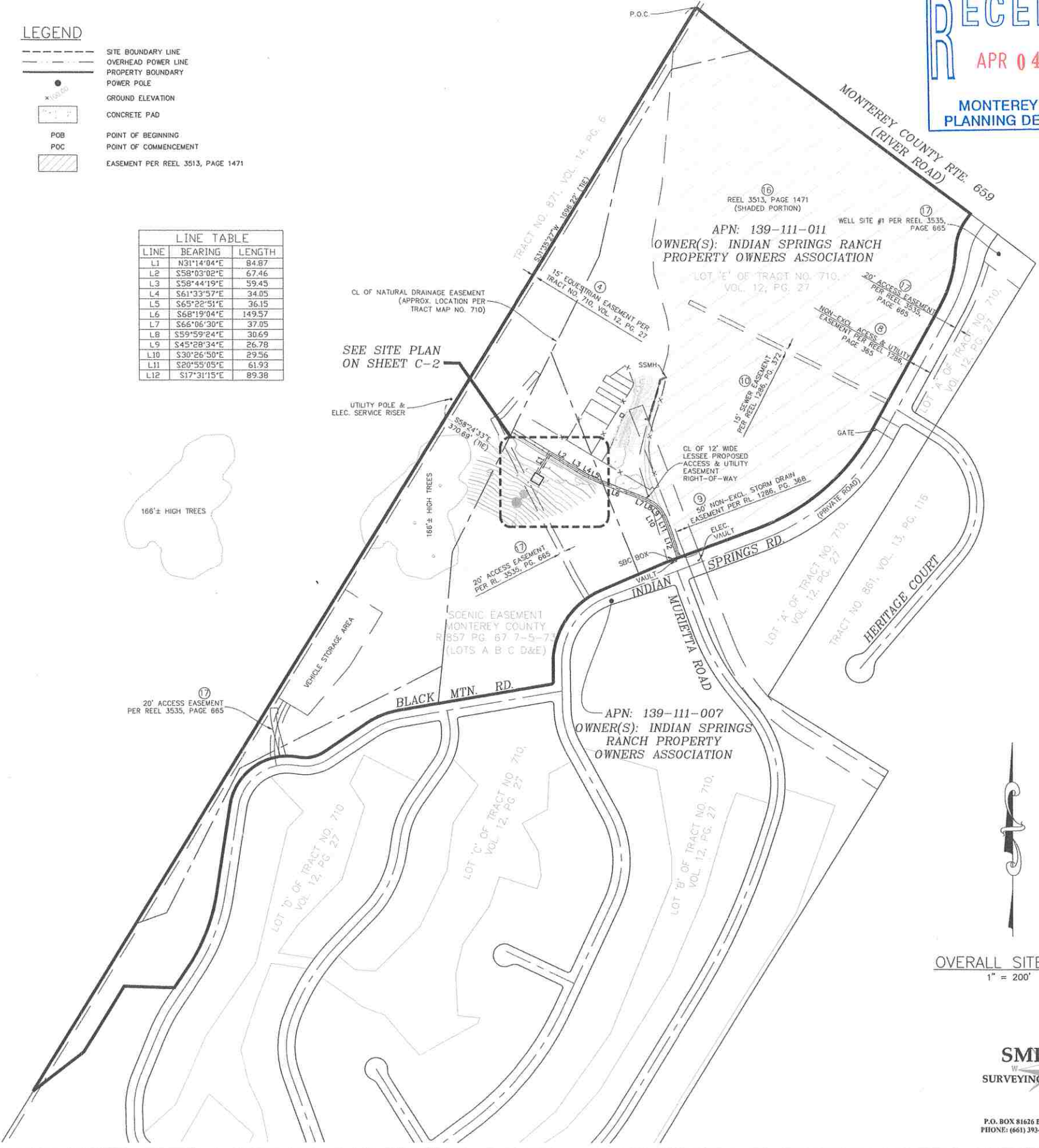
LOT E, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "TRACT NO. 710, INDIAN SPRINGS RANCH", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, ON JULY 5, 1973 IN BOOK 12 OF MAPS, "CITIES AND TOWNS", AT PAGE 27.

ALSO THAT CERTAIN VEHICLE STORAGE AREA LYING WITHIN LOT E AS REFERRED TO ABOVE.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY
- POWER POLE
- GROUND ELEVATION
- CONCRETE PAD
- POB
- POC
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EASEMENT PER REEL 3513, PAGE 1471

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°14'04"E	84.87
L2	S58°03'02"E	67.46
L3	S58°44'19"E	59.45
L4	S61°33'57"E	34.05
L5	S65°22'51"E	36.15
L6	S68°19'04"E	149.57
L7	S66°06'30"E	37.05
L8	S59°59'24"E	30.69
L9	S45°28'34"E	26.78
L10	S30°26'50"E	29.56
L11	S20°55'05"E	61.93
L12	S17°31'15"E	89.38



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APR 04 2016
MONTEREY COUNTY
PLANNING DEPARTMENT

ISSUE STATUS			
REV	DATE	DESCRIPTION	BY
0	05/20/14	PRELIMINARY	SL
1	09/15/14	TITLE REVIEW	SL
2	10/03/14	LEASE/ESMNTS	SL
3	08/24/15	ADD NEW TOPO	DL
4	09/04/15	LEASE/ESMNTS	DL

