

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:

ROBLES (AT&T WIRELESS) (PLN180318)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- 1) Find that the project for a new wireless communication facility qualifies for a Class 1 Categorical Exemption per Section 15303(c) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Use Permit to allow the installation of a 100-foot tall monopole wireless communication facility and support equipment consisting of twelve (12) panel antennas, twenty-one (21) remote radio units, and four (4) DC surge compressors enclosed by a 40 feet x 40 feet, 6-foot high chain link fence, subject to 10 conditions of approval; and

[PLN180318, Robles (AT&T Mobility) 2380 Alisal Road (Don Elias Tequila), Salinas, Greater Salinas Area Plan (APN: 137-121-015-000)]

The Robles (AT&T Wireless) application (PLN180318) came on for public hearing before the Monterey County Zoning Administrator on December 6, 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:** **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 2380 Alisal Road (Don Elias Tequila), Salinas, APN 137-121-015-000), Greater Salinas Area Plan. The parcel is zoned F/40-160 which allows wireless communication facilities with an approved Use Permit. Therefore, the project is an allowed land use for this site.
- c) The proposed project is a Use Permit to allow the installation of a 100-foot tall monopole wireless communication facility and support equipment.
- d) The project is located on a flat parcel which requires minimal grading. The project will not result in any impacts to biological or archaeological resources.
- e) The project planner conducted a site inspection on October 16, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project meets the intent of the Wireless Communication Ordinance in Monterey County Code as the monopole will provide collocation for future wireless sites and will minimize the potential for proliferation of individual wireless facilities.
- g) The Zoning Administrator is the appropriate authority to hear and decide new wireless communication facilities that have no significant adverse visual impact from any public common viewing area, pursuant to Section 21.64.310. of Monterey County Code.
- h) There is no Land Use Advisory Committee (LUAC) established for the Greater Salinas Area Plan therefore the project was not reviewed. The Agricultural Advisory Committee declined to review the project.
- i) 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 PLN180318.

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 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) Staff identified no potential impacts to Biological Resources, Archaeological Resources, Soil/Slope Stability, or environmental constraints that would make the site unsuitable for the proposed wireless communication facility.
 - c) Staff conducted a site inspection on October 16, 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 PLN180318.
 - 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 PLN180318.

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 Fire District, Parks, 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. There is an existing access road to the site and an existing electrical power source to operate the wireless facility. The project is an unmanned wireless communication facility that will not require the use of water or sewer.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN180318.
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) RMA Planning Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel.
5. **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, Class 1, categorically exempts the construction or installation of new, small facilities or structures.
 - b) The facility includes a 100-foot high monopole wireless communication facility with support equipment. The support equipment will be enclosed by 40 foot x 40 foot, 6-foot high chain link fence (on approximately a 10-acre lot). Therefore, the wireless communication facility is considered a small facility as describe in Section 15303 of the CEQA in Section 15303 of the CEQA Guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application. None of the exceptions pursuant to Section 15300.2 of the CEQA Guidelines` apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact of successive projects as there are no other wireless communication facilities in proximity to this project site.

d) See preceding findings and evidence.

6. **FINDING:** **WIRELESS COMMUNICATION FACILITIES** – The project is consistent with the required findings for the development of a wireless communication facility:

- 1) The project will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources;
- 2) The site is adequate for the proposed development of the wireless communication facility and the applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission;
- 3) The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code section 21.64.310;
- 4) The subject property on which the wireless communication facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid, and
- 5) The proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The development meets all applicable regulations of the wireless communications facilities Chapter. The project is sited in the least visually obtrusive location (Section 21.64.310.C.4, Zoning Ordinance). The area consists is predominantly surrounded by farming and agricultural activities. There are trucking, packing, storage and heavy farm equipment on the project site. A variety of work duties are involved including farm, trucking and production processing.
 - b) The monopole wireless communication facility (100-foot pole) is approximately 1.5 miles east of Highway 101. Pursuant to the 2010 General Plan and the Greater Salinas Area Plan, the property is not located in a designated visually “sensitive” area along a scenic corridor, or identified environmentally sensitive area. The proposed monopole is consistent with visual integrity of its surroundings, is the most simplistic design and property owner has not objected to the installation of a 100-foot wireless pole.
 - c) The applicant, AT&T Wireless, has provided coverage maps (Exhibit E) which identifies a radius of between 3 to 5 miles within the vicinity of Alisal Road and Spence Road. The coverage area currently provides good outdoor service, but no indoor coverage. The proposed facility will improve the existing coverage to provide good In-Building, In-Transit, and Outdoor services within the immediate area. The proposed service goals are consistent with FCC provisions for wireless facilities. The proposed facility will meet the FCC guidelines.
 - d) The project meets all the minimum requirements of the Chapter 21.30 (F-40) Zoning including County Code Section 21.64.310 Wireless Telecommunication Facilities as identified as part of the Conditions of Approval. Conditions have been incorporated that would reduce the visual impact and include further review of colors and exterior lighting,

modifications in the event of technological advances, and maintenance and restoration of the site

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040 B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find that the project for a new wireless communication facility qualifies for a Class 1 Categorical Exemption per Section 15303(c) of the California Environmental Quality Act (CEQA) Guidelines, and there are no exceptions pursuant to Section 15300.2, and;
2. Approve a Use Permit to allow the installation of a 100-foot tall monopole wireless communication facility and support equipment consisting of twelve (12) panel antennas, twenty-one (21) remote radio units, and four (4) DC surge compressors enclosed by a 40 feet x 40 feet, 6-foot high chain link fence, including findings and evidence, and subject to ten (10) conditions of approval both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of December, 2018 by

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 / CLERK TO THE BOARD 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

PLN180318

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN180318) allows the installation and operation for a 100-foot tall monopole wireless communication facility and support equipment (Wireless Facility). The proposed project will consist of 12 panel antennae, 21 remote radio units and 4 DC surge compressors enclosed by 40 foot x 40 foot, 6-foot high, chain link fence. The project location is at 2380 Alisal Road (Don Elias Tequila) along the northwest area of the property. The subject parcel lot is Assessor's Parcel Number 137-121-015-000. ns. 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 (AT&T Mobility) 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 (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 137-121-015-000 on 6 December 2018. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. 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.

4. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The monopole tower shall not exceed the 100-feet in height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the applicant shall submit 2 copies of an elevation plan which shall indicate the maximum height of the tower to RMA - Planning for review and approval.

Prior to final building inspection, the Owner/Applicant shall coordinate with RMA - Planning staff to inspect the project site after construction to ensure compliance with condition.

5. 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 100- feet.

6. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

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

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

7. PD026 - BANNER, FLAGS, PENNANTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: There shall be no flags, banners, pennants or other attention-getting devices, other than approved signs, on the property. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit evidence which demonstrates that there are no flags, banners, pennants, or other attention-getting devices, other than approved signs, on the property.

On an on-going basis, the Owner/Applicant shall keep the property free of flags, banners, pennants, or other attention-getting devices, and only maintain approved signs on the property.

8. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, 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.

9. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on 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.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.



at&t

SITE NUMBER: CCL05201 SITE NAME: DON ELIAS TEQUILA

FA NUMBER: 13787530
PTN NUMBER: 3701A09BQ5, 3701A06S0U
PACE NUMBER: MRSFR031118 eNODE B

SITE TYPE: MONOPOLE / SHELTER
SITE ADDRESS: 2380 ALISAL RD.
SALINAS, CA 93908



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
1	06/08/18	100% ZONING DRAWINGS
0	04/20/18	90% ZONING DRAWINGS

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

CCL05201
DON ELIAS TEQUILA
2380 ALISAL RD,
SALINAS, CA 93908
MONOPOLE / SHELTER

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
800-227-2600

48 HOURS BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER: JOAQUIN ROBLES
P.O. BOX 783
CHUALAR, CA 93925

APPLICANT: AT&T MOBILITY
ADDRESS: 5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

APPLICANT REPRESENTATIVE: VINCULUMS SERVICES
ADDRESS: 575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598

LATITUDE (NAD 83): 36° 37' 48.89" N
LONGITUDE (NAD 83): -121° 32' 39.08" W
ELEVATION: 138.9' (AMSL)

OCCUPANCY:
CONSTRUCTION TYPE: TBD
APN #: 137-121-015
ZONING JURISDICTION: MONTEREY COUNTY
CURRENT ZONING: TBD
PROPOSED USE: UNMANNED TELECOM FACILITY

PROJECT TEAM

PROJECT MANAGER: VINCULUMS SERVICES
575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598
PHONE: (925) 895-3734
EMAIL: mphippen@vinculums.com

ARCHITECTURAL & ENGINEERING: INFINIGY ENGINEERING
26455 RANCHO PKWY SOUTH
LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644
dconnell@infinigy.com

APPLICANT: AT&T MOBILITY
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

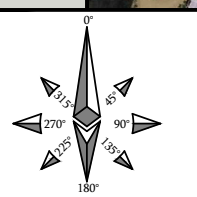
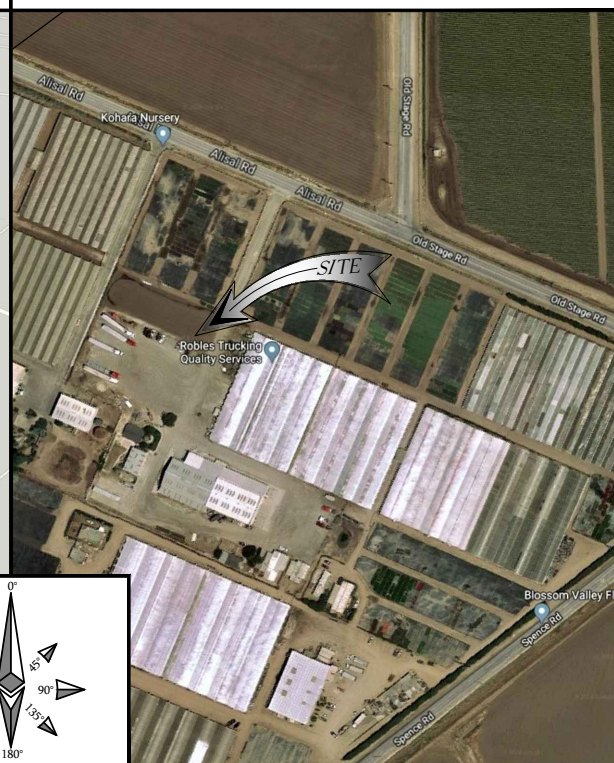
SITE ACQUISITION: TSJ CONSULTING INC.
27130A PASEO ESPADA, STE #1426
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
PHONE: (925) 785-3727
tom@tsjconsultinginc.com

LOCATION MAPS

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
GET ON I-680 S FROM BOLLINGER CANYON RD. HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR. TURN RIGHT ONTO SUNSET DR. TURN RIGHT ONTO BOLLINGER CANYON RD. MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE. FOLLOW I-680 S AND US-101 S TO SPENCE RD IN MONTEREY COUNTY. TURN LEFT ONTO SPENCE RD. TURN LEFT ONTO OLD STAGE RD. CONTINUE STRAIGHT ONTO ALISAL RD. ARRIVE AT 2380 ALISAL RD. SALINAS, CA 93908

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A NEW WIRELESS ANTENNA FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) NEW WIC EQUIPMENT SHELTER WITHIN NEW 6'-0" HIGH CHAIN LINK FENCE TELECOMMUNICATION COMPOUND
- INSTALL (1) AT&T 100'-0" HIGH STEEL CO-LOCATABLE MONOPOLE
- INSTALL (1) NEW DIESEL EMERGENCY GENERATOR
- INSTALL (4) DC-6 SURGE SUPPRESSORS AT ANTENNA ELEVATION
- INSTALL (1) NEW AT&T GPS UNIT ON EQUIPMENT SHELTER
- INSTALL (12) NEW AT&T ANTENNAS ON PROPOSED ANTENNA ARRAYS
- INSTALL (22) NEW RRU'S ON PROPOSED STAND OFF ARM(S)
- INSTALL (1) BACKHAUL MW DISH ANTENNA

DRAWING INDEX

SHEET NO:	TITLE
T-1	TITLE SHEET
C-1	SITE SURVEY
C-2	SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN, ENLARGED SITE PLAN, ANTENNA / RRU SCHEDULE
A-2	EQUIPMENT LAYOUT
A-3	ANTENNA LAYOUT
A-4	ELEVATIONS

CODE COMPLIANCE

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

2016 CALIFORNIA BUILDING CODE	2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA TITLE 24	2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE	2016 INTERNATIONAL BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE	2016 NATIONAL ELECTRIC CODE
2016 CALIFORNIA ENERGY CODE	TIA/EIA-222-G OR LATEST EDITION

NOTES

OWNER(S): JOAQUIN ROBLES

APNS: 137-121-015

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

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 26917090, DATED MARCH 29, 2018. WITHIN SAID TITLE REPORT THERE ARE SEVENTEEN (17) EXCEPTIONS LISTED, NINE (9) OF WHICH ARE EASEMENTS AND TWO (2) 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. 0245G, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN EITHER ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 36° 37' 48.89" N NAD 83
 LONG. 121° 32' 39.08" W NAD 83
 ELEV. 138.9' NAVD 88 (BASIS OF DRAWING)

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

PARENT PARCEL LEGAL DESCRIPTION (PER TITLE REPORT):

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

PARCEL I:

PARCEL 2, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, ACCORDING TO THE MAP FILED SEPTEMBER 30, 1981 IN BOOK 14, PAGE 213 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES, 10 FEET WIDE, LYING ALONG CONTIGUOUS TO AND NORTHEASTERLY FROM THE SOUTHWESTERLY BOUNDARY OF PARCEL 3, AS SHOWN ON SAID PARCEL MAP AND ALONG, CONTIGUOUS TO AND SOUTHEASTERLY FROM A LINE BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "N. 23° 20'25" W., 502.68" AND RUNNING S. 23° 20'25" E., 196.85 FEET TO INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 3.

