

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

REVISED
12-29-2005

RESOLUTION NO. 05070

A.P.# 139-101-030-000

In the matter of the application of
Cingular Wireless (PLN040629)

FINDINGS & DECISION

for a Use Permit to construct a 122 ft. monopole on a 270-acre parcel with six panel antennas measuring approximately 51" H x 12" W. The project includes a 30' x 30' fenced area for storage of attendant radio equipment. The property is located at 20985 Buena Vista Road, Salinas (Assessor's Parcel Number 139-101-030-000), approximately 4.25 miles southeast of Highway 68 and 1.5 miles west of Highway 101, Toro area. This matter came on regularly for hearing before the Planning Commission on December 14, 2005.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The project consists of a Use Permit for the construction of a 122 Ft. monopole on a 270-acre parcel with six panel antennas measuring approximately 51" high x 12" wide. The project includes a 30' x 30' fenced area for storage of attendant radio equipment. The property is located at 20985 Buena Vista Road, Salinas (Assessor's Parcel Number 139-101-030-000) in the Toro area. This permit allows the construction of a wireless communications facility in accordance with Section 21.64.310 of the Zoning Ordinance (Regulations for the Siting, Design and Construction of Wireless Communication Facilities) and land use regulations. 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 Planning and Building Inspection. 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.

EVIDENCE: Materials and project plans in file PLN040629.

EVIDENCE: Site and visual inspection by staff conducted October 14, 2005.

EVIDENCE: There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Salinas Rural Fire Protection District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

EVIDENCE: A review of Chapters 21.30, 21.62, & 21.64.310 of the Monterey County Code (Zoning) establishes that the facility is consistent with the applicable regulations. Staff verification of the Monterey County Planning and Building Inspection Department records indicated

that no violations exist on subject property.

2. **FINDING:** 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 resource as defined in the Monterey County General Plan, or Toro Area Plan.

EVIDENCE: Materials and project plans in file PLN040629.

EVIDENCE: Site and visual inspection by staff conducted October 14, 2005.

EVIDENCE: There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Salinas Rural Fire Protection District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

EVIDENCE: A review of Chapters 21.30, 21.62, & 21.64.310 of the Monterey County Code (Zoning) establishes that the facility is consistent with the applicable regulations. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

3. **FINDING:** The proposed Use Permit (PLN040629) as described in the staff report and associated plans complies with all of the applicable requirements and regulations of Section 21.64.310 of the Zoning Ordinance (Regulations for the Siting, Design and Construction of Wireless Communication Facilities).

EVIDENCE: There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Salinas Rural Fire Protection District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

EVIDENCE: The application and plans in the project file (PLN040629) located at the Monterey County Planning and Building Inspection Department.

EVIDENCE: Site inspection by staff conducted October 14, 2005.

4. **FINDING:** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to the general welfare of persons residing or working in the neighborhood of such proposed use, and/or will not be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

EVIDENCE: Materials and project plans in file PLN040629.

EVIDENCE: Site and visual inspection by staff conducted October 14, 2005.

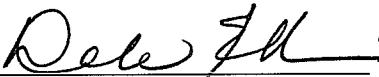
5. **FINDING:** The subject property upon which the wireless communications facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 21 and that all zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** A review of Chapters 21.30, 21.62, & 21.64.310 of the Monterey County Code (Zoning) establishes that the facility is consistent with the applicable regulations. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.
- EVIDENCE:** Materials and project plans in file PLN040629.
- EVIDENCE:** There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Salinas Rural Fire Protection District, Public Works Department and Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
6. **FINDING:** The proposed wireless communications facility will not create a hazard for aircraft in flight.
- EVIDENCE:** The location and size of the proposed facility does not require review by the Monterey County Airport Land Use Commission as it does not intrude into FAR Part 77. The project is conditioned to be equipped with a red-lit beacon to alert aircraft of potential hazards (Condition No. 16).
7. **FINDING:** The project is exempt from CEQA review pursuant to Section 15303.
- EVIDENCE:** Site visit with a visual inspection of the site by staff conducted October 14, 2005.
- EVIDENCE:** There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, CDF South County, the Public Works Department, Environmental Health Division. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
8. **FINDING:** The decision is appealable to the Board of Supervisors.
- EVIDENCE:** Sections 21.86.030(A) and 20.86.080 of the Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 14th day of December, 2005 by the following vote:

AYES: Errea, Hawkins, Parsons, Padilla, Vandevere, Rochester, Diehl, Salazar, Sanchez, Wilmot
NOES: None
ABSENT: None


DALE ELLIS, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON ~~JAN 03~~ 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JAN 13 2006**

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 the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: AT&T Wireless

File No: PLN040629

APN 139-101-030-000

Approval by : Planning Commission

Date: December 14, 2005

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|------------------------------------|--------------------------|--|--|---|---|---|
| 1 | | <p>PBD029 - SPECIFIC USES ONLY This Use Permit allows construction of a 122 Ft. monopole on a 270-acre parcel with six panel antennas measuring approximately 51" high x 12" wide. The project includes a 30' x 30' fenced area for storage of attendant radio equipment. The property is located at 20985 Buena Vista Road, Salinas, in the Toro area (Assessor's Parcel Number 139-101-030-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p> | <p>Adhere to conditions and uses specified in the permit.</p> | <p>Owner/ Applicant</p> | <p>Ongoing unless other-wise stated</p> | |

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|----------------------------|----------------------|---|---|---|--|---|
| 2 | | PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution Number 05070) was approved by the Planning Commission for Assessor's Parcel Number 139-101-030-000 on December 14, 2005. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection) | Proof of recordation of this notice shall be furnished to PBI. | Owner/ Applicant | Prior to Issuance of grading and building permits or start of use. | |
| 3 | | PBD030 - STOP WORK - RESOURCES FOUND 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (Planning and Building Inspection) | Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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. | Owner/ Applicant/ Archaeologist | Ongoing | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|------------------------------------|--------------------------|--|--|---|---|---|
| 4 | | <p>PBD037(A) – WIRELESS COMMUNICATION FACILITIES 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 the conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communications 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. (Planning and Building Inspection)</p> | Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI for review and approval. | Applicant/ Owner | Prior to issuance of grading or building permits. | |
| 5 | | Any exterior lighting, except as required for FAA regulations for airport safety, or as recommended by the ALUC, shall be manually operated and used only during night maintenance checks or in emergencies. The lighting shall be constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. (Planning and Building Inspection) | Applicant/Cingular Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |

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|------------------------------------|-------------------------|---|--|---|---|---|
| 6 | | The monopoles and support facilities shall be constructed of non-flammable materials and painted to blend with surrounding natural features, unless specifically approved and conditioned by Monterey County. The antennas shall be painted earth toned gray or green. Nonreflective paint shall be used on the antennas. Applicant shall submit a sample of the proposed paint/color to the Director of Planning and Building Inspection for review and approval prior to building permit issuance. To further ensure compliance, applicant shall submit photo-documentation of the painted antennas to said Director prior to final building permit issuance. (Planning and Building Inspection) | Applicant/Cingular Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |
| 7 | | 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. (Planning and Building Inspection) | Applicant/ Cingular Wireless | Owner/ Applicant | Prior to issuance of a building permit | |
| 8 | | A red flashing beacon shall be attached to the monopole and shall be lit during hours of dark or fog/low visibility consistent with requirements and recommendations of the FAA & FCC. (Planning and Building Inspection) | Applicant/Cingular Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |

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|------------------------------------|--------------------------|---|--|---|---|---|
| 9 | | The applicant and/or successors and assigns shall encourage co-location by other wireless carriers on this monopole assuming appropriate permits are approved for collocation. 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 122 feet. (Planning and Building Inspection) | Applicant/AT&T Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |
| 10 | | If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, 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 Planning and Building Inspection and County Counsel. The site shall be restored to its original state within 6 months of the termination of use or abandonment of the site. (Planning and Building Inspection) | Cingular Wireless/Applicant | Owner/ Applicant | Ongoing unless other-wise stated | |
| 11 | | The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of Planning and Building Inspection 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. (Planning and Building Inspection) | Applicant/Cingular Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |

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|------------------------------------|--------------------------|---|--|---|--|---|
| 12 | | Encroachment into Public Right of Way The applicant shall obtain an encroachment permit for any work within the public right of way. (Public Works Department) | Applicant/Cingular Wireless | Owner/ Applicant | Ongoing unless other-wise stated | |
| 13 | | FLOODPLAIN RECORDATION Prior to issuance of any grading or building permits, the owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resource Agency) | Applicant or property owner | | Prior to issuance of grading or building permits | |
| 14 | | FLOODPROOFING CERTIFICATION Prior to final inspection, the applicant shall provide the Water Resources Agency certification from a registered civil engineer that the structure has been floodproofed in accordance with approved plans. (Water Resources Agency) | Applicant or property owner | | Prior to final inspection | |

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|------------------------------------|--------------------------|--|--|---|---|---|
| 15 | | <p>FLOODPROOFING PLAN</p> <p>Prior to issuance of any grading and/or building permits, the applicant shall provide the Water Resources Agency a dry floodproofing plan, prepared by a registered civil engineer, that includes the following provisions:</p> <ol style="list-style-type: none"> 1. The outdoor equipment cabinets shall be watertight with walls substantially impermeable to the passage of water; 2. The outdoor equipment cabinets and antenna shall have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. 3. The electrical system shall be designed so that floodwaters cannot infiltrate or accumulate within any component of the system. The wiring shall be encased in a non-corrosive conduit. (Water Resources Agency). | Submit 3 copies of the floodproofing plan to the Water Resources Agency for review and approval. | Owner/applicant | Prior to issuance of any grading or building permits. | |
| 16 | | <p>LIGHTING</p> <p>The tower shall be lighted with warning lights. A red flashing beacon shall be installed to warn agricultural and other aircraft, and shall be lit during hours of dark or fog or low visibility (Ag Commissioner's Office).</p> | Applicant or Cingular Wireless | Owner/Applicant | Prior to final inspection and use. | |
| | | End of Conditions | | | | |

| <i>Permit Cond. Number</i> | <i>Mitg. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|------------------------------------|-------------------------|---|---|---|--|---|
| 2 | | <p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 05066) was approved by the Planning Commission for Assessor's Parcel Number 243-154-006-000 on December 14, 2005. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p> | Proof of recordation of this notice shall be furnished to PBI. | Owner/ Applicant | Prior to Issuance of grading and building permits or start of use. | |
| 3 | | <p>PBD030 - STOP WORK - RESOURCES FOUND 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (Planning and Building Inspection)</p> | Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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. | Owner/ Applicant/ Archaeologis t | Ongoing | |