SMITHCO JOB NO.: 82-258

SDC
WIRELESS
5565 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5200
Fax (760) 931-0908

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

269224
LOS PALMAS
PKWY

22400 INDIAN SPRINGS
ROAD
SALINAS, CA 93908

MONTEREY COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1



SMITHCO
SURVEYING ENGINEERING

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

EASEMENT(S) PER TITLE REPORT:

4. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.
*** PLOTTED AS SHOWN HEREON ***
8. AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES, SEWER, WATER, CABLE T.V. AND TELEPHONE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. G 47661 IN REEL 1286, PAGE 365 OF OFFICIAL RECORDS.
IN FAVOR OF: JULES DUC, JR., ET AL.
AFFECTS: A PORTION OF PARCEL ONE
*** PLOTTED AS SHOWN HEREON ***
9. AN EASEMENT FOR STORM DRAINAGE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. G 47662 IN REEL 1286, PAGE 368 OF OFFICIAL RECORDS.
IN FAVOR OF: JULES DUC, JR., ET AL.
AFFECTS: AS DESCRIBED THEREIN
*** PLOTTED AS SHOWN HEREON ***
10. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1978 AS INSTRUMENT NO. G 47663 IN REEL 1286, PAGE 372 OF OFFICIAL RECORDS.
IN FAVOR OF: JULES DUC, JR., ET AL.
AFFECTS: A PORTION OF PARCELS ONE AND TWO
*** PLOTTED AS SHOWN HEREON ***
12. AN EASEMENT FOR UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 1, 1989 AS INSTRUMENT NO. 1989-61593 IN REEL 2430, PAGE 901 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC BELL, A CORPORATION
AFFECTS: A PORTION OF PARCEL TWO
*** NOT PLOTTABLE-EXACT LOCATION CANNOT BE DETERMINED FROM RECORD ***
16. AN EASEMENT FOR OPERATION OF EASEMENTS AND INCIDENTAL PURPOSES, RECORDED MAY 5, 1997 AS INSTRUMENT NO. 1997-25168 IN REEL 3513, PAGE 1471 OF OFFICIAL RECORDS.
IN FAVOR OF: WATERTK, INC.
AFFECTS: AS DESCRIBED THEREIN
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
*** PLOTTED AS SHOWN HEREON ***
17. AN EASEMENT FOR ACCESS, WATERLINES AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1997 AS INSTRUMENT NO. 1997-35582 IN REEL 3535, PAGE 665 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA WATER SERVICE COMPANY
AFFECTS: AS DESCRIBED THEREIN
TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.
*** PLOTTED AS SHOWN HEREON ***

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST OF SAID LESSOR'S PROPERTY; THENCE ON AND ALONG THE NORTHWESTERLY LINE OF SAID LESSOR'S PROPERTY, S 31°35'27" W, A DISTANCE OF 1696.22 FEET; THENCE S 58°24'33" E, A DISTANCE OF 370.69 FEET TO THE TRUE POINT OF BEGINNING;

COURSE 1) THENCE S 58°45'56" E, A DISTANCE OF 8.00 FEET TO POINT 'A';
COURSE 2) THENCE CONTINUING S 58°45'56" E, A DISTANCE OF 27.00 FEET;
COURSE 3) THENCE S 31°14'04" W, A DISTANCE OF 32.00 FEET;
COURSE 4) THENCE N 58°45'56" W, A DISTANCE OF 35.00 FEET
COURSE 5) THENCE N 31°14'04" E, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

