

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

DURAN (VERIZON) PLN180178

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding 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; and
- 2) Approving a Use Permit to allow the installation of a 70-foot high communications mono-pine faux tree with nine (9) panel antennas, all associated transmission cables, outdoor cabinets, and a 30'x 30' square foot fencing perimeter (8' high chain-link).

[PLN180178, Duran (SAC Wireless d/b/a Verizon, 135 Allison Road, Royal Oaks, North County Area Plan (APN:117-402-003-000))]

The Duran (SAC Wireless d/b/a Verizon) application (PLN180178) came on for public hearing before the Monterey County Zoning Administrator on January 10, 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;
 - North County 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 proposed project is a Use Permit to allow the installation of a 70-foot high communications mono-pine faux tree with nine (9) panel antennas, all associated transmission cables, outdoor cabinets, and a 30'x 30' square foot fencing perimeter (8' high chain-link).

- c) The property is located at 135 Allison Road (Assessor's Parcel Number 117-402-003-000), North County Area Plan. The parcel is zoned Farmlands, 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.
- d) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Monterey County Code Section 21.64.310 (see Finding 7).
- e) The project planner conducted a site inspection on December 5, 2018 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission. The project does not have any land-use issues and no public concerns were brought to staff's attention. Furthermore, the project is in a rural farmland area, not visible from any scenic highways and is not part of a Design District.
- 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 PLN180178.

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, North County 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:
 - *“Cultural Resources Survey” (LIB180376) prepared by Dana E. Supernowicz of EBI Consulting, Westlake, TX, February 24, 2018.*
 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 the report and concurs with their conclusions.
 - c) Staff conducted a site inspection on December 5, 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 PLN180178.

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 RMA - Planning, North County Fire Protection District, RMA - 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 December 5, 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 PLN180178.
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.
 - b) Staff conducted a site inspection on December 5, 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 PLN180178.
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, categorically exempts the construction and location of new, small facilities or structures.
 - b) The project involves the installation of a 70-foot high communications mono-pine faux tree with nine (9) panel antennas, all associated transmission cables, outdoor cabinets, and a 30'x 30' square foot fencing perimeter (8' high chain-link).

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on December 5, 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 PLN180178.

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

- EVIDENCE:**
- a) The project consists of the installation of a 70-foot high communications mono-pine faux tree with nine (9) panel antennas, all associated transmission cables, outdoor cabinets, and a 30'x 30' square foot fencing perimeter (8' high chain-link). The subject 3.37 acre parcel, has a single family residence and a light industrial building (storage/cooler facility). The proposed mono-pine and associated equipment will be approximately 130' southeast corner from the residential unit. Access to the leased WCF would be through an existing paved 40-foot wide private driveway from the first half of the property and the remaining half portion would be through an undeveloped flat dirt area which will remain unimproved.
 - b) The proposed facility will allow coverage (approximately within 1.5 mile radius) surrounding the east portion of Watsonville Junction area. The proposed site location will help provide coverage between Salinas Road and west of Carlton Road, south of East Riverside Road and north of Vega Road
 - c) 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 mono-pine will be visible from neighboring properties from Allison Road and

San Juan Road but, not visible from Highway 1. The mono-pine design is appropriate with the rural nature of the surrounding area.

- d) 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.
- e) The project does not penetrate a FAR Part 77 Imaginary Surface. The project site is located approximately 3.5 miles southeast from the Watsonville Municipal 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.
- f) The project planner reviewed the project application materials and plans, as well as the County's GIS database, to verify that the project on the subject parcel conforms to the plans listed above and that the site is suitable for this use. 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 PLN180178.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** 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 Zoning Administrator 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 to allow the installation of a 70-foot high communications mono-pine faux tree with nine (9) panel antennas, all associated transmission cables, outdoor cabinets, and a 30' x 30' square foot fencing perimeter (8' high chain-link), in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of January, 2019.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

NOTES

1. 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

PLN180178

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN180178) allows for the installation of a wireless communications facility consisting of a 70-foot high mono-pine faux tree with (9) antennas, all associated transmission cables; stand-by generator, outdoor cabinets and (8' high chain link) fenced perimeter. The property is located at 135 Allison Road, Royal Oaks (Assessor's Parcel Number 117-402-003-000), North County 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit (Resolution Number ***) for the installation of a wireless communications facility was approved by the Zoning Administrator for Assessor's Parcel Number 117-402-003-000 on January 10, 2019. The permit was granted subject to 11 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. 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.

5. 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.

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. 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 70 feet.

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.

