



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

July 3, 2018

Planning – FB
Department of Transportation
Environmental Health - Ukiah
Building Inspection - Ukiah
Assessor
Air Quality Management

Cloverdale Rancheria
Sherwood Valley Band of Pomo Indians
Sonoma State University
US Fish & Wildlife Service
Caltrans
Department of Forestry/ CalFire

Department of Fish and Wildlife
RWQCB
Boonville Fire District

CASE#: U_2018-0011

DATE FILED: 4/18/2018

OWNER: SUMMERS WALLEN

APPLICANT: CELLCO PARTNERSHIP, DBA VERIZON WIRELESS

AGENT: BENJAMIN MERRITT, COMPLETE WIRELESS CONSULTING, INC.

REQUEST: Use Permit to construct a new telecommunications facility within a 900 square foot lease area. The site is proposed to consist of a 76 foot tall faux pine tree type tower with nine panel antennae attached near the top along with various appurtenant equipment and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. No electricity generator for backup power is being proposed. Instead, a lead acid battery backup system will be utilized.

LOCATION: 3.7± miles northwest of the town of Boonville, 4,800± feet northeast of the intersection of Hwy. 128, and Vista Ranch Rd., located at 6001 Vista Ranch Rd., Boonville (APN: 046-031-87).

STAFF PLANNER: Keith Gronendyke

RESPONSE DUE DATE: July 17, 2018

PROJECT INFORMATION CAN BE FOUND AT:

<https://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:

WALLEN SUMMERS

APPLICANT:

CELLCO PARTNERSHIP DBA VERIZON WIRELESS C/O COMPLETE WIRELESS CONSULTING INC.

AGENT:

COMPLETE WIRELESS CONSULTING INC./ BENJAMIN MERRITT

REQUEST:

Use Permit to construct a new telecommunications facility within a 900 square foot lease area. The site is proposed to consist of a seventy-six (76) foot tall faux pine tree type tower with nine panel antennae attached near the top along with various appurtenant equipment and ground mounted equipment cabinets within the fenced in lease area to facilitate the operations of the cell tower. No electricity generator for backup power is being proposed. Instead, a lead acid battery backup system will be utilized.

LOCATION:

3.7± miles, as the crow flies, northwest of the town of Boonville, more specifically 4,800± feet northeast of the intersection of Highway 128, and Vista Ranch Road,. Located at 6001 Vista Ranch Road, Boonville CA, 95415 (APN: 046-031-87).

ACREAGE:

89± acres

GENERAL PLAN:

Range Lands (RL:160)

ZONING:

Range Lands (RL:160)

COASTAL ZONE:

NO

EXISTING USES:

Single Family Residential

SUPERVISORIAL DISTRICT:

5

TOWNSHIP:

14N

RANGE:

14W

SECTION:

23

USGS QUAD#:

59

RELATED CASES ON SITE:

None found.

RELATED CASES IN VICINITY:

There also is a proposal to construct a new cellular antennae tower on property located at 10100 Road 150B, which is approximately 2.1 miles northwest of this project site. The tower is proposed to be of a lattice type design with a height of 153 feet and have eight panel type antennae attached to it along with appurtenant ground based equipment (U_2018-0008)

	ADJACENT GENERAL PLAN	ADJACENT ZONING	ADJACENT LOT SIZES	ADJACENT USES
NORTH:	RL160	RL160	1.5A± to 40A±	Vacant
EAST:	RL160	RL160	1.5A± to 35A±	Residential and Vacant
SOUTH:	RL160	RL160	1A± to12A±	Residential and Vacant
WEST:	RL160	RL160	90A±	Vacant

REFERRAL AGENCIES:

☒Planning (FB)

☒Department of Transportation

☒Environmental Health (Ukiah)

☒Building Inspection (Ukiah)

☐Emergency Services

☒Assessor

☐Farm Advisor

☐Agriculture Commissioner

☒Cloverdale Rancheria

☒Air Quality Management District

☐ALUC

☐County Water Agency

☒Sherwood Valley Band of Pomo Indians

☒Sonoma State University

☒US Fish & Wildlife Service

☐Redwood Valley Rancheria

☐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

☐CHP

☐MTA

☐County Addresser

☐LAFCO

☐Gualala MAC

☐Laytonville MAC

☐Westport MAC

☐Sierra Club

☐School District

☐Sewer District

☐Water District

☒Fire District Boonville

☐Community Svcs

☐City Planning

ADDITIONAL INFORMATION:

According to the applicant, there is existing access to the site from Highway 128 and Vista Ranch Road.

ASSESSOR'S PARCEL #:

046-031-87

STAFF PLANNER

Keith Gronendyke

DATE:

5/29/2018

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 / NO	3. Within/Adjacent to Agriculture Preserve / Timberland Production
	NO	4. Within/Near Hazardous Waste Site
	NO	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# 88-18 High Fire Danger
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Soil Type(s) Western 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.
	NO	17. Coastal Groundwater Study Zone.
	NO	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:	U 2018-0011
CalFire No:	
Date Filed:	4/18/2018
Fee:	6,812.00
Receipt No:	20442
Received By:	JA
Office use only	

APPLICATION FORM

Planning & Building Services

APPLICANT Cellco Partnership, d/b/a Verizon Wireless

Name: c/o Complete Wireless Consulting, Inc.

Phone: 916-747-0624

Mailing

Address: 2009 V Street Attn: Benjamin Merritt

City: Sacramento

State/Zip: CA 95818

email: bmerritt@completewireless.net

PROPERTY OWNER

Name: Wallen Summers

Phone: 707-895-2340

Mailing

Address: P.O. Box 502

City: Boonville

State/Zip: CA 95415

email:

AGENT

Name: Benjamin Merritt, Complete Wireless Consulting, Inc.

Phone: 916-747-0624

Mailing

Address: 2009 V Street

City: Sacramento

State/Zip: CA 95818

email: bmerritt@completewireless.net

Parcel Size: 89.40 acres

(Sq. feet/Acres) Address of Property: 6001 Vista Ranch Road, Boonville, CA 95415

Assessor Parcel Number(s): 046-031-87-00

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]
Signature of Applicant/Agent

Date

4/13/18

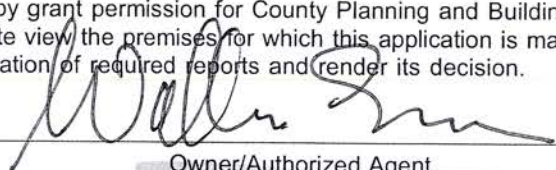
[Signature]
Signature of Owner

Date

3/19/18

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

3/10/18
 Date

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

AUTHORIZATION OF AGENT

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

*See
attached
Letter of
Authorization*

 Owner

 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: 4/13/18

Site Name: Philo

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.

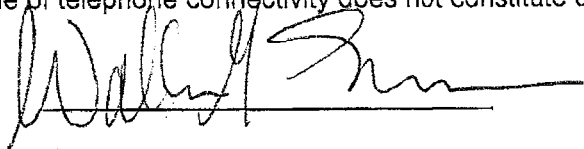
In order to determine the viability and permit the use of a wireless antenna facility on the real property ("Property") at the address stated below, the undersigned authority hereby grants, consents, and agrees with Verizon Wireless as follows:

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: _____



Print Name: _____

Wallen Summers

Title: _____

owner

Company (if applicable): _____

Phone number: _____

707-895-2340

Dated: _____

6/14/17

Assessor's Parcel Number: _____

046-031-87-00

Property Address: _____

6001 Vista Ranch Road
Boonville, CA 95415

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 telecommunication facility in Philo. This facility will be camouflaged as a faux pine tree. The monopine will support nine antennas and will be within a fenced lease area that also contains associated ground equipment. No generator is proposed. Please see attached Project Support Statement for more information.

2. Structures/Lot Coverage	Number of Units		Square Footage		
	Existing	Proposed	Existing	Proposed	Total
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Mobile Home <input type="checkbox"/> Duplex <input type="checkbox"/> Multifamily <input checked="" type="checkbox"/> Other: Barn <input type="checkbox"/> Other: _____					
Total Structures Paved Area Landscaped Area Unimproved Area					
GRAND TOTAL (Equal to gross area of Parcel) 89.40 acres					

3. If the project is commercial, industrial or institutional, complete the following:
 This is an unmanned wireless telecommunication facility and will have no employees or shifts.
 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:
The facility will include battery cabinets for backup power in case of a power outage. The batteries are a lead acid type. More information about the specific batteries to be used will be submitted prior to BP.

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

	Number	Size
Number of covered spaces	<u>0</u>	_____
Number of uncovered spaces	<u>0</u>	_____
Number of standard spaces	<u>0</u>	_____
Number of handicapped spaces	<u>0</u>	_____
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.).
There is existing access to the site from Hwy 128 and Vista Ranch Road. No improvements are proposed for Vista Ranch Road, which is both paved and gravel. An access path of about 75' from Vista Ranch Road will require minimal grading to get over an existing berm on the subject parcel. There will be about a 20' path of grading on the embankment for access to the site.

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

A. Amount of cut	_____	cubic yards	Grading will be minimal, will provide grading details prior to BP
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	_____		

10. Does the project involve sand removal, mining or gravel extraction? ☐ Yes ☒ No
If yes, detailed extraction, reclamation and monitoring plans may be required?

11. Will the proposed development convert land currently or previously used for agriculture to another use?
☐ Yes ☒ No
If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.

12. Will the development provide public or private recreational opportunities? ☐ Yes ☒ No
If yes, explain below:

13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?

Diking : ☐ Yes ☒ No
Filling: ☐ Yes ☒ No
Dredging: ☐ Yes ☒ No

Placement of structures in:
☐ open coastal waters
☐ wetlands
☐ estuaries
☐ lakes

If so, amount of material to be dredged or filled? _____ cubic yards.
Location of dredged material disposal site? _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ Yes ☐ No

16. Will there be any exterior lighting? ☒ Yes ☐ No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.
There will be one manually operated downtilted worklight.

17. Utilities will be supplied to the site as follows:
A. Electricity:
☒ Utility Company (service exists to the parcel)
☐ Utility Company (requires extension of service to site: _____ feet _____ miles)
☐ On Site Generation - Specify: _____
B. Gas:
☐ Utility Company/Tank No gas is needed for this project
☐ On Site Generation - Specify: _____
☐ None
C. Telephone: ☒ Yes ☐ No

18. What will be the method of sewage disposal? No sewer is needed for this project
☐ Community sewage system - Specify supplier _____
☐ Septic Tank
☐ Other - Specify: _____

19. What will be the domestic water source: No water is required for this project
☐ Community water system - Specify supplier _____
☐ Well
☐ Spring
☐ Other - Specify: _____

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:

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):
The project location is approximately 4,800' northeast of the intersection of Hwy 128 and Vista Ranch Road and about 4 miles northwest of Boonville.

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.
house 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 ~15 feet. Maximum height of proposed structures 76 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).

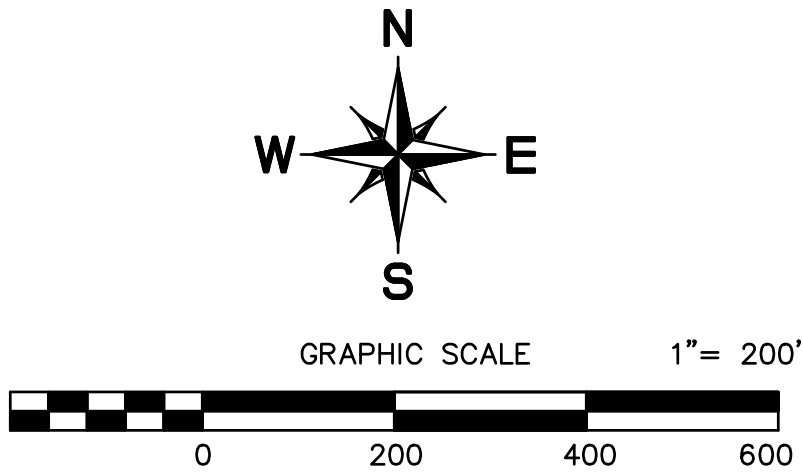
27. Lot area (within property lines): _____ ☐ square feet ☐ acres.

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 project area is mostly hard packed dirt and grassland with some oak trees. There is a barn about 200' from the project area and a residence on the same parcel about 880' from the project area. No trees will be removed, some trees will be trimmed.

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.
This parcel is zoned RL (Rural Lands) .

30. Indicate the surrounding land uses:

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



DATE OF FIELD VISIT: 11/17/2017

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075

NOTES:

THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.

PARENT PARCEL DESCRIPTION:

SEE CONDITION OF TITLE GUARANTEE DESCRIPTION EXTRACT, LS3 SHEET.

LEASE AREA DESCRIPTION:

SEE LS3 SHEET.

ACCESS EASEMENT DESCRIPTION:

SEE LS3 SHEET.

UTILITY EASEMENT DESCRIPTION:

SEE LS3 SHEET.

BASIS OF ELEVATIONS: NAVD 88.

BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83.

PROJECT BENCH: SEE LS2 SHEET.

LANDLORD INFORMATION: WALLEN SUMMERS
P.O. BOX 502
BOONVILLE, CA 94515

NET AREA OF:
UNDERLYING PARCEL(S): 86± AC.

SITE LOCATED IN FLOOD ZONE X, AN AREA OF MAJOR FLOOD HAZARD, PER FEMA FIRM COMMUNITY PANEL NUMBER 06045C1641F, EFFECTIVE DATE 06/02/2011, PER FEMA INTERACTIVE WEBSITE.

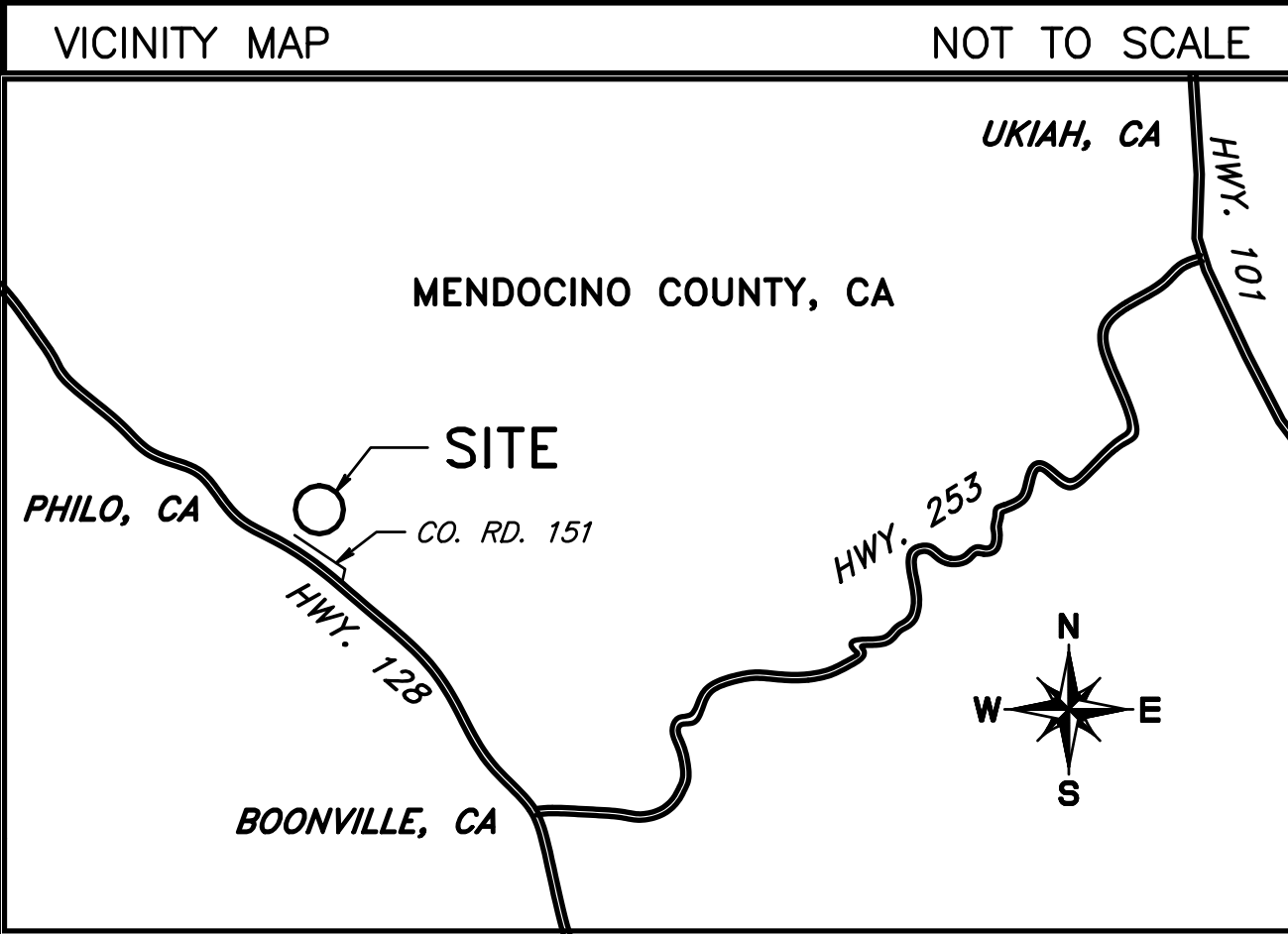
FAA 1A CERTIFICATION:

LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.

LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.

ELEVATION OF GROUND AT GPS POINT: 801.7' AMSL

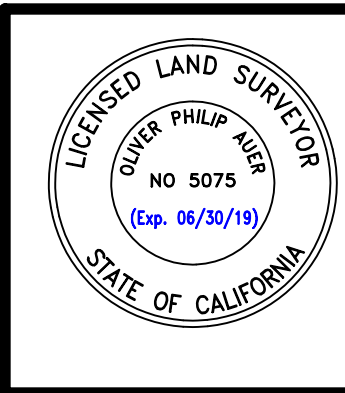
LATITUDE: N39°03'26.72"
LONGITUDE: W123°24'38.73" (NAD 83)








Phil Auer Surveying
14407 Corte Lejos
Bakersfield, CA 93314
Phone: (661) 587-6129
Mobile: (510) 714-7224
E-mail: Pasis5075@aatt.net

verizon
PHILO
6001 VISTA RANCH ROAD
BOONVILLE, CA 95415

SHEET TITLE: TOPOGRAPHIC SURVEY MAP



Revisions:






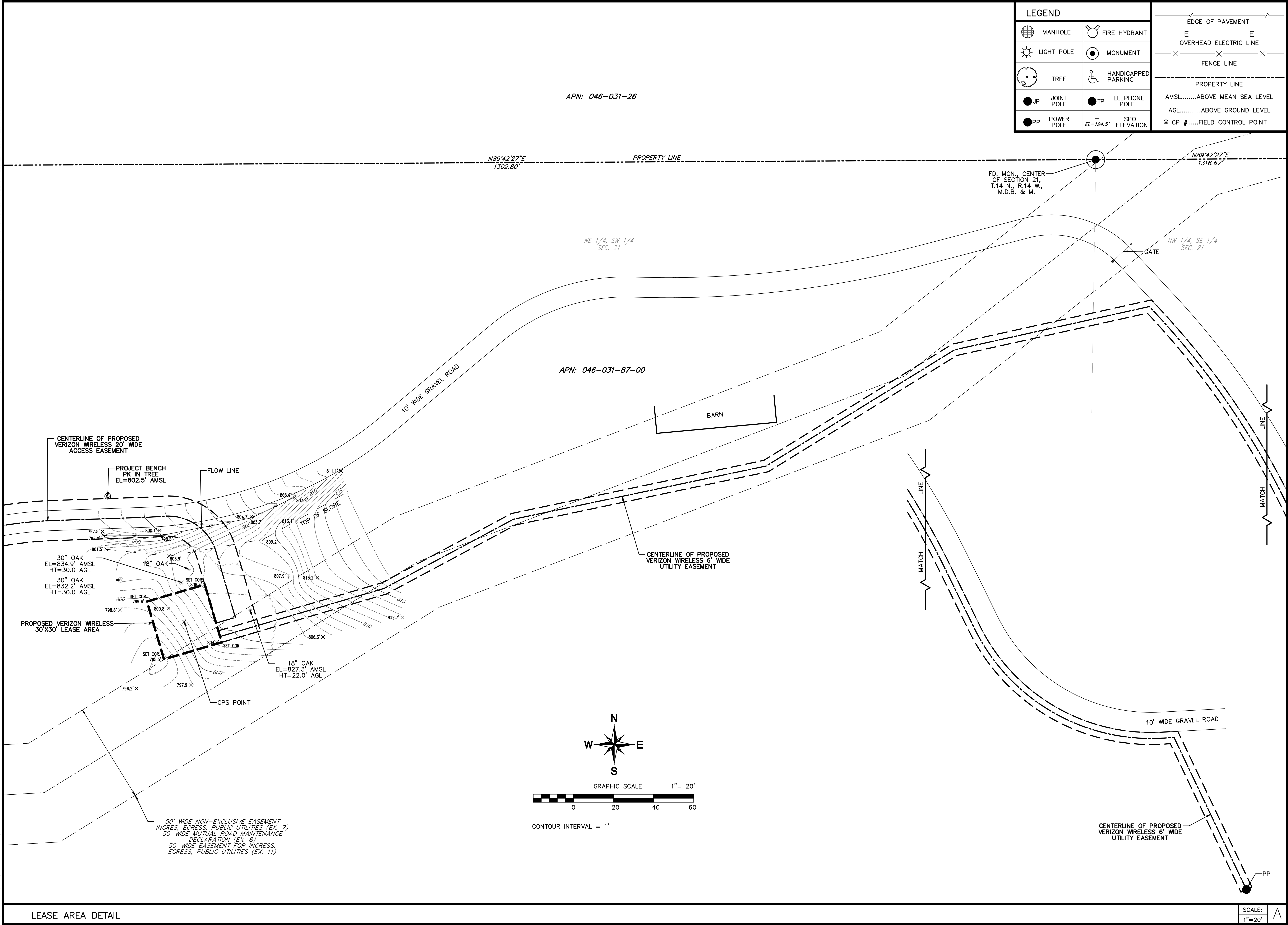
Name: PHILO
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 01/19/2018

Job No. N/A

LS1

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, EDITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN OFFICER OF PAS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL HARD COPY VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECORDED PRODUCT.

