

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

In the matter of the application of:

PLN190039 - NAVARRO (AT&T WIRELESS)

RESOLUTION NO. 19-031

Resolution by the Monterey County Hearing Body:

- 1) Find the project is the installation of a new wireless communication facility; which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures), and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Use Permit to allow the establishment of a wireless communications facility consisting of construction of a 65-foot tall wireless communication pole, and 112 square feet equipment shelter, a back-up diesel generator all located within an 24 square foot, 8-foot tall security fence enclosure. [PLN190039, Navarro, 41652 Maple Avenue, Central Salinas Valley Plan (Non-Coastal Advisory Committee) (APN: 109-092-011-000)]

The Navarro application (PLN190039) came on for public hearing before the Monterey County Zoning Administrator on September 12, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the installation of a 65-foot tall wireless communication facility.
 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 PLN190039.
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;
 - Central Salinas Valley 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 41652 Maple Avenue, Central Salinas Valley Area Plan, (APN 109-092-011-000). The parcel is zoned F/40-UR, which allows wireless communication facilities with an approved Use Permit. Therefore, the project is an allowed land use for this site.
- c) 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.
- d) The project planner conducted a site inspection on July 22, 2019 to verify that the project on the subject parcel conforms to the plans listed above.
- e) 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.
- f) 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.
- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because this project is located within the Central Salinas Valley Area Plan, which does not have an established Land-Use Advisory Committee.
- h) 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 PLN190039.

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, Greenfield Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and City of Greenfield. 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 conducted a site inspection on July 22, 2019 to verify that the site is suitable for this use.
 - c) Staff identified 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.
 - 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 PLN190039.

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 RMA- Planning, Greenfield Fire Protection District, Parks, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency have reviewed the application. 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 power pole will provide electricity. 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 PLN190039.

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) There are no known violations on the subject parcel.

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, Class 3, categorically exempts the construction or installation of new, small facilities or structures.
 - b) The facility includes a 65-foot high monopole, and associated equipment with an approximately 1,350 square foot area of a 4.8 acre property. Therefore, the wireless facility is considered a small facility as described 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 under CEQA Guidelines Section 15300.2 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.

7. **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 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 is predominately surrounded by agricultural uses such as crop farming, manufacturer buildings, and scattered residential subdivisions. Due to the project location, developed areas incorporated by the City of Greenfield, and existing mature trees at the highway location, the proposed monopole will not be visible along Highway 101, County scenic roads, designated scenic areas, or critical viewsheds. Pursuant to the 2010 General Plan and the Central Salinas Valley Area Plan, the property is not located in a designated visually “sensitive” area, along a scenic corridor. The proposed most simplistic design is the property owner’s preferred design.
 - b) The applicant, AT&T Wireless, has provided coverage maps (**Exhibit F**) which identifies an approximately 1 mile radius coverage gap within the vicinity of Walnut Avenue and Espinosa 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.
 - c) The development meets all applicable regulations for the establishment of wireless communications facilities (Chapter 21.64.310, Monterey County Code).
 - The Wireless Communication Facility will not be visible from Highway 101, scenic corridors, or scenic roads, designated scenic areas, or critical viewsheds. The proposed facility is within the within an agricultural crop farming field. Pursuant to the 2010 General Plan and the Central Salinas Valley Area Plan, the property is not located in designated visually “sensitive” area, along a scenic corridor, or identified environmentally sensitive area.
 - Other than height, the project is consistent with the Site Development Standards of the “F” Zoning District. The allowable

height maximum of the area is 30 feet. The entitlement, a Use Permit, allows the proposed facility to exceed the height of the Rural Grazing Zoning District, upon approval by the Zoning Administrator.

- d) The project meets all the minimum requirements of the Chapter 21.32 (F/40-UR) 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.
- e) The project is consistent with Chapter 21.86 (Airport Approaches Zoning) and does not require review by the Monterey County Airport Land Use Commission. The project does not affect any aircraft zones identified in Section 21.86.040 of MCC and the proposed height is within limitations outlined in Section 21.86.060 MCC.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** 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 the project in the installation of a new wireless communication facility, which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small structures), and there no exceptions pursuant to Section 15300.2;
2. Approve a Use Permit to allow the establishment of a wireless communications facility consisting of construction of a 65-foot tall wireless communication pole, and 112 square feet equipment shelter, a back-up diesel generator all located within an 24 square foot, 8-foot tall security fence enclosure.



Mike Novo, Zoning Administrator

SEP 13 2019

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEP 23 2019.

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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN190039

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN190039) allows the installation of a new wireless communication facility. The property is located at 41652 Maple Avenue, Greenfield (Assessor's Parcel Number 109-092-011-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant 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 (PLN190039) allowing the installation of a new wireless communication facility (Resolution Number 19-031) was approved by Zoning Administrator for Assessor's Parcel Number 109-092-011-000 on [Date the permit was approved]. 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)

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. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

5. 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 and 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 65 feet.

7. 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.

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. NSF CHECK RETURN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: CHECK RETURNED 02/08/2019 DUE TO INCORRECT PAYMENT ON E-CHECK SHOULD HAVE BEEN FOR 7000.00 AND WAS PAID FOR \$7884.67 A \$38.00 NSF CHARGE WAS ASSESSED TOTAL ABOUT DUE IS \$7922.67

Compliance or Monitoring Action to be Performed: PAY AMOUNT DUE PLUS 38.00 NSF CHARGES



SITE NUMBER: CCL01746
FA NUMBER: 14568071
LTE 1C MRSFR049032
PTN# 3701A0GDFX

SITE NAME: GREEN VALLEY HARVEST
41652 MAPLE AVANUE,
GREENFIELD, CA 93927
MONOPINE/OUTDOOR

ENGINEERING

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA TITLE 24
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA MECHANICAL CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: JUAN NAVARRO & MARY NAVARRO
ADDRESS: 222 SIRRAH WAY GREENFIELD CA 93927

APPLICANT: AT&T
ADDRESS: 5001 EXECUTIVE PARKWAY,
SAN RAMON, CALIFORNIA 94583

LATITUDE (NAD 83): 36.324594'
LONGITUDE (NAD 83): -121.230308'
LONGITUDE/LATITUDE TYPE: NAD 88
GROUND ELEVATION: ±267.2 AMSL
APN #: 109-092-011/109-092-012
ZONING JURISDICTION: COUNTY OF MONTEREY
CURRENT ZONING: TWR
POWER COMPANY: PG&E
PROPOSED USE: UNMANNED TELECOM FACILITY
LEASE AREA (SF): 400

PROJECT TEAM

PROJECT MANAGER:
VINCULUMS SERVICES
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: MICHELE PHIPPEN
PH: (925) 895-3734
EMAIL: MPHIPPEN@VINCULUMS.COM