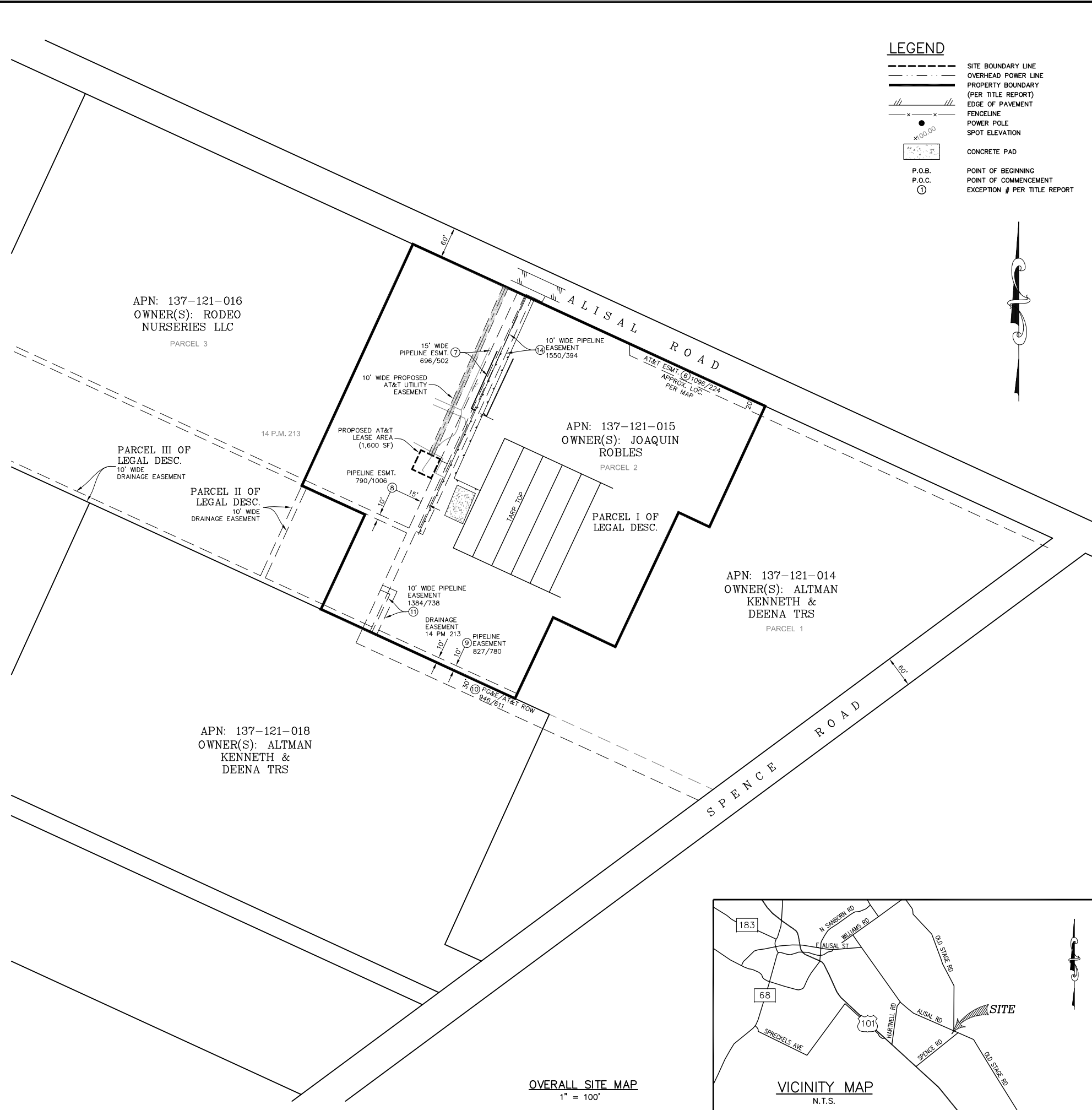
PARCEL III:

A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES, 10 FEET WIDE, LYING ALONG CONTIGUOUS TO AND NORTHEASTERLY FROM THE WESTERLY BOUNDARIES OF PARCELS 3 AND 4, AS SHOWN ON SAID PARCEL MAP, BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 AND RUNNING ALONG SAID SOUTHWESTERLY BOUNDARIES N. 66°40'50" W., 1488.44 FEET.

AND BEING THE SAME PROPERTY CONVEYED TO JOAQUIN ROBLES FROM TOM 'S GREENHOUSE INC., A CALIFORNIA CORPORATION BY CORPORATION GRANT DEED DATED OCTOBER 11, 2002 AND RECORDED OCTOBER 22, 2002 IN INSTRUMENT NO. 2002099352.

EASEMENTS PER TITLE REPORT:

6. EASEMENT:
 IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 RECORDED ON: 10/22/1948
 RECORDED IN: DEED BOOK 1096, PAGE 224
 ** PLOTTED, AS SHOWN HEREON. **
7. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 04/08/1971
 RECORDED IN: DEED BOOK 696, PAGE 502
 ** PLOTTED, AS SHOWN HEREON. **
8. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 08/14/1972
 RECORDED IN: DEED BOOK 790, PAGE 1006
 ** SAID EASEMENT LIES OUTSIDE OF PROPERTY. **
9. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 02/14/1973
 RECORDED IN: DEED BOOK 827, PAGE 780
 ** PLOTTED, AS SHOWN HEREON. **
10. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 11/27/1974
 RECORDED IN: DEED BOOK 946, PAGE 611
 ** PLOTTED, AS SHOWN HEREON. **
11. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 06/16/1980
 RECORDED IN: DEED BOOK 1384, PAGE 738
 ** PLOTTED, AS SHOWN HEREON. **
12. GRANT OF EASEMENT:
 IN FAVOR OF: THE MONTEREY COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
 RECORDED ON: 04/30/1980
 RECORDED IN: DEED BOOK 1405, PAGE 1231
 ** PLOTTED, AS SHOWN HEREON. **
13. ROAD AND UTILITY EASEMENT
 IN FAVOR OF: THE MONTEREY COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA
 RECORDED ON: 04/30/1980
 RECORDED IN: DEED BOOK 1405, PAGE 1234
 ** SAID EASEMENT LIES OUTSIDE OF PROPERTY. **
14. EASEMENT:
 IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 RECORDED ON: 05/05/1982
 RECORDED IN: DEED BOOK 1550, PAGE 394
 ** PLOTTED, AS SHOWN HEREON. **



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- ⓪ P.O.B.
- Ⓛ P.O.C.
- ① EXCEPTION # PER TITLE REPORT



SMITHCO
 SURVEYING ENGINEERING

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

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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
1	PRELIM. ISSUE	DL	04/16/18
2	ADD LEASE AREA	DA	04/23/18
3	STAMP & SIGN	DA	05/09/18
4	100% ZD	DL	06/05/18

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DRAWN BY: DL
 CHECKED BY: DA
 DATE DRAWN: 04/13/18
 SMITHCO JOB #: 56-753

SITE NAME

CCL05201
 DON ELIAS TEQUILA

SITE ADDRESS

2380 ALISAL ROAD
 SALINAS, CA 93908

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
 SHEET

C-1

PROPOSED AT&T LEASE AREA DESCRIPTION:

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

COMMENCING AT THE NORTHERLY POINT OF SAID LESSOR'S PROPERTY, THENCE S 24°41'58" W, ALONG THE NORTHWESTERLY LINE OF SAID PROPERTY, A DISTANCE OF 387.40 FEET, THENCE LEAVING SAID NORTHWESTERLY LINE, S 65°18'02" E, A DISTANCE OF 176.29 FEET TO THE TRUE POINT OF BEGINNING;

- COURSE 1) THENCE N 25°09'43" E, A DISTANCE OF 40.00 FEET;
- COURSE 2) THENCE S 64°50'17" E, A DISTANCE OF 21.28 FEET TO POINT 'A';
- COURSE 3) THENCE CONTINUING S 64°50'17" E, A DISTANCE OF 18.72 FEET;
- COURSE 4) THENCE S 25°09'43" W, A DISTANCE OF 40.00 FEET;
- COURSE 5) THENCE N 64°50'17" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1600 SQUARE FEET, MORE OR LESS.

