

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

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

In the matter of the application of:

**OP MURPHY (AT&T MOBILITY)
(PLN200073)**

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project categorically exempt per section 15303 of the California Environmentally Quality Act; and
- 2) Approving a Use Permit to allow the installation of a 125-foot high communications monopole and a 588 square foot fenced equipment area and associated equipment, including a walk-in cabinet and diesel generator; and
- 3) Approving a variance to allow a lot coverage of 5.81 percent.

[PLN200073, AT&T OP Murphy, 31450 Hwy 101, Gonzales, Central Salinas Valley Area Plan (APN 257-041-012-000)]

The OP Murphy Produce Company Inc. (AT&T) application (PLN200037) came on for public hearing before the Monterey County Planning Commission on March 31, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Central Salinas Valley Area Plan
 - Monterey County Zoning Ordinance (Title 21);A variance is required to allow the addition of 210 square feet of lot coverage on a property that is already over the maximum allowable lot coverage within the Farmland Zoning District (See Finding 7). 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 31450 Hwy 101, Gonzales (APN 257-041-012-000), Central Salinas Valley Area Plan, and is zoned Farmland/40-acres per unit (F/40). Wireless communications facilities are allowed within the Farmland zoning category subject to a use permit pursuant to Section 21.64.310. Therefore, the project is an allowed land use for this site.
- c) The project has been sited and designed to meet the requirements for wireless communications facilities specified in Section 21.64.310 (see Finding 6).
- d) The project was not referred a Land Use Advisory Committee (LUAC) for review, as one does not exist for the Central Salinas Area Plan area.
- e) The project was reviewed by the Agricultural Advisory Committee on June 20, 2020. The committee voted 11-0 to recommend approval of the project.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN200073.

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: HCD- Planning, Gonzales Rural Fire Protection District, HCD-Public Works, HCD-Environmental Services, and the Environmental Health Bureau. 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:
 - “Geotechnical Investigation Report” prepared by Mid Pacific Engineering, Inc., Redding, CA, November 2, 2020.
 - “Electromagnetic Energy (EME) Exposure Report” prepared by OSC Engineering, Pleasanton, CA, March 25, 2020.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN200073.

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 HCD - Planning, Gonzales Rural Fire Protection District, HCD - Public Works, HCD-Environmental Services, and the Environmental Health Bureau. 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. The project will not require water or wastewater services and 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) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN200037.

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 HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on February 22, 2021 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 HCD-Planning for the proposed development are found in Project File PLN200073.

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 construction of a new wireless telecommunications facility, measuring 125 feet tall in a 588 square foot fenced area.
 - c) No adverse environmental effects were identified during staff review of the development application during a virtual site visit on February 22, 2021.
 - 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 HCD-Planning for the proposed development found in Project File PLN200073.

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 development of a wireless communications facility consisting of a 125-foot monopole, and a 588 square foot equipment area to include all associated transmission cables, a walk-in cabinet, and a generator.
 - b) Pursuant to the requirements in MCC Section 21.64.310(C)(5) the County analyzed potential visual impacts which could result from the placement of the facility, and finds that the proposed facility will not create a significant visual impact from adjacent properties or roadways. The subject property is not in a designated visually sensitive area pursuant to MCC Title 21 (Zoning Ordinance). The proposed facility will be visible to passing motorist from Hwy 101; however, the facility will be located 500 feet from the edge of the roadway and will be partially obscured from view by the existing agricultural processing building and existing utility poles. Conditions have been incorporated that require non-glare color treatment, that would reduce the visual impacts in the event of technological advances, and that would require removal and restoration of the site in case of termination of use (Condition Nos. 5 and 7).
 - c) Colocation opportunities were analyzed for the proposed project. There are no existing wireless facilities that could be used for colocation and meet coverage objectives. The applicant provided evidence of a search conducted via AntennaSearch.com showing that no towers exist within a 2-mile radius of the target location. The closest towers were shown to be 4 and 4 miles away, which would not meet coverage objectives.
 - 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. 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 HCD-Planning for the proposed development are found in Project File PLN200037.

7. **FINDING:** **VARIANCE-** Because of special circumstances applicable to subject property, including size, location and surroundings, the strict application of the Zoning Code is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; The variance will not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which such property is situated; and the Variance does not grant a use or activity which are not otherwise expressly authorized in the Farmland Zone.

- EVIDENCE:**
- a) Special Circumstances: The subject parcel is unusually small (27 acres), compared to surrounding parcels, most of which are well over 200 acres. The property is also unique in that a significant portion is already developed with an agricultural processing plant, whereas most surrounding properties are strictly in agricultural cultivation. The processing plant has existed longer than any available County records, and existing development places coverage for the property just over the 5 percent coverage limit. The additional coverage of 210 square feet is negligible compared to the size of the property and of the existing building and the 0.02% increase in lot coverage is infinitesimal..
 - b) Special Privileges: Other properties in the vicinity and zone could be developed with a wireless communications tower without the need for a variance because most properties are significantly larger and contain little existing structural development.
 - c) Authorized Use: A wireless communications facility is allowed with a use permit in the Farmlands zoning district pursuant to Section 21.64.310.

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

EVIDENCE: Section 21.80.040(D) of the Monterey County Zoning Ordinance (Title 21) states that the Board of Supervisors is the appeal authority to consider appeals from discretionary decisions.

DECISION

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

1. Find the project 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 development of a wireless telecommunications facility including a 125-foot-high communications monopole and a 588 square foot fenced equipment area and associated equipment, including a walk-in cabinet and diesel generator; and
3. Approve a variance to a building site coverage of 5.81 percent.

in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of March, 2021.

Erik V. Lundquist, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

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 OF 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 HCD-Planning and HCD-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

PLN200073

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN200073) allows a new wireless communication facility, including a 125 foot tall monopole. The property is located at 31450 Highway 101, Gonzales (Assessor's Parcel Number 257-041-012-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means Applicant* and its successors and assigns. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Applicant (Applicant*) and its successors and assigns shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Variance (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 257-041-012-000 on March 31, 2021. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

Compliance or 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: RMA-Planning

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

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

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

5. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

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

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

6. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

9. EHSP01 – NEW PUBLIC WATER SYSTEM PERMIT

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, California Health and Safety Code, California Safe Drinking Water Act, and Title 22 of the California Code of Regulations, obtain a new water system permit from the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to final inspection of construction permit, the Transient Community Public Water System shall be demonstrated to be in compliance with EHB requirements.