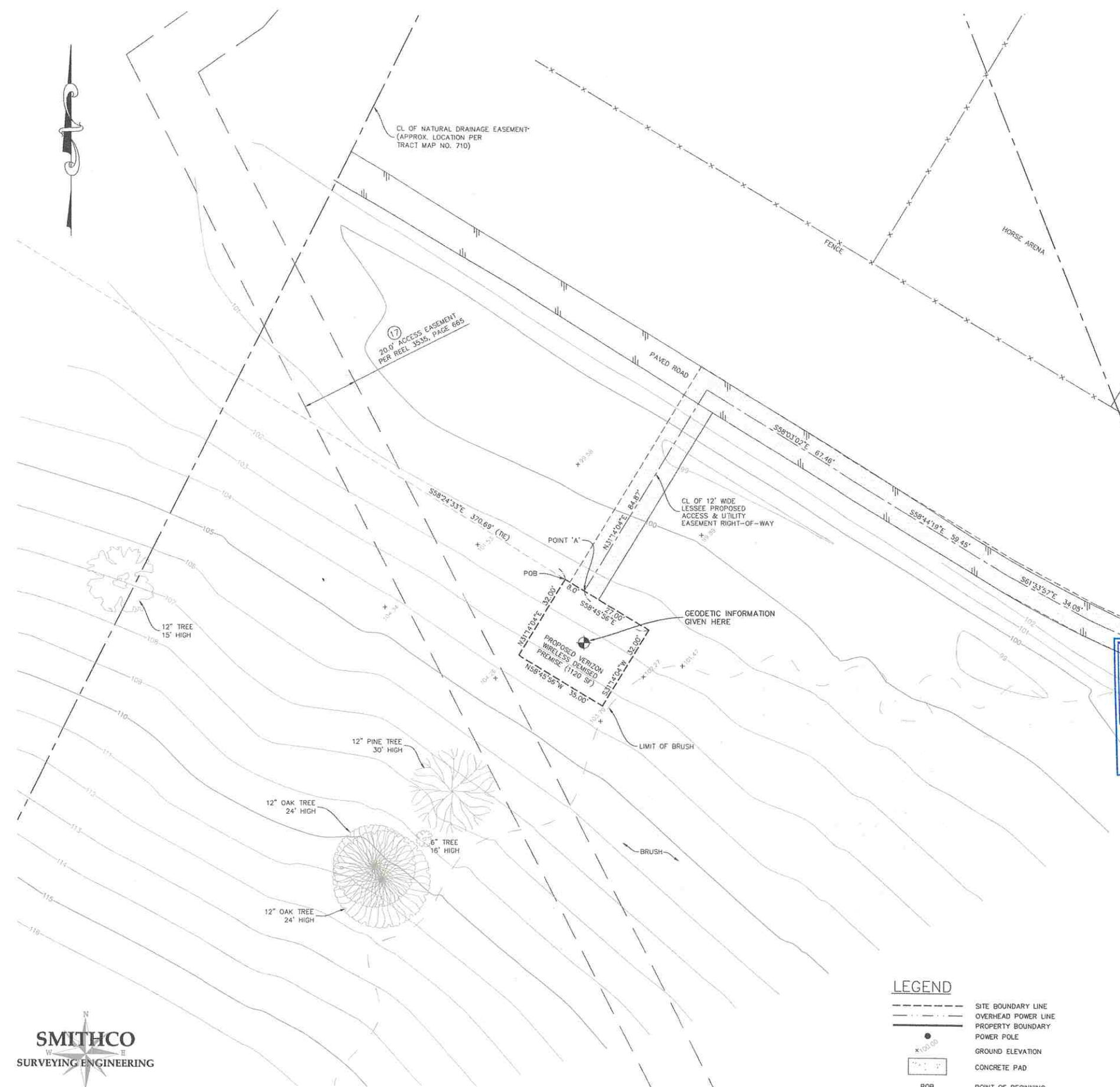
CONTAINING 1120 SQUARE FEET, MORE OR LESS.

LESSEE PROPOSED ACCESS & UTILITY EASEMENT RIGHT-OF-WAY DESCRIPTION:

A 12.00 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

COURSE 1) THENCE N 31°14'04" E, A DISTANCE OF 84.87 FEET;
COURSE 2) THENCE S 58°03'02" E, A DISTANCE OF 67.46 FEET;
COURSE 3) THENCE S 58°44'19" W, A DISTANCE OF 59.45 FEET;
COURSE 4) THENCE S 61°33'57" W, A DISTANCE OF 34.05 FEET;
COURSE 5) THENCE S 65°22'51" E, A DISTANCE OF 36.15 FEET;
COURSE 6) THENCE S 68°19'04" E, A DISTANCE OF 149.57 FEET;
COURSE 7) THENCE S 66°06'30" E, A DISTANCE OF 37.05 FEET;
COURSE 8) THENCE S 59°59'24" E, A DISTANCE OF 30.69 FEET;
COURSE 9) THENCE S 45°28'34" E, A DISTANCE OF 26.78 FEET;
COURSE 10) THENCE S 30°26'50" E, A DISTANCE OF 29.56 FEET;
COURSE 11) THENCE S 20°55'05" E, A DISTANCE OF 61.93 FEET;
COURSE 12) THENCE S 17°31'15" E, A DISTANCE OF 89.38 FEET TO THE NORTH LINE OF INDIAN SPRINGS ROAD AND THE TERMINUS OF THIS DESCRIPTION.



ENLARGED SITE PLAN
1" = 20'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	05/20/14	PRELIMINARY	SL
1	09/15/14	TITLE REVIEW	SL
2	10/03/14	LEASE/ESMNTS	SL
3	08/24/15	ADD NEW TOPO	DL
4	09/04/15	LEASE/ESMNTS	DL

SMITHCO JOB NO.: 82-258



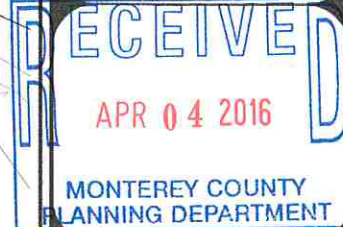
WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-0200
Fax (760) 591-5908