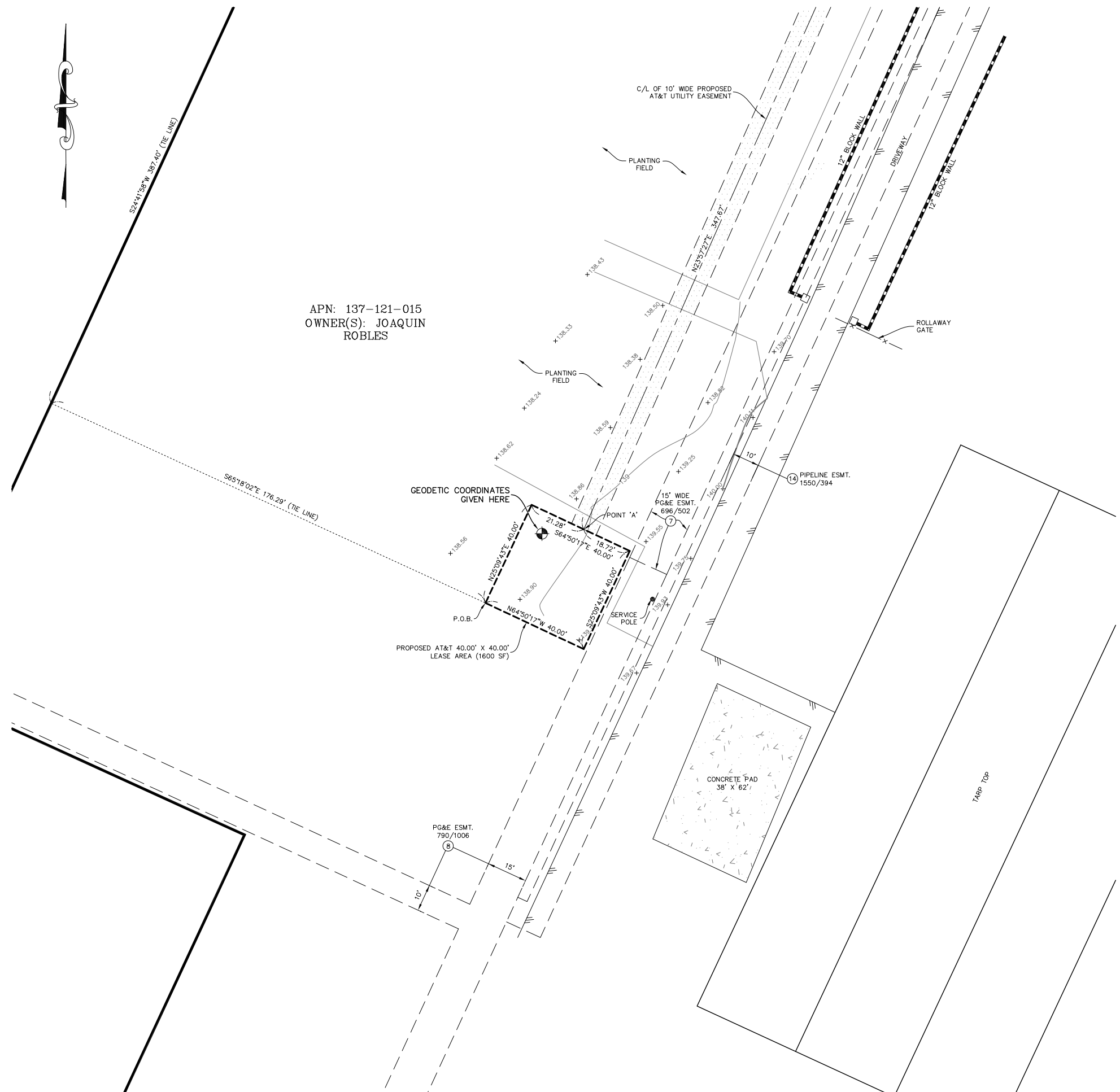
TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO/FROM THE PUBLIC RIGHT OF WAY OF ALISAL ROAD.

PROPOSED AT&T UTILITY EASEMENT DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT 'A';

- COURSE 1) THENCE N 23°57'27" E, A DISTANCE OF 347.67 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF ALISAL ROAD AND THE TERMINUS OF THIS DESCRIPTION.



APN: 137-121-015
OWNER(S): JOAQUIN ROBLES

LEGEND

- SITE BOUNDARY LINE
- - - OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- /// EDGE OF PAVEMENT
- x-x- FENCELINE
- POWER POLE
- ⊙ SPOT ELEVATION
- ▭ CONCRETE PAD
- P.O.B. POINT OF BEGINNING
- ⊙ P.O.C. POINT OF COMMENCEMENT
- ⓪ EXCEPTION # PER TITLE REPORT

ENLARGED SITE PLAN
1" = 20'



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SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION

NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	DL	04/16/18
1	ADD LEASE AREA	DA	04/23/18
2	STAMP & SIGN	DA	05/09/18
3	100% ZD	DL	06/05/18

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DRAWN BY: DL
CHECKED BY: DA
DATE DRAWN: 04/13/18
SMITHCO JOB #: 56-753

SITE NAME

CCL05201
DON ELIAS TEQUILA

SITE ADDRESS

2380 ALISAL ROAD
SALINAS, CA 93908
MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY
SHEET

NOTE:
 INFORMATION CONTAINED WITHIN
 DRAWINGS ARE BASED ON PROVIDED
 INFORMATION AND ARE NOT THE
 RESULT OF A FIELD SURVEY.



