COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482
752 SOUTH FRANKLIN STREET · FT. BRAGG · CALIFORNIA · 95437

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

November 20, 2025

Planning – Fort Bragg
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Forestry Advisor
Air Quality Management
Caltrans
Department of Forestry/ CalFire
-Land Use
-Resource Management
Department of Fish and Wildlife
Regional Water Quality Control Board
Westport Municipal Advisory Council
Cloverdale Rancheria
Cahto Tribe
Potter Valley Tribe
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Round Valley Tribe
Fort Bragg Unified School District

CASE#: AP_2025-0028
DATE FILED: 11/18/2025
OWNER: US Cellular
APPLICANT: Verizon Wireless C/O Complete Wireless
AGENT: Matt More
REQUEST: An Administrative Permit to modify an existing wireless communication facility. The project includes installing twelve (12) new antennas at a 120-foot centerline on the existing 152-foot 8-inch tower with no change to the overall height. Ground equipment, including a 30-kW diesel generator with a 147-gallon fuel tank and two equipment cabinets will be installed within the existing fenced compound.
ENVIRONMENTAL DETERMINATION: Categorically Exempt
LOCATION: 5.9± miles northeast of Westport town center, along the east side of State Route 1 (SR 1), located at 45151 N. Highway 1, Westport (APN 013-460-19).
SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: Jamie Henry
RESPONSE DUE DATE: December 04, 2025

PROJECT INFORMATION CAN BE FOUND AT:
www.mendocinocounty.org
Select "Government" from the drop-down; then locate Planning and 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 _____

CASE: AP_2025-0028

OWNER: U.S. Cellular

APPLICANT: Verizon Wireless C/O Complete Wireless

AGENT: Matt More

REQUEST: An Administrative Permit to modify an existing wireless communication facility. The project includes installing twelve (12) new antennas at a 120-foot centerline on the existing 152-foot 8-inch tower with no change to the overall height. Ground equipment, including a 30-kW diesel generator with a 147-gallon fuel tank and two equipment cabinets will be installed within the existing fenced compound.

LOCATION: 5.9± miles northeast of Westport town center, along the east side of State Route 1 (SR 1), located at 45151 N. Highway 1, Westport (APN 013-460-19).

APN/S: 013-460-19

PARCEL SIZE: 726±

GENERAL PLAN: Forest Land 160 acre minimum (FL 160)

ZONING: **Timberland Production Zoning (TPZ)**

EXISTING USES: Wireless Communication Facility

DISTRICT: 4 (Norvell)

RELATED CASES:
U_2003-0030
AP_2016-0033
AP_2017-0020
AP_2023-0022
BF_2015-0083
BF_2017-0795
BF_2020-0710
BU_2023-0710
BF_2024-0280
BP_2025-0625

REFERRAL AGENCIES

LOCAL
- ☒ Air Quality Management District
- ☒ Building Division Fort Bragg
- ☒ Environmental Health (EH)
- ☒ Forestry Advisor
- ☒ Westport MAC
- ☒ Fort Bragg Unified School District
- ☒ Planning Division Fort Bragg

STATE
- ☒ CALFIRE (Land Use)
- ☒ CALFIRE (Resource Management)
- ☒ California Dept. of Fish & Wildlife
- ☒ CALTRANS
- ☒ Regional Water Quality Control Board

FEDERAL
- ☒ US Department of Fish & Wildlife

TRIBAL
- ☒ Cloverdale Rancheria
- ☒ Cahto tribe
- ☒ Potter Valley Tribe
- ☒ Redwood Valley Rancheria
- ☒ Sherwood Valley Band of Pomo Indians
- ☒ Round Valley Tribe

ADDITIONAL INFORMATION:

STAFF PLANNER: JAMIE HENRY **DATE:** 11/20/2025

ENVIRONMENTAL DATA

1. MAC:
GIS
Westport MAC

2. FIRE HAZARD SEVERITY ZONE:
CALFIRE FRAP maps/GIS
HIGH

3. FIRE RESPONSIBILITY AREA:
CALFIRE FRAP maps/GIS
STATE

4. FARMLAND CLASSIFICATION:
GIS

Grazing Land (G)

5. FLOOD ZONE CLASSIFICATION:
FEMA Flood Insurance Rate Maps (FIRM)
NO

6. COASTAL GROUNDWATER RESOURCE AREA:
Coastal Groundwater Study/GIS
CRITICAL BEDROCK

7. SOIL CLASSIFICATION:
Mendocino County Soils Study Eastern/Western Part
Western Soil Classes (189,188,187,223,178,174,173)

8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:
LCP maps, Pygmy Soils Maps; GIS
No

9. WILLIAMSON ACT CONTRACT:
GIS/Mendocino County Assessor's Office
NO

10. TIMBER PRODUCTION ZONE:
GIS
YES

11. WETLANDS CLASSIFICATION:
GIS
Fluvial Natural

12. EARTHQUAKE FAULT ZONE:
Earthquake Fault Zone Maps; GIS
NO

13. AIRPORT LAND USE PLANNING AREA:
Airport Land Use Plan; GIS
NO

14. SUPERFUND/BROWNFIELD/HAZMAT SITE:
GIS; General Plan 3-11
NO

15. NATURAL DIVERSITY DATABASE:
CA Dept. of Fish & Wildlife Rarefind Database/GIS
YES

16. STATE FOREST/PARK/RECREATION AREA ADJACENT:
GIS; General Plan 3-10
No

17. LANDSLIDE HAZARD:
Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44
Fluvial Natural

18. WATER EFFICIENT LANDSCAPE REQUIRED:
Policy RM-7; General Plan 4-34
No

19. WILD AND SCENIC RIVER:
www.rivers.gov (Eel Only); GIS
No

20. SPECIFIC PLAN/SPECIAL PLAN AREA:
Various Adopted Specific Plan Areas; GIS
No

21. STATE CLEARINGHOUSE REQUIRED:
Policy
No

22. OAK WOODLAND AREA:
USDA
No

23. HARBOR DISTRICT:
Sec. 20.512
No

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

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120 WEST FIR STREET • FORT BRAGG, CALIFORNIA 95437

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PROJECT APPLICATION FORM

PLEASE SUBMIT ALL MATERIALS TO THE DEPARTMENT OF PLANNING AND BUILDING SERVICES

1. One (1) copy of the fully completed Project Application Form;
2. One (1) copy of the fully completed Project Description Questionnaire;
3. One (1) copy of a complete full-size site plan;
4. One (1) copy of architectural building elevations and sign detail, if applicable (check with planner), including at least one full size plan;
5. One (1) signed Indemnification Agreement;
6. One (1) signed Acknowledgement of Deposit/Hourly Fee;
7. One (1) signed Certification and Site View Authorization/Mail Direction form;
8. Proof of the applicant's legal interest in all property subject upon which work is to be performed. Proof can be in the form of a current tax statement, title report, lease agreement or other documents showing legal interest to apply for the permit and comply with all conditions of approval. All holders or owners of any other interest of record in the affected property shall be identified on the application and notified in writing of the permit application by the applicant and invited to join as co-applicant. In addition, prior to the issuance of the permit, the applicant shall demonstrate the authority to comply with all conditions of approval;
9. The applicant must post, at the site in a conspicuous place, easily read by the public and as close as possible to the site of the proposed project, notice that an application for the proposed project has been submitted. Such notice shall contain a general description of the project and shall be on the standard from provided in the application packet. One (1) copy of the completed Notice of Pending Permit shall also be submitted to PBS (**Coastal Zone only**);
10. One (1) copy of the Declaration of Posting. As proof of posting, the owner or authorized agent must sign and submit one copy of the Declaration of Posting form provided with the application packet (**Coastal Zone only**).

FILING FEE

- Check with a planner prior to submitting an application for the current fee. Fees payable to Environmental Health, Department of Transportation and other County departments are collected at the time of application. Checks should be made payable to Mendocino County.
- The California Department of Fish and Wildlife (CDFW) collects a fee for filing the Notice of Determination upon project approval. Assembly Bill 3158 requires the fee be paid for every project that the County adopts an Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration pursuant to the California Environmental Quality Act (CEQA). The fee is updated annually by CDFW. Please verify the current fee with a planner.

ANY APPLICATION NOT MEETING THE ABOVE CRITERIA WILL BE CONSIDERED INCOMPLETE AND WILL BE RETURNED TO THE APPLICANT. ILLEGIBLE MAPS OR INCOMPLETE RESPONSE TO THE QUESTIONS MAY DELAY PROJECT REVIEW.

IMPORTANT FACTS

1. After preliminary review, your application will be scheduled for a public hearing with the Planning Commission, Zoning Administrator or Coastal Permit Administrator. Generally speaking, more complex or controversial applications are heard by the Planning Commission, while simpler and more routine applications are heard by the Zoning Administrator or Coastal Permit Administrator.

2. A copy of the public notice, staff report and agenda will be mailed to you prior to the public hearing. The staff report on your project will include the project recommendations and conditions of approval.
3. Public notice of hearings on your application will be published in local newspapers.
4. Owners of adjoining property will be notified of the proposal. Occupants within 100 feet of your property will be notified for projects within the Coastal Zone.
5. As required by law, an environmental review will be conducted to examine potential environmental effects of your proposal.
6. The applicant or a representative must attend the public hearing.
7. At the public hearing, members of the public will have opportunity to express positive or negative comments regarding your application.
8. Action by the Planning Commission, Coastal Permit Administrator or Zoning Administrator is final unless appealed to the Board of Supervisors, except that approved Coastal Development Permits may be appealable to the California Coastal Commission.
9. Appeals to the Board of Supervisors must be submitted in writing to the Clerk of the Board within ten (10) calendar days of the decision of the Planning Commission, Coastal Permit Administrator or Zoning Administrator. The appeal must be accompanied by the applicable fee. Following your appeal, the Board of Supervisors will hold a public hearing. You will be notified by mail of the time and place that your appeal will be considered. The Board of Supervisor's action shall be final except that an approved Coastal Development Permit may be appealed to the California Coastal Commission.

PLANNING & BUILDING SERVICES

CASE NO:	
DATE FILED:	
FEE:	
RECEIPT NO:	
RECEIVED BY:	

Office Use Only

APPLICATION FORM

APPLICANT:

Name: Verizon Wireless C/O Complete Wireless Consul Phone: (916) 247-3047

Mailing Address: 2009 V Street ATTN: Matt Moore

City: Sacramento State/Zip: CA 95834 Email: MMoore@completewireless.net

PROPERTY OWNER:

Name: US Cellular Phone:

Mailing Address: 8410 West Bryn Mawr Avenue

City: Chicago State/Zip: IL 60631 Email: paul.mason@uscellular.com

AGENT:

Name: Matt Moore Phone: 916-247-3047

Mailing Address: 2009 V Street

City: Sacramento State/Zip: CA/95818 Email: Mmoore@completewireless.net

ASSESSOR'S PARCEL NUMBER/S: 013-460-19

PROPERTY ADDRESS: 45151 N. Highway 1, Westport, CA 95488

TYPE OF APPLICATION:

- ☒ Administrative Permit
- ☐ Agricultural Preserve: New Contract
- ☐ Agricultural Preserve: Cancellation
- ☐ Agricultural Preserve: Rescind & ReEnter
- ☐ Airport Land Use
- ☐ Development Review
- ☐ Exception
- ☐ Flood Hazard Development Permit
- ☐ General Plan Amendment
- ☐ Land Division – Minor
- ☐ Land Division – Major
- ☐ Land Division – Parcel
- ☐ Land Division – Re-Subdivision
- ☐ Modification of Conditions
- ☐ Reversion to Acreage
- ☐ Rezoning
- ☐ Use Permit – Cottage
- ☐ Use Permit – Minor
- ☐ Use Permit – Major
- ☐ Use Permit – Modification
- ☐ Variance
- ☐ Other

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

Signature of Applicant/Agent	*Date*	*Signature of Owner*	*Date*
	10/29/25	Please see attached LOA	10/29/25

Form Ver. 071421

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. If the proposal is for cancellation of a Williamson Act contract, please specify a proposed alternative use for the land.

This is a proposal to install twelve (12) new antennas and the necessary ground on an existing 152'-8" tall wireless facility that is located at the above-referenced address. The antennas will be placed at a centerline of 120' meaning that the overall height of the tower will not need to be increased. The necessary ground equipment, consisting of a 30kw diesel generator with a 147-gallon fuel tank and two equipment cabinets, will be placed within the existing wireless compound.

Please see the attached EFR Cover Letter for additional details.

2. Structures/Lot Coverage	**NO. OF UNITS**		**SQUARE FOOTAGE**		
	EXISTING	**PROPOSED**	**EXISTING**	**PROPOSED**	**TOTAL**
☐ Single Family ☐ Mobile Home ☐ Duplex ☐ Multifamily ☒ Other: ☐ Other:					51'-6" x 42'-6" wireless leas area, not to be expanded.
GRAND TOTAL (Equal to gross area of Parcel):					

3. Is the project commercial, industrial, or institutional? If yes, complete item 3. If no, skip to item 4.

Estimated No. of Employees per shift: _____

Estimated No. of shifts per day: _____

Type of loading facilities proposed: _____

4. Will the project be phased? (Work being done over separate periods of time)

☒ **NO** ☐ **YES** If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads?

☒ **NO** ☐ **YES** If yes, explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives?

☐ **NO** ☒ **YES** If yes, explain:

A temporary diesel fuel tank with a 500 gallon capacity is also being proposed.

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

	Number	Size
No. of covered spaces:		
No. of uncovered spaces:		
No. of standard spaces:		
No. of accessible spaces:		
Existing no. of spaces:		
Proposed additional spaces:		
Total:		

8. Is any road construction or grading planned? If yes, grading and drainage plans may be required.

☒ **NO** ☐ **YES** Also, please describe the terrain to be traversed. (e.g., steep, moderate slope, flat, etc.)

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

Amount of cut: _____ cubic yards

Amount of fill: _____ cubic yards

Max. height of fill slope: _____ feet

Max. height of cut slope: _____ feet

Amount of import/export: _____ cubic yards

Location of borrow or disposal site: _____

10. Does the project involve sand removal, mining or gravel extraction? If yes, detailed extraction, reclamation and monitoring plans may be required.

■ **NO** ☐ **YES**

11. Will the proposed development convert land currently or previously used for agriculture to another use?

■ **NO** ☐ **YES**

12. Will the development provide public or private recreation opportunities?

■ **NO** ☐ **YES** If yes, explain how:

_____

_____

_____

_____

13. Is the proposed development visible from State Route 1 or other scenic route?

■ **NO** ☐ **YES**

14. Is the proposed development visible from a park, beach or other recreational area?

■ **NO** ☐ **YES**

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

Diking: ■ NO ☐ YES
Filling: ☐ NO ☐ YES
Dredging: ☐ NO ☐ YES
Structures: ☐ Open Coastal Waters ☐ Wetlands ☐ Estuaries ☐ Lakes

If so, what is the amount of material to be dredged/filled?: _____ cubic yards

Location of dredged material disposal site?: _____

Has a U.S. Army Corps of Engineers permit been applied for? ☐ NO ☐ YES

16. Will there be any exterior lighting?

■ **NO** ☐ **YES** If yes, describe below and identify the location of all exterior lighting on the plot and building plans.

_____

_____

_____

_____

17. Utilities will be supplied to the site as follows:

Electricity: ☐ Utility Company (service exists to parcel)
☐ Utility Company (requires extension of service to site): _____ feet _____ miles
■ On Site Generation – Specify:

Gas: ☐ Utility Company/Tank
☐ On Site Generation – Specify:
■ None

Telephone: ☐ NO ☐ YES

18. What will be the method of sewage disposal?

☐ Community Sewage System (specify supplier):_____

☐ Septic Tank

☐ Other (specify):_____

19. What will be the domestic water source:

☐ Community Water System (specify supplier): _____

☐ Well

☐ Spring

☐ Other (specify): _____

20. Are there any associated projects and/or adjacent properties under your ownership?

☒ **NO** ☐ **YES** If yes, list below (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:

Building Permit approval will also be required.

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

23. Are there existing structures on the property? If yes and the proposal is for a subdivision, describe below and identify the use of each structure on the plot plan or tentative map.

☐ **NO** ☒ **YES**

24. Will any existing structure be demolished or removed? If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.

☒ **NO** ☐ **YES**

25. What is the maximum height of all structures?

Existing: 64' feet
Proposed: 84' feet

26. What is the gross floor areas of all structures, including covered parking and accessory buildings?

Existing: _____ square feet
Proposed: _____ square feet

27. What is the total lot area within property lines?

Total Lot Area: _____ ■ acres ☐ square feet

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:

On-site conditions will not be impacted by this proposal.

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.

Surrounding properties are all heavily forested an fall within the Timber Production Zone.

30. Indicate the surrounding land uses:

	Vacant	Residential	Agriculture	Commercial	Industrial	Public Facility	Timberland	Other
North:	☐	☐	☐	☐	☐	☐	☐	☑
East:	☐	☐	☐	☐	☐	☐	☐	☑
South:	☐	☐	☐	☐	☐	☐	☐	☑
West:	☐	☐	☐	☐	☐	☐	☐	☑

CERTIFICATION AND SITE VIEW AUTHORIZATION

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 — Date: 10/29/25

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

AUTHORIZATION OF AGENT

I hereby authorize Matthew Moore to act as my representative and to bind me in all matters concerning this application.

Please see the attached Letter of Authorization — Owner

10/29/25 — 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.

10/29/25

Date

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

Applicant

COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING & BUILDING SVCS.

860 North Bush Street • Ukiah, California 95482
120 West Fir Street • Fort Bragg, California 95437

Julia Krog, Director
Phone: 707-234-6650
Fax: 707-463-5709
FB Phone: 707-964-5379
FB Fax: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

Acknowledgement of Deposit/Hourly Fee

By signing below, the applicant acknowledges that the staff at Planning and Building Services has discussed the potential for collection of a deposit fee for the projects listed below (as adopted by the Board of Supervisors Resolution No.'s 11-072, 16-150, 18-122, 19-170, 21-194 and 23-190)

1. Division of Land Project
2. General Plan Project
3. Coastal Project
4. Zoning Project
5. Administrative Project
6. Cannabis Project
7. Private Road Naming

Once an application has been submitted and the processing costs approach 80% of the application fee, additional staff processing time will be billed at ***$98.00/hour***. Staff will notify the applicant/owner that a deposit equal to 50% of the initial filing fee is required for further processing, and more than one deposit may be required depending on the complexity of the project and the staff time necessary to complete application processing.

I acknowledge that I was advised of the deposit fee for continued processing after the initial application fee has been expended.

10/29/25

Applicant Signature Date

OFFICE USE ONLY:

_____
Project or Permit Number

COMPLETE
Wireless Consulting, Inc.

September October 29, 2025

Via Online Submittal

Mendocino County Planning & Building Services
860 N Bush St
Ukiah, CA 95482-3919
Attn: Mark Cliser

RE: Application for an Administrative Use Permit; 45151 N. Highway 1; APN:013-460-19; Verizon Site Name: Road 207

Dear Ms. Krog,

This package is intended as a formal submittal for an Administrative Use Permit/6409 Eligible Facilities Request to collocate new wireless equipment on the existing US Cellular wireless telecommunications facility located at the above-referenced location. The items listed below are enclosed, per the County's submittal requirements. Please note that an application for a Building Permit has been filed in conjunction with this application.

1. Project Application Form
2. 6409 EFR Cover Letter
3. Project Description Questionnaire
4. Site Plans
5. Indemnification agreement
6. Acknowledgement of Deposit/Hourly Fee
7. Certification and Site View Authorization/Mail Direction form
8. Letter of Authorization
9. RF Analysis
10. Coverage Maps
11. Redacted Ground Lease
12. Acoustic Analysis

Please do not hesitate to contact me directly with any questions or concerns regarding this application. I can be reached at mmoore@completewireless.net or by phone at 916-247-3047 should any issues arise.

Sincerely,

Matthew Moore

Verizon Wireless 60-Day Eligible Facility Request
Modification of Existing Wireless
Tower not in the Right-of-Way

Request Date: October 29, 2025

Jurisdiction: Mendocino County

Departments: Planning and Building Department

Site Address: 45151 N. Highway 1

Verizon Wireless Contact: Matt Moore, Complete Wireless Consulting, Inc.,

mmoore@completewireless.net, (916) 247-3047

This document serves as Verizon Wireless's eligible facilities request to modify an existing wireless tower at the above-referenced site address. This eligible facilities request must be approved administratively under Section 6409 of the federal Spectrum Act and Federal Communications Commission ("FCC") rules. Review by the County is limited to determining whether the proposed modification qualifies as an eligible facilities request that does not substantially change the physical dimensions of the wireless tower. All permits necessary to commence construction must be approved within 60 days of the request date set forth above, subject to tolling for incompleteness.

For this request, Verizon Wireless attaches the following applications for all the permits required by the County to commence construction of the modification:

1. Planning Administrative Use Permit
2. Building permit

Verizon Wireless hereby requests that the County immediately provide a quote of application fees and payment options, which Verizon Wireless will pay promptly. Any delay by the County in quoting application fees or providing payment options will not toll today's commencement of the 60-day period.

Verizon Wireless's proposed facility will provide wireless communications services, including personal wireless services, to its customers in Mendocino County, as well as fixed wireless services for communication with other Verizon Wireless facilities, using frequencies licensed from the FCC. Antenna and equipment specifications, effective radiated power (ERP), and FCC compliance are described in the accompanying radio frequency compliance report by EBI consulting.

Project Description

Please note that this is a proposal to install ground and tower equipment on an existing facility that is located at the above-referenced address. The existing compound contains a

158'-8" tall lattice tower with existing wireless antennas, an equipment shelter, one backup generator, and two propane tanks.

To provide permanent service, Verizon Wireless proposes install 12 new antennas on the existing lattice tower at a centerline of 120' above ground level with a microwave dish, while also placing two equipment cabinets and a 30kw standby diesel generator with a 147-gallon fuel tank within the existing compound. Please note that this proposal will require not require that the height of the existing tower be increased.

FCC Rules for Eligible Facilities Requests

The Spectrum Act states that "a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."[1] An "eligible facilities request" is defined to include any collocation, removal, or replacement of existing equipment.[2]

The FCC adopted rules providing legally binding guidance on key terms of the Spectrum Act, notably defining "substantial change" with the six thresholds described below.[3] The FCC requires that qualifying eligible facilities requests be approved within 60 days, subject to tolling for incompleteness.[4] The 60-day period begins when an applicant takes the first procedural step required by a local government, and submits written documentation.[5] The only submittal documents a local government can require are those relevant to determining if a proposed modification qualifies as an eligible facilities request.[6] If a local government does not render a decision within the 60-day period, an eligible facilities request can be deemed granted by operation of law.[7]

The Proposed Modification Does Not Constitute a "Substantial Change"

Below are the FCC's six "substantial change" thresholds for a wireless tower not in the right-of-way,[8] each followed by an explanation that the proposed modification does not exceed that threshold.

1) It increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater.

   This proposal will not increase the height of the existing tower. Please see the A-3.1 sheet of the attached site plans for additional details.

2) It involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater.

   Verizon's proposed antennas will be installed on mounts attached directly to the lattice tower and will not extend more than 20' from

the structure. Please see the A-3.1 sheet of the attached site plans for additional details.

3) It involves the installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four.

Verizon is proposing to add two equipment cabinets and an emergency generator with a fuel tank. This does not exceed four cabinets, even if the generator is counted as a cabinet, and therefore complies with this requirement. Please see the A-1.1 sheet of the attached site plans for additional details.

4) It entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which 30 feet is measured excludes any access or utility easements currently related to the site. The "site" is as defined at 47 C.F.R. § 1.6100(b)(6).

Verizon's proposed new equipment will be placed within US Cellular's existing fenced lease area and therefore complies with this requirement. Please see the A-1.3 sheet of the attached site plans for additional details.

5) Would defeat the concealment elements of the eligible support structure.

The existing facility consists of a 152'-8" tall lattice tower, and Verizon is not seeking to change this design or increase the height of the tower. Please see the A-3.1 sheet of the attached site plans for additional details.

6) Does not comply with conditions associated with the siting approval of the construction or modification of the existing facility, unless the non-compliance is due only to a change in height, width, etc., that does not exceed the first four thresholds.

This proposal complies with all pre-existing conditions as required for an Eligible Facilities Request.

Verizon Wireless is providing a radio frequency exposure compliance report prepared by EBI Consulting that confirms that the temporary facility, as modified, will continue to comply with the FCC's radio frequency exposure limits.

In sum, the modification clearly qualifies as an "eligible facilities request" under the Spectrum Act and FCC rules, because it does not exceed any of the thresholds such that it would "substantially change" the physical dimensions of the existing wireless tower. Failure to process this eligible facilities request and approve all necessary permits within 60 days may result in the request being deemed granted by operation of law.

[1] 47 U.S.C. § 1455(a)(1).
[2] 47 U.S.C. § 1455(a)(2).
[3] *See* Report and Order FCC 14-153, 29 FCC Rcd. 12865 (FCC October 17, 2014); *see also* Report and Order FCC 20-153, 85 FR 78005 (FCC October 27, 2020).
[4] *See* 47 C.F.R. § 1.6100(c)(2), (3).
[5] Declaratory Ruling FCC 20-75, 35 FCC Rcd 5977, ¶ 16 (FCC June 9, 2020).
[6] *See* 47 C.F.R. § 1.6100(c)(1).
[7] *See* 47 C.F.R. § 1.6100(c)(4).
[8] *See* 47 C.F.R. § 1.6100(b)(7).

RF REVIEWED BY:
PSANCHEZ
OCT 6 2025

verizon

ROAD 207

45151 N. HIGHWAY 1, WESTPORT, CA 95488
MDG LOCATION ID: 5000968104
PROJECT ID: 17393306

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS COLOCATION TO (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED CABINET & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) ANTENNAS & ANTENNA EQUIPMENT ON (E) LATTICE TOWER

PROJECT INFORMATION

SITE NAME:	ROAD 207
MDG LOCATION ID:	5000968104
COUNTY:	MENDOCINO COUNTY
JURISDICTION:	MENDOCINO COUNTY
APN:	013-460-19
SITE ADDRESS:	45151 N. HIGHWAY 1 WESTPORT, CA 95488
CURRENT ZONING:	TP - TIMBER PROTECTION ZONE
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U (UNMANNED COMMUNICATIONS FACILITY)
POWER:	PG&E
LATITUDE:	N 39° 43' 41.0774" NAD 83 N 39.72807706° NAD 83
LONGITUDE:	W 123° 47' 50.6947" NAD 83 W 123.79741519° NAD 83
GROUND ELEVATION:	1149.58' AMSL
PROPERTY OWNER:	MENDOCINO REDWOOD COMPANY PO BOX 996 UKIAH, CA 95482
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
TOWER OWNER:	USCC SERVICES LLC 8410 WEST BRYN MAWR AVE CHICAGO, IL 60631

SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
ZONING CONTACT:	ATTN: KIM LE (916) 747-2314 KLE@COMPLETEWIRELESS.NET
ZONING CONTACT:	ATTN: MATT MOORE (916) 247-3047 MATT.MOORE@COMPLETEWIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET

DESIGN CRITERIA

RISK CATEGORY: II	ROOF LIVE LOAD: N/A	FLOOR LIVE LOAD: N/A	ALLOW SOIL BEARING: N/A
WIND EXPOSURE: B	DESIGN WIND SPEED: 92 MPH	GROUND ELEVATION: 1148 FT	TOPOGRAPHIC CATEGORY: I
SEISMIC SITE CLASS: D	SEISMIC DESIGN CATEGORY: D	SEISMIC COMPONENT I_P: 1.0	a_p: 1.0 R_P: 2.5
S_{DS}: 1.2	S_{D1}: N/A	S_S: 1.5	S_1: 0.6

TESTS AND SPECIAL INSPECTIONS

STREAMLINE ENGINEERING & DESIGN, INC. DOES NOT REQUIRE ANY STRUCTURAL OBSERVATION OR SPECIAL INSPECTION OF ANY STRUCTURAL COMPONENT ABOVE & BEYOND WHAT IS LISTED BELOW UNLESS OTHERWISE REQUIRED BY JURISDICTION.

PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE CBC, CHAPTER 17 AS NOTED BELOW:

1. POST INSTALLED ANCHORS IN ACCORDANCE WITH CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-147.5

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C-1	TOPOGRAPHIC SURVEY	-
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Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
1	06/23/25	CLIENT REV	T.T.
0	05/29/25	CD 90%	T.T.
	05/06/25	ZD REV	T.T.