F:\PROJECTS\OPAV\VERIZON\PHILO\OFFICE\003 RIBES\VZW P RIBES 01-19-18.pro

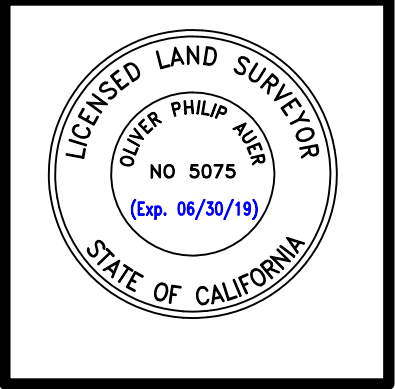


Phil Auer Surveying

14407 Corte Lejos
Bakersfield, CA 93314
Phone: (805) 714-7224
Mobile: (510) 714-7224
E-mail: Pals5075@att.net

verizon PHILO 6001 VISTA RANCH ROAD BOONVILLE, CA 95415

TOPOGRAPHIC SURVEY MAP



Revisions:
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△
△
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Name: PHILO
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 01/19/2018

Job No. N/A

LS2

CONDITION OF TITLE GUARANTEE DESCRIPTION EXTRACT

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

PARCEL ONE:

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 21, T14N, R 14W, M.D.B.&M., COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

TOGETHER WITH THAT PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N 37° 30' E, 1683.0 FT. TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER DISTANT THEREON 297.0 FT. WESTERLY OF THE 1/4 CORNER BETWEEN SECTION 21 AND SECTION 22; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 1023.0 FT., MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 1320 FT. MORE OR LESS TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 DESCRIBED AS:

BEGINNING AT A 1/12" IRON PIPE TAGGED L.S. 3890, SET FOR THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 21, AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN MAP CASE 2, DRAWER 30, PAGE 21, M.C.R.; THENCE S 00° 30' 25" W A DISTANCE OF 664.17 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE S 89° 29' 19" E, A DISTANCE OF 263.43 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE CONTINUING S 89° 29' 19" E, A DISTANCE OF 68.13 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE CONTINUING S 89° 29' 19" E A DISTANCE OF 50.00 FT. TO A POINT FROM WHICH BEARS S 89° 29' 19" E A DISTANCE OF 272.16 FT., A 1/2" IRON PIPE TAGGED L.S. 3890 MARKING THE SOUTHEAST OF THE SOUTHWEST ONE-SIXTY FOURTH CORNER OF SAID SECTION 21; THENCE N 00° 38' 27" E A DISTANCE OF 665.98 FT. TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE N 89° 45' 30" W A DISTANCE OF 50.00 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE CONTINUING N 89° 45' 30" W A DISTANCE OF 323.33 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

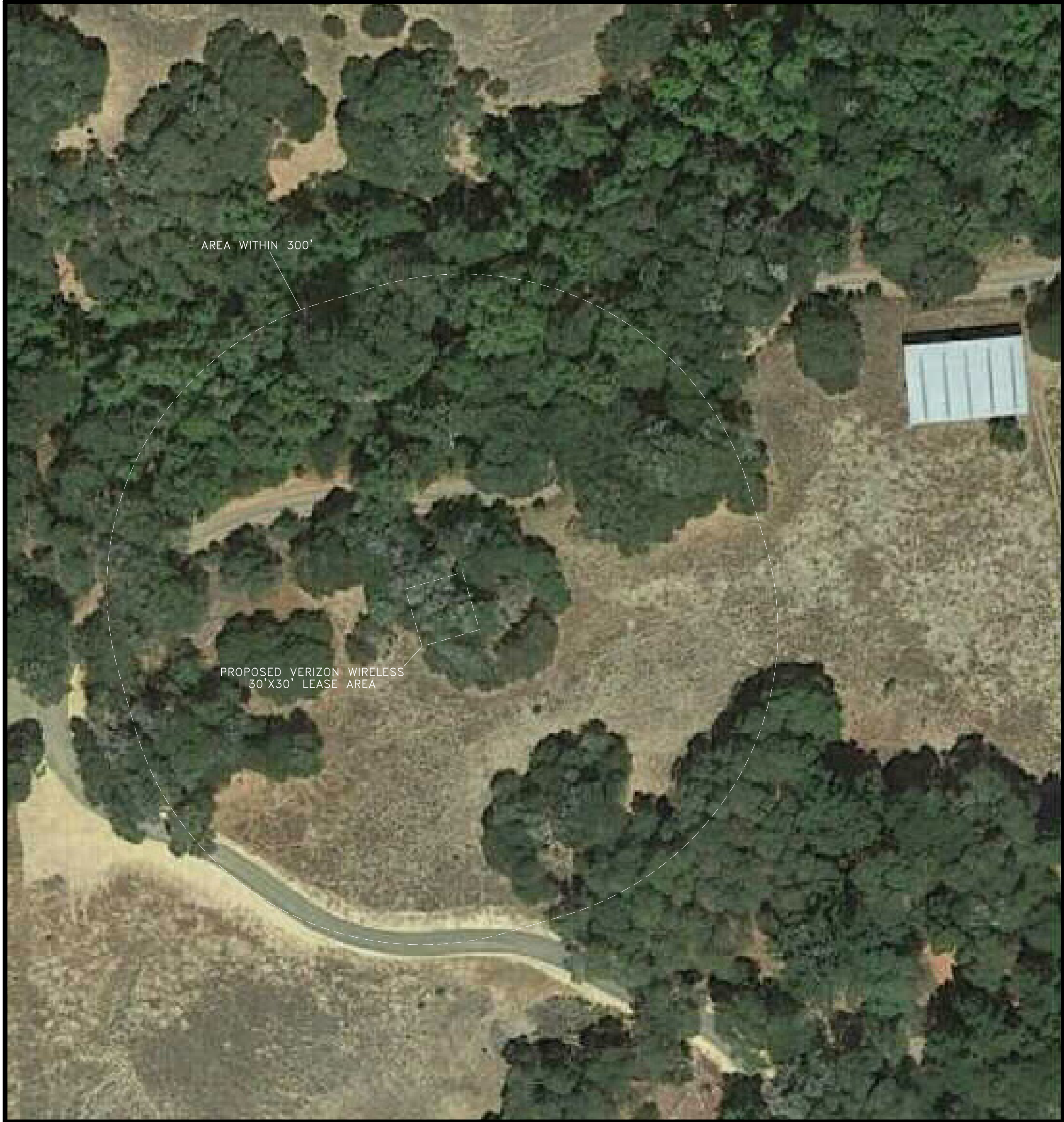
COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 21, WHICH IS MARKED BY A 3/4" REBAR AND 2" ALUMINUM CAP AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN MAP CASE 2, DRAWER 47, PAGE 85, M.C.R. THENCE S 40° 41' 42" E, A DISTANCE OF 817.67 FT. TO THE POINT OF BEGINNING; THENCE S 00° 10' 08" E, A DISTANCE OF 520.00 FT.; THENCE S 89° 49' 52" W A DISTANCE OF 520.00 FT.; THENCE N 00° 10' 08" W A DISTANCE OF 520.00 FT.; THENCE N 89° 49' 52" E A DISTANCE OF 520.00 FT. TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A BOUNDARY LINE ADJUSTMENT #8 55-2009, RECORDED AUGUST 20, 2010 AS INSTRUMENT NO. 2010-11839, OF OFFICIAL RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT AS AN APPURTENANCE TO THE ABOVE DESCRIBED LAND OR ANY PORTIONS THEREOF, FOR USE AS A RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER THE EXISTING ROAD IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE AND MERIDIAN AND OVER THAT PORTION OF THE SECOND TRACT LYING WITHIN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 21 AND OVER THE THIRD TRACT OF PARCEL 2 IN THE DEED EXECUTED BY HARRY C. TAYLOR ET UX TO VISTA RANCH, A NON-PROFIT CORPORATION, DATED NOVEMBER 7, 1967, RECORDED NOVEMBER 10, 1967 IN VOLUME 752 OF OFFICIAL RECORDS, PAGE 408, MENDOCINO COUNTY RECORDS.

APN: 046-130-029-00 AND 046-031-87-00



TOPOGRAPHIC INFORMATION FOR SURROUNDING AREA

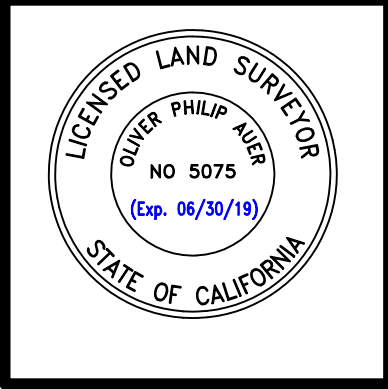
SCALE: 1"=40'

Phil Auer Surveying

14407 Corte Lejos
Bakerfield, CA 93314
Phone: (805) 714-7224
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E-mail: Pasls5076@att.net

verizon
PHILO
6001 VISTA RANCH ROAD
BOONVILLE, CA 95415

TOPOGRAPHIC SURVEY MAP

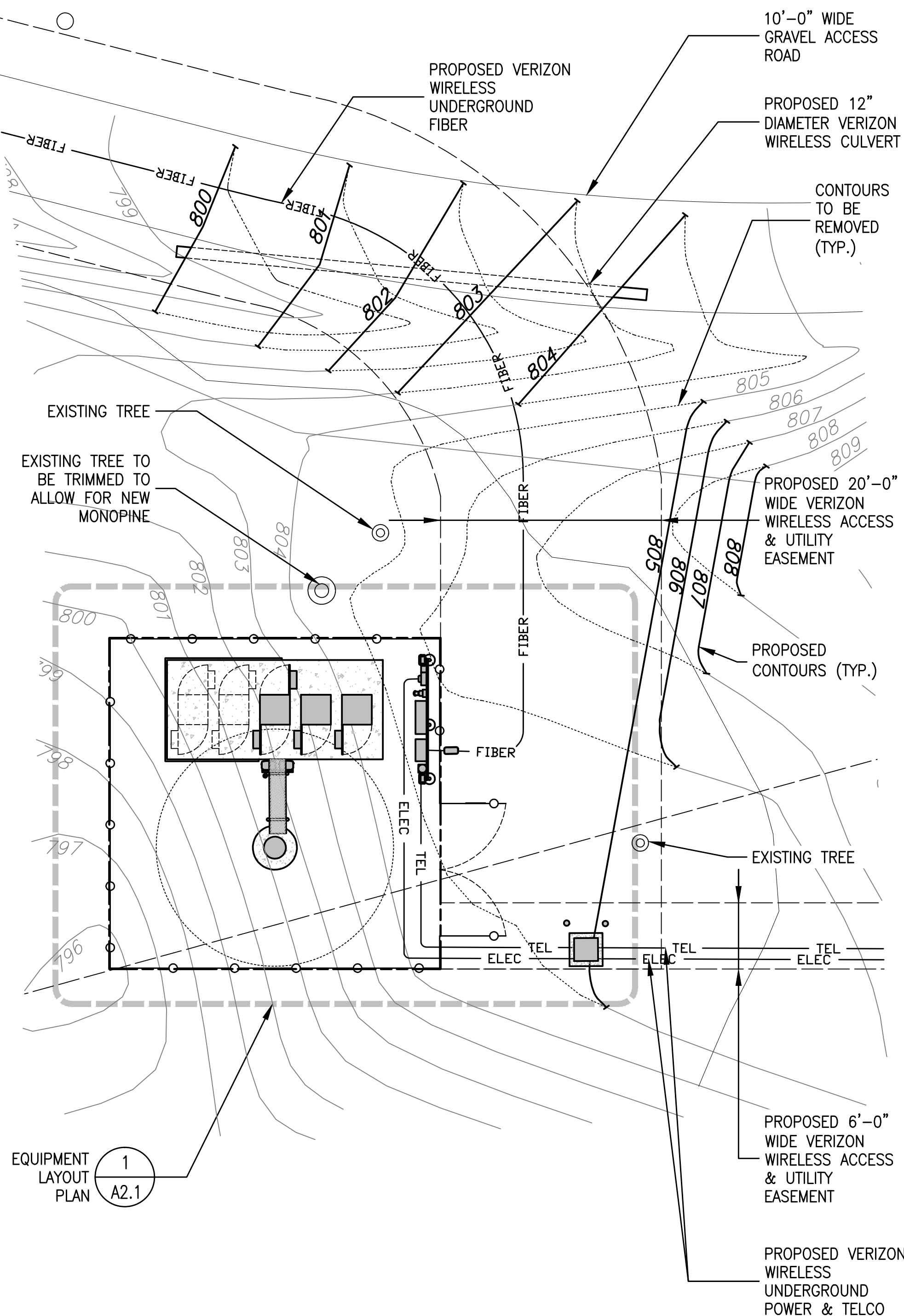
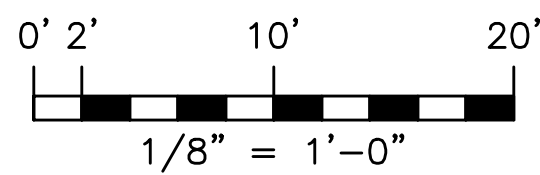


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Name: PHILO
Drawn By: PAD
Checked By: OPA
Scale: AS NOTED
Date: 01/19/2018

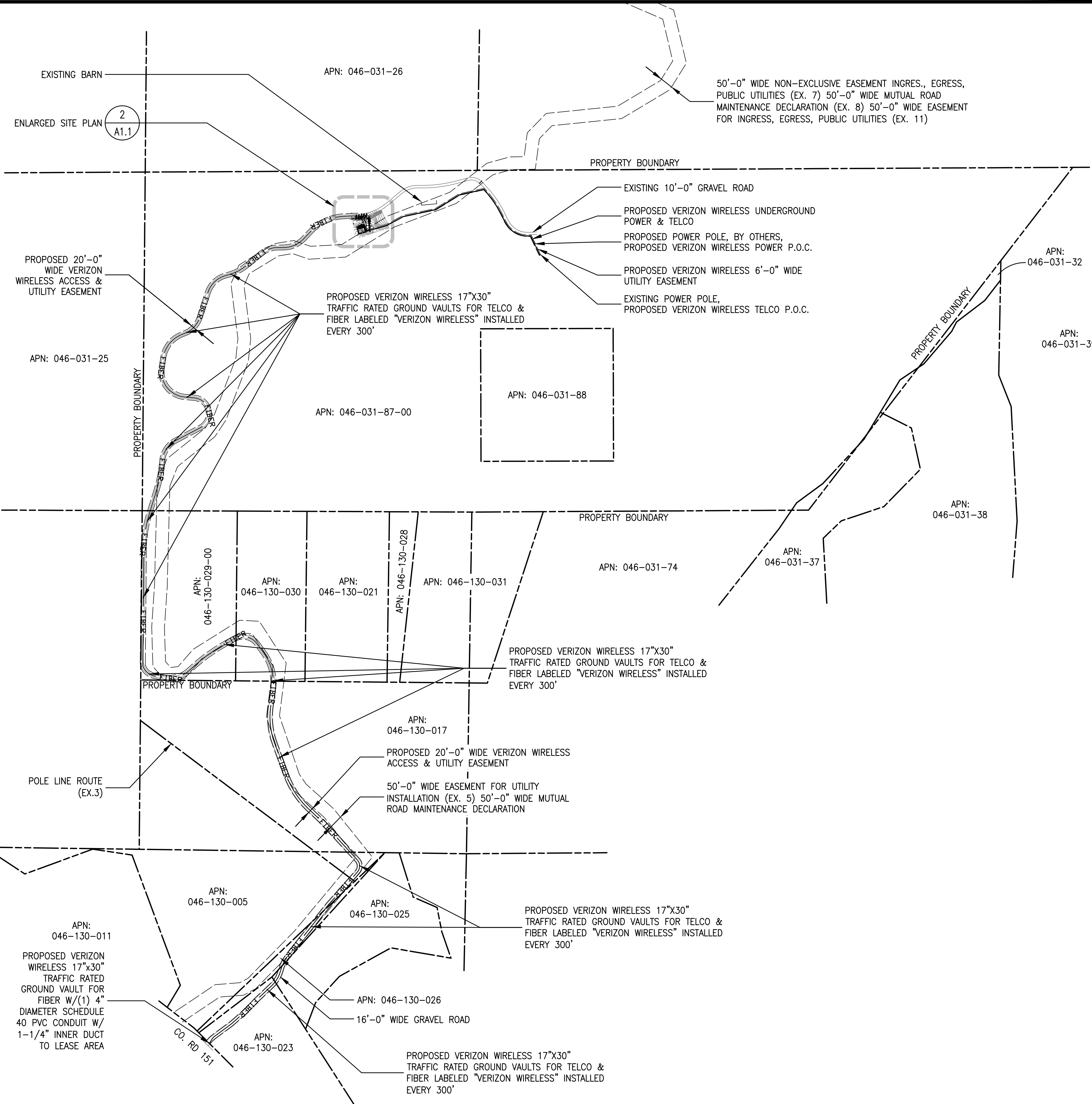
Job No. N/A

LS3



2 ENLARGED SITE PLAN

1 A1.1 SCALE: 1/8" = 1'-0"



1 OVERALL SITE PLAN

1 A1.1 SCALE: 1" = 200.0'

MST ARCHITECTS
1000 N. PARK DRIVE, SACRAMENTO, CA 95815
916-427-2638
www.MSTArchitects.com

COMPLETE
Wireless Consulting, Inc.

verizon PHILO
6001 VISTA RANCH RD.
BOONVILLE, CA 95415

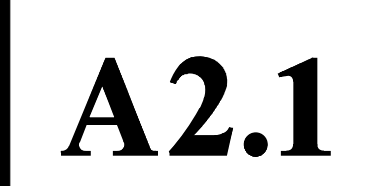
SHEET TITLE: OVERALL SITE PLAN, ENLARGED SITE PLAN

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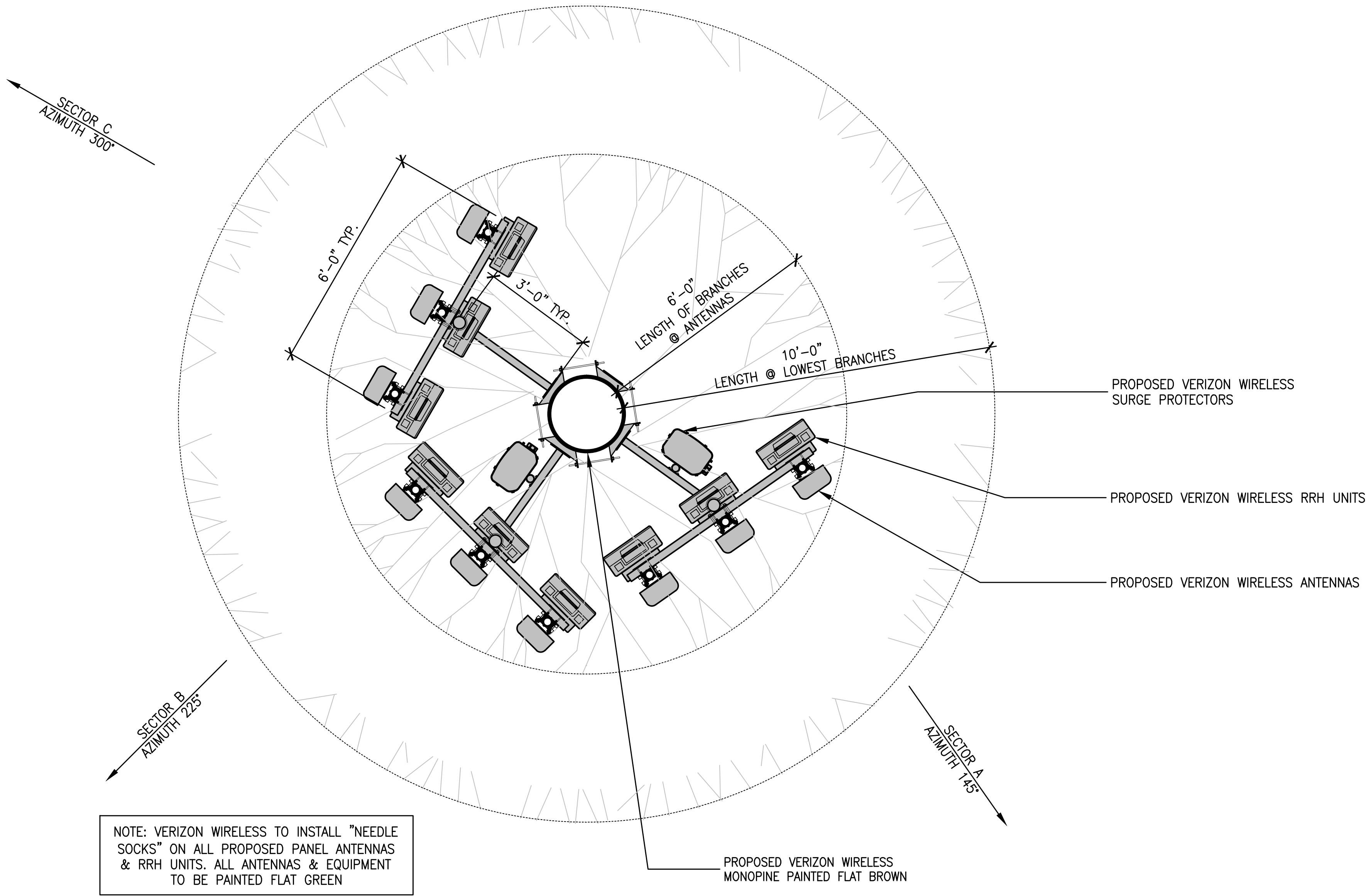
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Checked By: TST
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Date: 12/05/17

