

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

SAUNDERS (PLN170843)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt per section 15303 of the California Environmentally Quality Act; and
- 2) Approving a Use Permit to allow the development of a wireless telecommunications facility including a 64-foot-high communications monopole with nine (9) antennas, all associated transmission cables; outdoor cabinets, and a 30 x 40 square foot fencing perimeter.

[PLN170843, Saunders, 12320 Christensen Rd.,
Greater Salinas Area Plan (APN: 113-092-012-000)]

The Saunders application (PLN170843) came on for public hearing before the Monterey County Zoning Administrator on March 8, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the development of a wireless telecommunications facility including a 64-foot-high communications monopole with nine (9) antennas, all associated transmission cables; outdoor cabinets, and a 30 x 40 square foot fencing perimeter.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170843.
- 2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

 - the 2010 Monterey County General Plan;
 - Greater Salinas Area Plan;
 - Monterey County Zoning Ordinance (Title 21);

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

- b) The property is located at 12320 Christensen Rd (Assessor's Parcel Number 113-092-012-000), Greater Salinas Area Plan. The parcel is zoned Light Commercial, which allows wireless communication facilities with a Use Permit pursuant to Section 21.64.310. Therefore, the project is an allowed land use for this site.
- c) The requirement for a General Development Plan has been waived consistent with section 21.18.030(e), which allows the Director of Planning to waive the requirement when, due to the circumstances of the particular situation, there is no significant adverse impact from the development. The parcel has one existing business: a store that sells camper shells and truck accessories. The addition of the cell tower will not impact operations of the store and will not have any significant adverse impact on surrounding properties.
- d) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Section 21.64.310 (see Finding 7).
- e) The project planner conducted a site inspection on February 14, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred a Land Use Advisory Committee (LUAC) for review, as one does not exist for the Greater Salinas Area Plan area.
- g) 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 PLN170843.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, 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) The following reports have been prepared:
 - “Environmental Noise Analysis” prepared by Bollard Acoustical Consultants, Inc., Loomis, CA, May 30, 2017.
 - “Statement of Hammett & Edison Consulting Engineers” prepared by Hammett & Edison, Inc., Consulting Engineers, San Francisco, CA, October 4, 2017.

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.

- c) Staff conducted a site inspection on February 14, 2018 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 PLN170843.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, 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. No additional facilities are required for this use.
 - c) A Radio-Frequency Electromagnetic (RF-EME) Modeling Report was prepared for the project. The RF-EME 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).
 - d) Staff conducted a site inspection on February 14, 2018 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170843.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 14, 2018 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 PLN170843.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts the construction and location of new, small facilities or structures.
 - b) The project involves the construction of a new small wireless telecommunications facility, measuring approximately 1,200 square feet (ground cover) and approximately 64 feet tall.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 14, 2018.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The proposed project will not result in cumulative impacts of successive projects of the same type in the same place, is not located within or near a scenic highway, road, or corridor, is not located on a hazardous waste site, and does not involve any change to a historical resource.
- e) 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 PLN170843.

7. FINDING

WIRELESS COMMUNICATIONS 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 build 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 64-foot monopole with nine antennas, all associated transmission cables, outdoor cabinets and a 30 by 40 square foot fenced perimeter. The site is located at 12320 Christensen Road, Salinas.
 - 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 will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated Visually Sensitive area pursuant to MCC Title 21 (Zoning Ordinance). The proposed facility will be visible from adjacent properties and from Hwy 101, but the facility will blend with the visual character of the area. Additionally, conditions have been incorporated that require non-glare color treatment, that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 9, 5, and 7).
 - 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 21.86.060.

- d) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 5.8 miles (30,624 linear feet) From the 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 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 PLN170843.

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

EVIDENCE: a) Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21) states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
2. Approve a Use Permit for to allow the development of a wireless telecommunications facility including a 64-foot-high communications monopole with nine (9) antennas, all associated transmission cables; outdoor cabinets, and a 30 x 40 square foot fencing perimeter.

PASSED AND ADOPTED this 8th day of March, 2018.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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

PLN170843

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN170843) allows a wireless communications facility consisting of a 64-foot high communications monopole with nine (9) antennas, all associated transmissions cables, and equipment shelter to house all base station radios and amplifiers and a 30 by 40 foot fencing perimeter. The property is located at 12320 Christensen Rd (Assessor's Parcel Number 113-092-012-000), Greater Salinas 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 (GTE Mobilenet of California Limited Partnership d/b/a Verizon Wireless) 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit (Resolution Number _____) was approved by The Zoning Administrator for Assessor's Parcel Number 113-092-012-000 on March 8, 2018. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

Compliance or Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The tower shall not exceed 64 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 64-foot height limit.