11. PW0002 – OFFSITE IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Construct required offsite (trenching, e.g. drainage facilities, road improvements). The design and construction is subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PWF, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

NOTES:

OWNER(S): EDMUND DURAN & SONIA DURAN, HUSBAND & WIFE AS JOINT TENANTS

APN(S): 117-402-003-000

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 CONDITION OF TITLE BY: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 5479293, DATED JUNE 6, 2017. WITHIN SAID CONDITION OF TITLE, THERE ARE SIX (6) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE EASEMENTS AND NONE (0) CANNOT BE PLOTTED.

THE UNDERGROUND SUBSTRUCTURES FACILITIES THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY A PRIVATE UTILITY LOCATOR, GROUND PENETRATING RADAR SYSTEMS, INC. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06053C PANEL NO. 00386, DATED APRIL 2, 2009 SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE 'AO' (DEPTH 1'), AREAS OF FLOOD DEPTHS OF 1 FOOT.

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

LAT. 36° 54' 10.69" N. NAD 83
LONG. 121° 44' 10.90" W. NAD 83
ELEV. 33.1' 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.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

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

A PART OF THE RANCHO BOLSA DE SAN CAYETANO, IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

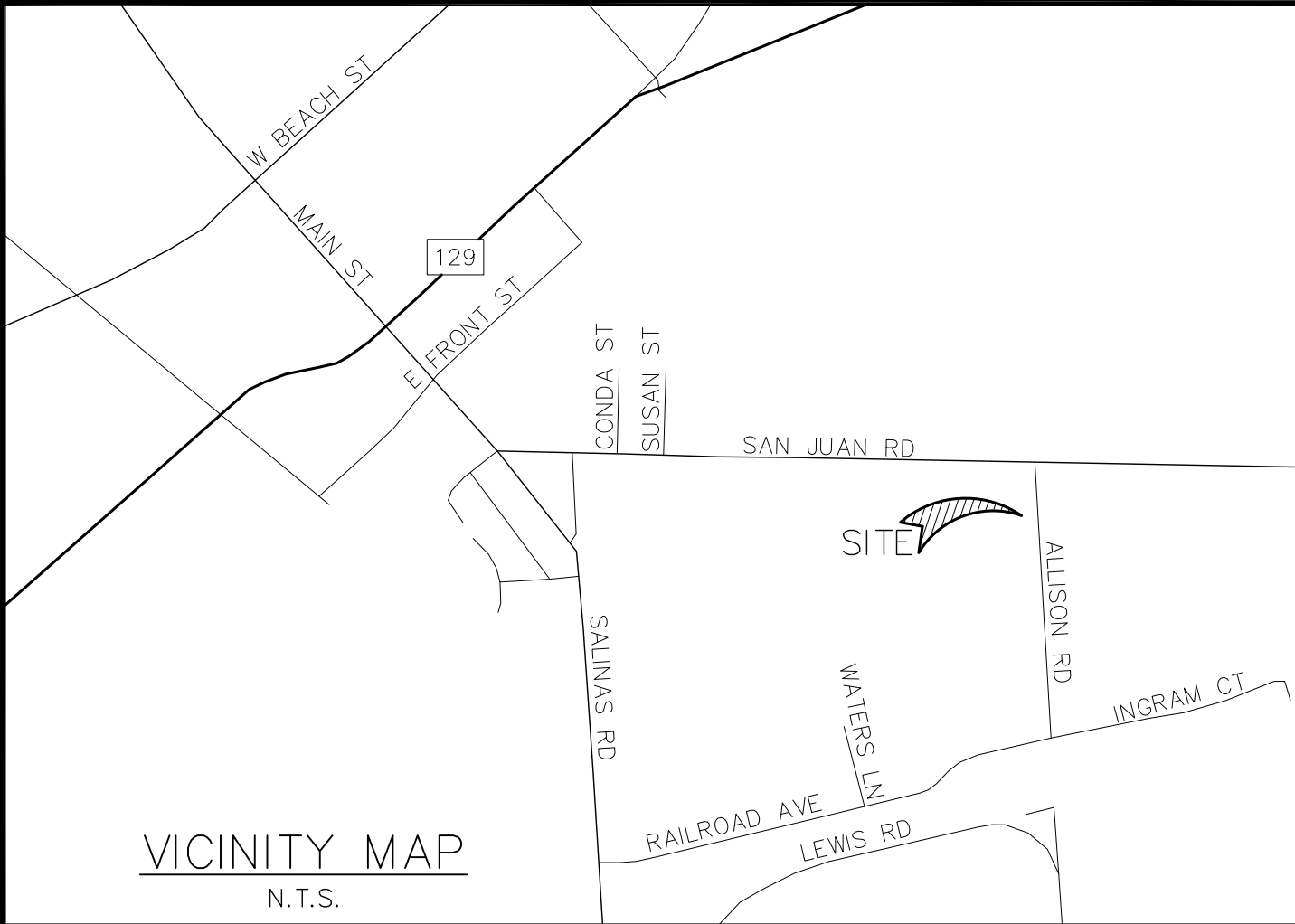
BEGINNING ON THE SOUTH SIDE OF THE SAN JUAN AND WATSONVILLE ROAD WHERE THE SAME IS INTERSECTED BY THE WEST SIDE OF THE ALLISON LANE, SO-CALLED; THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID WEST SIDE OF SAID ALLISON LANE.