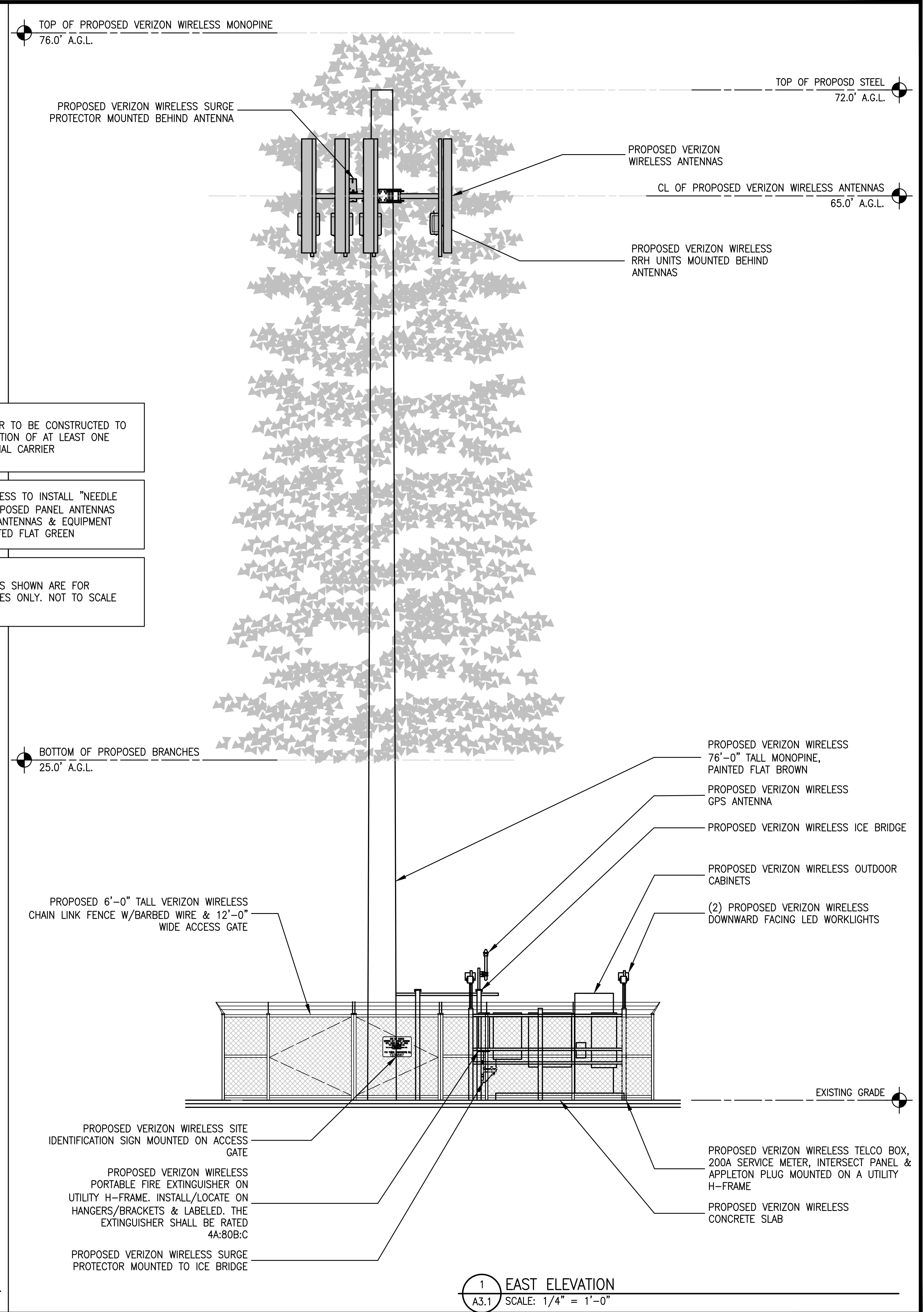
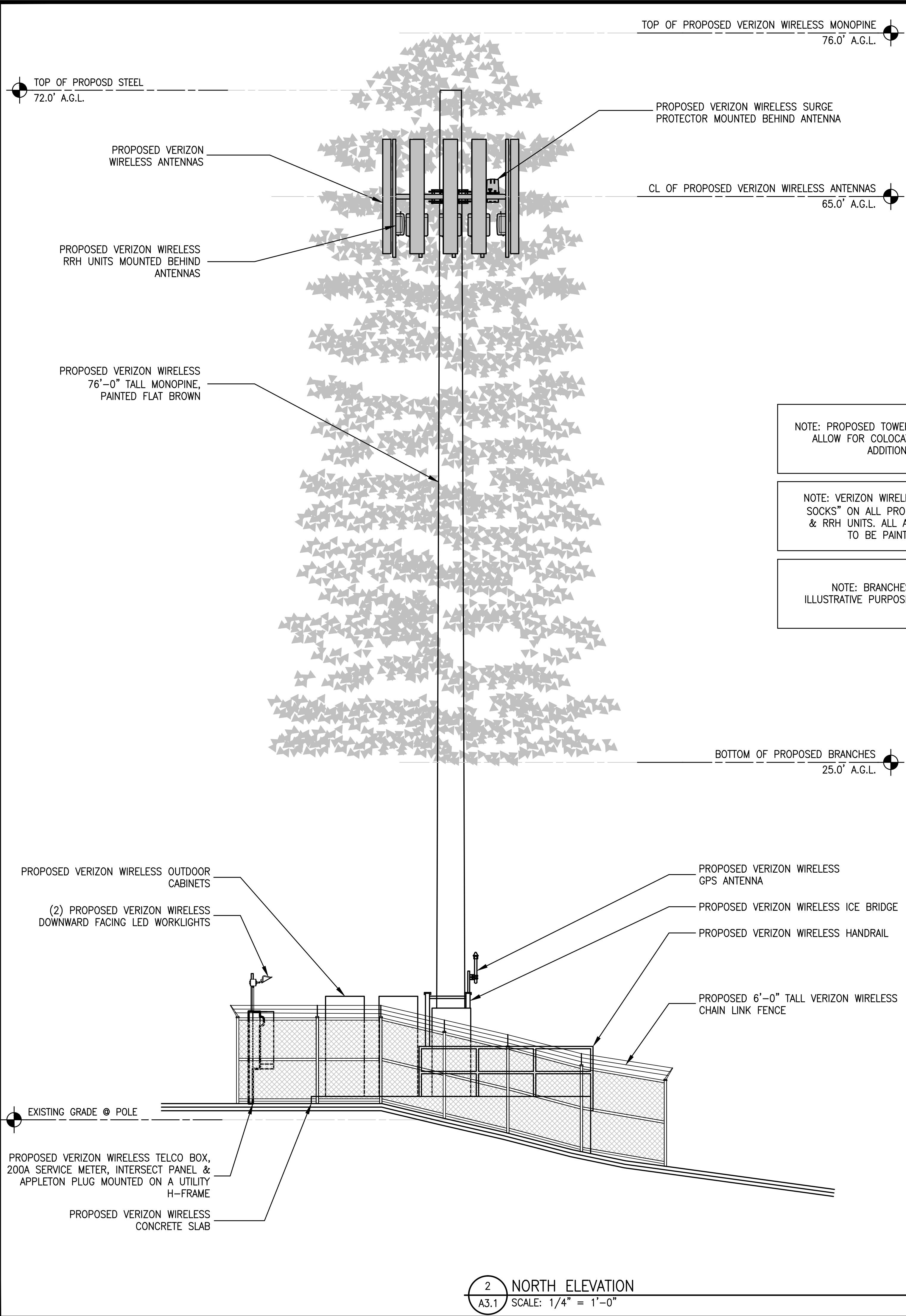
Job No. 162.2116

A1.1



TOWER MOUNTED EQUIPMENT SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	ANTENNA MODEL OR TO BE DETERMINED	3	3	3	9
RRH / RADIO	TO BE DETERMINED	3	3	3	9
SURGE PROTECTOR/HYBRID	RAYCAP / HYBRID TRUNK CABLE	2/3			2/3





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File:162.2116_A31.dwg
Drawn By: ALB
Checked By: TST
Scale: AS NOTED
Date: 12/05/17

Job No. 162.2116

A3.1

**Project Support Statement
Verizon Wireless**

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APR 18 2018

Site Name: Philo
Location: 6001 Vista Ranch Road, Boonville, CA 95415
APN: 046-031-87

Planning & Building Services

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers along Highway 128 in Mendocino County, near the town of Philo between Reilley Heights and Boonville. Verizon maintains a strong customer base in Mendocino County and strives to improve coverage for both existing and potential customers. The proposed facility is needed to bring improved wireless communication capacity and coverage. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in Mendocino County. The improved wireless service will benefit residents, travelers, public services, and roadway safety in the area.

Facility Design and Description

Verizon Wireless proposes the installation of new wireless communications facility at 6001 Vista Ranch Road to improve coverage and capacity of the existing Verizon Wireless network. The subject parcel is located in the RL (Rural Lands) zone. The proposed facility has been designed to comply with all pertinent Mendocino County height and setback requirements in this zone.

Details of the site layout include:

- A 30' x 30' lease area enclosing:
 - o A new 76' faux pine tree (monopine) within the lease area, with antennas mounted at a 65' centerline.
 - o Outdoor equipment cabinets
- A 6' tall chain link fence at the lease area perimeter with a 12' wide locking gate.

The proposed facility will be engineered and constructed to provide opportunity for colocation for at least one other carrier on the monopine. There is adequate space for additional tower mounted and ground equipment. Information regarding structural integrity of the tower will be provided prior to issuance of a building permit.

Please see the attached site plans and elevations for further information regarding the layout and nature of the proposed facility.

Compliance with County Development Requirements

The proposed facility is the result of a thorough site selection process. There are several factors that contribute to the overall project design, including local zoning regulations, construction methods, topography, the Verizon Wireless network objectives, and a willing landlord. This facility is appropriately sited because it complies with the standards set forth by the Mendocino County Municipal Code as well as applicable state and federal standards.

The proposed design is a 76' tall monopine. Nine (9) Verizon Wireless antennas will be installed at a centerline of 65'. There will be 3 sectors, each with 3 antennas. Wireless communication utilizes "line-of-sight" technology, which means that the panel antennas must be of sufficient height in order to "see" the existing facilities in the immediate network service area. The 76' tall monopine is the minimum functional height that will accommodate an antenna centerline of 65' while complying with the Mendocino County requirement for minimizing visual impact of new facilities. Three Outdoor Equipment Cabinets for associated equipment will be installed within the fenced lease area.

Please see the attached "Alternative Sites Analysis" for additional information regarding the selection of the proposed location for this facility.

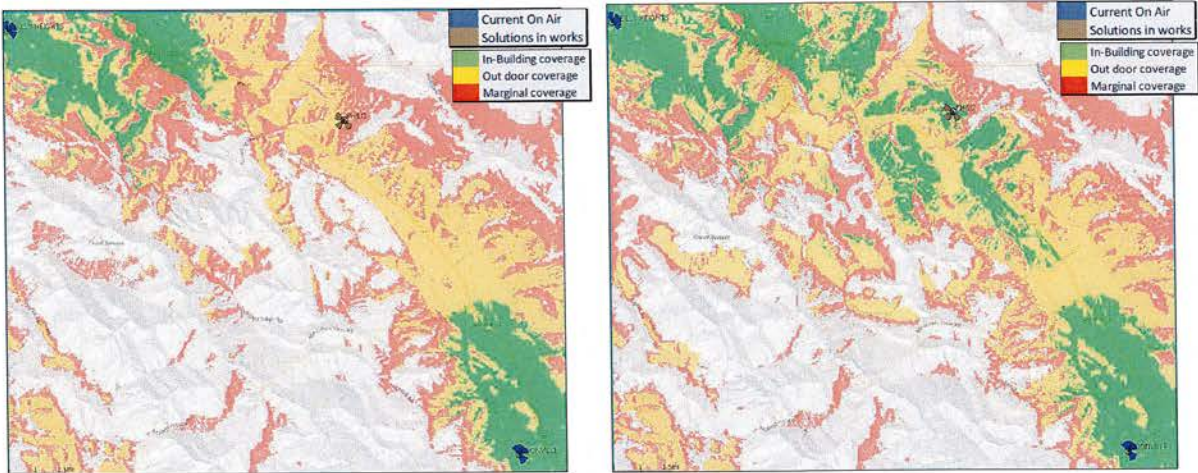
Location Selection and Need for Facility

Verizon Wireless (Verizon) seeks to improve wireless communication services in Mendocino County along Highway 128 with the addition of a new wireless telecommunications facility. Presently, this area of Mendocino County suffers from poor wireless coverage and low capacity levels, which can cause recurring lost calls and ineffective service. The need for this proposed facility is due to complaints from Verizon Wireless customers, business, and travelers in this area. To remedy these problems, Verizon proposes this new tower which will improve service to Verizon subscribers and emergency services along Highway 128 between existing Verizon Wireless facilities in Reilley Heights and Boonville, as well as in the areas adjacent to the highway.

Verizon Wireless has determined that a significant gap in coverage exists along Highway 128 between Reilley Heights and Boonville in Mendocino County. Location near the town of Philo provides an excellent opportunity to fill this significant coverage gap. To remedy this gap, the proposed facility will bring expanded coverage and capacity to enable those traveling along Highway 128, as well as those living and working in the surrounding area, to enjoy the benefits of improved wireless service.

Below, please see the comparison of the two maps. The first map shows the target area currently lacking wireless coverage on the Verizon Wireless network. The second map show what the coverage will be like upon activation of the proposed facility. The uncolored areas show poor or no coverage, the area shown in red shows some outdoor and indoor coverage, the area marked in yellow shows some indoor coverage and good outdoor coverage, and the area marked in green indicates good indoor, in-car, and outdoor coverage. Please note that much of the red and yellow areas are replaced by green following activation of the proposed facility along the targeted Highway 128 corridor.

Coverage Maps showing Existing and Proposed Coverage



These maps show an area of approximately 25 square miles, spanning from Boonville in the southeast to Reilly Heights in the northwest corner. The areas around the existing facilities in these two towns are filled with green, with yellow and red trailing off as distance from the facility increases. As shown in the coverage map on the left, the target area lacks coverage. The coverage map on the right shows the approximate coverage with the activation of the proposed facility with much more green, indicating far greater indoor coverage along Highway 128, and some areas that were red and now yellow, indicating new in-car service where previously there was none. Larger versions of these coverage maps are provided with this application.

Please see the “Alternative Sites Analysis” included with this application for additional information on selection of this location for the proposed facility.

Aesthetic Impacts

Verizon Wireless has carefully chosen a location for a new facility that will result in minimal visual impact to the residents of Mendocino County. The monopine is designed to blend in with existing trees in the area. The “trunk” will be painted with flat brown paint and the “needles” will be painted a flat green color. The antennas will be covered and hidden from view with “needle socks” that match the color of the needles. The shape of the tree will conceal the presence of the antennas. The facility has been designed to minimize visibility from public view by being set back from major roadways. The lease area is set back over half a mile from Highway 128 near an existing stand of mature trees that will aid in concealing the new facility. The existing vegetation and natural topography will also serve to limit visibility of this facility from public areas.

Please see the included photosimulations included with this application.

Safety Benefits of Improved Wireless Service

Verizon 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.

Operations & Maintenance

The site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per week. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

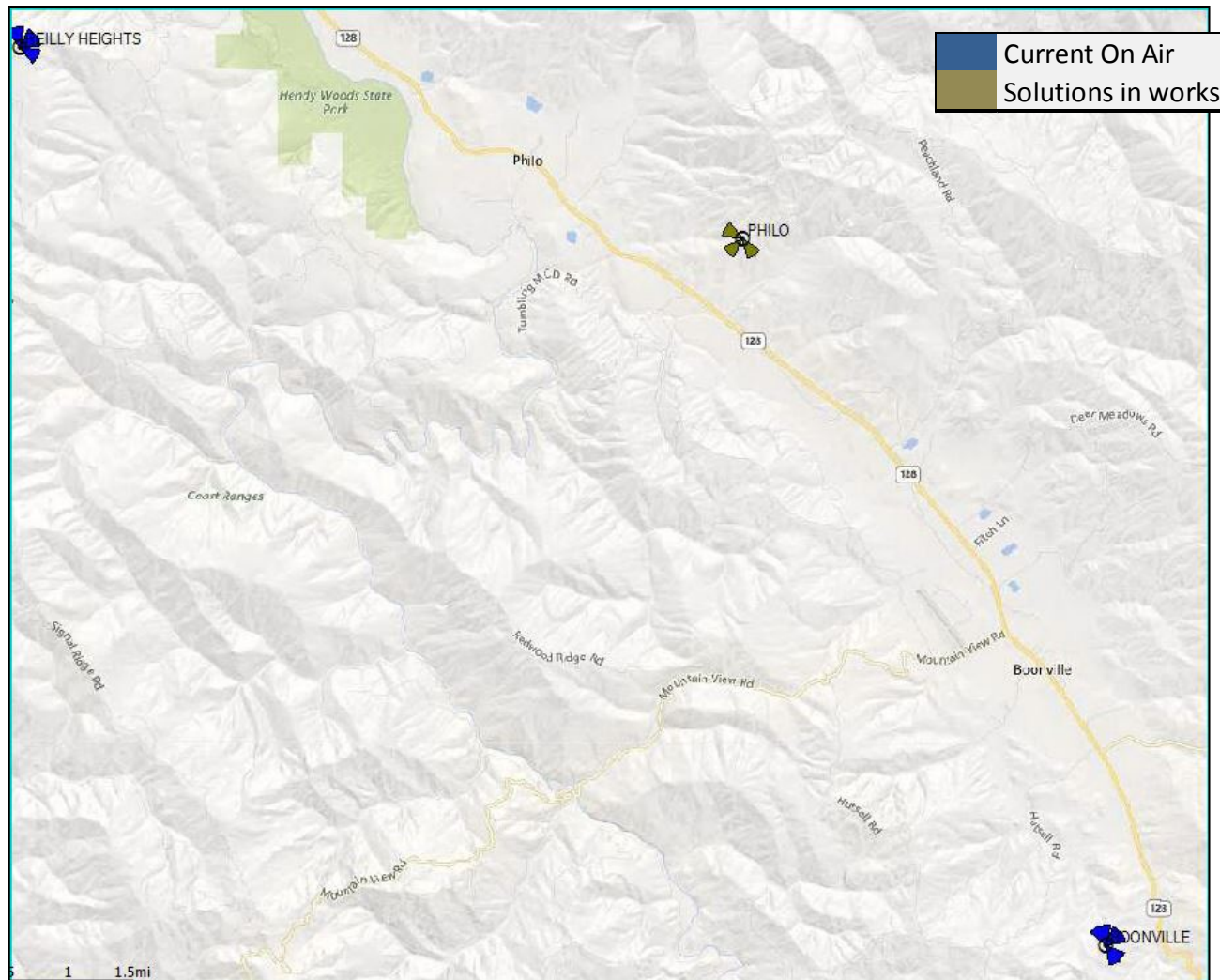
Compliance with FCC Standards

Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. An RF report has been prepared by independent licensed engineering firm Hammett & Edison, Inc., demonstrating that the Verizon facility has been designed to, comply with FCC requirements. In addition, Verizon complies with all FAA rules on site location and operation. Please see the included RF report for detailed information about the power rating for the antennas and equipment.

