



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

IGNACIO GONZALEZ, INTERIM DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.org
www.mendocinocounty.org/pbs

May 1, 2018

Planning – FB
Department of Transportation
Environmental Health - Fort Bragg
Building Inspection - Fort Bragg
Emergency Services
Assessor

Redwood Valley Rancheria
Air Quality Management
Cloverdale Rancheria
Sonoma State University
Department of Forestry/ CalFire
Department of Fish and Wildlife

RWQCB
Sherwood Valley Band of Pomo Indians
Redwood Coast Fire District

CASE#: U_2018-0002

DATE FILED: 2/20/2018

OWNER: HAY ROBERT G & STACY

APPLICANT: VERIZON WIRELESS

REQUEST: Use Permit to construct a new wireless communications facility within a 625 square foot lease area. The site is proposed to consist of a 120 foot tall monopine type tower with nine panel antennae along with various appurtenant equipment and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a new twelve foot wide all weather access road, which will be constructed off of the existing residential driveway.

LOCATION: 3 ± miles, as the crow flies, east of the town of Point Arena, more specifically approximately 300 feet north of the intersection of the existing residential driveway and Ten Mile Road (CR 506). Located at 26601 Ten Mile Road, Point Arena (APN: 027-381-25).

ENVIRONMENTAL DETERMINATION: An Initial Study will be prepared to determine any possible environmental impacts of the project and whether these impacts can be mitigated to a less than significant level.

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: May 15, 2018

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- ☐ No comment at this time.
- ☐ Recommend conditional approval (attached).
- ☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- ☐ Recommend denial (Attach reasons for recommending denial).
- ☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- ☐ Other comments (attach as necessary).

REVIEWED BY:

Signature _____

Department _____

Date _____

OWNER:

HAY ROBERT G & STACY

APPLICANT:

Cellco Partnership dba Verizon Wireless

AGENT:

Complete Wireless Consulting Inc.

REQUEST:

Use Permit to construct a new wireless communications facility within a 625 square foot lease area. The site is proposed to consist of a 120 foot tall monopine type tower with nine panel antennae along with various appurtenant equipment and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. Access to the lease area is to be via a new twelve foot wide all weather access road, which will be constructed off of the existing residential driveway.

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ACREAGE:

12.5

GENERAL PLAN:

FL160/RMR20

ZONING:

FL:160/RMR20/UR20

COASTAL ZONE:

No

EXISTING USES:

Single family residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

12N

RANGE:

16W

SECTION:

22

USGS QUAD#:

67

RELATED CASES ON SITE: None found

RELATED CASES IN VICINITY: None found

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL160/AG40	RL160/AG40	±.70A to ±561A	Residential
EAST:	AG40	AG40	±68A	Agricultural/Residential
SOUTH:	AG40	AG40	±1.2A to ±7.8A	Residential/School
WEST:	RR5	RR	±1.17A to ±8A	Residential

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (FB)

☒Building Inspection (FB)

☒Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Redwood Valley Rancheria

☒Air Quality Management District

☐ALUC

☐County Water Agency

☒Cloverdale Rancheria

☒Sonoma State University

☒US Fish & Wildlife Service

☐

☐Russian River Flood Control/Water Conservation Improvement District

☐Trails Advisory Council

☐Native Plant Society

☐State Clearinghouse

☐Caltrans

☒CalFire

☒Department of Fish & Wildlife

☐Coastal Commission

☒RWQCB

☐Division of Mines & Geology

☐Department of Health Services

☐Department of Parks & Recreation

☐Department of Conservation

☐Soil Conservation Service

☐Army Corps of Engineers

☒Sherwood Valley Band of Pomo Indians

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fire District, Redwood Coast

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION: The Coastal Zone Boundary runs up to the project’s western boundary along Ten Mile Road, but does not encroach into it.

ASSESSOR’S PARCEL #: 027-381-25-00

PROJECT COORDINATOR:KEITH GRONENDYKE PREPARED BY: KEITH GRONENDYKE DATE:04/20/2018

ENVIRONMENTAL DATA
(To be completed by Planner)

COUNTY WIDE		
Yes	No	
	NO	1. Alquist-Priolo Earthquake Fault Zone – Geotechnical Report #GS_____
	NO	2. Floodplain/Floodway Map –Flood Hazard Development Permit #FP_____
	NO / YES	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	YES	5. Natural Diversity Data Base
	NO	6. Airport CLUP Planning Area – ALUC#_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Adjacent to State Forest/Park/Recreation Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Adjacent to Equestrian/Hiking Trail.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Hazard/Landslides Map
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Require Water Efficient Landscape Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Biological Resources/Natural Area Map.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Fire Hazard Severity Classification: <input type="checkbox"/> LRA <input checked="" type="checkbox"/> SRA-CDF#
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Soil Type(s)Western and Bishop Pine Soils.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Wild and Scenic River.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Specific Plan Area.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. State Permitting Required/State Clearinghouse Review
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Oak Woodland Area

COASTAL ZONE		
Yes	No	
	NO	16. Exclusion Map.
	Critical Bedrock HS-C	17. Coastal Groundwater Study Zone.
		18. Highly Scenic Area/Special Communities.
<input type="checkbox"/>	<input type="checkbox"/>	19. Land Capabilities/Natural Hazards Map.
<input type="checkbox"/>	<input type="checkbox"/>	20. Habitats/ESHA/Resources Map.
<input type="checkbox"/>	<input type="checkbox"/>	21. Appealable Area/Original Jurisdiction Map.
<input type="checkbox"/>	<input type="checkbox"/>	22. Blayney-Dyett Map.
<input type="checkbox"/>	<input type="checkbox"/>	23. Ocean Front Parcel (Blufftop Geology).
<input type="checkbox"/>	<input type="checkbox"/>	24. Adjacent to beach/tidelands/submerged land/Public Trust Land.
<input type="checkbox"/>	<input type="checkbox"/>	25. Noyo Harbor/Albion Harbor.



Planning and Building
Services

Case No: V-2018-0002

CalFire No: _____

Date Filed: _____

Fee: _____

Receipt No: _____

Received By: _____

Office use only

Mendocino County

APPLICATION FORM

FEB 20 2018

APPLICANT

Name: Cellco Partnership dba Verizon Wireless

Phone: (916) 709-2057

Planning & Building Services

Mailing

Address: c/o Gerie Johnson, Planning Specialist, Complete Wireless Consulting, Inc. - 2009 V Street

City: Sacramento

State/Zip: California 95818

email: gjohnson@completewireless.net

PROPERTY OWNER

Name: Robert G. Hay; Stacy Hay

Phone: (707) 882-2637

Mailing

Address: PO Box 503

City: Point Arena

State/Zip: California 95468

email: weasel@mcn.org

AGENT

Name: Complete Wireless Consulting, Inc.

Phone: (916) 709-2057

Mailing

Address: c/o Gerie Johnson, Planning Specialist - 2009 V Street

City: Sacramento

State/Zip: California 95818

email: gjohnson@completewireless.net

Parcel Size: 12.50 Acres (Sq. feet/Acres) Address of Property: 26601 Ten Mile Road, Point Arena, California 95468

Assessor Parcel Number(s): 027-381-25-00

TYPE OF APPLICATION:

- ☐ Administrative Permit
- ☐ Agricultural Preserve
- ☐ Airport Land Use
- ☐ CDP- Admin
- ☐ CDP- Standard
- ☐ Certificate of Compliance
- ☐ Development Review
- ☐ Exception

- ☐ Flood Hazard
- ☐ General Plan Amendment
- ☐ Land Division-Minor
- ☐ Land Division- Major
- ☐ Land Division-Parcel
- ☐ Land Division-Resubdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage

- ☐ Rezoning
- ☐ Use Permit-Cottage
- ☐ Use Permit-Minor
- ☒ Use Permit-Major
- ☐ Variance
- ☐ Other

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent

Date

Signature of Owner - Robert G. Hay

Date

Signature of Owner - Stacy Hay

Date

Site Name: Gallaway

LETTER OF AUTHORIZATION

This authorization is not a commitment of any kind. All land-use approvals obtained will be subject to the successful completion of lease negotiations and the approval of site configuration by an authorized representative.

In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

1. Entry. Owner or authorized agent consents that approved Verizon Wireless representatives may enter upon the Property to conduct and perform the following permitted activities: boundary and positioning surveys, radio propagation studies, soils boring/report, power and telephone existing service capacity, subsurface boring tests, an environmental site assessment, visual inspections of the Property, and other activities as Verizon Wireless may deem necessary. Verizon Wireless agrees to be responsible for all costs related to these surveys and investigations.

2. Filings. Owner or authorized agent consents that Verizon Wireless may make and file applications for the proposed wireless antenna facility on the Property to such local, state and federal governmental entities whose approval may be necessary for this type of use. Submittals and approvals include zoning applications, variances, land use descriptions, and other submittals necessary for this type of use.

3. Telco. Owner or authorized agent consents that Verizon Wireless may order, coordinate, and install upgraded telephone connectivity to the site. Verizon Wireless agrees to be responsible for any and all costs related to this installation. Owner or authorized agent understands that the upgrade of telephone connectivity does not constitute construction start.

Authorized Signature:

Robert G. Hay

Print Name:

Robert G Hay

Title:

owner

Authorized Signature:

Stacy Hay

Print Name:

Stacy Hay

Title:

owner

Company (if applicable):

Phone number:

707-882-2637

Dated:

4.18.17

Assessor's Parcel Number:

027-381-25-00

Property Address:

26601 Ten Mile Road
Point Arena, CA 95468

CERTIFICATION AND SITE VIEW AUTHORIZATION- SUBMIT ONLY ONE COPY

1. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application, and all attached appendices and exhibits, is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the County.
2. I hereby grant permission for County Planning and Building Services staff and hearing bodies to enter upon and site view the premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.

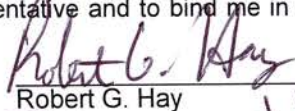

 Owner/Authorized Agent

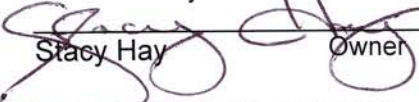
2/20/18
 Date

NOTE: IF SIGNED BY AGENT, OWNER MUST SIGN BELOW.

AUTHORIZATION OF AGENT

I hereby authorize Complete Wireless Consulting, Inc. to act as my representative and to bind me in all matters concerning this application.


 Robert G. Hay Owner


 Stacy Hay Owner

2-9-18
 Date

2-9-18
 Date

MAIL DIRECTION

To facilitate proper handling of this application, please indicate the names and mailing addresses of individuals to whom you wish correspondence and/or staff reports mailed if different from those identified on Page 1 of the application form.

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address

INDEMNIFICATION AND HOLD HARMLESS

ORDINANCE NO. 3780, adopted by the Board of Supervisors on June 4, 1991, requires applicants for discretionary land use approvals, to sign the following Indemnification Agreement. Failure to sign this agreement will result in the application being considered incomplete and withheld from further processing.

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County of Mendocino, its agents, officers, attorneys, employees, boards and commissions, as more particularly set forth in Mendocino County Code Section 1.04.120, from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. The indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the County, its agents, officers, attorneys, employees, boards and commissions.

Applicant:  Date: 2/20/18

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Owner/Authorized Agent

Date

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Date

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Applicant: _____

Date: _____

Scott Stewart
Scott Stewart, Director Engineering Section CA/NO

12-5-2017

Z D DRAWING SIGN - OFF

DATE: TIME: % CWC-PLEASE RETURN BY:

SIGNATURE DATE

SITE ACQUISITION:

PLANNING:

CONSTRUCTION:

MANAGEMENT:



CONSTRUCTION:

REAL ESTATE:

RF ENGINEER:

EQUIPMENT ENGINEER:

RF ENG./TRANSPORT:

OTHER (IF APPLICABLE)

SIGNATURE

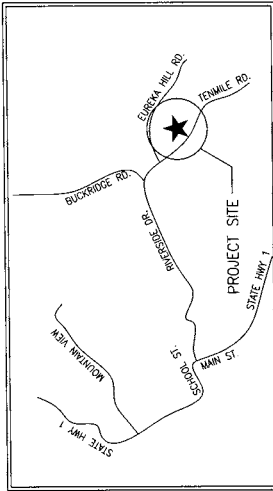
DATE

verizon

295 Parkshore Drive, Folsom, CA 95630

GALLAWAY

26601 TEN MILE ROAD
POINT ARENA, CA 95468
APN: 027-381-25-00
LOCATION #: 434705



LOCATION PLAN

INDEX OF DRAWINGS

1. T1.1 TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. C1.1 CIVIL SURVEY SHEET
3. A1.1 ANTENNA LAYOUT PLAN
4. A2.1 EQUIPMENT LAYOUT PLAN
5. A2.2 PROJECT ELEVATIONS
6. A3.1

DIRECTIONS

- FROM VERIZON OFFICE @ 295 PARKSHORE DRIVE, FOLSOM, CA 95630:
1. HEAD NORTHEAST ON PARKSHORE DR
 2. TURN LEFT ONTO COOLIDGE DR
 3. TURN LEFT ONTO FOLSOM BLVD
 4. TURN LEFT ONTO FOLSOM BLVD
 5. TURN RIGHT TO MERGE ONTO US-50 W TOWARD SACRAMENTO
 6. MERGE ONTO US-50 W
 7. CONTINUE ONTO US-50 W
 8. USE THE RIGHT 2 LINES TO TAKE EXIT 138 FOR CA-37 TOWARD NORTON/SAN RAFAEL
 9. TURN RIGHT ONTO CA-37 W
 10. TURN RIGHT ONTO LAKESIDE HWY
 11. TURN RIGHT ONTO US-101 N
 12. MERGE ONTO US-101 N
 13. TAKE RIGHT ONTO RIVERVIEW AVE
 14. TAKE RIGHT ONTO RIVERVIEW AVE
 15. TAKE BOULDER RD AND VALLEY FORD RD TO CA-1 N
 16. TURN LEFT ONTO W RAILROAD AVE
 17. TURN RIGHT ONTO STONY MOUNT RD
 18. TURN RIGHT ONTO VALLEY FORD RD
 19. VALLEY FORD RD TURNS SLIGHTLY LEFT AND BECOMES CA-1 N
 20. CONTINUE STRAIGHT ONTO OLD STATE 501 RD
 21. CONTINUE STRAIGHT ONTO OLD STATE 501 RD
 22. CONTINUE ONTO OLD STATE 501 RD
 23. CONTINUE ONTO OLD STATE 501 RD
 24. CONTINUE ONTO OLD STATE 501 RD
 25. TURN RIGHT ONTO TEN MILE CUT OFF RD
 26. SLIGHT RIGHT ONTO TEN MILE CUT OFF RD
 27. CONTINUE ONTO RIVERSIDE DR
 28. CONTINUE ONTO TEN MILE CUT OFF RD

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
295 PARKSHORE DRIVE
FOLSOM, CA 95630

PROPERTY OWNER:
ROBERT & STACY HAY
P.O. BOX 303
POINT ARENA, CA 95468

CONSTRUCTION MANAGER:
RICH JOHNSON
COMPLETE WIRELESS CONSULTING, INC.
1520 WILSON PARK DRIVE
SACRAMENTO, CA 95818
916-216-0894
rjohnson@completewireless.net

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER: 027-381-25-00

JURISDICTION: COUNTY OF MENDOCINO

USE: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: FL

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING JURISDICTION. THESE CODES SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS EFFECTIVE JANUARY 1, 2017

- PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 CALIFORNIA BUILDING CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA FIRE CODE
PART 6 CALIFORNIA HISTORICAL BUILDING CODE
PART 7 CALIFORNIA FIRE CODE
PART 8 CALIFORNIA FIRE CODE
PART 9 CALIFORNIA FIRE CODE
PART 10 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12 CALIFORNIA GREEN BUILDING STANDARDS CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2016 CBC 11B-203.3, AND 11B-202.4 EXCEPTION 7.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 25'-0"X25'-0" LEASE AREA.
- A FENCE @ LEASE AREA PERIMETER.
- OUTDOOR EQUIPMENT CABINETS.
- POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A CABLE ICE BRIDGE.
- ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED MONOPINE.