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA - Planning)

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

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the 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 64 feet, unless the appropriate authority approves additional permits or waivers.

7. 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.

8. 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.

9. EXTERIOR COLORS AND FENCING

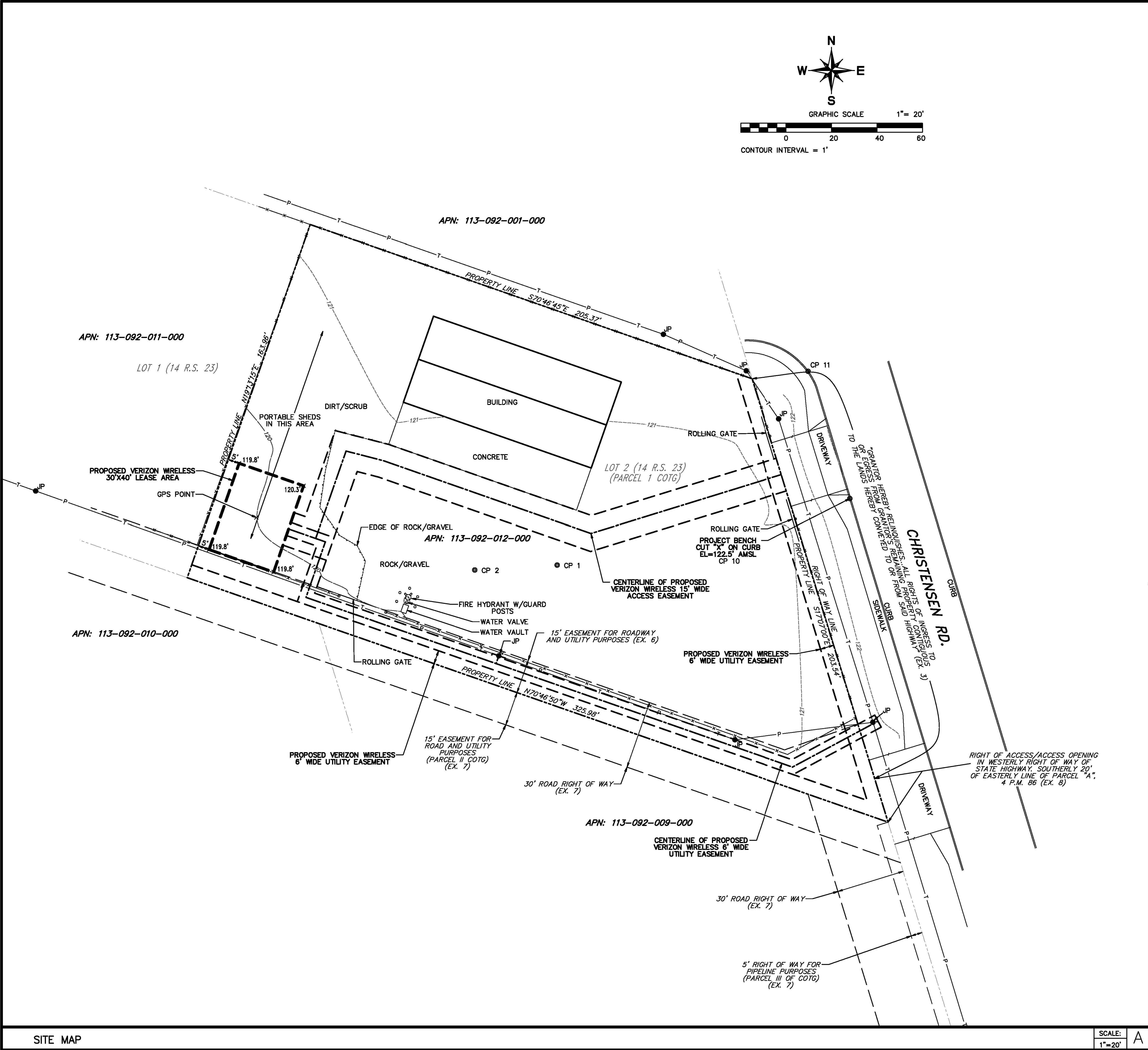
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall ensure that the wireless telecommunications facility has been finished with non-glare grey color treatment and that fencing for support equipment is a black chain-link fence, with black vinyl slats.

Compliance or Monitoring Action to be Performed: Prior to final inspection, applicant shall submit evidence to RMA-Planning that the facility has been finished with non-glare grey color treatment and that fencing for support equipment is a black chain-link fence with black vinyl slats.

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. PARTNER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HAND-COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.