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verizonwireless

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



269224
**LOS PALMAS
PKWY**

22400 INDIAN SPRINGS
ROAD
SALINAS, CA 93908

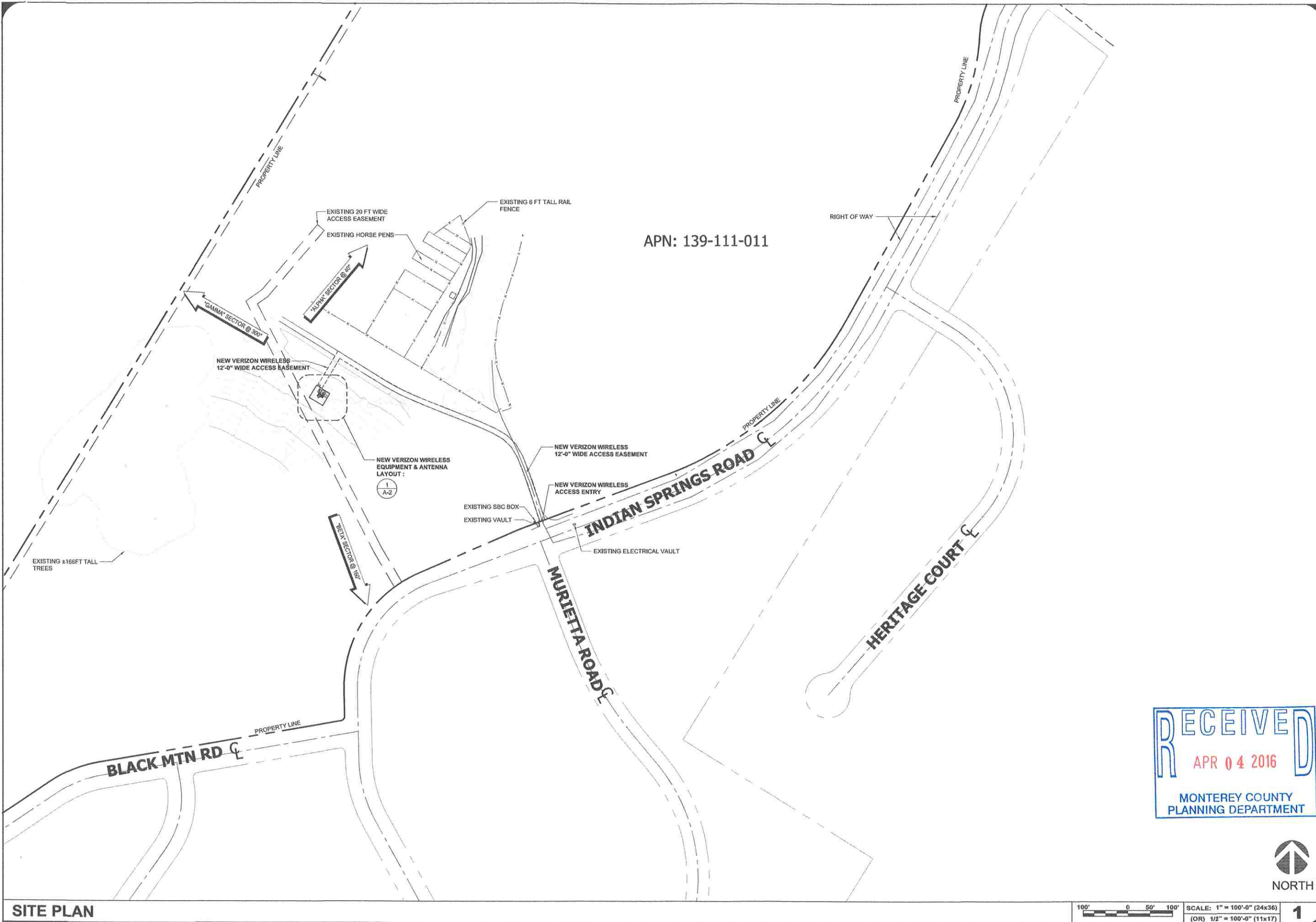
MONTEREY COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2

SMITHCO
SURVEYING ENGINEERING

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



APN: 139-111-011

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PLANNING DEPARTMENT



SITE PLAN

100' 0 50' 100' SCALE: 1" = 100'-0" (24x36)
(OR) 1/2" = 100'-0" (11x17) 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/03/14	90% ZONING	VP
1	08/11/14	95% ZONING	AP
2	09/23/14	100% ZONING	SR
3	09/2/15	NEW LOCATION	AR
4	09/28/15	100% ZONING	OM