Licensee:

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SPORE
S6336
STRUCTURAL
STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING, INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

CONCRETE NOTES

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-19. CONCRETE MIX DESIGN SHALL BE REVIEWED BY AN INDEPENDENT TESTING LABORATORY AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS & ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES FOR RESOLUTION PRIOR TO PROCEEDING.
3. ALL CONCRETE SHALL BE A MINIMUM 5 SACK MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
4. CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
5. CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33.
6. ALL REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A615 UNLESS OTHERWISE NOTED. SEE PLAN FOR SIZE AND PLACEMENT.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064.
8. REINFORCING STEEL SHALL BE FABRICATED ACCORDING TO "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION".
9. MINIMUM LAP SPLICE SHALL BE 56 BAR DIAMETERS UNLESS OTHERWISE NOTED.
10. MINIMUM BEND DIAMETER SHALL BE 6 BAR DIAMETERS UNLESS OTHERWISE NOTED.
11. MINIMUM REINFORCING COVERAGE IS 3" UNLESS OTHERWISE NOTED.
12. CONCRETE SHALL BE PLACED AGAINST FIRM UNDISTURBED NON EXPANSIVE SOIL AT DEPTH SHOWN. WHERE OTHER CONDITIONS ARE ENCOUNTERED DURING EXCAVATION THE ENGINEER SHALL BE NOTIFIED AND REMEDIAL MEASURES PRESCRIBED PRIOR TO PROCEEDING WITH WORK.
13. BOTTOM OF ALL FOOTING TRENCHES SHALL BE CLEAN AND LEVEL. REMOVE ALL DEBRIS BEFORE PLACING ANY CONCRETE.
14. ALL ANCHOR BOLTS & THREADED ROD SHALL BE ASTM F1554, GR.36 MINIMUM UNLESS OTHERWISE NOTED, NEW, & WITHOUT SIGNIFICANT RUST.
15. A ¾" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS OTHERWISE NOTED.
16. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE.
17. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY MOTORIZED VIBRATORY MEANS AND THOROUGHLY WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS AND INTO CORNERS OF FORMS.

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2021 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1⅜" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4878 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2022 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ⅝") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB TZ2:

CONCRETE TORQUE TEST VALUES:
⅜"=30 FT LB ½"=40 FT LB ⅝"=60 FT LB ¾"=125 FT LB

CMU TORQUE TEST VALUES:
⅜"=15 FT LB ½"=25 FT LB ⅝"=35 FT LB ¾"=50 FT LB

EPOXY ANCHOR:

CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE C (F_Y=50,000 PSI FOR RECT HSS & F_Y=46,000 PSI FOR ROUND HSS PER AISC MANUAL TABLE 2-4) ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

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verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

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JAMES R. SPORE
S6336
STRUCTURAL
STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

T-1.2

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.

2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS $1mWcm^2$ AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS $5mWcm^2$

3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.

4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR CANNOT BE LOCKED OR THERE IS AN EXISTING FIRE EGRESS), THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.

5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH STRIPING.

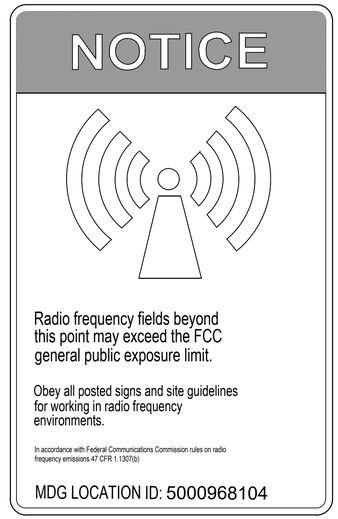
6. ALL TRANSMIT ANTENNAS REQUIRE A (3) THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLAIN SIGHT AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUTSIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

7. PHOTOS OF ALL STRIPING, BARRICADES, AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT THEY DO NOT BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE AND SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE.

8. ALL REQUIRED SIGNAGE WILL BE INSTALLED AS NEEDED AND FIELD VERIFIED.



1 TYPICAL ADDRESS SIGN DETAIL (@ LEASE AREA ACCESS DOOR)



2 TYPICAL CAUTION SIGN

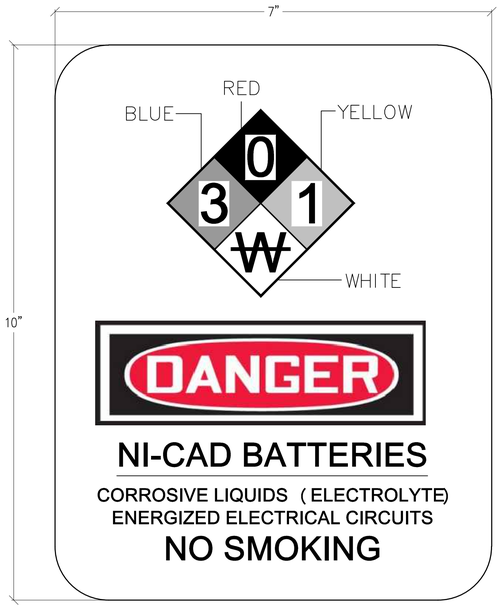
NOTE: SIGN TO BE PERMANENTLY MOUNTED AT ANTENNA LOCATIONS.



3 TYPICAL HAZARD SIGN



4 TYPICAL HAZARD SIGN



5 BATTERY SIGN

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CHECKED BY:	N. GEORGE
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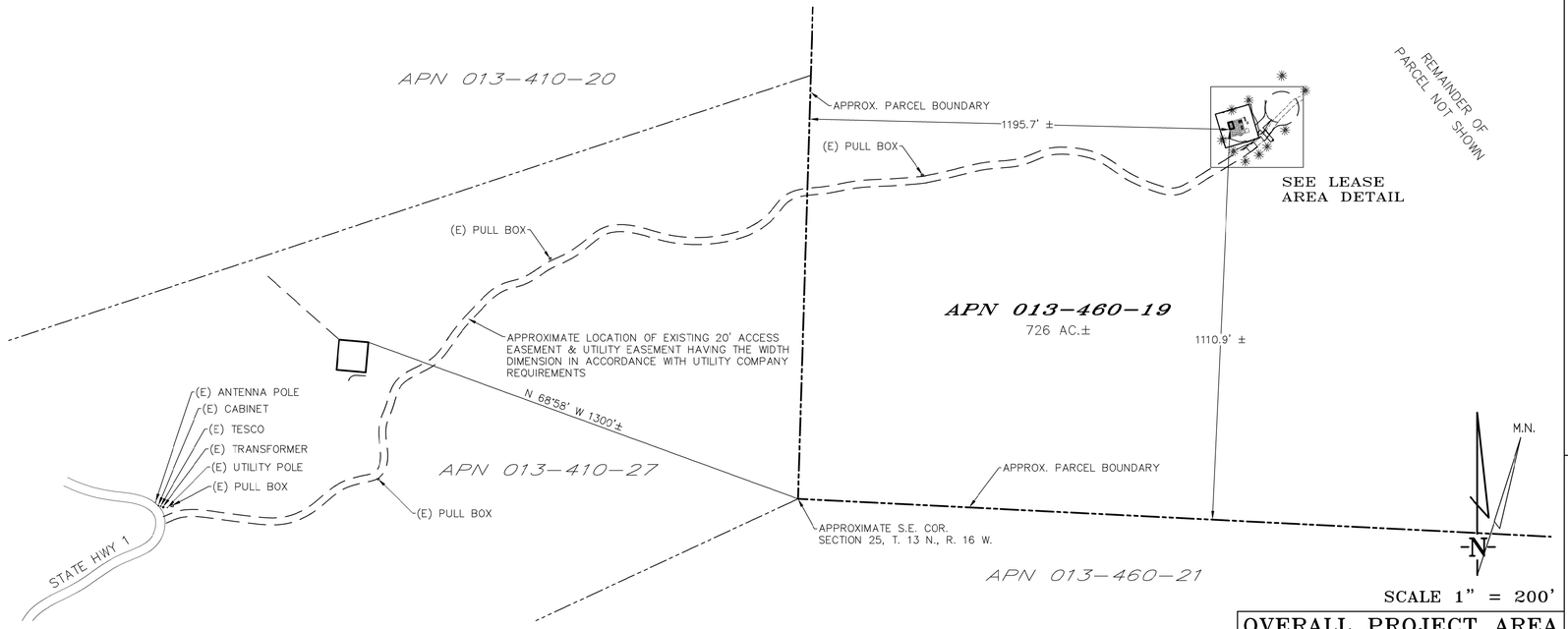
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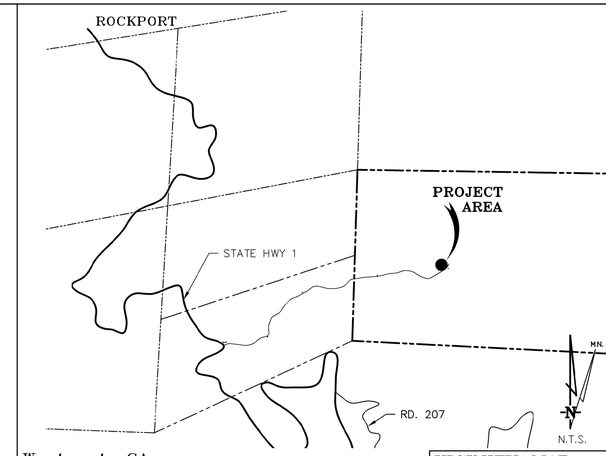
SIGNAGE DETAILS

SHEET NUMBER:

T-1.3



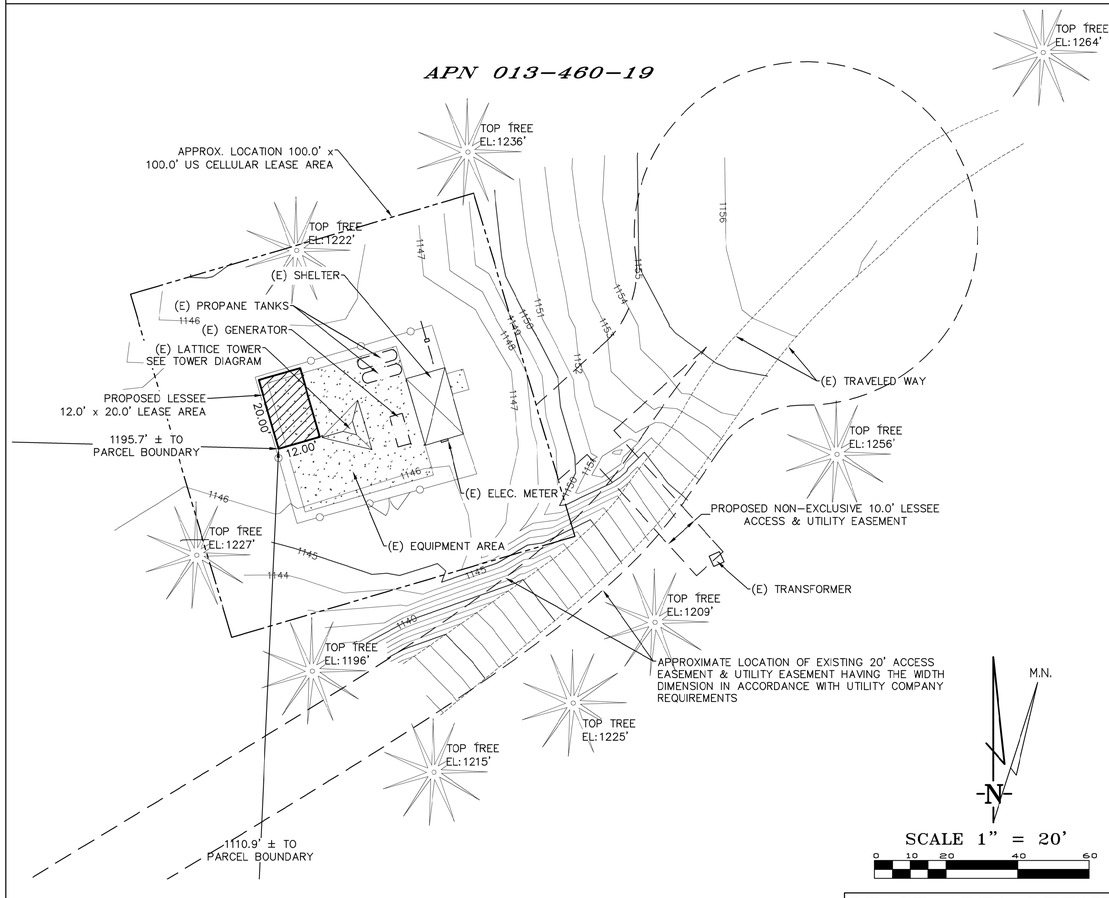
OVERALL PROJECT AREA



VICINITY MAP

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LEASE AREA DETAIL

DATE OF SURVEY: 03-19-25

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

FEMA FIRM ZONE "X" PER FIRM 06045C0625G DATED 07/18/2017 N.A.V.D. 1929 CORRECTION: SUBTRACT 2.97' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 013-460-19

LANDLORD(S) US CELLULAR
8410 WEST BRYN MAWR AVE
CHICAGO, IL 60631

OWNER(S): MENDOCINO REDWOOD COMPANY
PO BOX 996
UKIAH, CA 95482

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE_IN		
OPS		
EE_OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1228 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

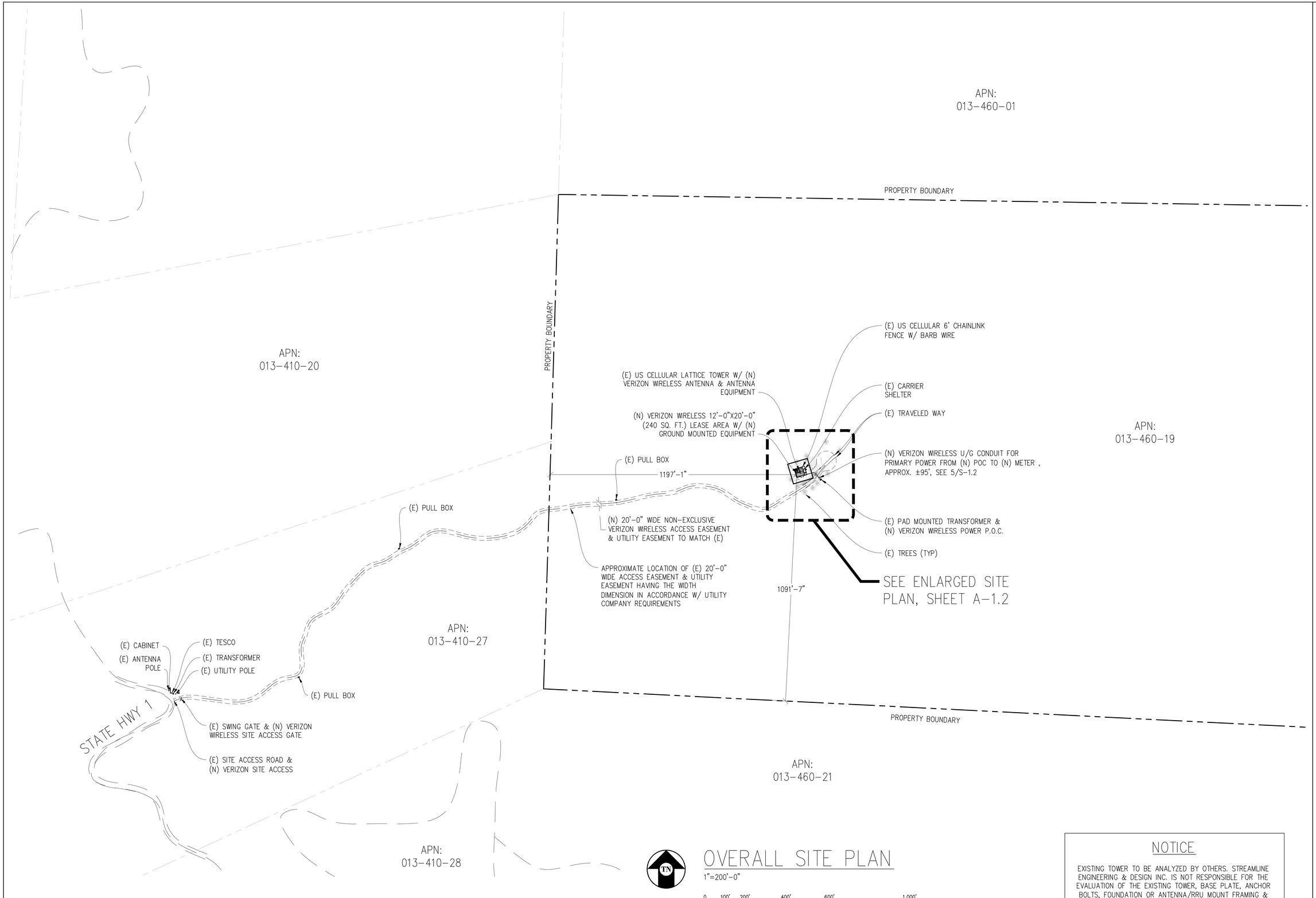
verizon

Road 207
45151 N. Highway 1
Westport, CA 95488

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
03-31-25	Preliminary Drawing	DG
05-08-25	redlines	DG
07-24-25	approx. lease plotted	DG
08-27-25	rev. lease area	DG

Sheet
C-1



OVERALL SITE PLAN

1"=200'-0"

0 100' 200' 400' 600' 1,000'

NOTICE

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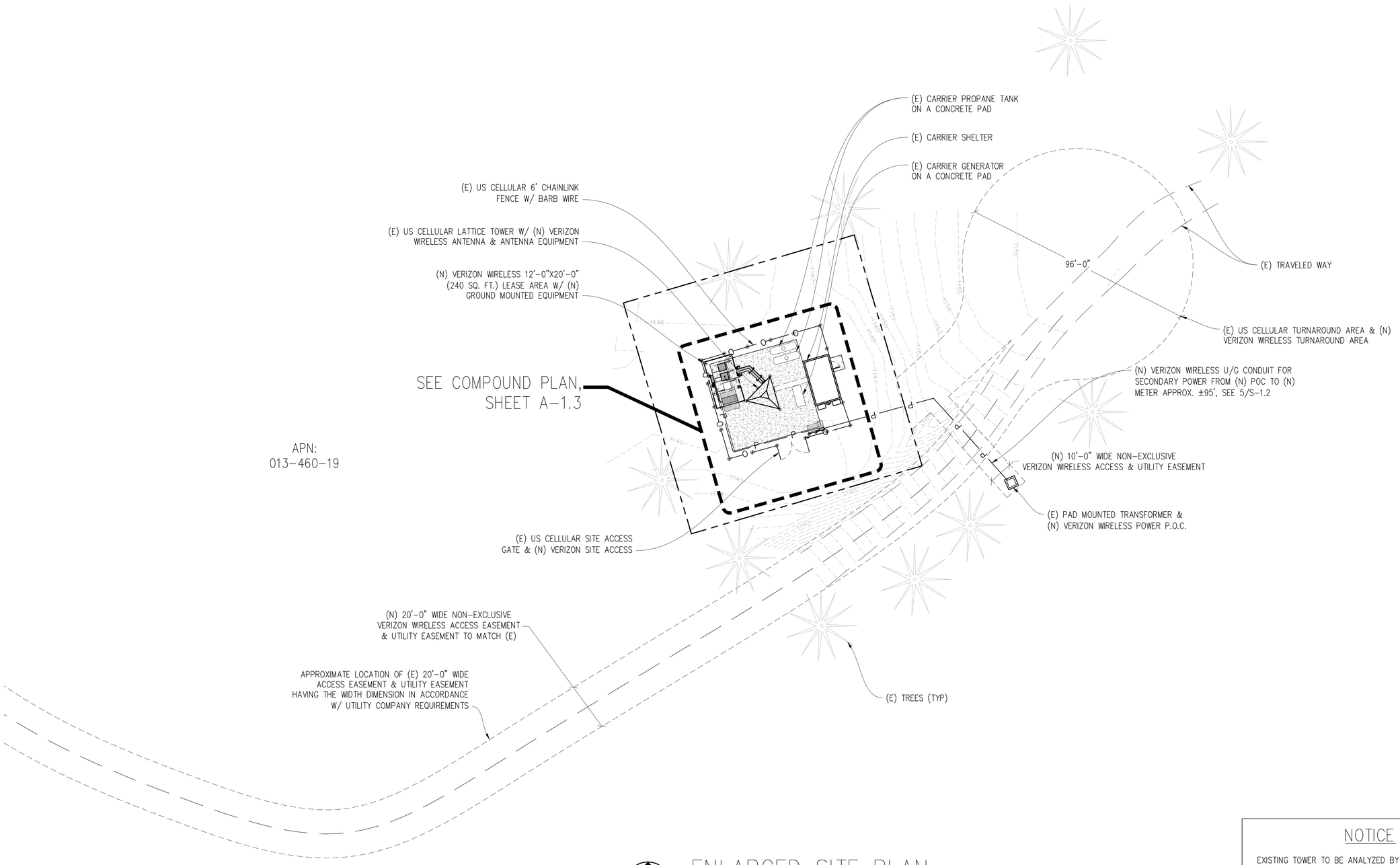
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



TN

ENLARGED SITE PLAN

1"=20'-0"

0 10' 20' 40' 60' 100'

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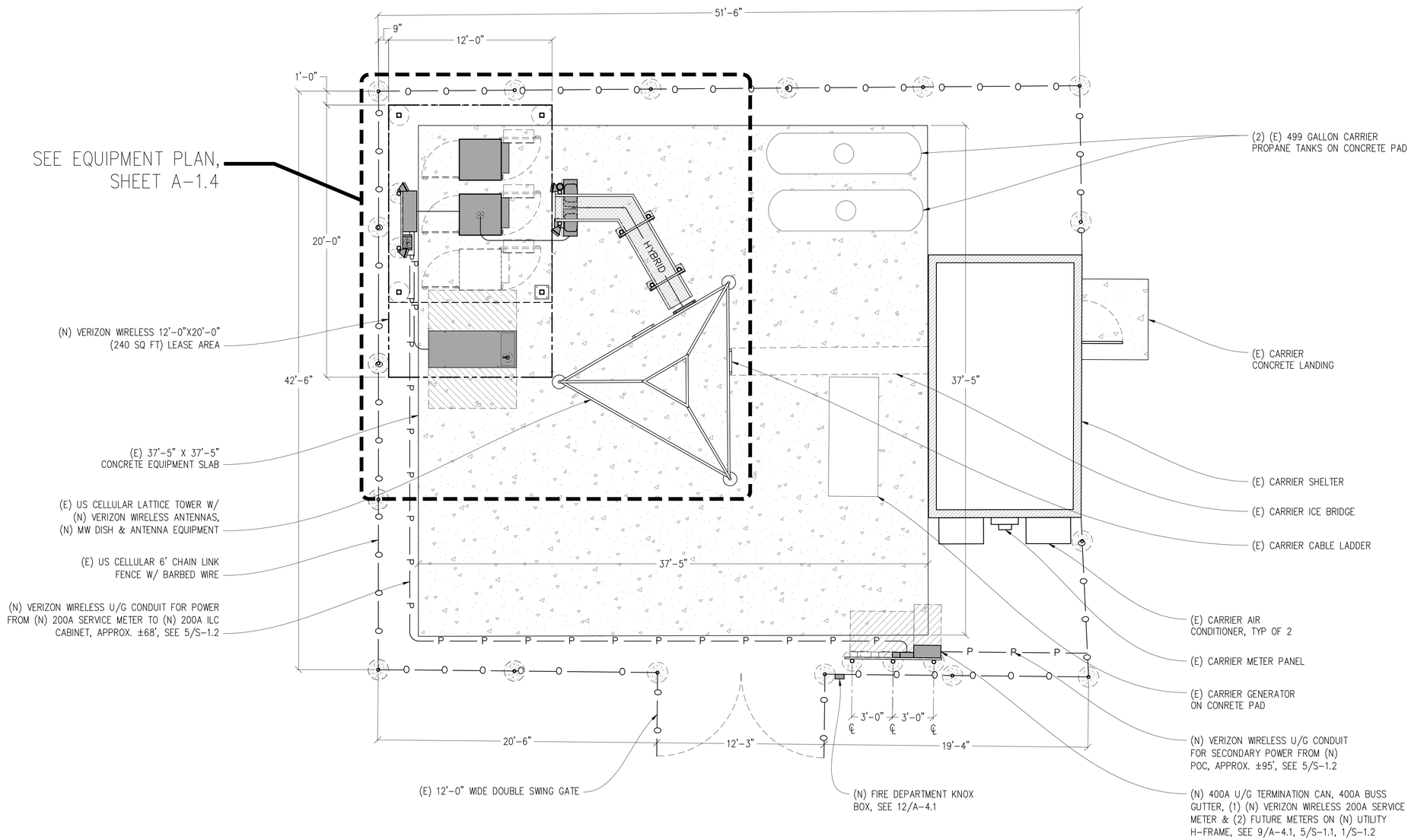
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SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



COMPOUND PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

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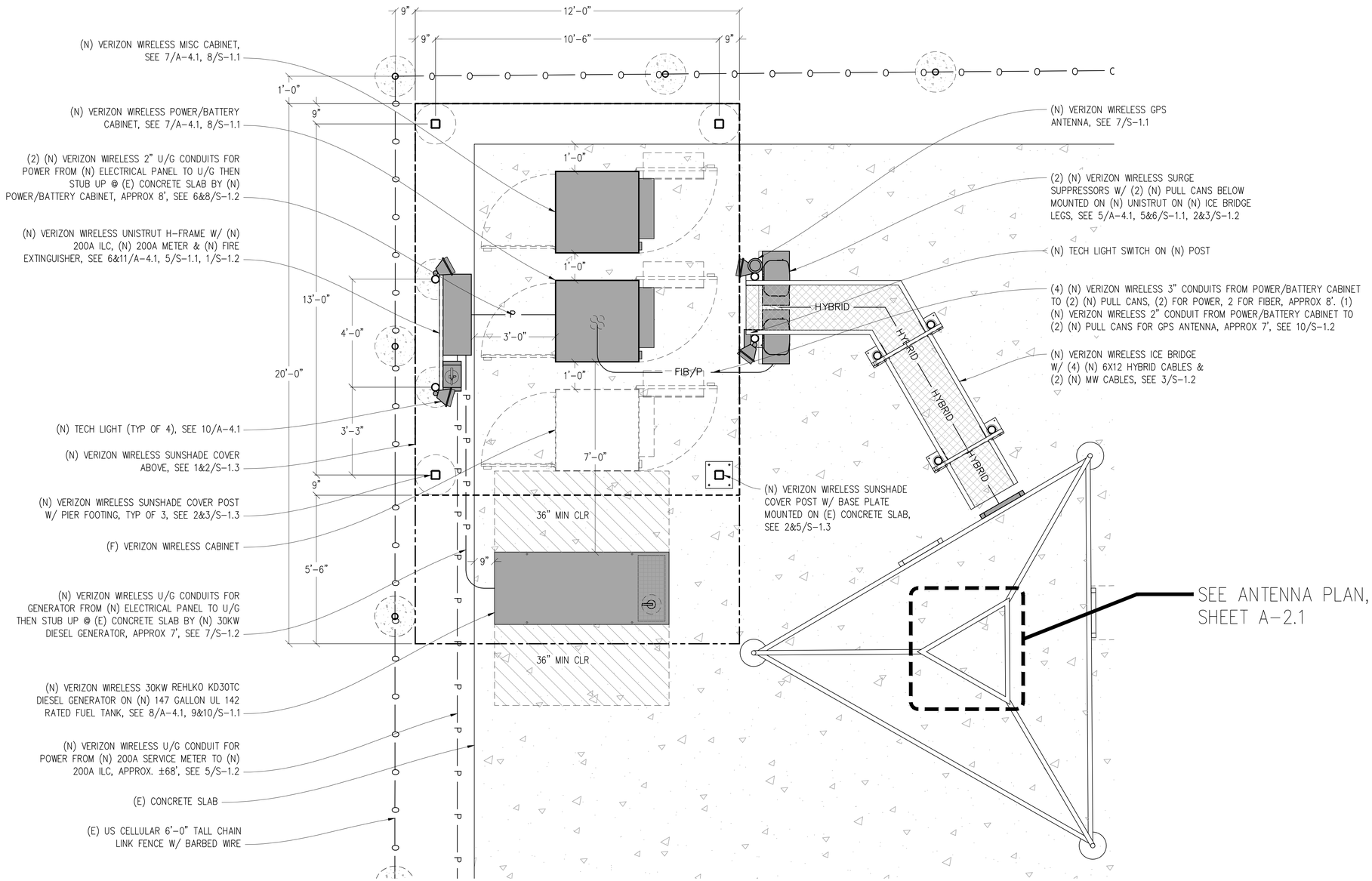
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SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