5001 EXECUTIVE PKWY
 SAN RAMON, CA 94583



575 LENNON LANE, SUITE 125
 WALNUT CREEK, CA 94598



26455 RANCHO PKWY. SOUTH
 LAKE FOREST, CA 92630
 OFFICE # (949) 753-8807
 FAX # (949) 753-8833

JOB #469-000

REV	DATE	DESCRIPTION
1	06/08/18	100% ZONING DRAWINGS
0	04/20/18	90% ZONING DRAWINGS

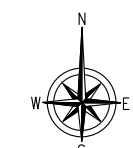
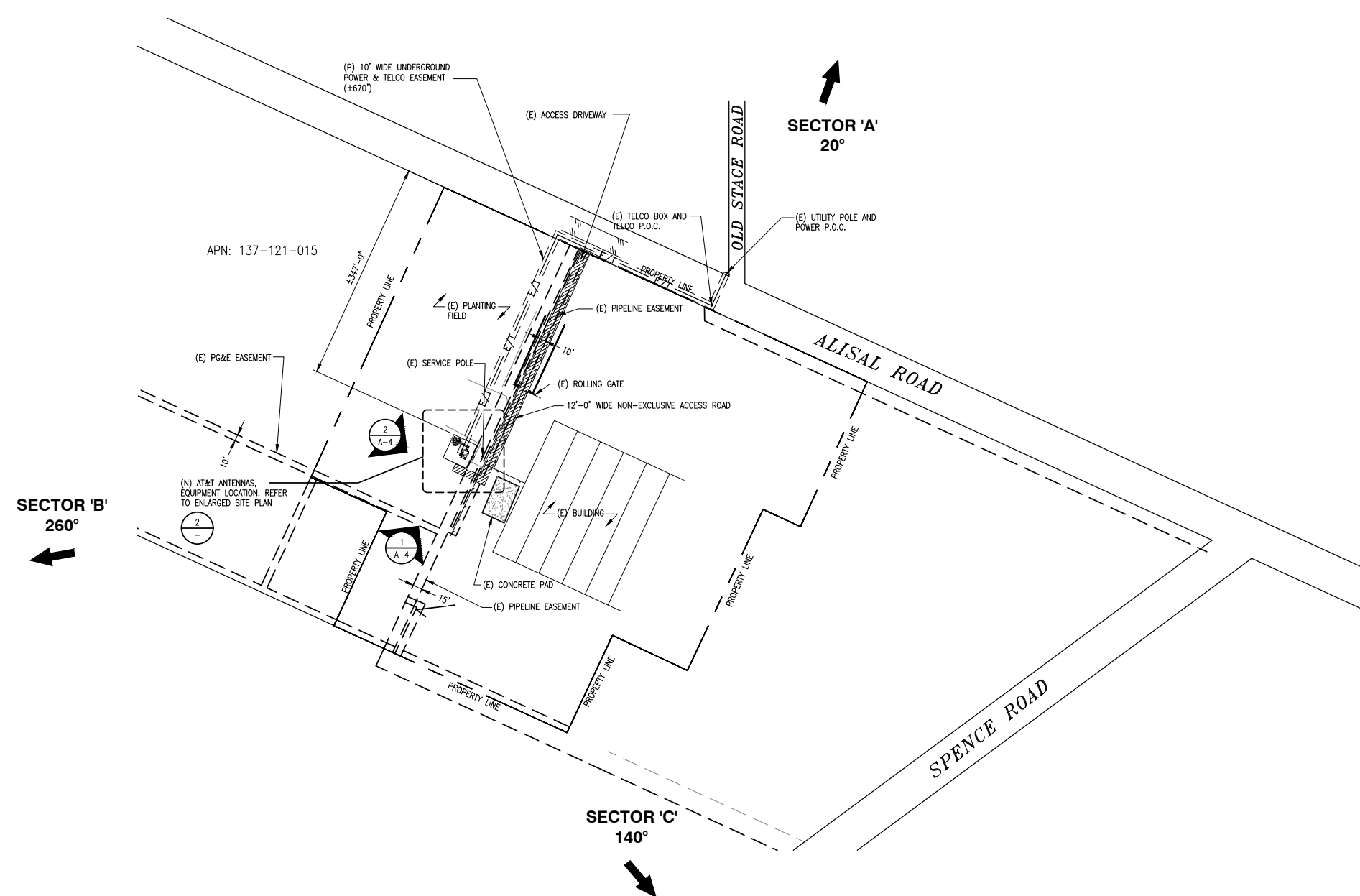
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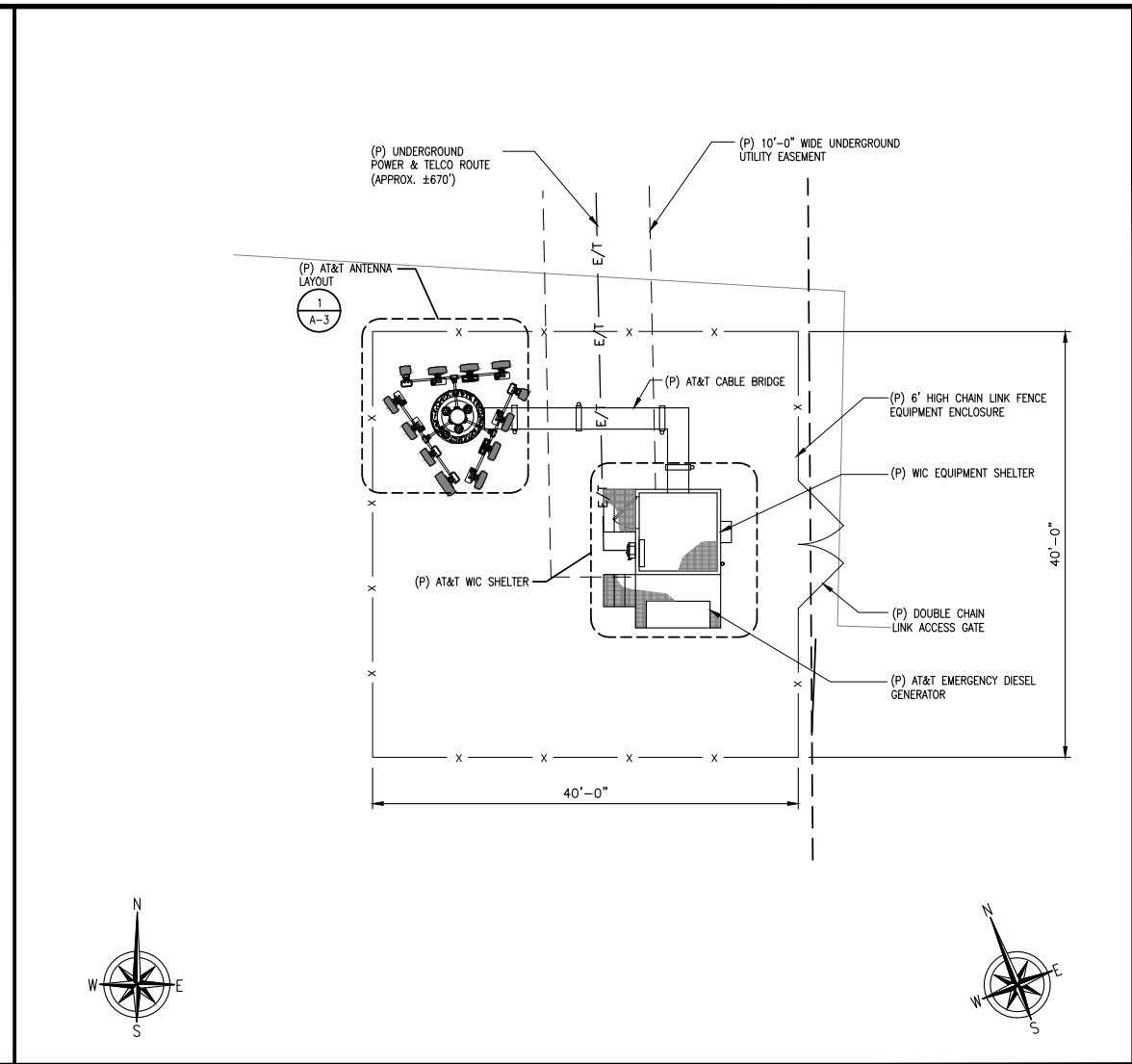
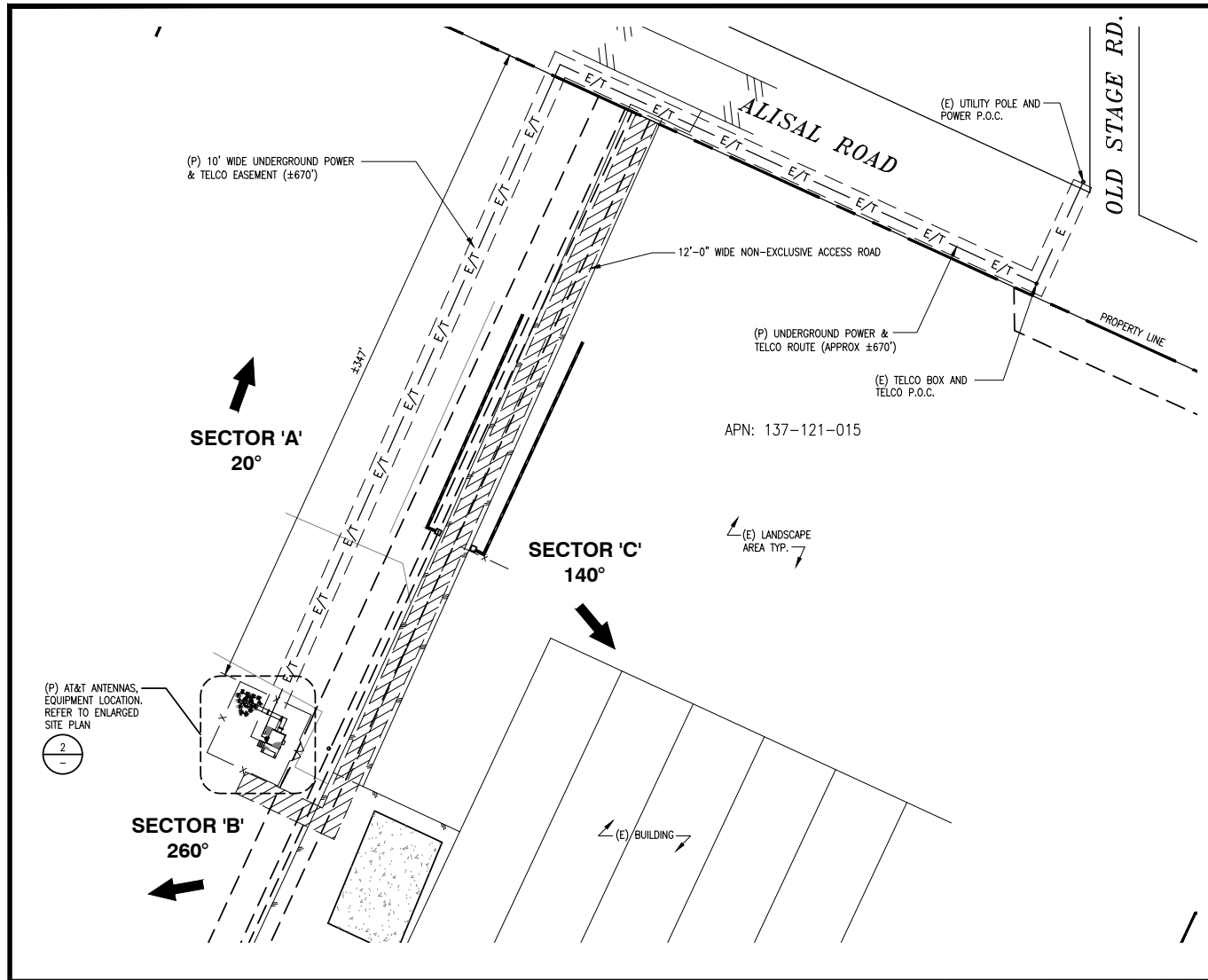
CCL05201
 DON ELIAS TEQUILA
 2380 ALISAL RD,
 SALINAS, CA 93908
 MONOPOLE / SHELTER