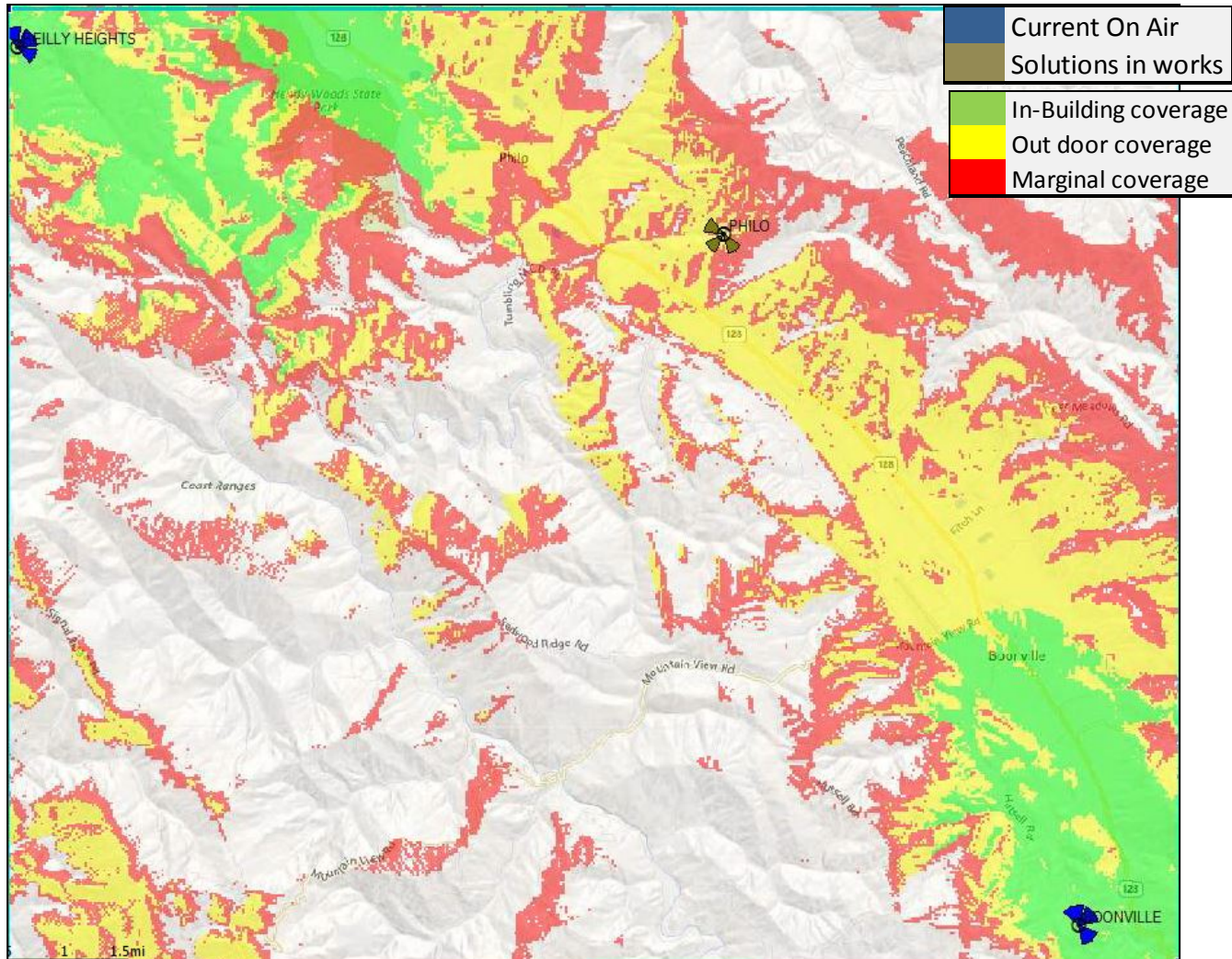
Notice of Actions Affecting This Development Permit

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 2009 V Street, Sacramento, CA 95818.

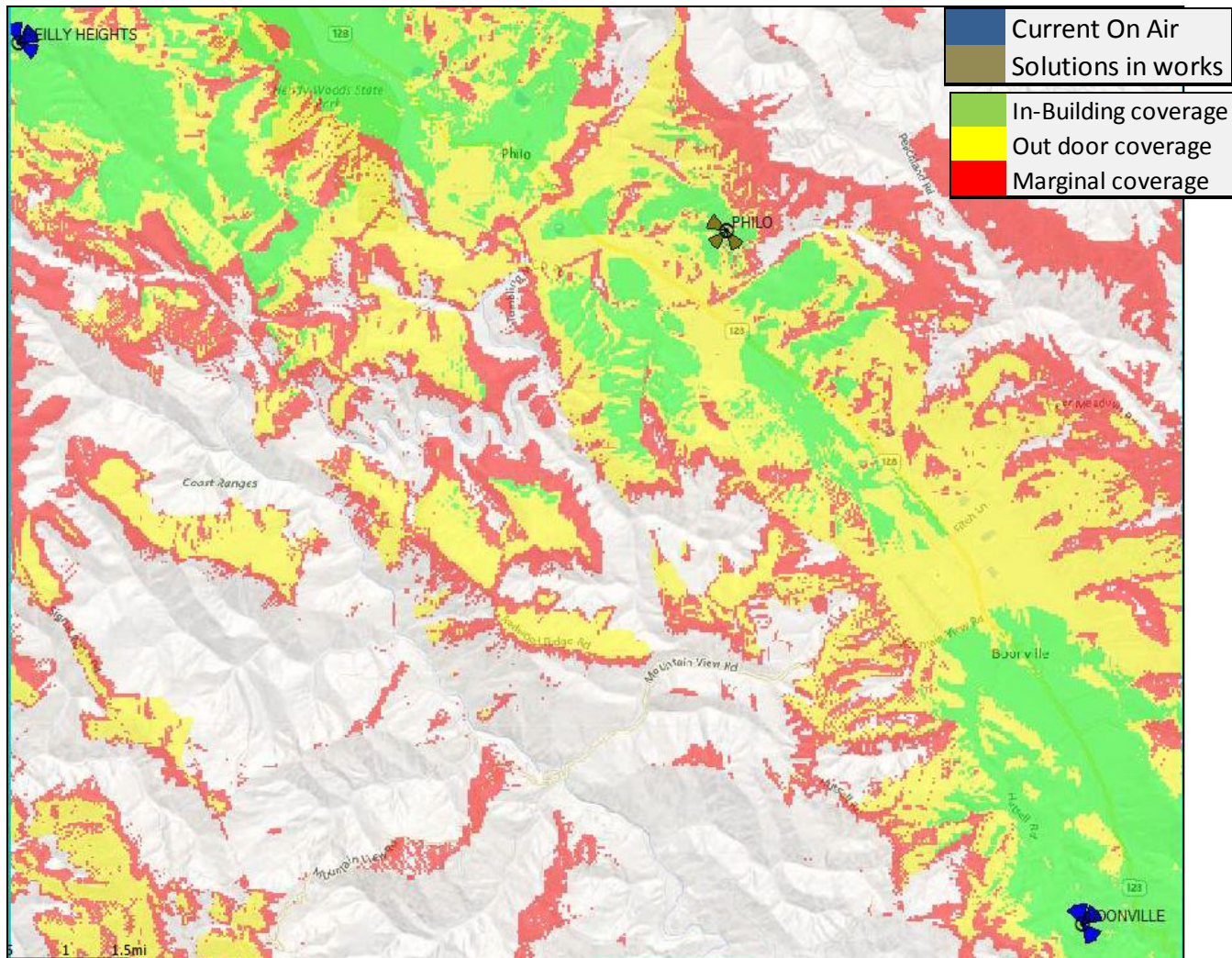
Coverage Area



Without PHILO



With PHILO

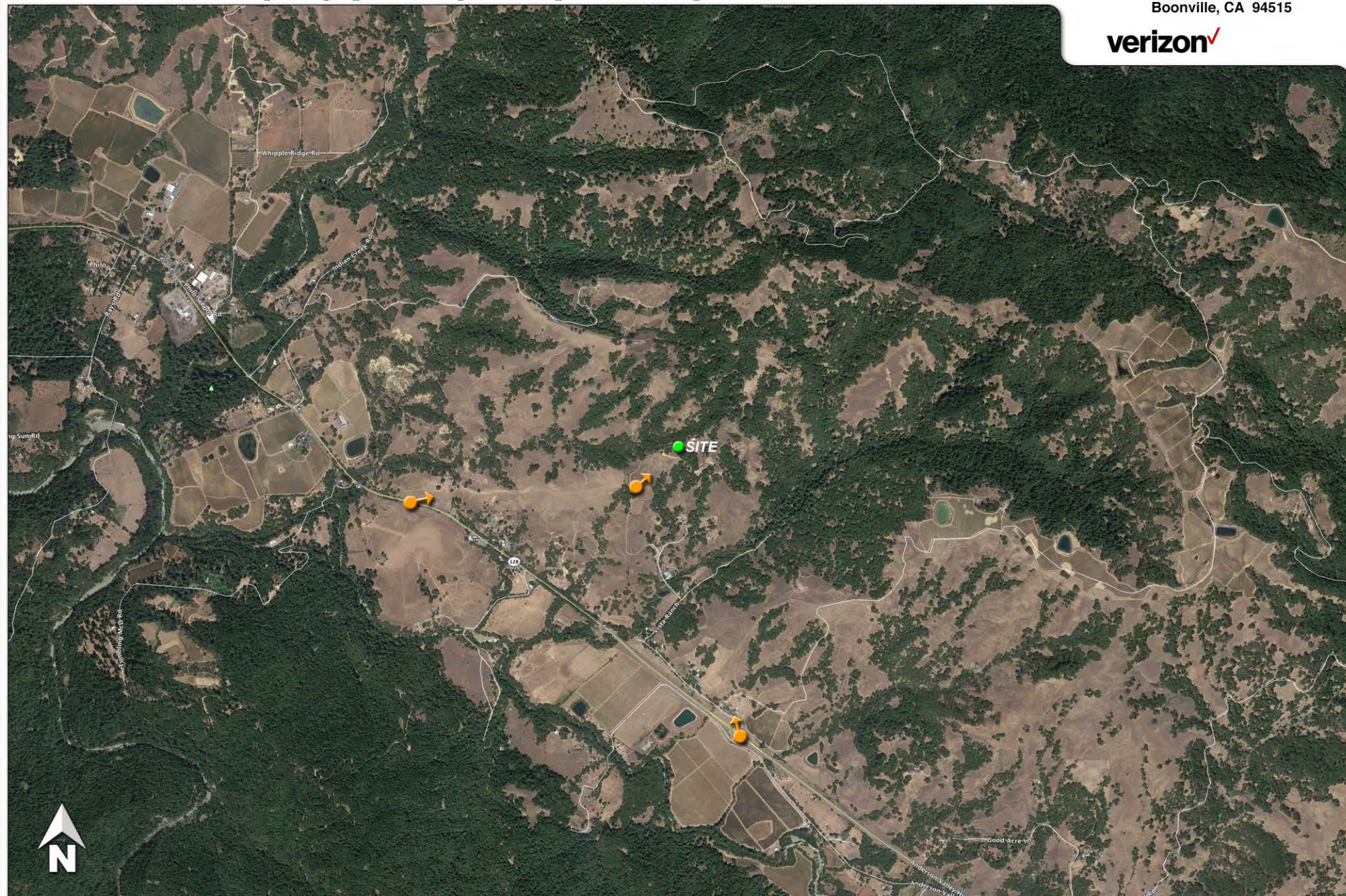


Aerial photograph showing the viewpoints for the photosimulations.

Philo

6001 Vista Ranch Rd
Boonville, CA 94515

verizon✓





Existing

Photosimulation of the view looking north from Anderson Valley Hwy at Road 151.

Philo

6001 Vista Ranch Rd
Boonville, CA 94515

verizon✓



Proposed

Proposed 76 ft monopine



Existing

Photosimulation of the view looking northeast from the gravel access road.

Philo

6001 Vista Ranch Rd
Boonville, CA 94515

verizon✓



Proposed

Proposed 76 ft monopine



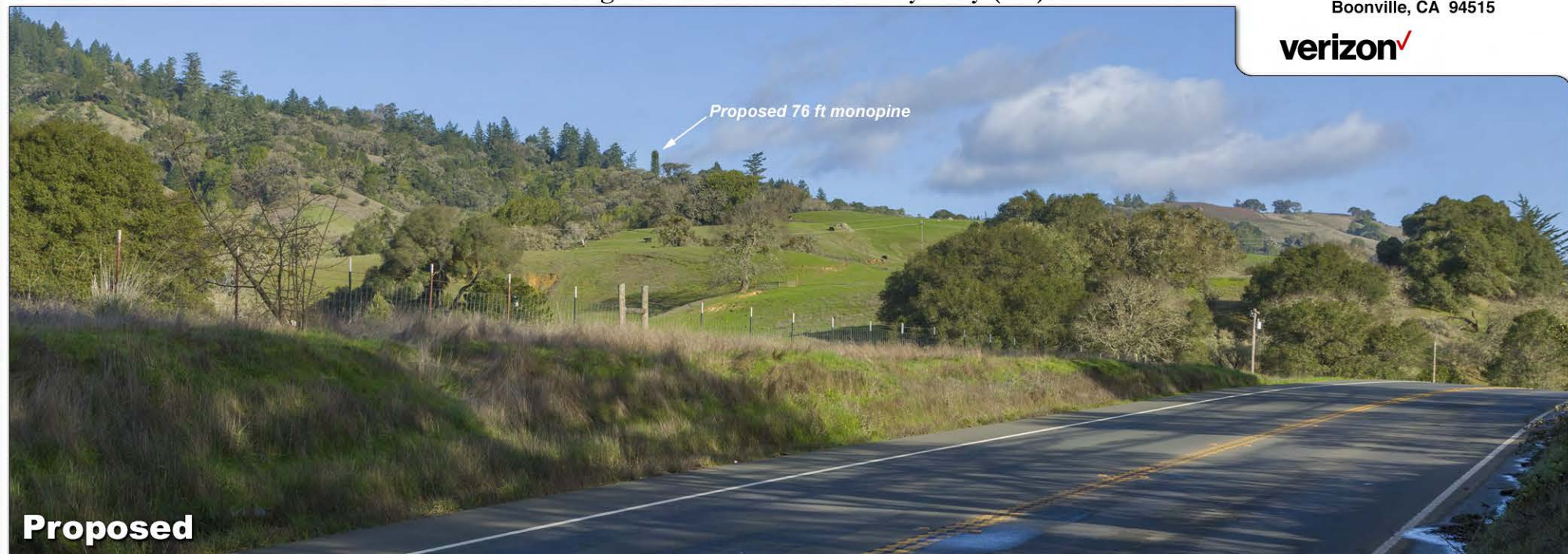
Existing

Photosimulation of the view looking east from Anderson Valley Hwy (128).

Philo

6001 Vista Ranch Rd
Boonville, CA 94515

verizon✓



Proposed

Proposed 76 ft monopine

**Alternative Sites Analysis
Verizon Wireless**

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APR 18 2018

Site Name: Philo
Location: 6001 Vista Ranch Road, Boonville, CA 95415
APN: 046-031-87

Planning & Building Services

Introduction

Verizon Wireless 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 and design process. Part of this involves seeking properties in areas with substandard wireless coverage that provide the ability to meet community needs, zoning standards, and engineering requirements.

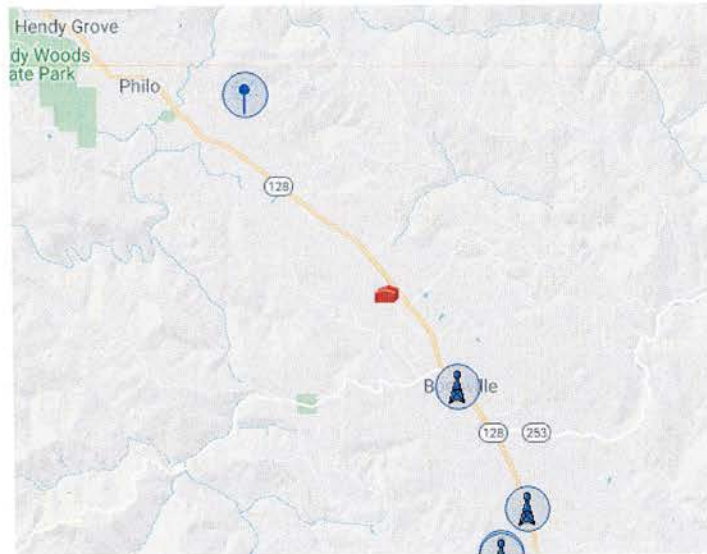
In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: a willing landlord, compliance with local zoning requirements, topography, existing structures, colocation opportunities, available utilities, and road access. Verizon conducted an exhaustive search for alternative sites, after which it determined that the proposed site at 6001 Vista Ranch Road is the best available location for a wireless telecommunications facility to meet the desired coverage objective.

In 2016, Verizon Wireless identified this area as being in need of improved wireless capacity and coverage. The proposed facility location and design represents a thorough and responsible investigation of alternative sites and co-location possibilities. After an exhaustive review of the available properties and the applicable zoning law, Verizon has determined that this candidate is the best available location for a wireless telecommunications facility to meet the coverage objective. Of nine candidates considered, the proposed site was selected by Verizon Wireless as the best option to minimize visual impacts while achieving its wireless service objectives.

The new facility is needed to improve Voice over LTE (VoLTE) coverage as well as normal LTE coverage and capacity along Highway 128, also known as Anderson Valley Highway, around the community of Philo between Hendy Grove and Boonville. Addition of the proposed site Philo will improve wireless communication coverage in the hills and valley along Highway 128 in this area. The proposed location best serves the interest of Mendocino County and the local community because it is the least intrusive means available to improve service to the area. Please see below for additional information explaining why other candidates were rejected.

Opportunities for colocation:

A search for existing wireless facility tower structures revealed that there are very few colocation opportunities within the search area designated by Verizon Wireless to fill the significant coverage gap along Highway 128. Data was gathered both by in-person visits to the area and via antennasearch.com, a resource that catalogues existing and proposed towers.



Information gathered from antennasearch.com on 3/28/18

Based on our research, there is only one existing tower that could be suitable for colocation within the Philo area. It is owned by Crown Castle International and was deemed not preferable by the Verizon Wireless Radio Frequency Engineer who determined the coverage goals for this project. The proposed location will provide substantially better coverage for the intended area. The proposed facility is also designed to accommodate at least one additional carrier.

The other towers shown on this map near Boonville would not be suitable for location of this new facility because there is already an existing Verizon Wireless facility in Boonville that provides coverage in that area. Please see the included RF coverage maps included with this application that shows the two nearest existing wireless facilities to the northwest and southeast. There is a significant coverage gap between Boonville and Hendy Grove, near Philo, and that gap is the intended target service area for this new proposed facility. Since there are no available co-location opportunities that would satisfy the coverage goals, a new structure is necessary for this facility.

Additional Candidates Investigated

After determining there were no suitable colocation opportunities within the designated search area, we then began searching for properties that could host a new wireless facility that would achieve the network coverage goals with the minimum visual impact to the community. A search of property owners within the search area revealed several possibilities. Multiple attempts were made to reach these property owners by mail and phone, and those who responded were considered as potential candidates.

The map below shows yellow pins in the properties researched as possible candidate for this new facility. The pin labeled "Summers" is the candidate proposed for this application, and the reasons that the other candidates were not selected are explained below.



The following is a list of potential candidates with that were considered by Verizon Wireless but who were ultimately rejected. Please see below for reasons why these candidates were not selected.

Location name	Address	Zone	Reason candidate was unacceptable
CCI Colocation	16701 Indian Creek Rd Philo, CA 95415	RL160	The CCI tower colocation opportunity was investigated as a potential option for the addition of Verizon Wireless coverage in this area. After review of the available centerline options on the existing CCI tower, it was deemed inferior to the proposed candidate. The proposed candidate will provide the ideal antenna centerline height for the coverage of this area, while the CCI candidate would have only partially covered the intended service area.
Ashiku	9805 Hwy 128 Philo, CA 95415	RR5	This property was deemed a good possible candidate by the Verizon Wireless RF Engineer, and CWC worked toward a lease with the property owner. However, an agreement was reached with the proposed candidate first. The proposed candidate is not as visible from the road as the Ashiku candidate.
Brock	7600 Peachland Rd. Philo, CA 95415	RL160	Ranked as an undesirable location by RF.
Saigal	7700 Peachland Rd Philo, CA 94515	RL160 & TP160	This property owner did not respond after multiple attempts to contact through mail (11/26/16 & 12/6/16) and phone.
Pratt	16525 Indian Creek Rd Philo, CA 94515	RL160	This is the same parcel that the CCI Tower is on. The likelihood of zoning approval of a new tower on this parcel with another tower so close was deemed highly unlikely and so this candidate was not pursued.
Prather	9601 Hwy 128 Philo, CA 94515	AG40	This property owner did not respond after multiple attempts to contact through mail (11/26/16 & 12/6/16) and phone.
Kroeber	5501 Vista Ranch Rd. Philo, CA 95415	RL160	This property owner did not respond after multiple attempts to contact through mail (11/26/16 & 12/6/16) and phone.
Rogers	7560 Peachland Rd. Boonville, CA 95415	RL160	This property owner did not respond after multiple attempts to contact through mail (11/26/16 & 12/6/16) and phone.