PROJECT MILESTONES

10/18/2017 90% ZONING DOCUMENTS
12/14/2017 100% ZONING DOCUMENTS
XX/XX/XXXX 90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX 100% CONSTRUCTION DOCUMENTS



MST ARCHITECTS
1520 WILSON PARK DRIVE
SACRAMENTO, CA 95818
916-216-0894
rjohnson@completewireless.net



VERIZON

verizon
GALLAWAY
26601 TEN MILE ROAD
POINT ARENA, CA 95468

SHEET TITLE:
TITLE SHEET, LOCATION PLAN, PROJECT DATA

DATE: 12/14/17
DRAWN BY: JH
CHECKED BY: JH
DATE: 12/14/17

FILE NO: 162108
JOB NO: 162108

T1.1

N.C.V.D. 1929 CORRECTION: SUBTRACT 2.94' FROM ELEVATIONS SHOWN.
CONTOUR INTERVAL: 1 FT.
ASSESSOR'S PARCEL NUMBER: 027-381-25-00
LANDLORD(S): ROBERT & STACY HAY
P.O. BOX 503
POINT ARENA, CA 95468

Coordinates
Latitude: N 38°53'22.17" (NAD83)
Longitude: W 123°36'54.22" (NAD83)
ELEVATION of Ground at Structure (NAVD88)

7 (NAD27)
7 (NAD27)
AMSL

1111

USINE VERMOREL
VERMOREL VERMOREL

[illegible]

SCALE 1" = 100'

OVERALL PROJECT AREA

[illegible][illegible]

STOP TREE
EAL 1825.8

1825

WIRELESS 10' UTILITY EASEMENT

OVERHEAD UTILITIES

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON DATA FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET

SCALE 1" = 20'

LEASE AREA DETAIL

CELL ENGINEER
DOUGLASS + MORRISON - 1
1226 HIGH STREET
ALBANY, CALIFORNIA 9
phone: (408) 286-0
FAX: (408) 928-1201

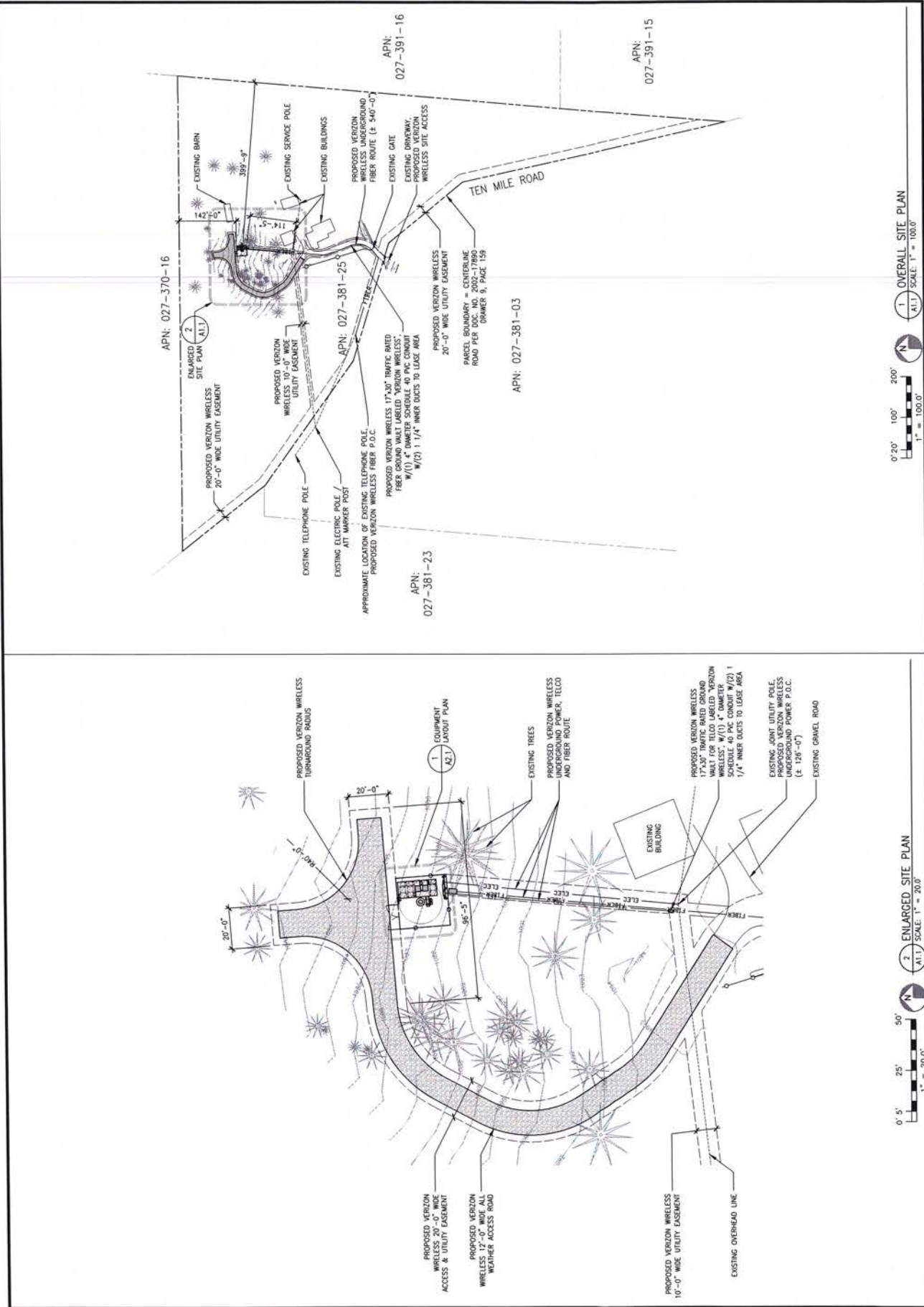
A

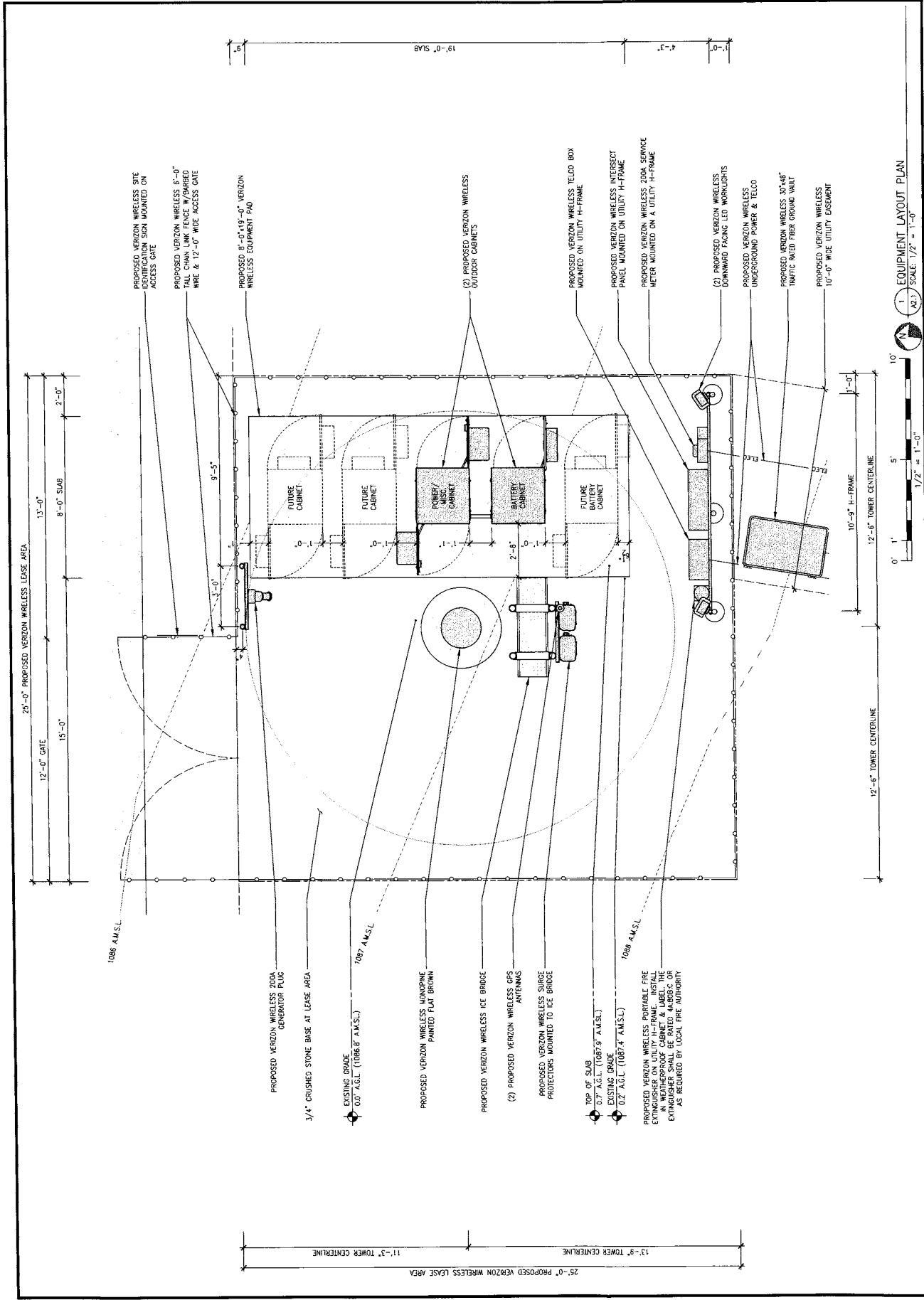
Le

Point A
26601
SITE

[illegible]

10

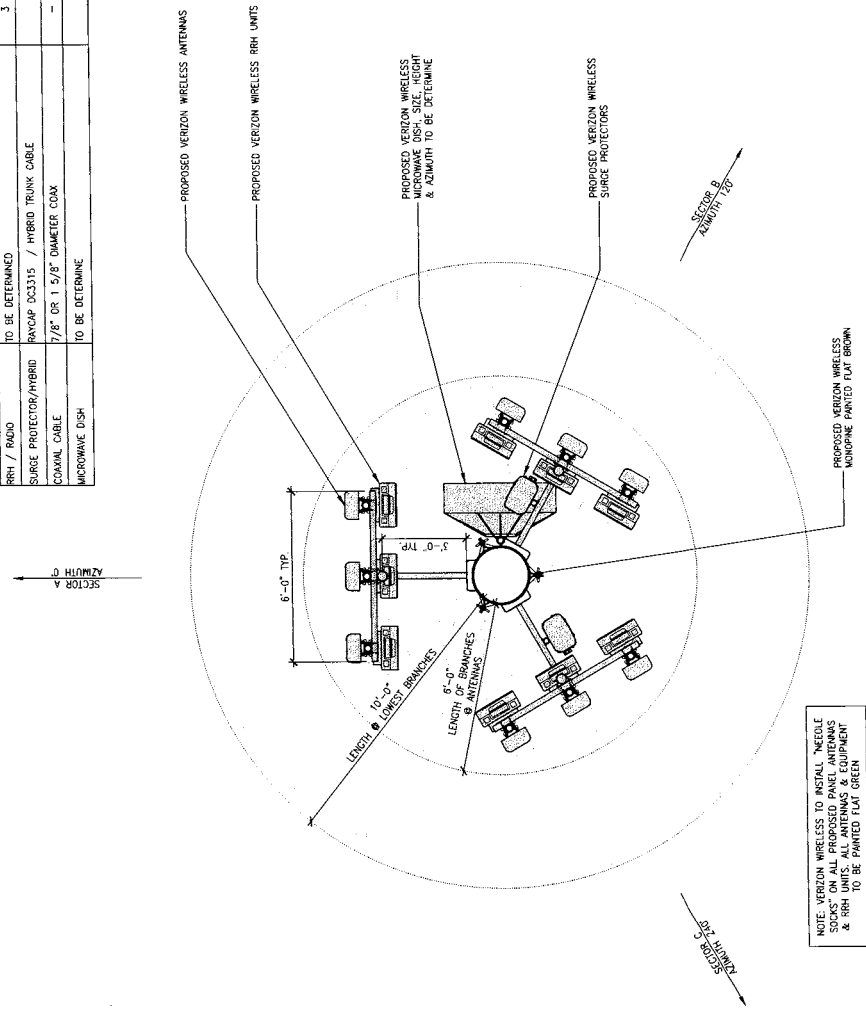




1 EQUIPMENT LAYOUT PLAN
 SCALE: 1/2" = 1'-0"

TOWER MOUNTED EQUIPMENT SCHEDULE (PRELIMINARY & SCHEDULE TO CHANGE)

EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	3	3	3	9
RRH / RADIO	TO BE DETERMINED	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP DCS315 / HYBRID TRUNK CABLE		2/2		2/2
COAXIAL CABLE	7/8" OR 1 5/8" DIAMETER COAX				
MICROWAVE DSH	TO BE DETERMINE		1		1



NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH TO PREVENT CLIMBER EQUIPMENT TO BE PAINTED FLAT GREEN

2 NORTH ELEVATION

SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

Verizon Wireless proposes a new unmanned wireless telecommunications facility on a 120-foot tall monopine, with related ground equipment, located at 26001 Ten Mile Road. The proposed 25' x 25' lease area is located within the Northern portion of the parcel. Utilities and access are all located on the landlord's parcel, or in the adjacent public right of way. Access improvements are needed. Verizon determined that a generator is not needed at the proposed project location. Verizon will use an Appleton plug at this site. In an emergency situation, a Verizon technician will be notified if power goes down. A maintenance technician will then drive out to the site with a generator on a trailer and plug into the site (via the Appleton plug). The plug is referenced in the Site Plans submitted herewith. Verizon will also install a portable fire extinguisher (in weatherproof cabinet) as required by the local Fire authority.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Wireless Telecommunication Facility <input type="checkbox"/> Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area				approx. 625 sq. ft.	
GRAND TOTAL (Equal to gross area of Parcel) 25' x 25' Lease area is approximately 625 sq. ft.					

3. If the project is commercial, industrial or institutional, complete the following:
 Unmanned wireless telecommunications facility. A Verizon Technician will visit the site for routine maintenance once a month.
 Visits typically last 30 minutes.
 Estimated employees per shift: n/a
 Estimated shifts per day: n/a
 Type of loading facilities proposed: n/a

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☒ Yes ☐ No If yes, explain:
 A Hazardous Business Plan will be submitted upon project completion, and stored on site for reference.

7. How much off-street parking will be provided? n/a

	Number	Size
Number of covered spaces	_____	_____
Number of uncovered spaces	_____	_____
Number of standard spaces	_____	_____
Number of handicapped spaces	_____	_____
Existing Number of Spaces	_____	
Proposed Additional Spaces	_____	
Total	_____	

8. Is any road construction or grading planned? ☒ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).
 Please see attached Site Plans ("Zoning Drawings") submitted herewith. Minor access improvements anticipated.

9. For grading or road construction, complete the following:

A. Amount of cut _____ cubic yards
 B. Amount of fill _____ cubic yards
 C. Maximum height of fill slope _____ feet
 D. Maximum height of cut slope _____ feet
 E. Amount of import or export _____ cubic yards
 F. Location of borrow or disposal site _____

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes? n/a</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. The only lighting on the facility will be a shielded timed motion sensor light located in the equipment shelter. _____ The hooded and downward facing LED work light will only be used during onsite visits by Verizon technicians. _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input checked="" type="checkbox"/> Utility Company (requires extension of service to site: <u>600'</u> feet <u> </u> miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input checked="" type="checkbox"/> None</p> <p>C. Telephone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal? n/a</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source: n/a</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

20. Are there any associated projects and/or adjacent properties under your ownership?
☐ Yes ☒ No If yes, explain (e.g., Assessor's Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:
Will be determined during discretionary use permit process.

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
Ten Mile Road and Eureka Hill Road

23. Are there existing structures on the property? ☒ Yes ☐ No
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision.
Residence, garage, and barn

24. Will any existing structures be demolished or removed? ☐ Yes ☒ No
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

25. Project Height. Maximum height of existing structures _____ feet. Maximum height of proposed structures 120' feet.

26. Gross floor area of existing structures _____ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures _____ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines) 12.5 ☐ square feet ☒ acres.