at&t

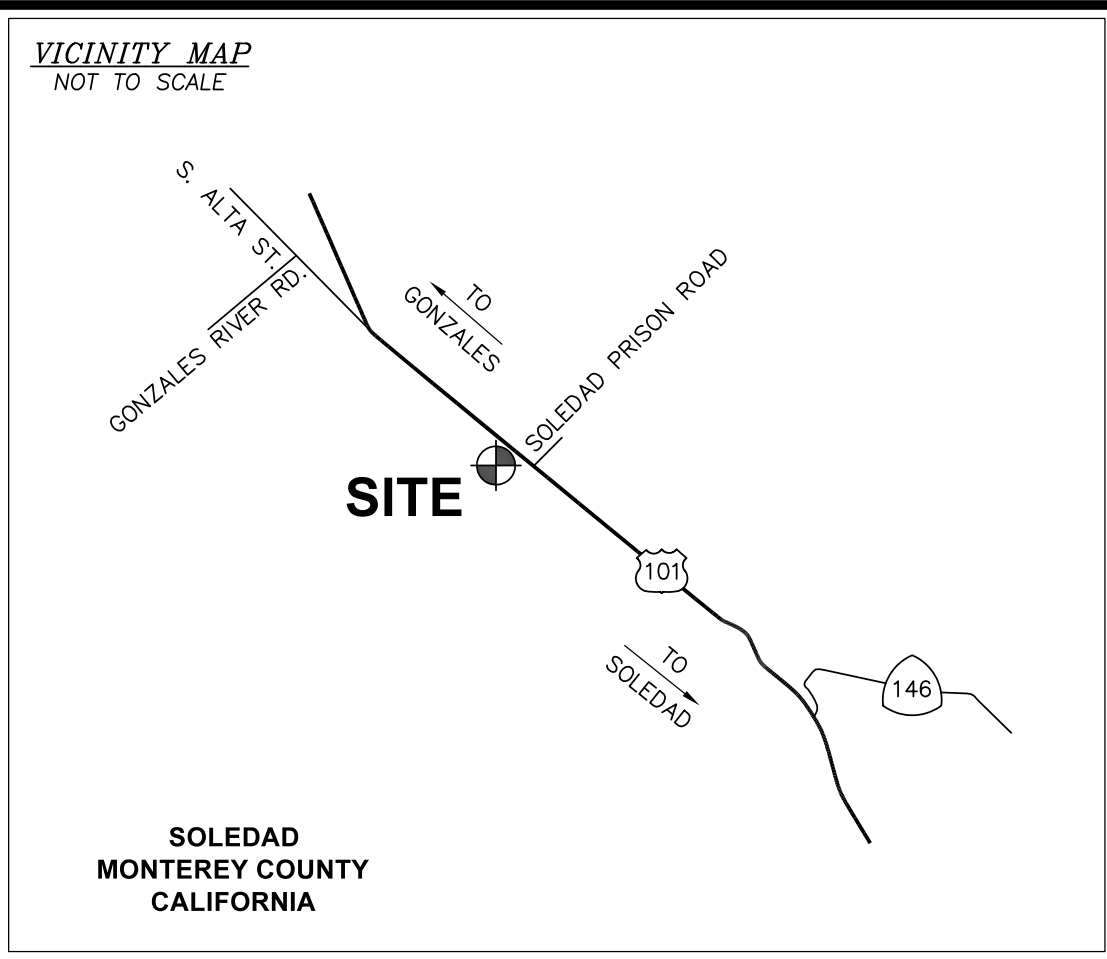
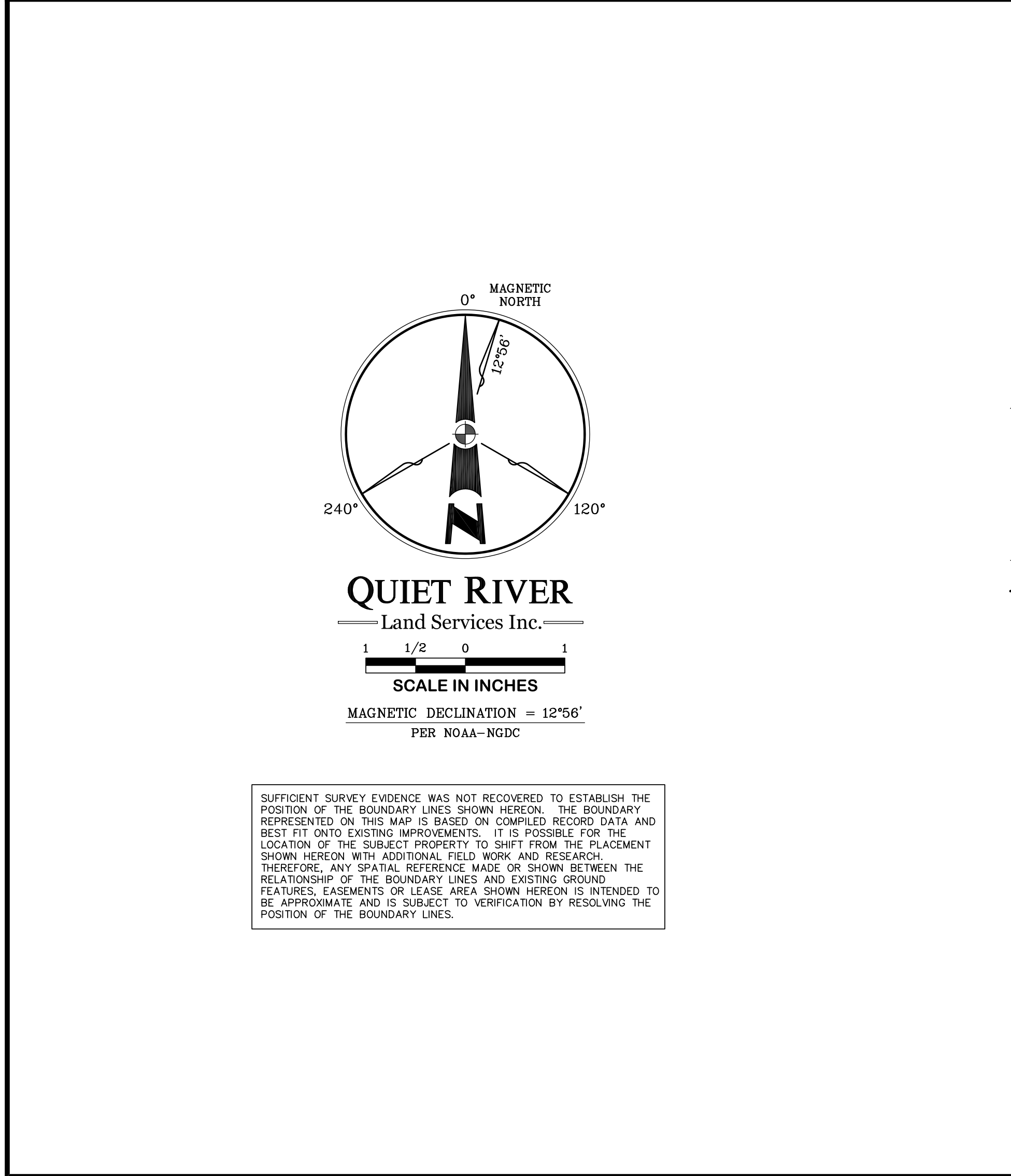
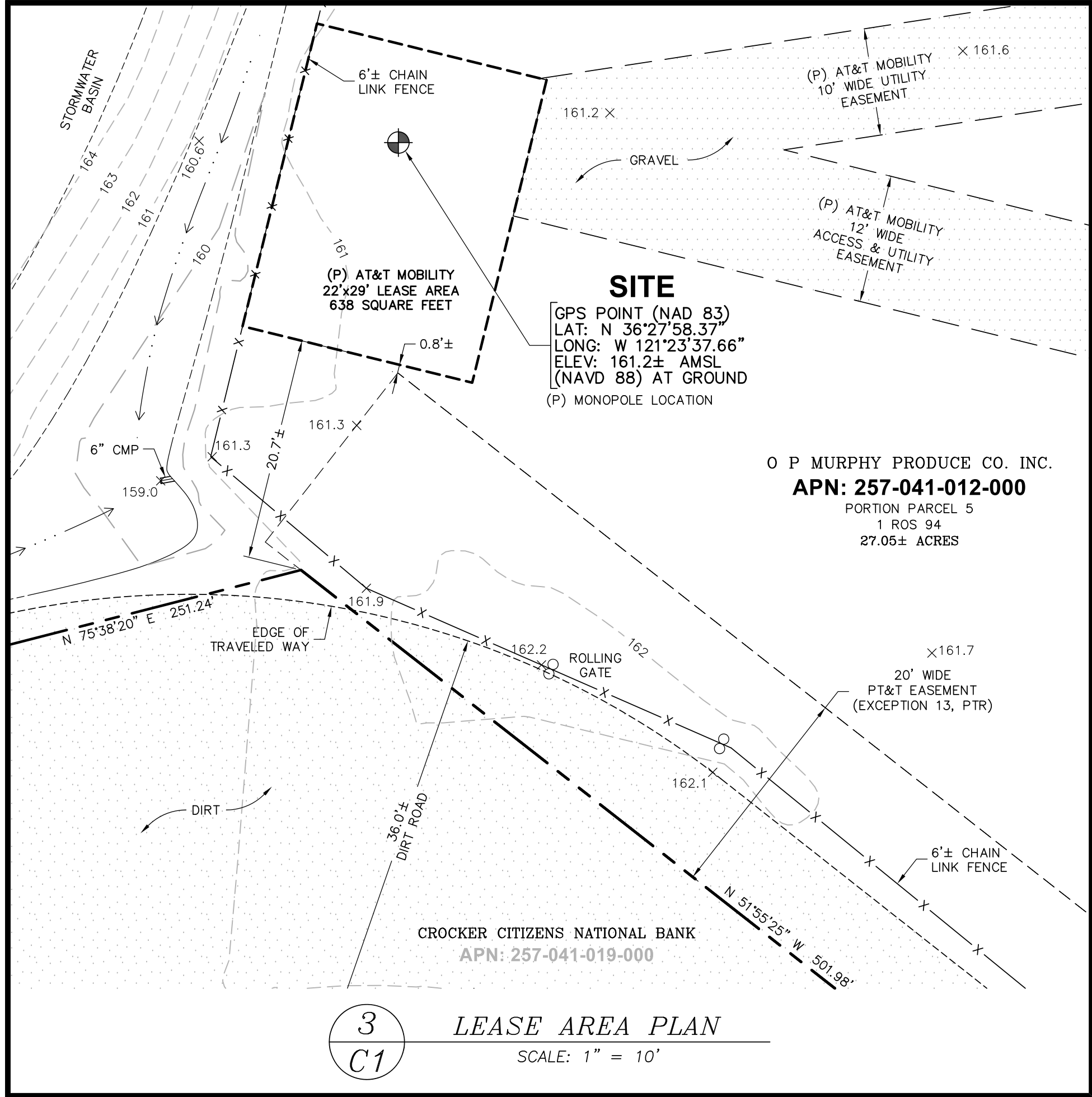
O.P. MURPHY & SONS
CCL02226

