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**PLANNING COMMISSION  
STAFF REPORT- USE PERMIT**

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**JUNE 5, 2025  
U\_2024-0004**

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**SUMMARY**

**OWNER:** KATHLEEN MARIE ROSENBURG  
141 ELLIS LANE  
UKIAH CA 95482

**APPLICANT/AGENT:** CELLCO PARTNERSHIP  
Dba VERIZON WIRELESS  
C/O WIRELESS CONSULTING INC/MATT MOORE  
2009 V STREET, SACRAMENTO CA 95818

**REQUEST:** Use Permit to construct a new sixty-five (65) foot-tall cellular antenna tower with a monopine type design and four (4) antenna sectors with three (3) antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one (1) pad mounted transformer, two (2) equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank.

**LOCATION:** 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± miles west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits; APN: 037-700-14.

**TOTAL ACREAGE:** Lease area 1,600 square feet of a 22.83± Acre site

**GENERAL PLAN:** Remote Residential- 20 Acre Minimum (RMR 20)

**ZONING:** Upland Residential- 20 Acre Minimum (UR:20)

**SUPERVISORIAL DISTRICT:** 3 (Haschak)

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**RECOMMENDATION:** By resolution, adopt a Negative Declaration and grant Use Permit U\_2024-0004 for the Project based on the facts and findings and subject to the conditions of approval.

**STAFF PLANNER:** KEITH GRONENDYKE

**BACKGROUND**

The Telecommunications Act of 1996 was signed into law on February 8, 1996. This act preserves the authority of a State or local governments over decisions regarding the placement, construction, and modifications of personal wireless services, subject to limitations. Section 704(7)(B)(iii) requires that any denial *shall be in writing and supported by substantial evidence contained in a written record*. Section 704(7)(B)(iv) prohibits denial on the basis of radio frequency emissions if those emissions are below the standards as determined by the Federal Communications Commission (FCC).

On August 4, 2015, the Mendocino County Board of Supervisors adopted *Guidelines for the Development of Wireless Communication Facilities* to regulate wireless communication facilities subject to a use permit. By adopting this resolution (Resolution No. 15-121), the Board of Supervisors acted to maintain the County's

authority over decisions regarding development, operation, and maintenance of wireless facilities.

**PROJECT DESCRIPTION:** A Use Permit to construct a new 65 foot-tall cellular antenna tower with a monopine type design and four antenna sectors with three antennas per sector. The facility will be placed within a forty (40) foot by forty (40) foot lease area and surrounded by a six (6) foot tall chain link fence with barbed wire at the top and brown privacy slats. The ground based equipment itself will consist of one pad mounted transformer, two equipment cabinets and a new 30Kw standby emergency generator with a 210-gallon fuel tank. Access to the lease area is to be via an approximately 2,190± foot long private roadway (Timberline Road) from Sherwood Road (CR 311). A gate will be located on the west elevation of the lease area enclosure. Power to the site shall be via a new 1,140 foot long ten-foot-wide utility easement extending from Sherwood Road. There is an existing single-family-residence located to the northwest of the tower location. The nearest single-family residence is 667± feet to the southeast.

**APPLICANT'S STATEMENT:** *"Verizon Wireless proposed to install a new unmanned wireless telecommunications facility and associated ground equipment at the above referenced location. The facility will consist of a new 65" tall monopine and will be placed within a 40'X40' lease area and surrounded by a 6' tall chain link fence with barbed wire and brown privacy slats. The ground equipment itself will consist of one pad mounted transformer, two equipment cabinets and a 30kw standby emergency generator with a 210 gallon fuel tank. Please see the attached project support statement, site plans and other exhibits for any further details."*

**RELATED APPLICATIONS:** There are no related applications.

**SITE CHARACTERISTICS:** The applicant is proposing to construct and operate a 65-foot tall monopine type construction wireless telecommunication facility 2.91± miles northwest of Willits, lying on the north side of Timberline Road (private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits. The wireless communication facility will be located on the southern portion of the approximately twenty-three (23) acre property and roughly 75 feet from the private right-of-way. The California Natural Diversity Database (CNDDB) did not indicate any species of plants or animals were located on the property.

The project site is located near to the top of a small hill on the south area of the parcel. Evergreen and oak trees surround the small hill, which limits the visibility of the tower from the closest public right-of-way, Sherwood Road (See Attachment C). A residence located on the same parcel as the proposed tower sits approximately 182 feet to the northwest and at an elevation of 2,463 feet with the proposed monopine type tower standing 65 feet above ground level (AGL) and at the same elevation. The elevation of Sherwood Road close to the tower site is 2,333 feet above sea level, making the tower 130 higher than Sherwood Road, which is the most traveled road in the vicinity. The surrounding mountains are of a similar height along with similar vegetation. The monopine design works well at this location, given that the surrounding vegetation is primarily evergreen pine trees.

It should be noted that the project site is located approximately 2,821 feet to the west of the Maacama Fault Zone. The site, like the rest of Mendocino County, is subject to some seismic-related ground shaking if an earthquake were to occur but the proposed project does not conflict with any applicable policies or plans. No landslides have been documented on the project site.

**PUBLIC SERVICES:**

Access: TIMBERLINE ROAD (PRIVATE)  
Fire District: BROOKTRAILS COMMUNITY SERVICES DISTRICT/CALFIRE  
Water District: NONE  
Sewer District: NONE

**AGENCY COMMENTS:** On October 31, 2024, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. Their submitted recommended conditions of approval are contained and incorporated within the attached resolution. A summary of the submitted agency comments is listed below.