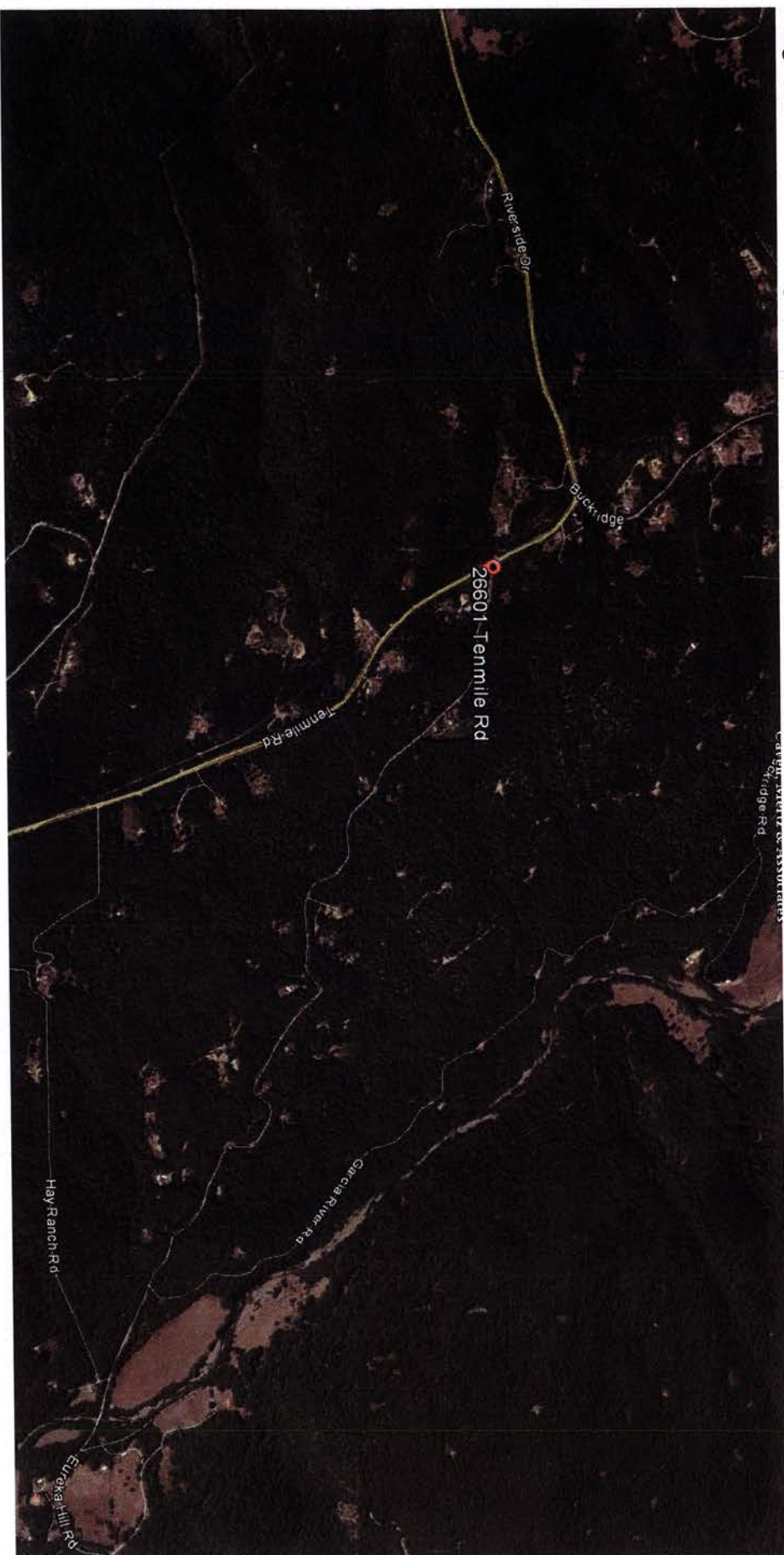
28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.
The property is currently used a residence. The parcel is located in a rural area of Mendocino County and is surrounding by dense vegetation.
Please see site photographs submitted herewith.

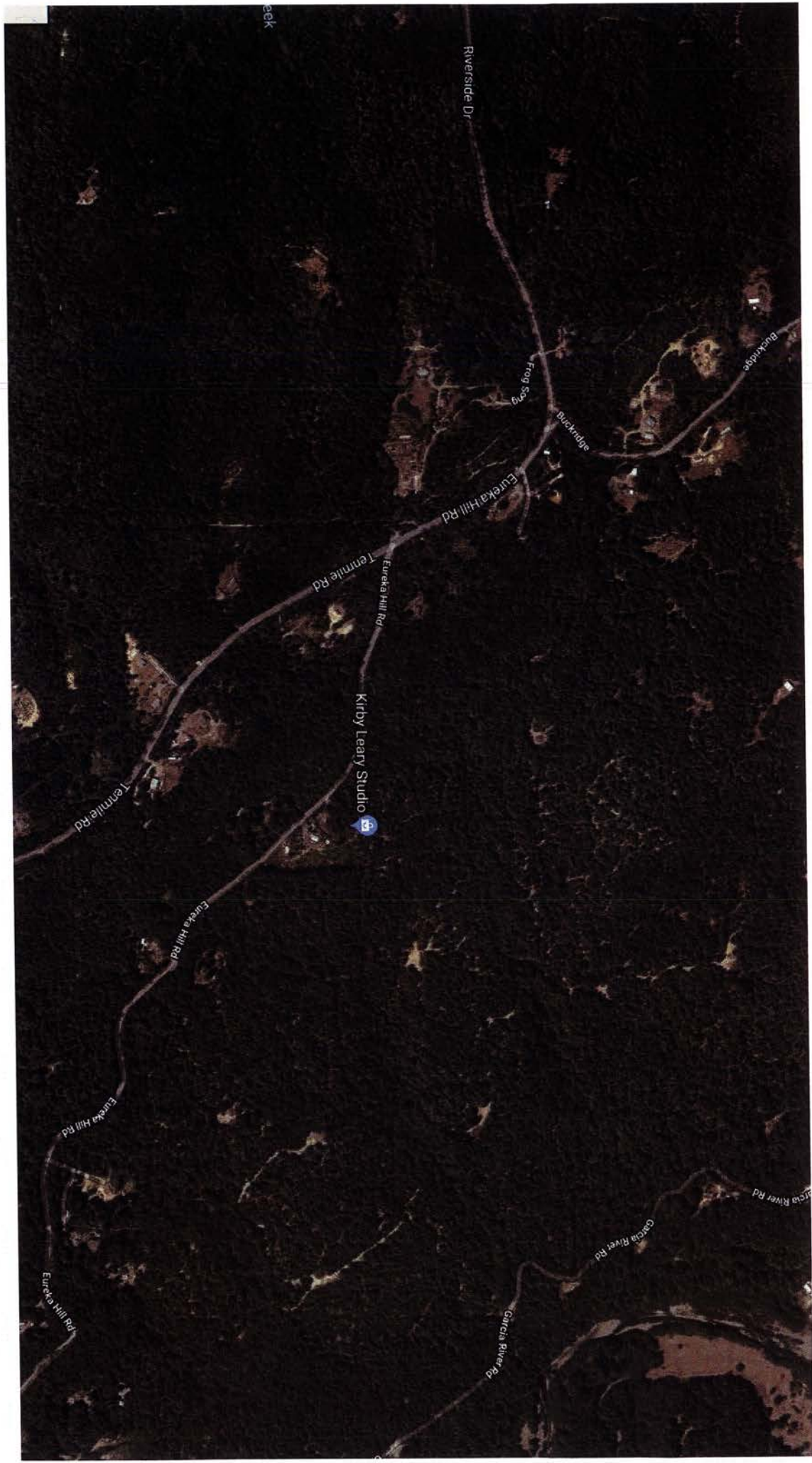
29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.
Remote Residential and Forest Lands Districts

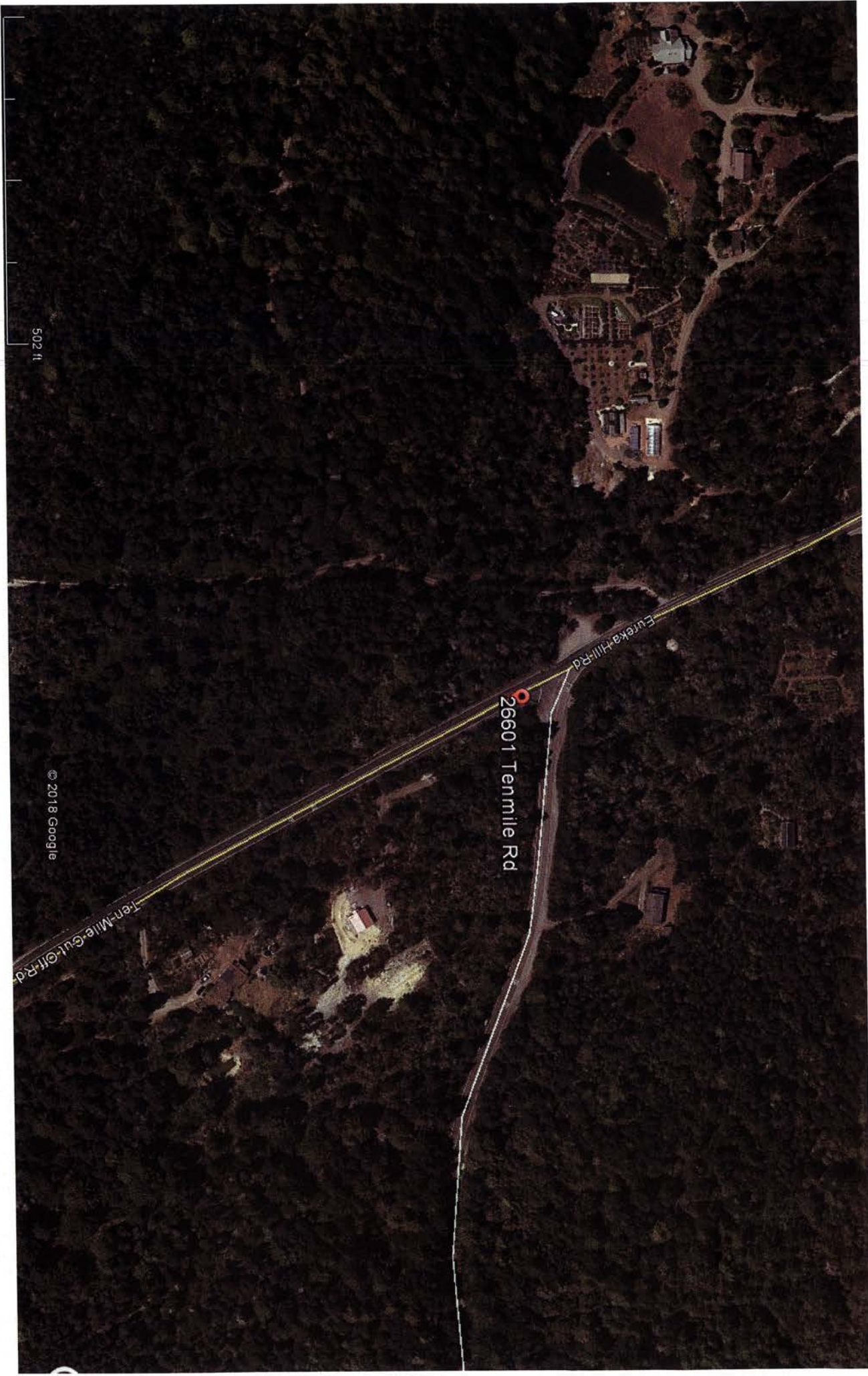
30. Indicate the surrounding land uses:

	North	East	South	West
Vacant				
Residential Agricultural				
Commercial Industrial				
Institutional Timberland				
Other				

Neighborhood Context Map - Location Map (26601 Ten Mile Road, Point Arena, CA 95468/ APN 027-381-25-00) Verizon Site: "Gallaway"