A-1.3





EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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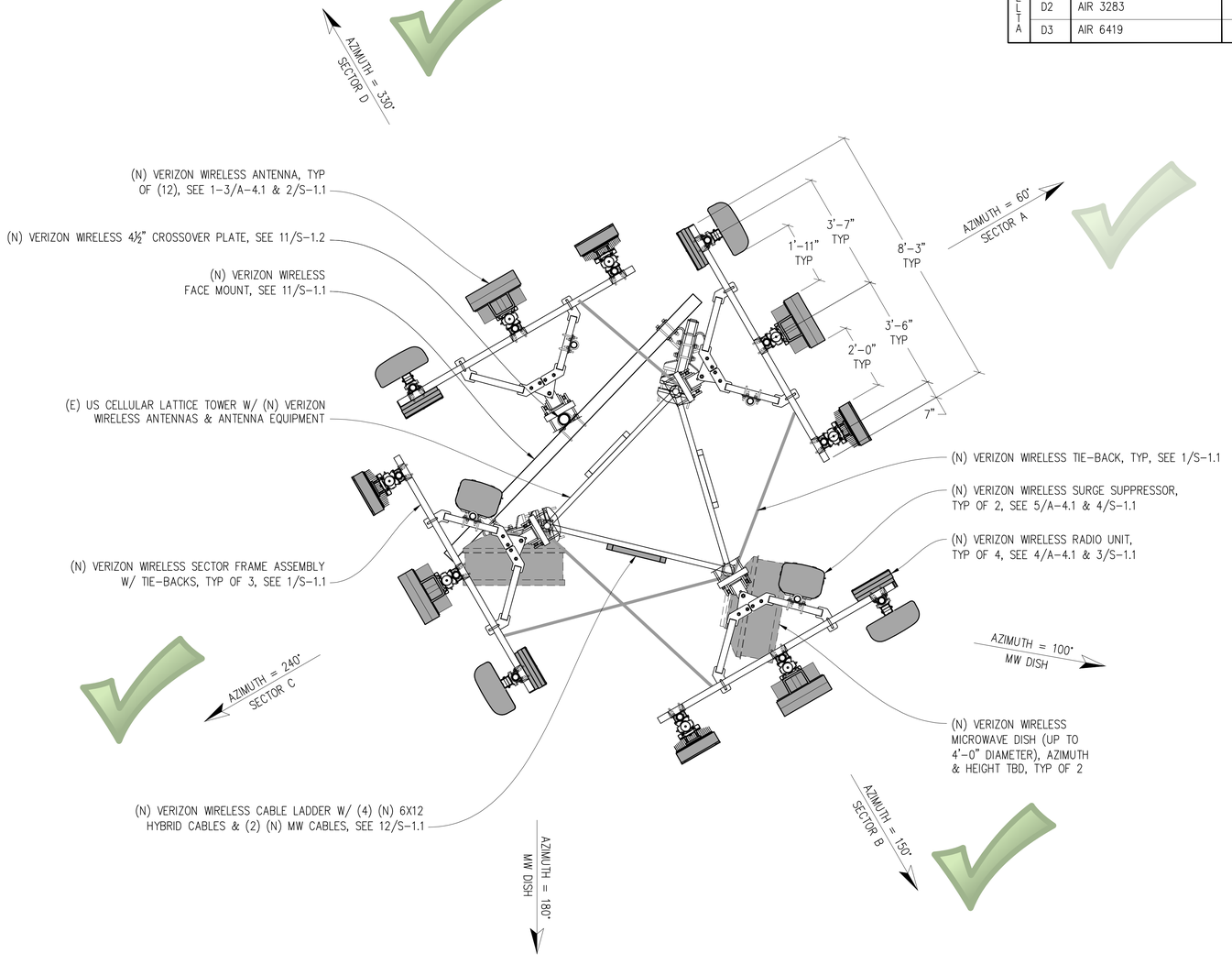
EQUIPMENT PLAN

SHEET NUMBER:

A-1.4

(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	MX04FRO645-02E	60°	±120'-0"	(1) 4490	SHARED	–	SHARED
	A2	AIR 3283	60°	±120'-0"	INTEGRATED	SHARED	–	SHARED
	A3	AIR 6419	60°	±120'-0"	INTEGRATED	2	±110	(1) 6627
BETA	B1	MX04FRO645-02E	150°	±120'-0"	(1) 4490	SHARED	–	SHARED
	B2	AIR 3283	150°	±120'-0"	INTEGRATED	SHARED	–	SHARED
	B3	AIR 6419	150°	±120'-0"	INTEGRATED	SHARED	–	SHARED
GAMMA	C1	MX04FRO645-02E	240°	±120'-0"	(1) 4490	SHARED	–	SHARED
	C2	AIR 3283	240°	±120'-0"	INTEGRATED	SHARED	–	SHARED
	C3	AIR 6419	240°	±120'-0"	INTEGRATED	2	±110	(1) 6627
DELTA	D1	MX04FRO645-02E	330°	±120'-0"	(1) 4490	SHARED	–	SHARED
	D2	AIR 3283	330°	±120'-0"	INTEGRATED	SHARED	–	SHARED
	D3	AIR 6419	330°	±120'-0"	INTEGRATED	SHARED	–	SHARED



NOTE:

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Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

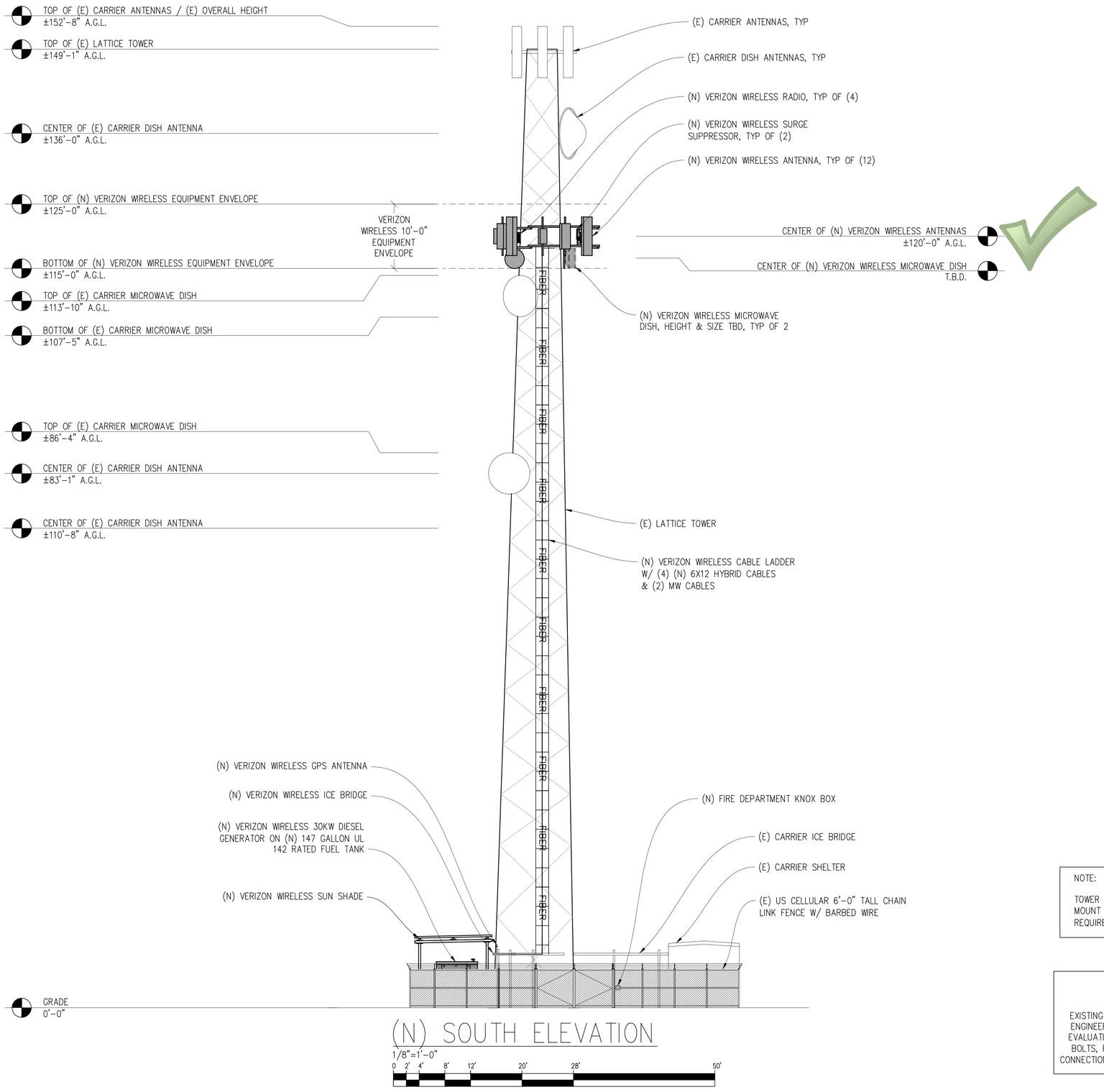
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SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

A-2.1



(N) SOUTH ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

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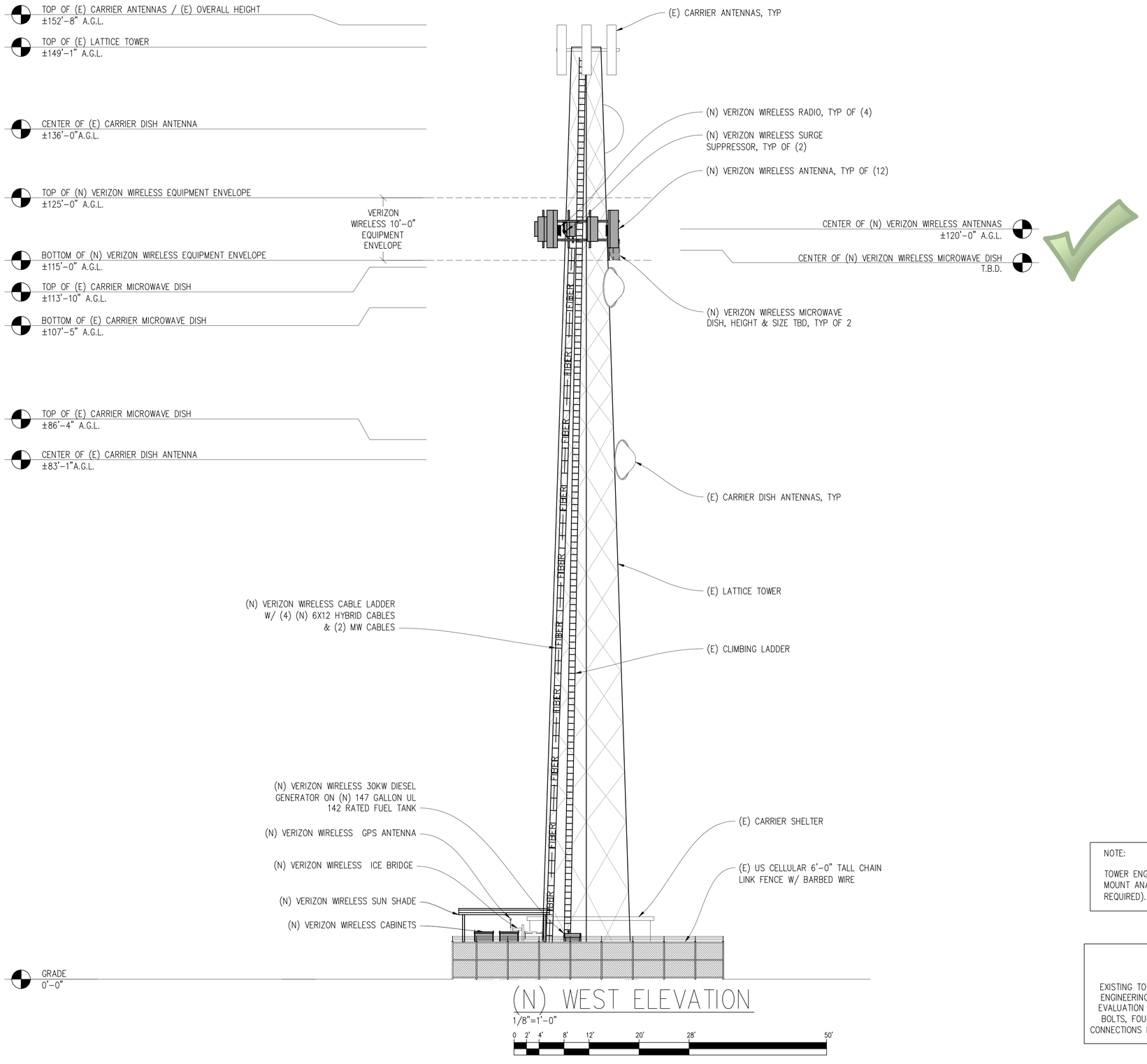
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SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-3.1



(N) WEST ELEVATION

1/8"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

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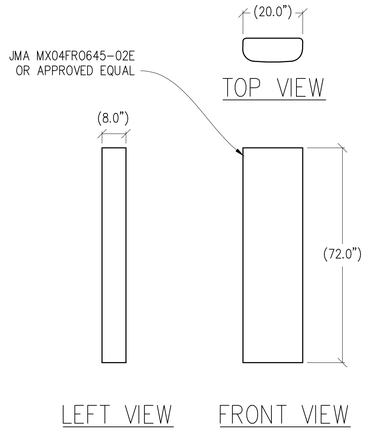
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SHEET TITLE:

ELEVATION

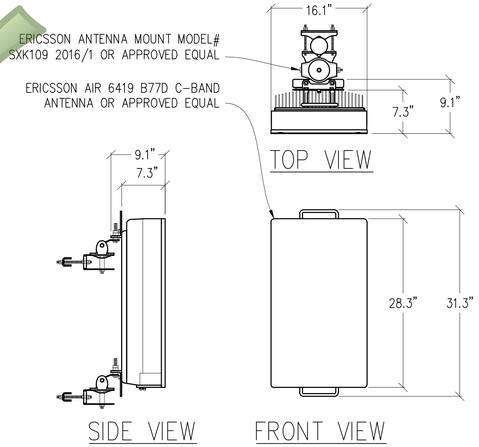
SHEET NUMBER:

A-3.2



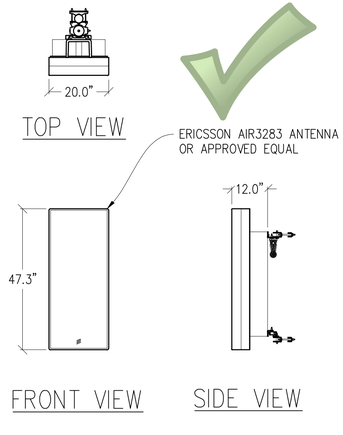
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 28 LBS



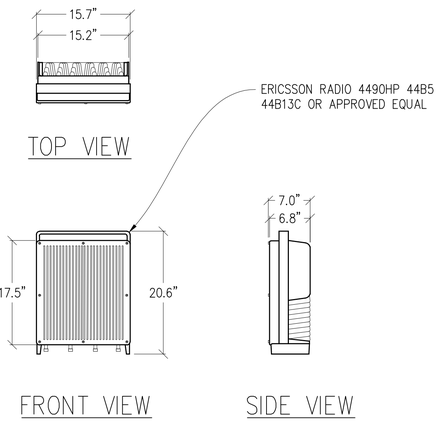
2 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 64 LBS



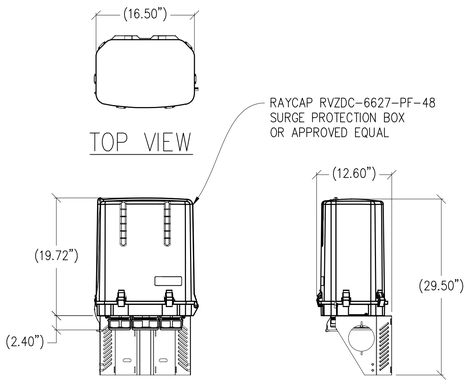
3 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 110 LBS



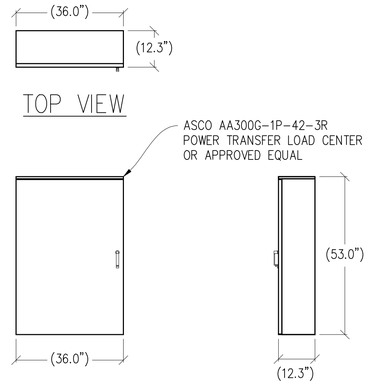
4 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.4 LBS



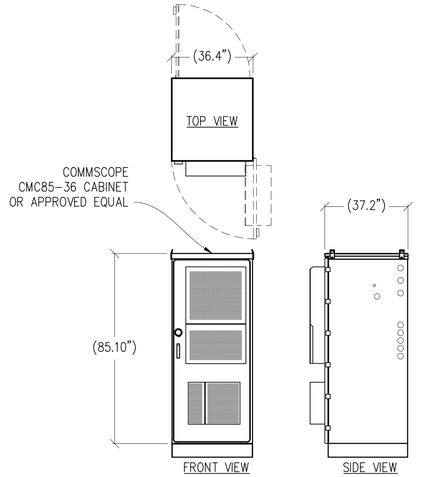
5 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS



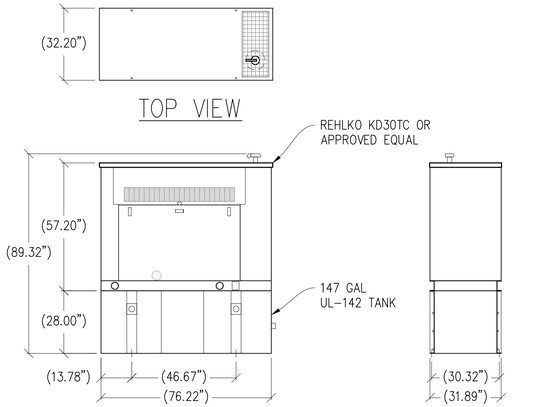
6 ILC CABINET DETAIL

½"=1'-0" MAX WEIGHT: 210 LBS



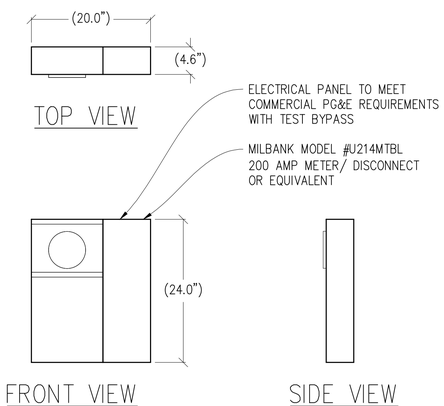
7 CABINET DETAIL

⅜"=1'-0" MAX WEIGHT: 1,861 LBS



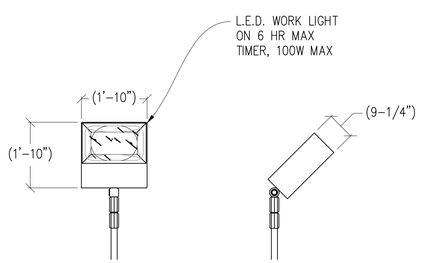
8 GENERATOR DETAIL

⅜"=1'-0" MAX FULL WEIGHT: 4,285 LBS



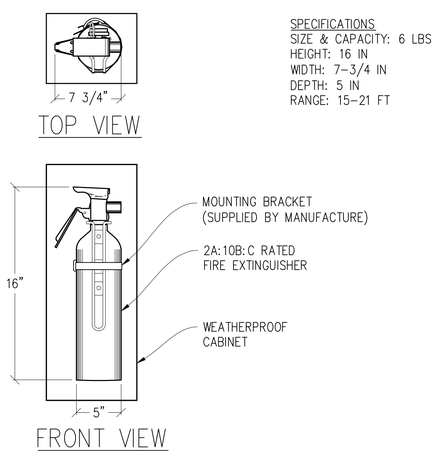
9 METER DETAIL

1"=1'-0"



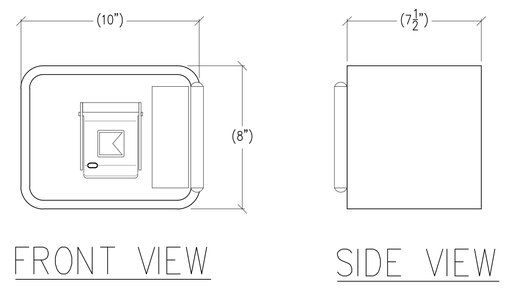
10 TECH LIGHT DETAIL

½"=1'-0"



11 FIRE EXTINGUISHER DETAIL

N.T.S.



12 KNOX-BOX 3200 DETAIL

3"=1'-0"

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45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

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SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.1

saft

T-210

REV A

P/N: 80-94890-02

Tel.X-Plus 180 (5x8 Cell Block) Environmental Overview



saft

T-210 80-94890-02 Environmental Overview, Oct. 2021

Change History

Rev.	Description of Changes	By	Date
-	Initial creation, sections drafted	HBO	09/27/2021
A	Edited and released	HBO	10/04/2021

saft

T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 5- Specifications and Design Standards

Conforms with quality, safety, and environmental standards

Meets the highest international standards, including:

Electrical and performances
- IEC 60623 compliant– Secondary cells and batteries containing alkaline or other non-acid electrolytes – vented nickel-cadmium prismatic rechargeable single cell
- Telcordia GR-3020 compliant – Nickel-cadmium batteries in the outside plant
- NFC 15-100 compliant – Low-voltage electrical installations

Safety
- EN 50272-2/IEC 62485-2 –Safety requirements for secondary batteries and battery installations – Part 2: Stationary batteries
- UL 94 V0: UL standard for flammability safety of plastic materials for parts in devices and appliances testing
- UL 1989 – Safety for standby batteries certified by Intertek
- Telcordia – GR 63 NEBS level 3 – NEBS requirements for physical protection
- Telcordia – GR 1089 NEBS level 3 – Electromagnetic compatibility and electrical safety – generic criteria for network telecommunications equipment

Quality
- ISO 9001
- Saft world class continuous program

Environment
- Fully recyclable
  RoHS – Although batteries and accumulators are not within the scope of the RoHS directive, Saft has taken voluntary measures to ensure that the substances prohibited by RoHS are not present in the battery, except for the electro-chemical core
- REACH – The Saft Group has adopted internal procedures to ensure conformity with the European REACH (Registration, Evaluation, Authorization, and Restriction of Chemical Substances) Regulation

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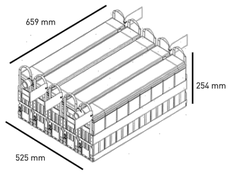
T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 1- Tel.X-Plus 180 Specifications

String Part Number: 80-94890-02

Dimensions per String:

Length	25.9 in	659 mm
Width	20.7 in	525 mm
Height	10.0 in	254 mm
Weight	365 lb	165.5 kg



String Nominal Capacity / Energy: 172 Ah / 8.2 kWh

Performance after 24-hour constant voltage float charge to 1.43VDC per cell at +25°C (+77°F) with a minimum charge current of 0.1 C_8 Amp* down to various end of discharge voltages

End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Amps)											
	0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	360.0	290.0	178.0	90.0	60.0	45.1	36.2	22.8	18.5	15.6	10.7	8.3
1.05	330.0	252.0	170.0	87.0	58.5	44.0	35.3	22.3	18.0	15.1	10.3	7.95
1.10	287.5	225.0	155.0**	84.0	57.5	43.1	34.5	21.6	17.4	14.7	10.1	7.75
1.14	225.0	180.0	130.0	80.0	55.0	41.4	33.2	20.9	16.9	14.2	9.7	7.5

End of Discharge Voltage (VDC/Cell)	Discharge rate hours (Watts)											
	0.25	0.5	1	2	3	4	5	8	10	12	18	24
1.00	349.2	308.8	198.0	104.0	70.4	53.0	42.5	26.8	21.8	18.4	12.7	9.9
1.05	336.1	271.3	190.0	101.0	68.8	51.8	41.6	26.3	21.3	17.9	12.3	9.5
1.10	306.7	244.4	174.0**	98.0	67.8	50.9	40.8	25.6	20.7	17.4	12.0	9.3
1.14	248.8	204.1	147.0	94.0	65.2	49.0	39.4	24.8	20.1	16.9	11.7	9.0

* 0.1 C_8Amp for TLX+180 equates to 17.2Amps

** Derating factor for 1-hour discharge rate at +5°C (+41°F) to 1.1VDC/cell is 7.8%

Power cable selection: The selection of power cables used within the installation of Saft Batteries is a function of:
1- Installation location: dry, damp, or wet (as defined by the NEC code)
2- Maximum ambient operating temperature
3- Maximum sustained current (amperage) applied during charge or discharge
Follow standards mandated by the application such as GR347

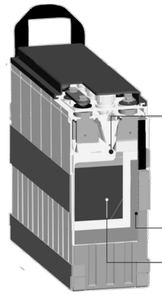
saft

T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 2- Metal and Electrolyte Calculations

Cadmium metal *(Weight per String)*	65.2 lb	29.57 kg
Nickel metal *(Weight per String)*	64.8 lb	29.39 kg
Cobalt metal *(Weight per String)*	6.0 lb	2.72 kg
Cadmium metal %	17.62%	
Nickel metal %	17.51%	
Cobalt metal %	1.62%	
Electrolyte %	23.9%	
Other Materials % *(Metal Connectors, Plastic, etc.)*	<40%	

Electrolyte Solution (bound and free) pounds per String	87.2 lb
Electrolyte Solution (bound and free) gallons per String	8.90 gallons



Electrolyte inside the cells is a water-based solution of 30% potassium hydroxide. Highly conductive, it remains liquid down to-40°C (-40°F).

The negative plate uses cadmium active mass to provide useful capacity.

The positive plate uses nickel active mass to provide useful capacity.

saft

T-210 80-94890-02 Environmental Overview, Oct. 2021

Section 3- Tel.X- Plus 180 Gassing

Op. type	VPC	T (°C / °F)	H_2 per cell (l/h)	H_2 per 40-cell string (l/h)	H_2(cfm x 10^{-4} X C8)	H_2(cfm x 10^{-4} X C8) per 40-cell string
Floating	1.45	+25 / +77	0.0000240	0.00096	0.00008	0.00328
Floating	1.45	+45 / +113	0.0013100	0.05240	0.00448	0.17931
Floating	1.45	+60 / +140	0.0102200	0.40880	0.03497	1.39890

- During normal operation, hydrogen gas, oxygen gas, and water vapor are exhausted through the cell vent. Exhausted gases result in the electrolyte's water consumption.
- Gassing from electrolysis occurs mainly during overcharging and, to a lesser degree, during float charging. It will not occur during battery storage, normal discharging, or during the early re-charging stage (cell voltage must rise above 1.23 VDC for electrolysis to take place).
- During overcharging, electrolysis occurs with a fixed stoichiometry rate of 1 cm^3 of water consumed for every 3 Ah of overcharge. For every 1 cm^3 of water electrolyzed and exhausted, approximately 690 cm^3 of oxygen is generated on the positive electrodes and 1380 cm^3 of hydrogen on negative electrodes.

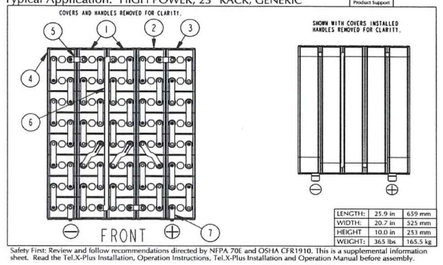
Section 4- Short Circuit

A battery's short circuit current is dependent on its state of charge and internal temperature.
- A fully charged Tel.X-Plus battery string can deliver a short circuit current in excess of 10 C_8A (i.e.: a 172 Ah Tel.X-Plus battery string can generate a short circuit current of 1720 Amps).
- Short circuit currents through an electrical conductor of any kind are high enough to melt metal and plastic. It is therefore important to your safety that all conductive jewelry or alike (rings, watches, bracelets, etc.) are removed before installing a battery.

saft

String Instruction Sheet 80-94890-02
Tel.X-Plus Ni-Cd Battery
Typical Application: HIGH POWER, 23" RACK, GENERIC

Product Support



Safety First: Review and follow recommendations directed by NFPA 70E and OSHA CFR1910. This is a supplemental information sheet. Read the Tel.X-Plus Installation, Operation Instructions, Tel.X-Plus Installation and Operation Manual before assembly.

ITEM	CHK	PART No.	DESCRIPTION	QTY
1		80-04788-08	BLOCK TLX+180 8-CELL	2
2		80-04788-18	BLOCK TLX+180 8-CELL	1
3		80-04788-28	BLOCK TLX+180 8-CELL	1
4		80-04788-38	BLOCK TLX+180 8-CELL	1
5		80-03979-10	BUSBAR INTERBLOCK W/TUBING (TLX)	3
6		80-04807-01	CONNECTOR INTERBLOCK TLX180-8 W/POSY	1
7		80-04698-14	KIT ADAPTER TERMINAL FRT TLX180	1
8		80-03978-40	KIT INSTALLATION Tel.X-Plus	1

CHK	PART No.	DESCRIPTION	QTY
	80-03541-02	LABEL, TLX+ 40-CELL, TCV DISABLED	1
	80-04383-01	LABELS NEMERICAL	1
	025544-001	CORROSION INHIBITOR	1
	025583-000	SCREW, M6 X 1.0, 10MM, SS	3
	100110	WASHER SPRING M6 AC	3
	72008	INSTALLATION AND OPERATION SHEET	1

SPECIAL INSTRUCTIONS:
1. Scan QR code for Product Support Document & Battery Installation video.
2. Prior to assembly, use the CHK colume in the parts list to assure all parts & kit parts have been received.
3. ● Indicates positive terminal.

⚠1 Use "labels numerical" provided to identify each cell of the battery string. Starting with battery string positive end as cell number one, subsequently serialize the cells following the electrical path resulting in numbering battery string negative end cell as #40.

⚠2 Measure OCV and record using I/O sheet.

⚠3 Use corrosion preventer (No-Ox) provided to lightly coat exposed metal at all terminal and lug connections.