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www.sdcw.com
760.795.5200

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WALNUT CREEK, CA 94598

LOS PALMAS
PKWY

PSL # 269224

22400 INDIAN SPRINGS ROAD
SALINAS, CA 93908

SHEET TITLE:
SITE PLAN

A-1

ISSUE STATUS

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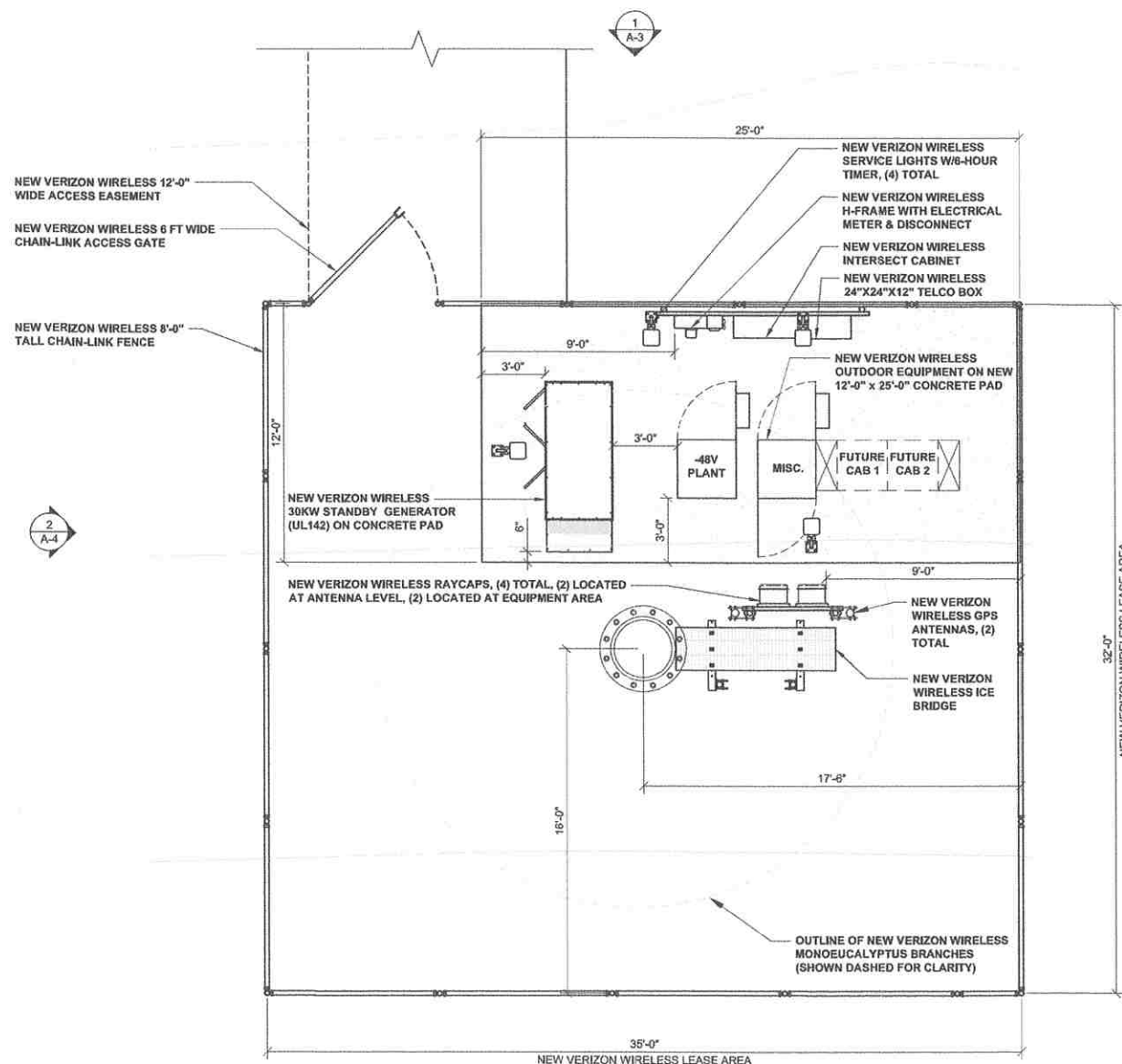
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SHEET TITLE:
**EQUIPMENT &
ANTENNA LAYOUT**