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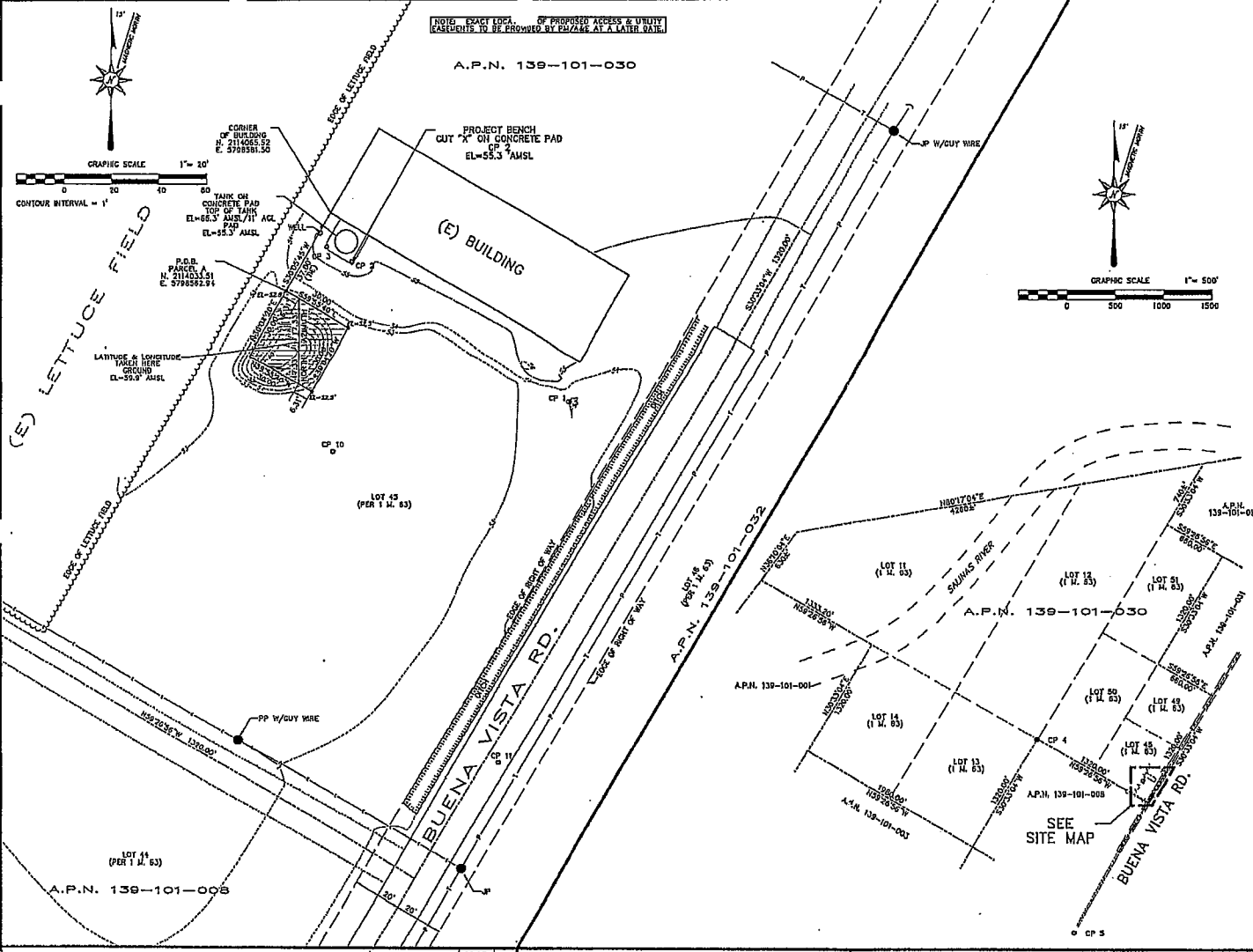
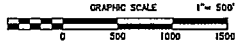
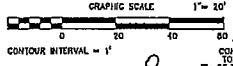
FIELD ELEVATIONS OF PROPOSED ACCESS & UTILITY FACILITIES TO BE PROVIDED BY PW/AGE AT A LATER DATE.

A.P.N. 139-101-030

PROJECT BENCH CUT "X" ON CONCRETE PAD OF 2' EL=55.3' AMSL

CORNER OF BUILDING N. 2114052.52 E. 5795581.50

P.G.R. PARCEL N. 2114052.52 E. 5795581.50



| LEGEND | | EDGE OF PAVEMENT | |
|--------|---------------------------|------------------|---|
| ☉ | MANHOLE | — | — |
| ☼ | LIGHT POLE | — | — |
| ☪ | TREE | — | — |
| ● | SPOT ELEVATION | — | — |
| ⊙ | FIRE HYDRANT | — | — |
| ⊙ | MONUMENT | — | — |
| ♿ | HANDICAPPED PARKING | — | — |
| ⊙ | TELEPHONE POLE | — | — |
| ⊙ | SPOT ELEVATION | — | — |
| ⊙ | FIELD CONTROL POINT | — | — |
| — | OVERHEAD ELECTRIC LINE | — | — |
| — | FENCE LINE | — | — |
| — | PROPERTY LINE | — | — |
| — | AMSL ABOVE MEAN SEA LEVEL | — | — |
| — | AGL ABOVE GROUND LEVEL | — | — |
| — | CP # | — | — |