⚠4 Torque value: 10.8 ± .5 Nm (96 ± 4 in/lb) .

⚠5 After an electrical connection is made, reinstall block cover.

⚠6 Affix "label-57.2 VDC & TCV-disabled" labels onto or near the battery string and rectifier to inform that the float voltage should be set to 57.2 VDC and TCV should be disabled.

Saft America, Inc.
711 Gil Harbin Industrial Blvd
Valdosta,Georgia, 31601 - USA
Tel: 1(229) 247 2331
Fax: (229) 247 8486

www.saftbatteries.com

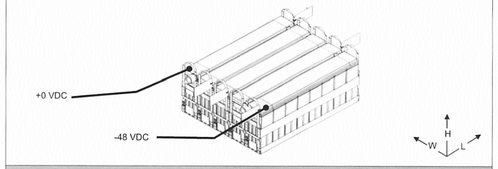
Doc. n° IO-80-94890-02
Revision: D, Sheet 1 of 8
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TotalEnergies

Return to TOC

80-94890-02 Verizon

Type: TLX+180 (x40) | **C_n: 172 Amp-hrs.** | **V_{Appt}: 48 VDC** | **Nom. Energy: 8.2 kWh**



STRING			
Type	Saft P/N	String Dimensions (W x L x H)	(525 x 659 x 254) mm (20.67 x 25.94 x 10.00) inches
Battery String	80-94890-02		
Installation Kit	80-03928-40	String Weight	165.5 kg 365.0 lb
Bus bar	80-03979-10		
Connector Interblock w/ tubing	80-04807-01		
Kit Adapter Terminal Frt. TLX180	80-04698-14		

BLOCKS / MODULES				
Type	Saft P/N	Qty	Block Dimensions (W x L x H)	Block Weight
TLX 180-8	80-04788-08	2	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-18	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-28	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb
TLX 180-8	80-04788-38	1	(105 x 659 x 254) mm (4.13 x 25.94 x 10.00) inches	32.7 kg 72.1 lb

CELL				
Type	Saft P/N	Qty	CLEI	CPR
TLX+180	80-03832-01	40	PWHYAM8TRA	212341

Return to TOC

CFC CHAPTER 12 COMPLIANCE

TOTAL = 2 STRINGS X 8.256 kWh/STRING = 16.51 kWh

(SINCE LESS THAN 70kWh OF CAPACITY, CFC CHAPTER 1207, TABLE 1207.1.1, SECTIONS 1207.1.2–1207.11.10 NOT APPLICABLE)

BATTERY INFORMATION (BATTERY CAPACITY DATA–48V STRINGS)

BATTERY MODEL	TOTAL # OF STRINGS INSTALLED	AMP HOURS PER STRING	TOTAL VOLTS PER STRING	TOTAL kWh / # OF STRINGS x AMP HOURS PER STRING x VOLTS PER STRING / 1000
SAFT TLX+180 80–94890–02	2	172Ah	48V	2 x 172Ah x 48V/1000 = 16.51kWh < 70kWh

BATTERY DATA CHART

NEW BATTERIES

BATTERY TYPE: SAFT TLX+180 (80–94890–02)
NUMBER OF STRINGS: 2
WEIGHT: 365 LB/STRING X 2 = 730 LB
TOTAL KWH: 172AH X 48V X 2 / 1000 = 16.51 KWH

Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
1	06/23/25	CLIENT REV	T.T.
0	05/29/25	CD 90%	T.T.
	05/06/25	ZD REV	T.T.

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevyn Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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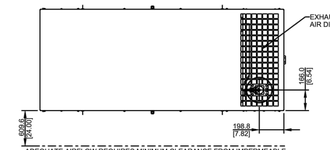
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BATTERY SPECIFICATIONS

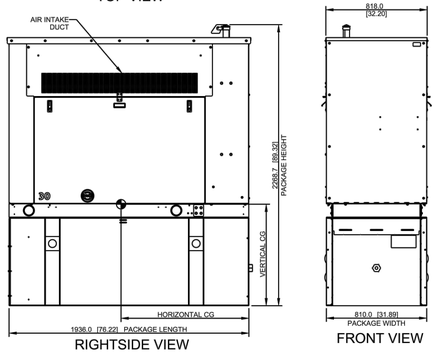
SHEET NUMBER:

A-5.1

MODEL	ALTERNATOR	PACKAGE MAXIMUM WEIGHT (WET)	(HORIZONTAL CG) (WET)	(VERTICAL CG) (WET)	GENSET LENGTH
30	TAL042D	1050 KG [2315 LBS]	1032 [40.6]	819 [32.3]	1581 [62.3]

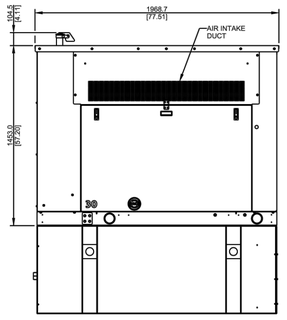


TOP VIEW

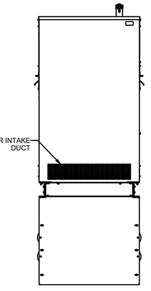


RIGHTSIDE VIEW

FRONT VIEW



LEFTSIDE VIEW



REAR VIEW

NOTE:
1.) DIMENSIONS IN [ ] ARE ENGLISH UNIT EQUIVALENTS.
2.) 6 AMP BATTERY CHARGER.
3.) 120VAC ENGINE BLOCK HEATER.
4.) 120VAC BATTERY HEATER.
5.) GENERATOR MUST BE GROUNDED.
6.) MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
7.) MUST ALLOW FREE FLOW OF INTAKE AIR.
8.) BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
9.) SEE TABLE ON SHEET 3 FOR SUBBASE FUEL TANK CAPACITY.
10.) TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
11.) IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.
12.) GENERATOR IS INSTALLED ON A UL-142 RATED DOUBLE WALL SUBBASE FUEL TANK.

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL. □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY
-	11MAR2024	RELEASE FOR PRODUCTION	PBG
A	10NOV2024	(D-8) CLEARANCE NOTE UPDATED, (B-4)	JB2
		881.0 REMOVED, SEE SHEET 3	

DO NOT SCALE.
THIS ASSEMBLY OR PART MUST COMPLY WITH PEP-RML-001. REFERENCE CAD MODEL FOR UNSPECIFIED DIMENSIONS.

rehlko — THIRD ANGLE PROJECTION

UNLESS OTHERWISE SPECIFIED: ALL DIMENSIONS IN MILLIMETERS GENERAL TOLERANCES: X.XX ±0.25, X.X ±1.0, X° ±1°, ANGLES ≤5° 30' BEND ANGLES ± 1° — SURFACE FINISH: MAX.

MAJOR: 0 | CRITICAL: 0 | CHARACTERISTICS COMPLY WITH KPS-80022

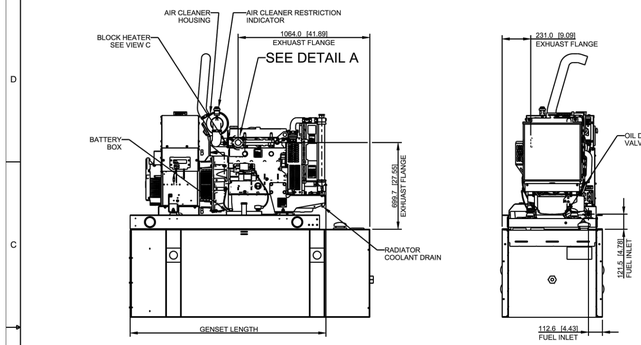
SCALE: 0.05 | SHEET SIZE: B | SHEET: 1 OF 3

DRAWN: PBG | DATE:
APPROVED: SEE PLM SYSTEM | 11MAR2024

TITLE: DIMENSION PRINT
DWG NO.: ADV-10037

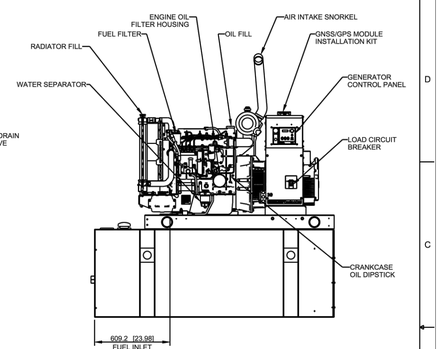
VERIZON
30KW KD30TC
ENCLOSURE WITH
STANDARD TANK

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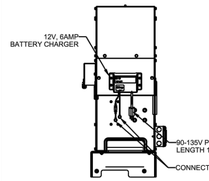


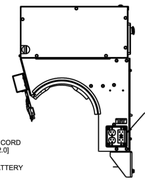
RIGHTSIDE VIEW

FRONT VIEW

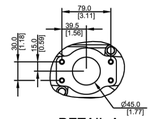


LEFTSIDE VIEW





SECTION B-B
BATTERY CHARGER
SCALE 0.08



DETAIL A
EXHAUST FLANGE
SCALE 0.25



VIEW C
BLOCK HEATER
SCALE 0.150

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL. □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY
-	11MAR2024	RELEASE FOR PRODUCTION	PBG
A	10NOV2024	SEE SHEETS 1 & 3	JB2

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MAJOR: 0 | CRITICAL: 0 | CHARACTERISTICS COMPLY WITH KPS-80022

SCALE: 0.05 | SHEET SIZE: B | SHEET: 2 OF 3

DRAWN: PBG | DATE:
APPROVED: SEE PLM SYSTEM | 11MAR2024

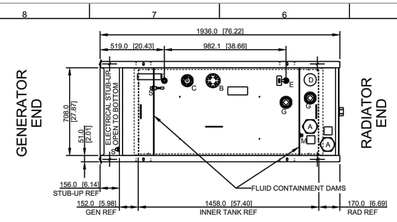
TITLE: DIMENSION PRINT
DWG NO.: ADV-10037

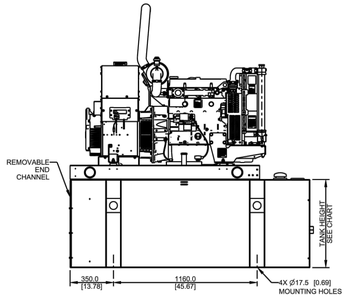
VERIZON
30KW KD30TC
ENCLOSURE WITH
STANDARD TANK

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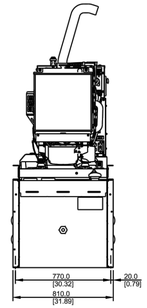
MODEL	TANK P/N	TANK HEIGHT	DESCIPTION	ASSY WEIGHT
30	10503026800-KA1	711.2 [28.00]	STANDARD TANK, 147 GAL	465 KG [1005 LBS]

TANK FITTINGS:
A. 3" NPT EMERGENCY VENT FITTING PER NFPA 30 WITH VENT CAPS (QTY 2).
B. 2" NPT WATER TIGHT FUEL FILL FITTING WITH LOCKABLE CAP. AND 3" RISER.
C. 2" NPT FOR FUEL LEVEL SENDING UNIT WITH MECHANICAL INDICATOR NEEDLE.
D. 2" NPT NORMAL VENT FITTING WITH MUSHROOM VENT CAP AND 6" RISER.
E. 1/2" NPT FITTING FOR REMOVABLE ENGINE SUPPLY DIP TUBE (3/8" NPT FEMALE WITH CHECK & FIRE SAFETY VALVES AND LOCKOUT COVER).
F. 1/2" NPT ADDITIONAL FITTING FOR OPTIONAL ACCESSORY (INSTALL STEEL 1/2" NPT PIPE PLUG).
G. 2" NPT ADDITIONAL FITTING FOR OPTIONAL ACCESSORY (INSTALL STEEL 2" NPT PIPE PLUG) (QTY 2).
M.1/2" NPT BASIN DRAIN (INSTALL STEEL 1/2" NPT PIPE PLUG)
S. 1/2" NPT FITTING FOR ENGINE FLUID CONTAINMENT BASIN FLOAT SWITCH (QTY 2).





RIGHTSIDE VIEW



FRONT VIEW

REV	DATE	ON COMPOSITE DWGS, SEE PART NO. FOR REVISION LEVEL. □ INDICATES PART NUMBERS AFFECTED BY LATEST DRAWING REVISION	BY
-	11MAR2024	RELEASE FOR PRODUCTION	PBG
A	10NOV2024	(D-6) FLUID CONTAINMENT DAMS NOTE	
		ADDED, SEE SHEET 1.	JB2

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MAJOR: 0 | CRITICAL: 0 | CHARACTERISTICS COMPLY WITH KPS-80022

SCALE: 0.05 | SHEET SIZE: B | SHEET: 3 OF 3

DRAWN: PBG | DATE:
APPROVED: SEE PLM SYSTEM | 11MAR2024

TITLE: DIMENSION PRINT
DWG NO.: ADV-10037

VERIZON
30KW KD30TC
ENCLOSURE WITH
STANDARD TANK

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rehlko

KD30TC

60 HZ. DIESEL INDUSTRIAL GENERATOR SET
EMISSION DATA SHEET

ENGINE INFORMATION

Model:	S4S-Y361KGBE	Bore, mm (in.)	94 (3.70)
Nameplate BHP @ 1800 RPM:	46.4	Stroke, mm (in.)	120 (4.72)
Type:	4-Cycle, 4 Cyl., Inline	Displacement, L (cu. In.)	3.331 (203)
Aspiration:	Naturally Aspirated		
Compression Ratio:	22:1	EPA Family:	SMVXL03.3AAK
		EPA Certificate:	SMVXL03.3AAK-012

PERFORMANCE DATA:	
Engine bkW @ 1800 RPM	34.6
Fuel Consumption (Lph) @ 100% Load (Standby)	9.8
Exhaust Gas Flow (m^3/min)	7.0
Exhaust Temperature (°C)	550

EXHAUST EMISSION DATA:	EPA D2 Cycle 5-mode Weighted
NMHC	0.10
CO2	754
NOx (Oxides of Nitrogen as NO_2)	6.63
CO (Carbon Monoxide)	0.50
PM (Particulate Matter)	0.26

Values are in g/kWh unless otherwise noted

TEST METHODS AND CONDITIONS

The emission data listed is measured from a laboratory test engine according to the test procedures of 40 CFR 89 or 40 CFR 1039, as applicable. The test engine is intended to represent nominal production hardware, and there is no guarantee that every production engine will have identical test results. Emission results may vary due to engine manufacturing tolerances, engine operating conditions, fuels used, alternate test methods, or other conditions.

Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
1	06/23/25	CLIENT REV	T.T.
0	05/29/25	CD 90%	T.T.
	05/06/25	ZD REV	T.T.

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevyn Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

GENERATOR SPECIFICATIONS

SHEET NUMBER:

A-5.2

Clay & Bailey Mfg. Co.

A CENTURY'S WORTH OF INNOVATION

367 Male Thread High Flow Emergency Vent for Aboveground Storage Tanks



367 HF

Features:

All Aluminum Construction is lightweight for easy handling and installation. Also, no rust issues from scratches or weathering. Buna-N O Ring provides a vapor resistant seal. Spring Actuated Vent assures accurate opening pressure. Pressure relief set at <0.5 PSI. Clay & Bailey vents can be used in a variety of Aboveground Storage Tank Equipment installations where reliable fuel handling petroleum equipment is required.

Part #	Size	Weight /lbs.
0367-03-30HF	3"	3
0367-03-40HF	4"	4
0367-03-50HF	5"	5
0367-03-60HF	6"	6
0367-03-80HF	8"	7

Airflow

Size	W/Screen	W/O Screen
3"	66,400 SCFH	71,750 SCFH
4"	114,800 SCFH	118,750 SCFH
5"	184,500 SCFH	200,250 SCFH
6"	237,000 SCFH	251,700 SCFH
8"	500,552 SCFH	556,539 SCFH

c UL US LISTED

Clay & Bailey emergency vents comply with various codes – Petroleum Equipment Institute PEI RP200; Underwriters Laboratories Inc. UL-142, UL-2085, UL-2244, UL-2583; Underwriters Laboratories of Canada ULC-S601; National Fire Protection Agency NFPA 30, NFPA 30A; American Petroleum Institute API 2000.

Patent# 8171955

10/2018

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

Clay & Bailey Mfg. Co.

A CENTURY'S WORTH OF INNOVATION

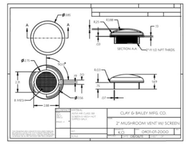
401
Mushroom Vent



401

Features:

Mushroom style free flow vent is made of cast iron with a 8 mesh galvanized screen. Domed vent top prevents tank contamination from entering vent lines. NPT thread is standard. Also available in galvanized. (Shown)



Cast iron Black

Part No.	Size	lbs	SCFH@ 2.5psi	A	B
0401-01-0750	3/4"	0.3	4,894	3/4"	1"
0401-01-1000	1"	0 5	8,711	1"	1 1/8"
0401-01-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-01-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-01-2000	2"	1.1	38,846	2"	1 11/16"
0401-01-4000	4"	2.5	54,873	4"	3"

Galvanized

Part No.	Size	lbs	2.5psi	A	B
0401-10-0750	3/4"	0.3	4,894	3/4"	1"
0401-10-1000	1"	0 5	8,711	1"	1 1/8"
0401-10-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-10-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-10-2000	2"	1.1	38,846	2"	1 11/16"
0401-10-4000	4"	2.5	54.873	4"	3"

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

Rochester Sensors
Engineering Innovative Solutions

Adjustable Liquid-Level Gauges

Applications

The 6500 Series Senior gauges are de signed for use in low pres sure tanks 0-25 psig [0-1,7Bar] containing diesel fuel, gasoline, fuel oil and lubricating oils.

Used in many ap pli ca tions such as con struc tion equip ment, sta tion ary gen er a tors, boats, farm equip ment and home heat ing.gauges may be easily converted remote output by simply installing the R3D replacement dial and plug-in Hall Effect sender module.

General Information & Features

The 6500 Series Adjustable Senior gauges are avail able in gear-action mod els for top mounting.

The standard float is nitrile rubber. The gauge is mount ed to a mating Se nior flange 2 1/2" bolt circle [63,5mm] using four 1/4"-28 x 9/16" long bolts. The gasket is Buna-N

Models #	Mounting	Dial, sender or Switch Data	Support Length "S"
6580-0151	Top	500250 ˙379 Senior direct-reading fractional dial	3"
6540-00090		5880502547P (0-90 Ohms)	3"
6540-00252		5AVHS03213P (240-30 Ohms)	3-5/8"



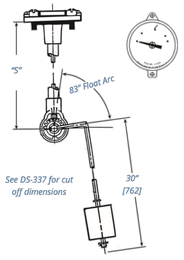
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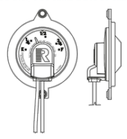
Manufacturing Worldwide

Rochester Sensors
Engineering Innovative Solutions

Direct reading gauge with 5002501379 dial



TwinSite® Dial, 0-90 ohms & 240-30 ohms



Parts #	Description	Ohms
588050254	Wire Leads	0-90
5AVHS03213P	Wire Leads	240-30

*Materials of Construction**

Head
Die cast aluminium.
Centershaft, Support Tube & Float Rod
Tempered aluminum.
Gears, Cross Stud & Bearings
Stainless Steel.
Drive Magnet
Alnico.
Gear Housing
Acetal plastic or aluminum.
Float
Nitrile rubber
Gasket
Buna-N, 0015-00004 or 0015-00079
Direct Reading Dial
Aluminum with polycarbonate crystal, hermetically sealed.
Side Reading Dial
Aluminum with polycarbonate crystal, hermetically sealed.
TwinSite® Sender
Polyamide.
Mounting Bolts
Zinc-plated steel ¼ "-28 x 9/16" long.

*General Specifications**

Accuracy
Accuracy depends upon proper gauge sizing. Senior dials ±7%, TwinSite® dials ±12%. Accuracy may be less depending upon tank shape. Accuracy may be less near full and empty. Accuracy may be less if tank is not level. This gauge is not to be used for filling. All accuracy estimates are expressed as a percent of full scale.
Temperature Range
-40°F to +158°F, -40°C to 70°C.
Humidity
Paint exposed portions of gauge, less dial, for marine applications.
Shock & Vibration
Suitable for mobile applications.
Power
0.5 watts maximum for TwinSite® versions.
Tank Pressure
Up to 25 psig [1,7 Bar]
Approvals
These direct indicating gauges are UL listed for flammable liquids. Some models UL recognized for marine service.

Note: For installation instructions see MS-501/502 (Mounting standards).

When ordering, specify:

1. Gauge model number.
2. Tank diameter and riser height.
3. Mounting location.
4. Ohm range on Twinsite® versions.
5. Preferred switch on switch gauges, if other than standard.
6. Any listed options or preferences.

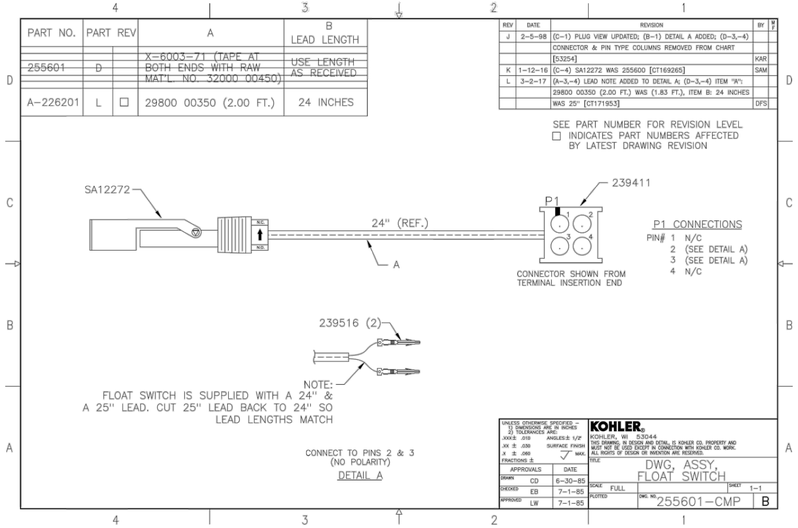
Note: Materials and specifications are subjected to change without notice. Pressure ratings subject to change due to temperature and other environmental considerations.

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Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
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0	05/29/25	CD 90%	T.T.
	05/06/25	ZD REV	T.T.

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3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

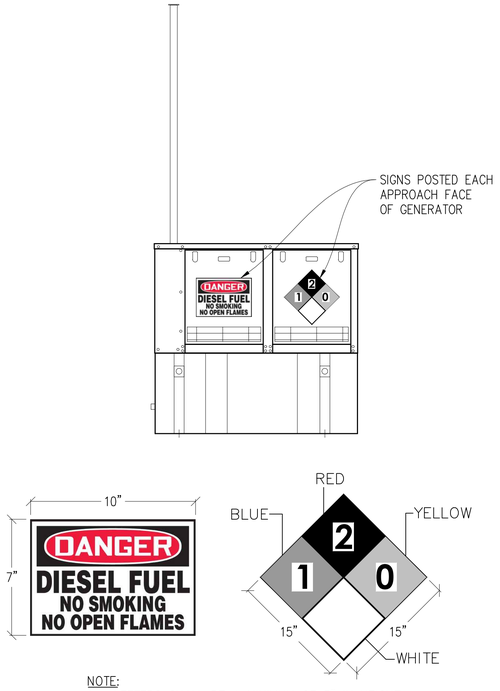
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SHEET TITLE:

GENERATOR SPECIFICATIONS

SHEET NUMBER:

A-5.3

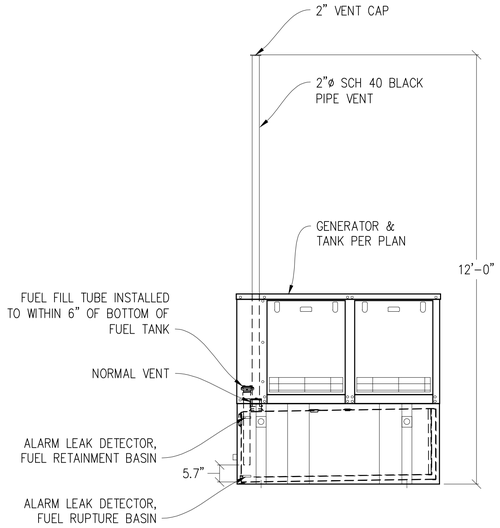


NOTE:
1. LETTERS SHALL BE A MINIMUM OF 3" IN HEIGHT
2. SIGN TO BE PLACED ON ALL SIDES OF GENERATOR
3. 10"x14" ALUMINUM NO SMOKING SIGN

1 GENERATOR SAFTEY SIGNAGE

NOT TO SCALE

NOTE:
FILL PIPE SHALL TERMINATE WITHIN 6" OF TANK BOTTOM



2 GENERATOR VENT & FILL DETAIL

½"=1'-0"

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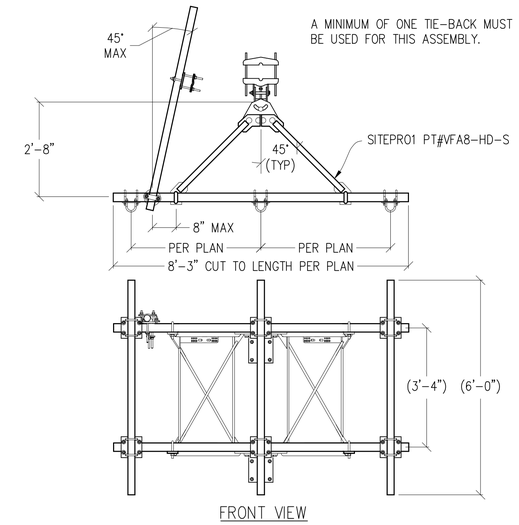
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GENERATOR SPECIFICATIONS

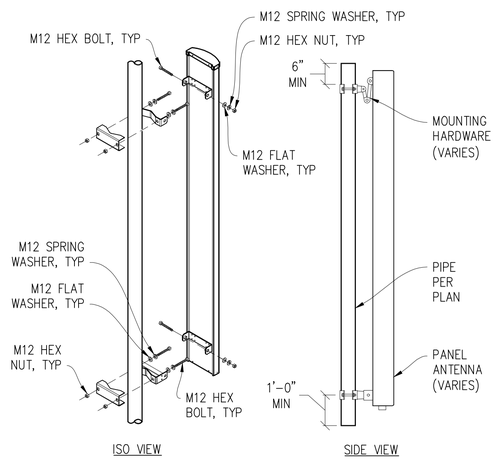
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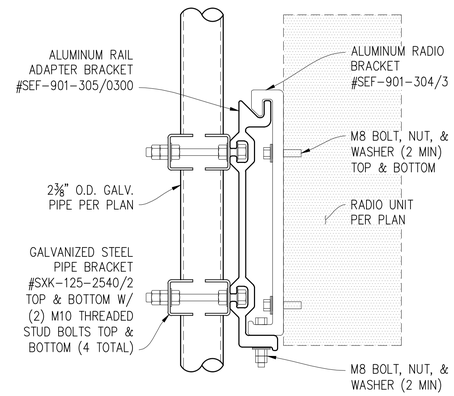
1 V-FRAME ASSEMBLY DETAIL

½"=1'-0"



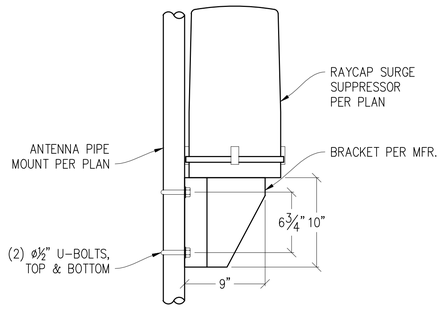
2 ANTENNA MOUNT

1"=1'-0"



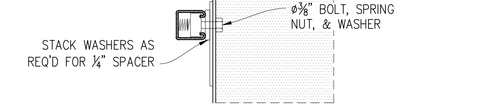
3 RADIO UNIT MOUNTING

3"=1'-0"



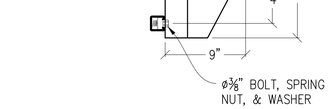
4 SURGE PIPE MOUNT

1½"=1'-0"



5 EQUIPMENT MOUNTING

3"=1'-0"



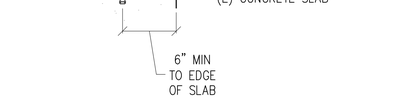
6 SURGE MOUNT

1½"=1'-0"



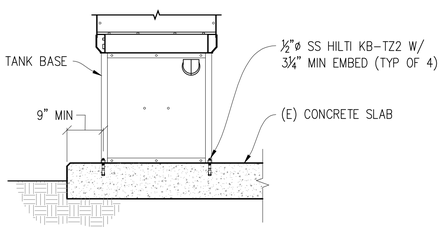
7 GPS MOUNT DETAIL

¾"=1'-0"



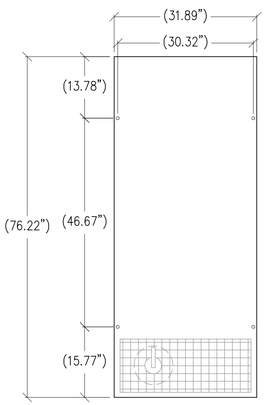
8 CABINET TO CONC

1½"=1'-0"