- (1) SOUTH 3-1/4 DEGREES EAST, 7.09 CHAINS; THENCE LEAVING SAID ALLISON LANE,
(2) NORTH 89 DEGREES, 35' WEST, 4.815 CHAINS; THENCE
(3) NORTH 3 DEGREES, 52' WEST, 7.09 CHAINS TO THE SOUTH SIDE OF THE AFORESAID SAN JUAN AND WATSONVILLE ROAD; THENCE ALONG SAID SOUTH SIDE THEREOF,
(4) NORTH 89-3/4 DEGREES EAST, 4.76 CHAINS TO THE PLACE OF BEGINNING.

APN: 117-402-003-000

EASEMENT(S) PER TITLE REPORT:

NONE



LEGEND

| | |
|-----|----------------------------|
| --- | SITE BOUNDARY LINE |
| --- | OVERHEAD UTILITY LINES |
| --- | PROPERTY LINE (PER RECORD) |
| ● | POWER POLE |
| /// | GROUND ELEVATION |
| --- | EDGE OF PAVEMENT |
| ○ | POINT OF BEGINNING |
| ① | POINT OF COMMENCEMENT |
| --- | EXCEPTION # |
| --- | CONCRETE PAD |

ISSUE STATUS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|--------------|----|
| 0 | 08/01/17 | PRELIMINARY | DL |
| 1 | 08/03/17 | LEASE/ESMNTS | SL |
| 2 | 08/08/17 | TITLE REVIEW | SL |
| 3 | 10/24/17 | STAMP & SIGN | DA |

SMITHCO JOB NO.: 82-675

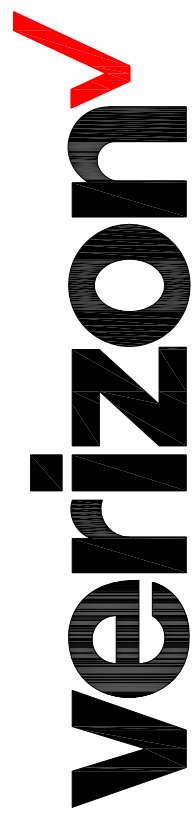


AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



10/24/2017

434695
SAN JUAN
ALLISON

135 ALLISON ROAD
ROYAL OAKS, CA 95076

MONTEREY COUNTY

SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-1

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

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

COMMENCING AT THE SOUTHEASTERLY MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE N 48°13'14" W, A DISTANCE OF 41.70 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 87°46'51" W, A DISTANCE OF 30.00 FEET;
COURSE 2) THENCE N 02°13'09" W, A DISTANCE OF 6.00 FEET TO POINT 'A';
COURSE 3) THENCE CONTINUING N 02°13'09" W, A DISTANCE OF 24.00 FEET;
COURSE 4) THENCE N 87°46'51" E, A DISTANCE OF 30.00 FEET;
COURSE 5) THENCE S 02°13'09" E, A DISTANCE OF 6.90 FEET TO POINT 'B';
COURSE 6) THENCE CONTINUING S 02°13'09" E, A DISTANCE OF 23.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET, MORE OR LESS.

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

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

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE S 87°46'51" W, A DISTANCE OF 6.00 FEET;
COURSE 2) THENCE N 02°13'09" W, A DISTANCE OF 24.11 FEET;
COURSE 3) THENCE N 34°00'23" W, A DISTANCE OF 133.16 FEET;
COURSE 4) THENCE N 45°47'28" W, A DISTANCE OF 41.85 FEET;
COURSE 5) THENCE N 01°17'39" W, A DISTANCE OF 51.85 FEET;
COURSE 6) THENCE N 42°43'25" E, A DISTANCE OF 56.67 FEET;
COURSE 7) THENCE N 81°51'18" E, A DISTANCE OF 124.80 FEET TO THE WEST LINE OF ALLISON ROAD AND THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FO UTILITY PURPOSES, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'B';

COURSE 1) THENCE N 88°04'55" E, A DISTANCE OF 30.01 FEET TO THE WEST LINE OF ALLISON ROAD AND THE TERMINUS OF THIS DESCRIPTION.