A/E:
INTELOCITY, LLC
1875 CORONADO AVE.
SIGNAL HILL, CALIFORNIA 90755
CONTACT: SONNY VIERNES
PH: 562-230-3519
EMAIL:
SONNY.VIERNES@INTELOCITY.COM

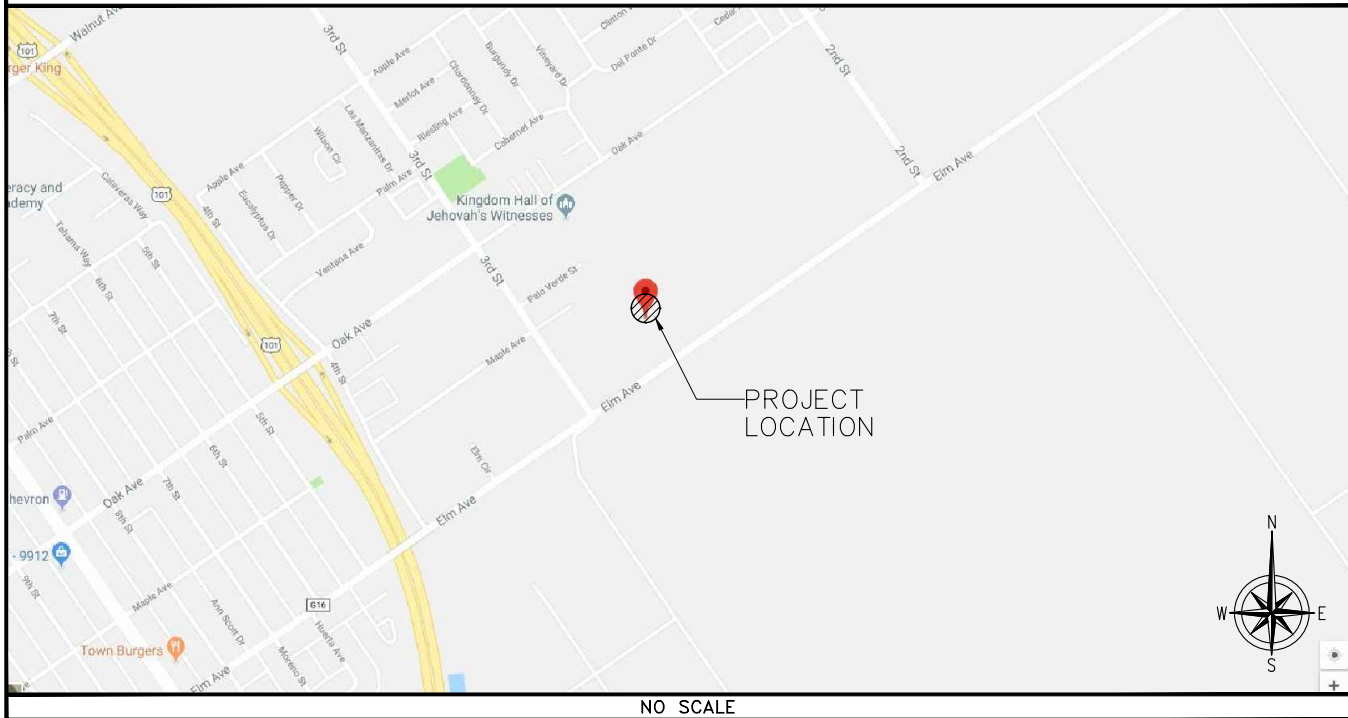
SITE ACQUISITION:
TSJ CONSULTING INC.
27130 PASEO ESPADA #A-1426
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

ZONING:
TSJ CONSULTING INC.
27130 PASEO ESPADA #A-1426
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

RF ENGINEER:
AT&T
5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583
CONTACT: HARPREET SINGH
PH: (248) 885-5496
EMAIL: HS357S@ATT.COM

CONSTRUCTION MANAGER:
VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: FLOYD GREEN
PH: (480) 528-1927
EMAIL: FGREEN@VINCULUMS.COM

VICINITY MAP



NOTES

OWNER(S): NAVARRO JUAN & NAVARRO MARY

APNS: 109-092-011 & 109-092-012

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. 28262112, DATED DECEMBER, 06 2018. WITHIN SAID TITLE REPORT THERE ARE TEN (10) EXCEPTIONS LISTED, ONE (1) OF WHICH ARE EASEMENTS AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060195, PANEL NO. 08506, DATED APRIL 2, 2009, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

LAT. 36° 19' 28.54" N NAD 83
LONG. 121° 13' 49.11" W NAD 83
ELEV. 267.2' 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.

TOWER LEASE AREA DESCRIPTION:

BEING A PORTION OF THE ABOVE DESCRIBED LESSOR'S PROPERTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH MOST CORNER OF SAID LESSOR'S PROPERTY, THENCE SOUTH 33°02'50" EAST, A DISTANCE OF 359.65 FEET TO THE POINT OF BEGINNING;

COURSE 1) THENCE S 33°12'24" E, A DISTANCE OF 45.00 FEET;
COURSE 2) THENCE S 56°47'36" W, A DISTANCE OF 30.00 FEET;
COURSE 3) THENCE N 33°12'24" W, A DISTANCE OF 45.00 FEET;
COURSE 4) THENCE N 56°47'36" E, A DISTANCE OF 6.00 FEET TO POINT 'A';
COURSE 5) THENCE CONTINUING N 56°47'36" E, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,350 SQUARE FEET, MORE OR LESS.

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 HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 33°12'24" W, A DISTANCE OF 86.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET;
COURSE 2) THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 15.71 FEET;
COURSE 3) THENCE S 56°47'36" W, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET;
COURSE 4) THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGEL OF 90°00'00", FOR AN ARC LENGTH OF 78.54 FEET;
COURSE 5) THENCE N 33°12'24" W, A DISTANCE OF 47.22 FEET;
COURSE 6) THENCE N 64°49'23" W, A DISTANCE OF 48.00 FEET TO THE TERMINUS OF THE DESCRIPTION.

UTILITY EASEMENT DESCRIPTION:

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

BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';

COURSE 1) THENCE N 33°12'24" W, A DISTANCE OF 86.23 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00 FEET;
COURSE 2) THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC LENGTH OF 15.71 FEET;
COURSE 3) THENCE S 56°47'36" W, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET;
COURSE 4) THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGEL OF 90°00'00", FOR AN ARC LENGTH OF 78.54 FEET;
COURSE 5) THENCE N 33°12'24" W, A DISTANCE OF 90.00 FEET;
COURSE 6) THENCE N 41°41'40" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST LINE OF MAPLE AVENUE AND THE TERMINUS OF THIS DESCRIPTION.