31450 US 101
SOLEDAD, CA 93960

PROJECT REFERENCE NUMBERS

SITE I.D.: CCL02226
US I.D.: 281475
FA NO.: 15063610
ORACLE NO.: 3701A0RDFB
PACE NO.: MRSFR065255
PROGRAM: NSB

PROJECT DESCRIPTION		PROJECT INFORMATION		PROJECT TEAM		SHEET INDEX																																																					
<p>SCOPE OF WORK:</p> <p>THIS IS AN APPLICATION FOR A PROPOSED, UNMANNED AT&T MOBILITY SERVICES FACILITY CONSISTING OF:</p> <ul style="list-style-type: none">INSTALLATION OF AT&T EQUIPMENT LEASE AREA (APPROX. 638' SQ. FT.); INSTALLATION OF PROPOSED AT&T 8'-0"x8'-0" OUTDOOR CONCRETE WALK-IN CABINET (C.W.I.C.) & 30KW DIESEL GENERATOR MOUNTED ON PROPOSED CONCRETE PAD INSIDE PROPOSED 8'-0" HIGH CHAIN-LINK FENCE ENCLOSUREINSTALLATION OF PROPOSED 125'-0" TALL MONOPOLE (DESIGN BY OTHERS): LOCATION OF PROPOSED AT&T PANEL ANTENNAS (3 PER SECTOR, 4 SECTORS; 12 TOTAL), REMOTE RADIO UNITS, AND DC SURGE SUPPRESSORS MOUNTED BEHIND PROPOSED ANTENNASASSOCIATED UTILITIES/COMMUNICATIONS WIRING AS REQUIRED		<p>SITE ADDRESS:</p> <p>31450 US 101 SOLEDAD, CA 93960</p> <p>PROPERTY OWNER:</p> <p>O.P. MURPHY PRODUCE CO. INC. PO BOX 761688 SAN ANTONIO, TX 78245</p> <p>LATITUDE (NAD83):</p> <p>36° 27' 58.37" N</p> <p>LONGITUDE (NAD83):</p> <p>-121° 23' 37.66" W</p> <p>ELEVATION (NAD88):</p> <p>±161.2' A.M.S.L.</p>		<p>A.P.N.:</p> <p>257-041-012-000</p> <p>JURISDICTION:</p> <p>COUNTY OF MONTEREY</p> <p>ZONING CLASSIFICATION:</p> <p>F-40 (FARMING)</p> <p>CURRENT USE:</p> <p>FARMING</p> <p>PROPOSED USE:</p> <p>FARMING / TELECOMMUNICATION</p> <p>CONSTRUCTION TYPE:</p> <p>N/A</p>		<p>APPLICANT/LESSEE:</p> <p>AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: BRADLEY HEAD PHONE: (925) 963-7370</p> <p>LEASING MANAGER:</p> <p>DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 CONTACT: TOM DERKAS PHONE: (925) 202-3333 EMAIL: tomderkas@gmail.com</p> <p>ZONING MANAGER:</p> <p>DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 CONTACT: TOM DERKAS PHONE: (925) 202-3333 EMAIL: tomderkas@gmail.com</p>		<p>ARCHITECT:</p> <p>DELTA GROUPS ENGINEERING 6800 KOLL CENTER PARKWAY SUITE 225 PLEASANTON, CA 94566 PHONE: (925) 468-0115 FAX: (925) 468-0355</p> <p>SURVEYOR:</p> <p>QUIET RIVER LAND SURVEYING, INC. 6747 SIERRA COURT, SUITE K DUBLIN, CA 94568 CONTACT: KEVIN M. MCGUIRE PHONE: (925) 734-6788 EMAIL: kvnm@quiet-river.com</p> <p>RF ENGINEER:</p> <p>AT&T MOBILITY 5001 EXECUTIVE PARKWAY, 4W750D SAN RAMON, CA 94583 CONTACT: HARPREET SINGH EMAIL: hs357s@att.com</p> <p>CONSTRUCTION MANAGER:</p> <p>BECHTEL 3180 CROW CANYON PL. SUITE 205 SAN RAMON, CA 94583 CONTACT: GRACIANO DONGALA PHONE: (480) 286-8658 EMAIL: gdongala@bechtel.comm</p>		<p>T1 TITLE SHEET</p> <p>C1 SURVEY</p> <p>A1 OVERALL SITE PLAN</p> <p>A2 ENLARGED SITE PLAN</p> <p>A3 EQUIPMENT & ANTENNA LAYOUTS</p> <p>A4.1 NORTH & WEST ELEVATIONS</p> <p>A4.2 SOUTH & EAST ELEVATIONS</p>																																																	
CODE COMPLIANCE		VICINITY MAP		DIRECTIONS FROM AT&T		RF DATA SHEET																																																					
<p>SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.</p> <p>2019 CA ADMINISTRATIVE CODE 2019 CA BUILDING CODE 2019 CA ELECTRICAL CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE 2019 CA FIRE CODE 2019 ENERGY CODE</p> <p>SUBCONTRACTORS' WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES (SFBC, SFFC, SFMC, SFEC) AND CITY/COUNTY ORDINANCES.</p> <p>FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS EXEMPT BASED ON ADA STANDARDS 203.5 AND CBC 11B-203.5 "MACHINERY SPACES."</p> <p>FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.</p>				<p>FROM AT&T MOBILITY OFFICES LOCATED AT 5001 EXECUTIVE PARKWAY IN SAN RAMON, CA:</p> <p>DRIVING DIRECTIONS FROM AT&T OFFICE @ 5001 EXECUTIVE PARKWAY, SAN RAMON, CA: GET ON I-680 S FROM BOLLINGER CANYON RD. HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR. TURN RIGHT ONTO SUNSET DR. USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD. USE THE RIGHT TO MERGE ONTO I-680 S TO SAN JOSE. USE THE RIGHT 3 LANES TO MERGE ONTO US-101 S TOWARD LOS ANGELES. TAKE EXIT 307 TOWARD CORRECTIONAL FACILITY. DRIVE TO LANINI RD. TURN RIGHT ONTO LANINI RD SITE IS ON THE LEFT.</p>																																																							
				<p>APPROVALS</p> <table><tr><th>APPROVED BY:</th><th>INITIALS:</th><th>DATE:</th></tr><tr><td>AT&T:</td><td></td><td></td></tr><tr><td>VENDOR:</td><td></td><td></td></tr><tr><td>R.F.:</td><td></td><td></td></tr><tr><td>LEASING/LANDLORD:</td><td></td><td></td></tr><tr><td>ZONING:</td><td></td><td></td></tr><tr><td>CONSTRUCTION:</td><td></td><td></td></tr><tr><td>POWER/TELCO:</td><td></td><td></td></tr><tr><td>PG&E:</td><td></td><td></td></tr></table>		APPROVED BY:	INITIALS:	DATE:	AT&T:			VENDOR:			R.F.:			LEASING/LANDLORD:			ZONING:			CONSTRUCTION:			POWER/TELCO:			PG&E:																													
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PROPERTY INFORMATION		
Owner:	O P MURPHY PRODUCE CO. INC.	
Address:	P.O. BOX 761688 SAN ANTONIO, TX 78245	
Site:	CCL02226 / O.P. MURPHY & SONS	
Address:	31450 US 101 SOLEDAD, CA 93960	
Assessor's Parcel Number:	257-041-012-000	
Height of Building/Tower:	N/A	
Title Report:	TITLE REPORT FOR THIS PROPERTY WAS PROVIDED BY FIRST AMERICAN TITLE, REPORT NO. 5026900-6095673, DATED AS OF NOVEMBER 14, 2019.	
Legal Description:	PROPERTY SITUATED IN THE CITY OF SOLEDAD, COUNTY OF MONTEREY, STATE OF CALIFORNIA.	