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LEGEND

| | |
|---------------|--------------------------|
| MANHOLE | FIRE HYDRANT |
| LIGHT POLE | MONUMENT |
| TREE | HANDICAPPED PARKING |
| JP JOINT POLE | TP TELEPHONE POLE |
| PP POWER POLE | EL=124.5' SPOT ELEVATION |

EDGE OF PAVEMENT

OVERHEAD POWER & TELEPHONE LINES

FENCE LINE

PROPERTY LINE

AMSL.....ABOVE MEAN SEA LEVEL

AGL.....ABOVE GROUND LEVEL

CP #.....FIELD CONTROL POINT

DATE OF FIELD VISIT: 04/14/17

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, LS2 SHEET.

LEASE AREA DESCRIPTION:
SEE LS2 SHEET.

ACCESS EASEMENT DESCRIPTION:
SEE LS2 SHEET.

UTILITY EASEMENT DESCRIPTION(S):
SEE LS2 SHEET.

BASIS OF ELEVATIONS: NAVD 88.
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4, NAD 83.
PROJECT BENCH: AS INDICATED HEREON.
LANDLORD INFORMATION: STEPHEN & GAYLE SAUNDERS
PO BOX 99
CATHEYS VALLEY, CA

NET AREA OF UNDERLYING PARCEL(S): 1.00± AC.
SITE LOCATED IN FLOOD ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06053C0206G, EFFECTIVE DATE 04/02/09, 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 CORS 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: 120.0' AMSL

LATITUDE: N36°44'28.53"
LONGITUDE: W121°39'38.32" (NAD 83)
LATITUDE: N36.741258"
LONGITUDE: W121.660644" (NAD 83)

VICINITY MAP NOT TO SCALE

SCALE: 1"=20' A

Phil Auer Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (805) 714-0334
Mobile: (650) 714-7224
E-mail: ls5075@earthlink.net

verizon

HWY 101 SALA
12320 CHRISTENSEN ROAD
SALINAS, CA 93907

SHEET TITLE: TOPOGRAPHIC SURVEY MAP

LICENSED LAND SURVEYOR
OLIVER PHILIP AUER
NO 5075
(Exp. 06/30/19)
STATE OF CALIFORNIA

Revisions:
△
△
△
△
△

Name: HWY 101 SALA
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 10/10/17

Job No. N/A

LS1

PRELIMINARY REPORT DESCRIPTION EXTRACT

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

PARCEL I:

LOT 2, AS SAID LOT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD JULY 18, 1985 IN VOLUME 14 OF SURVEYS AT PAGE 23, MONTEREY COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 1/8 INTEREST IN ALL OIL AND MINERALS AS RESERVED IN THE DEED FROM E. B. RUDA AND LUCILLE H. RUDA, HIS WIFE, DATED JANUARY 5, 1954 AND RECORDED JANUARY 15, 1954 IN VOLUME 1502, OFFICIAL RECORDS, PAGE 234.

PARCEL II:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES 15 FEET WIDE, LYING SOUTHERLY OF AND CONTIGUOUS TO THE FOLLOWING DESCRIBED LINE, BEGINNING AT THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL "B", AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD MAY 21, 1973 IN VOLUME 4 OF PARCEL MAPS AT PAGE 86, RECORDS OF MONTEREY COUNTY, CALIFORNIA; THENCE FROM SAID PLACE OF BEGINNING AND ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B".

(1) N. 70° 46' 45" W., 840.43 FEET AND END OF DESCRIBED LINE.

PARCEL III:

THE FOLLOWING WELL LOT AND EASEMENTS BEING A PORTION OF, AND LYING WITHIN, PARCEL "B" AS SAID PARCEL IS SHOWN ON THE PARCEL MAP RECORDED MAY 21, 1973 IN VOLUME 4 OF PARCEL MAPS AT PAGE 86, MONTEREY COUNTY RECORDS, AND NOW LYING WITHIN PARCEL 1 ON THAT CERTAIN PARCEL MAP RECORDED MAY 08, 1980 IN BOOK 14, PAGE 26, MONTEREY COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIRST

AN UNDIVIDED 1/12TH INTEREST IN AND TO A WELL LOT, THE PUMP LOCATED THEREIN AND THE RIGHT TO TAKE WATER THEREFROM, SAID WELL LOT BEING DESCRIBED:

BEGINNING AT A POINT DESIGNATED "A" FROM WHICH THE MOST NORTHERLY CORNER OF SAID PARCEL "B" BEARS N. 72° 53' E., 66.05 FEET (TO THE NORTHEASTERLY BOUNDARY OF SAID PARCEL "B" AND IN THE WESTERLY LINE OF CALIFORNIA STATE HIGHWAY 101), AND S. 17° 07' E., ALONG SAID PARCEL AND HIGHWAY LINE, 117.12 FEET; THENCE FROM SAID POINT OF BEGINNING.