EASEMENT(S) PER TITLE REPORT:

4. GRANT OF EASEMENT
IN FAVOR OF: CITY OF GREENFIELD, A MUNICIPAL CORPORATION
RECORDED ON: 10/26/1979
RECORDED IN: DEED BOOK 1368, PAGE 570



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SPACE RESERVED FOR PROFESSIONAL SEAL

| REVISION | | | |
|----------|----------------|----|----------|
| NO. | DESCRIPTION | BY | DATE |
| 0 | PRELIM. ISSUE | EJ | 12/13/18 |
| 1 | ADD LEASE AREA | DA | 01/10/19 |
| 2 | TITLE REVIEW | EJ | 01/28/19 |
| | | | |
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DRAWN BY: EJ
CHECKED BY: DA
DATE DRAWN: 12/07/18
SMITHCO JOB #: 56-864

SITE NAME

CCL01746
GREEN VALLEY
HARVEST

SITE ADDRESS

41652 MAPLE AVE
GREENFIELD CA 93927

MONTEREY COUNTY

SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY

SHEET

C-1

LESSOR'S PROPERTY LEGAL DESCRIPTION:

PARCEL I:

LOTS 24, 27, 28 AND 29 AS SAID LOTS ARE SHOWN ON THE CERTAIN MAP ENTITLED, "MAP OF THE CLARK COLONY, MONTEREY COUNTY, CALIF., SURVEYED BY H.B. FISHER, SURVEYOR & C.E., 1905 ", FILED FOR RECORD JULY 19, 1905 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 1 OF MAPS, "CITIES AND TOWNS", AT PAGE 64.

EXCEPTING THEREFROM THAT PORTION OF LOTS 27 AND 28 CONVEYED BY C. BORZINI, ET UX, TO RICHARD C. DOUGLAS AND MARION SHIRLEY DOUGLAS, HIS WIFE, AS JOINT TENANTS, RECORDED APRIL 29, 1940, IN VOLUME 663, OFFICIAL RECORDS AT PAGE 351, MONTEREY COUNTY RECORDS.

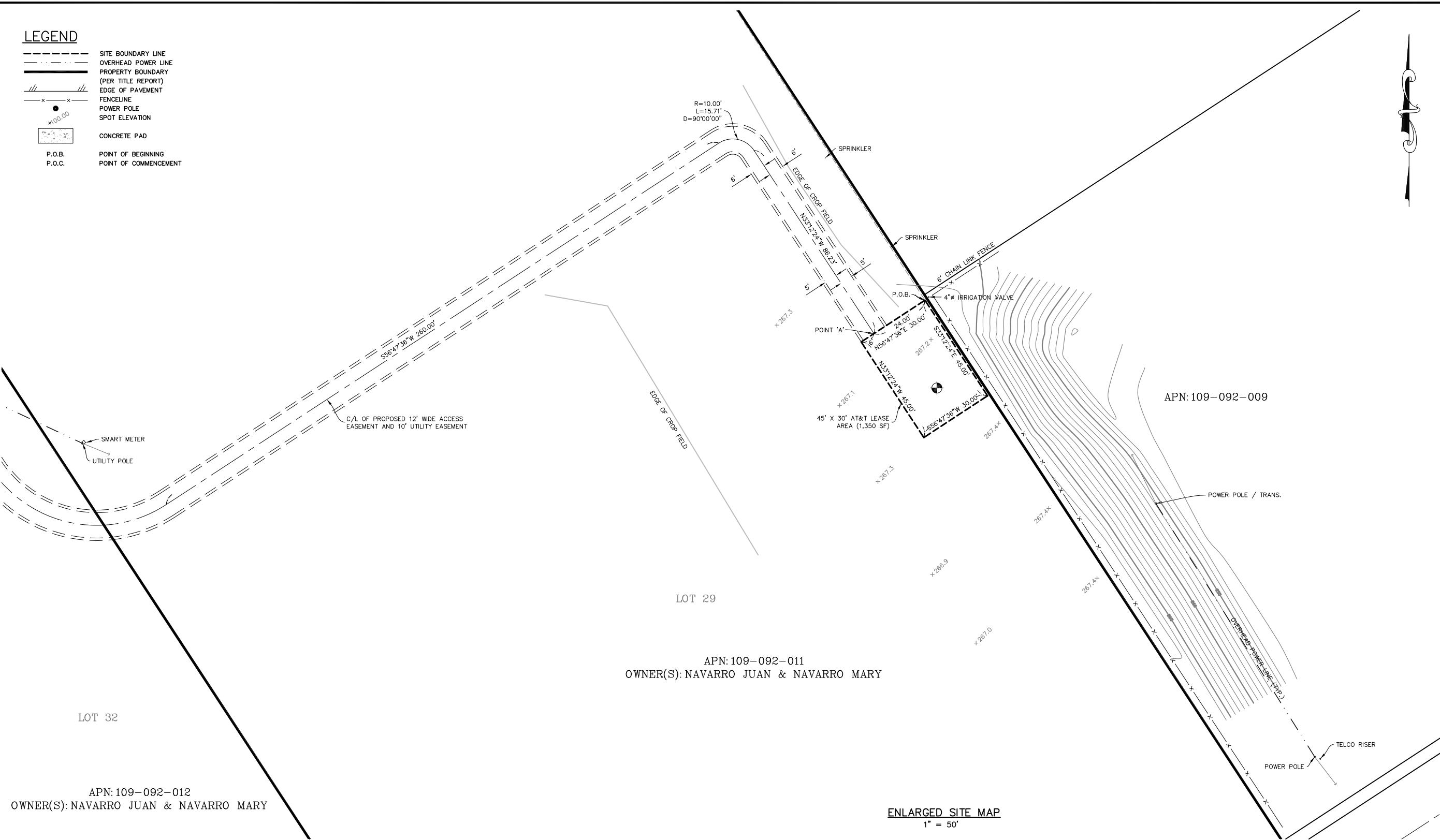
ALSO EXCEPTING THEREFROM THAT PORTION OF LOTS 24, 27 AND 28 CONVEYED BY BOB CARACCIOLI AND MELVINA CARACCIOLI, HUSBAND AND WIFE, AND CHARLIE CARACCIOLI CONVEYING HIS SEPARATE PROPERTY TO COUNTY OF MONTEREY, A BODY POLITIC AND CORPORATE BY DEED DATED APRIL 06, 1960 AND RECORDED JUNE 03, 1960 IN VOLUME 2057 OF OFFICIAL RECORDS AT PAGE 239, MONTEREY COUNTY RECORDS.

PARCEL II:

EASEMENT FOR AN IRRIGATION DITCH 5 FEET WIDE LYING ALONG, CONTIGUOUS TO AND NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF LOT 32. (SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF ELM AVE.), AS SAID LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED, CERTAIN MAP ENTITLED, "MAP OF THE CLARK COLONY, MONTEREY COUNTY, CALIF., SURVEYED BY H.B. FISHER, SURVEYOR & C.E., 1905 ", FILED FOR RECORD JULY 19, 1905 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME 1 OF MAPS, "CITIES AND TOWNS", AT PAGE 64.