<u>FEMA FLOOD ZONE DESIGNATION</u>		National Flood Insurance Program
County:	SANTA CRUZ	Effective Date: APRIL 2, 2009
Community-Panel Number:	06053C-0600-G	
The Flood Zone Designation for this site as plotted by scale is:		
ZONE X (NO SHADING) - AREAS OF MINIMAL FLOODING.		

<u>SURVEY DATA</u>	
<u>NAD 83 Datum:</u>	Lat: N 36°22'58.37" Long: W 121°23'37.66"
<u>Datum Base:</u>	NAD 83
<u>Equipment Used:</u>	CHCX900-OPUS Receiver
	(See Note 2)
<u>Site Ground Elevation:</u>	161.2± A.M.S.L. (NAVD88) AT (P) MONOPOLE
<u>Basis of Elevations:</u>	GLOBAL POSITIONING SYSTEM (GPS)
	(SEE NOTE 2)
<u>Basis of Bearings:</u>	RECORD OF SURVEY FILED IN BOOK 7 AT PAGE 30 IN THE RECORDS OF MONTEREY COUNTY, AND BEST FIT WITH EXISTING IMPROVEMENTS.
<u>Date of Field Survey:</u>	JANUARY 20, 2020

NOTES		
1.) This is not a boundary survey. This is a specialized topographic map with property lines and easements being a graphic depiction of various information gathered from preliminary title reports, back-up documents of record, maps and available monuments found during the field survey. No property monuments were set. No title research was performed by Quiet River Land Services, Inc.		
2.) The latitude, longitude and elevation shown hereon were derived from post-processed L-1/L-2 data collected using Navstar Global Positioning System (GPS) and a CHCX900-OPUS Receiver. CHC Navigation specifications report decimeter level accuracy (horizontally) when data is properly collected and processed. (Elevation = ±3.0 feet.)		
3.) Unless otherwise noted, no underground utility locating service company was contacted prior to this map being prepared; therefore, there may be non-visible or obscure utilities existing on the property not shown on this map - so CALL BEFORE YOU DIG.		
4.) Any electronic digital media provided by Quiet River Land Services, Inc. to our client is a courtesy and is not to be reproduced, distributed, sold, altered, revised, edited or amended without the express written consent of an Officer of Quiet River Land Services, Inc. Further, only the final stamped, signed and dated original "hard copy" version of our survey or map is considered to be our legally recognized product.		

SURVEYOR'S STATEMENT		
I, the undersigned, a Registered Professional Land Surveyor licensed under the laws of the State of California do hereby state that the information, measurements, easements, record boundary lines, bearings and distances as shown hereon are based upon a field survey as dated above and upon items of public record and data contained in a title report, as referenced. Furthermore, the Latitude and Longitude coordinates are reported in NAD 83 Datum and are accurate to within ±15 feet horizontally, and the ground elevation, reported in NAVD 1988 Datum, is within ±3 feet vertically. The coordinate values and elevations are within the 1-A Accuracy Code designation as listed in the A.S.A.C. Information Sheet 91:003 and are accurate to the best of my knowledge and belief.		
SIGNATURE		DATE
3/9/20		

LEGEND		
APN:	ASSESSOR'S PARCEL NUMBER	ASPHALT
CP:	CONTROL POINT	CONCRETE
EL:	ELEVATION	CONTROL POINT
FH:	FIRE HYDRANT	FOUND MONUMENT
FND:	FOUND	GPS POINT
HT:	HEIGHT	PARAPET/ROOF ELEVATIONS
MON:	MONUMENT	SPOT ELEVATION
(M-M):	MONUMENT TO MONUMENT	TEMPORARY BENCHMARK
P.O.B.:	POINT OF BEGINNING	
P.O.C.:	POINT OF COMMENCEMENT	
PP:	POWER POLE	
(TYP.):	TYPICAL	

DATE: MARCH 9, 2020		
DRAWN BY: RO		
FILE NO.: DLTA2003		
REVISIONS		
DATE	DESCRIPTION	INITIAL
1/28/20	90% ISSUE	RO
3/9/20	100% ISSUE	RO

at&t
AT&T MOBILITY
5001 Executive Parkway
San Ramon, CA 94583

QUIET RIVER
Land Services Inc.
6747 Sierra Court, Suite K
Dublin, CA 94568
(925) 734-6788 Phone

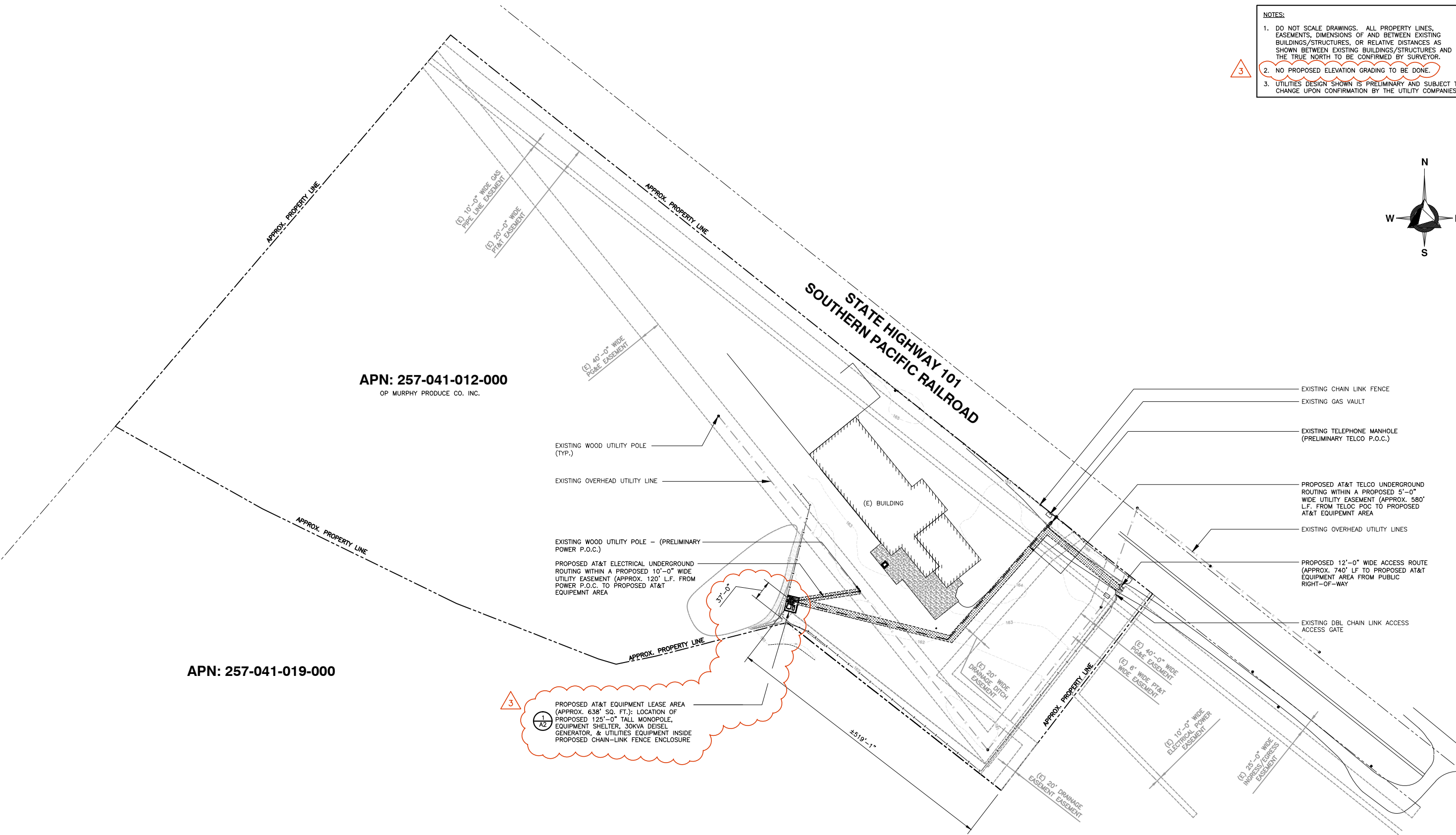
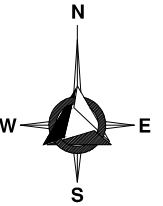
EXISTING SITE CONDITIONS