APN: 117-402-003-000
OWNER(S): EDMUND
DURAN /
SONIA DURAN



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- EXCEPTION #
- CONCRETE PAD

ENLARGED SITE PLAN
1" = 20'

ISSUE STATUS

| REV | DATE | DESCRIPTION | BY |
|-----|----------|--------------|----|
| 0 | 08/01/17 | PRELIMINARY | DL |
| 1 | 08/03/17 | LEASE/ESMNTS | SL |
| 2 | 08/08/17 | TITLE REVIEW | SL |
| 3 | 10/24/17 | STAMP & SIGN | DA |

SMITHCO JOB NO.: 82-675

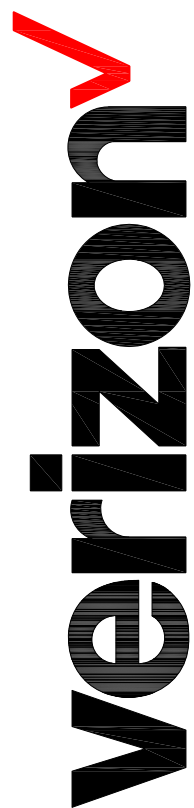


AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

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



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



10/24/2017

SAN JUAN
ALLISON

135 ALLISON ROAD
ROYAL OAKS, CA 95076

MONTEREY COUNTY


SHEET TITLE:

SITE SURVEY

FOR EXAMINATION ONLY

C-2



| | | |
|---|--|----------|
|  | SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) | 2 |
|---|--|----------|



| | | |
|------------|---|----------|
| 0 1' 2' 3' | SCALE: 3/8" = 1'-0" (24x36) (OR) 3/16" = 1'-0" (11x17) | 1 |
|------------|---|----------|

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 70'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS
ELEV. 65'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS
ELEV. 61'-0" AGL

NEW VERIZON WIRELESS RAYCAPS,
(2) TOTAL, (1) LOCATED AT TOWER,
(1) LOCATED AT EQUIPMENT AREA

NEW VERIZON WIRELESS 8' TALL
PANEL ANTENNAS, (9) TOTAL, (3)
PER SECTOR

NEW VERIZON WIRELESS RRUS,
(12) TOTAL, (4) PER SECTOR, (9)
LOCATED BEHIND ANTENNAS &
(3) LOCATED ON NEW RRU DUAL
PIPE RING MOUNTS

NEW VERIZON WIRELESS
70'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
HYBRID CABLE, (1) TOTAL

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 20'-0" AGL

NEW VERIZON WIRELESS
8'-0" HIGH CHAIN-LINK
FENCE

GROUND LEVEL
ELEV. 0'-0" AGL

AGL 0'-0" = 33.1' NAVD 88

TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 70'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS
ELEV. 65'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS
ELEV. 61'-0" AGL

NEW VERIZON WIRELESS RRUS,
(12) TOTAL, (4) PER SECTOR, (9)
LOCATED BEHIND ANTENNAS &
(3) LOCATED ON NEW RRU DUAL
PIPE RING MOUNTS

NEW VERIZON WIRELESS 8' TALL
PANEL ANTENNAS, (9) TOTAL, (3)
PER SECTOR

NEW VERIZON WIRELESS
70'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
HYBRID CABLE, (1) TOTAL

EXISTING PINE TREES
BEYOND (TYP.)

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 20'-0" AGL

EXISTING FENCE
BEYOND

NEW VERIZON WIRELESS
8'-0" HIGH CHAIN-LINK
FENCE

GROUND LEVEL
ELEV. 0'-0" AGL

AGL 0'-0" = 33.1' NAVD 88

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT ON TOWER TO MATCH
MONOPINE

EAST ELEVATION

0 1' 2' 4'

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

2

NORTH ELEVATION

0 1' 2' 4'

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

1

ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|----|
| 0 | 08/10/17 | 90% ZONING | FA |
| 1 | 10/26/17 | 100% ZONING | FA |
| 2 | 09/04/18 | 100% ZONING | FA |



SAC AE DESIGN GROUP, INC.
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WWW.SACW.COM
619.736.3766

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verizon

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WALNUT CREEK, CA 94598

SAN JUAN
ALLISON
PSL# 434695

135 ALLISON ROAD
ROYAL OAKS, CA 95076

SHEET TITLE:
NORTH & EAST
ELEVATIONS

A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE: 1/4" = 1'-0" (24x36) (OR) 1/8" = 1'-0" (11x17) FOR REDUCED OR ENLARGED SHEET SIZES.

TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 70'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS
ELEV. 65'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS
ELEV. 61'-0" AGL

NEW VERIZON WIRELESS RAYCAPS,
(2) TOTAL, (1) LOCATED AT TOWER,
(1) LOCATED AT EQUIPMENT AREA

NEW VERIZON WIRELESS 8' TALL
PANEL ANTENNAS, (9) TOTAL, (3)
PER SECTOR

NOTE:
PAINT ALL NEW VERIZON WIRELESS
EQUIPMENT ON TOWER TO MATCH
MONOPINE

NEW VERIZON WIRELESS
70'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
HYBRID CABLE, (1) TOTAL

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 20'-0" AGL

NEW VERIZON WIRELESS
KNOX BOX

EXISTING FENCE
BEYOND

NEW VERIZON WIRELESS
8'-0" HIGH CHAIN-LINK
FENCE

GROUND LEVEL
ELEV. 0'-0" AGL

AGL 0'-0" = 33.1' NAVD 88

4
A-5

EXISTING FRUIT TREES
BEYOND (TYP.)