AND BEING THE SAME PROPERTY CONVEYED TO JUAN NAVARRO AND MARY NAVARRO FROM DALE T. GROGAN, AS CO-SUCCESSOR TRUSTEE OF THE ALLRED FAMILY TRUST DATED APRIL 19, 1990 BY GRANT DEED DATED MARCH 28, 2012 AND RECORDED APRIL 02, 2012 IN INSTRUMENT NO. 2012019398.

TAX PARCEL NOS. 109-092-010-000, 109-092-011-000



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REVISION

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DRAWN BY: EJ
CHECKED BY: DA
DATE DRAWN: 12/07/18
SMITHCO JOB #: 56-864

SITE NAME

CCL01746
GREENFIELD

SITE ADDRESS

41652 MAPLE AVE
GREENFIELD CA 93927

MONTEREY COUNTY

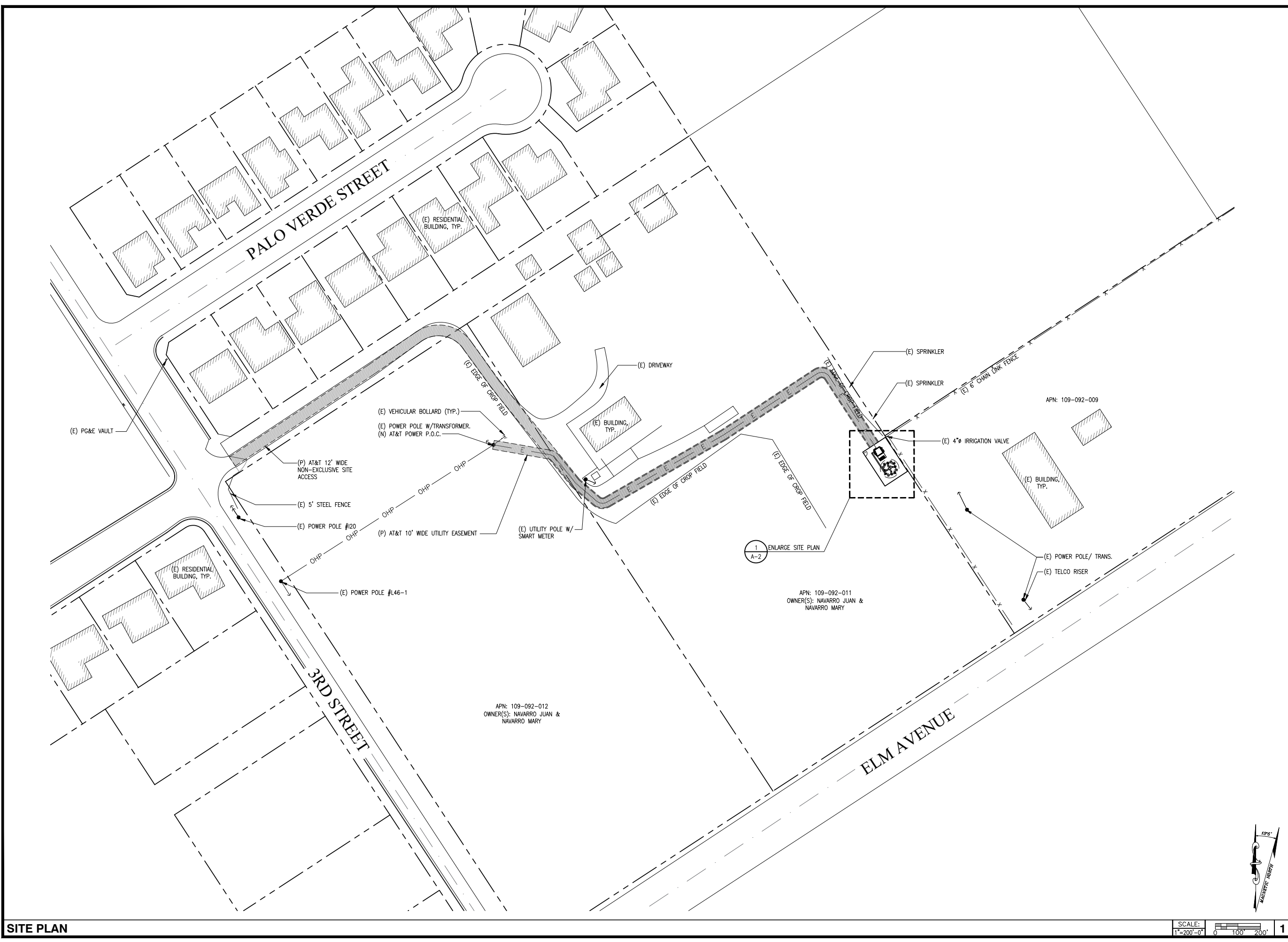
SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY

SHEET

C-2



SITE PLAN

SCALE: 1"=200'-0" 0 100' 200' 1



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

| REV | DATE | DESCRIPTION | INT |
|-----|----------|----------------------|-----|
| 1 | 01/28/19 | 100% ZONING DRAWINGS | PDC |
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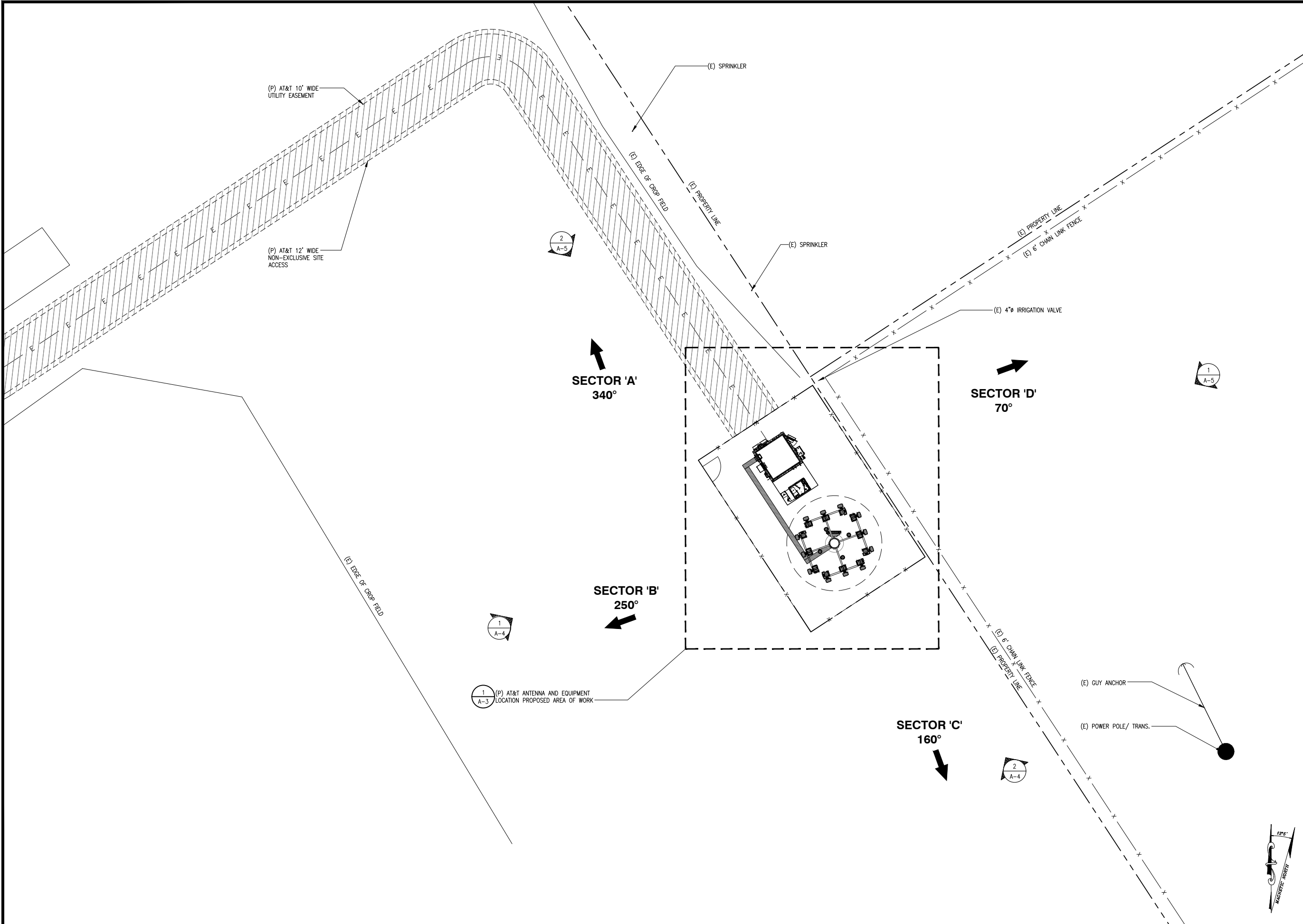
CCL01746
GREEN VALLEY HARVEST
41652 MAPLE AVENUE
GREENFIELD, CA 93927
MONOPINE/OUTDOOR

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:



1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

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|-----|----------|----------------------|-----|
| 1 | 01/28/19 | 100% ZONING DRAWINGS | PDC |
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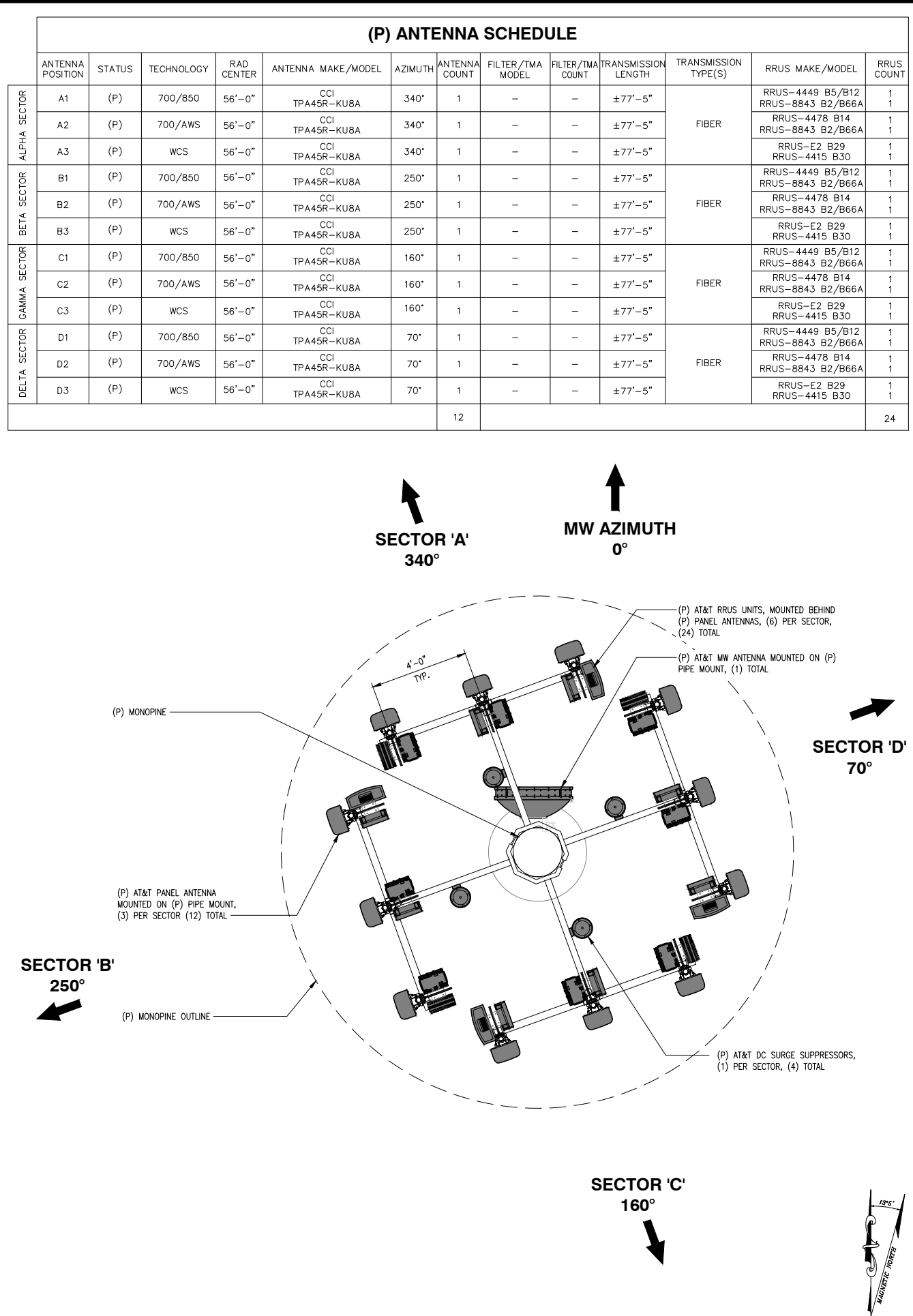
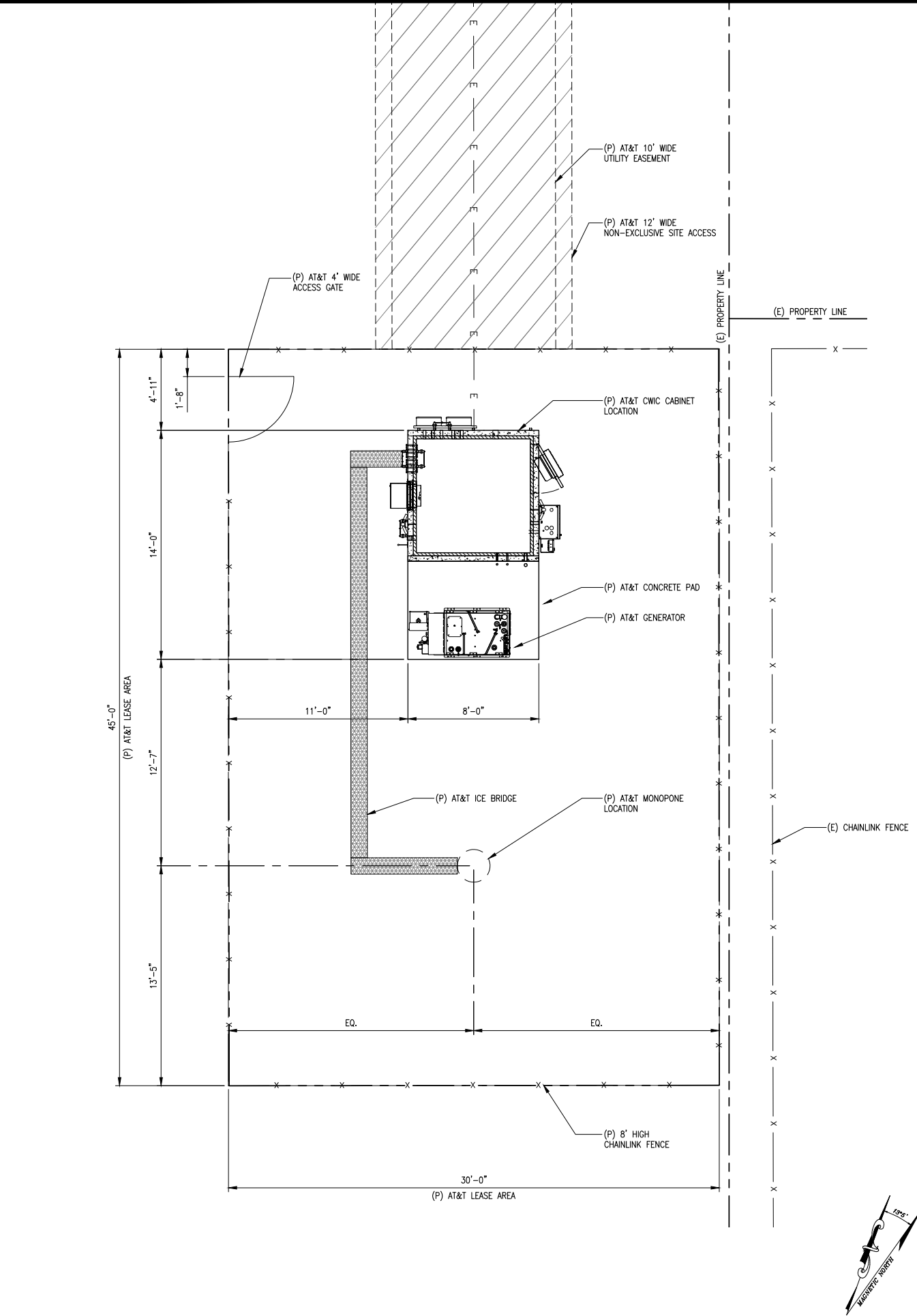
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GREEN VALLEY HARVEST
41652 MAPLE AVENUE
GREENFIELD, CA 93927
MONOPINE/OUTDOOR