CCL02226
O.P. MURPHY & SONS

31450 US 101
SOLEDAD, CA 93960

C1
OF 1 SHEET

- NOTES:
- DO NOT SCALE DRAWINGS. ALL PROPERTY LINES, EASEMENTS, DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH TO BE CONFIRMED BY SURVEYOR.
 - NO PROPOSED ELEVATION GRADING TO BE DONE.
 - UTILITIES DESIGN SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE UPON CONFIRMATION BY THE UTILITY COMPANIES.



OVERALL SITE PLAN

SCALE:
1 inch = 80 ft



1



5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583

O.P. MURPHY & SONS
CCL02226

31450 US 101
SOLEDAD, CA 93960



DELTA GROUPS
ENGINEERING, INC.
CONSULTING ENGINEERS

6800 KOLL CENTER PARKWAY, SUITE 225
PLEASANTON, CA 94566
TEL: (925) 468-0115 FAX: (925) 468-0355

REV.	DATE	DESCRIPTION	BY	CHK
1	2/18/20	ISSUED FOR ZD (90%)	ND	.
2	3/9/20	ISSUED FOR ZD (100%)	JK	.
3	6/24/20	ISSUED FOR INCOMPLETE RESPONSE LETTER	JK	.

SHEET TITLE

OVERALL SITE PLAN

SHEET

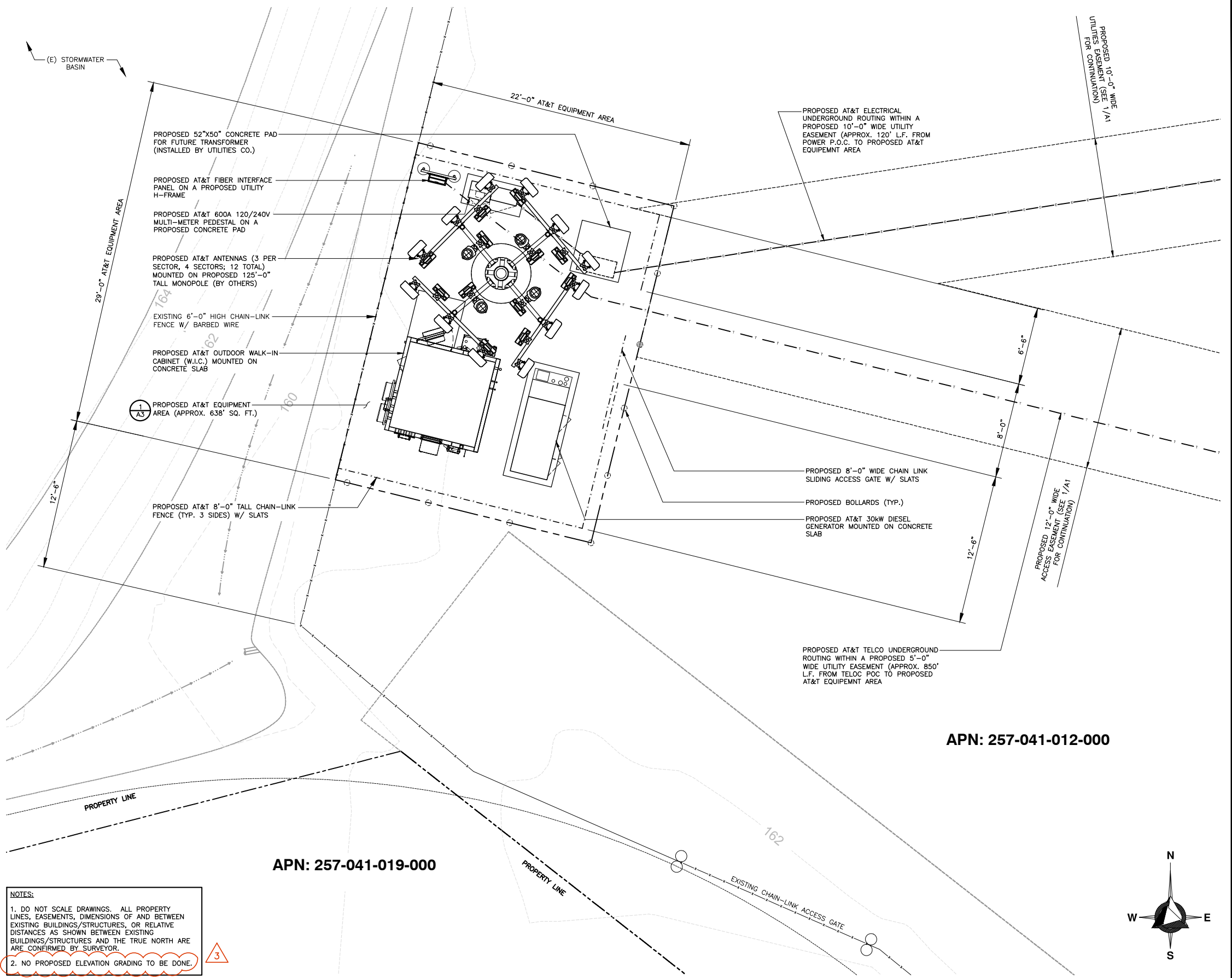
A1

DGE NO.

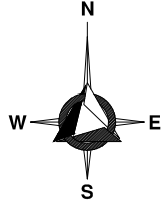
P19AN005

SITE NAME

OP MURPHY & SONS



NOTES:
1. DO NOT SCALE DRAWINGS. ALL PROPERTY LINES, EASEMENTS, DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE ARE CONFIRMED BY SURVEYOR.
2. NO PROPOSED ELEVATION GRADING TO BE DONE.



UNUSED

ENLARGED SITE PLAN

SCALE:
1/4 inch = 1 ft



1



5001 EXECUTIVE PARKWAY, 4W750D
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SHEET TITLE

ENLARGED SITE PLAN

SHEET

A2

DGE NO.

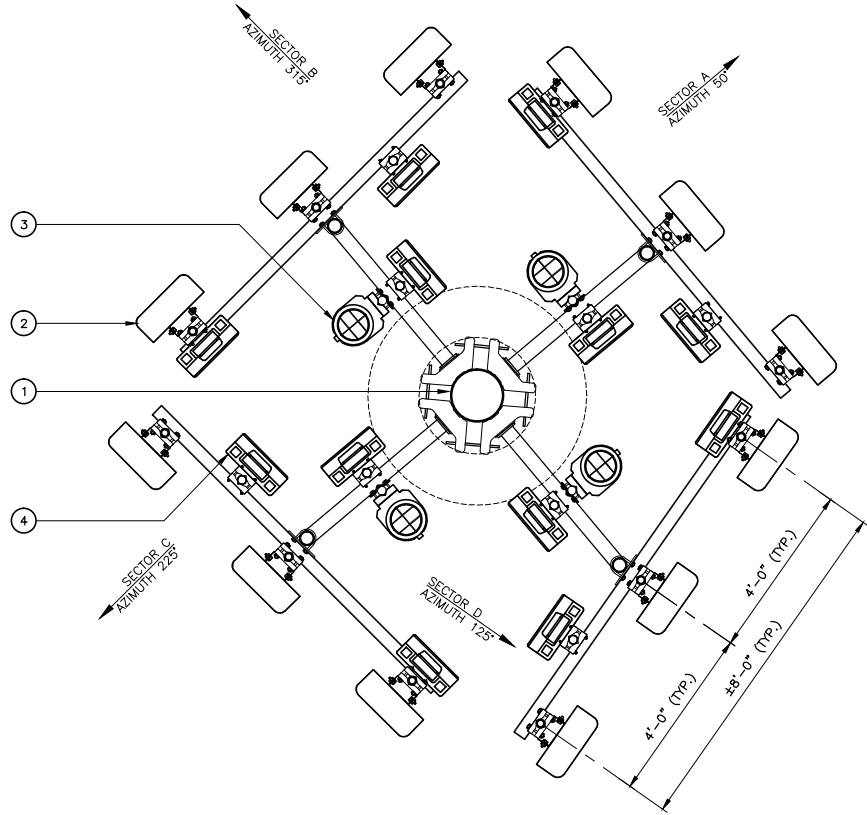
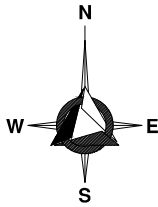
P19AN005