NEW VERIZON WIRELESS
12'-0" WIDE CHAIN-LINK
ACCESS GATE

WEST ELEVATION

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

2

TOP OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 70'-0" AGL

TOP OF NEW VERIZON WIRELESS MONOPINE STRUCTURE & PANEL ANTENNAS
ELEV. 65'-0" AGL

CENTERLINE OF NEW VERIZON WIRELESS PANEL ANTENNAS
ELEV. 61'-0" AGL

NEW VERIZON WIRELESS RRUS,
(12) TOTAL, (4) PER SECTOR, (8)
LOCATED BEHIND ANTENNAS &
(3) LOCATED ON NEW RRU DUAL
PIPE RING MOUNTS

NEW VERIZON WIRELESS 8' TALL
PANEL ANTENNAS, (9) TOTAL, (3)
PER SECTOR

NEW VERIZON WIRELESS RAYCAPS,
(2) TOTAL, (1) LOCATED AT TOWER,
(1) LOCATED AT EQUIPMENT AREA

NEW VERIZON WIRELESS
70'-0" HIGH MONOPINE

NEW VERIZON WIRELESS
HYBRID CABLE, (1) TOTAL

BOTTOM OF NEW VERIZON WIRELESS MONOPINE BRANCHES
ELEV. 20'-0" AGL

NEW VERIZON WIRELESS
8'-0" HIGH CHAIN-LINK
FENCE

GROUND LEVEL
ELEV. 0'-0" AGL

AGL 0'-0" = 33.1' NAVD 88

3
A-5

SOUTH ELEVATION

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

1

ISSUE STATUS

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|------|----------|-------------|----|
| 0 | 08/10/17 | 90% ZONING | FA |
| 1 | 10/26/17 | 100% ZONING | FA |
| 2 | 09/04/18 | 100% ZONING | FA |