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER

A-2



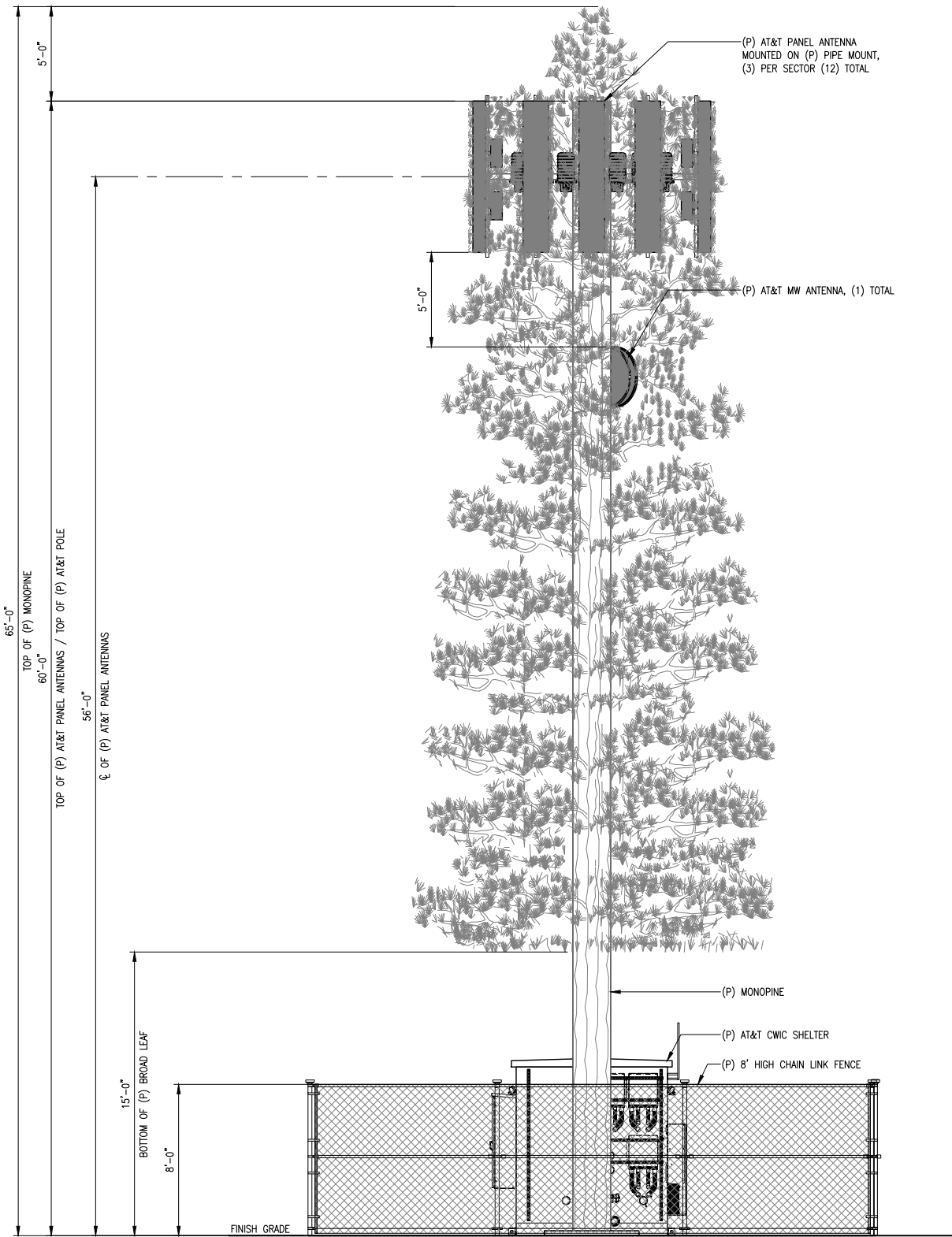
| PLANS PREPARED BY: | | | |
|---------------------------|----------|----------------------|-----|
| INTELOCITY | | | |
| DESIGN BUILD INNOVATE | | | |
| 1875 Coronado Ave | | | |
| Signal Hill, CA 90755 | | | |
| A NUWAVE COMPANY | | | |
| REV | DATE | DESCRIPTION | INT |
| 1 | 01/28/19 | 100% ZONING DRAWINGS | PDC |
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GREEN VALLEY HARVEST
41652 MAPLE AVENUE
GREENFIELD, CA 93927
MONOPINE/OUTDOOR