A-2

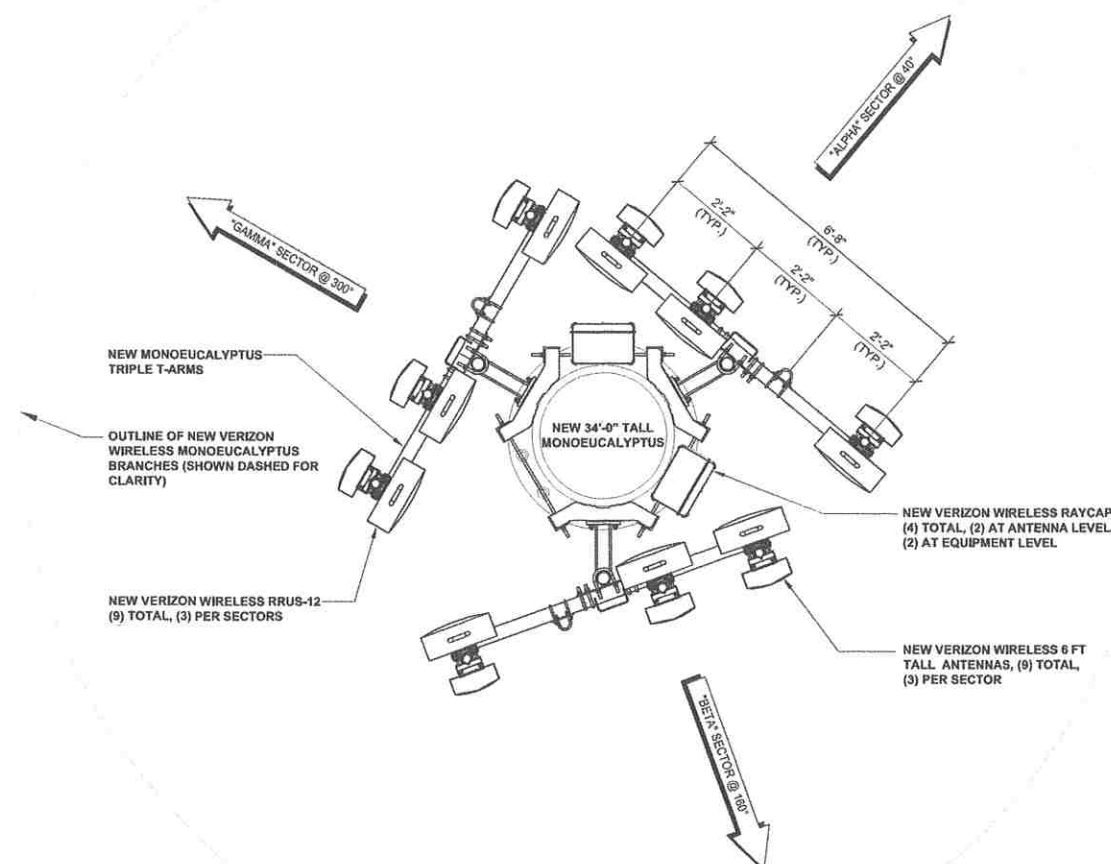


EQUIPMENT LAYOUT

0 1' 2' 4'
SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ANTENNA LAYOUT

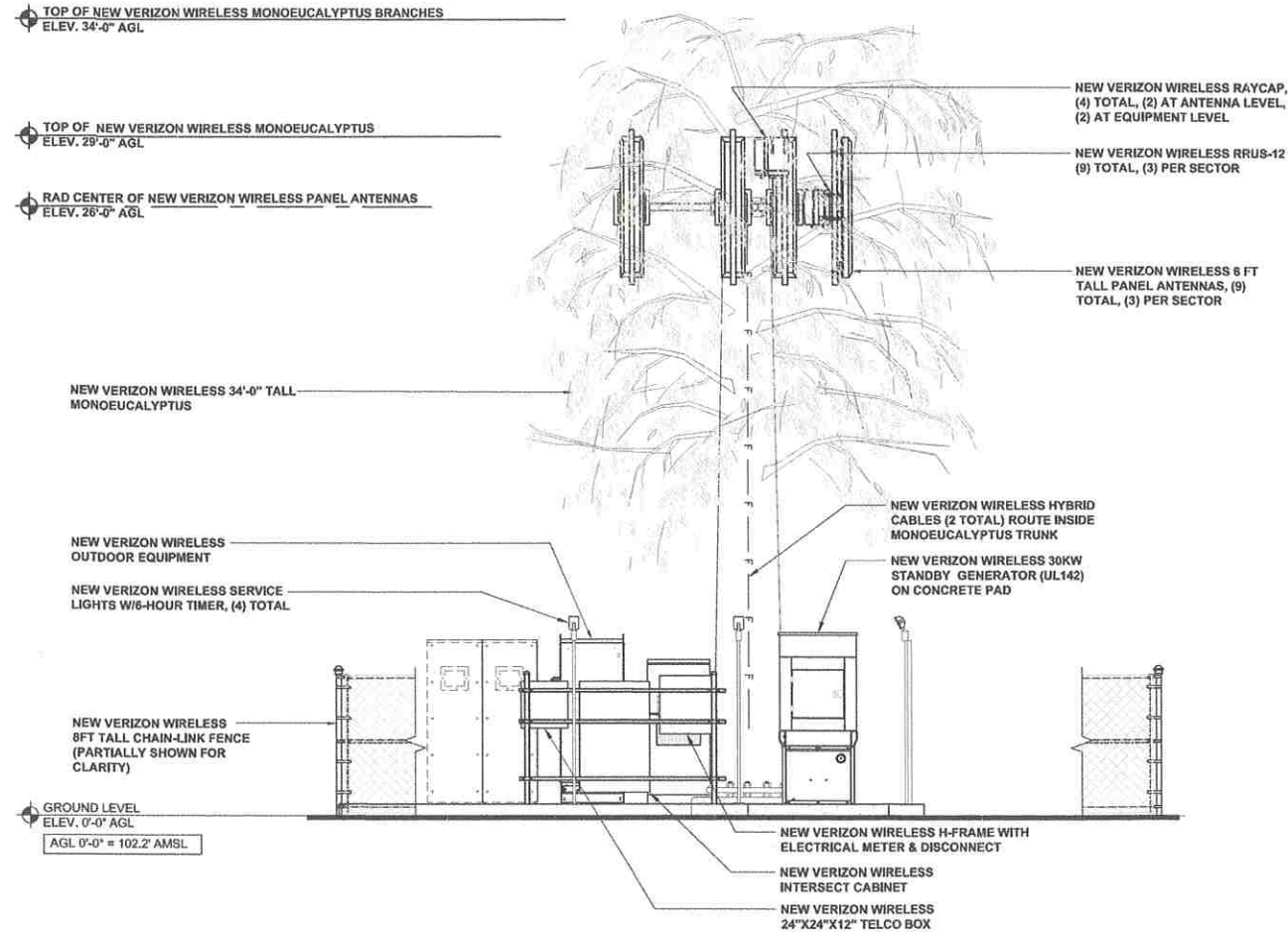


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0 6" 1' 2'
SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

2

NOTE:
ALL ANTENNAS TO BE
COVERED WITH ANTENNA
SOCKS AND EQUIPMENT ON
MONOEUCALYPTUS TO BE
PAINTED TO MATCH TREE.