REFERRAL AGENCIES	COMMENT
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Department of Transportation	No Response
Environmental Health- Ukiah	No Response
Building Services-Ukiah PBS	No Response
Assessor	No response
Archaeological Commission	Comments
Brooktrails Community Services District	No Response
Air Quality Management District	No Response
Sonoma State University	Comments
Cal Fire	No Response
CA Department of Fish and Wildlife	Comments
Sherwood Valley Band of Pomo Indians	No Response
Cloverdale Rancheria	No Response
Redwood Valley Rancheria	No Response

### **RESPONSE TO COMMENTS**

**Sonoma State University:** *"This office has no record of any cultural resource field survey for the proposed project area conducted by a professional archaeologist or architectural historian. The proposed project area has the possibility of containing unrecorded archaeological sites. A field study by a qualified professional archaeologist is recommended prior to commencement of project activities. We recommend that the lead agency contact the local Native American tribe(s) regarding traditional, cultural and religious heritage values..."* Because of the comments received, staff required that an Archaeological Survey be conducted, which was completed by the applicant. At the March 12, 2025, Archaeological Commission meeting, the survey was accepted by the Archaeological Commissioners. No additional conditions were recommended by the archaeologist. As such Standard discovery conditions have been added to the Resolution.

**California Department of Fish and Wildlife:** The California Department of Fish and Wildlife commented on the proposed project that there could be the possibility of bat species within the existing barn structure that is slated for removal. The CDFW representative said in part: *"...Was an evaluation of this structure conducted to identify its current use or potential use by bat species? Without additional biological information or description of the barn, CDFW does not have adequate information to provide recommendations to the County (Lead Agency) to identify, analyze and offset potential impacts."*

As such, staff has added Condition 14 to require that prior to any construction or demolition of the existing barn structure that the applicant have a bat survey be completed by a biologist to determine if any endangered bat species are present, and have the report submitted to the Planning Department. If endangered bat species are found to be present, all suggested mitigation measures of the bat survey shall be followed.

### **KEY ISSUES**

#### **1. General Plan and Zoning Consistency:**

The parcel is classified as Remote Residential with a twenty (20) acre minimum parcel size (RMR 20) by the Mendocino County General Plan. The proposed development is an allowed conditional use within the district with the granting of a major use permit. The proposed development will not interfere with the continued use of the parcel as a residential use.

Additionally, Policy DE-125 of the Mendocino County General Plan states: *"The County supports the extension of affordable broadband internet access to all areas of the County, particularly rural areas which currently do not have broadband access."* In the project statement supplied by the agent of the project one of the main objectives of this project is: *"The purpose of this project is to bring high speed internet to underserved communities."* As such, this project supports and advances the intent of Policy DE-125 of the Mendocino County General Plan.

The project site is located within an Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued residential use of the parcel. Cellular antenna development within the UR:20 district is an allowed conditional use with the

granting of a major use permit. The proposed development is in conformance with development standards, yard setbacks, etc. for the zoning district.

Mendocino County Code (MCC) Section 20.236.005 states that “Radio, telephone, and other communication and transmission structures, towers, and antennas (“towers and antennas”) are conditional uses subject to approval of a conditional use permit in all zoning districts, except as otherwise provided in the Mendocino County Code.” MCC Section 20.236.020(C) provides that towers not meeting certain development criteria (established for streamlined permitting of small-scale towers) are subject to a Use Permit. Thus this use permit is being processed for the proposed tower.

## **2. Wireless Communication Facilities Development Guidelines:**

Staff evaluated the proposed project for consistency with the Wireless Communication Facilities Development Guidelines. Staff has incorporated several conditions of approval to ensure that the facility is operated and maintained in conformance with these standards.

The County Guidelines for the Development of Wireless Communication Facilities contain the following items relevant to the subject project:

Application Submittal Requirements: Item B(3) requires “[a] statement of the communication objectives sought for the proposed location, whether the proposed facility is necessary to prevent or fill a significant gap or capacity shortfall in the applicant’s service area, whether it is the least intrusive means of doing so, and whether there are any alternative sites that would have fewer aesthetic impacts while providing comparable service.”

The applicant provided within the application materials the following statement to address the item:

*“The demand for wireless communication continues to grow across California. Reliable access to wireless networks has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions in order to respond to high levels of wireless network traffic and demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the Mendocino County Zoning Code. The proposed facility is the least intrusive means for Verizon Wireless to close a significant gap in network coverage”*

Item Number B(15) requires an analysis of the factors leading to the selection of the proposed site and antenna height, including alternative sites considered. The applicant provided the following statement:

*“...The landowner is interested in working with Verizon and the site is proposed to be in an UR-20 zone, which allows for a proposed facility of up to 50’(amended to 65’) in overall height. This height provides Verizon’s RF engineers with the needed centerline to make the site effective and there is an existing gravel road that will allow the site to be constructed and serviced with minimal overall impact to the surrounding area.”*

As part of the search process, Verizon Wireless indicated in the narrative that a search ring was developed and given to a real estate professional to begin the search for a suitable location. Properties considered for a tower location must be located in the general vicinity of the search ring, with the appropriate zoning designation to allow for the installation of a cellular antenna tower and have enough land area to accommodate the tower along with setbacks from property lines and any adjacent residences.