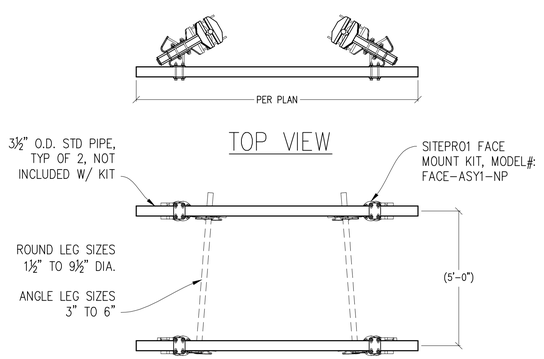
9 GENERATOR ANCHORAGE

½"=1'-0"



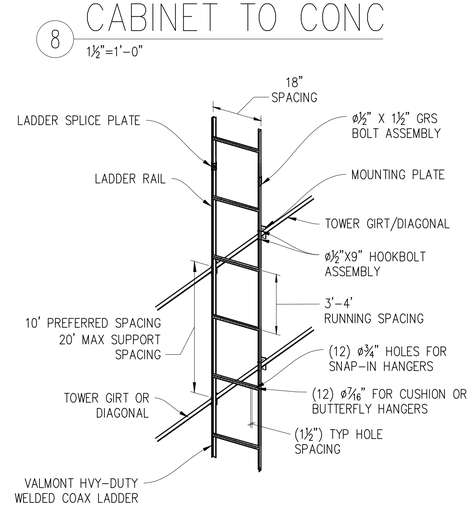
10 GENERATOR ANCHOR LOCATIONS

¾"=1'-0"



11 ANTENNA MOUNT

⅜"=1'-0" MAX WEIGHT: 530 LBS



12 CABLE LADDER TO TOWER

NOT TO SCALE

Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

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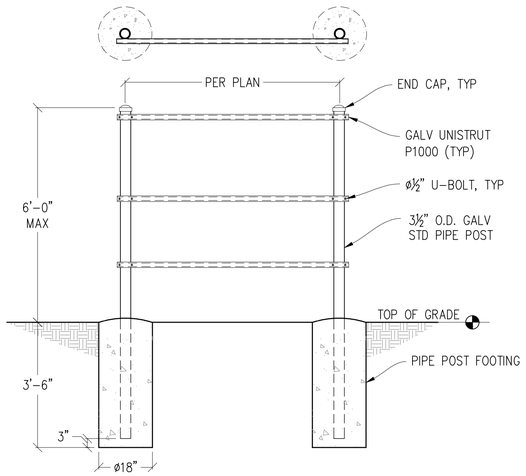
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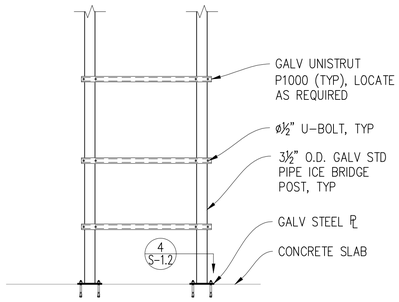
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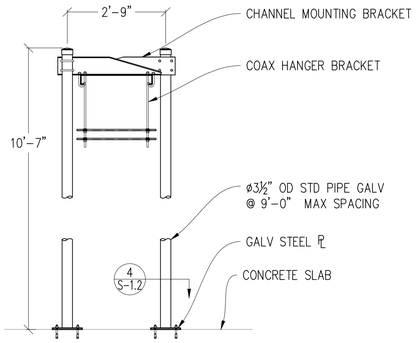
1 H-FRAME DETAIL

½"=1'-0"



2 H-FRAME DETAIL

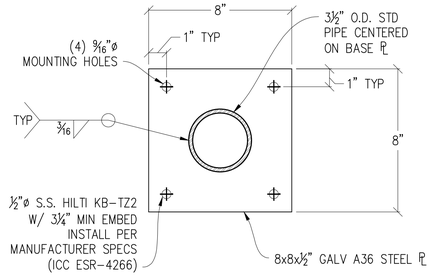
½"=1'-0"



FRONT VIEW

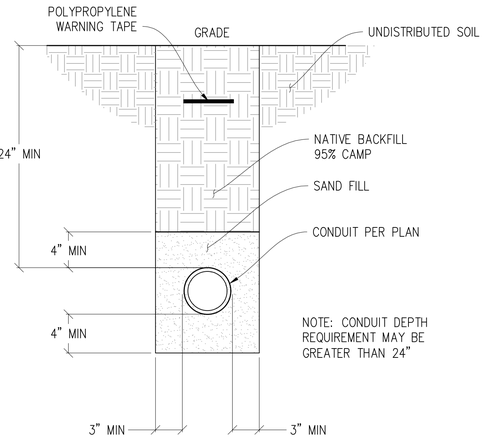
3 ICE BRIDGE DETAIL

½"=1'-0"



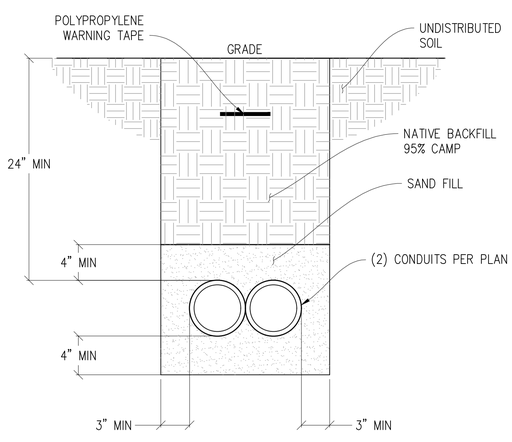
4 ICE BRIDGE BASE PLATE

3"=1'-0"



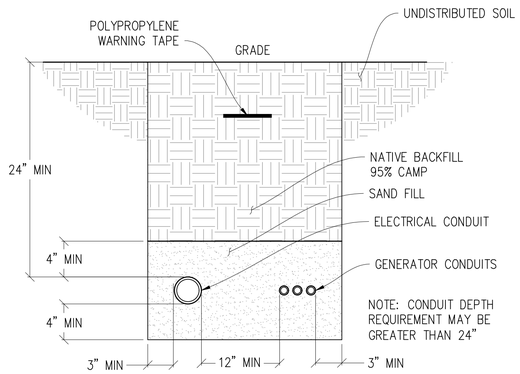
5 CONDUIT TRENCH DETAIL

1½"=1'-0"



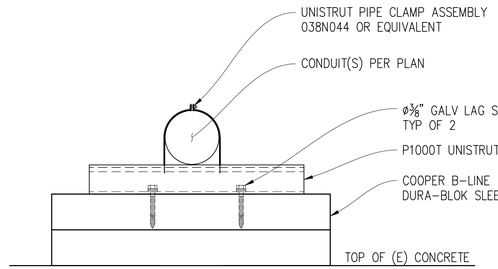
6 CONDUIT TRENCH DETAIL

1½"=1'-0"



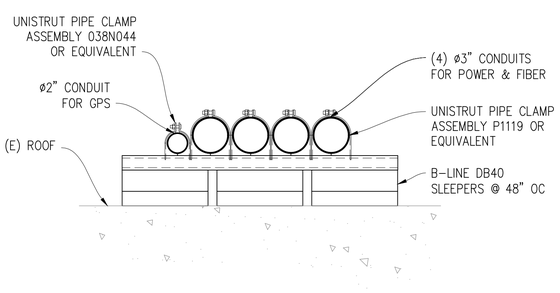
7 CONDUIT TRENCH DETAIL

1½"=1'-0"



8 CONDUIT MOUNT DETAIL

3"=1'-0"

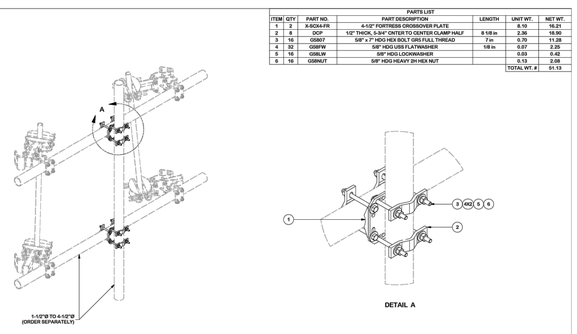


10 CONDUIT MOUNT DETAIL

1½"=1'-0"

PARTS LIST

ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	2	X-BOX4-FR	4-1/2" FORTRESS CROSSOVER PLATE		8.10	16.21
2	8	DCP	1/2" THICK, 3-3/4" CNTER TO CENTER CLAMP HALF	8 1/8 in	2.36	18.90
3	16	GS807	5/8" x 7" HDG HEX BOLT GR5 FULL THREAD	7 in	0.70	11.28
4	32	GS5FW	5/8" HDG USS FLATWASHER	1/8 in	0.07	2.25
5	16	GS5LW	5/8" HDG LOCKWASHER		0.03	0.42
6	16	GS5NUT	5/8" HDG HEAVY 2H HEX NUT		0.13	2.08
					TOTAL WT. #	51.13



TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE: SAWED, SHEARED AND GAS CUT EDGES (0.5 ESD"): LASER CUT EDGES AND HOLES (0.010") - NO COINING OF HOLES LASER CUT EDGES AND HOLES (0.5 ESD") - NO COINING OF HOLES BENDS AND ANGLES ARE ± 1/2 DEGREE ALL OTHER MACHINING (± 0.030") ALL OTHER ASSEMBLY (± 0.060")

DESCRIPTION			
FACE ASSEMBLY PIPE MOUNT KIT			
TIPO NO.	DRAWN BY	ENG. APPROVAL	
	CMFL 12/21/2021		
CLASS	SUB	DRAWING USAGE	CHECKED BY
87	02	CUSTOMER	

SITE PRO 1 — Engineering support hotline 1-800-752-7440 — a Vallmont Company

Locations: Fort Worth, TX; Atlanta, GA; Minneapolis, MN; Plymouth, IN; Phoenix, AZ; Dallas, TX; Tampa, FL

PART NO.	FACE-PM
DWG. NO.	FACE-PM

1 OF 1 SHEET

11 CROSSOVER PLATE DETAIL

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WESTPORT, CA 95488

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verizon

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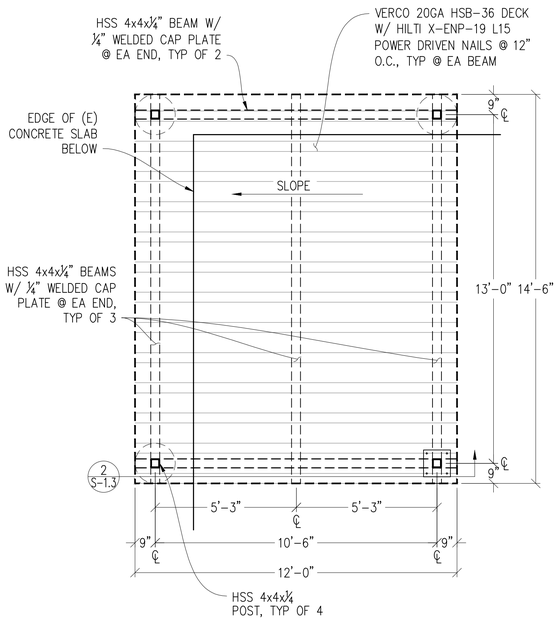
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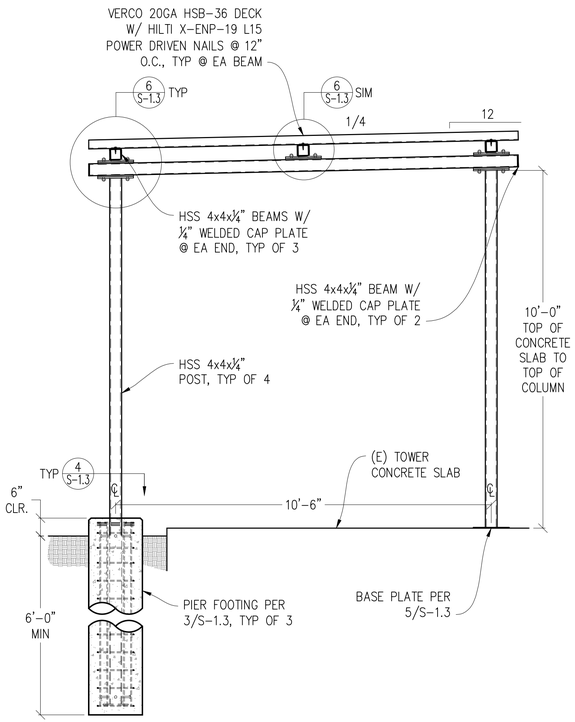
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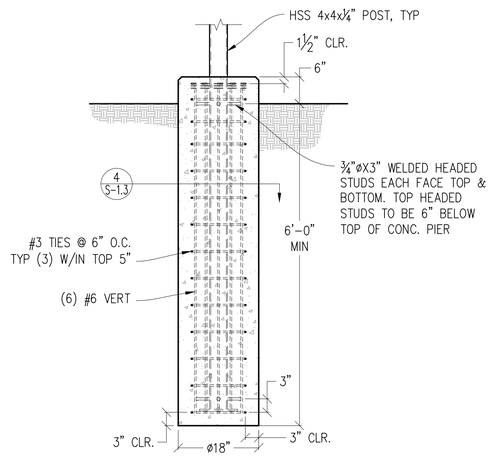
STRUCTURAL DETAILS

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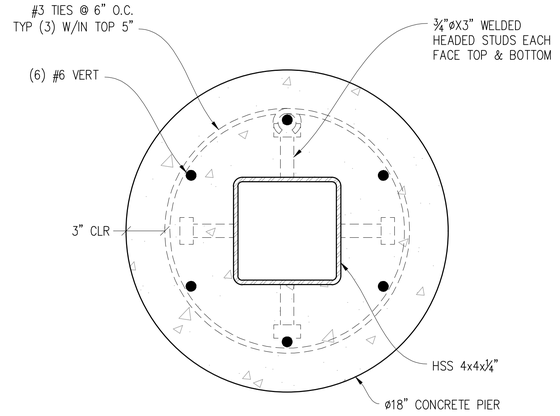
S-1.2



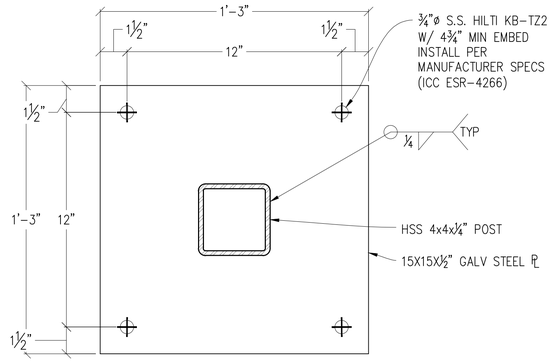


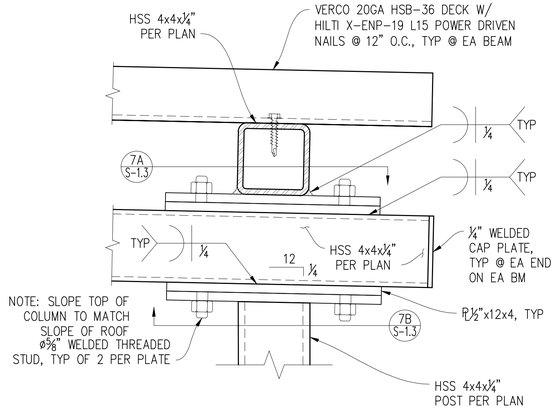


3 CONCRETE PIER DETAIL
¾"=1'-0"

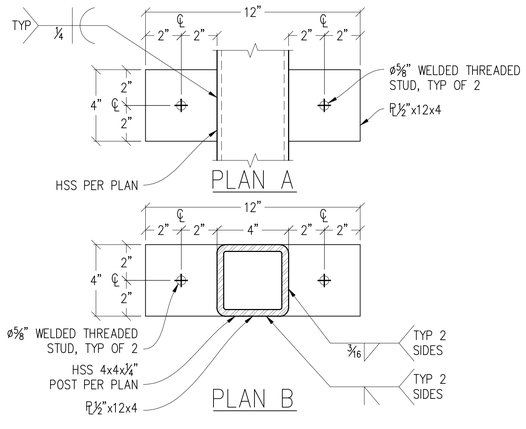


4 CONCRETE PIER SECTION
3"=1'-0"



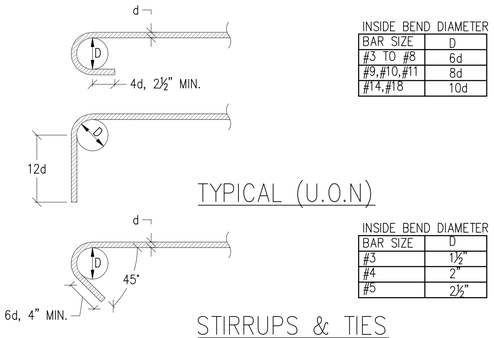


6 PLATE DETAIL
3"=1'-0"



7 PLATE DETAIL
3"=1'-0"

1 SHADE COVER ROOF PLAN
⅜"=1'-0"

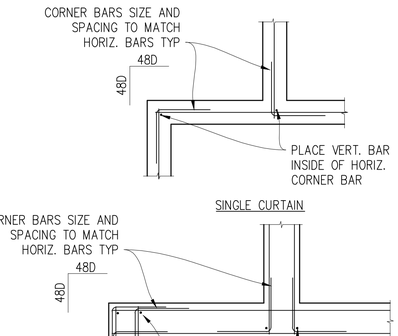


INSIDE BEND DIAMETER	
BAR SIZE	D
#3 TO #8	6d
#9,#10,#11	8d
#14,#18	10d

INSIDE BEND DIAMETER	
BAR SIZE	D
#3	1½"
#4	2"
#5	2½"

NOTE: ALL BARS BENT COLD– NO FIELD BENDING ALLOWED EXCEPT WHERE SPECIFICALLY SHOWN ON DRAWINGS

8 TYP. STD HOOKS & BEND IN REINF. STEEL
1½"=1'-0"



5 BASE PLATE DETAIL
3"=1'-0"

9 TYPICAL FOUNDATION CORNER REINFORCING
½"=1'-0"

Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

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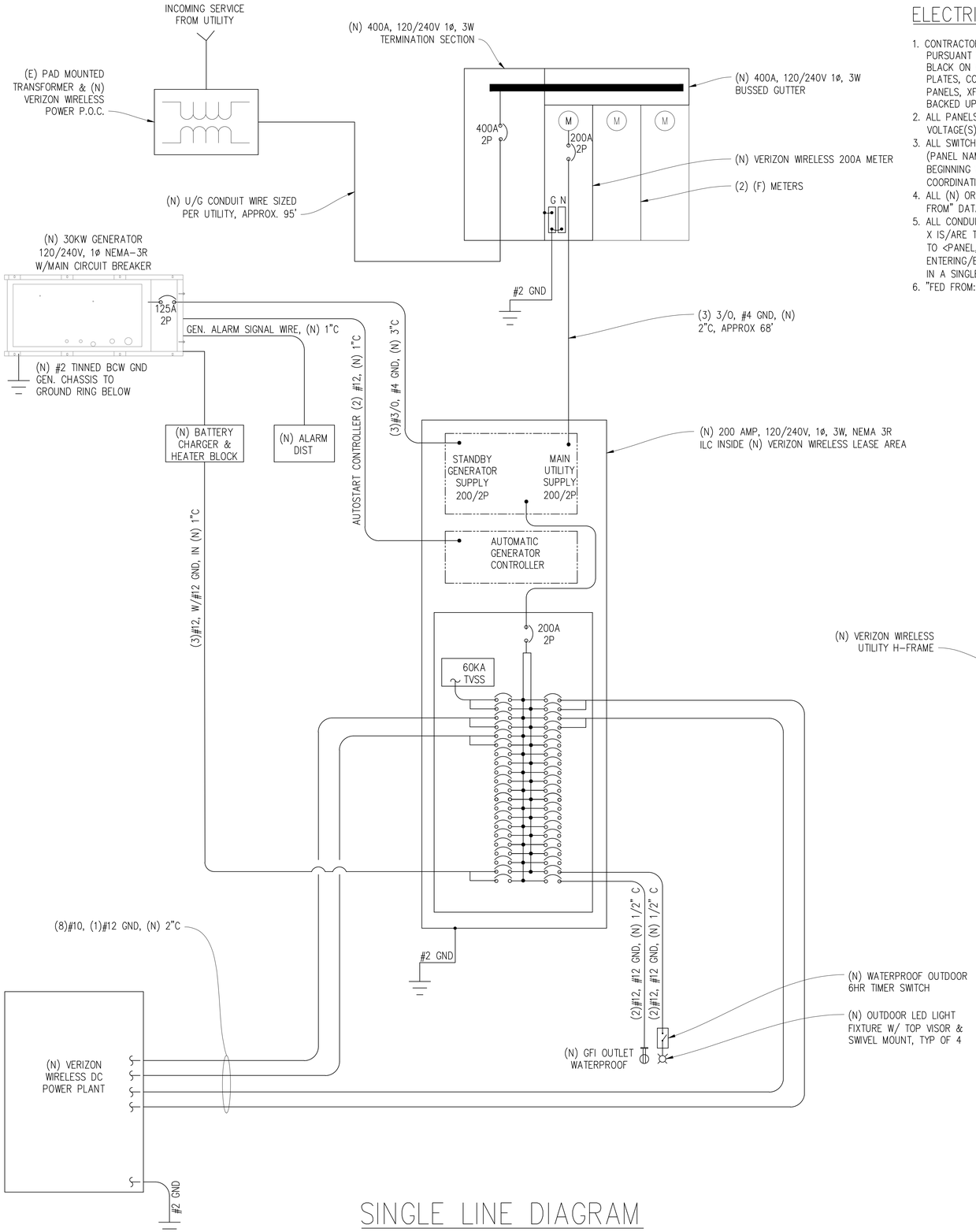
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SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1.3



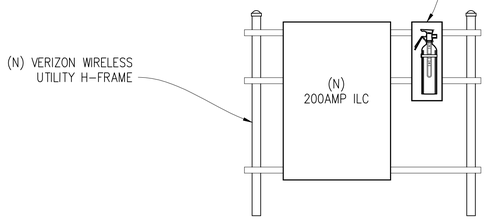
SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

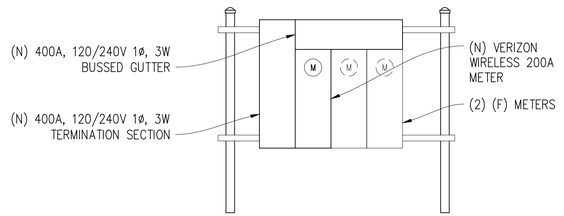
1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF



UTILITY ELEVATION



UTILITY ELEVATION

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    - A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    - B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    - C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    - D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

NAMEPLATE : PANEL A			SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
30		SURGE ARRESTOR	60/2	1	2	30/2	(N) DC POWER PLANT	2292	
	30	" "	" "	3	4	" "	" "		2292
2292		(N) DC POWER PLANT	30/2	5	6	30/2	" "	2292	
	2292	" "	" "	7	8	" "	" "		2292
2292		" "	30/2	9	10	–	BLANK		
	2292	" "	" "	11	12	–	" "		
		BLANK	–	13	14	–	" "		
		" "	–	15	16	–	" "		
		" "	–	17	18	–	" "		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
		" "	–	25	26	–	" "		
		" "	–	27	28	–	" "		
		" "	–	29	30	–	" "		
		" "	–	31	32	–	" "		
		" "	–	33	34	–	" "		
		" "	–	35	36	–	" "		
		" "	–	37	38	–	" "		
1000		(N) GEN. HEATER	20/1	39	40	20/1	LIGHTS		300
	300	(N) GEN. BATTERY CHARGER	20/1	41	42	20/1	GFI RECEPTACLE	180	
5614	4914	PHASE TOTALS					PHASE TOTALS	4764	4884
TOTAL VA =	20176	TOTAL AMPS =	84						
TOTAL KVA =	20.18								

PANEL SCHEDULE

Issued For:

ROAD 207

45151 N. HIGHWAY 1
WESTPORT, CA 95488

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

COMPLETE Wireless Consulting, Inc.

MDG LOCATION ID:	5000968104
PROJECT ID:	17393306
DRAWN BY:	FS
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
2	09/23/25	CD 100%	S.D.
1	06/23/25	CLIENT REV	T.T.
0	05/29/25	CD 90%	T.T.
	05/06/25	ZD REV	T.T.

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Contact: Kevin Sorensen Phone: 916-660-1930
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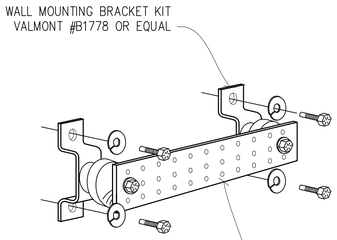
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SHEET TITLE:

ELECTRICAL PLAN

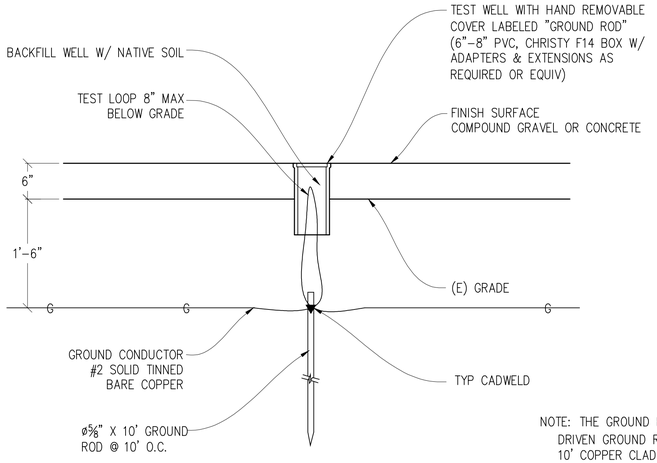
SHEET NUMBER:

E-1.1



1 GROUND BUSS DETAIL

NOT TO SCALE



2 TEST WELL DETAIL

1"=1'

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE ⅝" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.

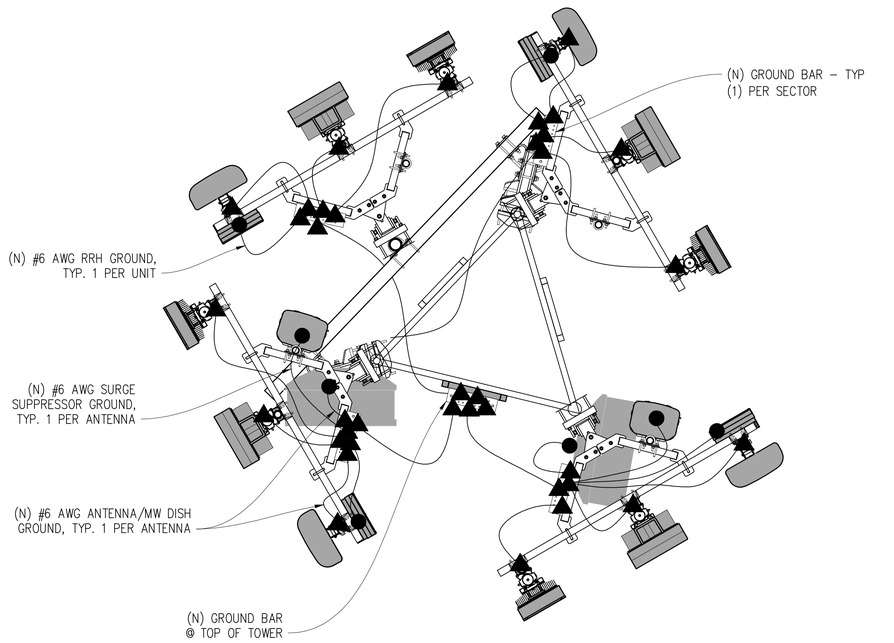
GROUNDING LEGEND

- MECHANICAL CONNECTION
- EXOTHERMIC CADWELD
- TYP. CADWELD INSPECTION WELL
- TYP ⅝" DIA. X 10'–0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- GATE GROUNDING STRAP
- G — TYP #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI — GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

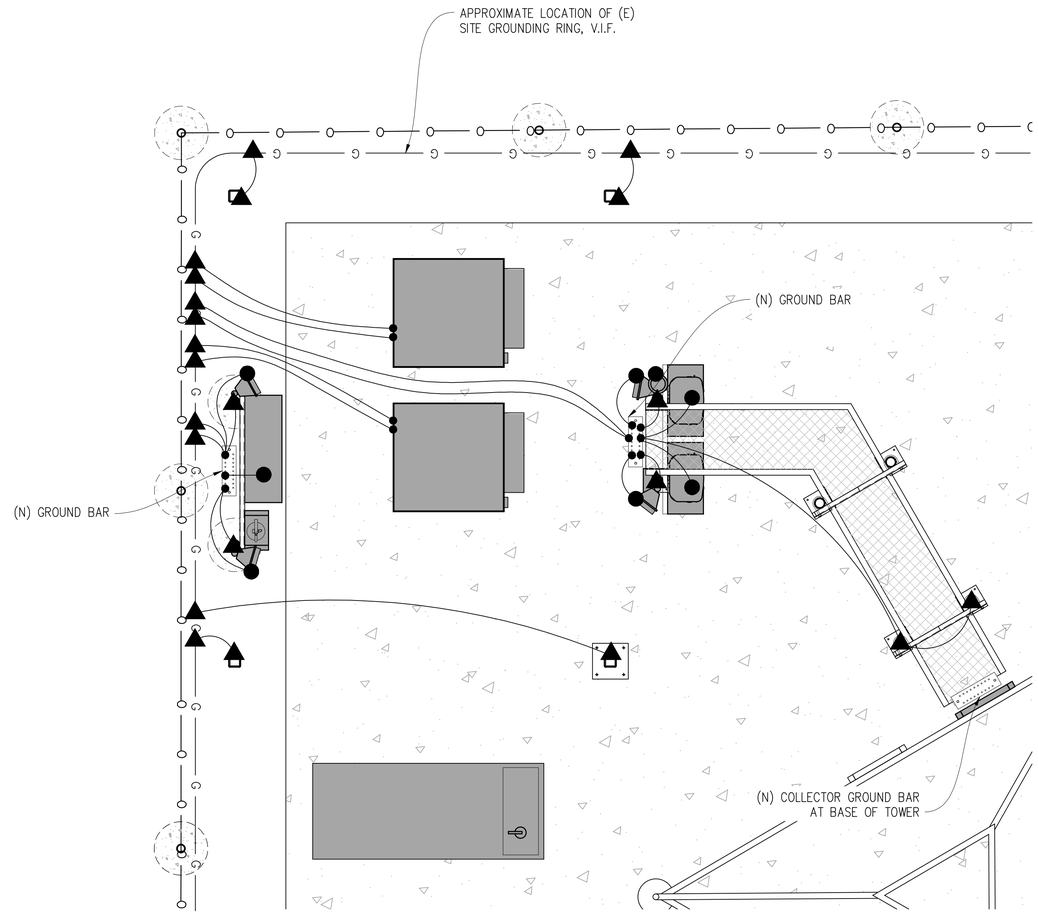
GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
2. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
3. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
4. EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
5. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
6. APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
7. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO–OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
9. THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:
   A. CONNECT TO EXISTING GROUNDING SYSTEMS
   B. CONNECT TO BUILDING STEEL COLUMNS
   C. INSTALL A NEW GROUNDING SYSTEM

   UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.