Conclusion

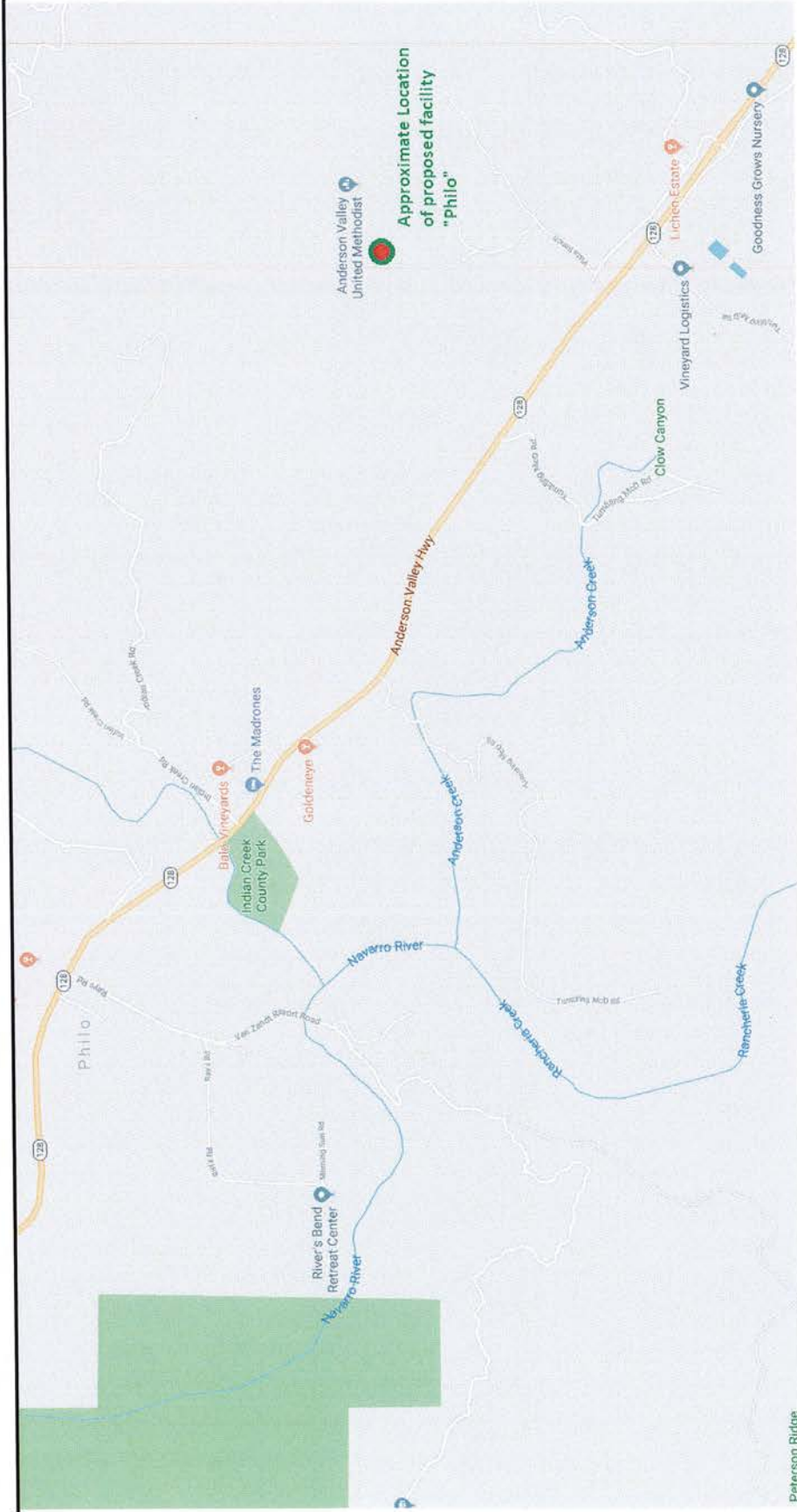
After an exhaustive search for potential sites and co-location possibilities and a review of the applicable zoning laws, the proposed candidate at 6001 Vista Ranch Road was selected because it is the best available and least intrusive candidate to improve service to the area and to meet the wireless coverage objective in the area lacking coverage along this particular stretch of Highway 128 and the surrounding area.

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APR 18 2018

Planning & Building Services

Area Map
Verizon Wireless

Site Name: Philo
Location: 6001 Vista Ranch Road, Boonville, CA 95415
APN: 046-031-87



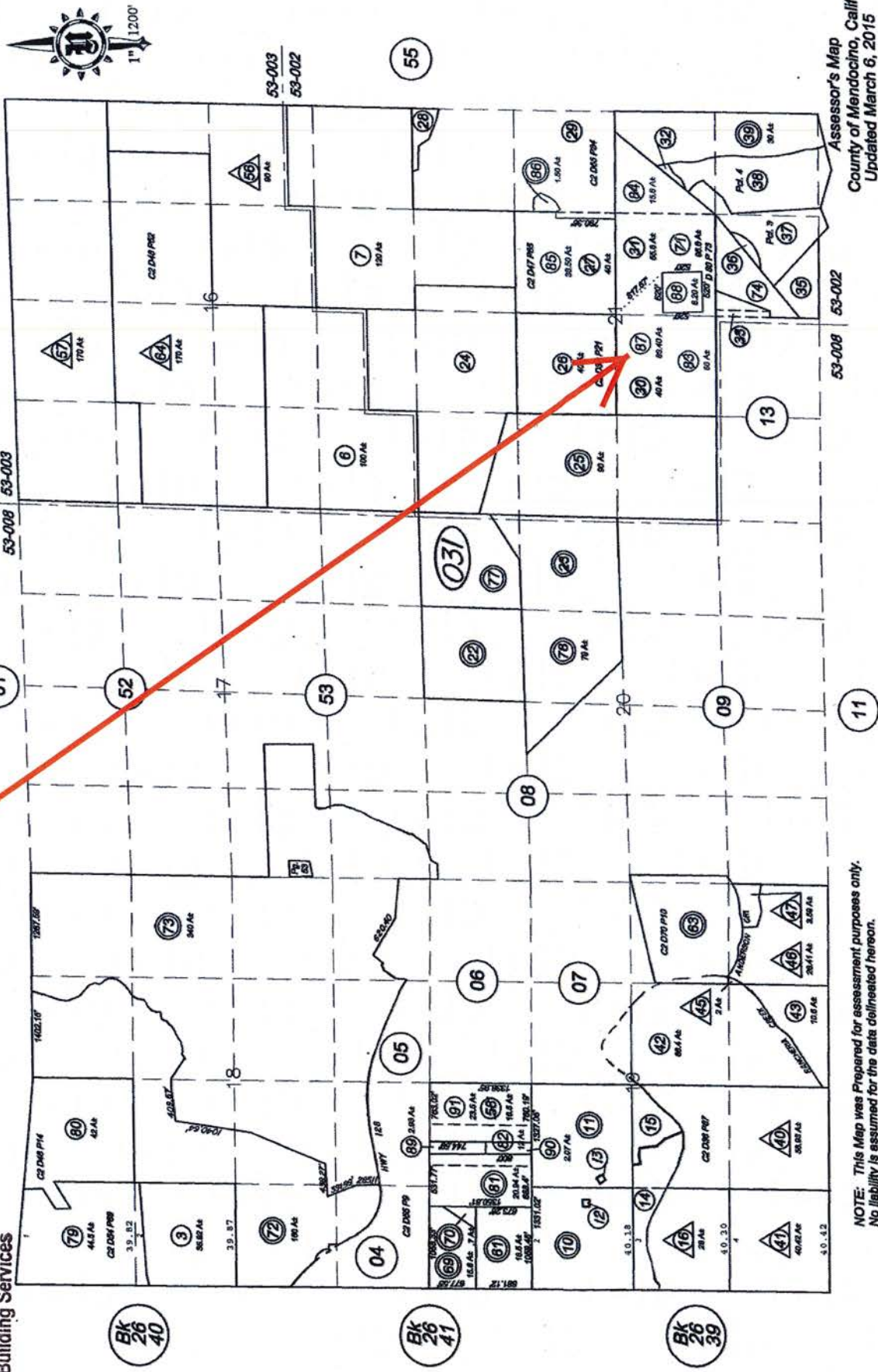
RECEIVED
APR 18 2018

Planning & Building Services

Sec. 16, 17, 18, 19, 20, 21 T.14N. R.14W. M.D.B. & M.

53-002
53-003
53-008

46-03



Environmental Noise Analysis

Philo Cellular Facility

Booneville (Mendocino County), California

BAC Job # 2018-006

Prepared For:

Complete Wireless Consulting

Attn: Johnathon Heflin
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

January 23, 2018



Introduction

The Philo 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 6001 Vista Ranch Road in Booneville (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 December 6, 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.

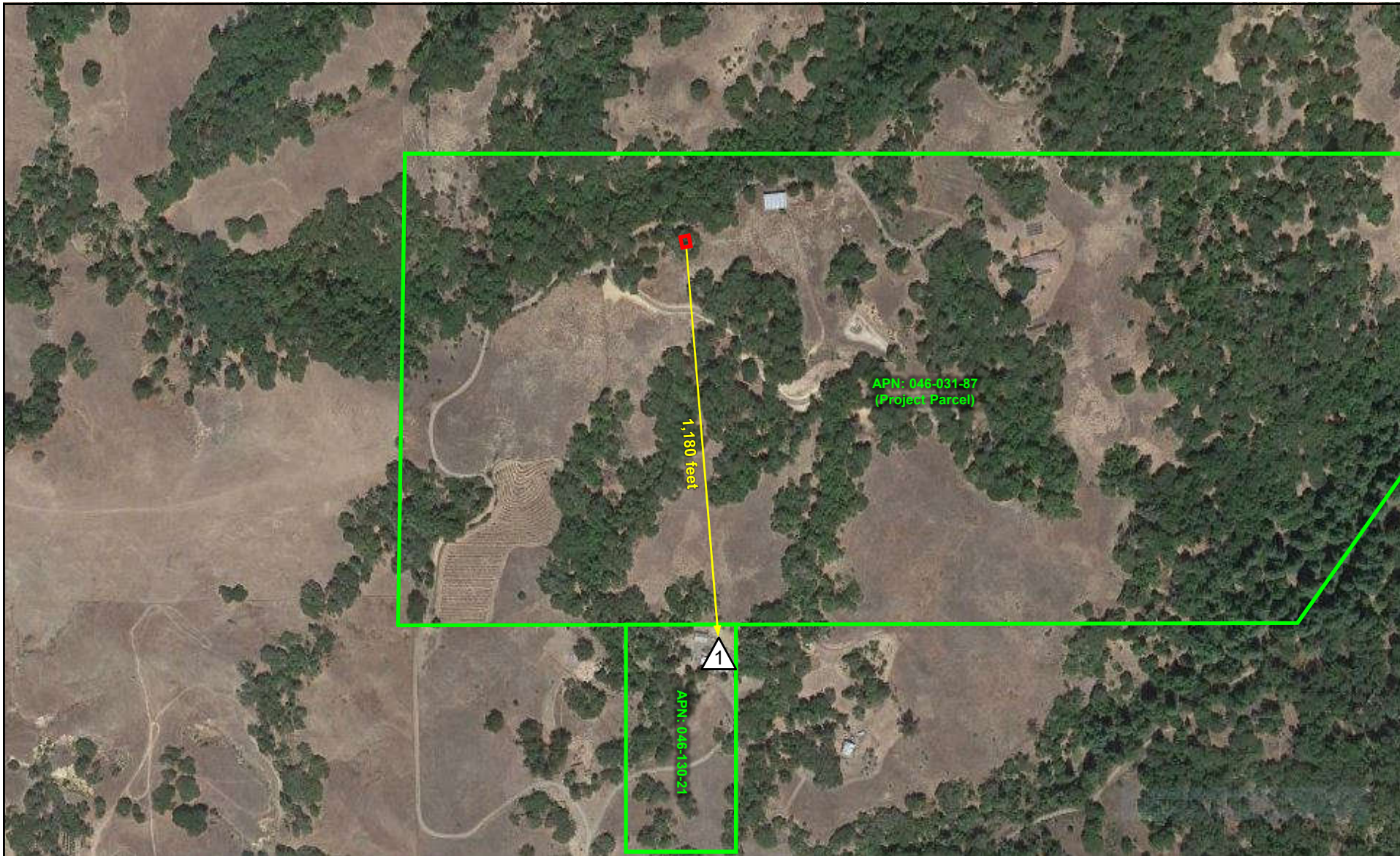
Please refer to Appendix A for definitions of acoustical terminology used in this report. Appendix B illustrates common noise levels associated with various sources.

Criteria for Acceptable Noise Exposure




Mendocino County General Plan

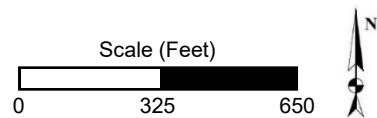
The Mendocino County General Plan Development Element provides regulations regarding noise levels produced by stationary (non-transportation) noise sources, such as those proposed by the project. These standards are summarized below in Table 1.

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

-  Nearest Noise-Sensitive Receiver
-  Proposed Cellular Facility Lease Area
-  Parcel Boundaries



Philo Cellular Facility
 Booneville (Mendocino County), California
 General Site Location

Figure 1



Project Noise Generation

The project proposes the installation of three equipment cabinets within the project lease area, shown on Figure 1. Specifically, the cabinets assumed for the project are as follows: two Charles Industries 48V Power Plants 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 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	2	60	5
McLean T-20	1	66	5
Notes: Manufacturer specification sheets provided as Appendix C.			

Predicted Facility Noise Levels at the Nearest Residence

As indicated in Figure 1, the project equipment lease area maintains a separation of approximately 1,180 feet from the nearest existing off-site residence (single-family), identified as receiver 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. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the nearest residence was calculated to be 20 dB L₅₀. The predicted outdoor equipment cabinet noise level of 20 dB L₅₀ at the nearest residence would satisfy the applicable Mendocino County 50 dB L₅₀ nighttime noise level standard by a wide margin. As a result, no additional noise mitigation measures would be warranted for 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 residence. 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 Philo Cellular Facility in Booneville (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

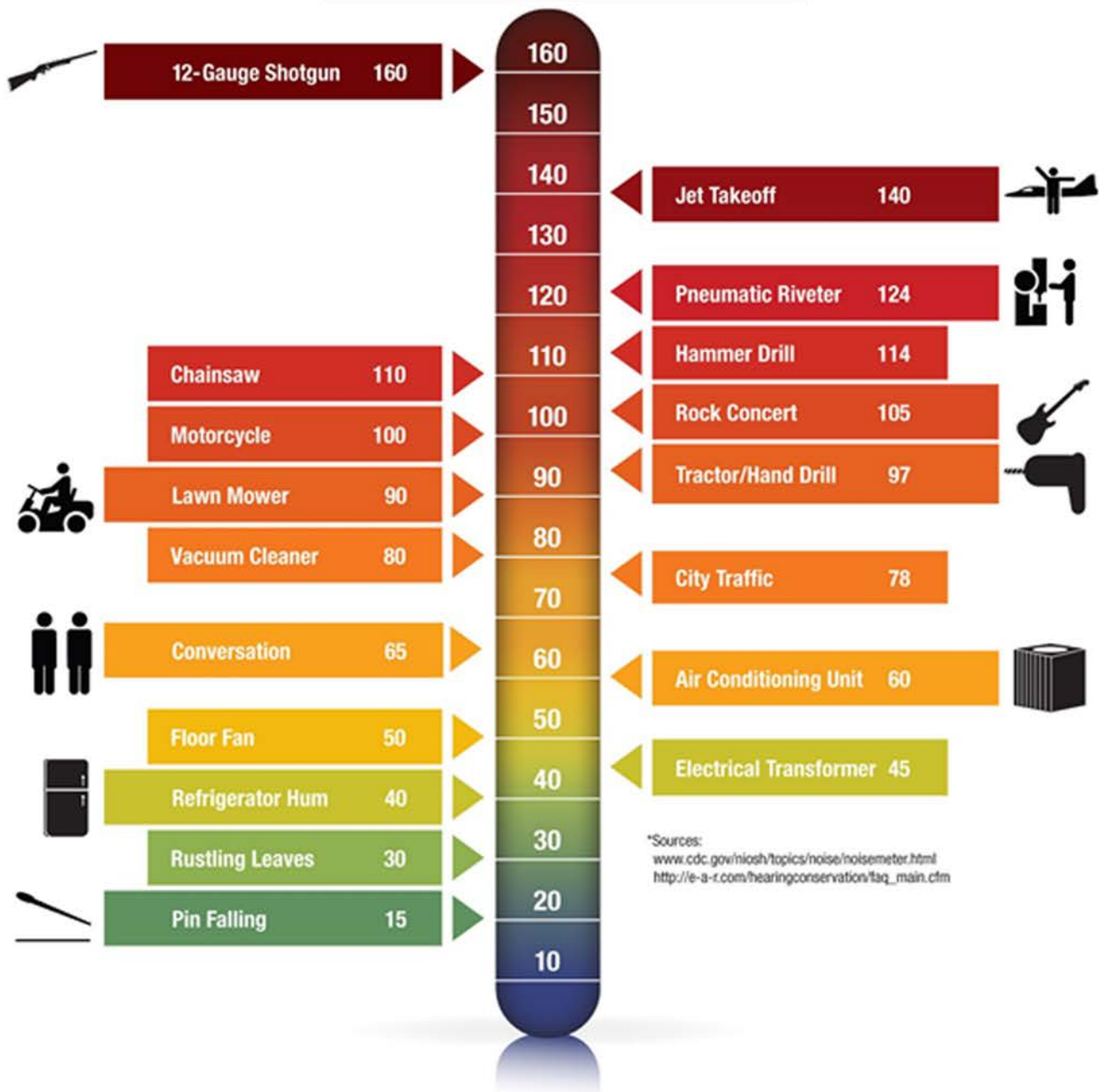
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
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.
L_{eq}	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.



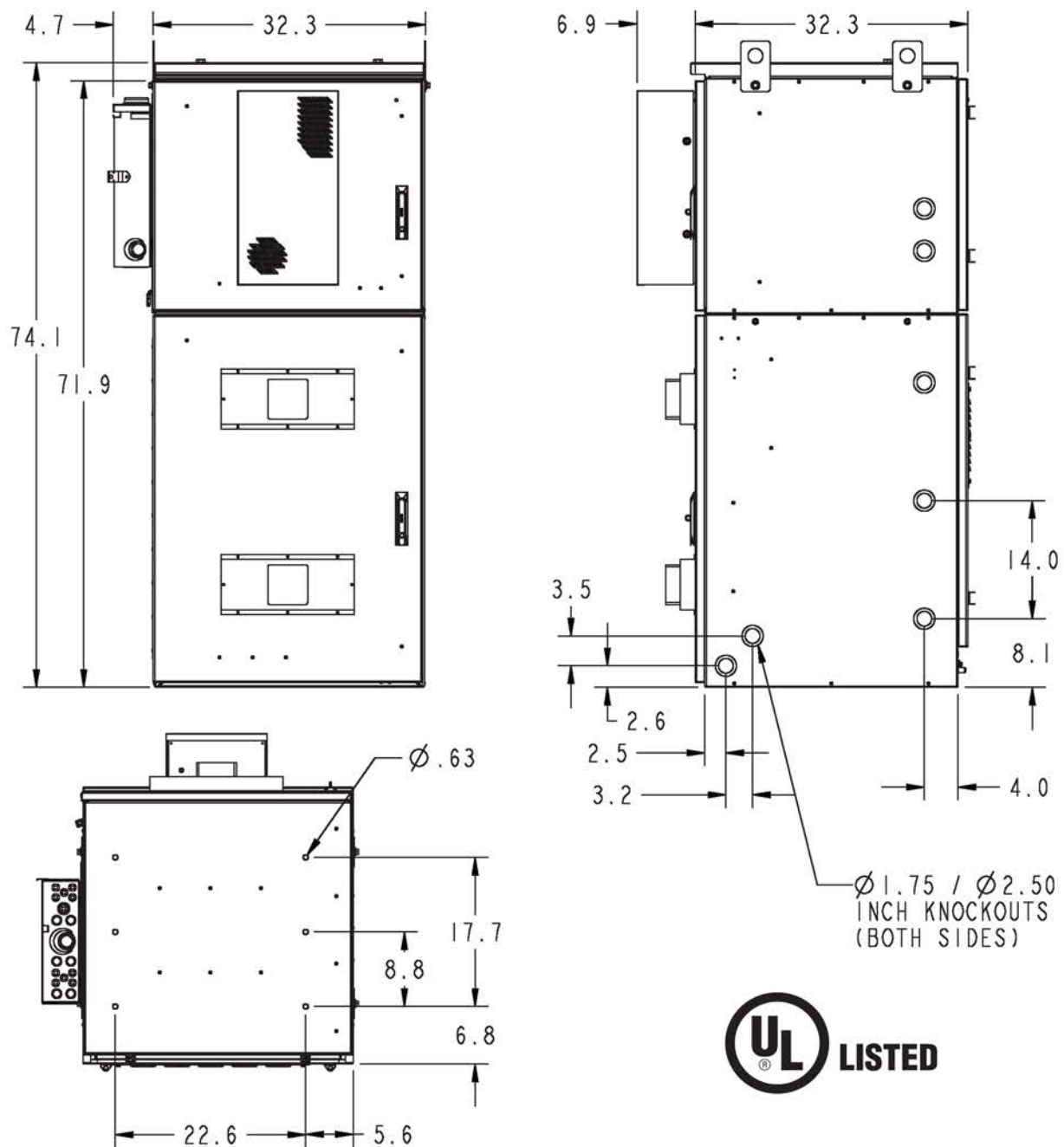
Appendix B

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

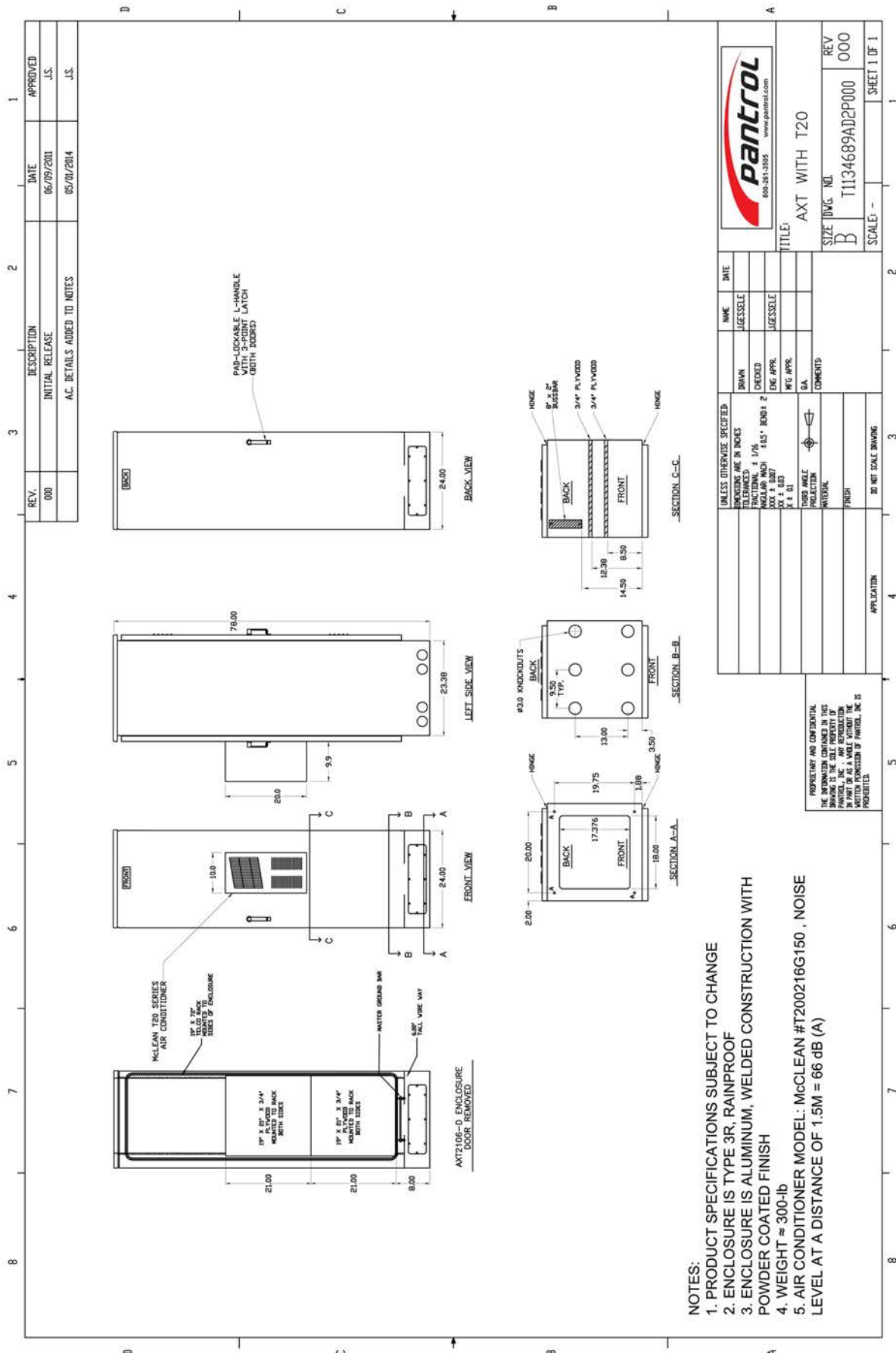


Charles Industries Ltd.
Telecommunications Group
Charles Center, 5600 Apollo Drive
Belling Meadows, IL 60008
Telephone: 847-808-6300