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WALNUT CREEK, CA 94598

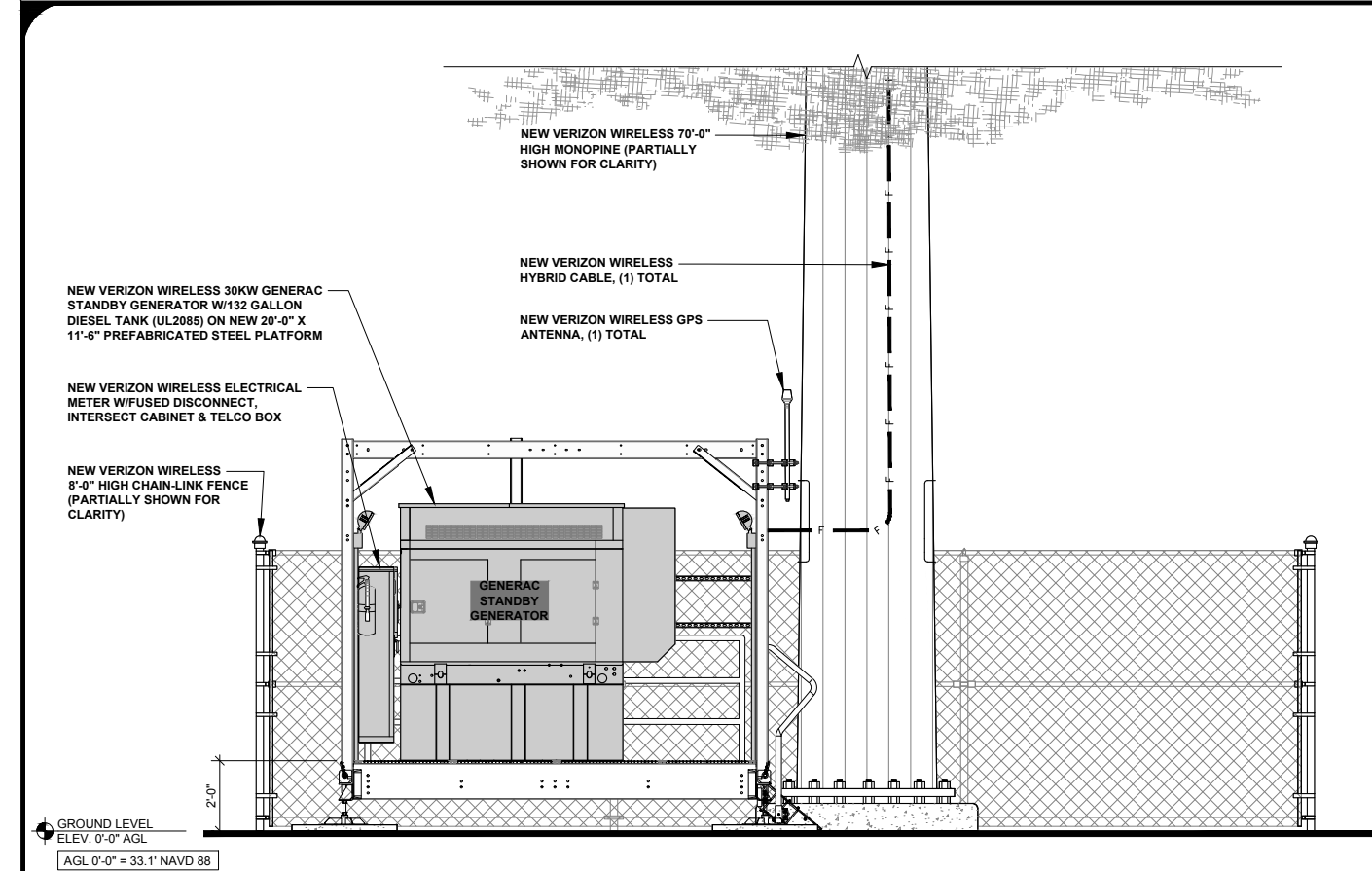
SAN JUAN
ALLISON
PSL# 434695

135 ALLISON ROAD
ROYAL OAKS, CA 95076

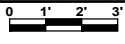
SHEET TITLE:
SOUTH & WEST
ELEVATIONS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