SHEET TITLE
EQUIPMENT/ANTENNA PLAN
ANTENNA/RRU SCHEDULES

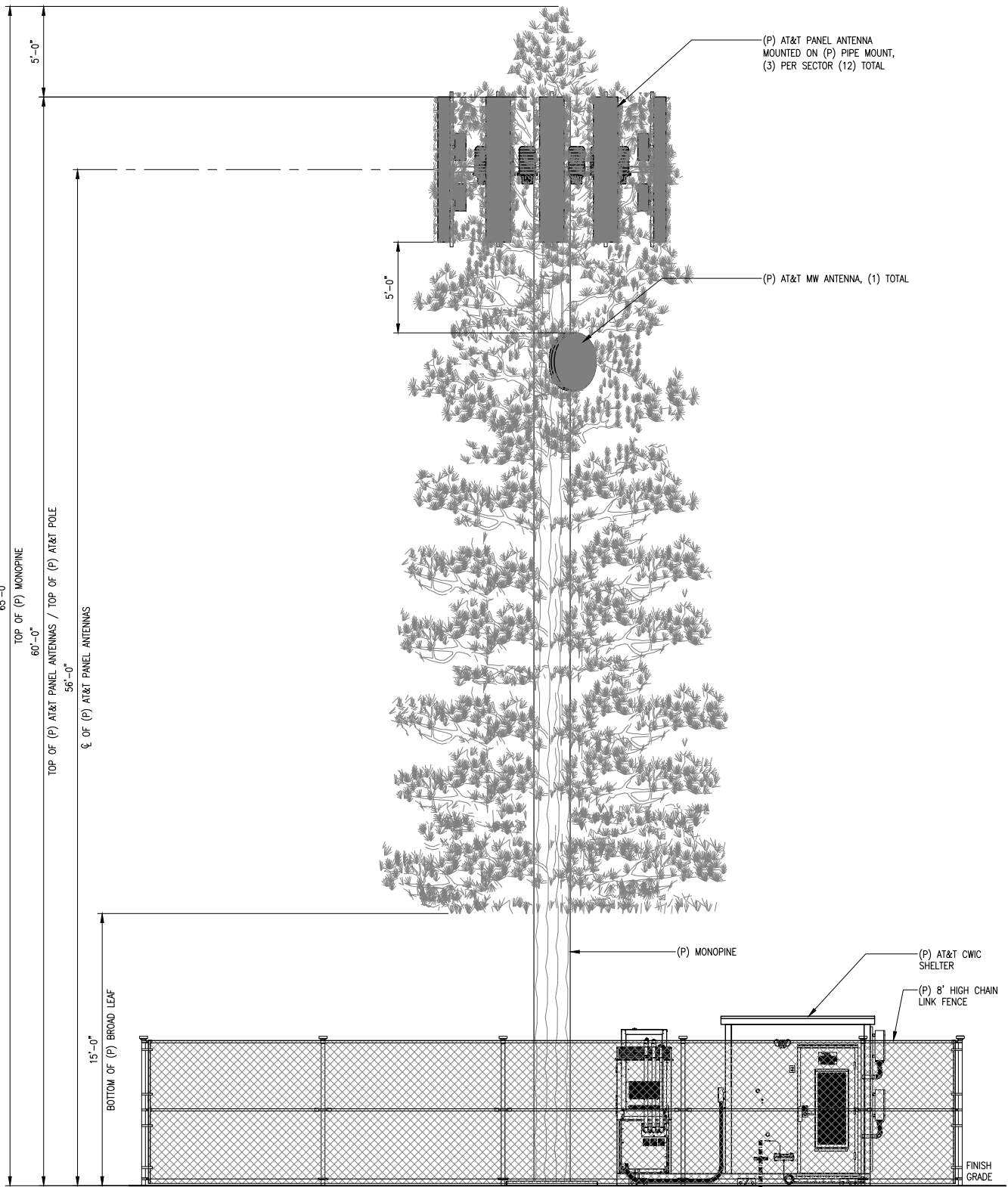
SHEET NUMBER
A-3



SOUTHEAST ELEVATION

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

2



NORTHEAST ELEVATION

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

1

5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

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Signal Hill, CA 90755

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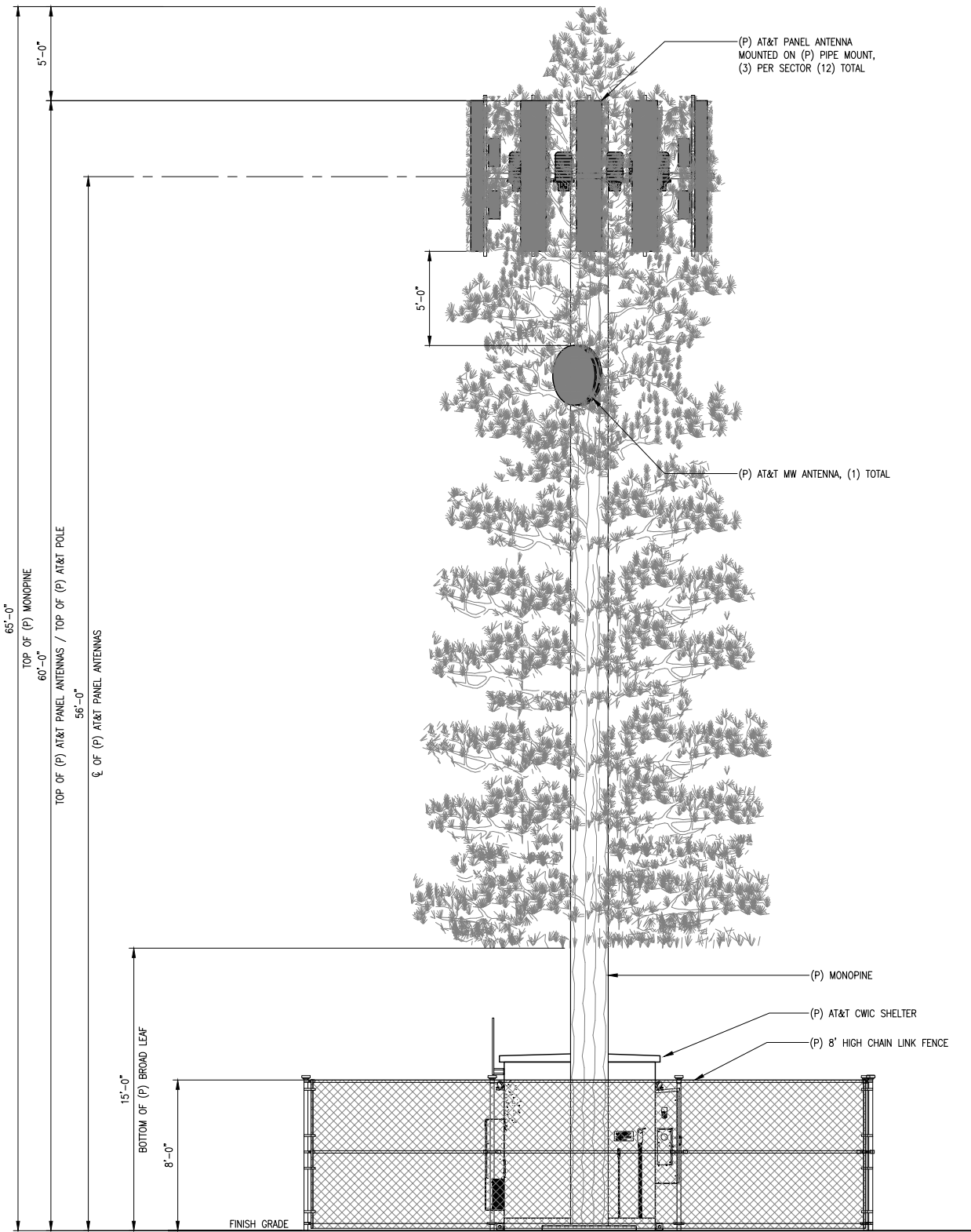
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|-----|----------|----------------------|-----|
| | | | |
| 1 | 01/28/19 | 100% ZONING DRAWINGS | PDC |
| 0 | 01/08/19 | 90% ZONING DRAWINGS | CKR |