The proposed site was identified as being suitable for development and met the site setback requirements of the UR:20 zoning district along with the Wireless Guidelines requirements.

Item Number C(1)(b) requires: *“The design of communications facilities should promote co-location among different communication services providers...”*

The 65 foot tall monopine tower has been designed to accommodate co-location opportunities for multiple other cellular service providers.

**Condition Number 22** is recommended to ensure the availability of the tower for emergency services upon request, "provided no interference to function will result at a minimum or no fee," as stated in the Guidelines language.

Item Number C(1)(m) requires: "Antenna towers shall be subject to setbacks required by the County Zoning Code and shall be set back a minimum of 110% of the overall height from any property line, and a minimum of 500% of the overall height from any residence or school."

Given the tower height of 65 feet, a setback of 71 feet is required from all property lines. As shown on the plans submitted with the application, the distance from the tower to the westerly property line is 410 feet, while the distance to the southerly property line is 165.5 feet which indicates that both setback distances do meet the 110% distance. The north and east distances are even greater. The nearest offsite residence is located 727 feet to the southeast which complies with the 500% setback from an offsite residence. No schools are in close proximity to the project site.

Item Number C(2)(f) requires: "New wireless communication facilities shall be discouraged on or near ridge top sites where they will be silhouetted against the sky from the surrounding community, or from highly used public locations such as a public trail, public park or other public outdoor recreational area or historic area, unless supported by a finding that it blends with the surrounding existing environment in such a manner as to be effectively unnoticeable."

The 65 foot tall monopine design is located on the slope of a small hill, with evergreen trees appearing to be taller than the monopine tower screening it from view. The applicant has provided aerial simulations of the site (see Attachment F). The nearest community is the small unincorporated residential community of Brooktrails, which is located approximately 2.12 miles to the southeast of the project location. There are no public locations within the immediate vicinity of the project site nor are there historic sites in the area.

Item Number C(2)(i) requires: "Towers located in open areas are encouraged to utilize existing vegetation to screen the facilities presence. Clearing should be limited to the maximum area required to accommodate facilities...Further, providers are encouraged to develop the facility within a structure that would camouflage its presence, e.g., a water tower, windmill or other structure that would blend with the setting of the area."

The area that the tower is to be located in is within a forested area that has a backdrop of evergreen trees and a background hillside. This vegetation, the height of the hill and evergreen trees that the tower is incorporated within will serve as a backdrop to the tower from Sherwood Road. Additionally, the monopine design offers the least intrusive silhouette to neighboring property owners and travelers on the County Road.

The application as well as conditions recommended for the project will ensure that all standards under Section C of the Guidelines have been met.

### **3. Use Permit Findings:**

MCC Section 20.196.020 (A) That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan;

The proposed development is located on a parcel classified as UR:20. Policy DE-15 in the Development Element of Mendocino County's General Plan sites utility installations as a general use. The subject parcel is developed with a single-family residence and various outbuildings. The proposed development will not interfere with the continued use of the parcel. If developed in conformance with the recommended Conditions of Approval, the project is found to be consistent with the Mendocino County General Plan.

Policy DE-125 states: *The County supports the extension of affordable broadband internet access into all areas of the county, particularly rural areas which currently (2009) do not have broadband access.*

In the application materials submitted, one of the objectives with this project is to supply hi-speed broadband to this area via the equipment mounted to the monopine, along with increased cellular phone service.

MCC Section 20.196.020 (B) That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

A moderate amount of grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development and trenching to underground utilities, approximately 1,140 feet in length and ten (10) feet in width from Sherwood Road to the tower site. The ten foot wide and 1,140-foot-long access area will include a utility easement. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. A gate will be constructed at the lease area on the west side. Conditions of Approval are included to ensure that the proposed project is developed in conformance with Mendocino County Code requirements and to prevent soil erosion.

The parcel is currently accessed from Timberline Road (private), which is connected to Sherwood Road (CR 311). The application was referred to the Mendocino County Department of Transportation (MCDOT) for comments. MCDOT did not offer comments, as the access road is a private Roadway.

MCC Section 20.196.020 (C) That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect;

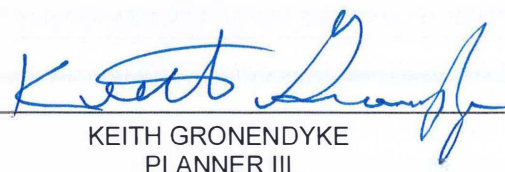
The proposed wireless communication facility will not constitute a public nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of the proposed use if constructed in conformance with the recommended Conditions of Approval. The nearest offsite residence is located approximately 727 feet to the southeast and is located on the adjacent parcel. The parcel to the north is also used as residential, while the parcels to the west and east appear to be vacant land.

MCC Section 20.196.020 (D) That such use preserves the integrity of the zoning district.

The project site is located within the Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued use of the parcel and is an allowed conditional use within the zoning district. Given the small size of the proposed development on the parcel of a lease area of 1,600 square feet on an approximately twenty-two (22) acre parcel, the proposed development will not affect the future development of uses on the parcel. Therefore, the proposed use will preserve the integrity of the zoning district.

**4. Environmental Protection:** Staff has completed an Initial Study for the proposed project in accordance with the California Environmental Quality Act (CEQA) and determined that the project would not have potential significant impacts on the environment. As discussed in the Initial Study, the proposed project could result in some impacts, however these were considered to be less than significant. Staff recommends that the Planning Commission adopt a Negative Declaration for the project.