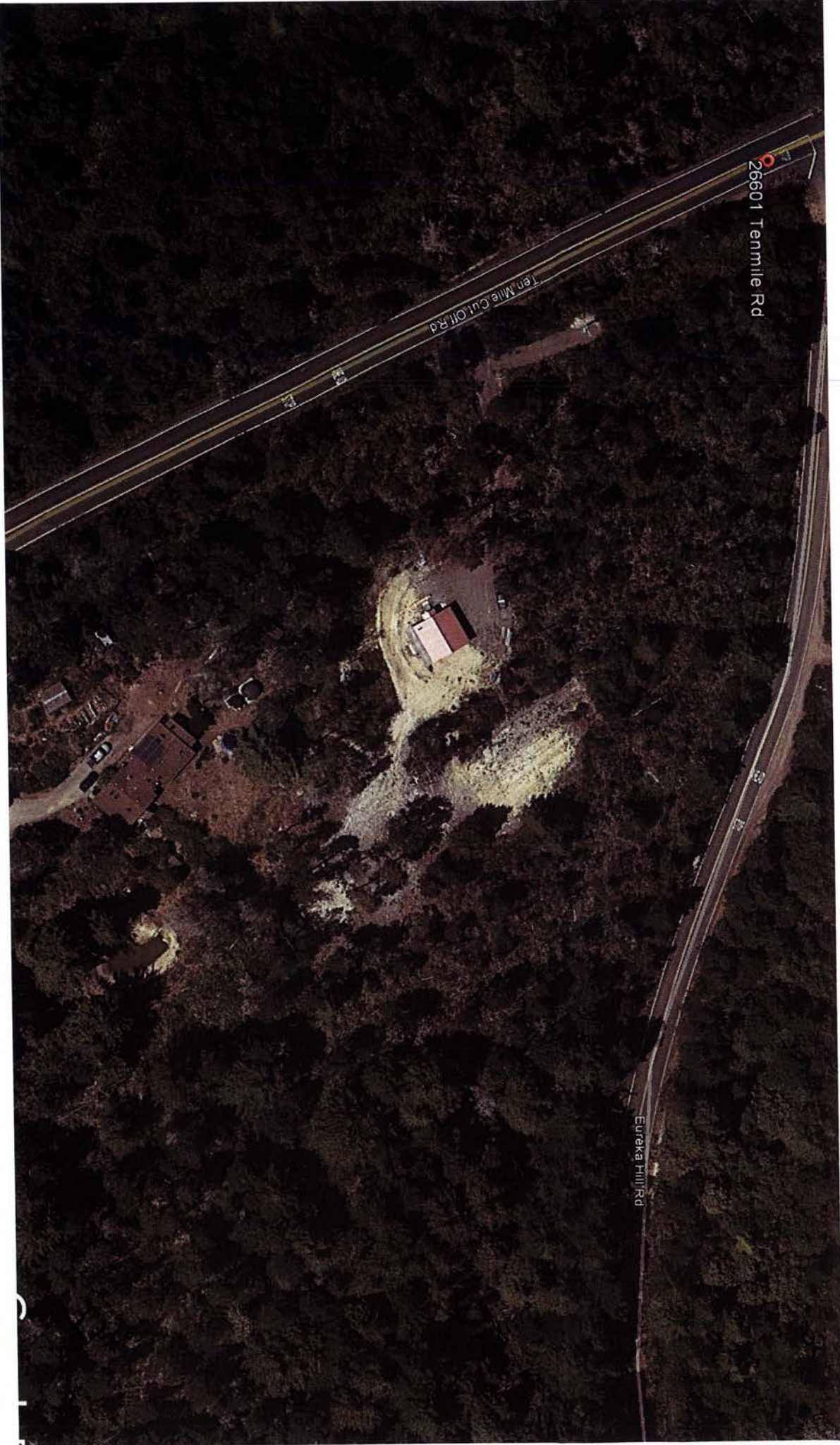
502 ft

© 2018 Google

Ten-Mile-Cut-Off-Rd

26601 Tenmile Rd

Eureka Hill Rd



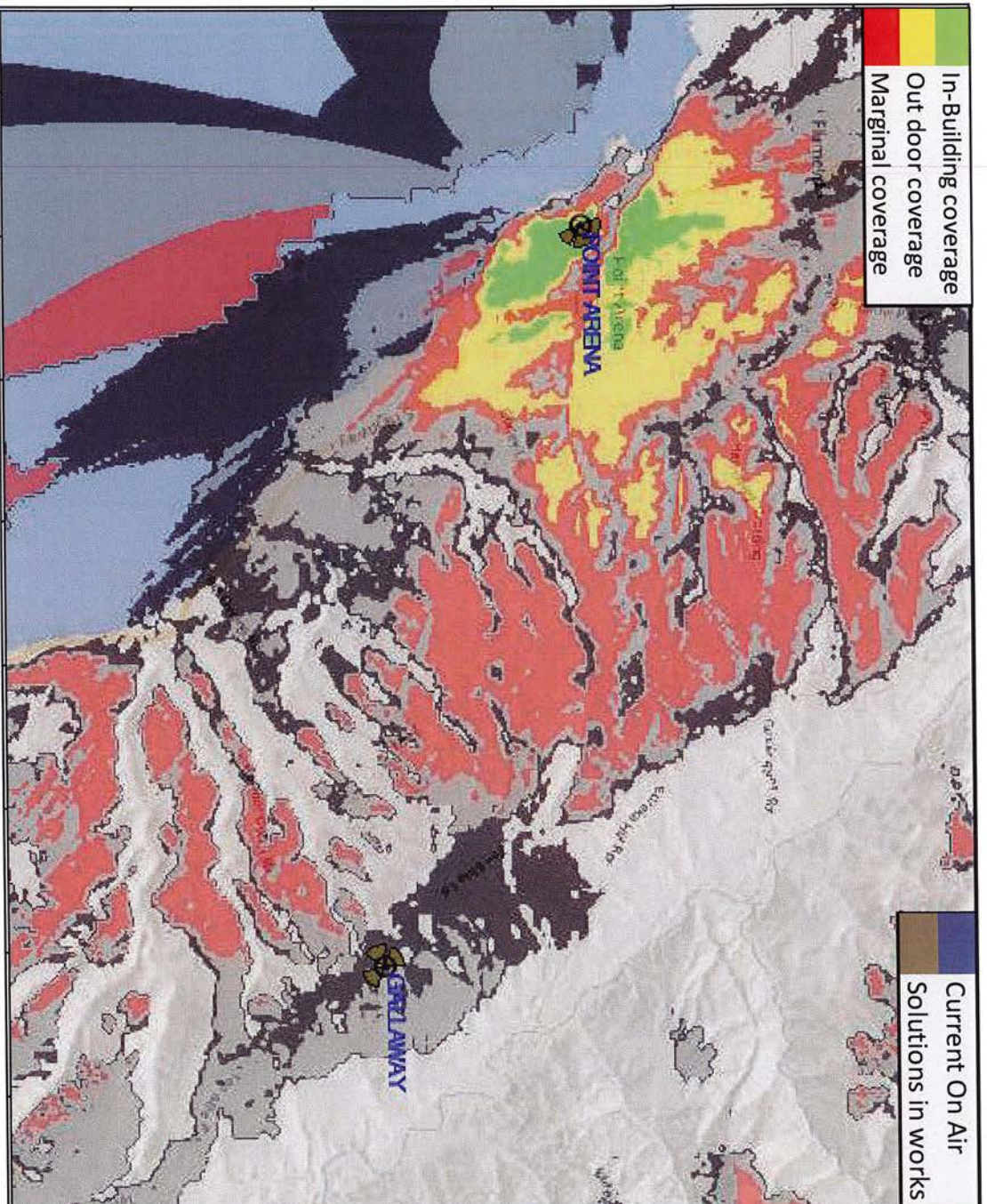
Proposed Site



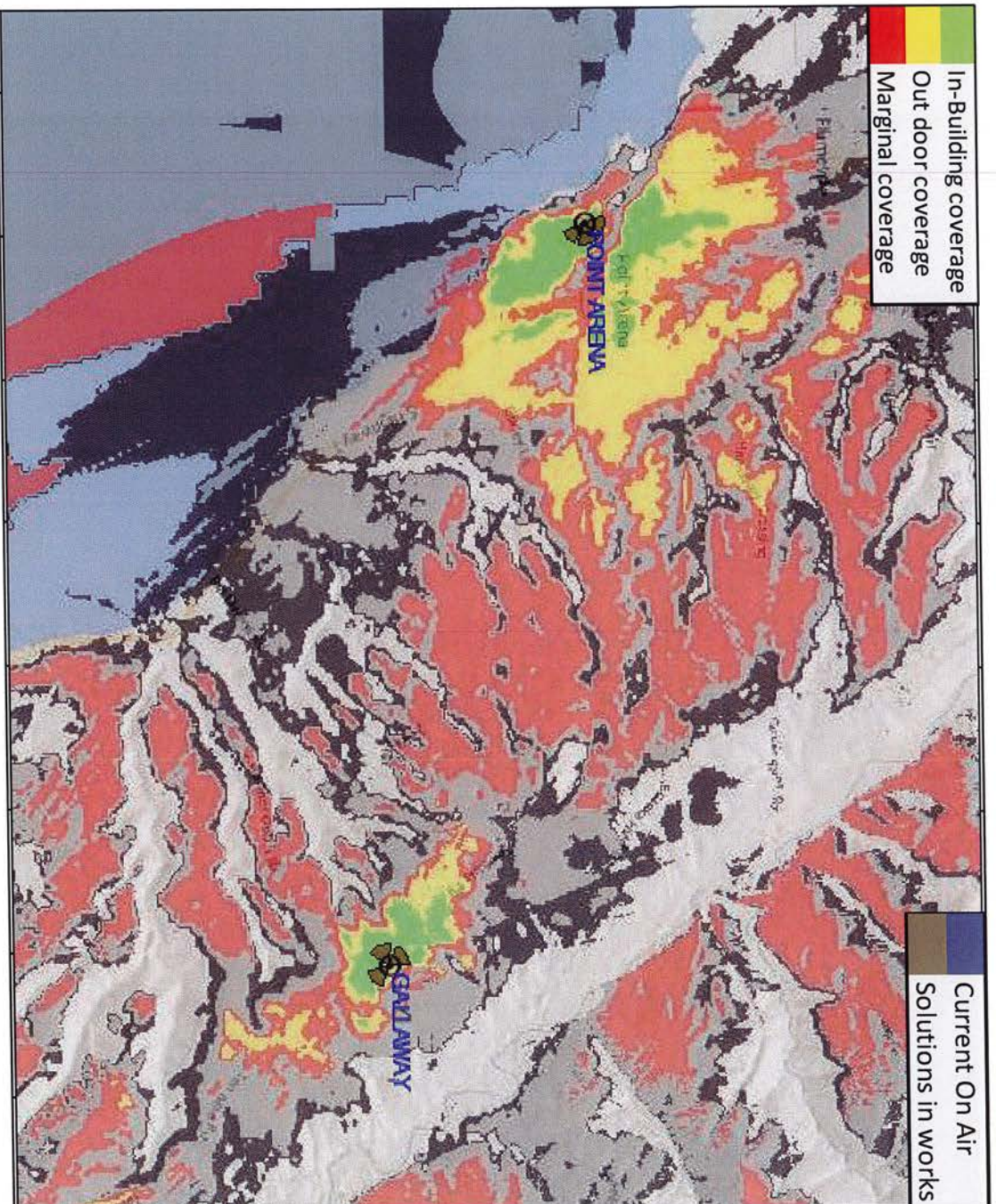
Coverage Area

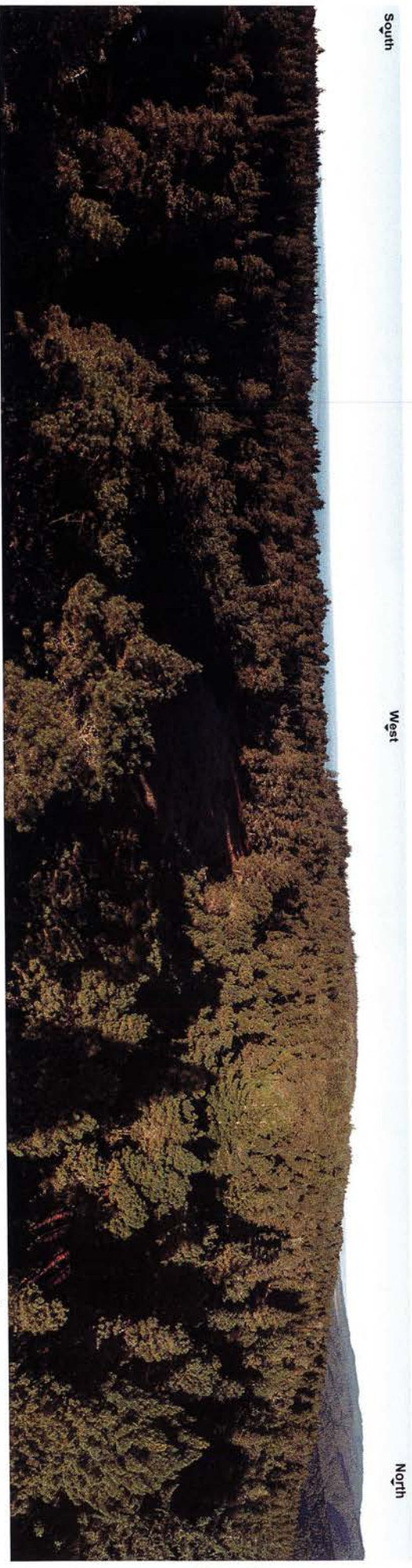
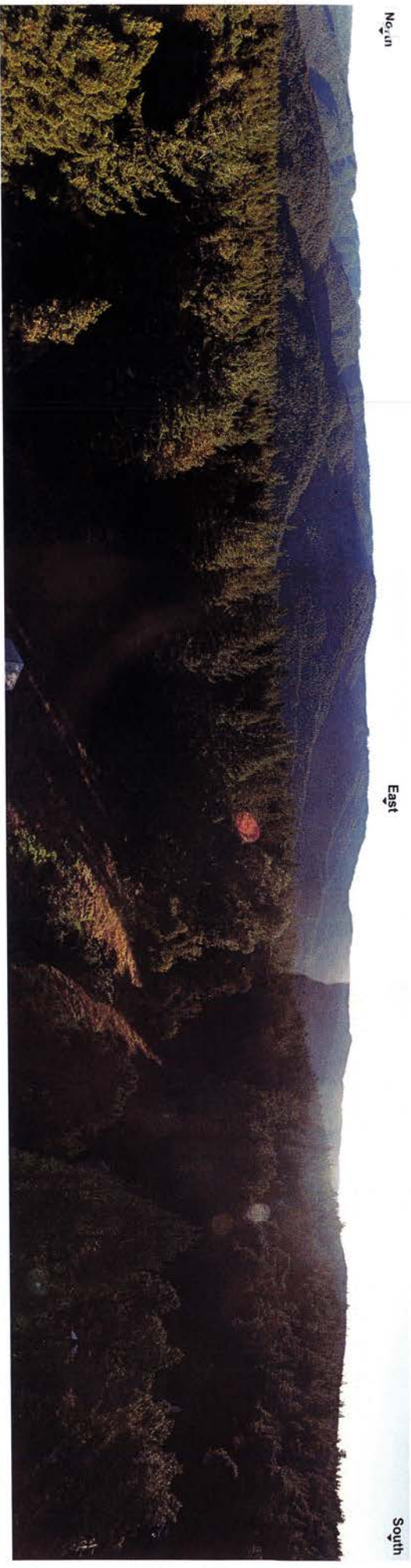


Without Gallaway



With Gallaway





Full panoramic views taken from the coordinates of the proposed top of the tower.

- This pair of panoramic photographs should help illustrate why there are no clear public views of the proposed tower.*
- *If we could see a road or a building in the view, then from that road or building the tower could be visible.*
 - *There are no roads or buildings visible with the exception of the landowner's home, vehicles and driveway.*
 - *Any tree that is visible in the panoramic will serve as a screen, and block potential views from the ground beyond that tree.*

Gallaway

26601 Ten Mile Road
Point Arena, CA 95468



Photosimulation of the view looking north from the private driveway of the landowner. Not a public viewpoint.



Existing

Gallaway
26601 Ten Mile Road
Point Arena, CA 95468



Proposed

Photosimulation of the proposed monopine, as seen from a hovering drone above the trees. Not a public view.

Gallaway

26601 Ten Mile Road
Point Arena, CA 95468

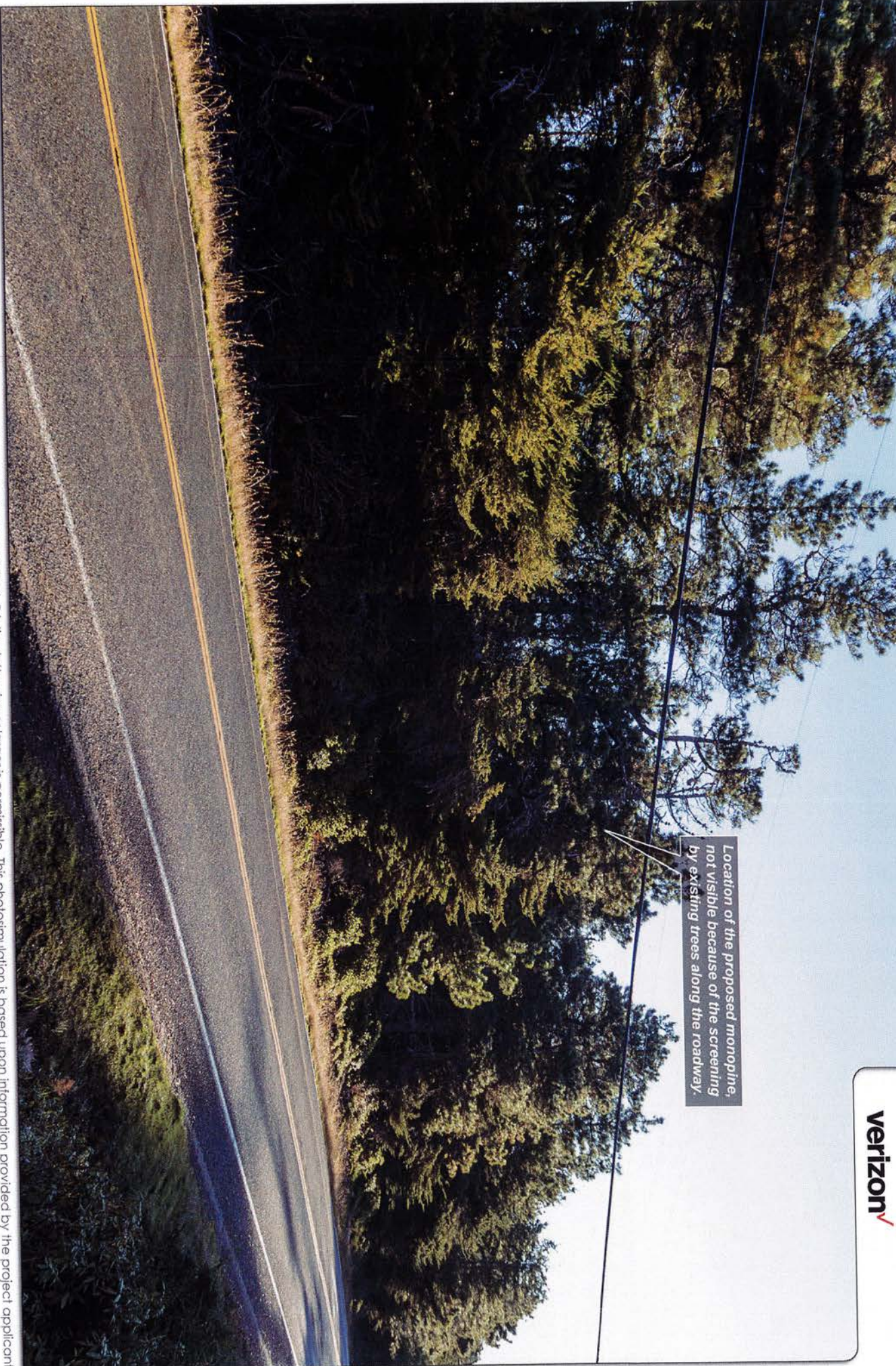


View looking due west from the driveway to 26420 / 26550 Ten Mile Road.

Gallaway
26601 Ten Mile Road
Point Arena, CA 95468



Location of the proposed monopine,
not visible because of the screening
by existing trees along the roadway.



View looking north along northbound Ten Mile Road, approaching the driveway to the property.

Gallaway
26601 Ten Mile Road
Point Arena, CA 95468



Location of the proposed monopine,
not visible because of the screening
by existing trees along the roadway.



Verizon Site: "Gallaway"



North



East

Verizon Site: "Gallaway"



South



West

Verizon Site: "Gallaway"



Panorama N to S



Panorama S to N



Power POC

Verizon Site: "Gallaway"



Telco POC



Lease Area

Verizon Site: "Gallaway"



Access

PROJECT SUPPORT STATEMENT

Verizon Wireless – Gallaway

Applicant: Verizon Wireless
Site Name: Gallaway
Location: 26601 Ten Mile (Tenmile) Road, Point Arena, California 95468
APN: 027-381-25-00

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, and travelers in Mendocino County, California. Verizon maintains a strong customer base in the County of Mendocino and strives to improve coverage for both existing and potential customers. Verizon Wireless is currently experiencing a significant coverage gap for rural, residential, commercial/industrial, and public areas in the County, around and near Ten Mile and Eureka Roads, South of Riverside Drive, and immediate surrounding area. This project will expand Verizon's existing network in an effort to improve call quality, signal strength, and wireless connection services. The increase in wireless signal strength will benefit residents, local businesses, tourist, and, public safety communications systems in the County of Mendocino, including police, fire, and medical services.