DATE OF SURVEY: 08/23/04

SURVEYED BY/ OR UNDER THE DIRECTION OF: Other Philip Auer L.S. 5073 Expires 05/31/07

NOTES:
 TITLE REPORT WAS AVAILABLE AT TIME OF FIELD SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC SURVEY MAP, NOT A RECORD OF SURVEY. BOUNDARY LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON A TITLE REPORT PROVIDED BY THE CLIENT AND INFORMATION OBTAINED FROM STATE AGENCIES CONCERNED WITH DOCUMENTATION LOCATED DURING THE FIELD SURVEY. THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE RELIABILITY OF SUCH INFORMATION UNLESS NOTED ON THIS PLAN.
 SUBJECT PROPERTY DESCRIPTION:
 IN THE STATE OF CALIFORNIA, UNINCORPORATED AREA OF THE COUNTY OF MONTEREY, BEING LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEASE AREA DESCRIPTION (PARCEL A):
 BEING A PORTION OF ABOVE SAID LOT 45, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE MOST WESTERLY CORNER OF AND EXISTING BUILDING SAID CORNER HAVING THE FOLLOWING COORDINATES: N. 2114052.52 E. 5795581.50 CALIFORNIA STATE COORDINATE SYSTEM, ZONE 4, NAD 83, THENCE SOUTH 30°52' 45" WEST 37.00 FEET TO THE POINT OF BEGINNING; SAID POINT HAVING THE FOLLOWING COORDINATES: N. 2114052.52 E. 5795581.50 CALIFORNIA STATE COORDINATE SYSTEM, ZONE 4, NAD 83, THENCE SOUTH 30°52' 45" WEST 30.00 FEET; THENCE SOUTH 30°52' 45" WEST 30.00 FEET; THENCE NORTH 30°52' 45" WEST 30.00 FEET; THENCE NORTH 30°52' 45" WEST 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900 SQUARE FEET MORE OR LESS.
 TOGETHER WITH AN ACCESS ROUTE FROM THE LEASE AREA TO THE PUBLIC ROAD, LOCATION TO BE DETERMINED AT A LATER DATE.
 TOGETHER WITH UTILITY AND POWER ROUTES NECESSARY TO SERVE THE LEASE AREA, LOCATION TO BE DETERMINED AT A LATER DATE.

BASIS OF ELEVATIONS: NVD 29 DATUM.
 BASIS OF BEARINGS: CALIFORNIA STATE COORDINATE SYSTEM, ZONE 4, NAD 83.
 PROJECT BENCH: AS INDICATED HEREON.

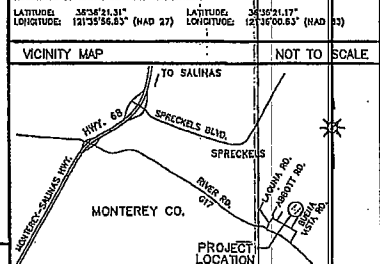
FLOOD PLAIN ELEVATION OF LEASE AREA IN ZONE A AS SHOWN ON FEMA FIRM MAP COUNTY-PANEL NUMBER 0601050100, DATED MAY, 1995, PER FEMA CD-R04.

FAA 1A CERTIFICATION:
 LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE SPECIFIC POSITION SHOWN WAS OBTAINED UTILIZING FAST-STANDARD GPS OBSERVATIONS FROM USGS MONUMENTS USING TRIMBLE 4000S RECORDERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE AND LONGITUDE DENOTED ON THIS PLAN ARE ACCURATE TO WITHIN 1/8 INCH HORIZONTALLY AND THE ELEVATIONS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3/8 INCH VERTICALLY.