(1) S. 17° 07' E., 5.0 FEET; THENCE

(2) S. 72° 53' W., 10.0 FEET; THENCE

(3) N. 17° 07' W., 10.0 FEET; THENCE

(4) S. 72° 53' E., 10.0 FEET; THENCE

(5) S. 17° 07' E., 5.0 FEET TO THE POINT OF BEGINNING.

SECOND

A RIGHT OF WAY FOR PIPELINE PURPOSES, 5 FEET WIDE, BEGINNING AT SAID POINT "A" AND RUNNING ALONG THE CENTERLINE OF SAID PIPELINE

(1) N. 72° 53' E., 66.05 FEET TO A POINT NOW DESIGNATED "B" IN SAID WESTERLY HIGHWAY LINE.

THIRD

A RIGHT OF WAY FOR PIPELINE PURPOSES, 5 FEET WIDE, LYING ALONG, CONTIGUOUS TO AND SOUTHWESTERLY FROM SAID HIGHWAY LINE, THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY BEGINNING AT SAID POINT "B" AND RUNNING

(1) N. 17° 07' W., 291.85 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "B".

APN: 113-092-012-000

Phil Auer Surveying

14407 Corte Lejos
Bakerfield, CA 93314
Phone: (805) 837-0333
Mobile: (650) 714-7224
E-mail: ls6076@earthlink.net

verizon
HWY 101 SALA
12320 CHRISTENSEN ROAD
SALINAS, CA 93907

SHEET TITLE: TOPOGRAPHIC SURVEY MAP

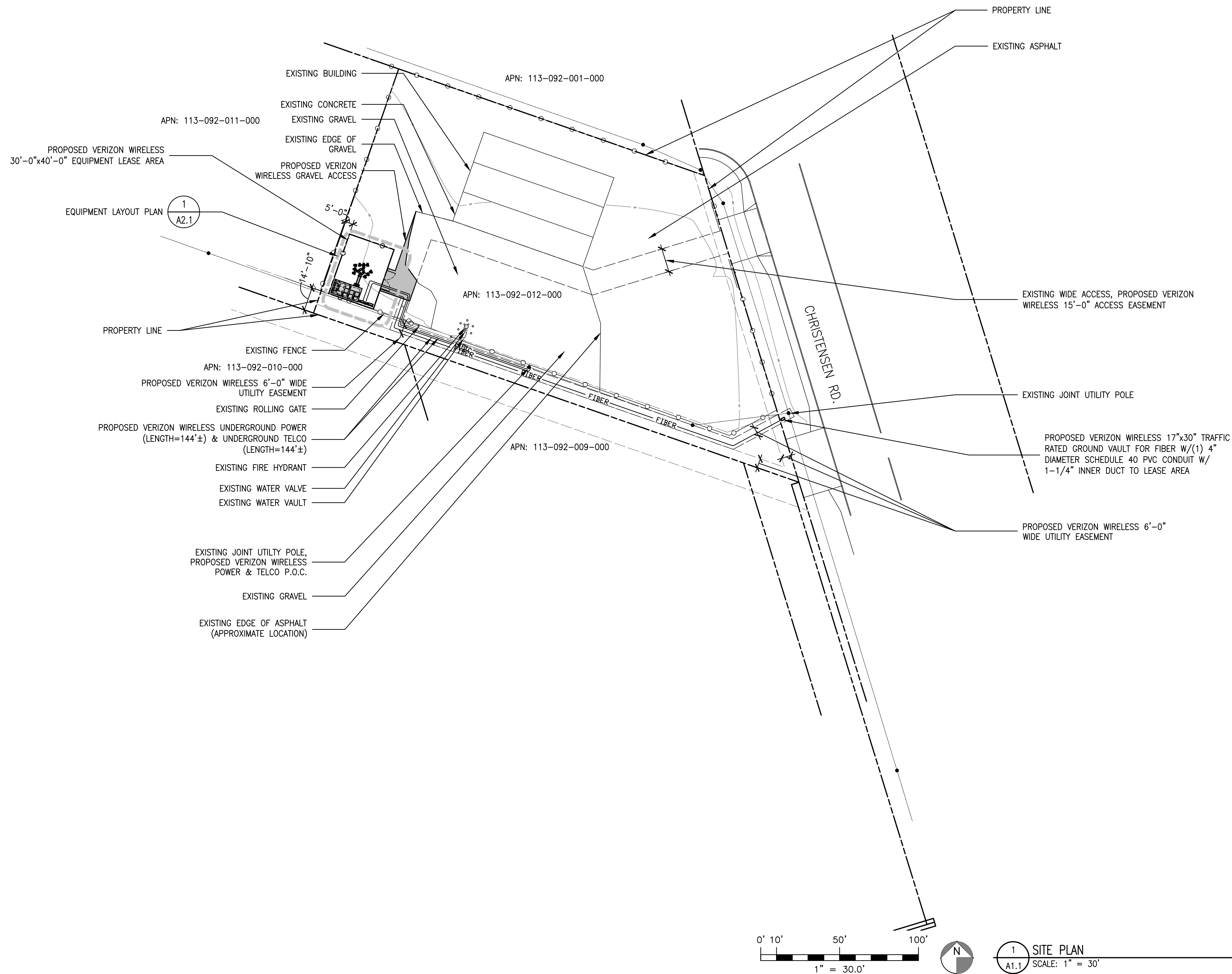


| Revisions: |
|------------|
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| |
|--------------------|
| Name: HWY 101 SALA |
| Drawn By: PAD |
| Checked By: OPA |
| Scale: AS NOTED |
| Date: 10/10/17 |

Job No. N/A

LS2






MST ARCHITECTS
COMMERCIAL DIVISION
1000 Mark Drive, Sacramento, CA 95815
916-427-2636
www.MSTArchitects.com



COMPLETE
Wireless Consulting, Inc.

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HWY 101 SALA
12320 CHRISTENSEN ROAD
SALINAS, CA 93907

SITE PLAN

SHEET TITLE:

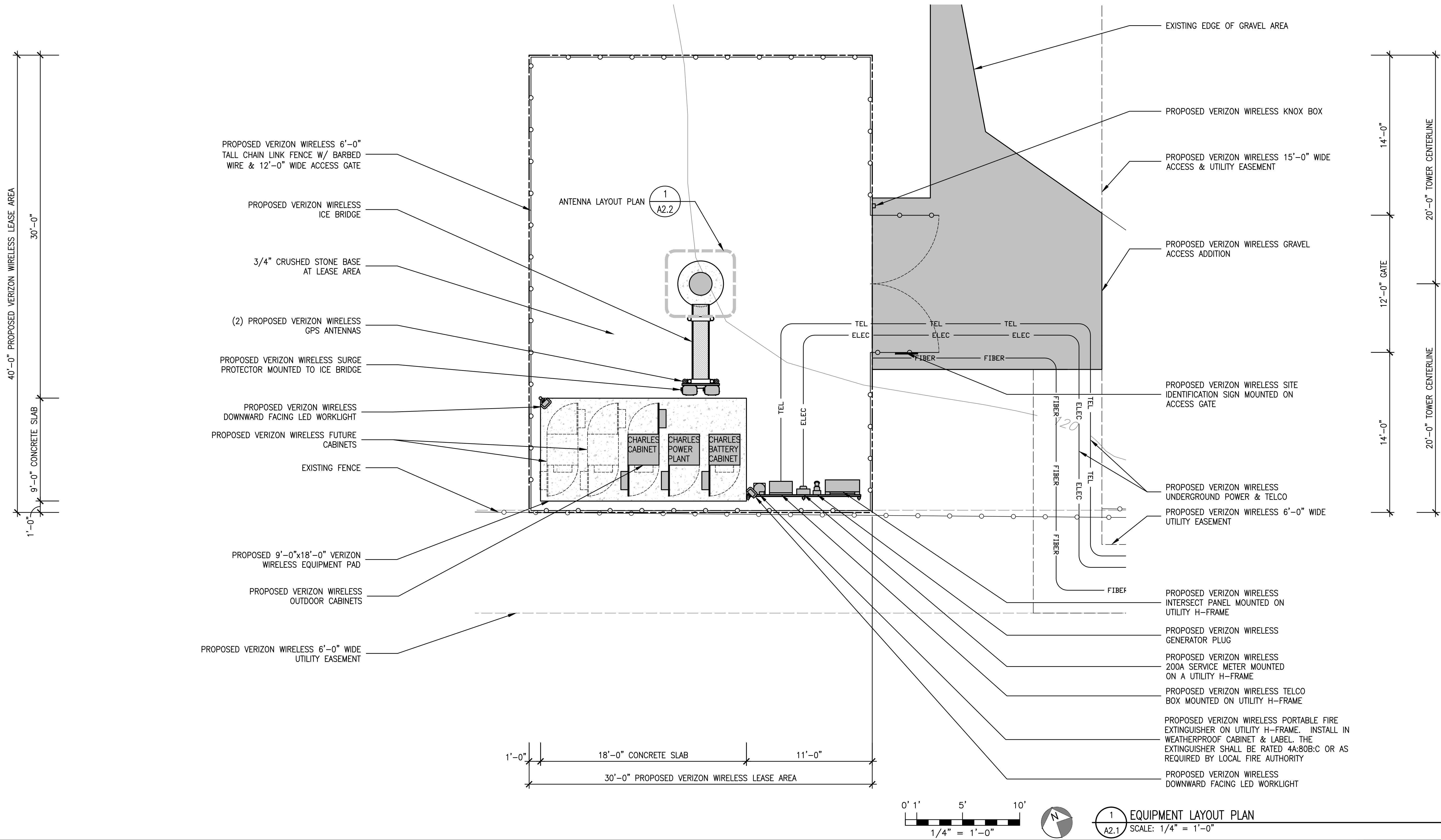
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| Revisions: |
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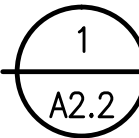