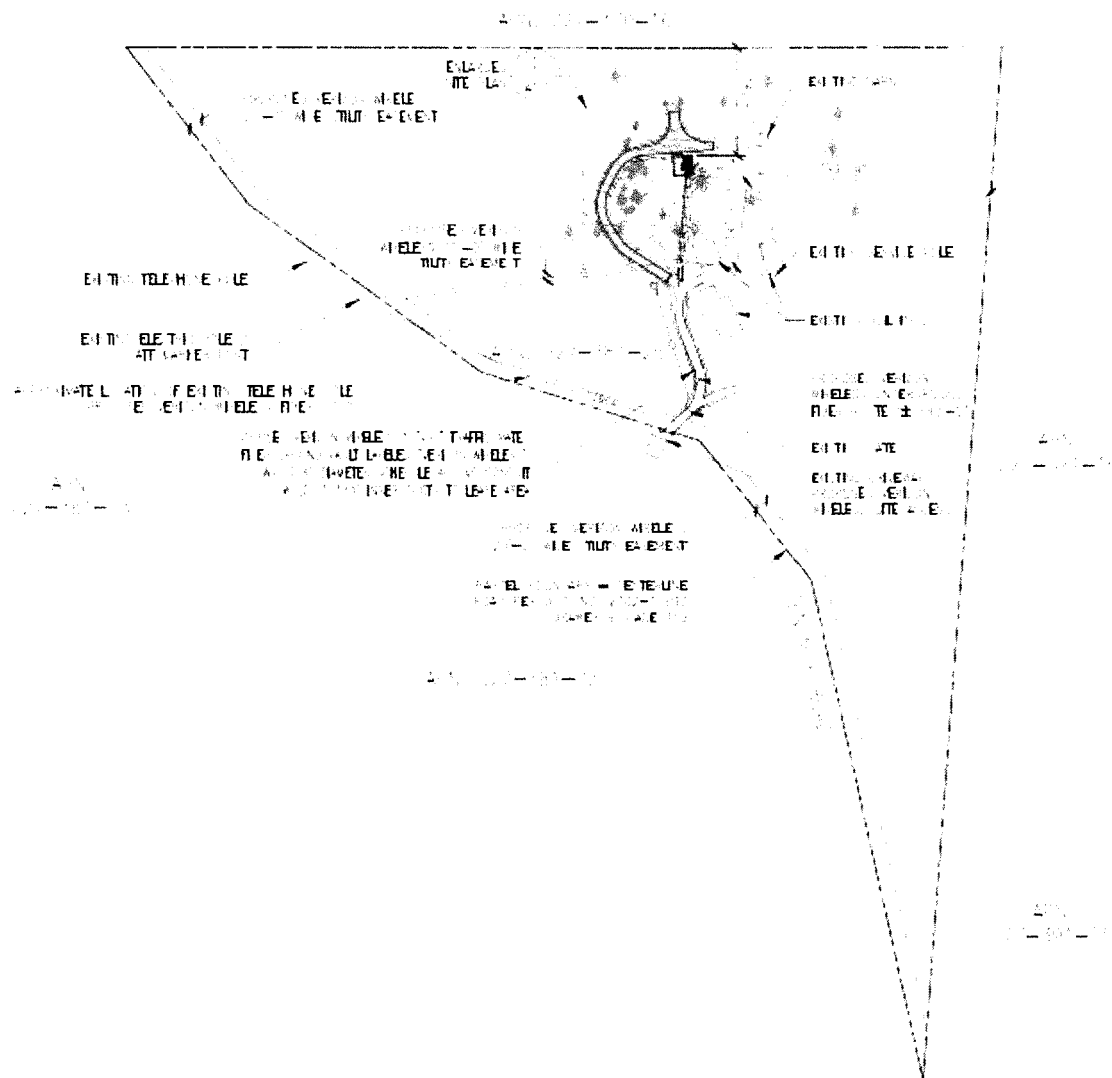
Location

Verizon Wireless proposes a new wireless communications facility on a 120-foot tall monopine located at 26601 Ten Mile Road (APN 027-381-25-00). The property is located in the Forest Lands (FL-160) and Remot Residential (RMR-20) Zoning Districts. This roughly 12.5-acre property is currently consists of residential structures, and is owned by Robert G. Hay and Stacy Hay, husband and wife. The lease area is located on the Northern portion of the parcel. The surrounding area consists primarily of Remote Residential and Forest Lands Districts. The subject parcel is otherwise undeveloped.



Proposed Facility

The proposed facility consists of nine (9) Verizon Wireless panel antennas, three (3) sectors, with three (3) antennas per sector, to be mounted on a 120' monopole. (9) Verizon Wireless RRH units will be mounted behind the antennas with two (2) proposed Verizon Wireless surge protectors mounted on the proposed tower. A ground-level outdoor equipment shelter will be installed with 6-foot tall chain link fence, with a 12-foot wide access gate, around the 25' x 25' equipment lease area perimeter. The power and telecommunication cables will be routed underground to the equipment base station. Verizon will use the existing access road when accessing the facility. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week. The proposed stealthed facility will not create any visual impact to the surrounding neighborhood, scenic corridors, trails or pathways, or heavily traveled roadways.



Search Ring (Aerial)



The site selection process outlined above represents a thorough site search for a facility location that will adequately achieve the necessary service objective.

As can be seen in the **Coverage Maps** (below), the proposed facility is needed to minimize an existing coverage gap in this area. The attached RF Coverage Maps depict the existing coverage situation around the project site, with maps depicting 1) existing coverage without the proposed facility and 2) network coverage with the proposed facility. These Coverage Maps display a stark contrast in coverage, since existing conditions lack sufficient Verizon wireless coverage due to the inadequacy of the surrounding sites at covering the targeted service area, and with the significant topographical variations in the project area.

As explained farther below, Verizon's existing facilities cannot adequately serve its customers in the desired area of coverage, let alone address rapidly increasing data usage. The site will help to close the gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. This site is part of an effort to fully deploy 4G LTE technology in the area. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology offers lower latency, or the processing time it takes to move data through a network. Lower latency helps to improve the quality of personal wireless services. LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services, and to deliver a better overall network experience. Besides typical personal mobility use, customer also use the network for emergency and public safety services.

The Coverage Maps show existing service coverage without the proposed installation of the new facility. It includes coverage provided by existing Verizon sites. The maps also show predicted coverage based on signal strength in the vicinity of the site if antennas are placed as proposed in the Application. As show in the Maps, the proposed site closes the significant service coverage gap. The

range between Verizon mobile telephones and the antennas in the target area, is particularly limited as a result of topographical challenges, including blockage from buildings, trees, and other obstructions as well as the limited capacity of existing facilities.

As is outlined in the below-referenced **Alternative Site Analysis**, the proposed location represents the only feasible location for the proposed facility. Lastly, the location of the proposed facility is well over 300 feet from the nearest residential land use. The Location Map shows the location of the proposed facility in relation to commonly identifiable landmarks, in this instance – State Highway 1, and Ten Mile Road.

Service Objective

Statements Related to Need

Reliable and robust wireless networks are an increasing importance with the growth and use of cellular phones and data driven devices. Especially in rural areas that rely on the newest and fastest communication methods. A wireless communication facility is required in and Ten Mile and Eureka Roads, and immediate surrounding area.

Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for business, commerce and public safety. The proposed Verizon facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation. The following wireless telecommunications users will benefit from improved coverage created as a result of the proposed facility:

- Rural Residences
- Commercial/Industrial businesses and public and community services in the area
- County Safety and Emergency Services
- Employees and visitors in the target area
- Heavily traveled roadways

Coverage – Significant Gap

Coverage is the need for expanded wireless service in an area that has either no service or poor service. The request for improved service often comes from our customers emergency services personnel. While this once meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas as well.

The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of Verizon’s network and the community values as expressed in the County’s Code. The proposed facility will fill a gap in coverage in the County of Mendocino area, including coverage enhancement and capacity to support the County’s rural roadways and residences.

Capacity – Significant Gap

Capacity is the need for more wireless resources. This could mean that customers cannot make/receive calls or could have trouble getting applications to run. A site short on capacity could also make internet connections time out, or delay information to emergency response personnel.

The objective of the proposed facility is to: (1) provide mobile voice and data services at the fastest speeds available; and (2) provide Verizon customers with mobile wireless device on a nationwide basis without being subject to roaming charges that exceed the allotment included in the customer’s plan. A telecommunications site can only handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met, the user experience within the coverage area of an existing facility quickly degrades during the busier hours of use.

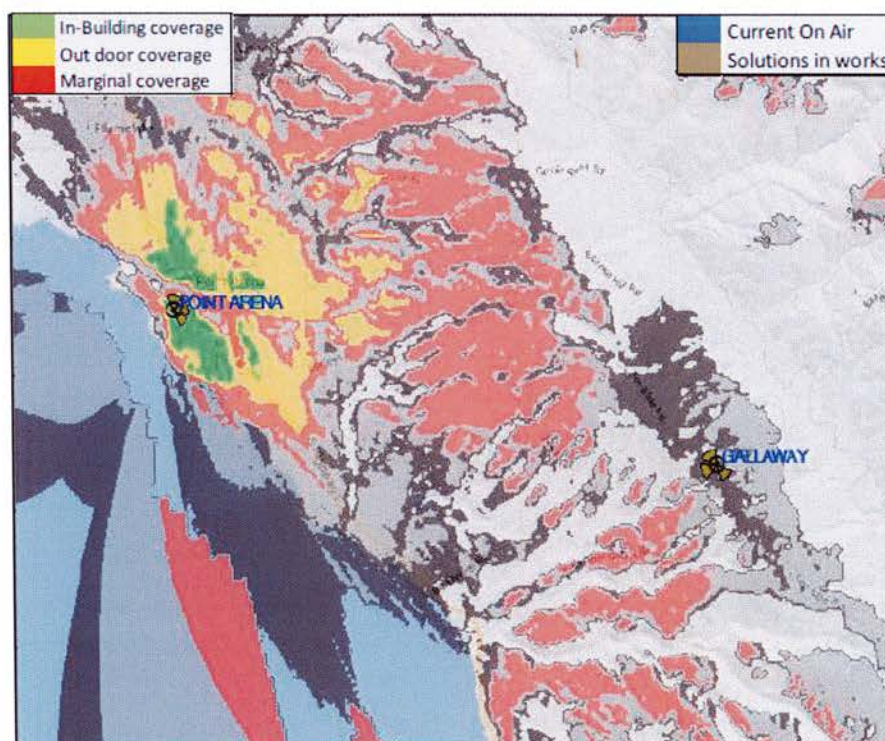
In order to achieve this service objective, VZW identified a potential candidate "Search Ring". A Search Ring is a circle on a map that is determined by Verizon’s Radio Frequency Engineer. The circle identifies the geographic area within which the proposed facility must be located to satisfy the intended service objective. In creating the Search Ring, the RF Engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc.

For a visual representation of the Search Ring, see the image above (“Search Ring”). The vast majority of the search area identified to meet VZW’s coverage objectives is comprised of land that consists of dense vegetation which limits the opportunities available for wireless facilities to meet service objectives in this area.

Below is a visual depiction of the improved coverage to be provided by the proposed facility. The first map represents Verizon’s existing coverage conditions in the area. The second map represents Verizon’s coverage conditions given approval of the proposed facility. It is important to point out that this is different than the Search Ring.

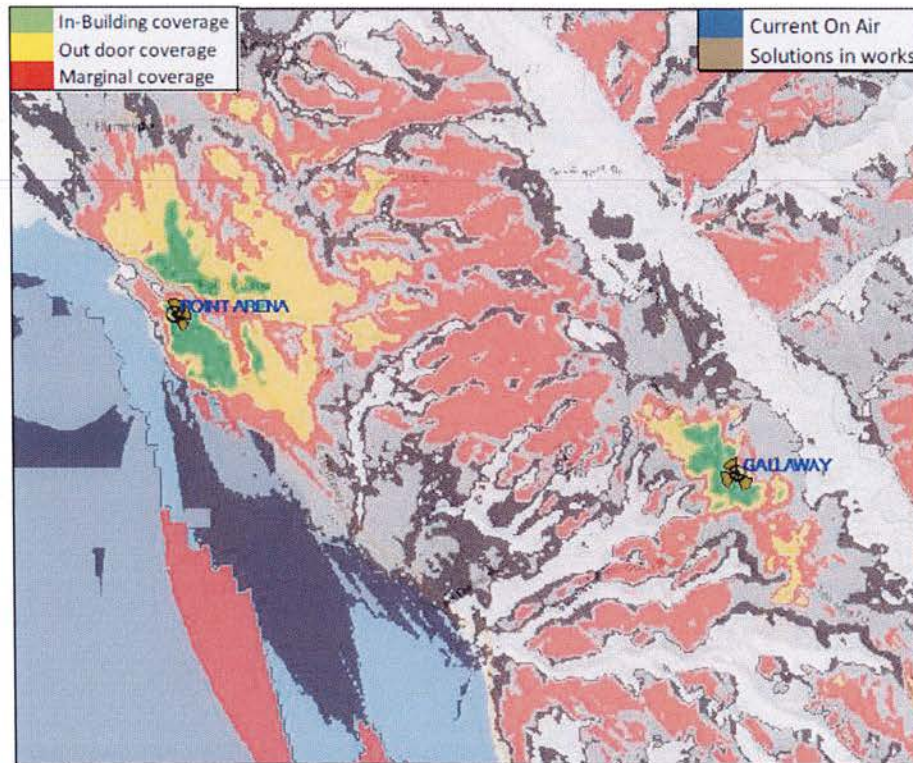
Existing Coverage

Without Gallaway



Proposed Coverage

With Gallaway



Alternative Site Analysis

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, co-location opportunities, available utilities, access and a willing landlord. Wireless communication is a line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility.

The site selection process for this proposed facility began in September 2016 with the issuance of the above-referenced Search Ring. When identifying feasible wireless facility locations, VZW first looks for co-location opportunities on existing towers, which could potentially allow for the satisfaction of the necessary coverage objectives. In this instance, no feasible co-location opportunities on existing towers exist within the necessary geographic area (the Search Ring).

Due to the lack of feasible co-location opportunities in this area, Verizon began a site search for feasible new build facility locations. After analyzing the relevant regulations and Zoning Ordinances, Verizon identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. A form letter was sent out to all of the potential candidates identified.

AT&T	25470 Ten Mile Road, Point Arena, CA 95468	Lease negotiations unsuccessful.
Baughner	26550 Ten Mile Rd. Point Arena, CA 95468	Landlord responded as interested, but property lines would not allow for a tower of sufficient height to get above the tree lines.
Staples	27051 Ten Mile Rd. Point Arena, CA 95468	Met with Mr. Staples after he expressed interest. However, due to restrictive zoning setbacks, the only area that was available to build would be in an area behind his home. Mr. Staples decided against moving forward because he wanted to maintain his privacy.
Scialabba	27880 Ten Mile Rd. Point Arena, CA 95468	Landlord initially expressed interested, but when attempted to contact to set up a time for a site visit, Mr. Scialabba did not return messages.
Rhine	26020 Ten Mile Rd. Point Arena, CA 95468	Met with Ms. Rhine after she expressed interest. However, after learning more about the project, she felt it was not something she wanted to move forward on with her property.
Zettler	27241 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts. Location would not allow for a sufficiently tall tower due to zoning restrictions.
Scherer	26401 Ten Mile Rd. Point Arena, CA 95468	Received a phone call from Mrs. Scherer saying that she was not interested.
Ranseen	26000 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts. Location would not allow for a sufficiently tall tower due to zoning restrictions.
Like	27001 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact. Neighbor also attempted to see if Landlord might be interested, but never heard back.
Henderson	26600 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact through post as well as attempts by phone.
Desimone	26420 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact through post as well as attempts by phone.

Crutcher	44290 Schooner Gulch Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact. Candidate would not have allowed for a tower as high as presented candidates due to zoning restrictions.
Brett	25901 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact. Location would not allow for a sufficiently tall tower due to zoning restrictions.
Anderson	27891 Ten Mile Rd. Point Arena, CA 95468	Landlord unresponsive after multiple attempts at contact. Location would not allow for a sufficiently tall tower due to zoning restrictions.

Existing Facilities

Point Arena (Please see Coverage Maps)

Information contained in provider’s communication network plan is confidential. This shows the existing provider’s facilities within the target Search Ring.

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

Parking

The proposed facility will not reduce existing parking on the site.

Lighting

Unless tower lighting is required by the FAA, the only lighting on the facility will be a shielded timed motion sensor light located in the equipment shelter. The hooded and downward facing LED work light will only be used during onsite visits by Verizon technicians. Technician visits occur once a month, and typically last 30 minutes.

Noise

During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Hazardous Materials

A Hazardous Material Business Plan will be submitted upon project completion, and stored on site for reference.