ANTENNA GROUNDING PLAN



EQUIPMENT GROUNDING PLAN

Issued For:

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WESTPORT, CA 95488

PREPARED FOR

verizon

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SHEET TITLE:

GROUNDING PLAN & DETAILS

SHEET NUMBER:

E-1.2

ROAD 207
COVERAGE MAP

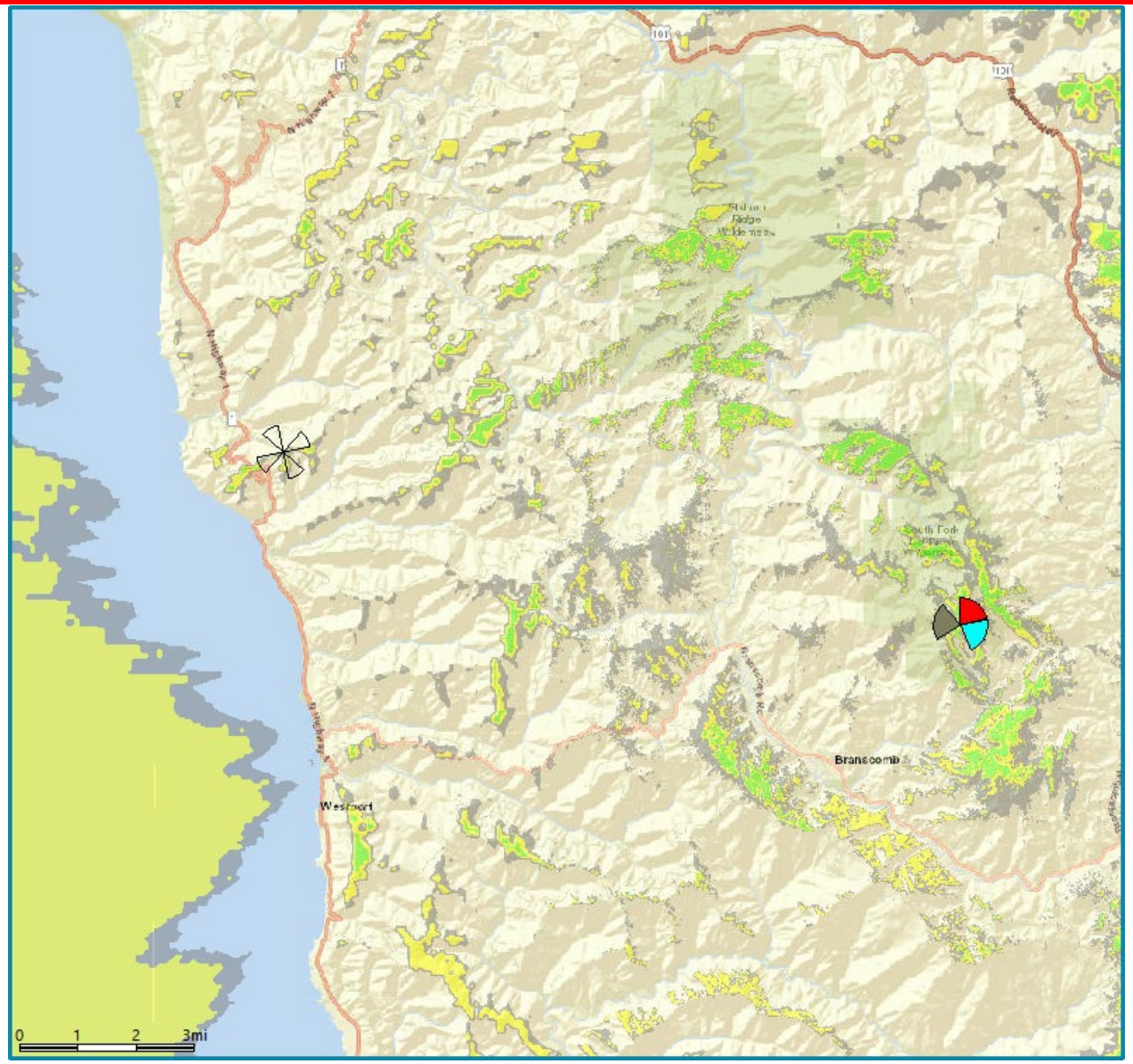
Coverage Objective: Proposed ROAD 207 in CA

Verizon Wireless proposes the deployment of a new cellular facility in Westport, California, to improve a significant coverage gap and augment mobile network connectivity in the area. Currently, Verizon subscribers are reliant on roaming agreements with US Cellular, owing to the absence of nearby Verizon cell sites, with the closest facility located approximately 12 miles east in Laytonville. The proposed facility will provide a requisite boost to network capacity, ensuring reliable delivery of 4G LTE and 5G wireless services, including enhanced mobile broadband (eMBB), video streaming, and mission-critical communications for residents, workers, visitors, and emergency personnel in Westport and surrounding areas along Highway 101.

The new facility will also enable advanced technologies such as network slicing, edge computing, and IoT connectivity, supporting innovative applications in areas like smart agriculture, transportation, and public safety. Furthermore, the improved network infrastructure will foster economic growth, enhance educational opportunities, and provide access to essential healthcare services for the local community. By investing in this new facility, Verizon Wireless reaffirms its commitment to delivering world-class wireless services and driving digital transformation in rural California.

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EXISTING 4G LTE 700 COVERAGE MAP: ROAD 207 CLUSTER



Proposed Site (Inactive)

Existing On-Air

>= Indoor (-85 dBm)

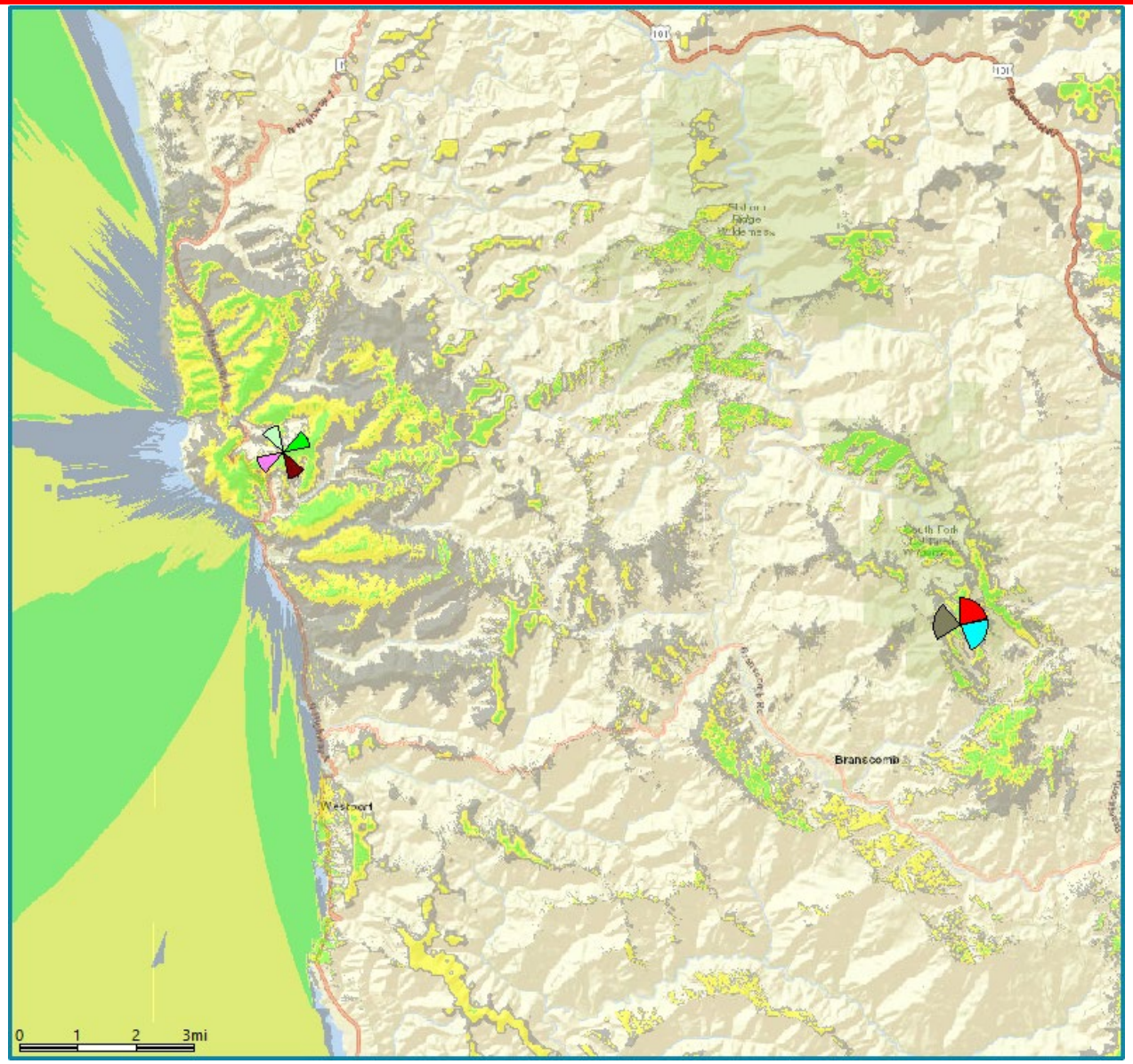
>= In-Vehicle (-95 dBm)

>= Outdoor (-105 dBm)

verizon

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PROPOSED 4G LTE 700 COVERAGE MAP: ROAD 207 CLUSTER



Proposed Site (Active)

Existing On-Air

>= Indoor (-85 dBm)

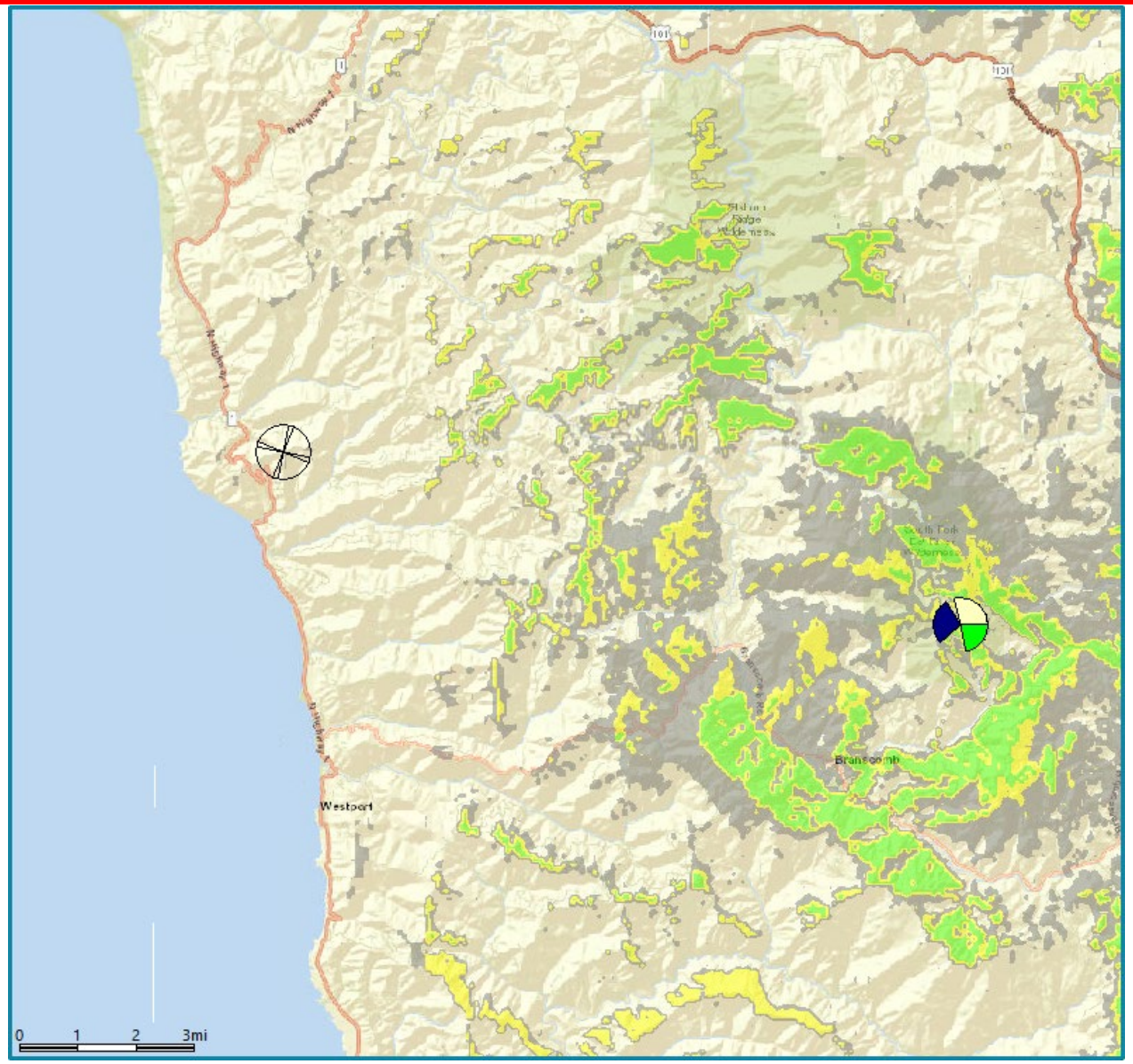
>= In-Vehicle (-95 dBm)

>= Outdoor (-105 dBm)

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EXISTING 5G LTE C-BAND COVERAGE MAP: ROAD 207 CLUSTER



Proposed Site (Inactive)

Existing On-Air

>= Indoor (-85 dBm)

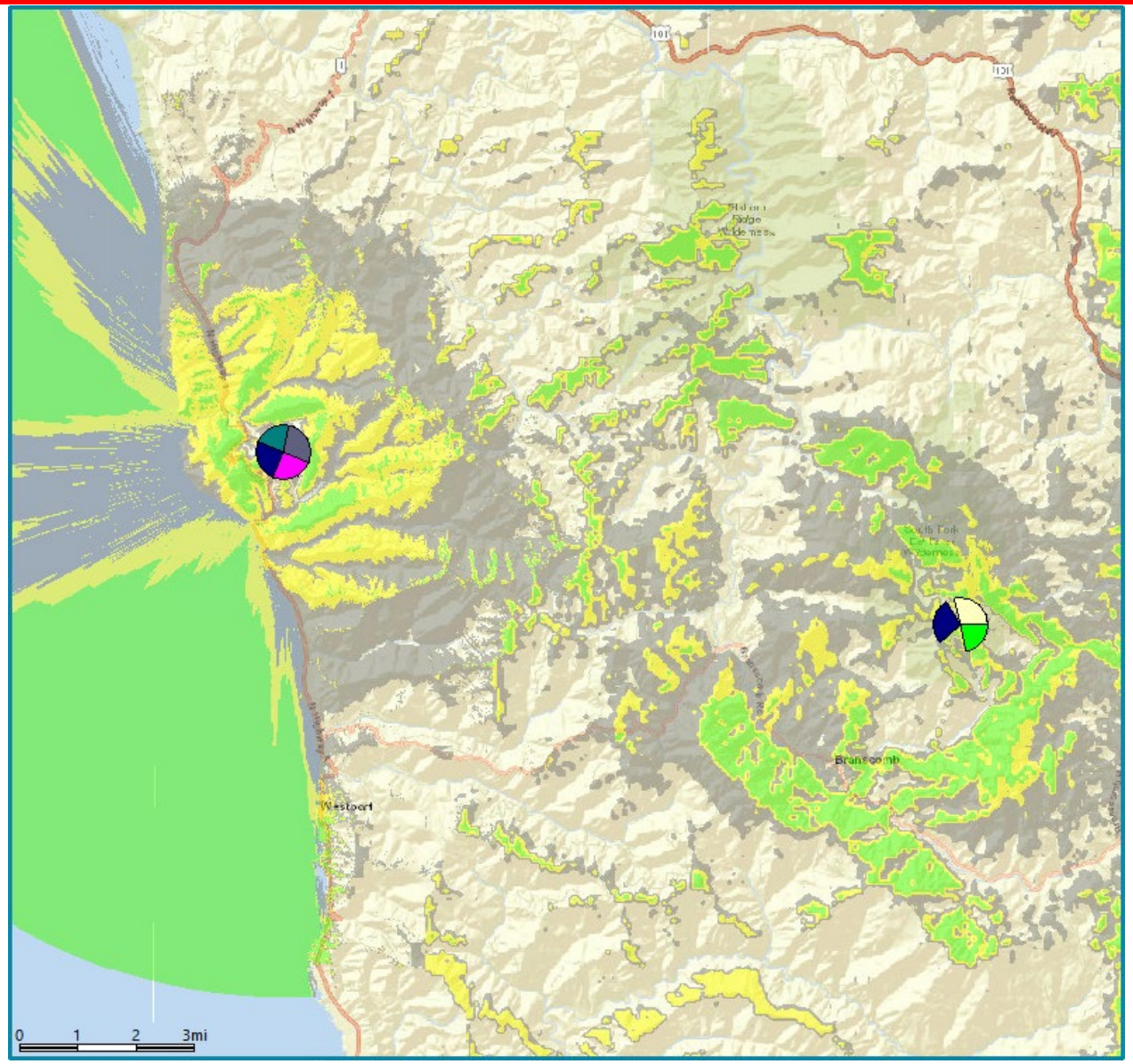
>= In-Vehicle (-95 dBm)

>= Outdoor (-105 dBm)

verizon

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PROPOSED 5G LTE C-BAND COVERAGE MAP: ROAD 207 CLUSTER



Proposed Site (Active)

Existing On-Air

>= Indoor (-85 dBm)

>= In-Vehicle (-95 dBm)

>= Outdoor (-105 dBm)

verizon

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LETTER OF AUTHORIZATION
APPLICATION FOR ZONING/LAND USE/BUILDING PERMIT

May 6, 2025

Mendocino County
860 North Bush Street
Ukiah, CA 95482

UScellular Site:	Rockport/568361
Tenant Site:	Road 207/5000968104
Site Address:	4551 Hwy 1 Rockport, CA 95488
Site Latitude:	39.72806000
Site Longitude:	-123.79722000

To Whom It May Concern,

California Rural Service Area #1, Inc. ("UScellular") as the owner of the tower and having a leasehold interest in the property located at the above address is subleasing tower and ground space to Cellco Partnership d/b/a Verizon Wireless ("Verizon"). UScellular hereby authorizes Verizon and/or its agent Complete Wireless to file/submit all necessary building, permitting, zoning, and/or land use applications that may be required by the governing jurisdiction in order for Verizon to make certain tower equipment changes and/or modifications to their existing installation at the above-described real property.

Sincerely,

Paul Mason, Sr. Manager, Leasing Operations
UScellular Real Estate Colocations

August 19, 2025

Complete Wireless Consulting
Alliyah Muhammad
2009 V Street
Sacramento, CA 95818

Subject: Noise Analysis for the Road 207 Verizon Facility in Mendocino County, CA

The Road 207 Verizon Wireless Unmanned Telecommunications Facility (project) proposes the installation of cellular equipment within a lease area located at 45151 N Highway 1 in Westport (Mendocino County), California (APN: 013-460-19). Outdoor equipment cabinets and an emergency standby diesel generator have been identified as the primary noise sources associated with the project. The project site location is shown in Attachment A. The studied site drawings are dated June 23, 2025.

Chapter 3 (Development Element) of the Mendocino County General Plan establishes noise level standards for single-family residential land uses affected by non-transportation (stationary) noise sources, such as those proposed by the project. Specifically, the Development Element establishes exterior noise level standards of 60 dB L_{50} and 50 dB L_{50} during daytime and nighttime hours, (respectively) for single-family residences. The closest existing noise-sensitive land use to the proposed cellular facility lease area has been identified as a single-family residence located approximately 5,000 feet to the southwest (shown in Attachment A). Using manufacturer-published sound level data for the proposed equipment (i.e., outdoor cabinets and generator), and assuming standard spherical spreading loss (-6 dB per doubling of distance from a stationary noise source), combined project equipment noise level exposure is calculated to be well below 20 dB DNL at a distance of 5,000 feet. Given the considerable setback, project equipment noise level exposure is expected to be well below the applicable Mendocino County General Plan exterior daytime and nighttime noise level limits at the closest existing residences. As a result, it is our professional opinion that a more detailed equipment noise analysis for this facility is not warranted.

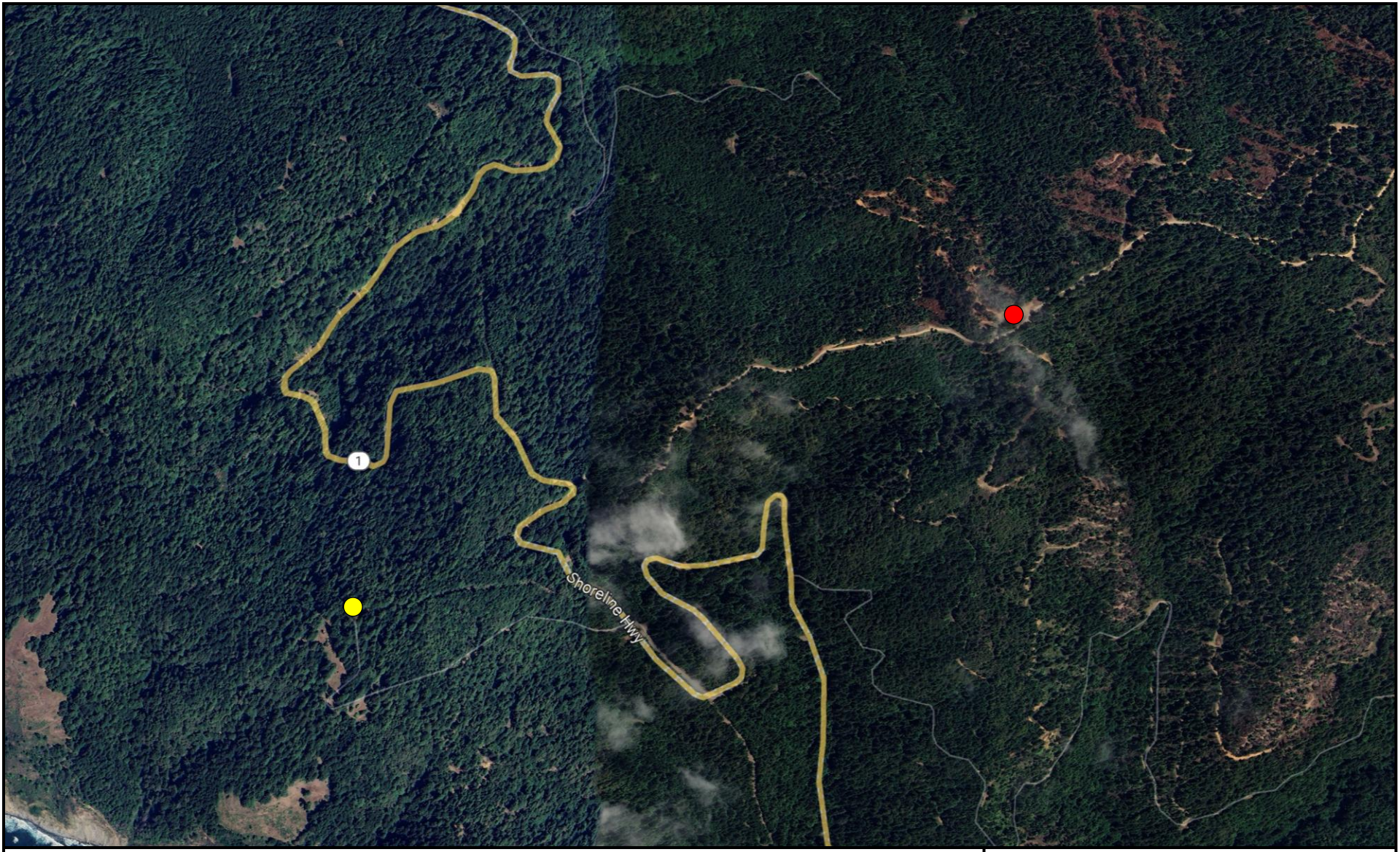
This concludes our review for the proposed Road 207 Verizon Cellular Facility in Westport (Mendocino County), California. Please contact BAC at (530) 537-2328 or dariog@bacnoise.com if you have any questions or require additional information.

Sincerely,

Bollard Acoustical Consultants, Inc.