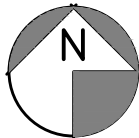
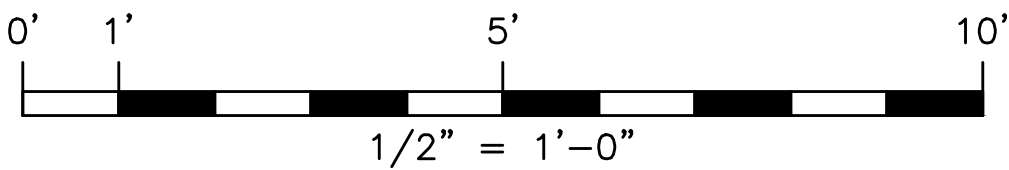
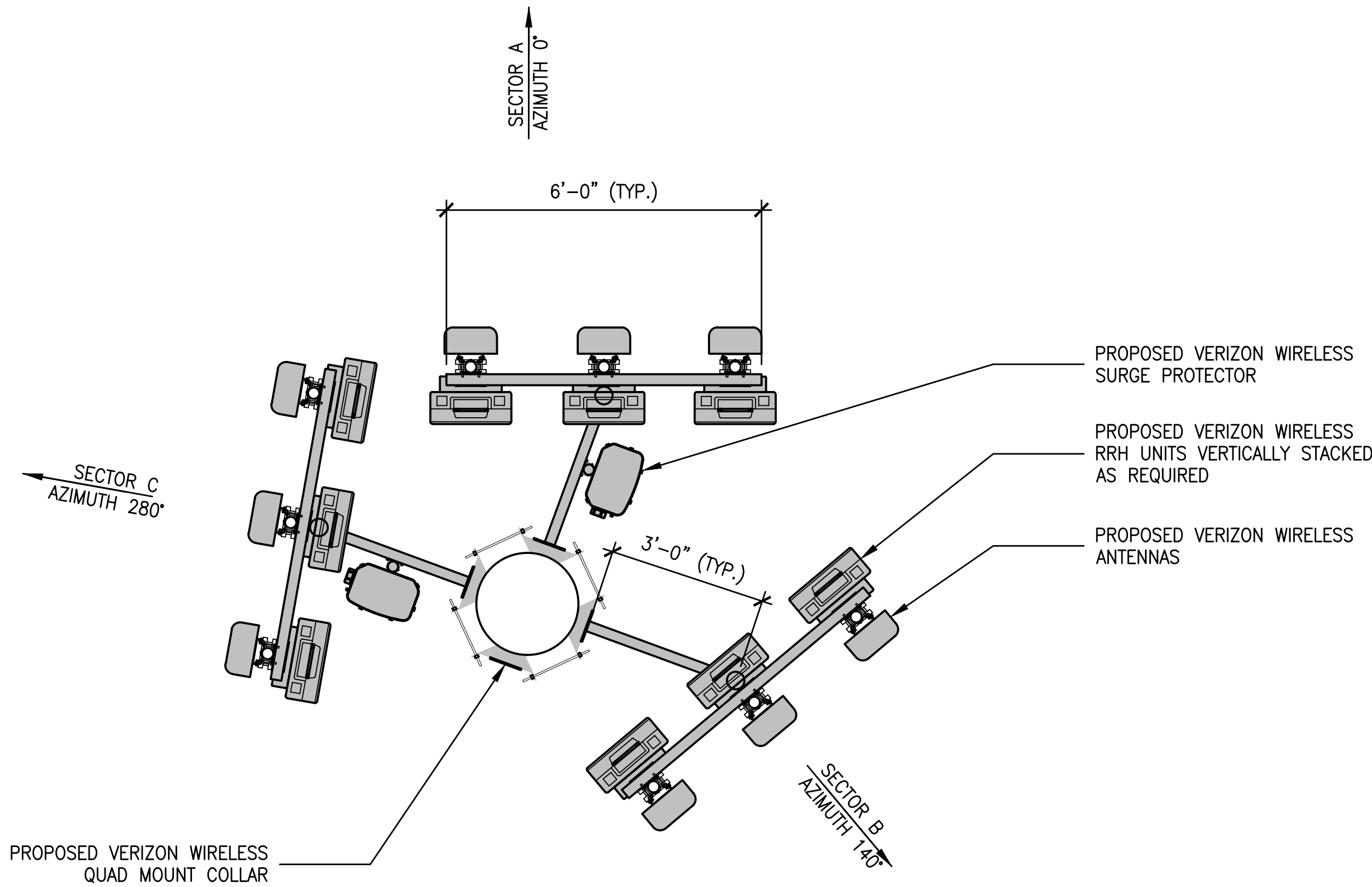
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| Checked By: TST |
| Scale: AS NOTED |
| Date: 10/10/17 |