5/5/2025  
DATE

  
KEITH GRONENDYKE  
PLANNER III

Appeal Period 10 Days  
Appeal Fee \$2,674.00

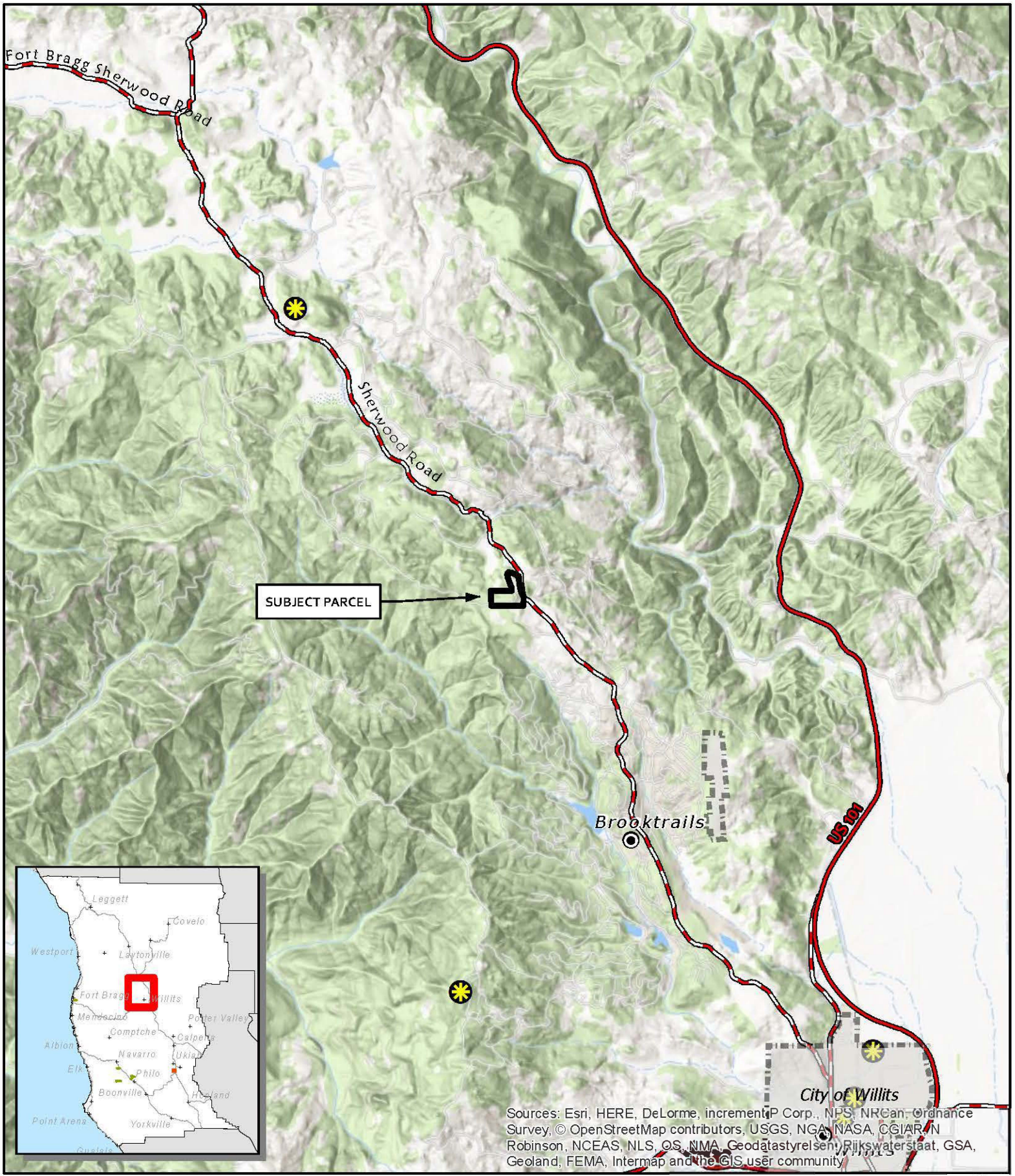
**ATTACHMENTS:**

- |  |   |
|--|---|
| A. Location Map                        | L. Estimated Slope Map                    |
| B. Aerial Map Vicinity                 | M. Eastern Soil Classifications Map       |
| C. Aerial Map Specific                 | N. Topographic Map                        |
| D. Application                         | O. Landslide Hazards Map                  |
| E. Plan Set                            | P. WUI Map                                |
| F. Photo Simulations                   | Q. Fire Hazard Zones & Responsibility Map |
| G. Introduction & Facility Description | R. School District Map                    |
| H. Radio Frequency Report              | S. Water District Map                     |
| I. Zoning Map                          | T. Lands in Williamson Act Contracts Map  |
| J. General Plan Map                    | U. Adjacent Parcels Map                   |
| K. Farmland Classifications Map        | V. Site Photographs                       |

**RESOLUTION AND CONDITIONS OF APPROVAL (Exhibit A):**

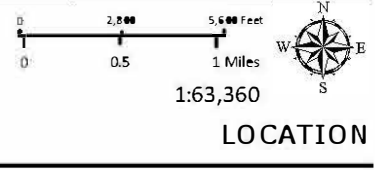
**Initial Study available online at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>**





**CASE:** U\_2024-0004  
**OWNER:** ROSENBERG, Kathleen Marie  
**APN:** 037-700-14  
**APLCT:** Cellico Partnership  
**AGENT:** Verizon Wireless  
**ADDRESS:** 28401 Timberline Rd, Willits