Compliance with FCC Standards

Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW complies with all FAA rules on site location and operation. This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to:

Attn: Gerie Johnson, Land Use Planning Specialist
Complete Wireless Consulting, Inc.
2009 V Street, Sacramento, California 95818

**Verizon Wireless • Proposed Base Station (Site No. 434705 “Gallaway”)
26601 Ten Mile Road • Mendocino County, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 434705 “Gallaway”) proposed to be located at 26601 Ten Mile Road in Mendocino County, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall steel pole, configured to resemble a pine tree, to be sited at 26601 Ten Mile Road in Mendocino County. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A



**Verizon Wireless • Proposed Base Station (Site No. 434705 “Gallaway”)
26601 Ten Mile Road • Mendocino County, California**

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by MST Architects, Inc., dated December 14, 2017, it is proposed to install nine Andrew Model SBNHH-1D65C directional panel antennas on a 114-foot steel pole, configured to resemble a pine tree,* to be sited behind the residence located at 26601 Ten Mile Road in unincorporated Mendocino County, about 4 miles southeast of Point Arena. The antennas would employ no down tilt, would be mounted at an effective height of about 104 feet above ground, and would be oriented in groups of three toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in any direction would be 23,400 watts, representing simultaneous operation at 11,320 watts for AWS, 5,180 watts for PCS, 3,360 watts for cellular, and 3,540 watts for 700 MHz service. Also proposed to be located on the same pole is a microwave “dish” antenna, for interconnection of this site with others in the Verizon network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation, including the contribution of the microwave antenna, is calculated to be 0.016 mW/cm², which is 1.7% of the applicable public exposure limit. The maximum calculated level at the second-

* Foliage atop the pole extends the overall height to 120 feet.



**Verizon Wireless • Proposed Base Station (Site No. 434705 "Gallaway")
26601 Ten Mile Road • Mendocino County, California**

floor elevation of any nearby building[†] is 2.1% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 26601 Ten Mile Road in Point Arena, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett
William F. Hammett, P.E.
707/996-5200

January 11, 2018

[†] Including residence located at least 75 feet away, based on photographs from Google Maps.

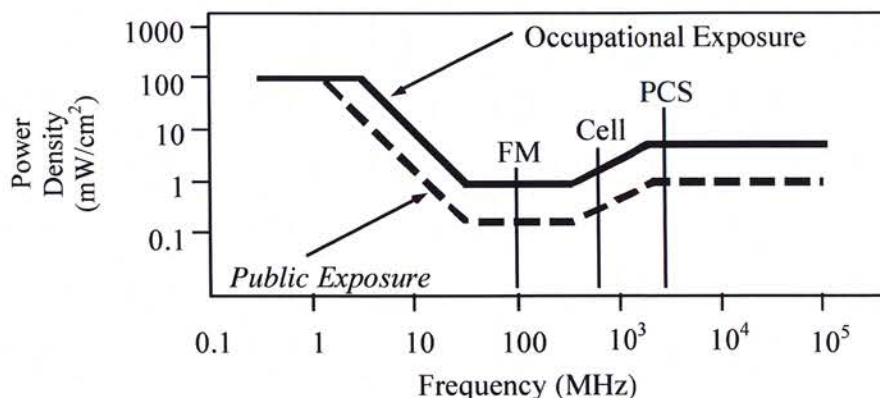


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



Environmental Noise Analysis

Gallaway Cellular Facility

Point Arena (Mendocino County), California

BAC Job # 2017-214

Prepared For:

Complete Wireless Consulting

Attn: Johnathon Heflin
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

December 13, 2017



Introduction

The Gallaway Verizon Unmanned Telecommunications Facility Project (project) proposes the construction of a monopine tower, and the installation of outdoor equipment cabinets inside a fenced lease area located at 26601 Ten Mile Road in Point Arena (Mendocino County), California. The outdoor equipment cabinets have been identified as primary noise sources associated with the project. Please see Figure 1 for the project site area. The studied site design is dated October 18, 2017.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following addresses daily noise production and exposure associated with operation of the project outdoor equipment cabinets.

Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure

Mendocino County General Plan

The Mendocino County General Plan Development Element provides regulations regarding noise levels produced by stationary (non-transportation) noise sources, such as those proposed by the project. These standards are summarized below in Table 1.

Table 1 Exterior Noise Level Standards Mendocino County General Plan		
Land Use Type	Time Period	Median Noise Level, L₅₀ (dBA)
Single-Family Homes and Duplexes	Daytime: 7 a.m. to 10 p.m.	60
	Nighttime: 10 p.m. to 7 a.m.	50
Multiple Residential 3 or More Units Per Building (Triplex +)	Daytime: 7 a.m. to 10 p.m.	60
	Nighttime: 10 p.m. to 7 a.m.	55
Source: Mendocino County General Plan Development Element, Table 3-J (August 2009)		



Legend

— Proposed Cellular Equipment Lease Area

— Project Parcel



Nearest Noise-Sensitive Receivers



Galloway Cellular Facility
 Point Arena (Mendocino County), California
 Proposed Cellular Equipment Lease Area &
 Distances to Nearest Noise-Sensitive Uses

Figure 1



Project Noise Generation

The project proposes the installation of two equipment cabinets within the lease area illustrated on Figure 1. Specifically, the cabinets assumed for the project are as follows: one Charles Industries 48V Power Plant and one miscellaneous cabinet cooled by a McLean Model T-20 air conditioner. The cabinets and their respective reference noise levels are provided in Table 2. The manufacturer's noise level data specification sheets for the proposed equipment cabinets are provided as Appendix C.

Table 2 Reference Noise Level Data of Proposed Equipment Cabinets			
Equipment	Number of Cabinets	Reference Noise Level, dB	Reference Distance, feet
Charles Industries 48V Power Plant	1	60	5
McLean T-20	1	66	5
Notes: Manufacturer specification sheets provided as Appendix C			

Predicted Facility Noise Levels at the Nearest Residences

As indicated in Figure 1, the project equipment lease area maintains a separation of approximately 440-570 feet from the nearest existing off-site residences (single-family), identified as receivers 1 and 2. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the nearest residences was calculated and the results of those calculations are presented in Table 3.

Table 3 Summary of Project-Related Noise Exposure at Nearest Residences Gallaway Verizon Wireless Telecommunications Facility Project		
Nearest Receiver¹	Distance from Cellular Equipment Lease Area (feet)	Predicted Equipment Cabinet Noise Level, L₅₀ (dBA)
1	440	28
2	570	26
Notes:		
¹ Receiver locations and distances are shown on Figure 1.		

Because the proposed outdoor equipment cabinets could potentially be in operation during nighttime hours, the operation of the equipment would be subject to the County's nighttime noise level standard of 50 dB L₅₀. As indicated in Table 3, predicted outdoor equipment cabinet noise levels of 26-28 dB L₅₀ at the nearest residences would satisfy the applicable Mendocino County 50 dB L₅₀ nighttime noise level standard by wide margin. As a result, no additional noise mitigation measures would be warranted for this aspect of the project.

Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable Mendocino County noise exposure limits at the closest residences. As a result, no additional consideration of noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed Gallaway Cellular Facility in Point Arena (Mendocino County), California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions or requests for additional information.

Appendix A Acoustical Terminology

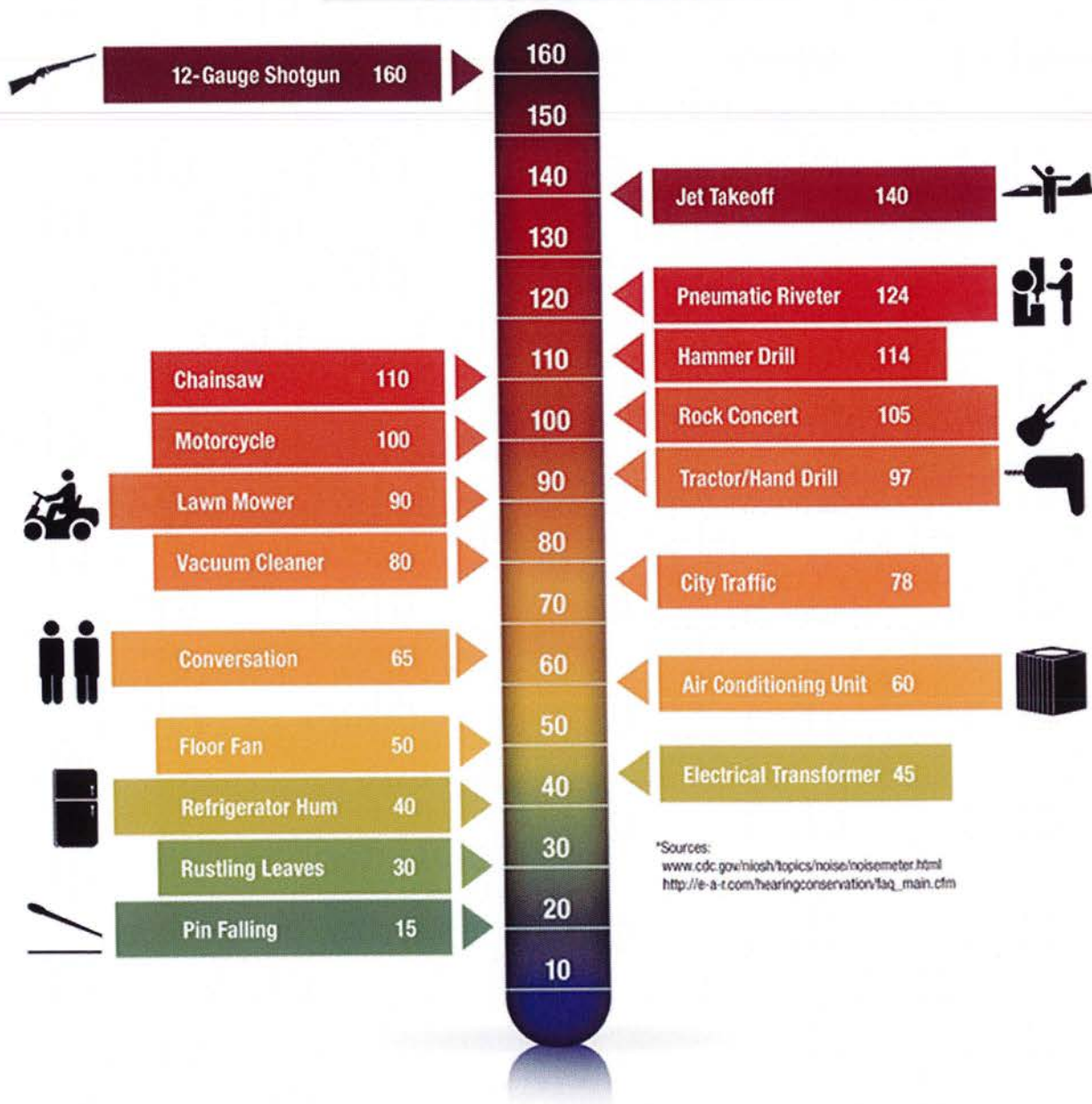
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



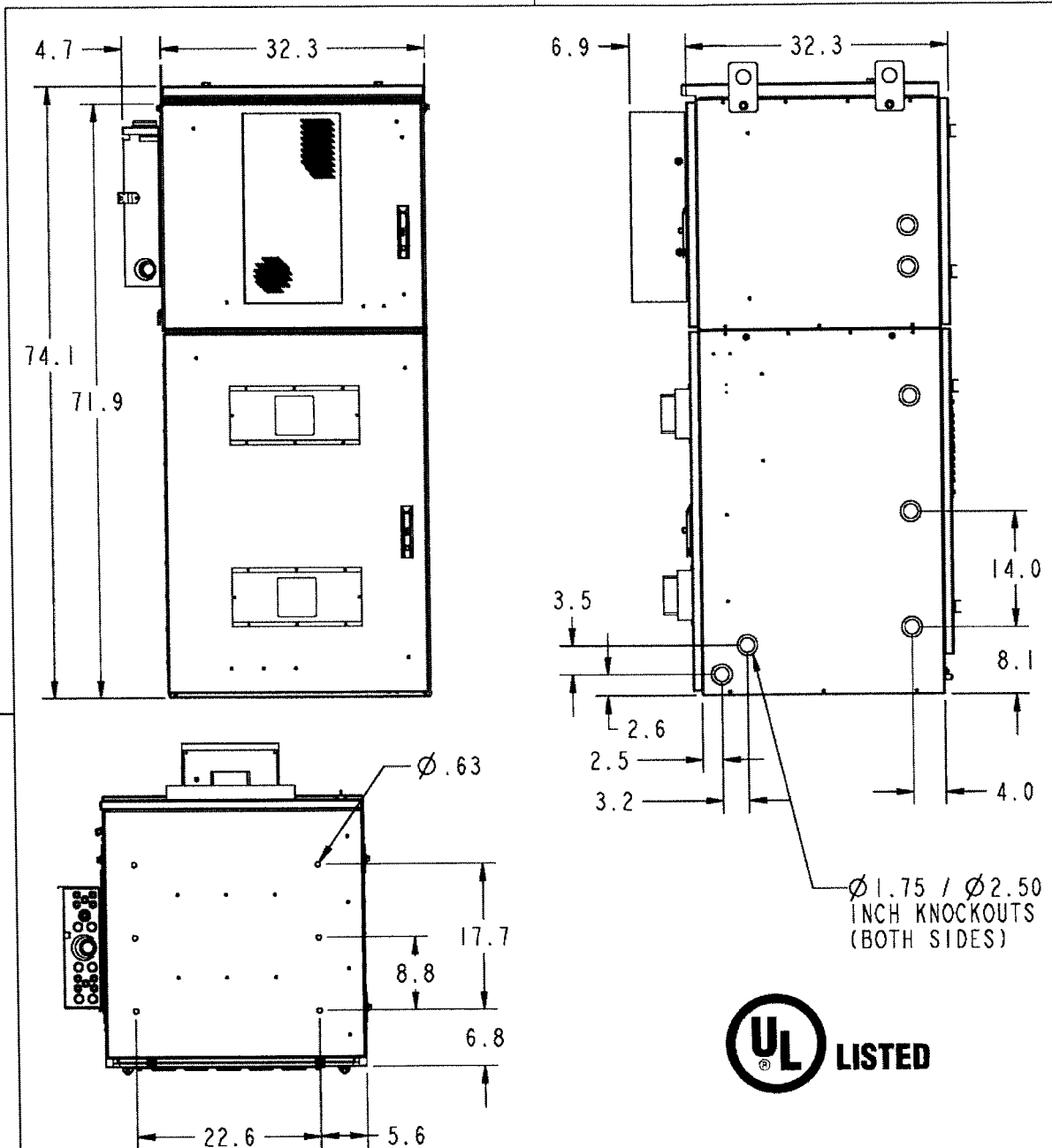
Appendix B

Typical A-Weighted Sound Levels of Common Noise Sources

Decibel Scale (dBA)*



Appendix C-1



WEIGHT WITH BATTERIES:
2296 LBS.

NorthStar NSB-170FT batteries
at 128 lbs each, Qty 12

WEIGHT WITHOUT BATTERIES:
760 LBS.

MAX NOISE LEVEL:
55-60dB

CHARLES PART #
CUBE-SS4C215XC1

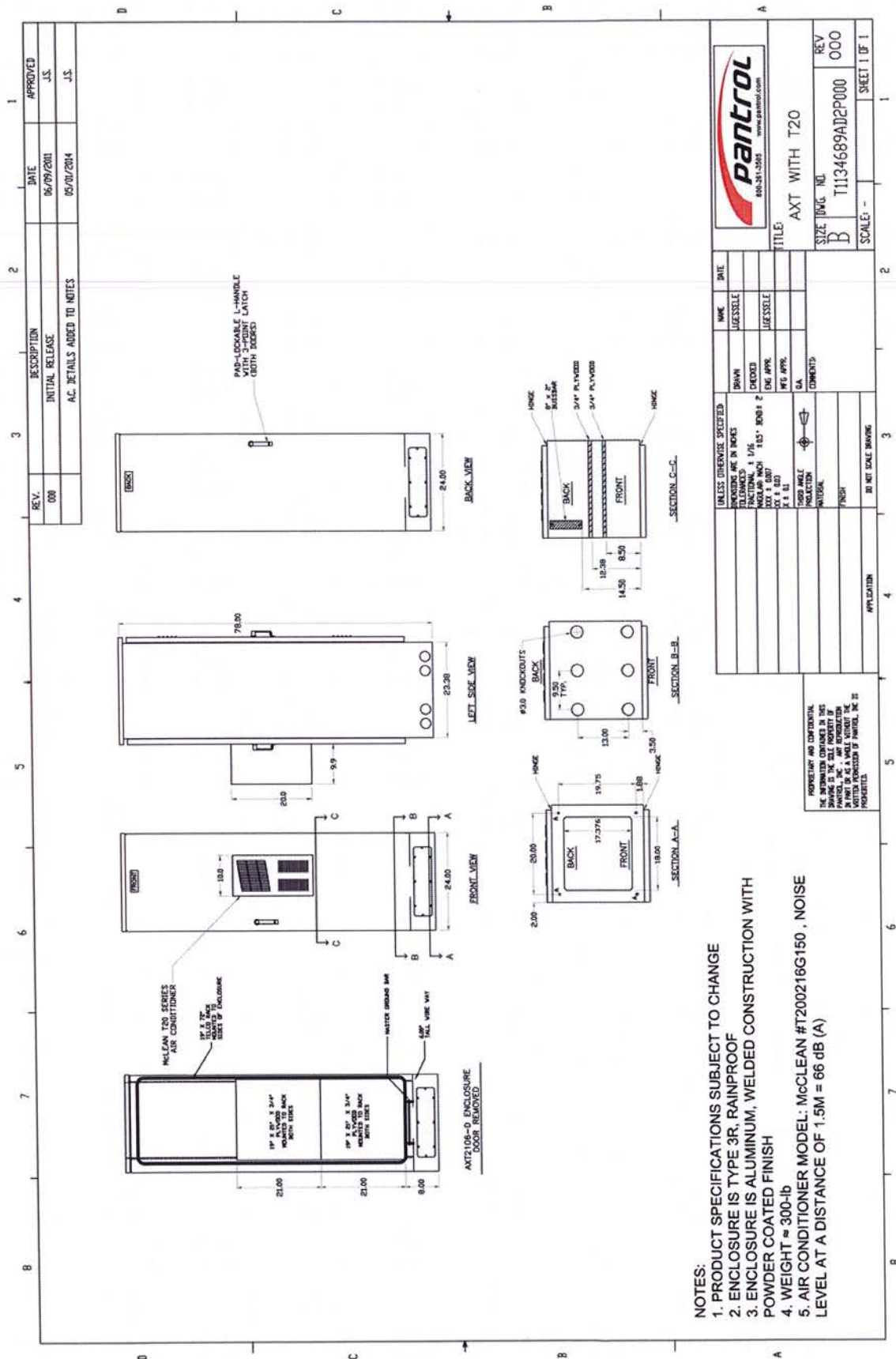


Charles Industries Ltd.
Telecommunications Group
Charles Center, 3600 Apple Drive
Bellingham, WA 98206
Telephone: 647-800-8380

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Verizon Wireless
Large Site Support Enclosure

Appendix C-2





First American Title

Guarantee

CLTA Guarantee Form No. 28 -
Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-5527783

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY

a Nebraska corporation, herein called the Company

GUARANTEES

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

By:

Authorized Countersignature

This jacket was created electronically and constitutes an original document

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EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters against the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or, (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.

- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- a. the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- b. "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- c. "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- d. "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- e. "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- f. "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. Notice of Claim to be Given by Assured.

The Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice by the failure and then only to the extent of the prejudice.

3. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. Company's Option to Defend or Prosecute Actions; Duty of Assured to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- a. The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- b. If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- c. Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- d. In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by

GUARANTEE CONDITIONS (Continued)

the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

5. Proof of Loss or Damage.

- a. In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- b. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonable necessary information from third parties, as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. Options to Pay or Otherwise Settle Claims:

Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- a. To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

- b. To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- c. To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. Limitation Liability.

- a. This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.
- b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- c. In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- d. The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. Payment of Loss.

- a. No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- b. When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

GUARANTEE CONDITIONS (Continued)

10. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

11. Arbitration.

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. Liability Limited to This Guarantee; Guarantee Entire Contract.

- a. This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- b. Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- c. No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. Severability.

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. Choice of Law; Forum.

- a. Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United State of America or its territories having appropriate jurisdiction.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 5 First American Way, Santa Ana, California 92707. Phone: 888-632-1642 (claims.nic@firstam.com).**



First American Title

Schedule A

CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER

5026900-5527783

File No.: 5527783

Guarantee No. 5527783

Amount of Liability: \$2500.00

Date of Guarantee: August 10, 2017 at 7:30 A.M. Fee: \$500.00

1. Name of Assured:

Complete Wireless Consulting Inc

2. The estate or interest in the Land which is covered by this Guarantee is:

Fee

3. The Land referred to in this Guarantee is described as follows:

Real property in the unincorporated area of, County of Mendocino, State of California, described as follows:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA, LYING AND BEING IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 16 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE COMMON TO SECTIONS 22 AND 23 OF SAID TOWNSHIP AND RANGE, SAID POINT BEING ON A EXISTING FENCE LINE AND BEING NORTH 4° 48' 18" EAST, 231.14 FEET FROM THE QUARTER CORNER COMMON TO SAID SECTIONS 22 AND 23 AS SHOWN AND DELINEATED ON THAT RECORD OF SURVEY MAP RECORDED IN MAP CASE 2, DRAWER 23, PAGE 47, MENDOCINO COUNTY RECORDS; THENCE SOUTH 89° 55' 40" WEST, ALONG SAID FENCE LINE, 1199.38 FEET TO A POINT IN TEN MILE ROAD (CR #506) ; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF TEN MILE ROAD (COUNTY ROAD #506) TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTHERLY ALONG THE EAST LINE OF SECTION 22 AND THE WEST LINE OF SECTION 23 OF SAID TOWNSHIP AND RANGE TO THE POINT OF BEGINNING.

APN: 027-381-25-00

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

ROBERT G. HAY AND STACY HAY, HUSBAND AND WIFE AS JOINT TENANTS

- b. Title to the estate or interest is subject to defects, liens, or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.



First American Title

Schedule B

CLTA Guarantee Form No. 28 - Condition of Title

ISSUED BY

First American Title Insurance Company

GUARANTEE NUMBER







5026900-5527783

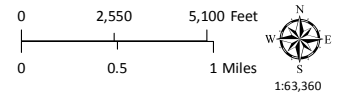
File No.: 5527783

1. General and special taxes and assessments for the fiscal year 2017-2018, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed March 8, 1974 in Map Case 2, Drawer 23, page 60.
4. A Deed of Trust to secure an original indebtedness of \$272,969.09 recorded APRIL 10, 2017 as INSTRUMENT NO. [2017-4784](#) of Official Records.
Dated: MARCH 31, 2017
Trustor: ROBERT G. HAY AND STACY HAY, HUSBAND AND WIFE, AS
JOINT TENANTS
Trustee: FIDELITY NATIONAL TITLE INS CO
Beneficiary: WELLS FARGO BANK, N.A.
5. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
6. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
7. Water rights, claims or title to water, whether or not shown by the public records.



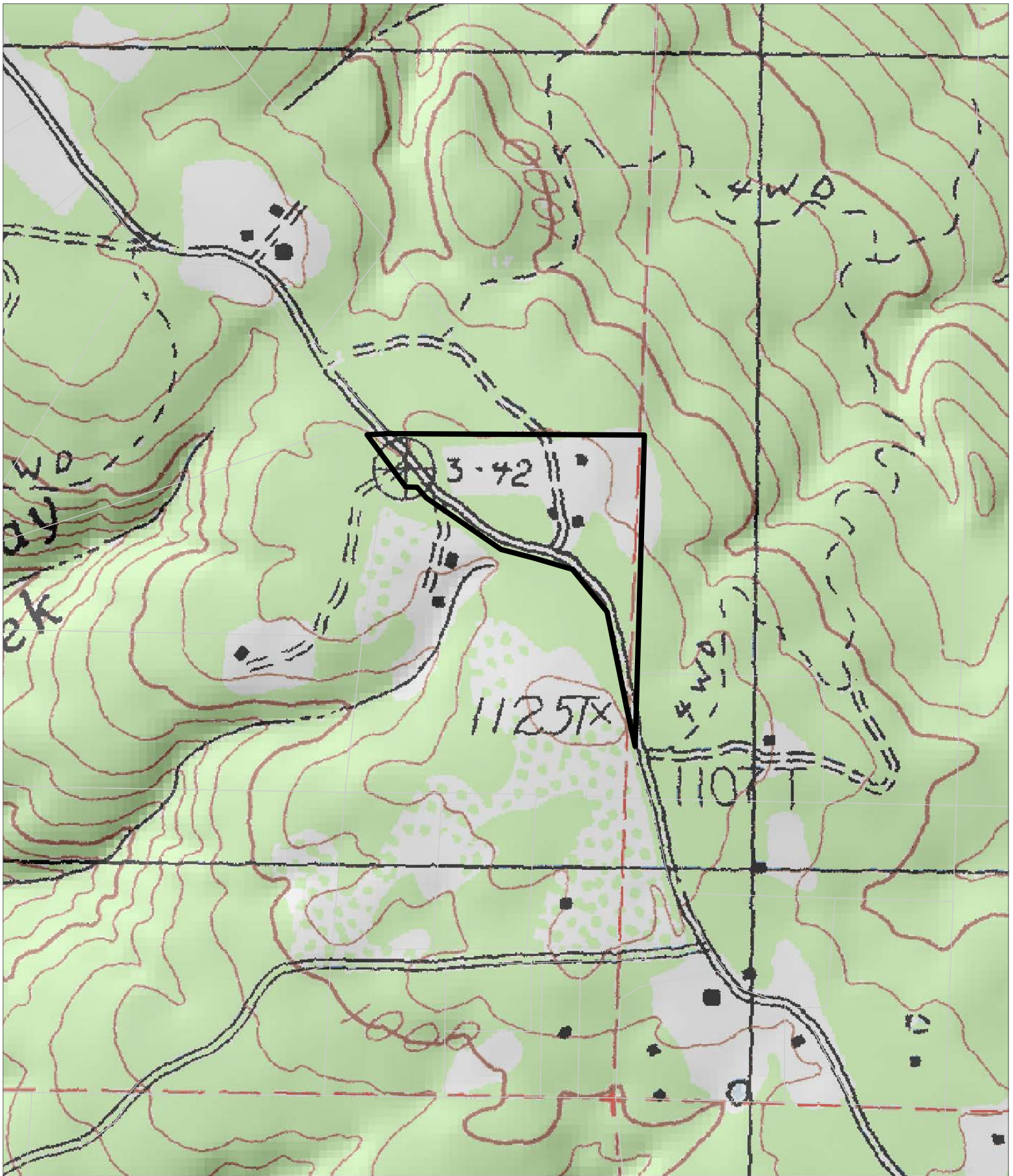
CASE: U 2018-0002
 OWNER: HAY, Robert & Stacy
 APN: 027-381-25
 APLCT:
 AGENT:
 ADDRESS: 26601 Ten Mile Road, Point Arena

-  Major Towns & Places
-  Major Rivers
-  Coastal Zone Boundary
-  Highways
-  City Limits
-  Public Roads

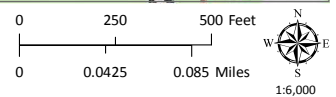


LOCATION MAP

THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
APN: 027-381-25
APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena



TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

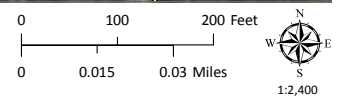
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

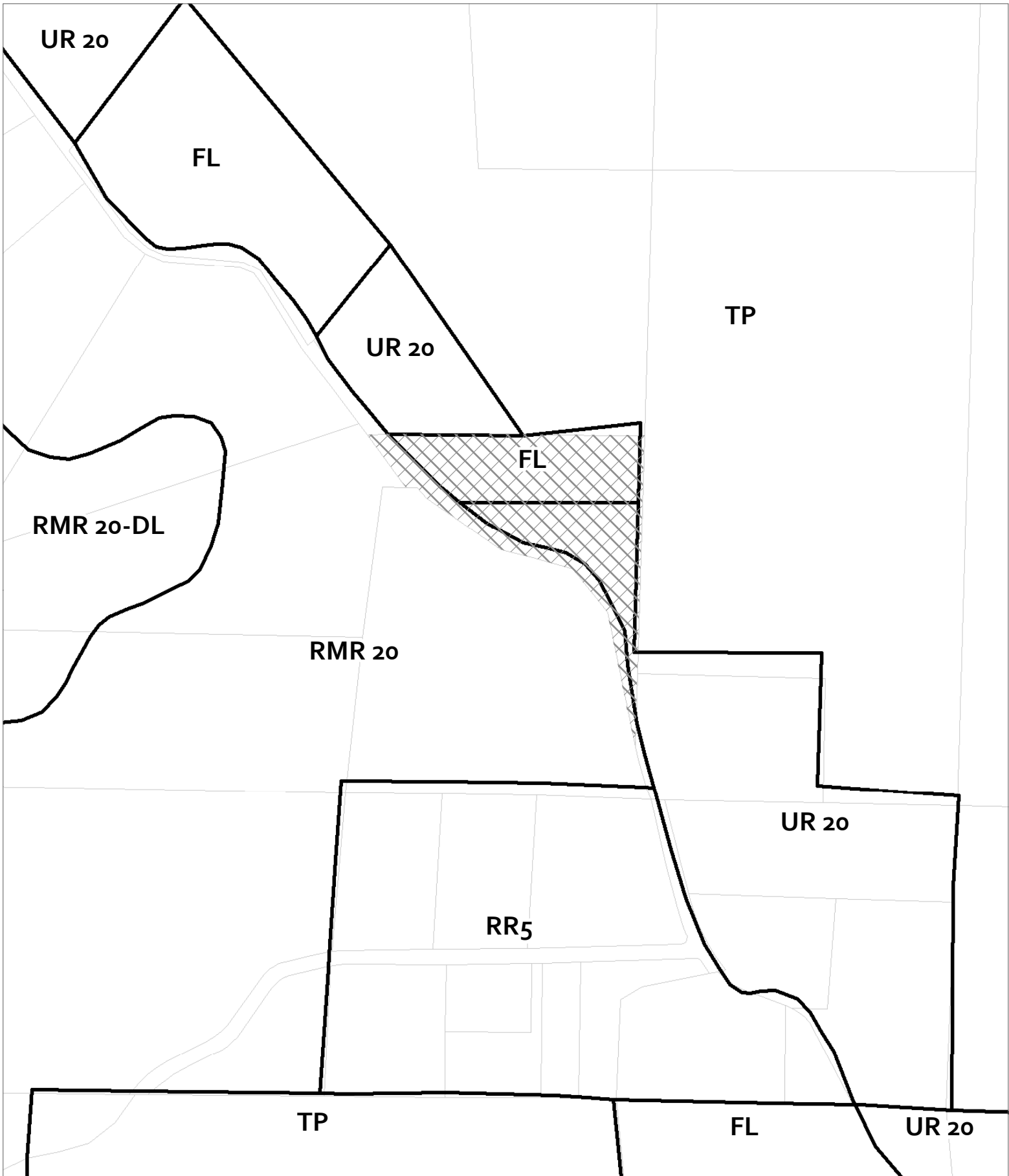
CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
APN: 027-381-25
APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena

Public Roads
Public Roads



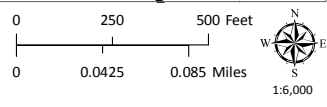
AERIAL IMAGERY

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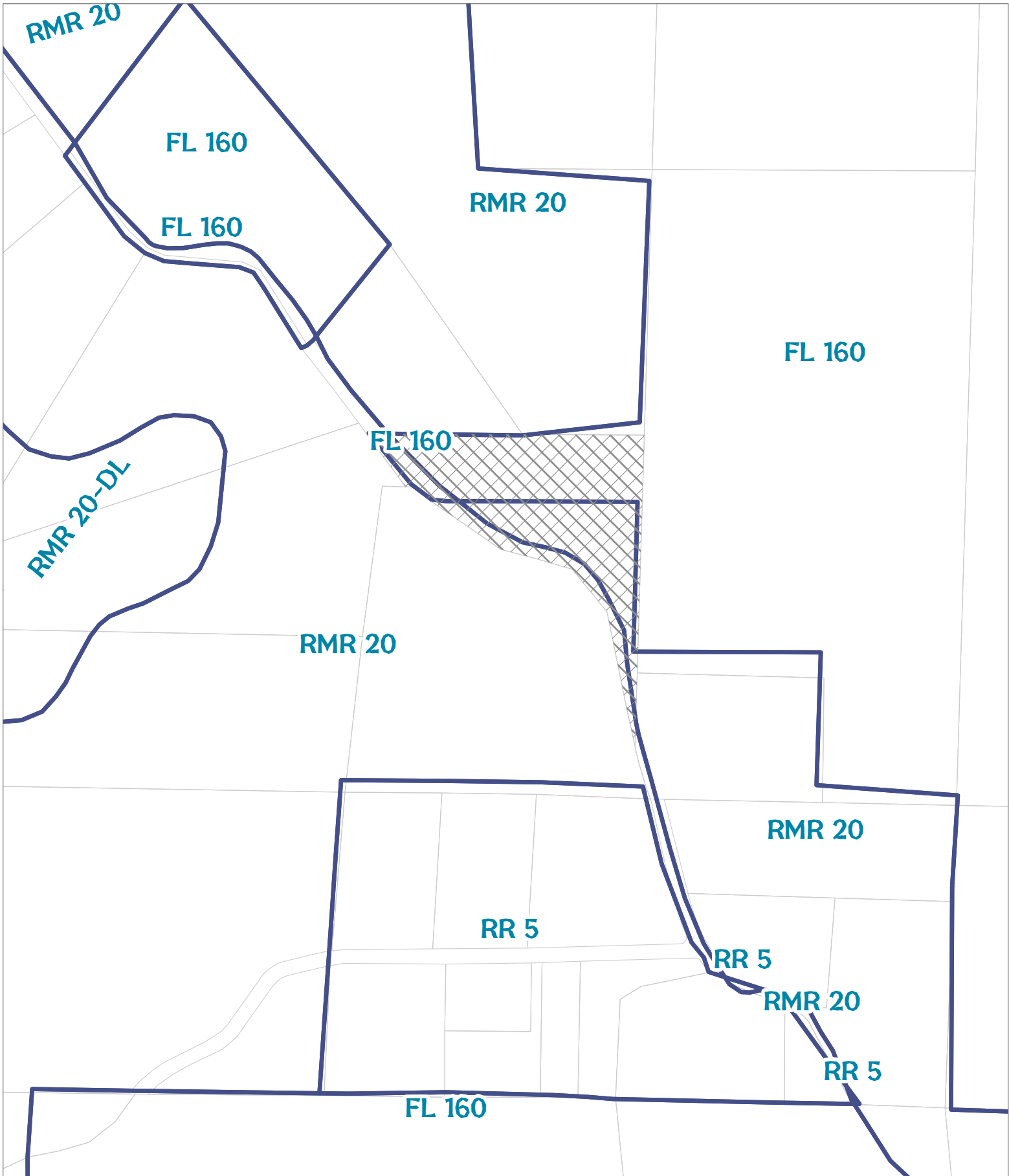
CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
APN: 027-381-25
APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena

 Zoning Districts




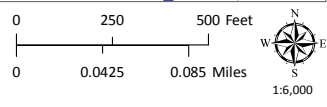
ZONING DISPLAY MAP

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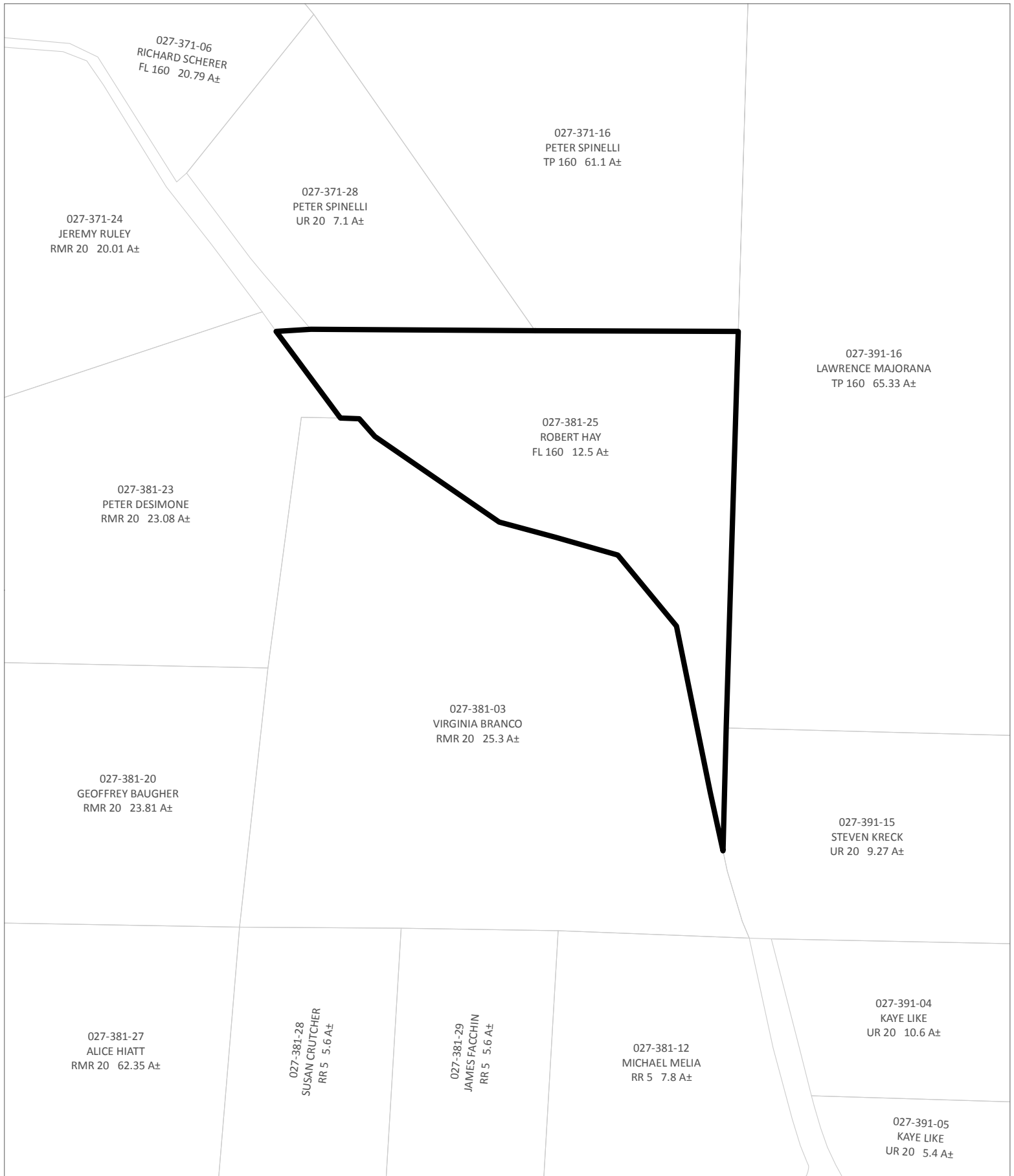
CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
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APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena

 General Plan Classes

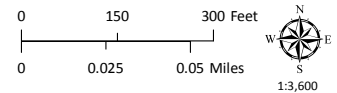


GENERAL PLAN CLASSIFICATIONS

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CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
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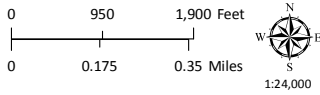
ADJACENT PARCELS

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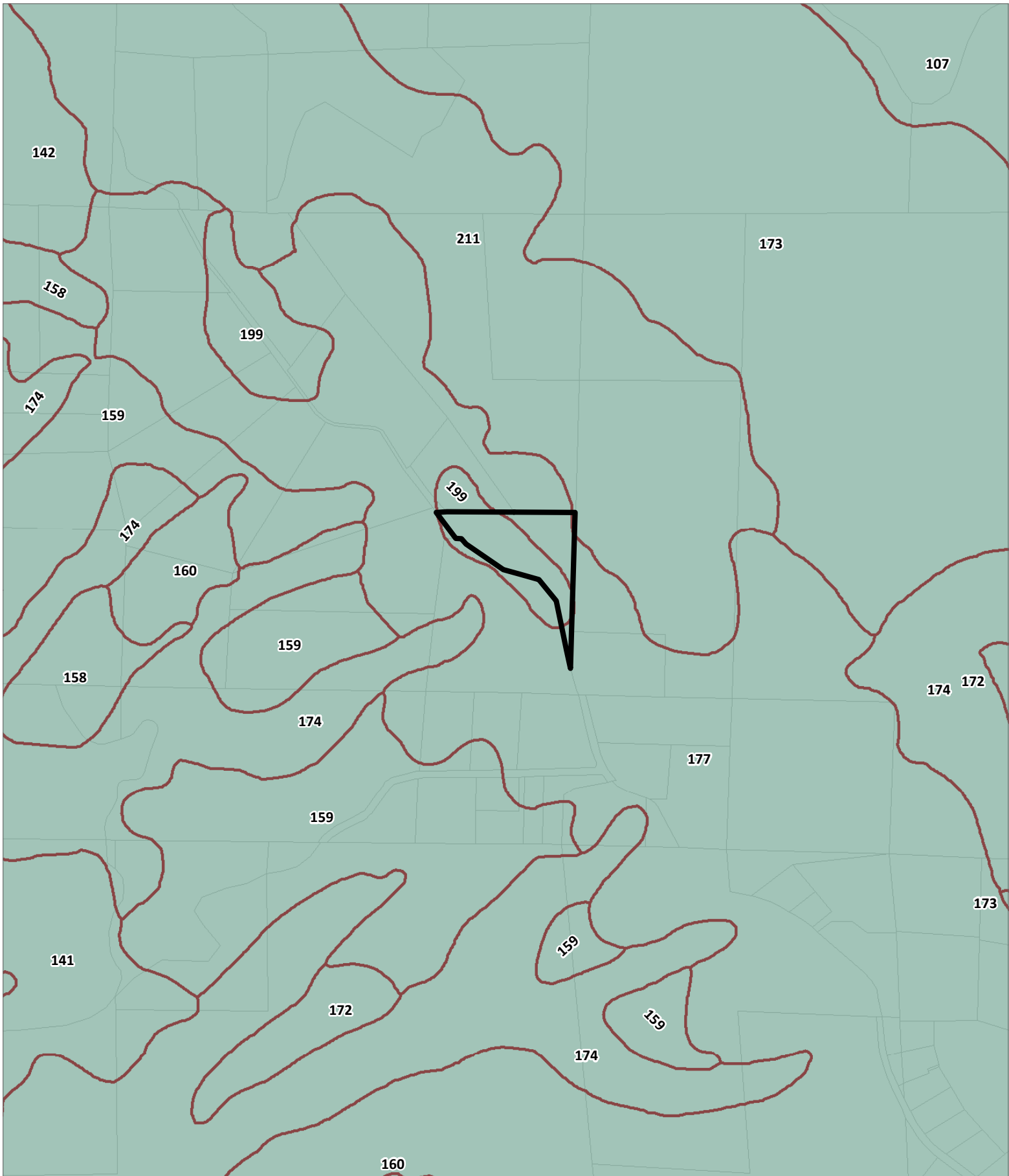
CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
APN: 027-381-25
APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena

-  County Fire Districts
-  Very High Fire Hazard
-  High Fire Hazard




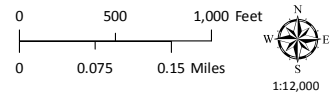
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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CASE: U 2018-0002
OWNER: HAY, Robert & Stacy
APN: 027-381-25
APLCT:
AGENT:
ADDRESS: 26601 Ten Mile Road, Point Arena

-  Western Soil Classes
-  Bishop Pine



LOCAL SOILS

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IMPORTANT FARMLAND

~~S.1/2 of Sec. 22. T.12N. R.16W., MDB&M~~



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated herein.

*Assessor's Map
County of Mendocino, Calif.
March, 1974*



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

Mendocino Unit
17501 North Highway 101
Willits, CA 95490
(707) 459-7414
Website: www.fire.ca.gov

CAL FIRE File #

To be completed by CAL FIRE

-OFFICE USE ONLY-

STATE FIRE SAFE REGULATIONS APPLICATIONS FORM

Please complete the following and submit to the California Department of Forestry and Fire Protection (CAL FIRE). **See the attached Homeowner's Summary of Fire Prevention and Loss Reductions Laws to ensure your plans will meet the requirements. If not, you will be required to propose and submit an exemption (Detailed in Item #19) for the Department's review. Failure to submit a proposed exemption when required will result in delays. CAL FIRE will strive to work with landowners who require an exemption, however, submitting an exemption in itself, does not guarantee it will be accepted by CAL FIRE.**

1. Name, Mailing Address and Phone Number of Property Owner:

Robert G. Hay; Stacy Hay

PO Box 503, Point Arena, California 95468

(707) 882-2637

Phone: (707) 882-2637

2. Name, Mailing Address and Phone Number of Agent representing the Property Owner:

Gerie Johnson, Planning Specialist, Complete Wireless Consulting, Inc.

2009 V Street, Sacramento, California 95818

Authorized Agent for Applicant Cellco Partnership dba Verizon Wireless/ Authorized Agent for Property Owner

Phone: (916) 709-2057

Email: gjohnson@completewireless.net

Mail correspondence to:

☐ Owner **OR** ☒ Agent **OR** ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

26601 Ten Mile Road, Point Arena, California 95468

Mendocino County Planning Project U_2018-0002

APN: 027-381-25-00

CONSERVATION IS WISE—KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Is it accessible, gate, locked? If so, gate combination or instructions to access:

Site is accessible from the public right-of-way (Ten Mile Road)

4. Type of Project – CHECK ONE

☐ Subdivision

Current acreage before split: _____

Number of new parcels to be created: _____

Acreage of newly created parcels: _____

☒ Use Permit

Describe your project, include dates, times, number of people, roads used or required, etc.

Verizon Wireless proposes and unmanned wireless telecommunications facility on a 120' monopine, including related ground equipment and connections, within a 25' x 25' lease area.

☐ Building Permit

☐ New building, ☐ Remodel, ☐ Class K, ☐ Replacement, ☐ Other

_____ Size in square feet of Single Family dwelling, if applicable.

_____ Size in square feet of attached garage, if applicable.

_____ Size in square feet of proposed detached garage, if applicable.

_____ Size in square feet of proposed accessory building(s), if applicable.

_____ Size in square feet of other proposed structure, if applicable.

_____ **TOTAL SQUARE FOOTAGE**

Briefly describe the type of structure you will be building:

Unmanned Wireless Telecommunications Facility (120-foot monopine) with related ground equipment. A Generator is not needed at the proposed location.

In the event of an emergency, a Verizon technician will be notified and will drive out the the site with a generator on a trailer and plug the generator into the facility via an Appleton plug. A portable fire extinguisher, in weatherproof cabinet, will also be installed.

Please see attached Site Plans submitted herewith.

5. ☒ Yes ☐ No -- Is project location map attached showing access to the site?

6. ☒ Yes ☐ No -- Was the subject parcel created PRIOR to January 1, 1992?

If NO please answer a & b below:

a. ☐ Yes ☐ No -- Is the structure within ½-mile driving distance of a working fire hydrant?

b. ☐ Yes ☐ No -- Is the structure within a 5-mile driving distance of a year round fire station?

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Set Back Standard- If YES to # 7 and NO to # 8, an exemption will be required.

7. ☒ Yes ☐ No -- Is the subject parcel 1 acre or larger?

8. ☒ Yes ☐ No -- Will the proposed structure(s) be 30 ft. or more from ALL property lines?

Road and Driveway Standards -Roads or driveways deviating from the Standards will require an exemption.

9. ☐ Yes ☒ No -- Will your project require construction of a new road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

10. ☐ Yes ☒ No -- Will your project require the extension of an existing road?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

11. ☐ Yes ☒ No -- Will your project require construction of a new driveway?

If so, how long in feet or miles? _____

If so, what is the maximum grade(%)? _____

12. ☒ Yes ☐ No -- Will your project require the extension of an existing driveway?

If so, how long in feet or miles? 300' of minor access road improvements are anticipated

If so, what is the maximum grade(%)? Please see Site Plans submitted herewith.

13. If NO to 9-12 above, Describe the existing road/driveway:

Existing private driveway (gravel).

14. Describe the turnout locations, their spacing, and the turnaround or hammerhead "T" related to your project and the standards ensure it meets the required standard or an exemption will be needed.

Please see turnout/turnaround location and spacing as shown in Site Plans attached herewith.

15. ☐ Yes ☒ No -- Are there existing bridges en route to the proposed project located on your property?

16. ☐ Yes ☒ No -- Will this project require any bridges to be constructed/installed?

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV

Timber and Land Conversion Activities- FOR TIMBER RELATED QUESTIONS, PLEASE CALL 707-459-7440.

17. ☐ Yes ☒ No -- Will trees be cut and timber products sold, bartered, traded or exchanged?

If YES, may require a harvest permit from CAL FIRE Resource Management.

18. ☐ Yes ☒ No -- Will timberland be converted to non-timber growing use?

If YES, may require a harvest permit from CAL FIRE Resource Management.

Exemption Request

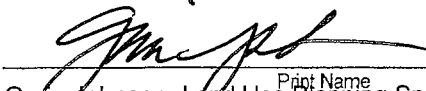
19. ☐ Yes ☒ No -- Are you requesting any exemptions to the Fire Safe Regulations?

If YES, attach a separate page identifying the applicable section of State Law pertinent to your request, material facts supporting the request, the details of the exemption or mitigation measures proposed, and a map showing the proposed location of the exemption or mitigation measure.

An exemption may be granted only if it is "necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites" and if it "provides the same overall practical effect as these [fire safe] regulations towards providing defensible space." (Cal. Code Regs., tit. 14, §§ 1270.07, 1271.00.) An exemption may not allow avoidance of the standards. An exemption is an "alternative...that provides mitigation of the problem."

I hereby agree to maintain the property in compliance with the Fire Safe Requirements established in the Public Resources Code Section 4290.

SIGNATURE OF PROPERTY OWNER OR AGENT _____



Print Name
Gene Johnson, Land Use Planning Specialist
Complete Wireless Consulting, Inc.

Mendocino County Planning Project U_2018-0002