Job No. 162.2019

A1.1



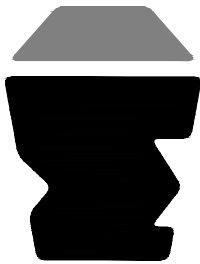
| TOWER MOUNTED EQUIPMENT SCHEDULE | | | | | |
|----------------------------------|------------------------------------|----------|----------|----------|-------|
| EQUIPMENT | DESCRIPTION | QUANTITY | | | TOTAL |
| | | SECTOR A | SECTOR B | SECTOR C | |
| ANTENNA | TO BE DETERMINED | 3 | 3 | 3 | 9 |
| RRH | RRUS12 W/A2 OR EQUIVALENT | 4 | 4 | 4 | 12 |
| SURGE PROTECTOR/HYBRID | RAYCAP DC3315 / HYBRID TRUNK CABLE | 2/2 | | | 2/2 |
| RET CABLE | N/A | 0 | | | 0 |



ANTENNA LAYOUT PLAN
SCALE: 1/2" = 1'-0"



MST ARCHITECTS
WIRELESS DIVISION
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verizon

ANTENNA LAYOUT PLAN

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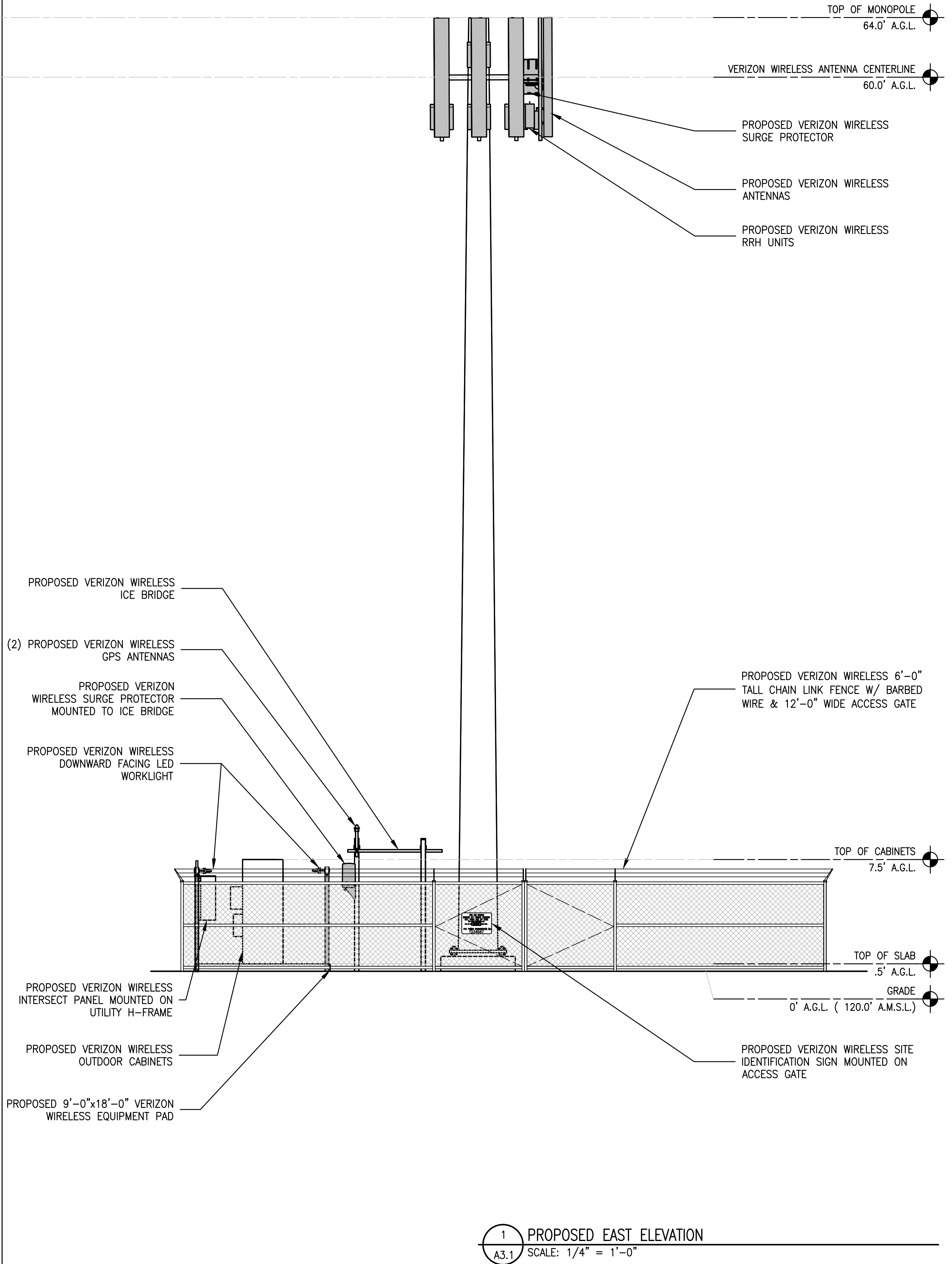
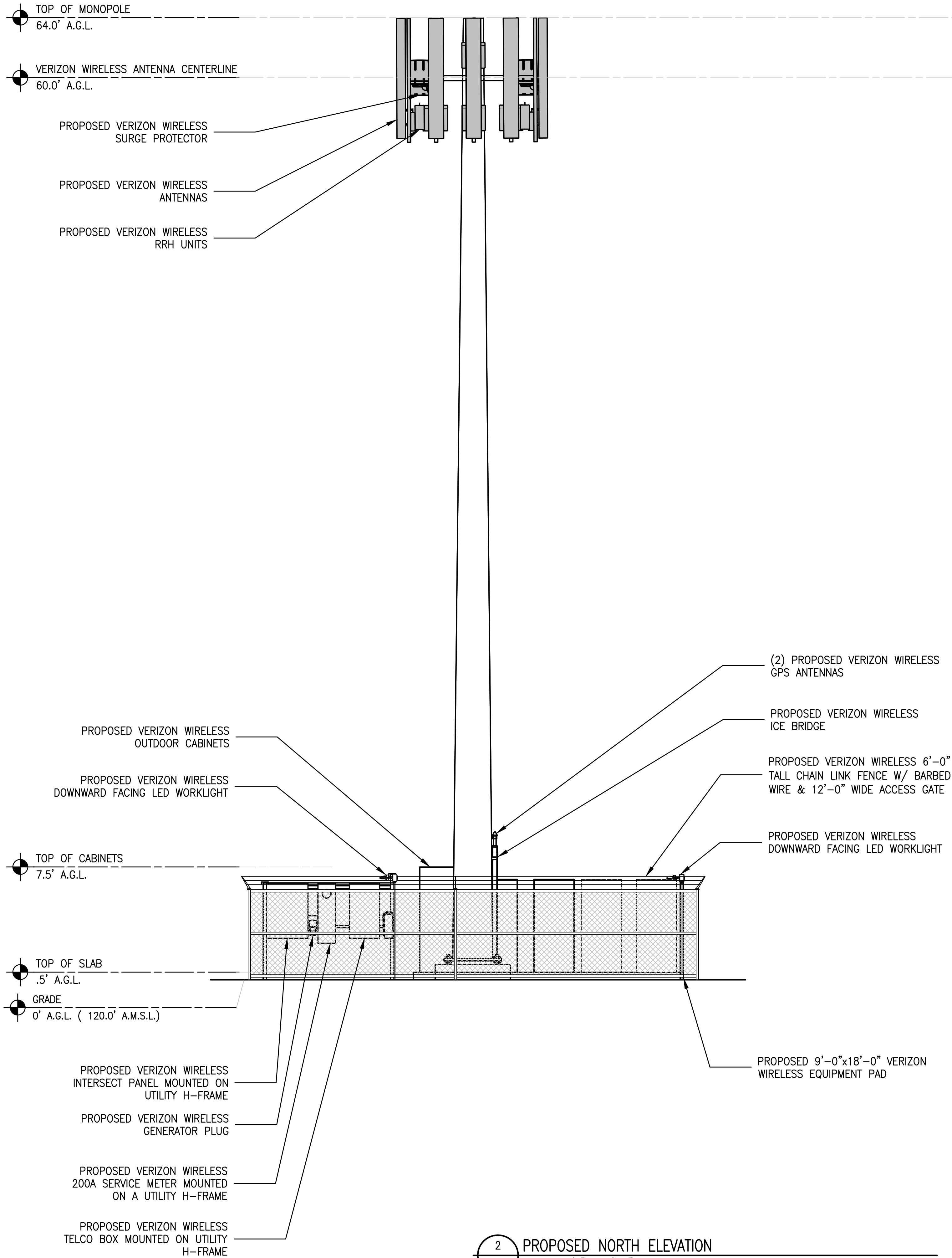
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Job No. 162.2019

A2.2



| Revisions: | |
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