SITE NAME

OP MURPHY & SONS

KEY NOTES:

- 1 PROPOSED 125'-0" TALL MONOPOLE (DESIGN BY OTHERS)
- 2 PROPOSED AT&T ANTENNAS (3 PER SECTOR, 4 SECTORS; 12 TOTAL)
- 3 PROPOSED AT&T SURGE SUPPRESSOR (TYP.)
- 4 PROPOSED AT&T RADIO REMOTE UNITS - STACKED (TYP.)

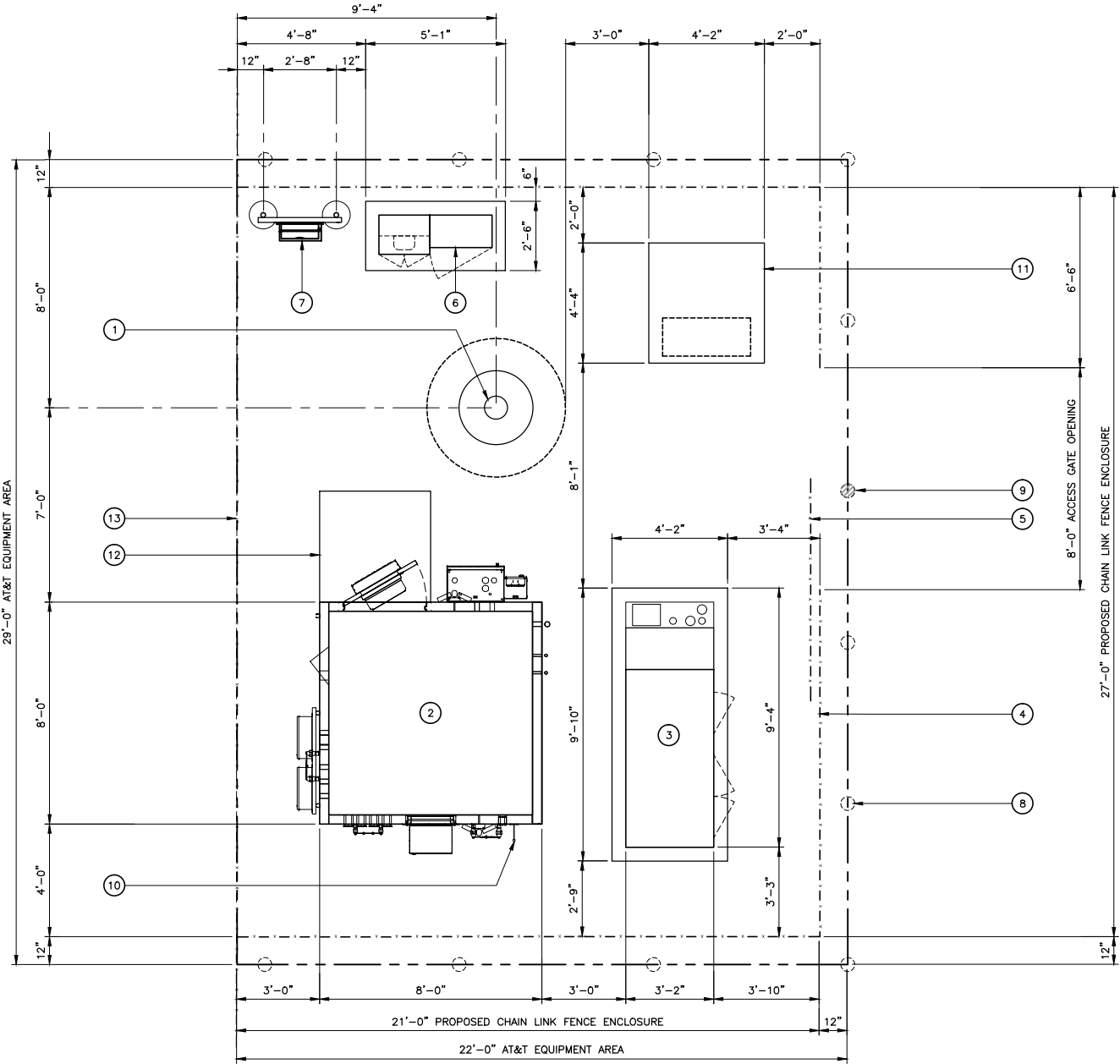


ANTENNA LAYOUT

SCALE:
1/2 inch = 1 ft

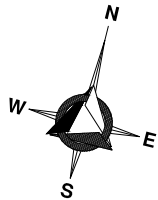


2



KEY NOTES:

- 1 PROPOSED 125'-0" TALL MONOPOLE (DESIGN BY OTHERS)
- 2 PROPOSED AT&T OUTDOOR WALK-IN CABINET (W.I.C.) - MOUNTED ON CONCRETE PAD
- 3 PROPOSED AT&T 30kW DIESEL GENERATOR - MOUNTED ON A PROPOSED CONCRETE PAD
- 4 PROPOSED AT&T 8'-0" TALL CHAIN-LINK FENCE (TYP. 3 SIDES) W/ SLATS
- 5 PROPOSED AT&T 8'-0" WIDE DOUBLE SWING ACCESS GATES
- 6 PROPOSED AT&T 600A 120/240V METER PEDESTAL MOUNTED - ON A PROPOSED CONCRETE PAD
- 7 PROPOSED AT&T FIBER INTERFACE PANEL - MOUNTED ON A PROPOSED UTILITY H-FRAME
- 8 PROPOSED BOLLARDS (TYP.)
- 9 PROPOSED REMOVEABLE BOLLARD
- 10 PROPOSED GPS ANTENNA - MOUNTED TO PROPOSED AT&T OUTDOOR WALK-IN CABINET (W.I.C.)
- 11 PROPOSED 52"x50" CONCRETE PAD FOR FUTURE TRANSFORMER (INSTALLED BY UTILITIES CO.)
- 12 PROPOSED 4'-0"x4'-0" CONCRETE STOOP
- 13 EXISTING 6'-0" HIGH CHAIN-LINK FENCE W/ BARBED WIRE



NOTE:
1. DO NOT SCALE DRAWINGS. ALL PROPERTY LINES, EASEMENTS, DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE ARE CONFIRMED BY SURVEYOR.
2. NO PROPOSED ELEVATION GRADING TO BE DONE.