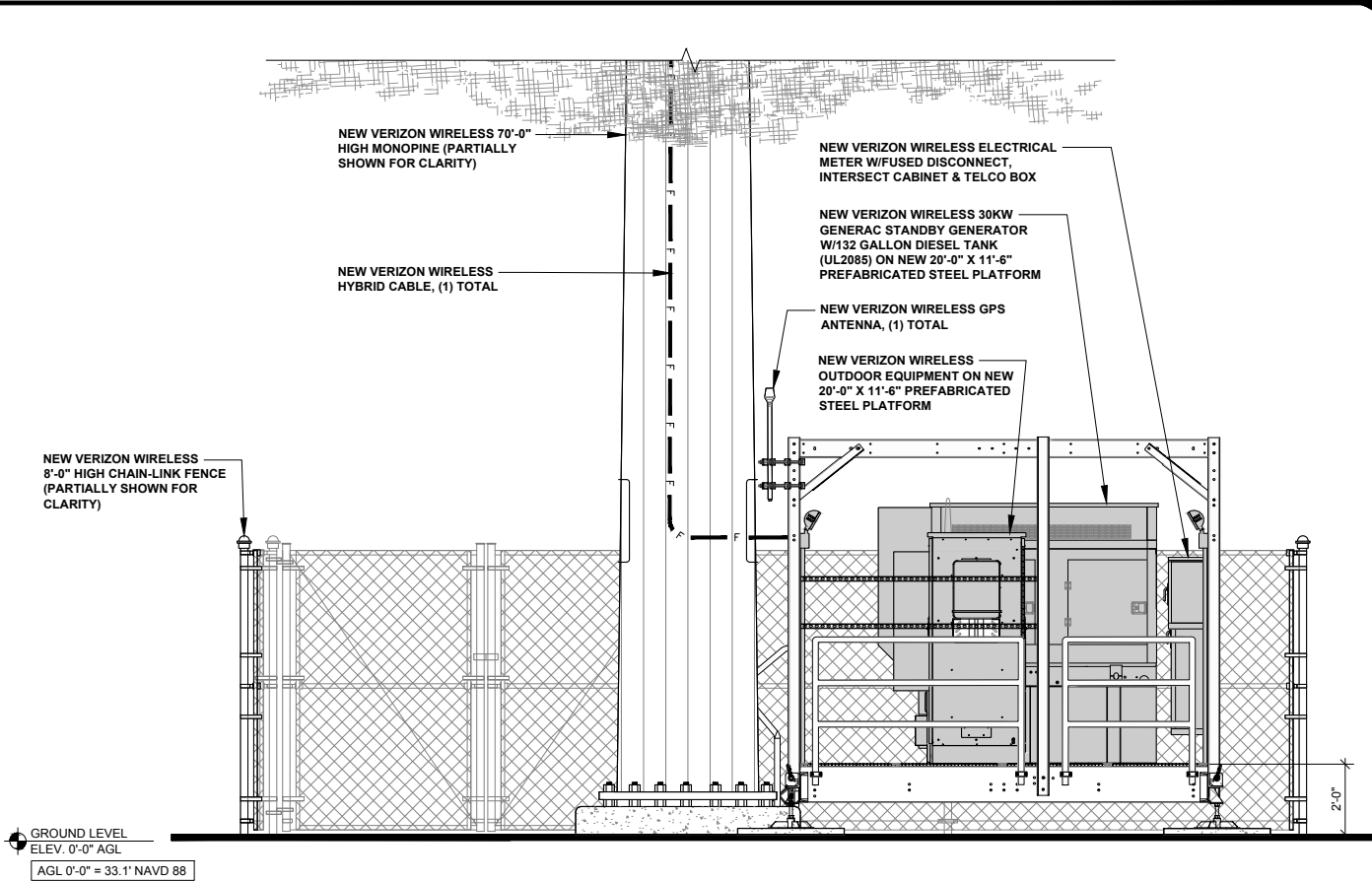


WEST EQUIPMENT ELEVATION

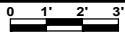


SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

4

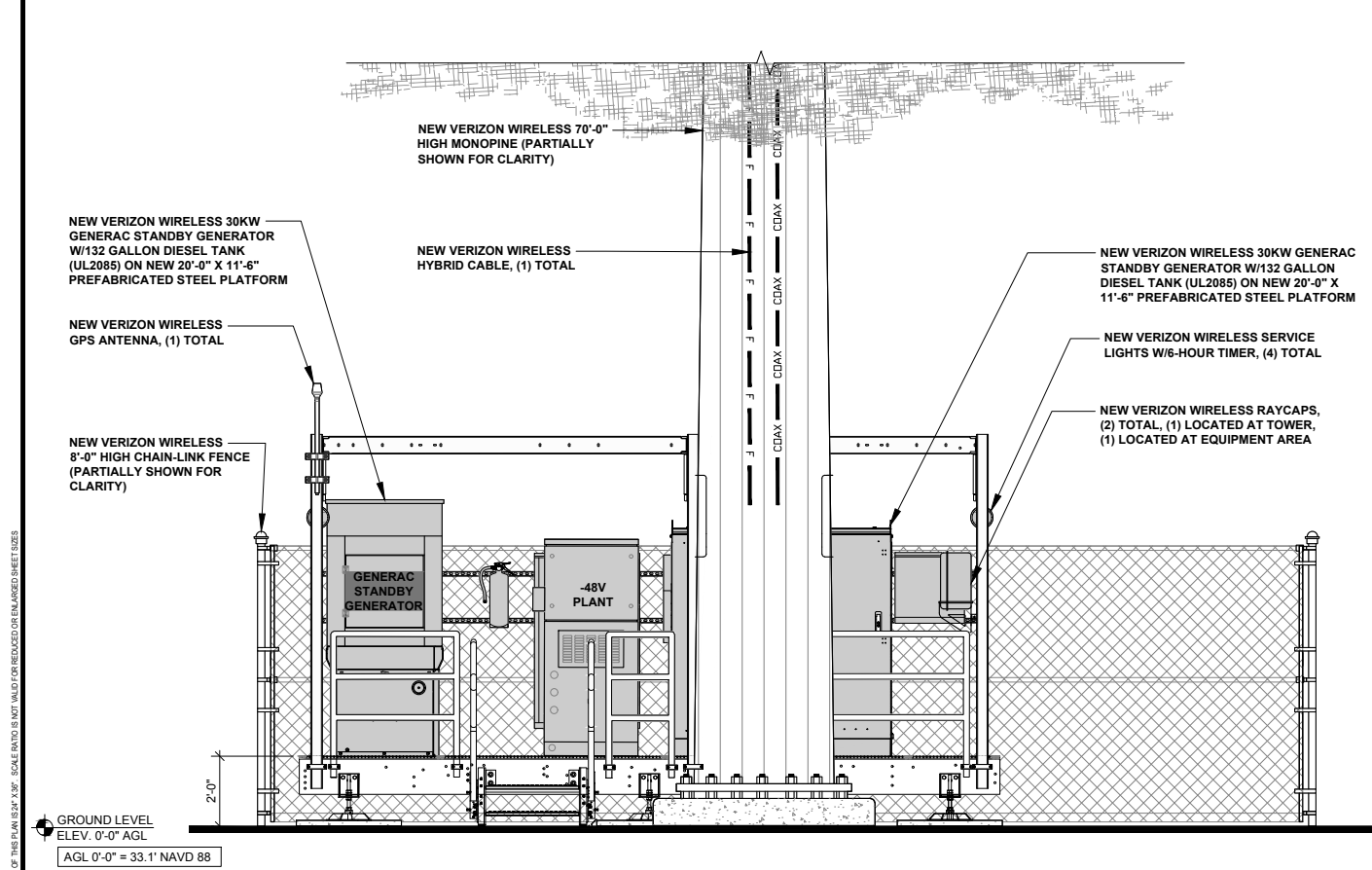


EAST EQUIPMENT ELEVATION

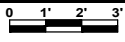


SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2

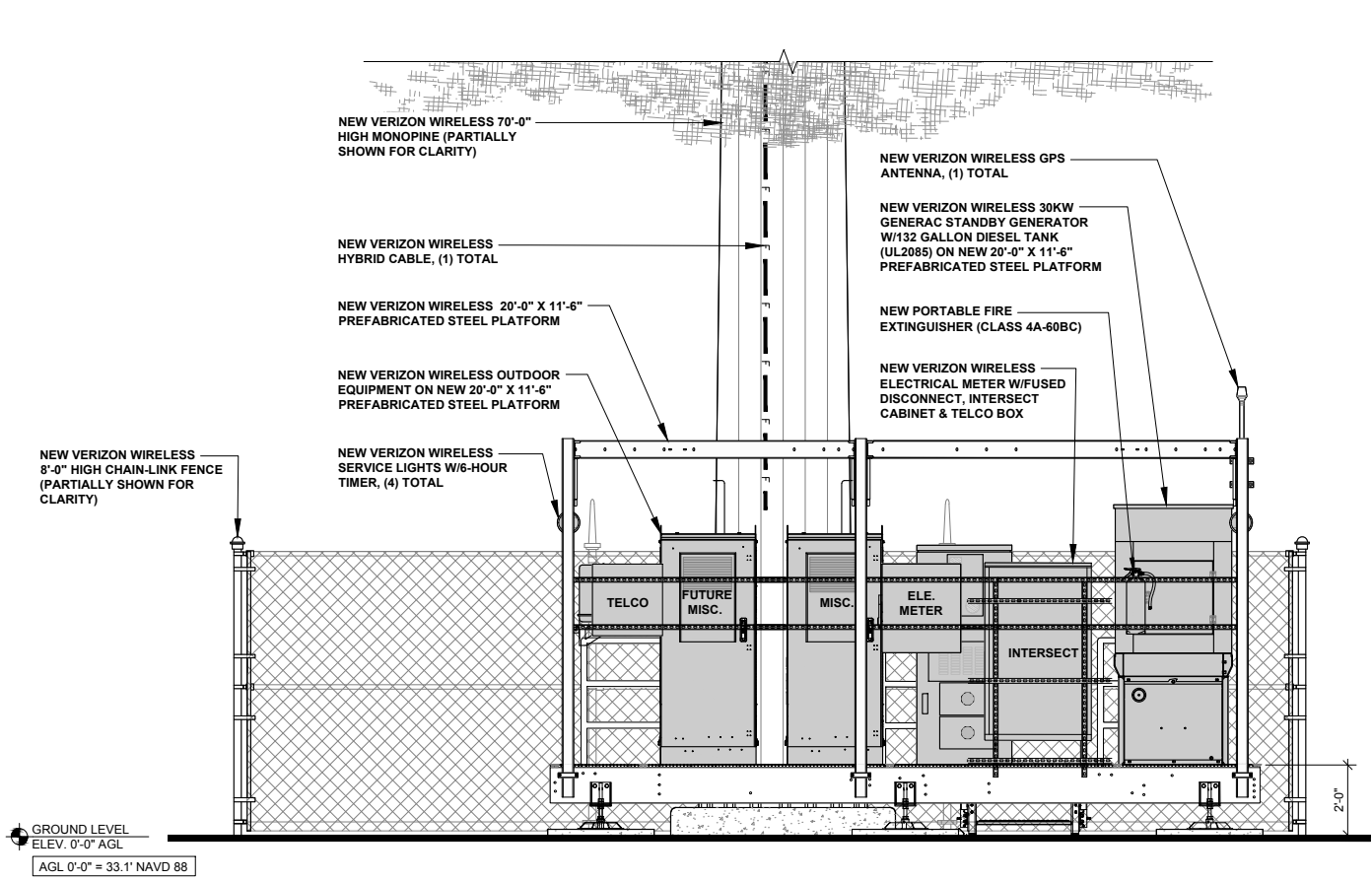


SOUTH EQUIPMENT ELEVATION

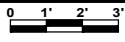


SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

3



NORTH EQUIPMENT ELEVATION



SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

ISSUE STATUS

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------|----|
| 0 | 08/10/17 | 90% ZONING | FA |
| 1 | 10/26/17 | 100% ZONING | FA |
| 2 | 09/04/18 | 100% ZONING | FA |



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SAN JUAN
ALLISON
PSL# 434695

135 ALLISON ROAD
ROYAL OAKS, CA 95076

SHEET TITLE:
EQUIPMENT
ELEVATIONS

A-5

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