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Verizon Wireless
Large Site Support Enclosure

Appendix C-2



**Verizon Wireless • Proposed Base Station (Site No. 434704 “Philo”)
6001 Vista Ranch Road • Boonville, 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. 434704 “Philo”) proposed to be located at 6001 Vista Ranch 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 pole, configured to resemble a tree, to be sited at 6001 Vista Ranch 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 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



**Verizon Wireless • Proposed Base Station (Site No. 434704 “Philo”)
6001 Vista Ranch Road • Boonville, California**

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 6, 2017, it is proposed to install nine CommScope Model SBNHH-1D45C directional panel antennas on a new 72-foot steel pole, configured to resemble a pine tree, to be sited on the hillside near the residence located at 6001 Vista Ranch Road in unincorporated Mendocino County, about 3 miles northwest of the Boonville area. The antennas would employ no downtilt, would be mounted at an effective height of about 65 feet above ground, and would be oriented in groups of three toward 145°T, 225°T, and 300°T. The maximum effective radiated power in any direction would be 61,980 watts, representing simultaneous operation at 19,520 watts for AWS, 18,200 watts for PCS, 12,500 watts for cellular, and 11,760 watts for 700 MHz service. 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 is calculated to be 0.044 mW/cm², which is 5.2% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of the nearby residence^{*} is 3.4% of the public exposure limit. The maximum calculated level at the second-floor elevation of any other nearby residence[†] is 0.078% of the public exposure limit. It should be noted that these results include several

* Located at least 940 feet away, based on photographs from Google Maps.

† Located at least 1,170 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 434704 “Philo”)
6001 Vista Ranch Road • Boonville, California**

“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 locations 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.

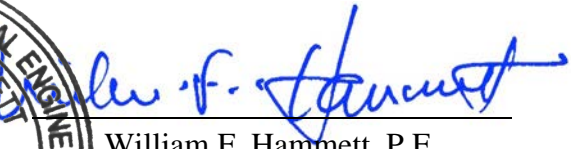
Conclusion

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 6001 Vista Ranch Road in Mendocino County, 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, 2019. 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, P.E.
707/996-5200

March 21, 2018

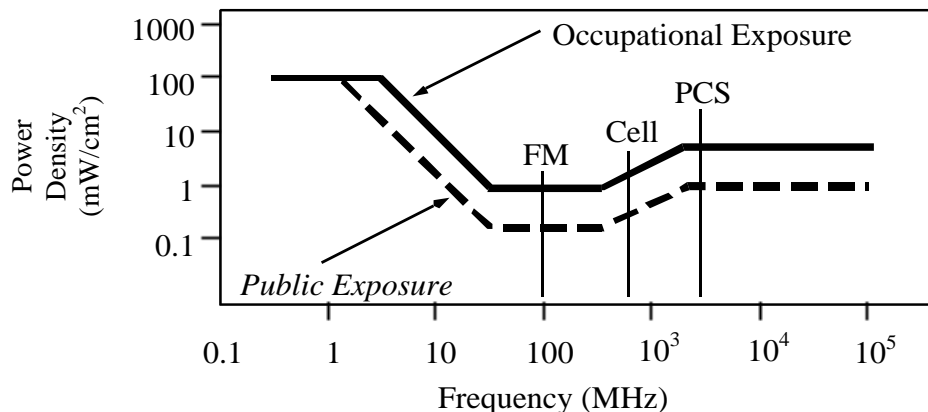


FCC Radio Frequency Protection Guide

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	$3.54\sqrt{f}$	<i>$1.59\sqrt{f}$</i>	$\sqrt{f}/106$	<i>$\sqrt{f}/238$</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.

RFR.CALC™ Calculation Methodology

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:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

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 x 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.



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:

Wallen Summers

P.O. Box 502

Boonville, CA 95415

Phone: 707-895-2340

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

Cellco Partnership, d/b/a Verizon Wireless, c/o Complete Wireless Consulting, Inc.

2009 V Street Attn: Benjamin Merritt

Sacramento, CA 95818

Phone: 916-747-0624

Mail correspondence to:☐ Owner **OR** ☒ Agent **OR** ☐ Pick-up at Howard Forest

3. Address/Location of proposed building site:

6001 Vista Ranch Road

Boonville, CA 95415

APN: 046-031-87

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:

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 a new, unmanned, wireless telecommunication facility at the location described above. The facility will consist of a faux pine tree style tower with associated ground equipment including outdoor equipment cabinets, battery cabinets, and a fenced 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:

76' monopine with associated ground equipment.

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?

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? _____

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

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

Existing unpaved, gravel access road; approx 10' wide

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.

A turnaround is provided adjacent to the site directly off of the existing gravel road in accordance with current fire standards.

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?

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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

Shoulder: Roadbed or surface adjacent to the traffic lane.

State Board of Forestry (SBOF): A nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, for determining the guidance policies of the Department of Forestry and Fire Protection, and for representing the state's interest in federal land in California.

State Responsibility Area (SRA): As defined in the Public Resources Code section 4126-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5.

Structure: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivision: As defined in Section 66424 of the Government Code.

Traffic lane: The portion of a roadway that provides a single line of vehicle travel.

Turnaround: A roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.

Turnouts: A widening in a roadway to allow vehicles to pass.

Vertical clearance: The minimum specified height of a bridge or overhead projection above the roadway.

Wildfire: As defined in Public Resources Code Section 4103 and 4104.

1271.05. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

1272.00. Maintenance of Defensible Space Measures

To ensure continued maintenance of properties in conformance with these standards and measures and to assure continue availability, access, and utilization of the defensible space provided for these standards during a wildfire, provisions for annual maintenance shall be included in the development plans and/or shall be provided as a condition of the permit, parcel or map approval.

ARTICLE 2. EMERGENCY ACCESS AND EGRESS

- § 1273.00. Intent
- § 1273.01. Road Width
- § 1273.02. Roadway Surface
- § 1273.03. Roadway Grades
- § 1273.04. Roadway Radius
- § 1273.05. Roadway Turnarounds
- § 1273.06. Roadway Turnouts
- § 1273.07. Roadway Structures
- § 1273.08. One-Way Roads
- § 1273.09. Dead-End Roads
- § 1273.10. Driveways
- § 1273.11. Gate Entrances

1273.00. Intent

Road and street networks, whether public or private, unless exempted under section 1270.02(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with Sections 1273.00 through 1273.11.

1273.01. Road Width

FOR INFORMATIONAL USE ONLY

All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

1273.02. Roadway Surface

Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

1273.03. Roadway Grades

The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

1273.04. Roadway Radius

(a) No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

(b) The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.

1273.05. Roadway Turnarounds

Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the following figure. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

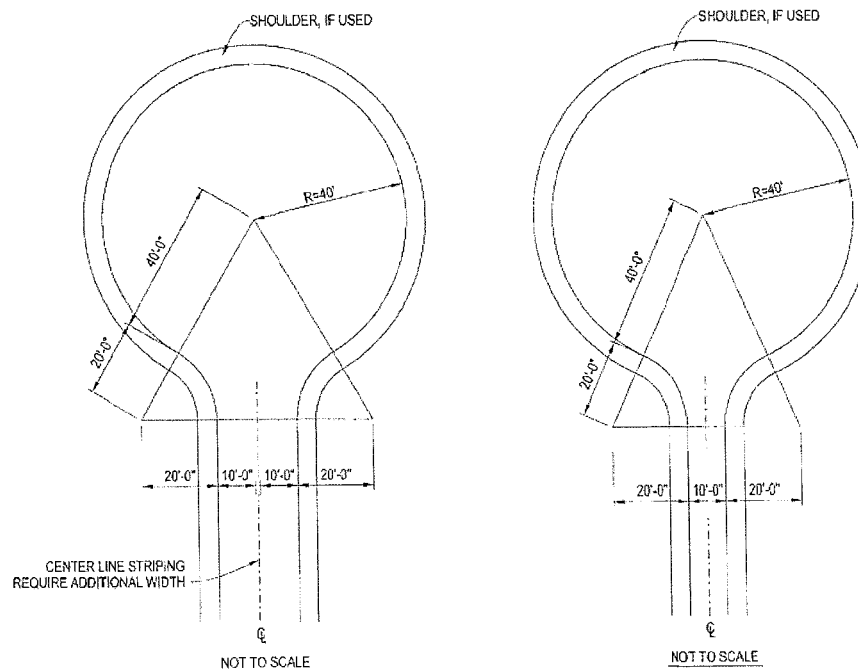


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

1273.06. Roadway Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

1273.07. Roadway Structures

(a) All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.

(b) Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.

(c) Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

1273.08. One-Way Roads

All one-way roads shall be constructed to provide a minimum, not including shoulders, of one twelve (12) foot traffic lane. The local jurisdiction may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than ten (10) dwelling units. In no case shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

1273.09. Dead-End Roads

(a) The maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

parcels zoned for less than one acre – 800 feet
parcels zoned for 1 acre to 4.99 acres – 1320 feet
parcels zoned for 5 acres to 19.99 acres – 2640 feet
parcels zoned for 20 acres or larger – 5280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

(b) Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

(c) Each dead-end road shall have a turnaround constructed at its terminus.

1273.10. Driveways

(a) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane and fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

(b) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the

midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(c) A turnaround shall be provided to all building sites on driveways over 300 feet in length, and shall be within fifty (50) feet of the building.

1273.11. Gate Entrance

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of fifteen (15) feet.

(b) All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.

(c) Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

(d) Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

ARTICLE 3. SIGNING AND BUILDING NUMBERING

- § 1274.00. Intent
- § 1274.01. Size of Letters, Numbers and Symbols for Street and Roads Signs
- § 1274.02. Visibility and Legibility of Street and Road Signs
- § 1274.03. Height of Street and Road Signs
- § 1274.04. Names and Numbers on Street and Road Signs
- § 1274.05. Intersecting Roads, Streets and Private Lanes
- § 1274.06. Signs Identifying Traffic Access Limitations
- § 1274.07. Installation of Road, Street and Private Lane Signs
- § 1274.08. Addresses for Buildings
- § 1274.09. Size of Letters, Numbers and Symbols for Addresses
- § 1274.10. Installation, Location and Visibility of Addresses

1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved roads, street, and buildings shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. This section shall not restrict the size of letters of numbers appearing on street signs for other purposes.

1274.01. Size of Letters, Numbers and Symbols for Street and Roads Signs

Size of letters, numbers, and symbols for street and road signs shall be a minimum 4 inch letter height, .5 inch stroke, reflectorized, contrasting with the background color of the sign.

1274.02. Visibility and Legibility of Street and Road Signs

Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet.

1274.03. Height of Street and Road Signs

Height of street and road signs shall be uniform county wide, and meet the visibility and legibility standards of this article.

1274.04. Names and Numbers on Street and Road Signs

Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within each county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

1274.05. Intersecting Roads, Streets and Private Lanes

Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets, and/or private lanes.

1274.06. Signs Identifying Traffic Access Limitations

A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, shall be placed:

- (a) at the intersection preceding the traffic access limitation, and
- (b) no more than 100 feet before such traffic access limitation.

1274.07. Installation of Road, Street and Private Lane Signs

Road, street and private lane signs required by this article shall be installed prior to final acceptance by the local jurisdiction of road improvements.

1274.08. Addresses for Buildings

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.

1274.09. Size of Letters, Numbers and Symbols for Addresses

Size of letters, numbers and symbols for addresses shall be a minimum 4 inch letter height, .5 inch stroke, reflectorized, contrasting with the background color of the sign.

Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.

1274.10. Installation, Location and Visibility of Addresses

- (a) All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.
- (b) Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.
- (c) Where multiple addresses are required at a single driveway, they shall be mounted on a single post.
- (d) Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

ARTICLE 4. EMERGENCY WATER STANDARDS

- § 1275.00. Intent
- § 1275.01. Application
- § 1275.10. General Standards
- § 1275.15. Hydrant/Fire Valve
- § 1275.20. Signing of Water Sources

1275.00. Intent

Emergency water for wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire.

1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.

1275.10. General Standards

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2012 Edition, hereby incorporated by reference, and California Fire Code, California Code of Regulations title 24, part 9, shall be accepted as meeting the requirements of this article. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available. Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency. Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.

1275.15. Hydrant/Fire Valve

(a) The hydrant or fire valve shall be eighteen (18) inches above grade, eight (8) feet from flammable vegetation, no closer than four (4) feet nor farther than twelve (12) feet from a roadway, and in a location where fire apparatus using it will not block the roadway.

The hydrant serving any building shall:

- (1) be not less than fifty (50) feet nor more than 1/2 mile by road from the building it is to serve, and
- (2) be located at a turnout or turnaround, along the driveway to that building or along the road that intersects with that driveway.

(b) The hydrant head shall be 2 1/2 inch National Hose male thread with cap for pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.

1275.20 Signing of Water Sources

Each hydrant/fire valve or access to water shall be identified as follows:

(a) If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches shall be located on the driveway address sign and mounted on a fire retardant post, or

(b) If located along a street or road,

- (1) a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway, or
- (2) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

ARTICLE 5. FUEL MODIFICATION STANDARDS

- § 1276.00. Intent
- § 1276.01. Setback for Structure Defensible Space
- § 1276.02. Disposal of Flammable Vegetation and Fuels
- § 1276.03. Greenbelts

1276.00 Intent

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide

- (1) increased safety for emergency fire equipment and evacuating civilians by its utilization around structures and roads, including driveways; and
- (2) a point of attack or defense from a wildfire.

1276.01 Setback for Structure Defensible Space

(a) All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of the road.

(b) For parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.

1276.02 Disposal of Flammable Vegetation and Fuels

Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.

1276.03 Greenbelts

Subdivision and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically, as a separation between wildland fuels and structures. The locations shall be approved by the local authority having jurisdiction and may be consistent with the CAL FIRE Unit Fire Management Plan or Contract County Fire Plan.

RECEIVED
APR 18 2018

Planning & Building Services

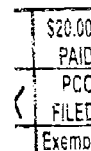
RECORDING REQUESTED BY:
PAULA S. HALL, Attorney

WHEN RECORDED MAIL TO:
Wallen Summers
P.O. Box 502
Boonville, CA 95415

2015-10226

Recorded at the request of:
JAMES F DE MARTINI
07/24/2015 02:01 PM
Fee: \$19.00 Pgs: 1 of 3

OFFICIAL RECORDS
Susan M. Ranochak - Clerk-Recorder
Mendocino County, CA



MAIL TAX STATEMENTS TO:

Wallen Summers, Trustee
P.O. Box 502
Boonville, CA 95415

DOCUMENTARY TRANSFER TAX \$ 0

— Computed on the consideration or value of property conveyed; OR
— Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

R&T \$1,030 transfer to trust for the benefit for grantor

Signature of Declarant or Agent determining tax - Firm Name

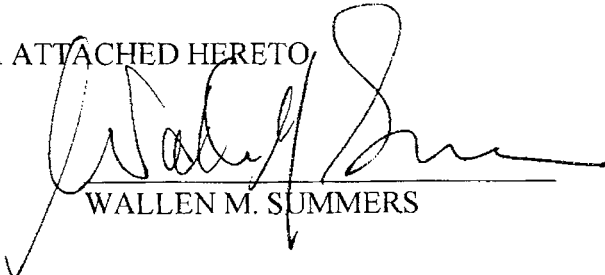
APN: 046-130-29, 046-031-87

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALLEN M. SUMMERS, a married man as his sole and separate property, hereby grants to WALLEN SUMMERS, as trustee of the WALLEN SUMMERS TRUST dated July 14, 2015, the real property located in the unincorporated area of the County of Mendocino, State of California, described in Exhibit A attached hereto and made a part hereof.

SEE EXHIBIT A ATTACHED HERETO

Dated: 7/14/15



WALLEN M. SUMMERS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On 7/14/15, before me, PAULA S. HALL, a notary public, personally appeared WALLEN M. SUMMERS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND OFFICIAL SEAL



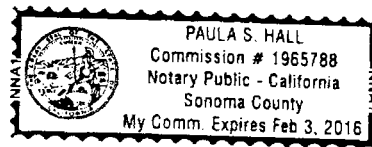


Exhibit 'A'

Ranch Parcel

That certain parcel of land situated in Section 21, T14N, R14W, M.D.B.&M., County of Mendocino, State of California, more particularly described as follows:

The Northeast quarter of the Southwest quarter and the Northwest quarter of the Southeast quarter.

TOGETHER WITH that parcel described as follows:

Beginning at the center of the southeast quarter of Section 21; thence N37°30'E, 1683.0 ft. to a point on the north line of said southeast quarter distant thereon 297.0 ft. westerly of the 1/4 corner between Section 21 and Section 22; thence westerly along said north line a distance of 1023.0 ft., more or less, to the northwest corner of the northeast quarter of the southeast quarter of Section 21; thence southerly along the west line thereof, a distance of 1320 ft. more or less to the Point of Beginning.

ALSO TOGETHER WITH that portion of the Northwest quarter of the Southeast quarter of the Southwest quarter of Section 21 described as:

Beginning at a 1/2" iron pipe tagged L.S. 3890, set for the Southwest one-sixteenth corner of said Section 21, as shown on the Record of Survey map filed in Map Case 2, Drawer 30, Page 21, M.C.R.; thence S00°30'25"W a distance of 664.17 ft. to a 1/2" iron pipe tagged L.S.3890; thence S89°29'19"E a distance of 253.43 ft. to a 1/2" iron pipe tagged L.S.3890; thence continuing S89°29'19"E a distance of 68.73 ft. to a 1/2" iron pipe tagged L.S.3890; thence continuing S89°29'19"E a distance of 50.00 ft. to a point from which bears S89°29'19"E a distance of 272.16 ft., a 1/2" iron pipe tagged L.S. 3890 marking the Southeast of the Southwest one-sixty fourth corner of said Section 21; thence N00°36'27"E a distance of 665.98 ft. to the North line of said Northwest quarter of the Southeast quarter of the Southwest quarter of Section 21; thence N89°45'30"W a distance of 50.00 ft. to a 1/2" iron pipe tagged L.S.3890; thence continuing N89°45'30"W a distance of 323.33 ft. to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at the center 1/4 corner of Section 21, which is marked by a 3/4" rebar and 2" aluminum cap as shown on that certain Record of Survey filed in Map Case 2, Drawer 47, Page 85, M.C.R. thence S40°41'42"E, a distance of 817.67 ft. to the Point of Beginning; thence S00°10'08"E, a distance of 520.00 ft.; thence S89°49'52"W a distance of 520.00 ft.; thence N00°10'08"W a distance of 520.00 ft.; thence N89°49'52"E a distance of 520.00 ft. to the Point of Beginning. Containing 6.2 Acres, more or less.