Dario Gotchet
Principal Consultant



Legend

- Proposed Verizon Cellular Equipment Lease Area (Approximate Location)
- Nearest Identified Existing Noise-Sensitive Receptor (Residence)

N

Scale (feet)

0 500 1,000

Road 207 Verizon Cellular Facility

Mendocino County, California

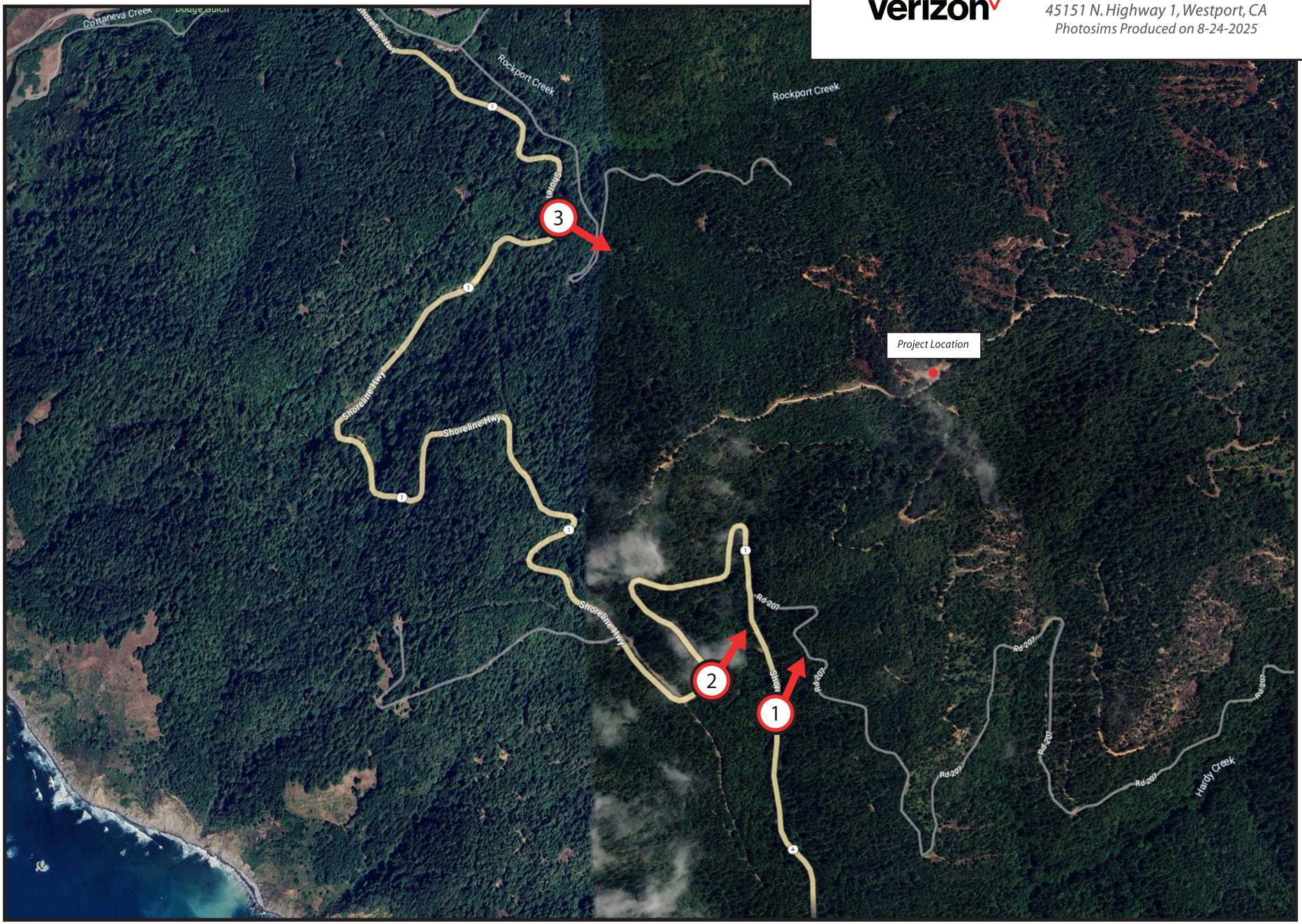
Proposed Cellular Facility Lease Area
& Nearest Existing Noise-Sensitive Land Use

Attachment A

BOLLARD Acoustical Consultants

verizon

Road 207
45151 N. Highway 1, Westport, CA
Photosims Produced on 8-24-2025



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing



Proposed



view from Shoreline Highway 1 looking northeast at site

verizon

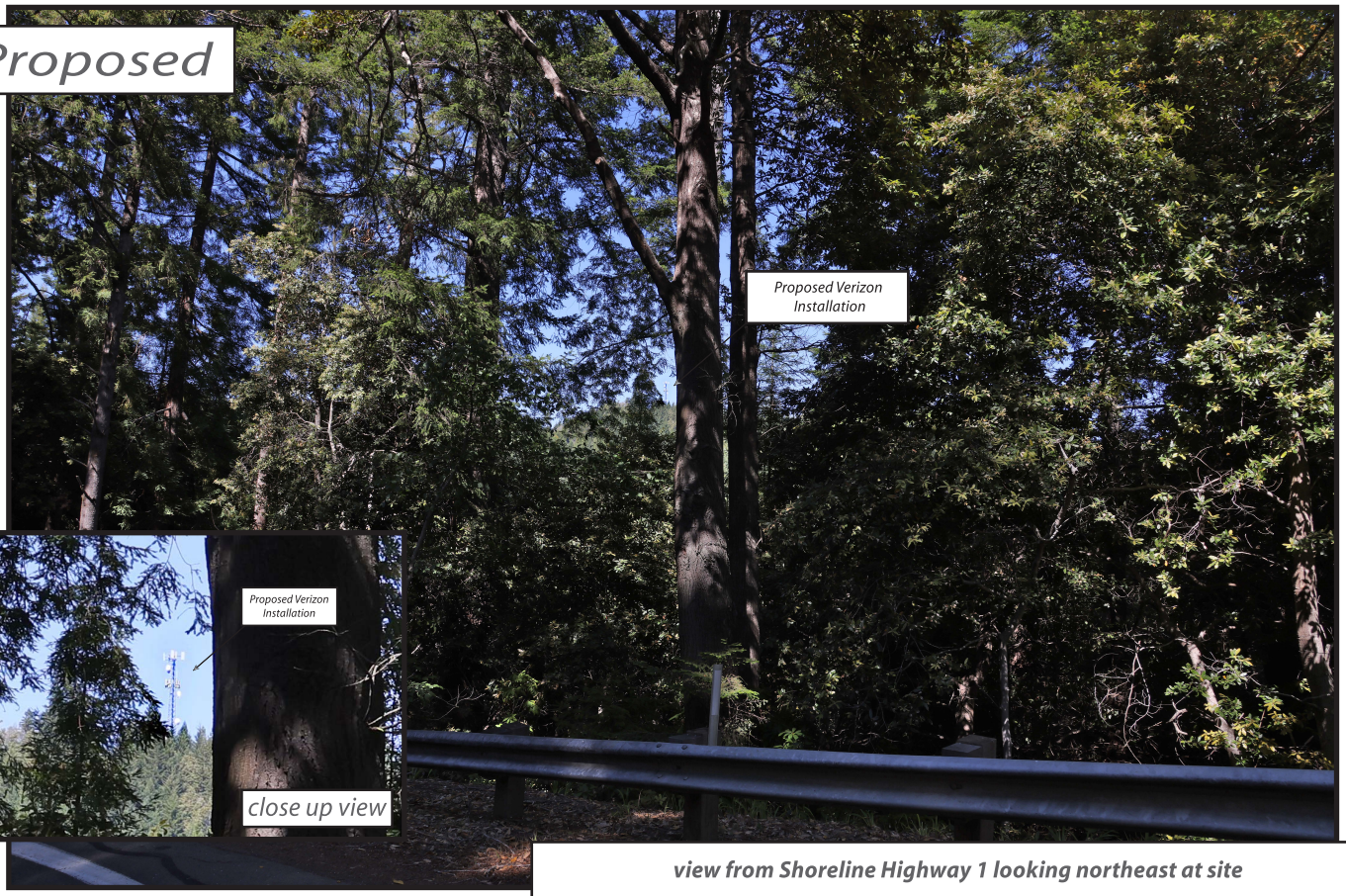
Road 207
45151 N. Highway 1, Westport, CA
Photosims Produced on 8-24-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from Shoreline Highway 1 looking northeast at site

verizon

Road 207
45151 N. Highway 1, Westport, CA
Photosims Produced on 8-24-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from Shoreline Highway 1 looking southeast at site

verizon

Road 207
45151 N. Highway 1, Westport, CA
Photosims Produced on 8-24-2025

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Radio Frequency Electromagnetic Energy (RF-EME) Zoning Report

Prepared for Verizon Wireless

Site name:	Road 207
Verizon Wireless Site number:	17393306
EBI site number:	061803-PR
Address:	45151 Hwy 1, Westport, CA, 95488
Latitude:	39.7281
Longitude:	-123.7973
Structure Type:	Lattice Tower
Report Writer:	Kobi Thompson
Original Report Date:	25 August 2025



Prepared by EBI Consulting

T: (781) 273-2500 **E:** info@ebiconsulting.com **W:** ebiconsulting.com

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Executive summary

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Wireless' facility Site 17393306 – Road 207, located at 45151 Hwy 1, Westport, CA, to determine RF-EME exposure levels from proposed **Verizon** telecommunications equipment at this site. As described in greater detail in Appendix C – Federal Communications Commission (FCC) Requirements of this report, the FCC has developed Maximum Permissible Exposure (MPE) Limits for the general population and for occupational activities. The FCC requires wireless system operators to perform an assessment of potential human exposure to RF fields emanating from all transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the MPE limit in the FCC regulations. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME regulations/compliance standards

This report describes modeling calculations of RF levels associated with the existing and proposed antennas. We have performed 3-dimensional modeling calculations to account for the effects of the antennas at all roof level(s) and at street level employing standard FCC mathematical models for calculating the effects of the antennas in a conservative manner. Therefore, our results provide worst-case RF levels to ensure the conclusions are conservative with regard to compliance with the FCC limit for safe continuous exposure.

.

Statement of Compliance

There are other existing wireless carriers at the Site to include in the compliance assessment. Note that FCC regulations require any future antenna co-locators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the Site. As presented in the sections below, our conclusions are based on worst-case modeling calculations related to the existing and proposed antennas.

At ground level, the maximum cumulative exposure level from all carriers at this Site is approximately 4.5397 percent of the FCC's general population limit (0.9079 percent of the FCC's occupational limit).

Notwithstanding, workers climbing/accessing the Lattice Tower should be informed about the presence and locations of antennas and their associated fields. Due to the use of such conservative calculations for purposes of our analysis, it should be noted that the exposure levels actually caused by the antennas will likely be less significant than the calculated results herein.

As the site is in compliance with applicable FCC limits as designed, there are no additional control measures required (See Section 3). Notwithstanding, it is also recommended that in connection with

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a lockout/tagout procedure, any non-Verizon Wireless worker/contractor who will be working on the Tower contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the Facility, or to authorize others to do so.

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1. Site Description

This project site includes the following **Verizon** wireless telecommunication antennas on a Lattice Tower located at 45151 Hwy 1, Westport, CA.

Ant ID	Owner	Antenna model	Mech. Downtilt (°)	Azimuth (°)	Height (ft)	Technology and Frequency (MHz)	Elec. Tilt (°)	HBW (°)	Aperture (feet)	Total Power Input	Antenna Gain (dBd)	Total ERP (Watts)
1	Verizon	MX04FRO845-02E	0	60	120	LTE 700	2 to 12	46	8.01	240	14.75	7164.92
1	Verizon	MX04FRO845-02E	0	60	120	LTE 850	2 to 12	44	8.01	240	15.35	8226.43
2	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	60	120	LTE 1900	2	121.7	3.94	80	20.41	8792.05
2	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	60	120	LTE 2100	2	121.1	3.94	240	21.01	30283.86
3	Verizon	AIR 6419 B77D Envelope	0	60	120	3.7GHz	0	104.7	2.7	320	22.35	43666.66
4	Verizon	MX04FRO845-02E	0	150	120	LTE 700	2 to 12	46	8.01	240	14.75	7164.92
4	Verizon	MX04FRO845-02E	0	150	120	LTE 850	2 to 12	44	8.01	240	15.35	8226.43
5	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	150	120	LTE 1900	2	121.7	3.94	80	20.41	3500.18
5	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	150	120	LTE 2100	2	121.1	3.94	240	21.01	30283.86
6	Verizon	AIR 6419 B77D Envelope	0	150	120	3.7GHz	0	104.7	2.7	320	22.35	54973.07
7	Verizon	MX04FRO845-02E	0	240	120	LTE 700	2 to 12	46	8.01	240	14.75	7164.92
7	Verizon	MX04FRO845-02E	0	240	120	LTE 850	2 to 12	44	8.01	240	15.35	8226.43
8	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	240	120	LTE 1900	2	121.7	3.94	80	20.41	8792.05
8	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	240	120	LTE 2100	2	121.1	3.94	240	21.01	30283.86
9	Verizon	AIR 6419 B77D Envelope	0	240	120	3.7GHz	0	104.7	2.7	320	22.35	21885.17
10	Verizon	MX04FRO845-02E	0	330	120	LTE 700	2 to 12	46	8.01	240	14.75	7164.92
10	Verizon	MX04FRO845-02E	0	330	120	LTE 850	2 to 12	44	8.01	240	15.35	8226.43
11	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	330	120	LTE 1900	2	121.7	3.94	80	20.41	8792.05
11	Verizon	AIR 3283 B25 B66 32 Ports Envelope	0	330	120	LTE 2100	2	121.1	3.94	240	21.01	30283.86
12	Verizon	AIR 6419 B77D Envelope	0	330	120	3.7GHz	0	104.7	2.7	320	22.35	54973.07
13	Verizon	Dish	0	100	115	7GHz	0	0	5.91	1	48	63095.73
14	Verizon	Dish	0	180	115	7GHz	0	0	5.91	1	48	63095.73
MW 1	Unknown	Dish	0	0	136	18GHz	0	0	1.97	0.5	38	3154.79
MW 2	Unknown	Dish	0	0	110	18GHz	0	0	1.97	0.5	38	3154.79

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Ant ID	Owner	Antenna model	Mech. Downtilt (°)	Azimuth (°)	Height (ft)	Technology and Frequency (MHz)	Elec. Tilt (°)	HBW (°)	Aperture (feet)	Total Power Input	Antenna Gain (dBd)	Total ERP (Watts)
MW 3	Unknown	Dish	0	180	83	18GHz	0	0	1.97	0.5	38	3154.79
UNK A1	Unknown	Panel Antenna	0	40	148	LTE 700	2	66	6.55	160	13.35	3460.35
UNK A1	Unknown	Panel Antenna	0	40	148	LTE 1900	2	60	6.55	160	14.65	4667.88
UNK A2	Unknown	Panel Antenna	0	40	148	LTE 850	2	64	6.55	160	13.85	3882.58
UNK A2	Unknown	Panel Antenna	0	40	148	LTE 2100	2	60	6.55	160	14.65	4667.88
UNK A3	Unknown	Panel Antenna	0	40	148	650MHz	2	66	6.55	80	13.35	1730.17
UNK A3	Unknown	Panel Antenna	0	40	148	LTE 1900	2	60	6.55	160	14.65	4667.88
UNK B1	Unknown	Panel Antenna	0	180	148	LTE 700	2	66	6.55	160	13.35	3460.35
UNK B1	Unknown	Panel Antenna	0	180	148	LTE 1900	2	60	6.55	160	14.65	4667.88
UNK B2	Unknown	Panel Antenna	0	180	148	LTE 850	2	64	6.55	160	13.85	3882.58
UNK B2	Unknown	Panel Antenna	0	180	148	LTE 2100	2	60	6.55	160	14.65	4667.88
UNK B3	Unknown	Panel Antenna	0	180	148	650MHz	2	66	6.55	80	13.35	1730.17
UNK B3	Unknown	Panel Antenna	0	180	148	LTE 1900	2	60	6.55	160	14.65	4667.88
UNK C1	Unknown	Panel Antenna	0	300	148	LTE 700	2	66	6.55	160	13.35	3460.35
UNK C1	Unknown	Panel Antenna	0	300	148	LTE 1900	2	60	6.55	160	14.65	4667.88
UNK C2	Unknown	Panel Antenna	0	300	148	LTE 850	2	64	6.55	160	13.85	3882.58
UNK C2	Unknown	Panel Antenna	0	300	148	LTE 2100	2	60	6.55	160	14.65	4667.88
UNK C3	Unknown	Panel Antenna	0	300	148	650MHz	2	66	6.55	80	13.35	1730.17
UNK C3	Unknown	Panel Antenna	0	300	148	LTE 1900	2	60	6.55	160	14.65	4667.88

*A duty cycle of 80% has been applied to all CBRS, mmWave and C-Band technologies. This is reflected in the total ERP.

Ant ID	Owner	Antenna Radiation Centerline	Z-Height Ground
1	Verizon	120	120
1	Verizon	120	120
2	Verizon	120	120
2	Verizon	120	120
3	Verizon	120	120
4	Verizon	120	120
4	Verizon	120	120
5	Verizon	120	120
5	Verizon	120	120
6	Verizon	120	120
7	Verizon	120	120
7	Verizon	120	120
8	Verizon	120	120
8	Verizon	120	120
9	Verizon	120	120

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Ant ID	Owner	Antenna Radiation Centerline	Z-Height Ground
10	Verizon	120	120
10	Verizon	120	120
11	Verizon	120	120
11	Verizon	120	120
12	Verizon	120	120
13	Verizon	115	115
14	Verizon	115	115
MW 1	Unknown	136	136
MW 2	Unknown	110	110
MW 3	Unknown	83	83
UNK A1	Unknown	148	148
UNK A1	Unknown	148	148
UNK A2	Unknown	148	148
UNK A2	Unknown	148	148
UNK A3	Unknown	148	148
UNK A3	Unknown	148	148
UNK B1	Unknown	148	148
UNK B1	Unknown	148	148
UNK B2	Unknown	148	148
UNK B2	Unknown	148	148
UNK B3	Unknown	148	148
UNK B3	Unknown	148	148
UNK C1	Unknown	148	148
UNK C1	Unknown	148	148
UNK C2	Unknown	148	148
UNK C2	Unknown	148	148
UNK C3	Unknown	148	148
UNK C3	Unknown	148	148

Note the Z-Height represents the distance from the antenna centerline.

The above tables contain an inventory of proposed Verizon Antennas and other carrier antennas if sufficient information was available to model them. Note that EBI uses an assumed set of antenna specifications and powers for unknown and other carrier antennas for modeling purposes. The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered controlled , the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access adjacent rooftop locations. Additional information regarding controlled/uncontrolled exposure limits is provided in Appendix C. Appendix B presents a site safety plan that provides a plan view of the Lattice Tower with antenna locations.

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2. Worst-Case Predictive Modeling

This section provides details of the installation that the compliance assessment is performed for. Information about the compliance calculation software utilized, predicted emission results and antenna safety setbacks are included.

Compliance simulation software

The IXUS electromagnetic field (EMF) calculation software was used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems. The IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool.
The selection of the solution method is determined by the specific antenna being considered. In addition, a conservative and verified modelling technique for 5G beamforming antennas in IXUS is used. The simulation accuracy of the IXUS calculation module has been verified extensively with full-wave EM simulations.

IXUS version number: 4.14 (0)2025.1.0 (Calculator: 2025.1).
Compliance exposure standard: FCC OET 65.

The parameters used for modeling are summarized in the Site Description antenna inventory table in Section above.

Other Carrier Antennas

As noted above, another wireless carrier has antennas on the Tower. To the extent known, information about these antennas was included in the modeling analysis. Conservative modeling specifications were used for these antennas and was included in the modeling analysis. As noted above, to the extent any antennas were unknown, EBI used a conservative/worst-case assumed set of antenna specifications and powers.

Modeling Results

At ground level the maximum cumulative exposure level from all carriers at this Site is approximately 4.5397 percent of the FCC's general population limit (0.9079 percent of the FCC's occupational limit).

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A site would be considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As the site is in compliance with applicable FCC limits as designed, and in accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section above.

Signage recommendations based on the IXUS™ modeling results are presented in Appendix B.

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3. Mitigation/Site Control Options

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In accordance with the official Verizon Wireless Signage and Demarcation Policy for tower structures, no signage is recommended at this site.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. here are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the Mono pole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

To reduce the risk of exposure, EBI recommends that access to areas associated with the active antenna installation be restricted and secured where possible. All persons accessing elevated positions on adjacent structures (ex. rooftop, utility pole, monopole, etc.) along with nearby elevated features, such as trees, within areas exceeding the general public MPE, must be made aware of the presence and locations of antennas and their associated fields, where applicable.

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4. Summary and Conclusions

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by **Verizon Wireless** Site 17393306 – Road 207, located at, Westport, CA, 95488, to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground level walking/working surface related to the Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site.

Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans; Verizon Wireless should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with their own standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon Wireless since only Verizon Wireless has the ability to lockout/tagout the facility, or to authorize others to do so.

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5. Limitations

This report was prepared at the request of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. At the time of this report, no additional areas were identified on adjacent elevated surfaces that exceed the FCC's general population MPE. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the Site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

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Appendix A – Certifications

T: (781) 273-2500 **E:** info@ebiconsulting.com **W:** ebiconsulting.com

I, Kobi Thompson, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.

- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.

- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.

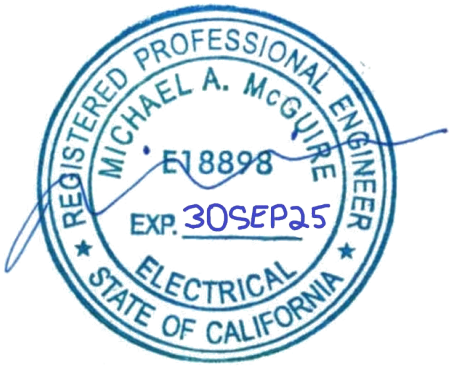
- I have reviewed the data provided by the client and incorporated it into this RF EME Report, such that the information contained in this report is true and accurate to the best of my knowledge.

Signed: *Kobi Thompson*

By: Kobi Thompson

T: (781) 273-2500 **E:** info@ebiconsulting.com **W:** ebiconsulting.com

Reviewed and Approved by:



sealed 26aug2025

Michael McGuire
Electrical Engineer
mike@h2dc.com

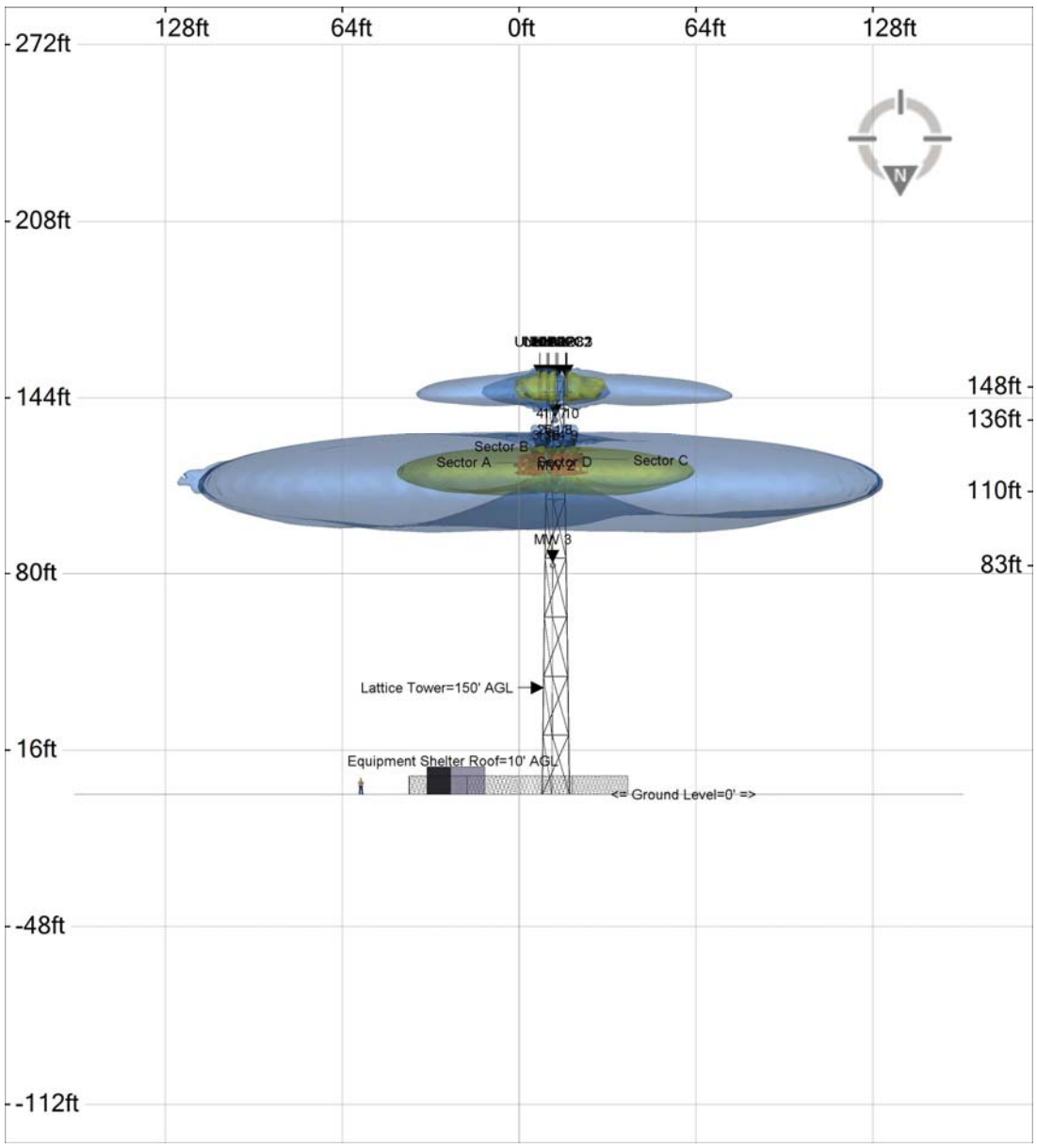
Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

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Appendix B – Radio Frequency Electromagnetic Energy Safety Information and Signage Plans

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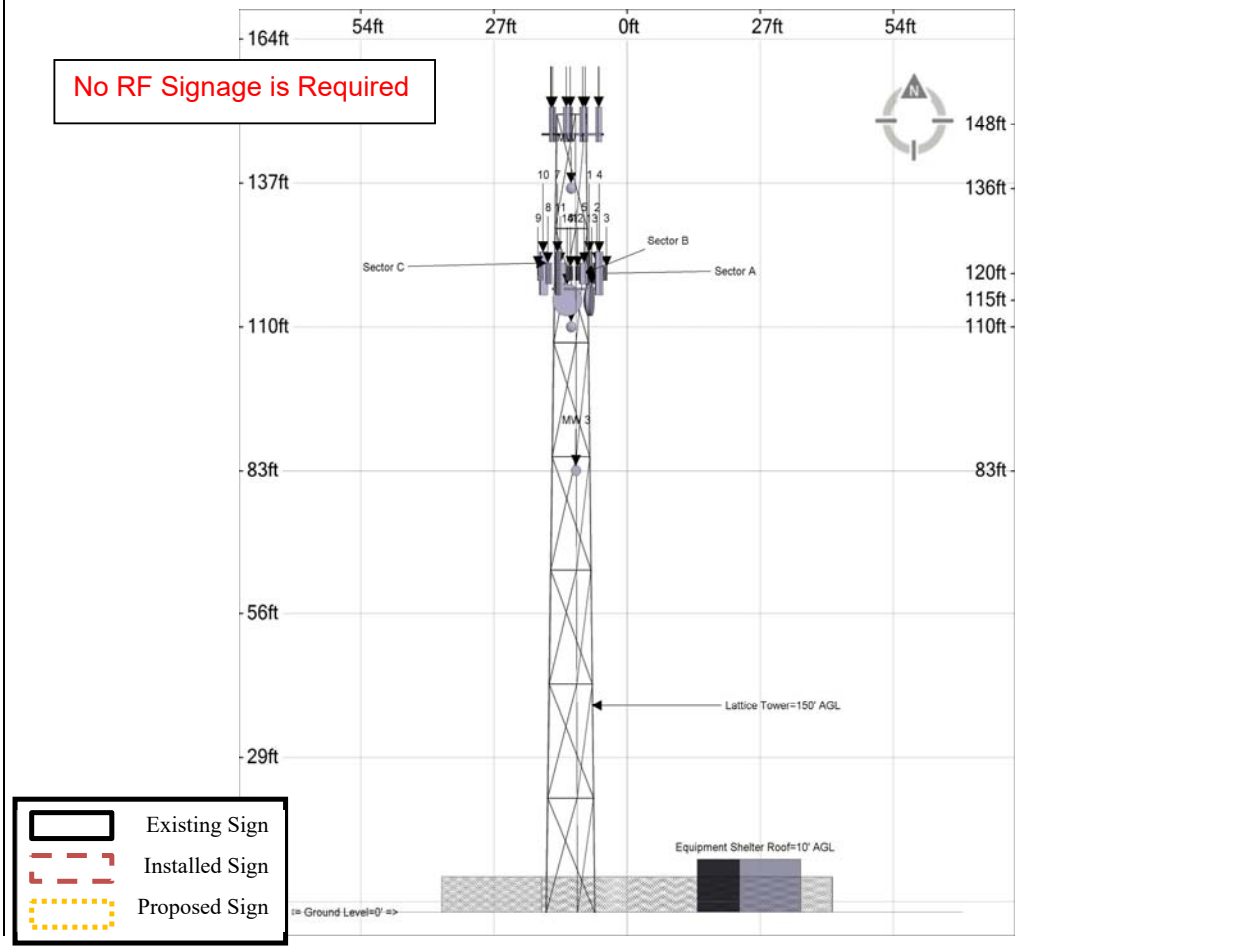
Elevation View



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a. Site Mitigation Diagram (Signage/Barriers)

Mitigation Overview



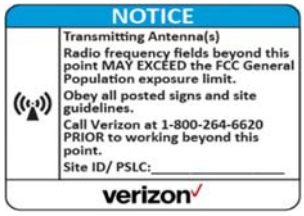
Sign	Posting Instructions	Required Signage / Mitigation
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A
	Securely post at every point of access to the site in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	**N/A**
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	**N/A**
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	**N/A**
	Securely post in a manner conspicuous to all individuals entering thereon as indicated in the signage plan.	N/A

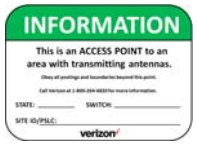
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RF Signage and Safety Information

RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	Category Two - Notice	Category Three - Caution	Category Four - Warning
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit. • Sign Color Blue • Sign Signal Word "Notice"	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit. • Sign Color Yellow • Sign Signal Word "Caution"	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit. • Sign Color Orange for Warning • Sign Signal Word "Warning"
			

Category One - Information	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number. • Sign Color Green	

Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** chain-connected stanchions

Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit. **Example:** paint stripes

Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
• Utilization of good equipment	• Employ Lockout/Tag out
• Enact control of hazard areas	• Utilize personal alarms & protective clothing
• Limit exposures	• Prevent access to hazardous locations
• Employ medical surveillance and accident response	• Develop or operate an administrative control program

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Appendix C – Federal Communications Commission (FCC) Requirements

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

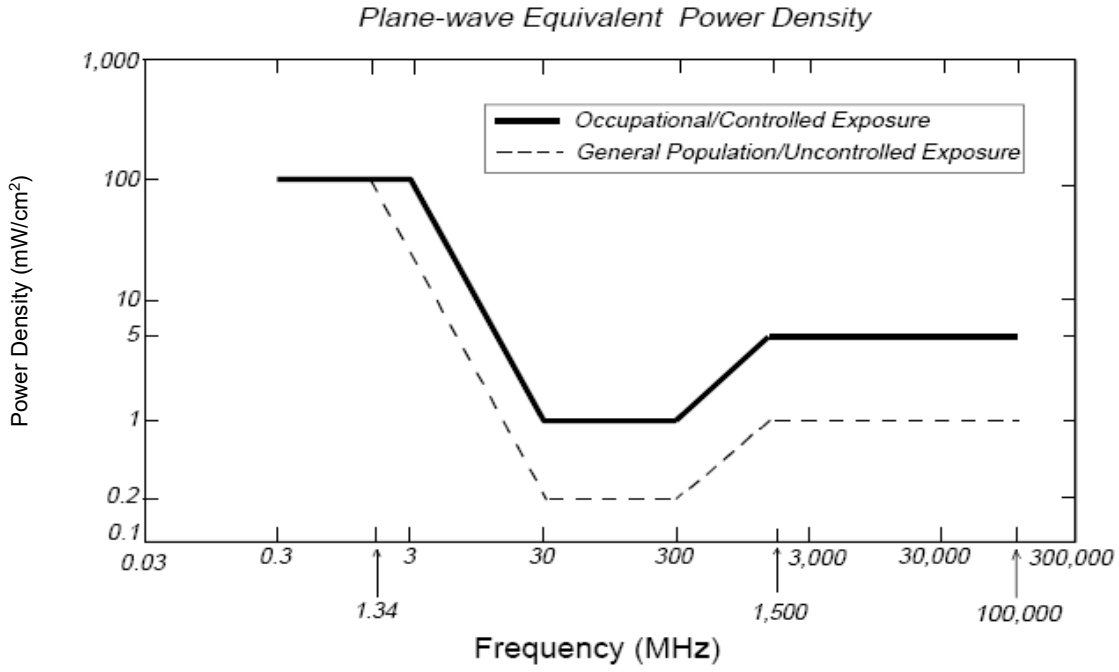
The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm^2 for equipment operating in the 1900 MHz frequency range. These limits are considered protective of these populations.