LATITUDE: 38°38'21.31" LONGITUDE: 121°06'06.63" (NAD 83)

VICINITY MAP: NOT TO SCALE



Phil Auer Surveying
 30303 Sutter Dr., Fremont, CA 94530
 Phone: (510) 780-2101
 Fax: (510) 781-0704
 E-mail: auaer@philaer.com

COUNTY RD. & G12
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 20985 BUENA VISTA RD.
 SALINAS, CA 93908

AT&T
 AT&T WIRELESS SERVICES, LLC.
 851 CALIFORNIA BOULEVARD, SUITE 1300
 SOUTH SAN FRANCISCO, CA 94508

| NO. | DATE | REVISIONS | BY | CHK | APP |
|----------------|----------|-------------------------------|----------|-----|-----|
| A | 02/03/04 | ISSUED FOR REVIEW AND COMMENT | TCH | CPA | CPA |
| SCALE AS SHOWN | | | DESIGNED | TCH | APP |

| SCALE | SCALE |
|------------------------------|------------------|
| 1"=20' | 1"=500' |
| 2 | 1 |
| SITE TOPOGRAPHY SURVEY SHEET | |
| 24897-512 | A-BNFCCA-235-202 |

TOP OF AWS ANTENNAS & MONOPOLE
122'-0" A.G.L.
AWS ANTENNA RAD CENTER
119'-10" A.G.L.
BOTTOM OF AWS ANTENNAS
117'-8" A.G.L.

PROPOSED (6) AWS ANTENNAS
MOUNTED ON A NEW MONOPOLE.
SEE ANTENNA PLAN ON SHT.
Z04
PROPOSED (6) AWS TDM'S
MOUNTED NEXT TO 1900 ANTENNA.
(2 PER SECTOR)

PROPOSED AWS 120' TALL MONOPOLE

(E) BUILDING
(E) TANK

PROPOSED CHAIN LINK FENCE
AROUND AWS EQUIPMENT
LEASE AREA. SEE EQUIPMENT
PLAN ON SHT. Z04

PROPOSED (5) AWS OUTDOOR
EQUIPMENT CABINETS ON
(2-INITIAL & 3- GROWTH) SEE
EQUIPMENT PLAN ON SHT. Z04

TOP OF FENCE
6'-0" A.G.L.
GROUND LEVEL
0'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

TOP OF AWS ANTENNAS & MONOPOLE
122'-0" A.G.L.
AWS ANTENNA RAD CENTER
119'-10" A.G.L.
BOTTOM OF AWS ANTENNAS
117'-8" A.G.L.

PROPOSED (6) AWS ANTENNAS
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TALL MONOPOLE

PROPOSED (5) AWS OUTDOOR
EQUIPMENT CABINETS ON
(2-INITIAL & 3- GROWTH) SEE
EQUIPMENT PLAN ON SHT. Z04

PROPOSED CHAIN LINK FENCE
AROUND AWS EQUIPMENT
LEASE AREA. SEE EQUIPMENT
PLAN ON SHT. Z04

TOP OF FENCE
6'-0" A.G.L.
GROUND LEVEL
0'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE

Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
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TARA & CR 017
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20985 BUENA VISTA RD.
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AT&T WIRELESS SERVICES, INC.
431 GATEWAY BOULEVARD, SUITE 1500
SOUTH SAN FRANCISCO, CA 94080

| | | | | | |
|-----------------|----------|----------------------------|----------------|------|------|
| NO. | DATE | ISSUED FOR ZONING APPROVAL | BY | CHK | APP |
| 0 | 09/24/04 | ISSUED FOR ZONING APPROVAL | F.G. | R.L. | R.L. |
| | | REVISIONS | BY | CHK | APP |
| SCALE: AS SHOWN | | DESIGNED BY: R.L. | DRAWN BY: D.G. | | |

| | |
|------------------------|-------------------|
| RAWLAND-MONOPOLE | OUTDOOR EQUIPMENT |
| SOUTH & EAST ELEVATION | |
| JSS | BRANNING HANSEN |
| 24807-512 | A-SNFCCA2357-Z05 |

6

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D

C

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