- Major Towns & Places
- City Limits
- Highways
- Major Roads
- Approved Wireless Sites



LOCATION

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

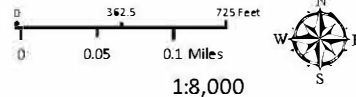




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CASE: **U\_2024-0004**  
OWNER: **ROSENBERG, Kathleen Marie**  
APN: **037-700-14**  
APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

Public Roads  
Private Roads  
Driveways/Unnamed Roads



1:8,000  
AERIAL IMAGERY

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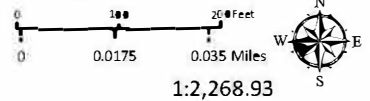




CASE: **U\_2024-0004**  
OWNER: **ROSENBERG, Kathleen Marie**  
APN: **037-700-14**  
APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels



1:2,268.93

AERIAL IMAGERY

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Planning and Building  
Services

Case No:	
CalFire No:	
Date Filed:	
Fee:	
Receipt No:	
Received By:	
Office use only	

## APPLICATION FORM

### APPLICANT

Name: Cellco Partnership d/b/a Verizon Wireless C/O Complete Wireless Consulting Inc. Attn: Matt Moore Phone: 916-247-3047

Mailing  
Address: 2009 V street

City: Sacramento State/Zip: CA, 95818 email: MMoore@completewireless.net

### PROPERTY OWNER

Name: Kathleen Marie Rosenberg Phone: 707-513-9013

Mailing  
Address: 141 Ellis Ln,

City: Ukiah State/Zip: CA, 95482 email: N/A

### AGENT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing  
Address: Same as applicant.

City: \_\_\_\_\_ State/Zip: \_\_\_\_\_ email: \_\_\_\_\_

Parcel Size: 22.83 acres (Sq. feet/Acres) Address of Property: 28401 Timberline Road, Willits, CA 95490

Assessor Parcel Number(s): 037-700-14-00

### TYPE OF APPLICATION:

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

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

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

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

Signature of Applicant/Agent

9/2/24

Date

Please see the attached Letter of Authorization

Signature of Owner

Date

RECEIVED  
SEP 05 2024  
Planning & Building Services



## SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

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

### THE PROJECT

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

Verizon Wireless proposed to install a new, unmanned wireless telecommunications facility and associated ground equipment at the above-referenced location. The facility will consist of a new, 65' tall monopine and will be placed within a 40'x40' lease area and surrounded by a 6' tall chain link fence with barbed wire and brown privacy slats. The ground equipment itself will consist of one pad-mounted transformer, two equipment cabinets, and a 30kw standby emergency generator with a 210 gallon fuel tank. Please see the attached project support statement, site plans and other exhibits for any further details.

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

3. If the project is commercial, industrial or institutional, complete the following: N/A - the facility will be unmanned.

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

No removal of vegetation will take place outside of the proposed access and utility easements or the proposed lease area unless required by the County.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☐ No If yes, explain:

A 210 Gallon diesel fuel tank will be installed at the site.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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8. Is any road construction or grading planned? ☐ Yes ☐ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

Please see the attached site plans for further details.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

A. Amount of cut \_\_\_\_\_ cubic yards

B. Amount of fill \_\_\_\_\_ cubic yards

C. Maximum height of fill slope \_\_\_\_\_ feet

D. Maximum height of cut slope \_\_\_\_\_ feet

E. Amount of import or export \_\_\_\_\_ cubic yards

F. Location of borrow or disposal site \_\_\_\_\_

<p>10. Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring plans may be required?</p> <p>11. Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres. An agricultural economic feasibility study may be required.</p> <p>12. Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain below: _____ _____ _____ _____</p>	
<p>13. Is the proposed development visible from State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>14. Is the proposed development visible from a park, beach or other recreational area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands, estuaries or lakes?</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Diking : <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Filling: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Dredging: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> </div> <div style="width: 45%;"> <p>Placement of structures in:</p> <p><input type="checkbox"/> open coastal waters</p> <p><input type="checkbox"/> wetlands</p> <p><input type="checkbox"/> estuaries</p> <p><input type="checkbox"/> lakes</p> </div> </div> <p>If so, amount of material to be dredged or filled? _____ cubic yards.</p> <p>Location of dredged material disposal site? _____</p> <p>Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>16. Will there be any exterior lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans. _____ _____</p>	
<p>17. Utilities will be supplied to the site as follows:</p> <p>A. Electricity:</p> <p><input checked="" type="checkbox"/> Utility Company (service exists to the parcel)</p> <p><input checked="" type="checkbox"/> Utility Company (requires extension of service to site: <u>1140</u> feet _____ miles)</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p>B. Gas:</p> <p><input type="checkbox"/> Utility Company/Tank</p> <p><input type="checkbox"/> On Site Generation - Specify: _____</p> <p><input type="checkbox"/> None</p> <p>C. Telephone: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>18. What will be the method of sewage disposal?</p> <p><input type="checkbox"/> Community sewage system - Specify supplier _____</p> <p><input type="checkbox"/> Septic Tank</p> <p><input type="checkbox"/> Other - Specify: _____</p>	
<p>19. What will be the domestic water source:</p> <p><input type="checkbox"/> Community water system - Specify supplier _____</p> <p><input type="checkbox"/> Well</p> <p><input type="checkbox"/> Spring</p> <p><input type="checkbox"/> Other - Specify: _____</p>	