UNUSED

EQUIPMENT LAYOUT

SCALE:
3/8 inch = 1 ft



1



O.P. MURPHY & SONS
CCL02226
31450 US 101
SOLEDAD, CA 93960

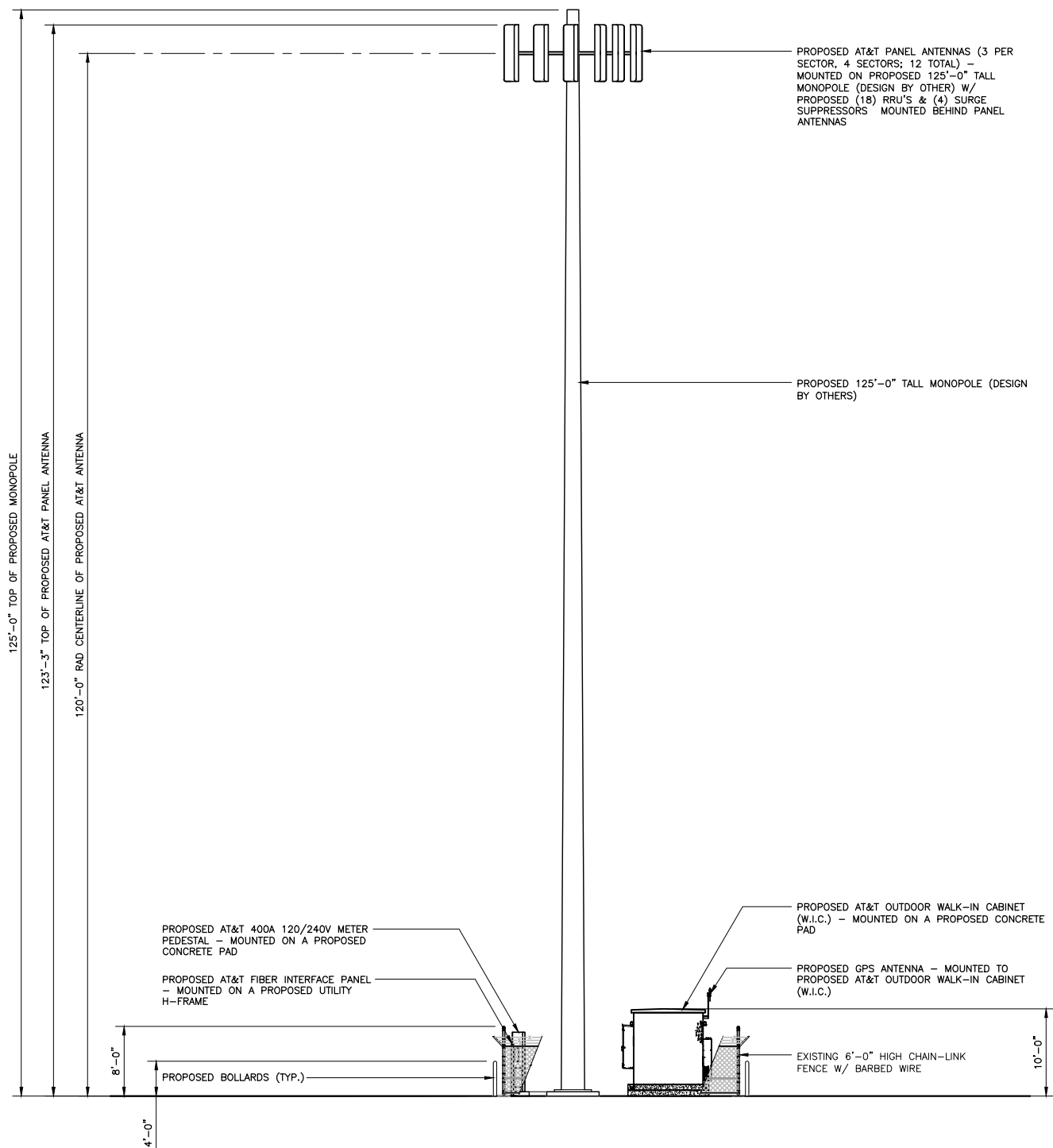
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PLEASANTON, CA 94566
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SHEET TITLE	
EQUIPMENT & ANTENNA LAYOUT	
SHEET	DGE NO.
A3	P19AN005
	SITE NAME
	OP MURPHY & SONS

NOTE:

1. DO NOT SCALE DRAWINGS. DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES ARE PRELIMINARY PENDING SURVEY.
2. NO PROPOSED ELEVATION GRADING TO BE DONE.



WEST ELEVATION

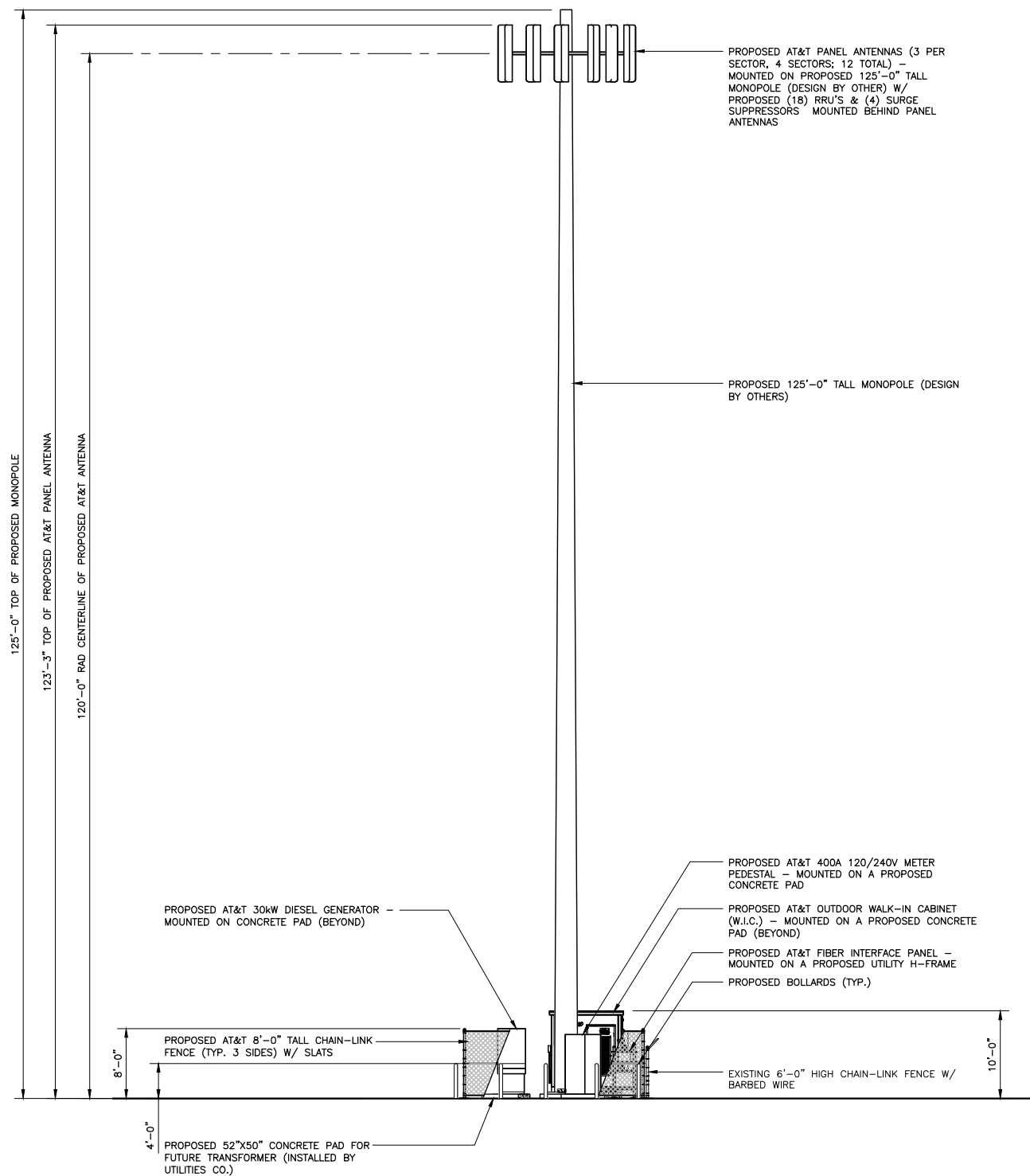
SCALE:
1/8 inch = 1 ft

2

NORTH ELEVATION

NOTE:

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2. NO PROPOSED ELEVATION GRADING TO BE DONE.

SCALE:
1/8 inch = 1 ft

1

5001 EXECUTIVE PARKWAY, 4W750D
SAN RAMON, CA 94583O.P. MURPHY & SONS
CCL0222631450 US 101
SOLEDAD, CA 93960DELTA GROUPS
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SHEET TITLE

NORTH & WEST ELEVATIONS

SHEET

A4.1

DGE NO.