Bearings only of the above exception are in terms of the
California State Grid Zone 2 - NAD83

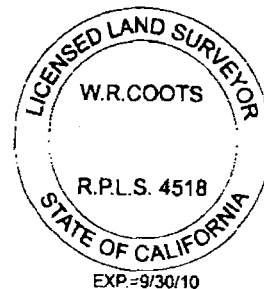
APN 046-130-29, 046-031-83x, 046-031-84

This Deed is given pursuant to Mendocino County Boundary Line Adjustment B 55-2009 and is intended to create no new parcel.

Prepared by

W.R.Coots - R.L.S. 4518

Date 7/7/10



 First American Title Guarantee	CLTA Guarantee Form No. 28 - Condition of Title
	ISSUED BY First American Title Insurance Company GUARANTEE NUMBER 5026900-5537135

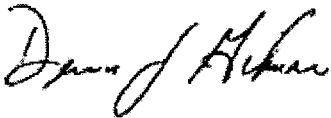
SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE.

FIRST AMERICAN TITLE INSURANCE COMPANY
a Nebraska corporation, herein called the Company

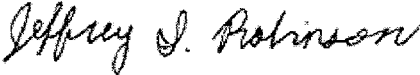
GUARANTEES

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 Guarantees 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 States 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

5026900-5537135

File No.: 5537135

Guarantee No. 5537135

Amount of Liability: \$2,500.00

Date of Guarantee: August 21, 2017 at 7:30 A.M. Fee: \$900.00

1. Name of Assured:

Complete Wireless Consulting Inc.

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

A FEE AS TO PARCEL(S) ONE, AN EASEMENT AS TO PARCEL(S) TWO.

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

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

PARCEL ONE:

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 21, T14N, R 14W, M.D.B.&M., COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

TOGETHER WITH THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N 37° 30' E, 1683.0 FT. TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER DISTANT THEREON 297.0 FT. WESTERLY OF THE 1/4 CORNER BETWEEN SECTION 21 AND SECTION 22; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 1023.0 FT., MORE OR LESS, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 1320 FT. MORE OR LESS TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 DESCRIBED AS:

BEGINNING AT A 1/12" IRON PIPE TAGGED L.S. 3890, SET FOR THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 21, AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN MAP CASE 2, DRAWER 30, PAGE 21, M.C.R.; THENCE S 00° 30' 25" W A DISTANCE OF 664.17 FT. TO A 1/2" IRON PIPE TAGGED L.S. 3890; THENCE S 89° 29' 19" E A DISTANCE OF 253.43 FT. TO A 1/2" IRON

PIPE TAGGED L.S.3890; THENCE CONTINUING S 89° 29' 19" E A DISTANCE OF 68.73 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE CONTINUING S 89° 29' 19" E A DISTANCE OF 50.00 FT. TO A POINT FROM WHICH BEARS S 89° 29' 19" E A DISTANCE OF 272.16 FT., A 1/2" IRON PIPE TAGGED L.S. 3890 MARKING THE SOUTHEAST OF THE SOUTHWEST ONE-SIXTY FOURTH CORNER OF SAID SECTION 21; THENCE N 00° 36' 27" E A DISTANCE OF 665.98 FT. TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE N 89° 45' 30" W A DISTANCE OF 50.00 FT. TO A 1/2" IRON PIPE TAGGED L.S.3890; THENCE CONTINUING N 89° 45' 30" W A DISTANCE OF 323.33 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 21, WHICH IS MARKED BY A 3/4" REBAR AND 2" ALUMINUM CAP AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN MAP CASE 2, DRAWER 47, PAGE 85, M.C.R. THENCE S 40° 41' 42" E, A DISTANCE OF 817.67 FT. TO THE POINT OF BEGINNING; THENCE S 00° 10' 08" E, A DISTANCE OF 520.00 FT.; THENCE S 89° 49' 52" W A DISTANCE OF 520.00 FT.; THENCE N 00° 10' 08" W A DISTANCE OF 520.00 FT.; THENCE N 89° 49' 52" E A DISTANCE OF 520.00 FT. TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A BOUNDARY LINE ADJUSTMENT #B 55-2009, RECORDED AUGUST 20, 2010 AS INSTRUMENT NO. 2010-11839, OF OFFICIAL RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT AS AN APPURTENANCE TO THE ABOVE DESCRIBED LAND OR ANY PORTIONS THEREOF, FOR USE AS A RIGHT OF WAY FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER THE EXISTING ROAD IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 14 WEST, MOUNT DIABLO BASE AND MERIDIAN AND OVER THAT PORTION OF THE SECOND TRACT LYING 'WITHIN THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 21 AND OVER THE THIRD TRACT OF PARCEL 2 IN THE DEED EXECUTED BY HARRY C. TAYLOR ET UX TO VISTA RANCH, A NON-PROFIT CORPORATION, DATED NOVEMBER 7, 1967, RECORDED NOVEMBER 10, 1967 IN VOLUME 752 OF OFFICIAL RECORDS, PAGE 408, MENDOCINO COUNTY RECORDS.

APN: 046-130-029-00 AND 046-031-87-00

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:

WALLEN SUMMERS, AS TRUSTEE OF THE WALLEN SUMMERS TRUST DATED JULY 14, 2015

- 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

5026900-5537135

File No.: 5537135

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. An easement for ELECTRIC TRANSMISSION LINE and incidental purposes, recorded January 26, 1946 as BOOK 194, PAGE 310 OF OFFICIAL RECORDS.

In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
Affects: as described therein

4. An easement for INGRESS, EGRESS, PUBLIC UTILITIES OVER THE EXISTING ROAD and incidental purposes, recorded October 14, 1969 as BOOK 802, PAGE 207 OF OFFICIAL RECORDS.

In Favor of: JOHN RUMMELL AND NINA RUMMELL
Affects: as described therein

The location of the easement cannot be determined from record information.

5. An easement for UTILITY INSTALLATION PURPOSES and incidental purposes, recorded November 24, 1969 as BOOK 805, PAGE 162 OF OFFICIAL RECORDS AND IN SUBSEQUENT DEEDS OF RECORD.

In Favor of: PACIFIC GAS AND ELECTRIC COMPANY AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
Affects: as described therein

6. The terms and provisions contained in the document entitled "MUTUAL ROAD MAINTENANCE DECLARATION" recorded November 24, 1969 as BOOK 805, PAGE 164 of Official Records.
7. An easement for A NON-EXCLUSIVE EASEMENT, INGRESS, EGRESS, PUBLIC UTILITIES and incidental purposes, recorded December 24, 1969 as BOOK 807, PAGE 310 OF OFFICIAL RECORDS.

In Favor of: ELIZABETH J. KROEBER
Affects: as described therein

8. The terms and provisions contained in the document entitled "MUTUAL ROAD MAINTENANCE DECLARATION" recorded December 24, 1969 as BOOK 807, PAGE 318 of Official Records.

9. The Terms, Provisions and Easement(s) contained in the document entitled "EASEMENT AND WATER USE AGREEMENT" recorded May 27, 1971 as BOOK 850, PAGE 430 of Official Records.

SUBSEQUENT TO SAID ACTION A JUDGMENT QUIETING TITLE SUBJECT TO EASEMENT RECORDED DECEMBER 12, 1973 IN BOOK 947 OF OFFICIAL RECORDS AT PAGE 229, MENDOCINO COUNTY RECORDS

10. 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 in CASE 2, DRAWER 30, page 21.
11. An easement for INGRESS AND EGRESS, PUBLIC UTILITIES and incidental purposes, recorded January 13, 1978 as BOOK 808, PAGE 536 OF OFFICIAL RECORDS.

In Favor of: ELIZABETH J. KROEBER
Affects: as described therein

12. The effect of a document entitled "A NOTICE PURSUANT TO MENDOCINO COUNTY CODE SECTION 18.23.060 OF ISSUANCE OF A BUILDING PERMIT", recorded April 23, 1992 as BOOK 1986, PAGE 74 OF OFFICIAL RECORDS.

13. The terms and provisions contained in the document entitled "BOUNDARY LINE AGREEMENT" recorded December 29, 1989 as BOOK 1799, PAGE 530 of Official Records.

14. An unrecorded lease dated April 30, 2009, executed by WALLEN M. SUMMERS as lessor and DAVID WILLIAMS as lessee, as disclosed by a MEMORANDUM OF LEASE recorded May 06, 2009 as INSTRUMENT NO. 2009-06513 of Official Records.

Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.

15. A deed of trust to secure an original indebtedness of \$175,000.00 recorded August 29, 2014 as INSTRUMENT NO. 2014-10571 OF OFFICIAL RECORDS.

Dated: August 25, 2014
Trustor: WALLEN M. SUMMERS, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
Trustee: UPF WASHINGTON INCORPORATED
Beneficiary: UMPQUA BANK

The above deed of trust states that it secures an equity line/revolving line of credit.

16. Any easements and/or servitudes affecting easement parcel(s) TWO herein described.
17. Rights of the public in and to that portion of the land lying within any Road, Street, Alley or Highway.
18. Water rights, claims or title to water, whether or not shown by the public records.



Mendocino County

Planning and Building Services

860 North Bush Street
Ukiah, CA 95482
(707) 234-6650

120 West Fir Street
Fort Bragg, CA 95437
(707) 964-5379

Paid By: COMPLETE WIRELESS CONSULTING I

U_2018-0011

Receipt: PRJ_020442

Date: 4/18/2018

Pay Method: CHECK 20736

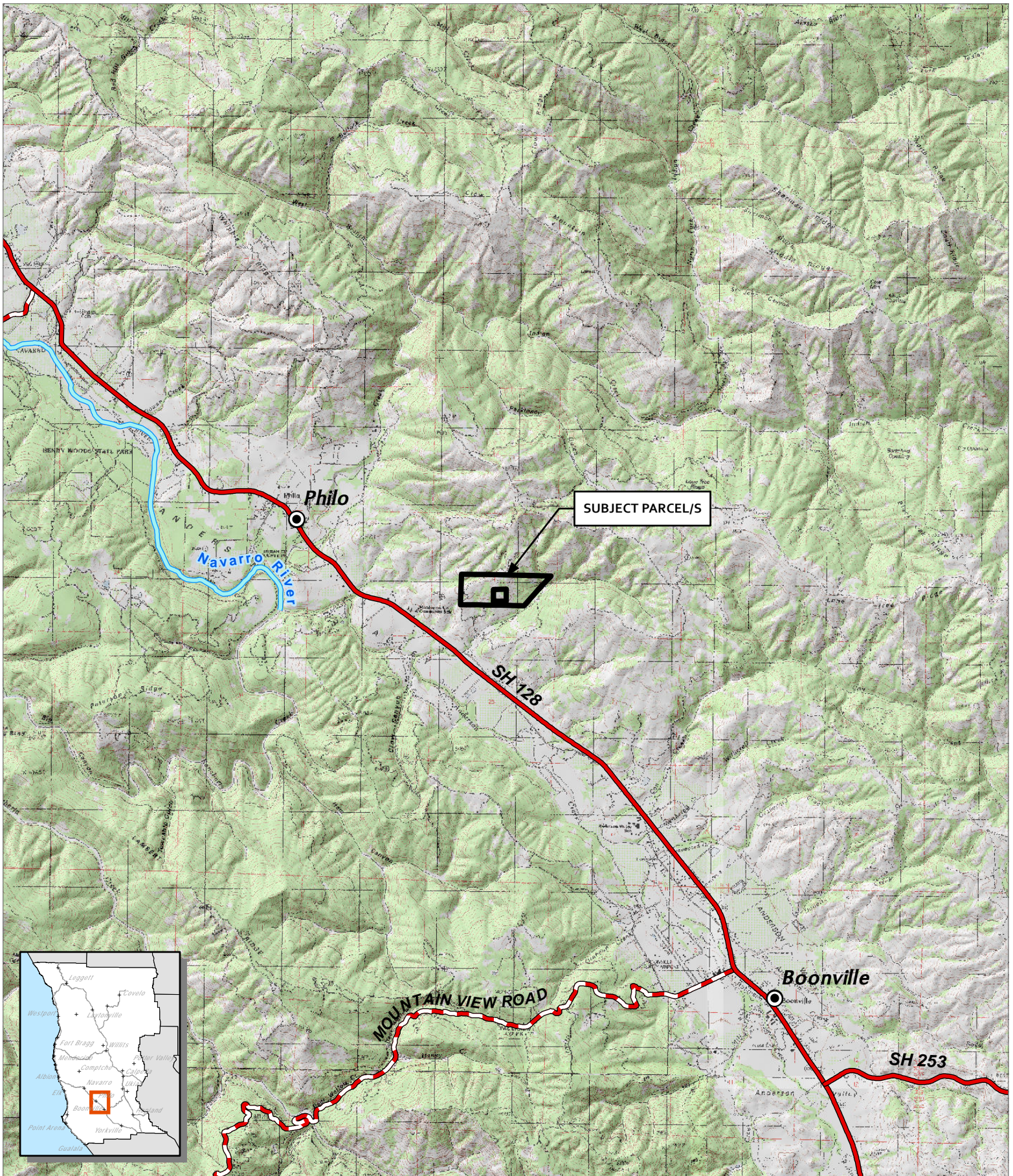
Received By: JULIA ACKER

Project Number: U_2018-0011

Project Description: Verizon Wireless, New 76' monopine

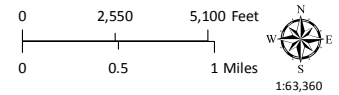
Site Address: 6001 VISTA RANCH RD

<u>Fee Description</u>	<u>Account Number</u>	<u>Qty</u>	<u>Fee Amount</u>
BASE FEES	1100-2851-822605		\$4,830.00
UMAJ BASE			\$4,830.00
DOT FEES	1100-1910-826182		\$800.00
UMIN UMAJ SMARA DOT2C			\$800.00
EH FEES	1100-4011-822606		\$300.00
UMIN OR UMAJ EH			\$300.00
ENVIRONMENTAL REVIEW	1100-2851-826184		\$735.00
			\$735.00
GENERAL PLAN	1100-2851-826188		\$116.00
			\$116.00
RECORDS MANAGEMENT	1222-2852-826260		\$111.00
			\$111.00
Total Fees Paid:			\$6,892.00



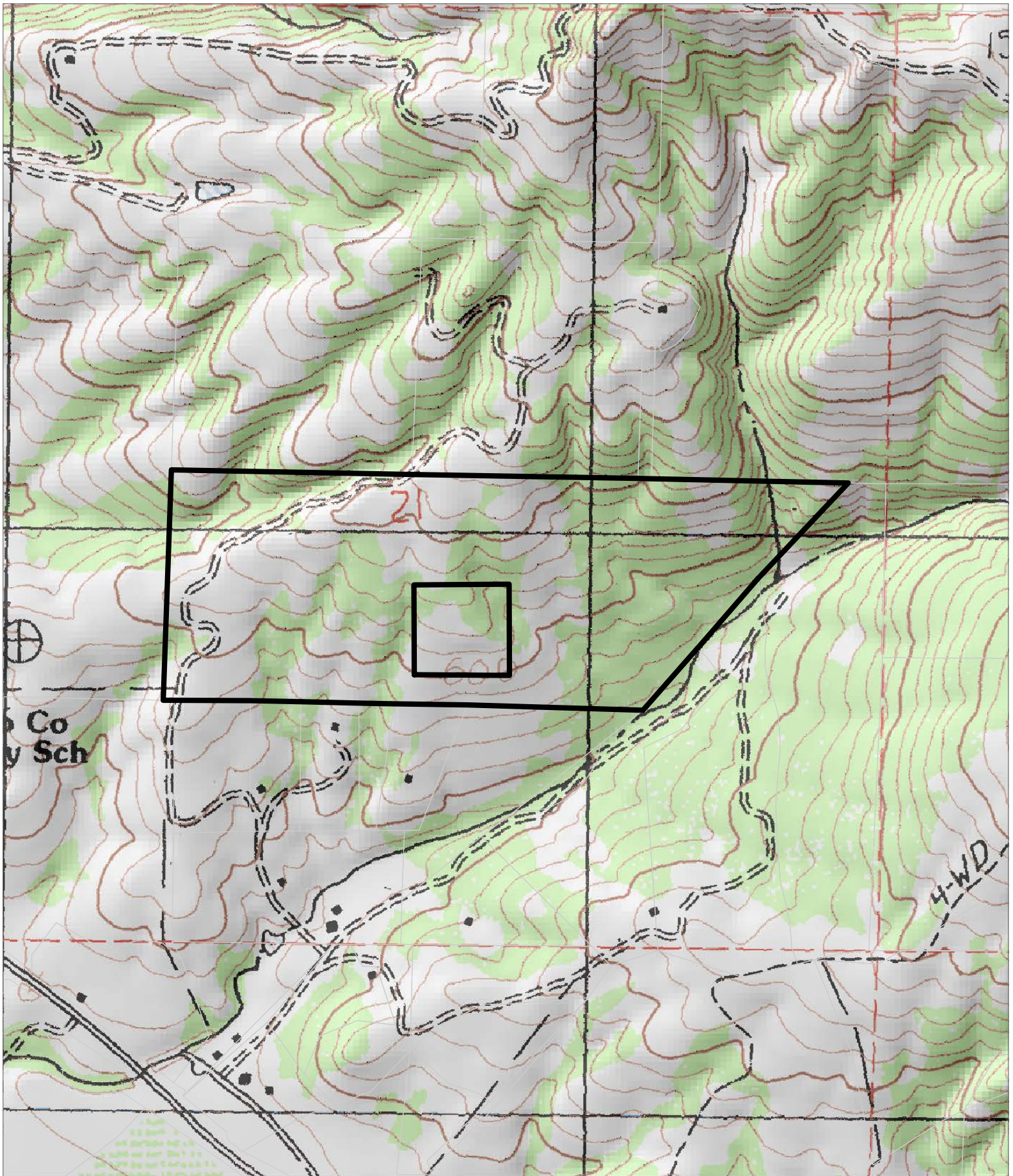
CASE: U 2018-0011
OWNER: SUMMERS, Wallen
APN: 046-031-87
APLCT: Verizon Wirelewss
AGENT: Benjamin Merritt
ADDRESS: 6001 Vista Ranch Road, Boonville

Major Towns & Places
Major Roads
Major Rivers
Highways

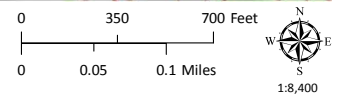


LOCATION MAP

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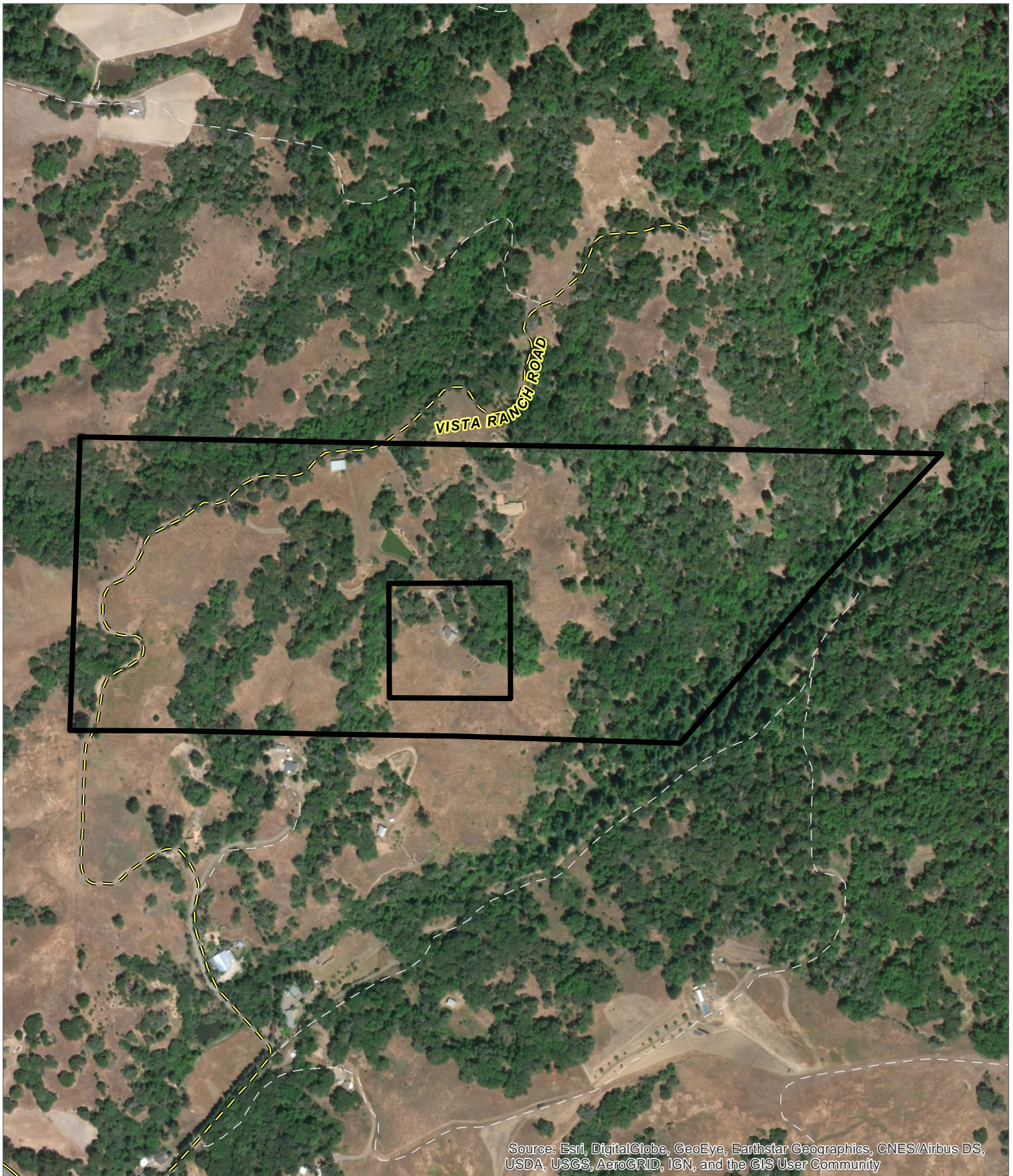