20.	Are there any associated projects and/or adjacent properties under your ownership? <input type="checkbox"/> Yes <input type="checkbox"/> No      If yes, explain (e.g., Assessor's Parcel Number, address, etc.):  <hr/> <hr/> <hr/>				
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: N/A <hr/> <hr/>				
22.	Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.): Please see the attached site plans for additional location details. <hr/> <hr/> <hr/>				
23.	Are there existing structures on the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision. There is an existing residential home on the property and a barn that will be removed. <hr/> <hr/> <hr/>				
24.	Will any existing structures be demolished or removed? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable. Yes, an old barn will be removed as part of this proposal the request of the LL. <hr/> <hr/> <hr/>				
25.	Project Height. Maximum height of existing structures <u>20'</u> feet. Maximum height of proposed structures <u>65'</u> feet.				
26.	Gross floor area of existing structures <u>    </u> square feet (including covered parking and accessory buildings). Gross floor area of proposed structures <u>1600</u> square feet (including covered parking and accessory buildings).				
27.	Lot area (within property lines): <u>    </u> <input type="checkbox"/> square feet <input checked="" type="checkbox"/> acres.				
28.	Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful. The site is currently developed with an aging barn that will be removed. The site consists of bare dirt and is surrounded by trees. No tree removal is being proposed. <hr/> <hr/>				
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. The surrounding properties are undeveloped, with the exception of the property to the south, which contains a residential development. <hr/> <hr/>				
30.	Indicate the surrounding land uses: <table style="width: 100%; border: none;"> <tr> <td style="width: 25%; text-align: center;">North</td> <td style="width: 25%; text-align: center;">East</td> <td style="width: 25%; text-align: center;">South</td> <td style="width: 25%; text-align: center;">West</td> </tr> </table> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">           Vacant <small>to the north, east and west</small>            Residential Agricultural            Commercial Industrial            Institutional Timberland            Other Residential uses exist to the south.         </div> <hr/> <hr/>	North	East	South	West
North	East	South	West		



## SHERWOOD RD

28401 TIMBERLINE ROAD, WILLITS, CA 95490  
MDG LOCATION ID: 5000918161  
PROJECT ID: 16994401

### PROJECT DESCRIPTION

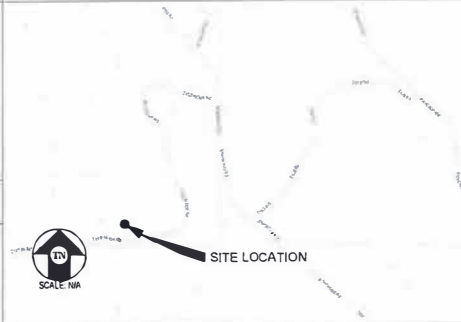
A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) LEASE AREA W/ (N) GROUND MOUNTED CABINETS & (N) DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
- (N) MONOPINE W/ (N) ANTENNAS, MW DISH, & ANTENNA EQUIPMENT

### PROJECT INFORMATION

SITE NAME:	SHERWOOD RD	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
MDG LOCATION ID:	5000918161	LEASING CONTACT:	ATTN: PAUL BARNES (916) 217-2309 PBARNES@COMPLETEWIRELESS.NET
COUNTY:	MENDOCINO	ZONING CONTACT:	ATTN: MATT MOORE (916) 247-3047 MMOORE@COMPLETEWIRELESS.NET
JURISDICTION:	MENDOCINO COUNTY	CONSTRUCTION CONTACT:	ATTN: SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
APN:	037-700-14		
SITE ADDRESS:	28401 TIMBERLINE ROAD WILLITS, CA 95490		
CURRENT ZONING:	UR (UPLAND RESIDENTIAL)		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
PROPERTY OWNER:	ROSENBERG, KATHLEEN MARIE 141 ELLIS LANE UKIAH, CA 95482		
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR. BLDG 11 WALNUT CREEK, CA 94598		
LATITUDE:	N 39° 28' 17.19" NAD 83 N 39.471442		
LONGITUDE:	W 123° 24' 17.38" NAD 83 W -123.404827		
GROUND ELEVATION:	2465' AMSL		

### 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 182, 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-203.5

### SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	EQUIPMENT PLAN	2
A-2.1	ANTENNA PLAN	2
A-3.1	ELEVATIONS	-
A-4.1	ANTENNA DETAILS	-
A-4.2	EQUIPMENT DETAILS	-
E-1.1	ELECTRICAL PLAN	-

SHERWOOD  
RD

28401 TIMBERLINE ROAD  
WILLITS, CA 95490

PREPARED FOR

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

Vendor  
**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 5000918161  
PROJECT ID: 16994401  
DRAWN BY: SFAD  
CHECKED BY: J. GRAY  
APPROVED BY:

ISSUE STATUS				
REV	DATE	DESCRIPTION	BY	APP
1	06/01/24	CLIENT REV	J.S.	
2	08/24/24	CLIENT REV	C.T.C.	
3	07/28/23	100% C.D.		
4	06/22/23	20% C.D.		