P19AN005

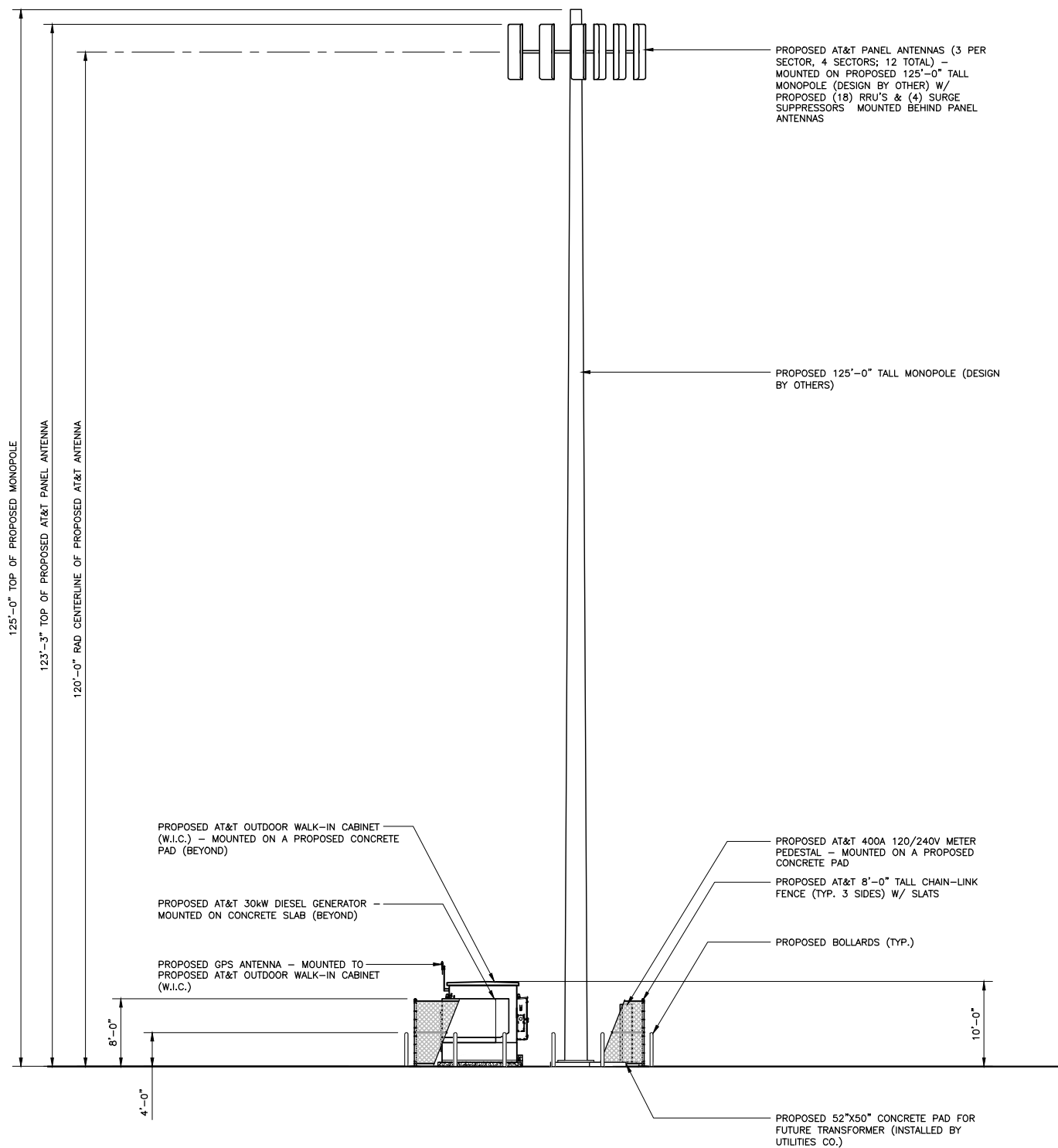
SITE NAME

OP MURPHY & SONS

NOTE:

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2. NO PROPOSED ELEVATION GRADING TO BE DONE.

3



EAST ELEVATION

SCALE:
1/8 inch = 1 ft

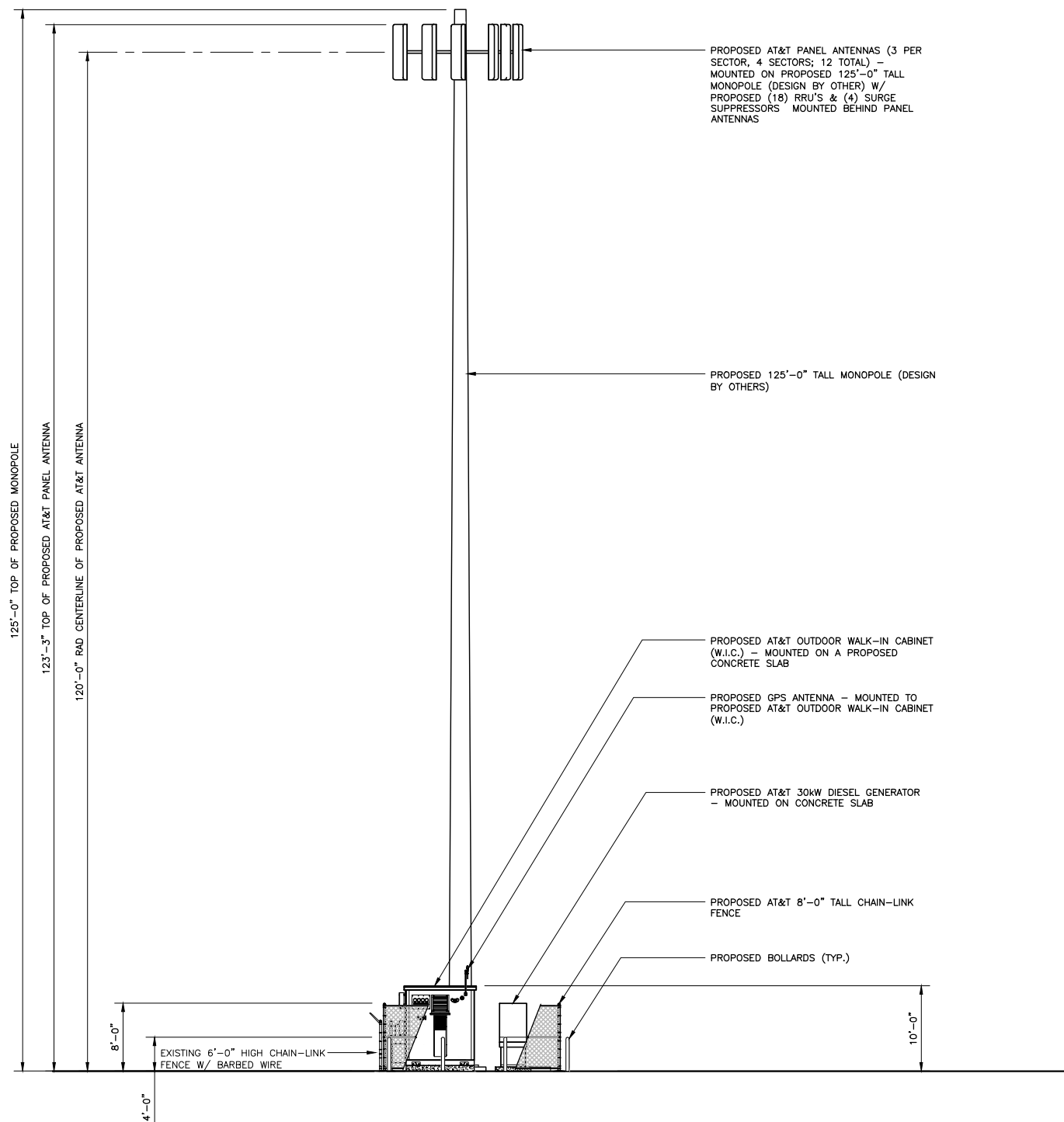
2

SOUTH ELEVATION

NOTE:

1. DO NOT SCALE DRAWINGS. DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES ARE PRELIMINARY PENDING SURVEY.
2. NO PROPOSED ELEVATION GRADING TO BE DONE.

3

SCALE:
1/8 inch = 1 ft

1

5001 EXECUTIVE PARKWAY, 4W750D
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CCL0222631450 US 101
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SHEET TITLE

SOUTH & EAST ELEVATIONS

SHEET

A4.2

DGE NO.

P19AN005

SITE NAME

OP MURPHY & SONS

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