CASE: U 2018-0011
OWNER: SUMMERS, Wallen
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APLCT: Verizon Wirelewss
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TOPOGRAPHIC MAP
CONTOUR INTERVAL IS 40 FEET

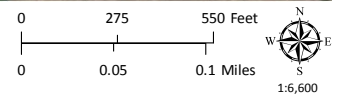
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

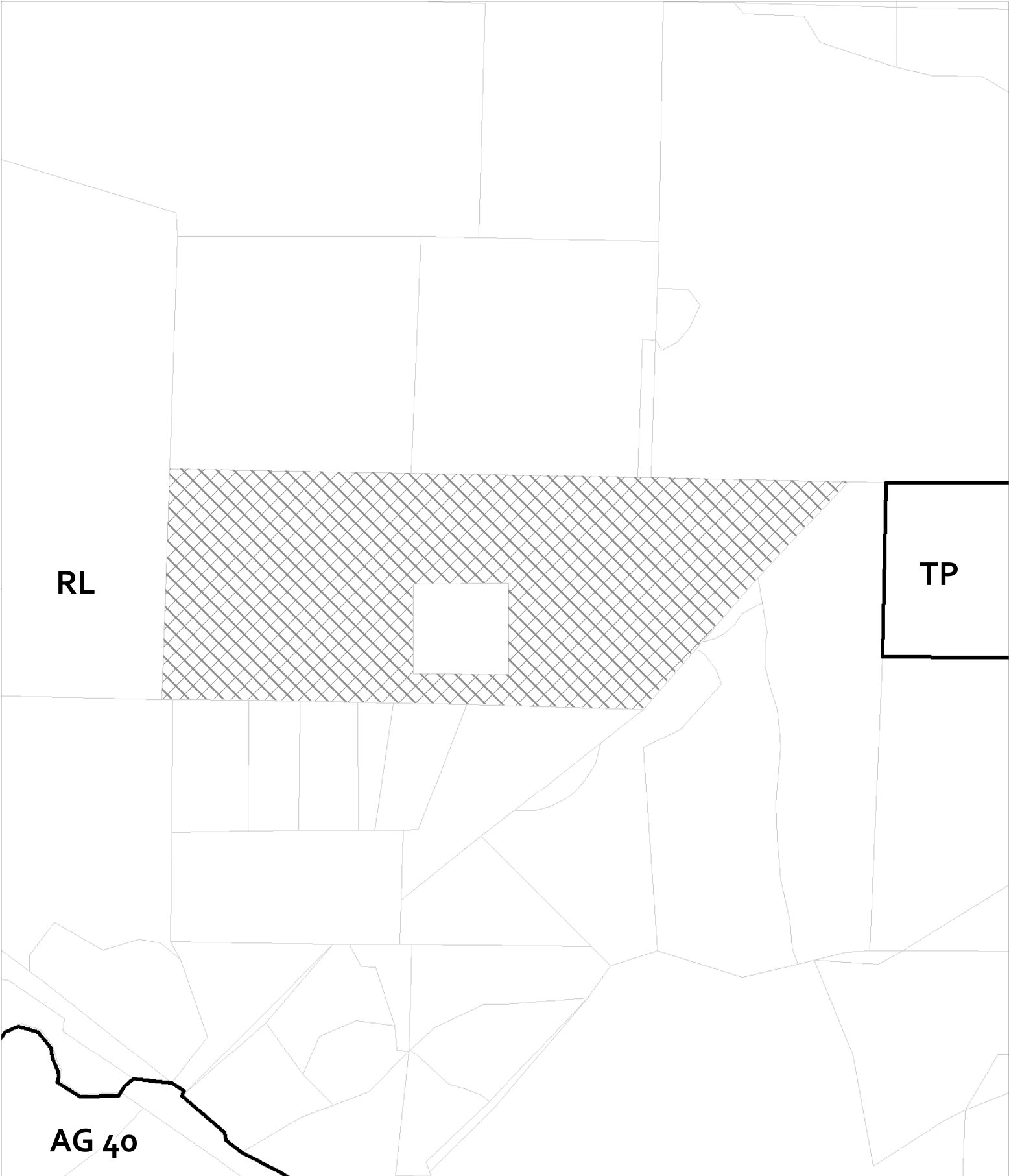
CASE: U 2018-0011
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- Public Roads
- Private Roads
- Driveways/Unnamed Roads




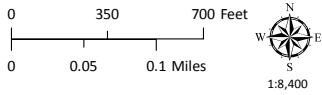
AERIAL IMAGERY

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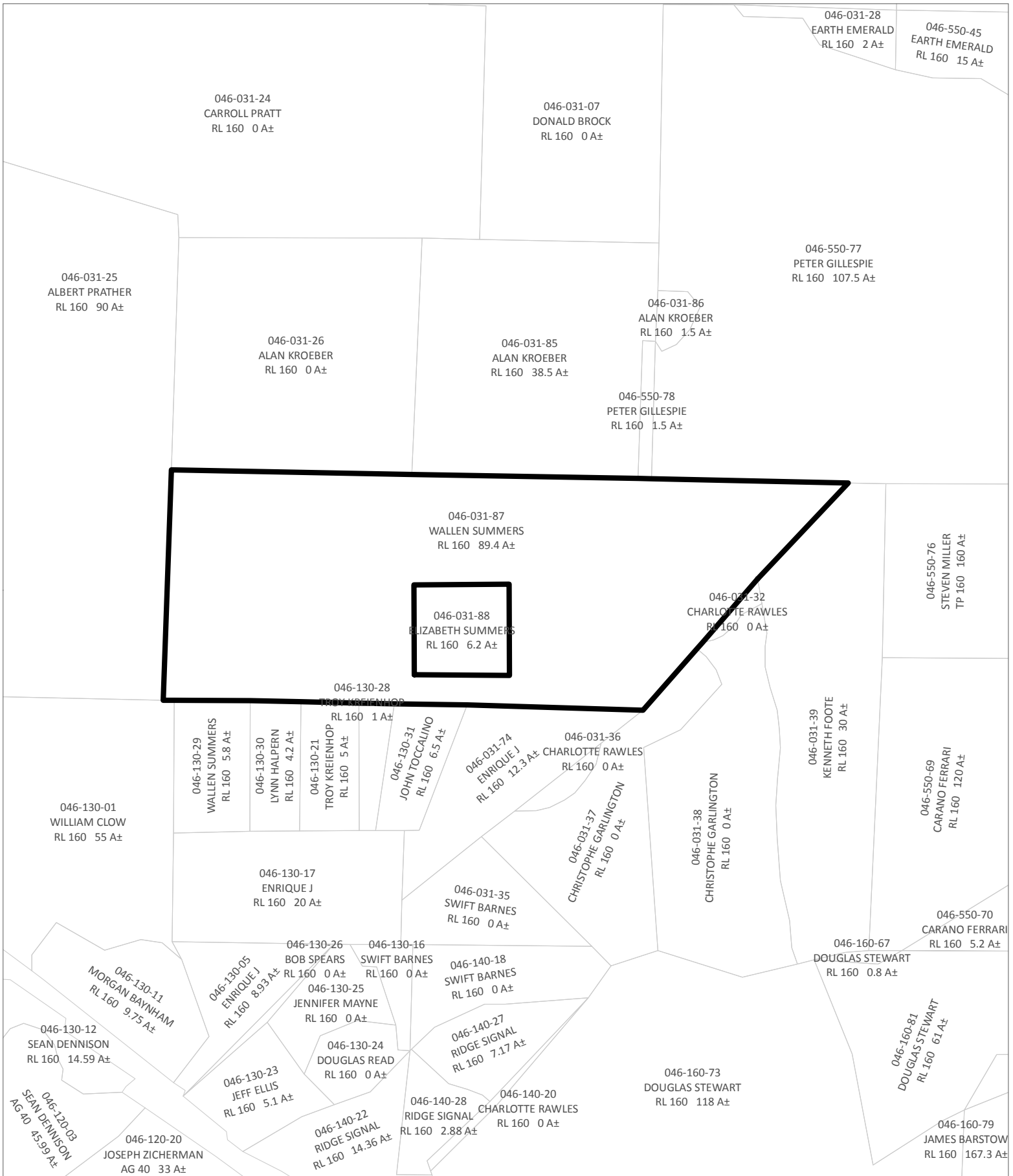
CASE: U 2018-0011
OWNER: SUMMERS, Wallen
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AGENT: Benjamin Merritt
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 Zoning Districts

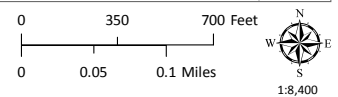


ZONING DISPLAY MAP

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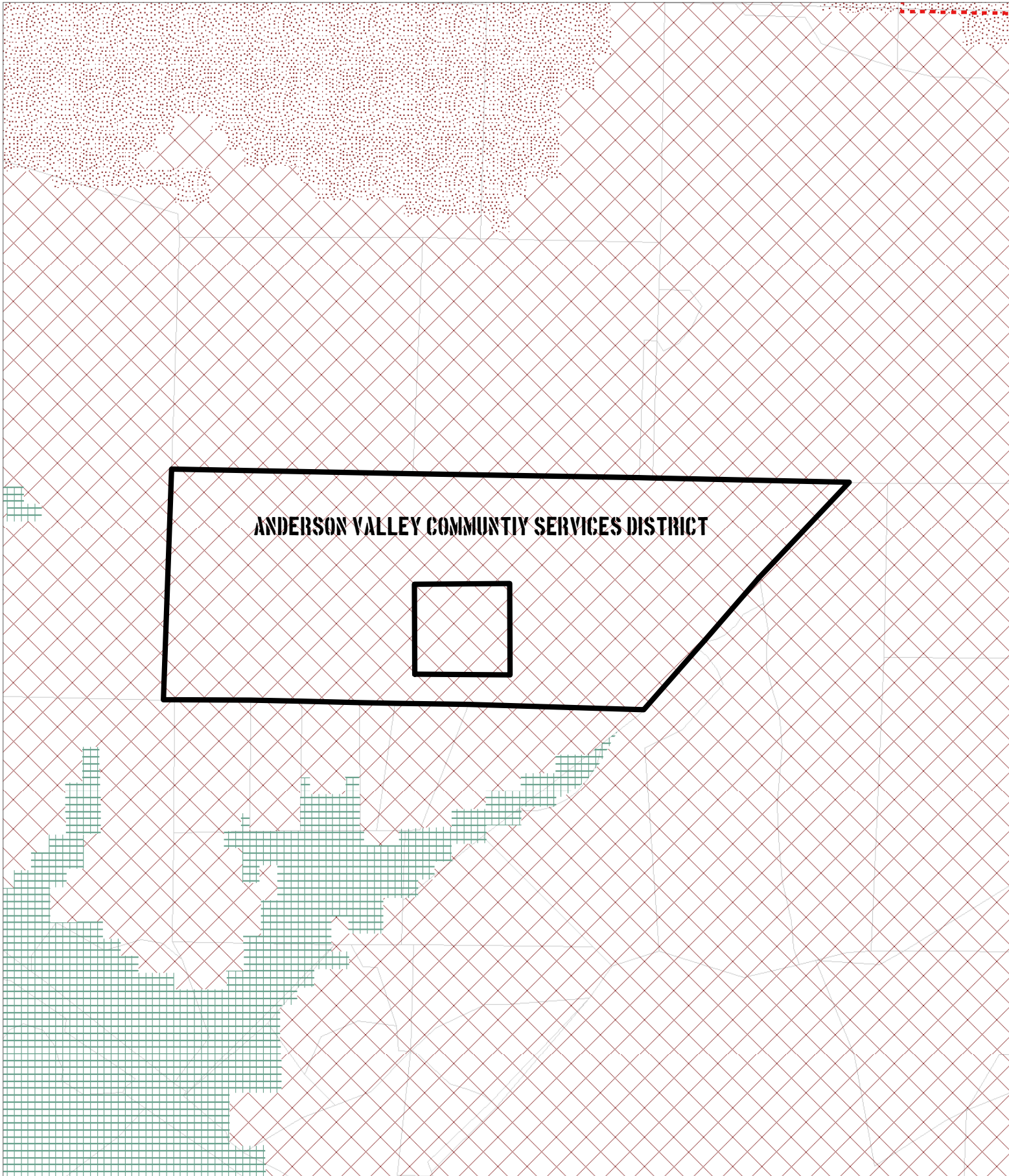


CASE: U 2018-0011
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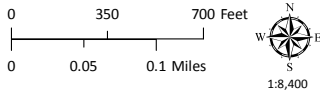
ADJACENT PARCELS

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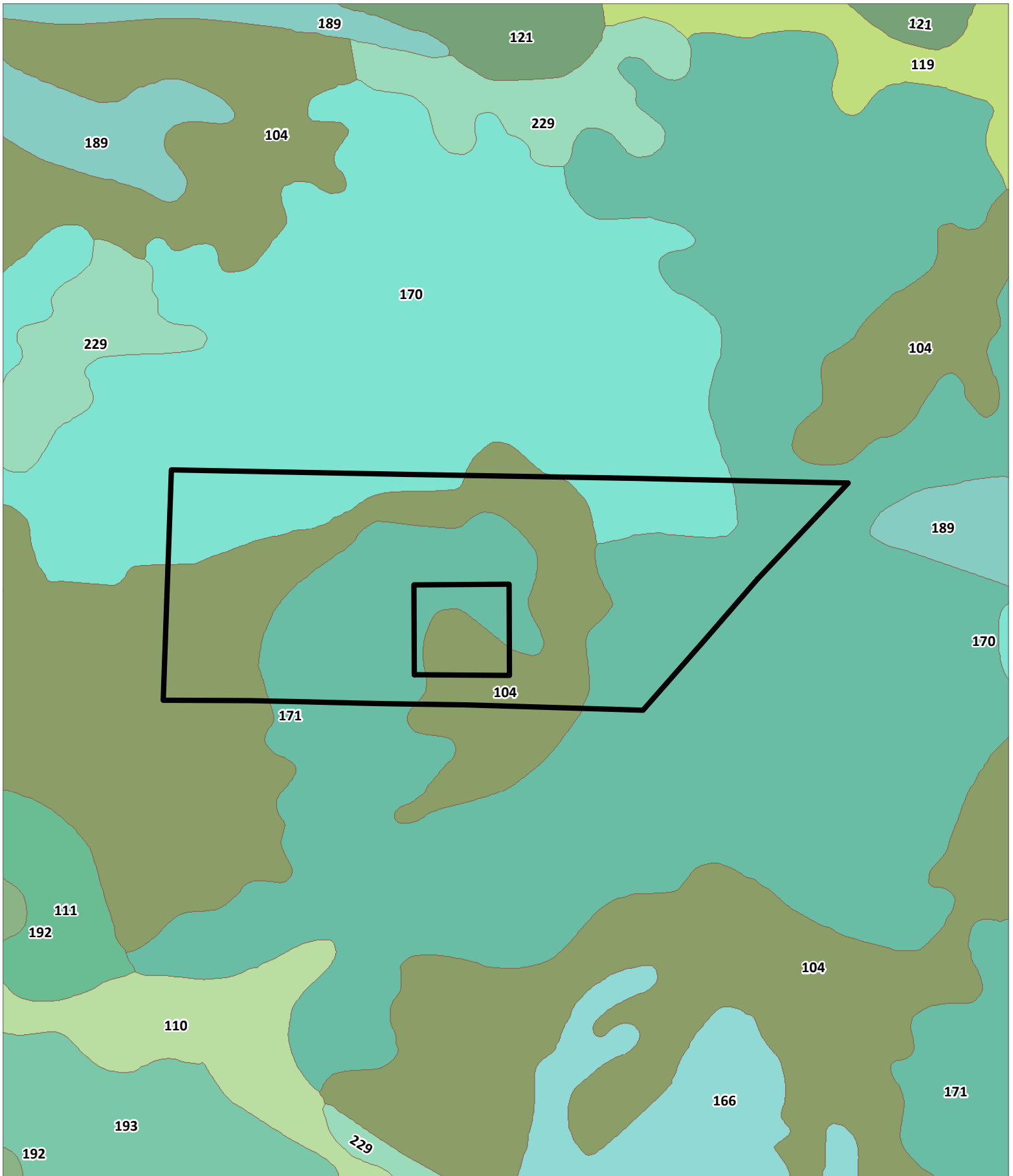
CASE: U 2018-0011
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APN: 046-031-87
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-  County Fire Districts
-  Moderate Fire Hazard
-  Very High Fire Hazard
-  High Fire Hazard



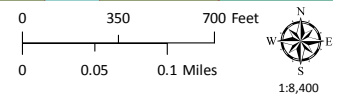
FIRE HAZARD ZONES & RESPONSIBILITY AREAS
STATE RESPONSIBILITY AREA

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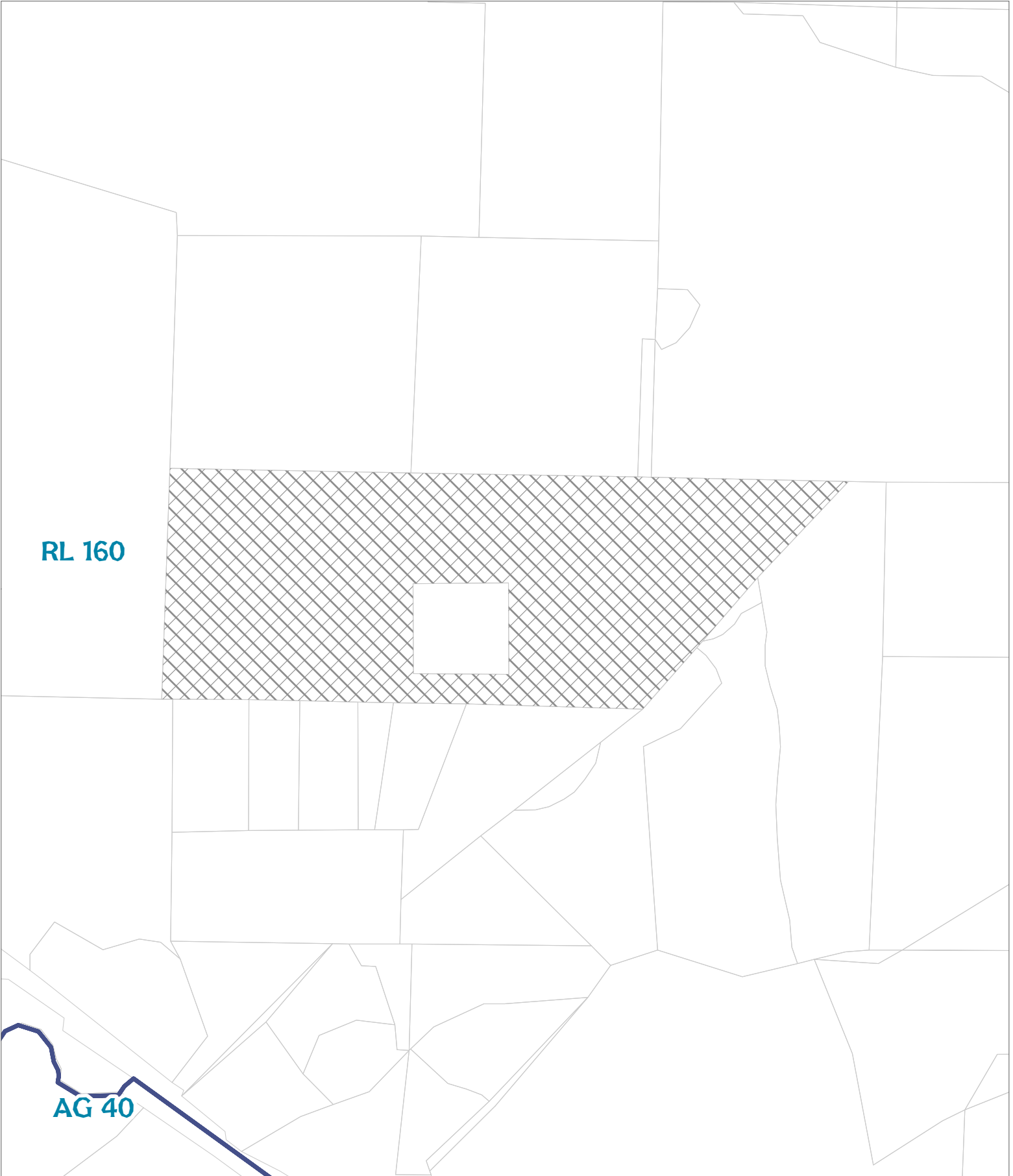
CASE: U 2018-0011
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 Western Study Soil Types




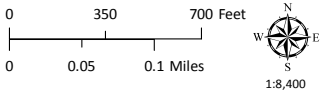
LOCAL SOILS

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 General Plan Classes



GENERAL PLAN CLASSIFICATIONS

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