| REV | DATE | DESCRIPTION | INT |

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41652 MAPLE AVENUE
GREENFIELD, CA 93927
MONOPINE/OUTDOOR

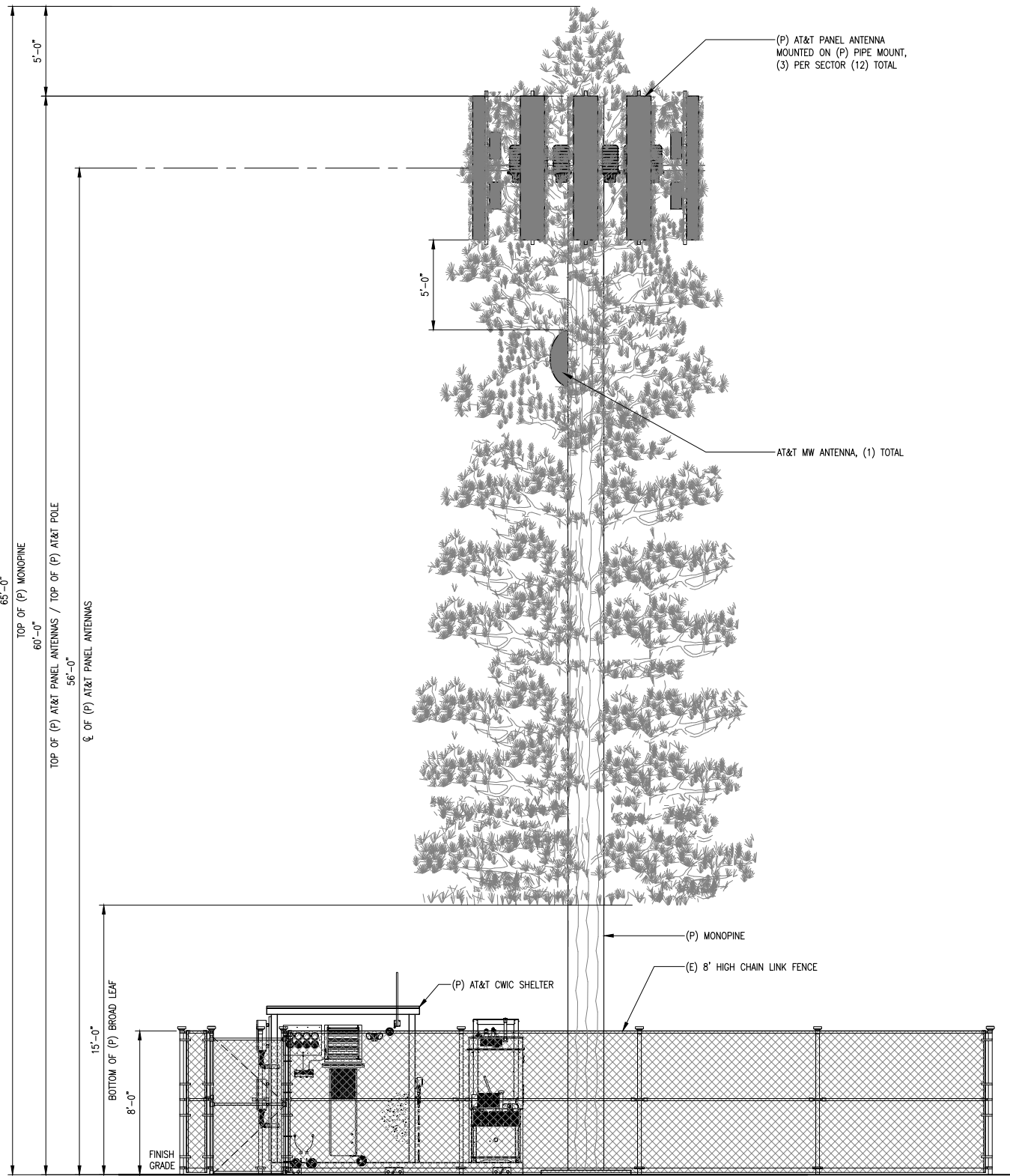
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4




NORTHWEST ELEVATION

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



SOUTHWEST ELEVATION

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



5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583



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Signal Hill, CA 90755

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GREENFIELD, CA 93927
MONOPINE/OUTDOOR

SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-5