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Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	$(900/f^2)$*	6
30-300	61.4	0.163	1.0	6
300-I,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	**Electric Field Strength (E) (V/m)**	**Magnetic Field Strength (H) (A/m)**	**Power Density (S) (mW/cm^2)**	**Averaging Time $[E]^2$, $[H]^2$, or S (minutes)**
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	$(180/f^2)$*	30
30-300	27.5	0.073	0.2	30
300-I,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



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Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. 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.

Personal Communication (PCS) facilities used by wireless carriers in this area will potentially operate within a frequency range of 600 to 5000 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

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#3175

LEASE

THIS LEASE, made and entered into this 1st day of January, 2005, by and between MENDOCINO REDWOOD COMPANY, LLC, hereinafter called "Lessor" and California Rural Service Area #1, a California Corporation, hereinafter called "Lessee", consists of the terms, covenants and provisions set forth in the paragraphs following the signatures of the parties hereto, subject to the following deletions and additions:

Deleted Provisions: None.
Added Provisions: None.

Executed in duplicate, by signature of the respective parties.

MENDOCINO REDWOOD COMPANY, LLC "Lessor"	California Rural Service Area #1 "Lessee"
By: _____	By: _____
~~Michael E. Jani~~ Thomas E. Schultz	~~Hichem Garnaoui~~ MICHAEL IRIZARRY
~~Chief Forester~~ Timberlands Mgr	Vice President

1. Summary of Terms.

A. Purpose of Lease: Operate and maintain a communications antenna tower (including aviation hazard lights), an access road, the existing equipment building and security fence, together with all necessary lines, anchors, connections devices, and equipment for the transmission, reception, encryption, and translation of voice and data signals by means of radio frequency energy and landline carriage.

B. Leased Premises: A portion of the Rockport Tract in Section 30, Township 22 North, Range 17 West, M.D.B.& M., Mendocino County, California, and further described in Exhibit A

C. Payment rate: [redacted]

D. Payment Forwarded to: Mendocino Redwood Company, LLC
c/o Jessica Lucchetti
P.O. Box 390
Calpella, CA 95418

E. Co-location Payment: Thirty Percent (30%) of Gross Revenue.

F. Term of Lease: January 1, 2005 through December 31, 2019.

G Termination Fee: [redacted]

H. Lessee's address for notice:

Hichem Garnaoui
Vice President, Nation Network Engineering
8410 West Bryn Mawr Avenue, Suite 700
Chicago, IL 60631
(773) 399-8900
Fax (773) 399-4206

2. Use of Premises.

A. During the term of this Lease, Lessee shall have: (1) the exclusive right to conduct the activities listed in Paragraph 1.A; and (2) the right to use in common with Lessor and easement holders, the existing roads on the Tract listed in Paragraph 1.B, but only for the purpose of exercising the rights herein granted with respect to the Tract.

B. Lessee shall comply with all laws concerning the premises and Lessee's use of the premises.

3. Location.

Lessor is the owner of certain lands. These lands are known to Lessor by the Tract name listed in Paragraph 1.B. and further described in Exhibit A.

4. Rent.

[redacted]

5. Term.

The term of this Lease ("Lease Term") is the period of time listed in Paragraph 1.F.

6. Notice.

Any notice that either party hereto desires to give the other shall be deemed delivered upon deposit thereof in the United States mail with postage fully prepaid, addressed as listed in Paragraph 1.D., for Lessor and to Lessee as listed in Paragraph 1.H.

7. Improvements and Alterations

Lessee, at its own expense, may perform improvements or alterations to the Tract only upon

receipt of Lessor's prior written approval. Lessee must give Lessor notice of its intention to commence such work at least 15 days prior to commencement of any work or improvement on the Tract. Lessee shall not commence any such work, alteration or improvement without first obtaining all necessary building permits from the Mendocino County Department of Planning and Building Services, and such other governmental agencies as have jurisdiction. All work, alterations and improvements must be completed in strict accordance with the conditions included in such permits. Existing improvements previously installed by Lessee and any additional improvements installed by Lessee under the terms of this Lease are agreed to be Lessee's personal property and shall never be considered fixtures to the real estate. Lessee shall at all times be authorized to remove the improvements from the Premises. Within three (3) months following the expiration or earlier termination of this Lease, Lessee shall at Lessee's expense, remove any above-ground improvements from the Premises however Lessee shall be entitled to abandon all footings, foundations, and other improvements in place which protrude sixteen (16) inches or less above ground surface.

8. Compliance with Laws.

In connection with use of the Premises, Lessee shall, at Lessee's sole expense, (a) conform to and comply or cause compliance in all material respect with all federal, state, county, city, or local laws, statutes, ordinances, regulations, rules, orders, approvals, consents, authorizations and other requirements of any governmental or regulatory agencies or authorities with respect to the use and operation of the Premises, including without limitation all pollution, environmental protection, and zoning laws applicable to the Premises, (b) not commit any waste of the Premises nor cause or permit any use of the Premises which would be unreasonably offensive to owners or users of neighboring properties or which would tend to create a nuisance or damage the reputation of Lessor or its property, (c) comply with all reasonable rules and regulations adopted by Lessor with respect to the Premises.

9. Maintenance.

All improvements on the Tract shall be maintained in as good, or better condition as found at the commencement of this Lease. Lessor shall have no obligation to maintain or repair such improvements except as expressly provided below.

The cost of reasonable repair and maintenance of the Access Easement Parcel (AEP) shall be shared by the parties in proportion to their respective use of the AEP, except that each party shall be solely responsible to repair damage to the AEP caused by negligent or intentional acts or omissions of such party or such party's invitees, contractors, agents and employees.

10. Assigns.

Lessee's interest under this Lease shall be assignable by Lessee, in whole but not in part, without the necessity of obtaining Lessor's consent, in connection with the transfer of Lessee's FCC radio station authorization and to insure that the named holder of Lessee's interest hereunder may read consistently with the named holder of such radio station authorization. Any other assignment of this lease by Lessee shall require Lessor's prior written consent, which consent shall not unreasonably be withheld.

11. Subleasing.

Lessee shall be entitled to sublet tower, building, and ground space upon the Premises to subtenants, provided that Lessee fully discloses to Lessor the terms and conditions of any such sublease and pays over to Lessor, at least once per year, an amount equal to thirty percent (30%) of the value in cash, of all consideration collected by Lessee pursuant to such subleases.

12. Indemnity and Waiver of Claims.

As a portion of the consideration for the execution of this Lease, Lessee waives all claims against Lessor for damage to any property upon or about the Tract and for injuries to persons upon or about the Tract, from any cause arising at any time, and Lessee agrees to defend (with counsel reasonably acceptable to Lessor) and indemnify Lessor against all liability and claims for damages to persons (including death) or property arising out of or in connection with the condition of the Tract or the conduct or activities of Lessee or any other liability or claims relating in any manner to this Lease. Prior to entering upon the Tract, Lessor may require that each individual having Lessee's consent to enter the Tract execute a release and indemnity agreement in a form satisfactory to Lessor. Lessee shall maintain with Lessor's designated representative as listed in Paragraph 1.D. a current list of names of all persons having Lessee's consent to be upon the Tract. This indemnity obligation shall include actual attorneys' fees and costs (including consultant and expert witness expenses) reasonably incurred by Lessor with regard to any matter which is the subject of this indemnity provision or incurred in the enforcement of this agreement. This indemnity obligation shall not apply to the extent any such liabilities and expenses are directly caused by Lessor's sole and active negligence. This indemnification shall survive the expiration or termination of this Lease, and shall be in addition to the indemnification provided for in Paragraph 8(L) of this Lease.

13. Insurance.

Lessee shall, throughout the life of this Lease, carry and maintain, at Lessee's expense, the following required insurance coverages:

A. Commercial General Liability coverage extended to include Contractual and Completed Operations, providing Bodily Injury and Property Damage Liability coverage (with respect to automobiles and exposures other than automobiles) with a Combined Single Limit of [redacted] anyone occurrence.

B. Commercial Automobile Liability coverage providing Bodily Injury and Property Damage Liability coverage with Combined Single Limit of [redacted] anyone occurrence.

C. Statutory Workers' Compensation insurance covering Contractor's employees as required by law.
Such coverage shall also provide Coverage B, Employers Liability limits of at least [redacted]

D. If Lessee chooses to hire a contractor to perform work which may be allowed under this Lease, prior written approval must be issued by Lessor and the contractor shall be required to provide the same insurance coverage and comply with the notice procedures as described in this entire paragraph.

All such policies of insurance required above shall contain a provision that the same shall not be canceled nor the coverage modified nor the limits changed without first giving thirty (30) days written notice thereof to Lessor. Such policies of insurance shall be written by insurance companies satisfactory to Lessor, and certificates of insurance evidencing the coverage required by this paragraph and naming Lessor as an additional insured shall be delivered to Lessor before entering into the Tract. (Mendocino Redwood Company, LLC, Attn: Contract Management, P.O. Box 390, Calpella, CA 95418.) All such policies shall be primary coverage insurance and any coverage held by Lessor, if any, shall not be required to respond to such liabilities.

14. Taxes.

Lessee shall pay all real and personal property taxes levied against the Premises and the improvements thereon. Lessor shall be entitled to periodically present Lessee with invoices for Lessee's proportionate share of Lessor's real estate taxes. Lessee shall arrange directly with the Mendocino County Tax Collector to receive bills for personal property taxes attributable to Lessee's improvements.

15. Reserved Rights.

Except for those rights herein granted exclusively to Lessee, Lessor reserves for itself and for others to whom Lessor may grant such rights, all rights with respect to the Tract.

16. Disputes and Arbitration.

A. Resolution of Disputes. All disputes, controversies or claims between the parties that arise from (a) this Lease (including any of the Contract Documents), (b) any document, agreement or procedure related to or delivered in connection with this agreement, (c) the Tract, or (d) any violation or breach of this Lease (collectively referred to as "Disputes"), other than a claim by landlord for unlawful detainer, shall be resolved pursuant to the procedures set forth in this Section. The provisions of this Section shall survive termination of this Agreement.

B. Negotiation and Mediation. If a Dispute arises, the parties first shall attempt to resolve it through a process of good faith negotiation. As part of this effort, the parties may engage in non-binding mediation, but are not required to do so prior to making an arbitration demand.

C. Arbitration. All Disputes shall be resolved by final and binding arbitration in accordance with the provisions of the California Arbitration Act, Code of Civil Procedure § 1281, et seq. ("the Act"). The arbitration hearing shall be held within the County of Mendocino, or at such other location as the parties mutually may agree. The arbitrator shall be an attorney or retired judge with substantial experience in industrial real estate and business law. The parties by mutual agreement shall appoint an arbitrator meeting these qualifications. If they are unable to agree on appointment of an arbitrator, either party may apply to the presiding judge of the civil division of the Mendocino County Superior Court, who shall be empowered to prepare a list of at least five (5) nominees who meet the above qualifications. Each party then shall be entitled to strike the name of one nominee from the list. The judge

shall appoint an arbitrator from the remaining nominees. The arbitration shall comply with and be governed by the Act. The parties' rights of discovery shall be governed by Code of Civil Procedure § 1283.05, and the provisions of that section are incorporated in this agreement by reference. In any arbitration conducted pursuant to this Agreement, the arbitrator shall issue a written decision which shall include findings of fact and conclusions of law. The decision shall be based on California law. Except as provided by the Act, all findings of fact shall be final and non-appealable. However, conclusions or findings of law shall be appealable to a court of competent jurisdiction.

D. Commencement and Costs of Arbitration. A party may commence arbitration under this Agreement by serving a written demand for arbitration on the other party. Each party initially shall bear its own costs and attorney fees plus one-half of the arbitrator's fees and expenses. The prevailing party shall be entitled to recover its reasonable attorney fees, together with any costs and expenses incurred in connection with the arbitration, including the arbitrator's fee, expert witness fees, and costs and attorney fees incurred in enforcing and/or collecting the award.

E. Other Provisions. The arbitrator is empowered to resolve any dispute over whether a particular issue is arbitratable under this Agreement. The arbitrator shall be limited to resolving only the specific dispute or disputes submitted to him or her. If any provision of this Section is determined by the arbitrator or a court to be illegal, invalid, or unenforceable to any extent, such term or provision shall be enforced to the extent permissible under the law, and all remaining terms and provisions of this Section shall continue in full force and effect.

17. Attorneys' Fees.

Should either of the parties to this Lease bring or defend against the other an action involving this Lease, then the party prevailing in said action shall be entitled to recover from the other a reasonable sum on account of attorneys' fees and costs incurred or expended in such action (including the costs of consultants, experts, and expert witnesses) or in any appeal therefrom and such sum shall be fixed by the court and taxed as costs.

18. Optional Termination.

Lessor reserves the right at any time during the term hereof to terminate this Lease on giving Lessee not less than sixty (60) days prior written notice of intention to do so, and in the event of exercise of such termination, Lessor shall refund to Lessee any prepaid rent for periods after the expiration of such sixty-day period.

Lessee shall have the right at any time during the term hereof to terminate this Lease on giving Lessor not less than sixty (60) days prior written notice of intention to do so, and in the event of exercise of such termination, Lessee shall pay to Lessor an amount of liquidated damages in accordance with the Termination Fee schedule specified Paragraph 1. G.

19. Severability.

Should any paragraph or portion thereof be found to be unenforceable then that paragraph or portion shall be stricken from this agreement, but the remainder of this contract shall remain in full force and effect

20. Complete Contract.

The foregoing provisions set forth in Paragraphs 1-19 with deletions noted on Page 1, and additions noted on Page 1 and set forth below, if any, constitute the entire agreement of the parties. This agreement supersedes all previous agreements regarding the subject matter herein above set forth. No modification shall be effective unless in writing and signed by both parties.

EXHIBIT A

All that certain real property situated in the State of California, County of Mendocino and more particularly described as follows:

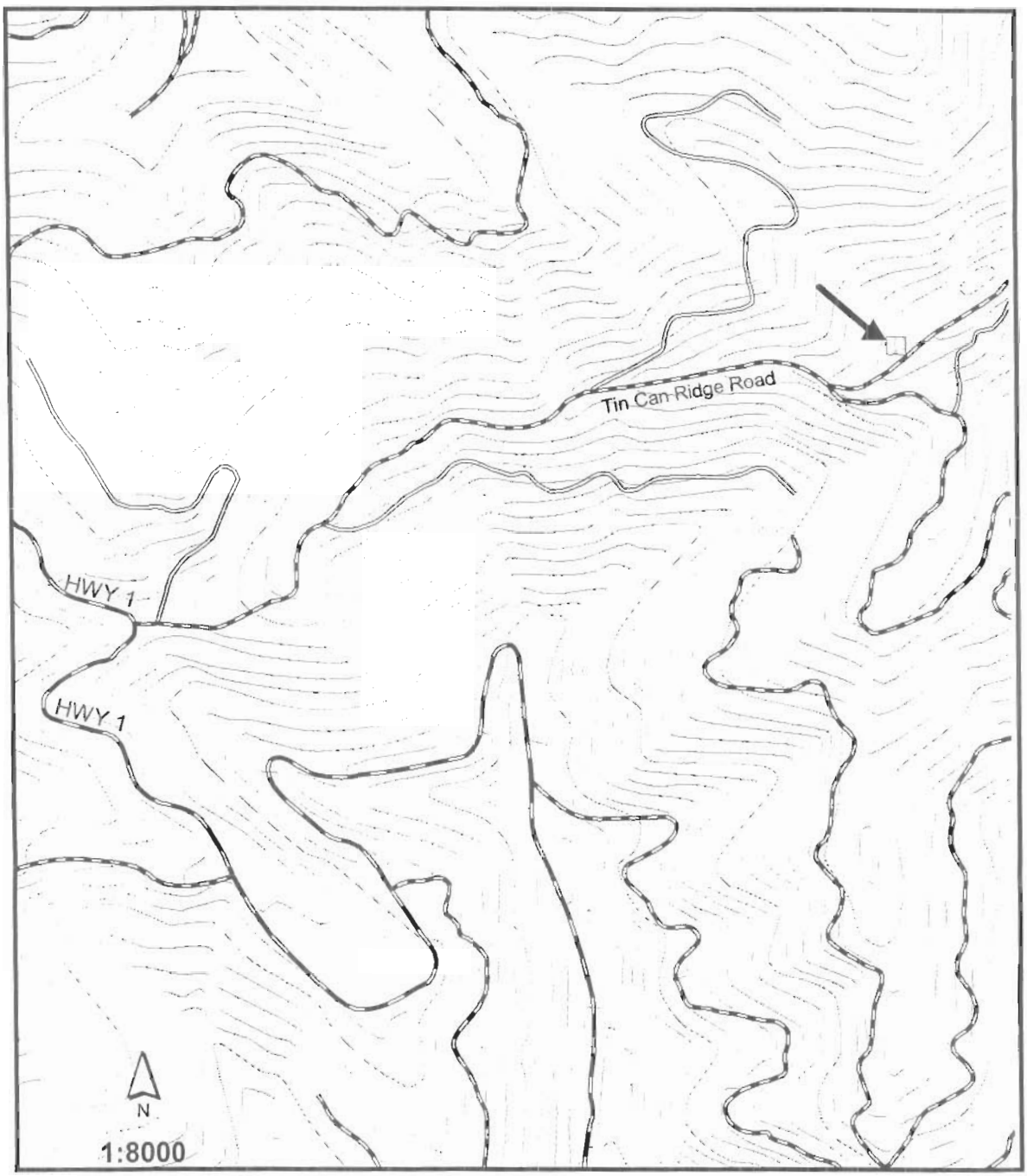
A. A parcel of land measuring approximately 100 feet by 100 feet, containing 10,000 square feet, more or less, located upon the geological features identified as the Southern spur of Cottoneva Ridge (Tin Can Ridge), and being a portion of the Rockport Tract, in Section 30, Township 22 North, Range 17 West, Mount Diablo Base & Meridian. The Leased Premises shall not overlap any area where other interests in Lessor's land have been created.

B. An Access Easement Parcel 20 feet wide for ingress and egress extending over the existing road, commonly known as Tin Can Ridge Road, between the Leased Premises and the State Highway 1.

C. A Utilities Easement Parcel having sufficient width for the maintenance of existing utility lines and related infrastructure extending between the Leased Premises and the utility company service connection point utilizing Tin Can Ridge Road.

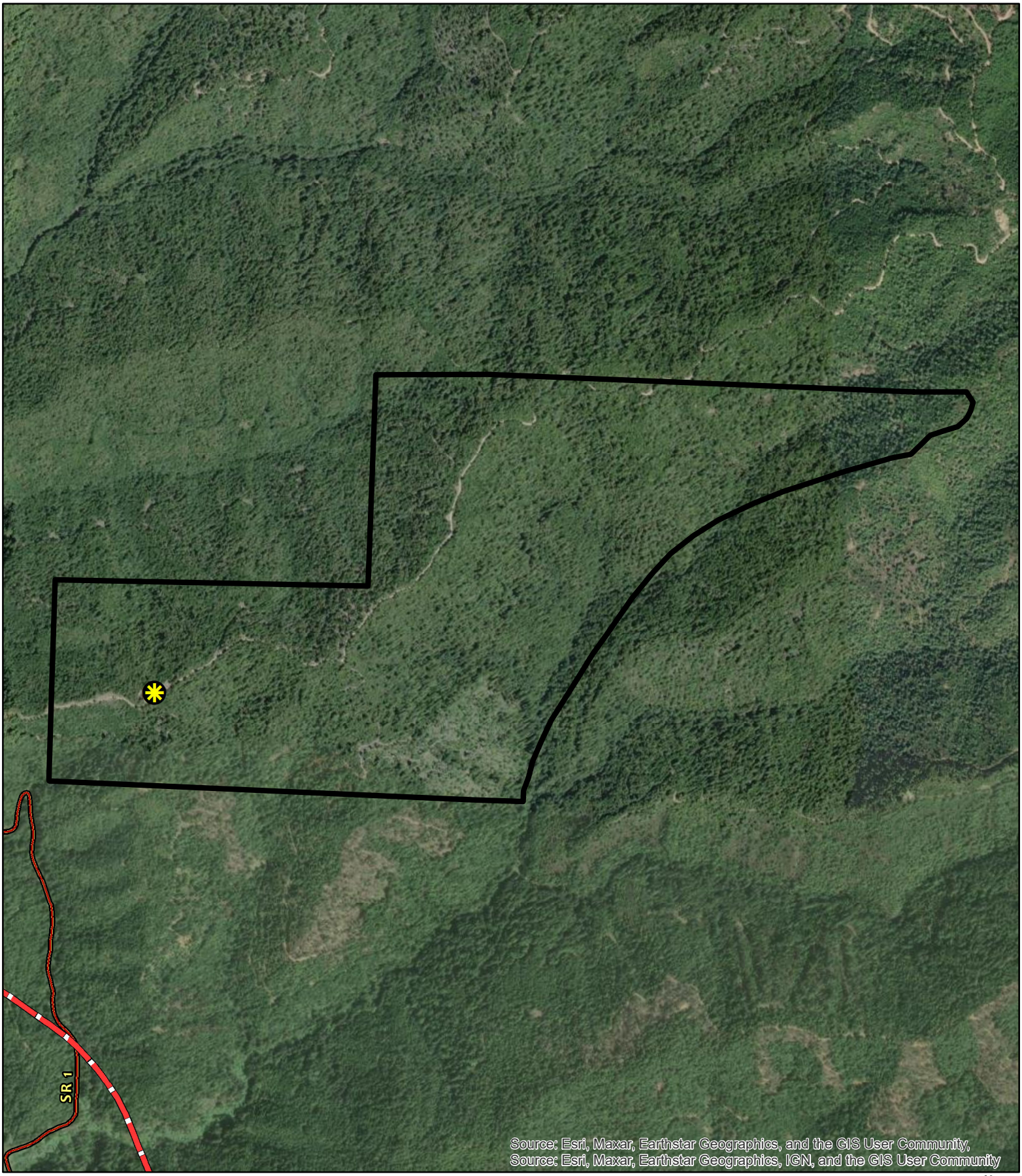
D. The Leased Premises and Tin Can Ridge Road are approximately depicted on the map attached as Exhibit B.

EXHIBIT B



Portion of Section 30, T22N, R17W, MDB&M.

US Cellular Rockport Site Lease Area



CASE: AP 2025-0028
OWNER: Verizon Wireless
APN: 013-460-19
APLCT: US Cellular
AGENT: Matt Moore
ADDRESS: 45151 N Hwy 1

Coastal Zone Boundary
Highways (2017)
Public Roads
Approved Wireless Sites

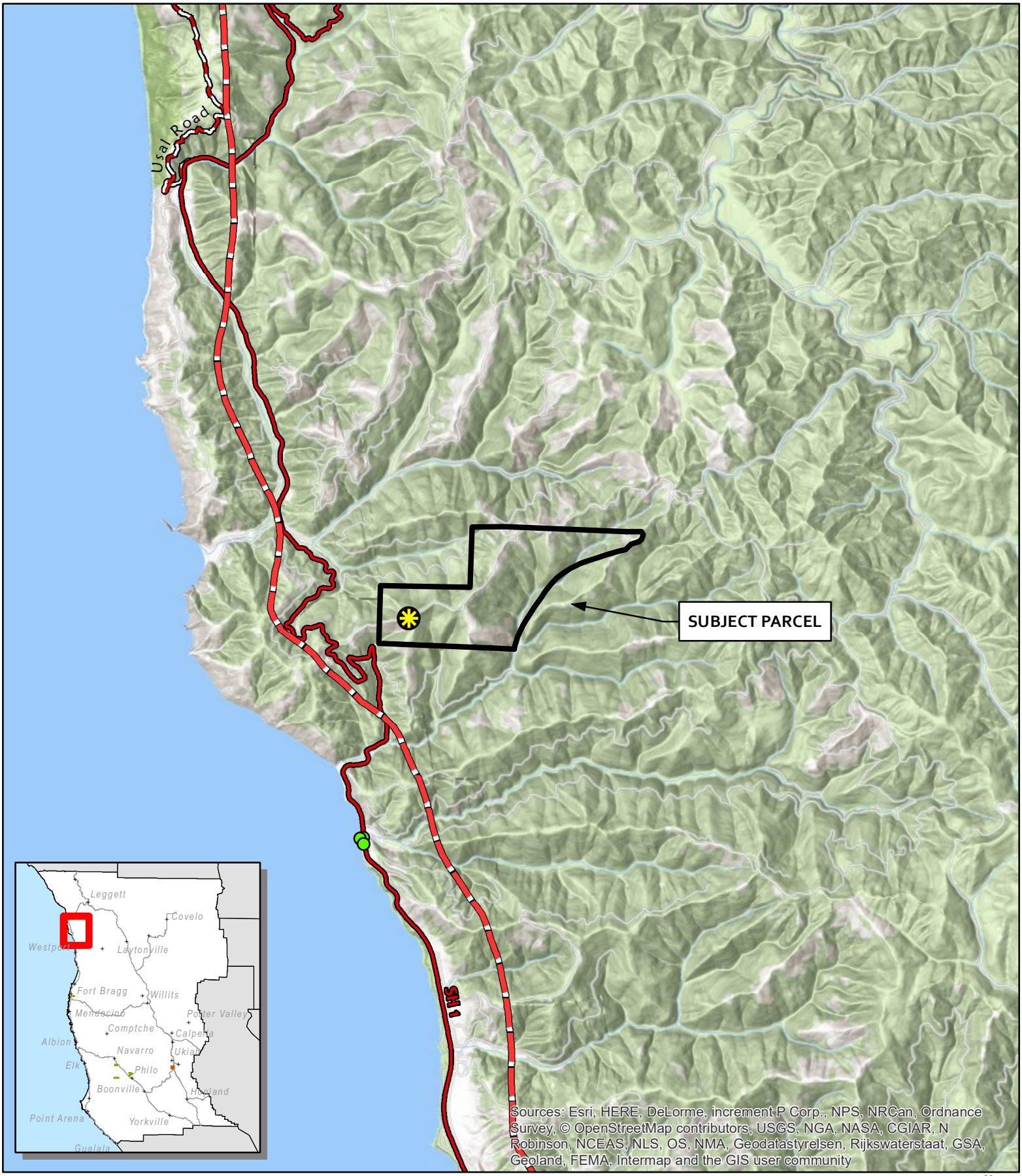
0 800 1,600 Feet
0 0.15 0.3 Miles

N W E S

1:18,146.74

AERIAL IMAGERY

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



CASE: AP 2025-0028
OWNER: Verizon Wireless
APN: 013-460-19
APLCT: US Cellular
AGENT: Matt Moore
ADDRESS: 45151 N Hwy 1

Coastal Zone Boundary
Approved Wireless Sites
Highways
Major Roads

0 2,800 5,600 Feet
0 0.5 1 Miles

N
W E
S

1:63,360

LOCATION

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