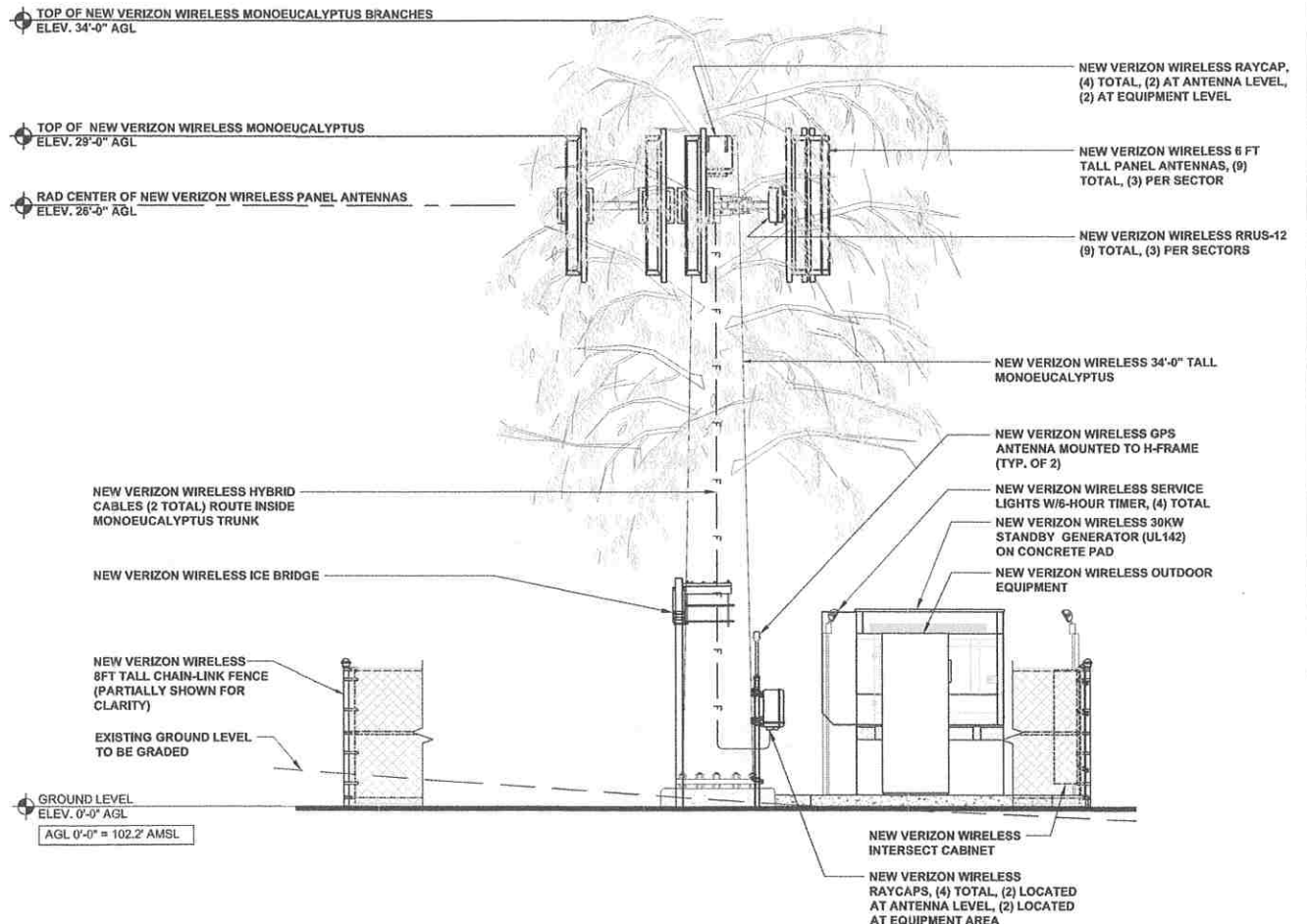


NORTH ELEVATION

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

EAST ELEVATION



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0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

2

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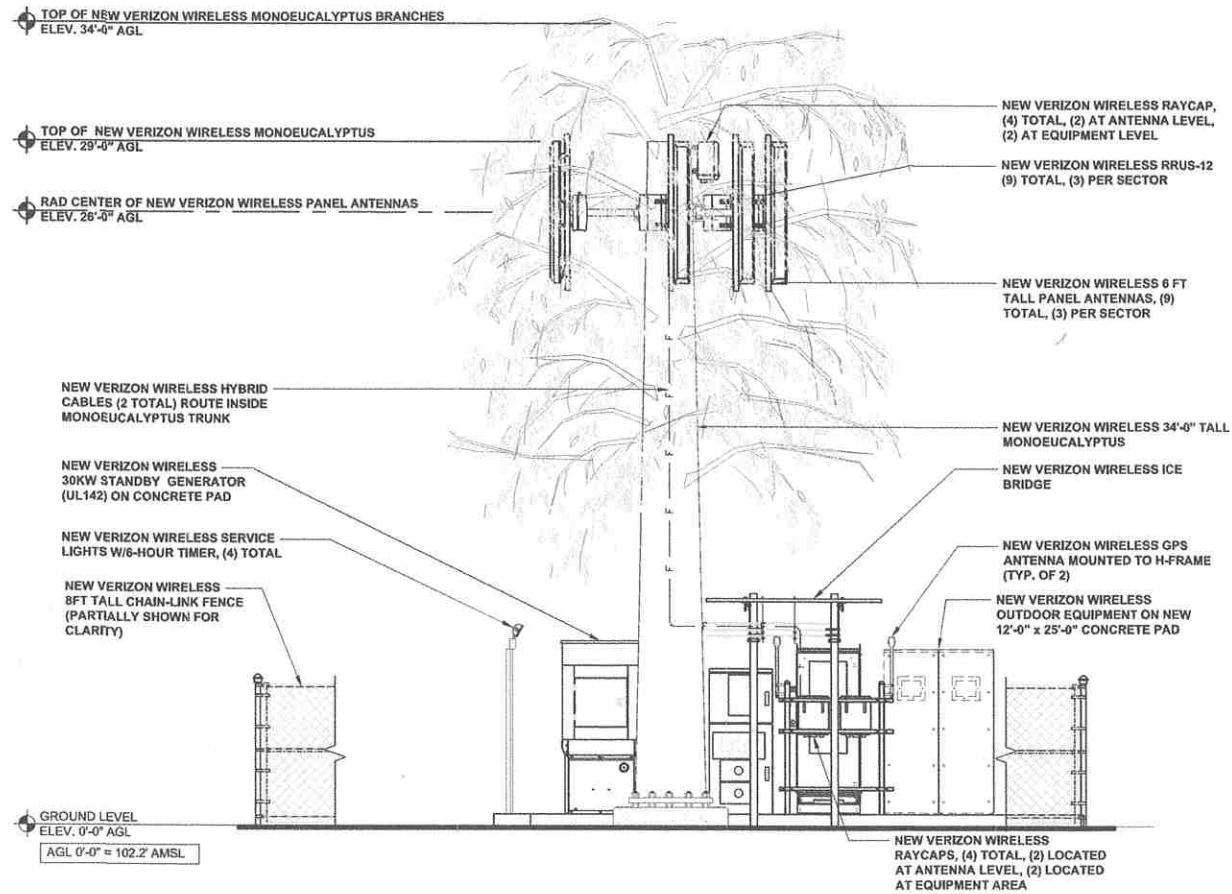
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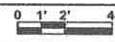
SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