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER

A-0





SITE PLAN

SCALE: 1"=40'-0"

1

ENLARGED SITE PLAN

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

2

OPTIMUM ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)							
SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE		
					LENGTH	PART NUMBER	
ALPHA SECTOR	A1	LTE 700/1900	KATHREIN 800-10965K 6'	20°	96'-0"	125'-0"	N/A
	A2	LTE 850/AWS	KATHREIN 800-10965K 6'	20°	96'-0"	125'-0"	N/A
	A3	LTE 700/1900	KATHREIN 800-10965K 6'	20°	96'-0"	125'-0"	N/A
	A4	LTE WCS	QUINTEL QS6656-3 6'	20°	96'-0"	125'-0"	N/A
BETA SECTOR	B1	LTE 700/1900	KATHREIN 800-10965K 6'	260°	96'-0"	125'-0"	N/A
	B2	LTE 700/850/AWS	KATHREIN 800-10965K 6'	260°	96'-0"	125'-0"	N/A
	B3	LTE WCS	KATHREIN 800-10965K 6'	260°	96'-0"	125'-0"	N/A
	B4	LTE WCS	CCI BSA-M65R-BUU-H6 6'	260°	96'-0"	125'-0"	N/A
GAMMA SECTOR	C1	LTE 700/1900	KATHREIN 800-10965K 6'	140°	96'-0"	125'-0"	N/A
	C2	LTE 850/AWS	KATHREIN 800-10965K 6'	140°	96'-0"	125'-0"	N/A
	C3	LTE 700/1900	KATHREIN 800-10965K 6'	140°	96'-0"	125'-0"	N/A
	C4	LTE WCS	QUINTEL QS6656-3 6'	140°	96'-0"	125'-0"	N/A

REMOTE RADIO UNITS (RRU'S)								
SECTOR	(N) RRU MODELS	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			DC CABLE		
			ABOVE	BELOW	SIDES	QTY.	LENGTH	AWG
ALPHA SECTOR	(1) RRUS-11 B2 (1) RRUS-4415 B26	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-14 4478	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-4426 B66 (1) RRUS-E2 B29 (1) RRUS-4478 B5	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-32	>10'	16"	8"	8"	1	125'-0"	8
BETA SECTOR	(1) RRUS-11 B2 (1) RRUS-4415 B26	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-14 4478	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-4426 B66 (1) RRUS-E2 B29 (1) RRUS-4478 B5	>10'	16"	8"	8"	1	125'-0"	8
	(2) RRUS-32	>10'	16"	8"	8"	1	125'-0"	8
GAMMA SECTOR	(1) RRUS-11 B2 (1) RRUS-4415 B26	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-14 4478	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-4426 B66 (1) RRUS-E2 B29 (1) RRUS-4478 B5	>10'	16"	8"	8"	1	125'-0"	8
	(1) RRUS-32	>10'	16"	8"	8"	1	125'-0"	8

ANTENNA AND RRU SCHEDULE

3

5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

575 LENNON LANE, SUITE 125
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26455 RANCHO PKWY. SOUTH
LAKE FOREST, CA 92630
OFFICE # (949) 753-8807
FAX # (949) 753-8833
JOB #469-000

REV	DATE	DESCRIPTION
1	06/08/18	100% ZONING DRAWINGS
0	04/20/18	90% ZONING DRAWINGS

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CCL05201
DON ELIAS TEQUILA
2380 ALISAL RD,
SALINAS, CA 93908
MONOPOLE / SHELTER

SHEET TITLE
SITE PLAN, ENLARGED
SITE PLAN, ANTENNA /
RRU SCHEDULE

SHEET NUMBER
A-1



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



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WALNUT CREEK, CA 94598



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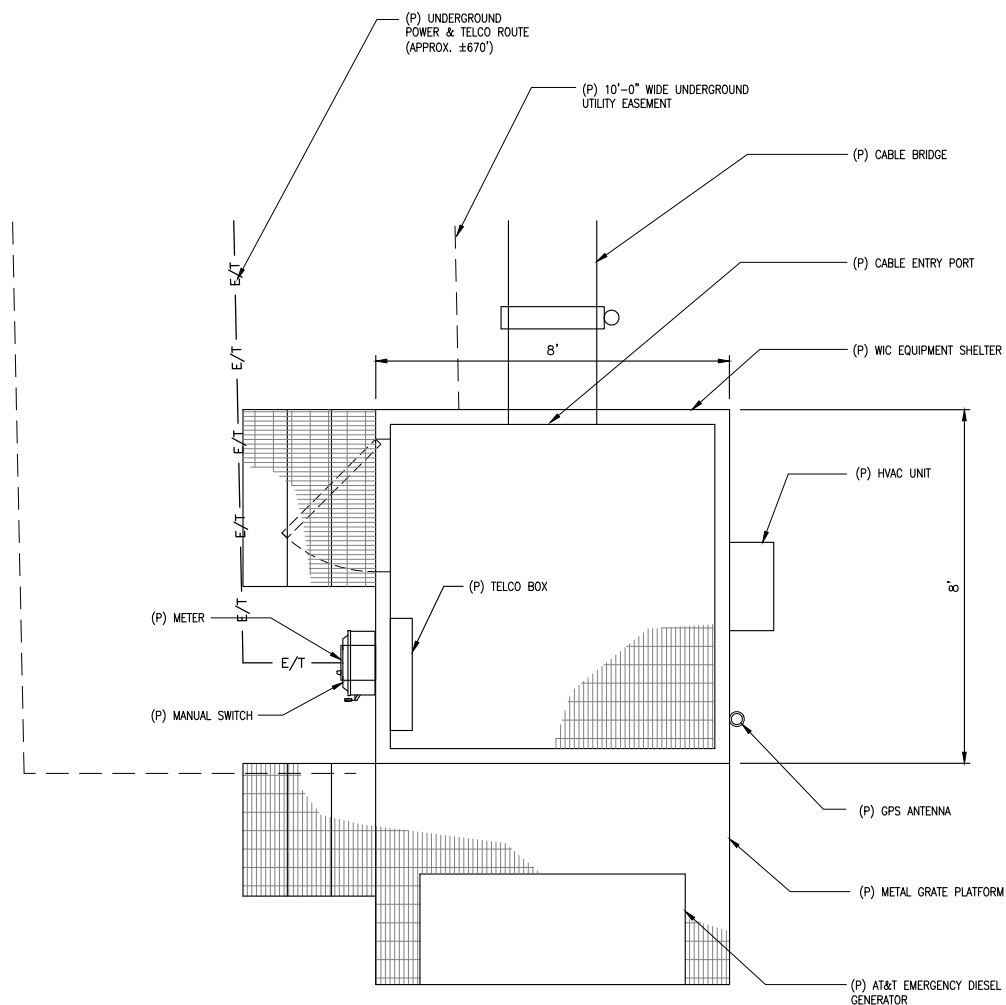
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CCL05201
DON ELIAS TEQUILA
2380 ALISAL RD,
SALINAS, CA 93908
MONOPOLE / SHELTER

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER

A-2



NEW EQUIPMENT LAYOUT

SCALE:
1/2"=1'-0"



1

NOT USED

2



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



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JOB #469-000

REV	DATE	DESCRIPTION
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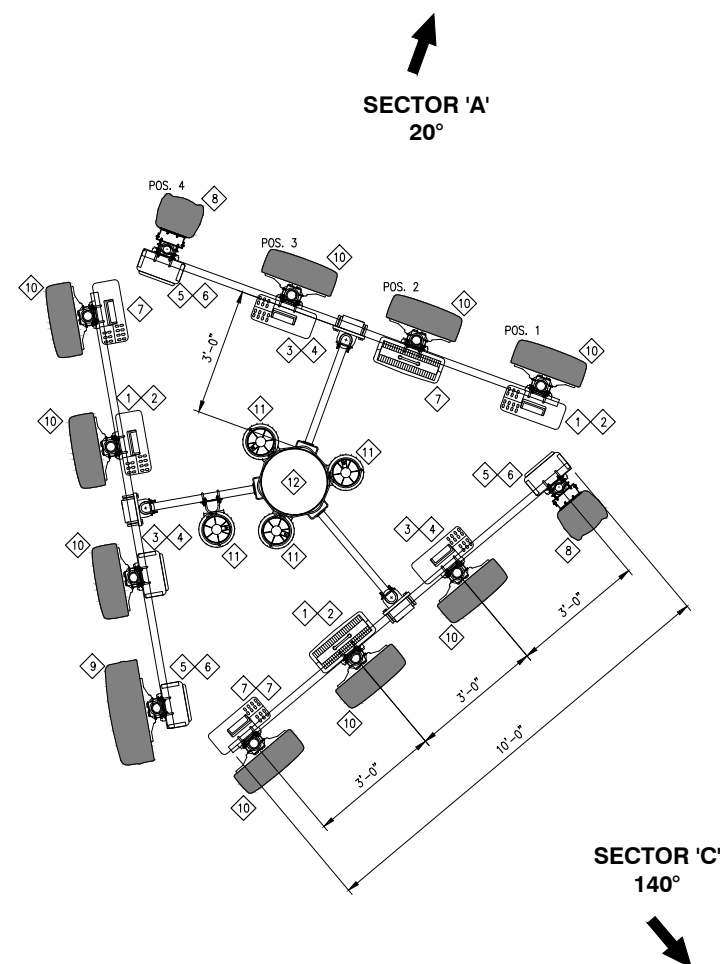
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DON ELIAS TEQUILA
2380 ALISAL RD,
SALINAS, CA 93908
MONOPOLE / SHELTER

SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER

A-3



KEY NOTES:

- 1. (P) RRU-11 B12 (1) PER SECTOR (3) TOTAL
- 2. (P) RRU-4415 B26 (1) PER SECTOR (3) TOTAL
- 3. (P) RRU-B14 4478 (1) PER SECTOR (3) TOTAL
- 4. (P) RRU-4426 B66 (1) PER SECTOR (3) TOTAL
- 5. (P) RRU-E2 B29 (1) PER SECTOR (3) TOTAL
- 6. (P) RRU-4478 B5 (1) PER SECTOR (3) TOTAL
- 7. (P) RRU-32 (1) PER SECTOR A & C (2) PER SECTOR B (4) TOTAL
- 8. (P) 6' QUINTEL QSP656-3 PANEL ANTENNA MOUNTED TO (P) PIPE MOUNT (2) TOTAL
- 9. (P) 6' CCI BSA-M65R-BUJ-H6 PANEL ANTENNA MOUNTED TO (P) PIPE MOUNT (1) TOTAL
- 10. (P) 6' KATHREIN 800-1096SK PANEL ANTENNA MOUNTED TO (P) PIPE MOUNT (9) TOTAL
- 11. (P) DC-6 SQUID SURGE PROTECTION, TYP. (4) TOTAL
- 12. (P) 100'-0" HIGH MONOPOLE



NEW ANTENNA LAYOUT

SCALE:
1/2"=1'-0"