NOTE:
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COVERED WITH ANTENNA
SOCKS AND EQUIPMENT ON
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PAINTED TO MATCH TREE.

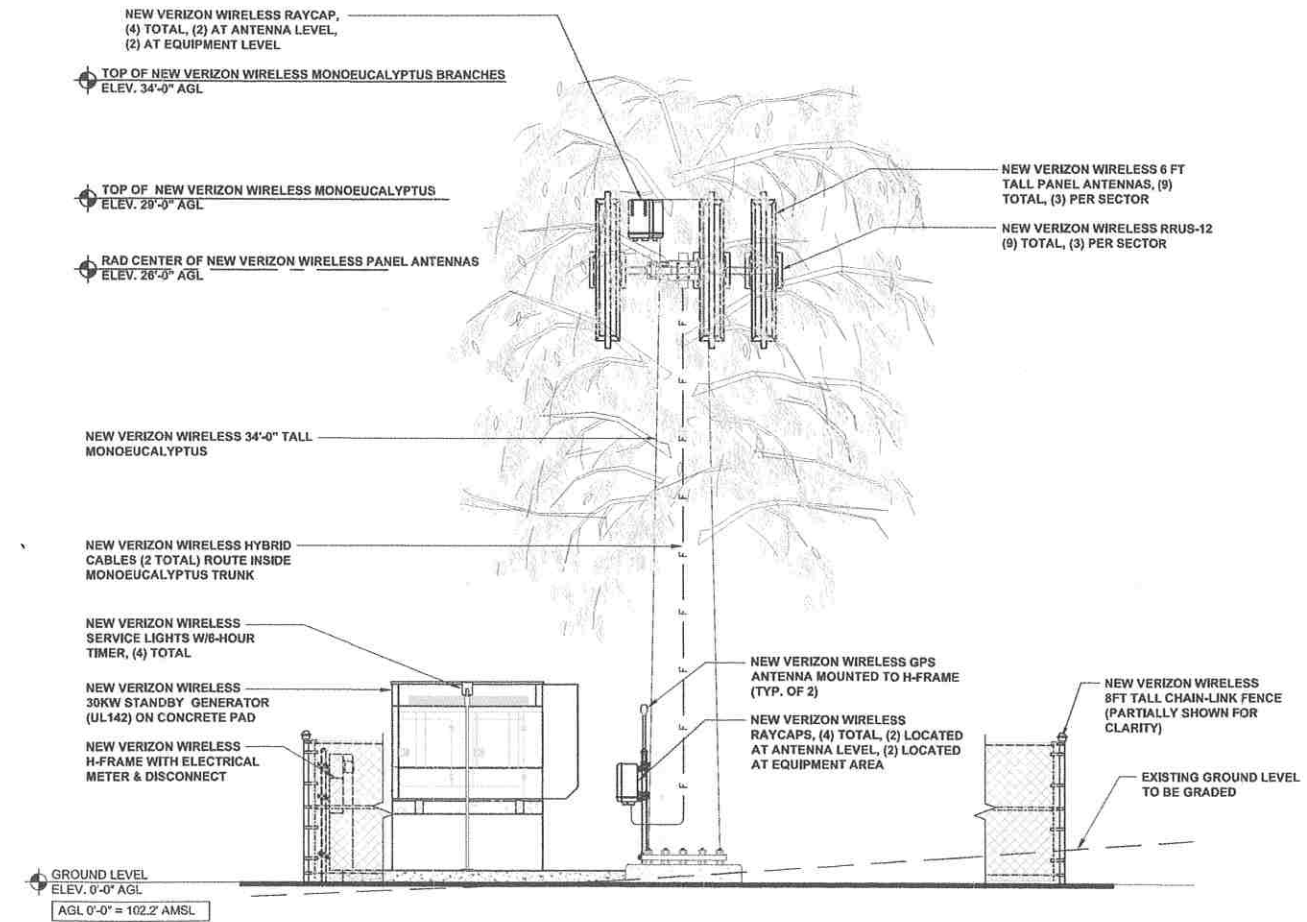


SOUTH ELEVATION

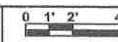


SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



WEST ELEVATION



SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

2

ISSUE STATUS

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SHEET TITLE:
SOUTH & WEST
ELEVATION

A-4