1

NOT USED

2



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



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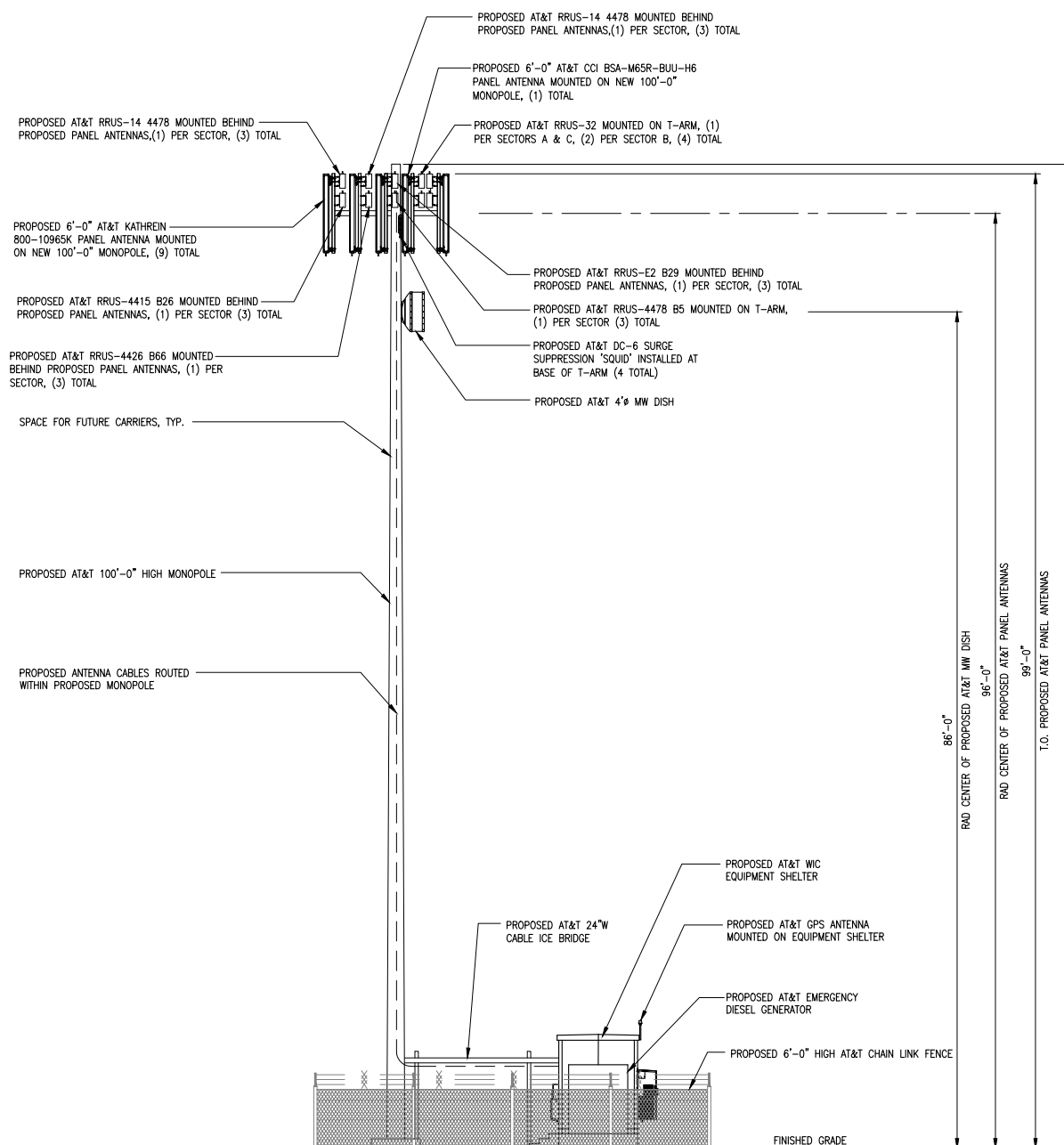
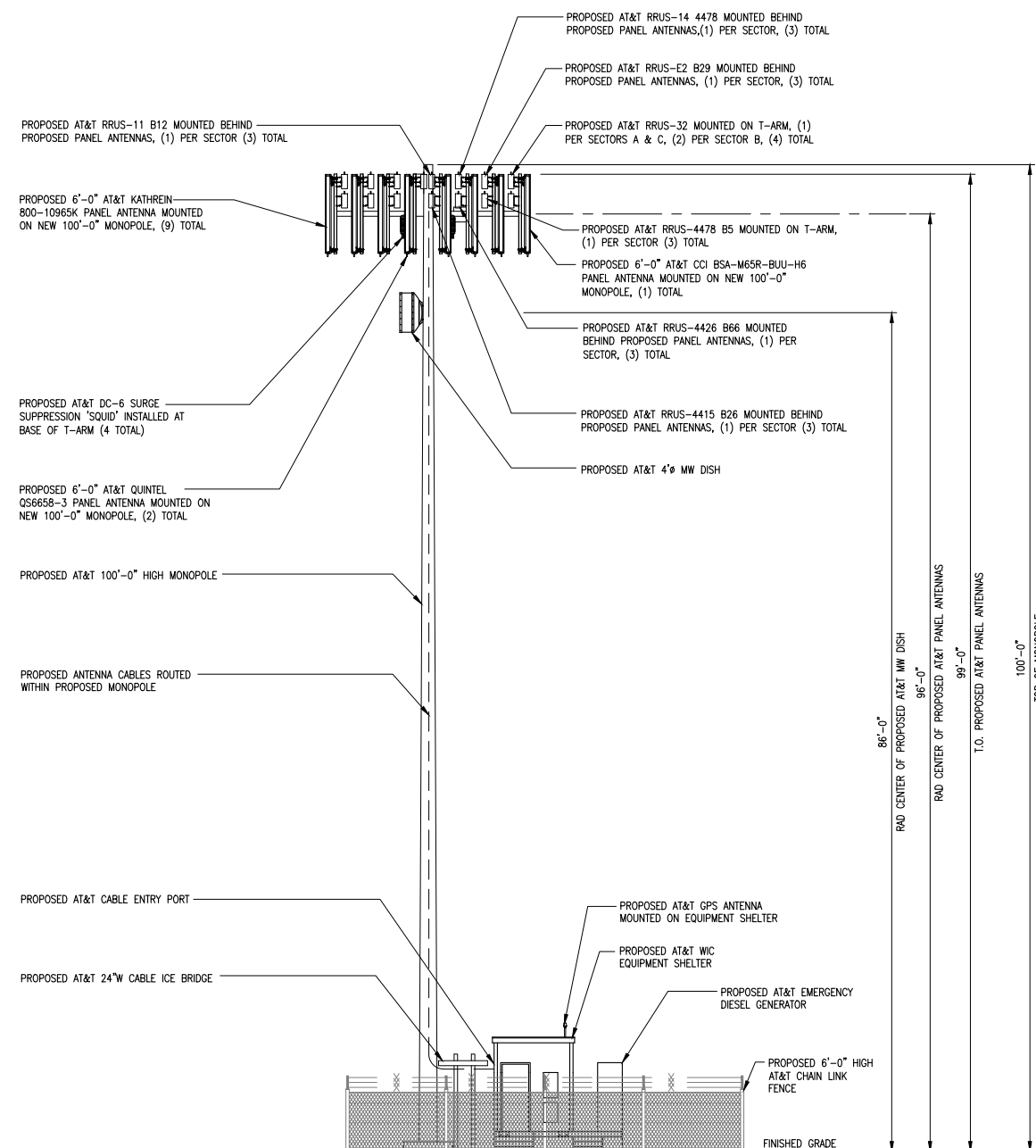
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DON ELIAS TEQUILA
2380 ALISAL RD,
SALINAS, CA 93908
MONOPOLE / SHELTER

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A-4



NORTH WEST ELEVATION

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

1

SOUTH WEST ELEVATION

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

2