PRELIMINARY:  
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CONSTRUCTION  
KEVIN R. SOPENSEN  
S4469

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ENGINEER TO ALTER THIS DOCUMENT

**Streamline Engineering**  
Brett Byrne College Blvd, Suite E, Concord, CA 94521  
E-Mail: bryne@streamlineeng.com Fax: 916-462-1541  
www.streamlineeng.com

TITLE SHEET

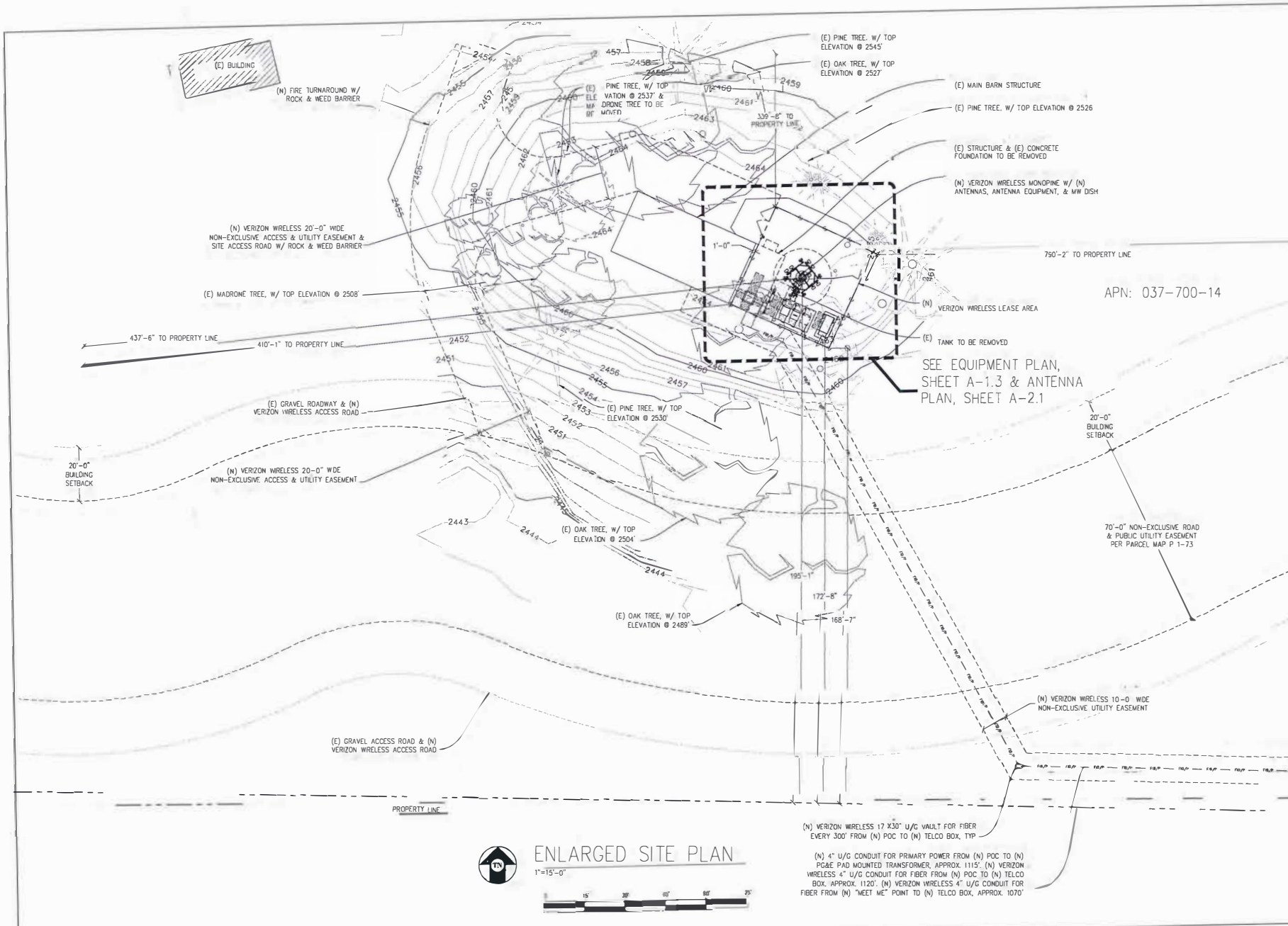
SHEET NUMBER  
T-1.1











ENLARGED SITE PLAN  
1"=15'-0"



Issued For:

**SHERWOOD RD**

28401 TIMBERLINE ROAD  
WILMITS, CA 95460

PREPARED FOR

**verizon**

2770 SHADELANDS DR, BLDG 1  
WALNUT CREEK, CA 94598

Vendor:

**COMPLETE**  
WIRELESS CONSULTING, INC.

MID-LOCATION ID: 50009

PROJECT ID: 169944

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY:

ISSUE STATUS		
REV	DATE	DESCRIPTION
1	08/07/24	CLIENT REV. 1.1
2	05/24/24	CLIENT REV. 1.1
3	07/28/23	2D 100% S.D.
4	06/21/23	2D 90%

Licensee:

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KEVIN R. SORENSEN  
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ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER

Kevin R. Sorensen  
Professional Engineer  
No. 51460  
State of California  
Civil Engineering  
Exp. 12/31/25

SHEET TITLE:

**ENLARGED  
SITE PLAN**

SHEET NUMBER:

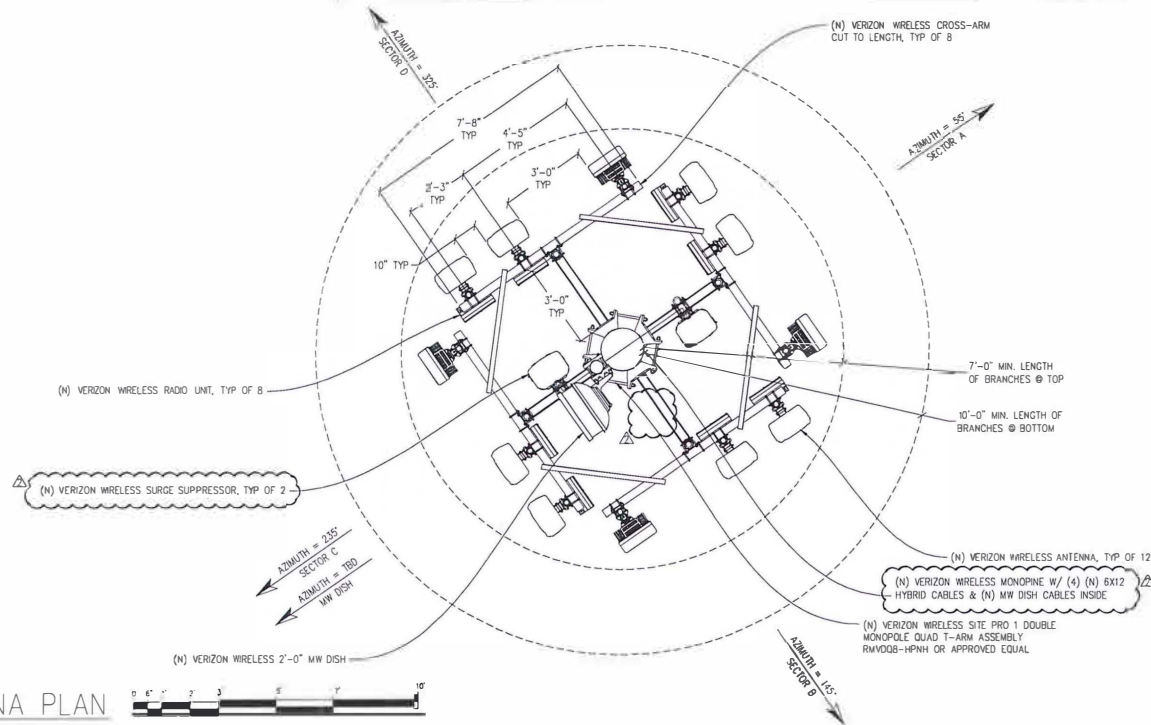
**A-1.2**





NOTE:  
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM  
BACK OF SECTOR.  
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)														
SECTOR	ANTENNAS					CABLES								
	TECHNOLOGY	ANTENNA MODEL	NO. OF COAX PORTS	CENTER	AZMUTH	RRU MODEL	NO. OF RRU'S	NO. OF HYBRID CABLES	SIZE OF HYBRID CABLES	LENGTH OF CABLES	NO. OF COAX CABLES	COAX DIA.	SURGE SUPPRESSOR	NO. OF DRLDRS
ALPHA SECTOR	A1	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	55°	RADIO 4490 UNIT	1	2	6X12	80'	0	-	(1) 6627	0
	A2	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	50°	RADIO 4890 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	A3	C-BAND	0	51'-8"	55°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0
BETA SECTOR	B1	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	145°	RADIO 4490 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	B2	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	145°	RADIO 4890 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	B3	C-BAND	0	51'-8"	145°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0
GAMMA SECTOR	C1	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	235°	RADIO 4490 UNIT	1	2	6X12	80'	0	-	(1) 6627	0
	C2	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	235°	RADIO 4890 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	C3	C-BAND	0	51'-8"	235°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0
DELTA SECTOR	D1	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	325°	RADIO 4490 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	D2	LTE 700, 850, 1900, AWS, AWS3, SC 850	6	50'-0"	325°	RADIO 4890 UNIT	1	SHARED	SHARED	SHARED	0	-	SHARED	0
	D3	C-BAND	0	51'-8"	325°	INTEGRATED	0	SHARED	SHARED	SHARED	0	-	SHARED	0
MICROWAVE DISH		TBD		58'-0"	TBD					TBD	TBD			



ANTENNA PLAN



SHERWOOD  
RD

28401 TIMBERLINE ROAD  
WILLITS, CA 95490

PREPARED FOR

**verizon**

2770 SHACELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor



MOD LOCATION ID: 500091

PROJECT ID: 169944

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY:

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
1	06/07/24	CLIENT REV	J.T.
2	05/24/24	CLIENT REV	C.T.C.
1	07/28/23	2D 100%	S.D.
0	06/27/23	2D 90%	

License:

PRELIMINARY:  
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CONSTRUCTION

KEVIN R. SORESENSEN  
S4469

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ENGINEER, TO ALIEN THIS DOCUMENT

Prepared by



Sheet Title:

ANTENNA PLAN

Sheet Number:

A-2.1

28401 TIMBERLINE ROAD  
WILLITS, CA 95490

PREPARED FOR

2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 5000917	
PROJECT ID: 169944	
DRAWING ID: SEAD	
CHECKED BY: J. GRAY	
APPROVED BY:	

	<b>ISSUE STATUS</b>			
A	08/07/24	CLIENT REV	T.T.	
2	05/24/24	CLIENT REV	C.T.O	
1	07/28/23	ZD 100%	S.D.	
0	06/27/23	ZD 90%		
REV	DATE	DESCRIPTION	CAN	

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S4469

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**Streamline Engineering**  
and Design, Inc.

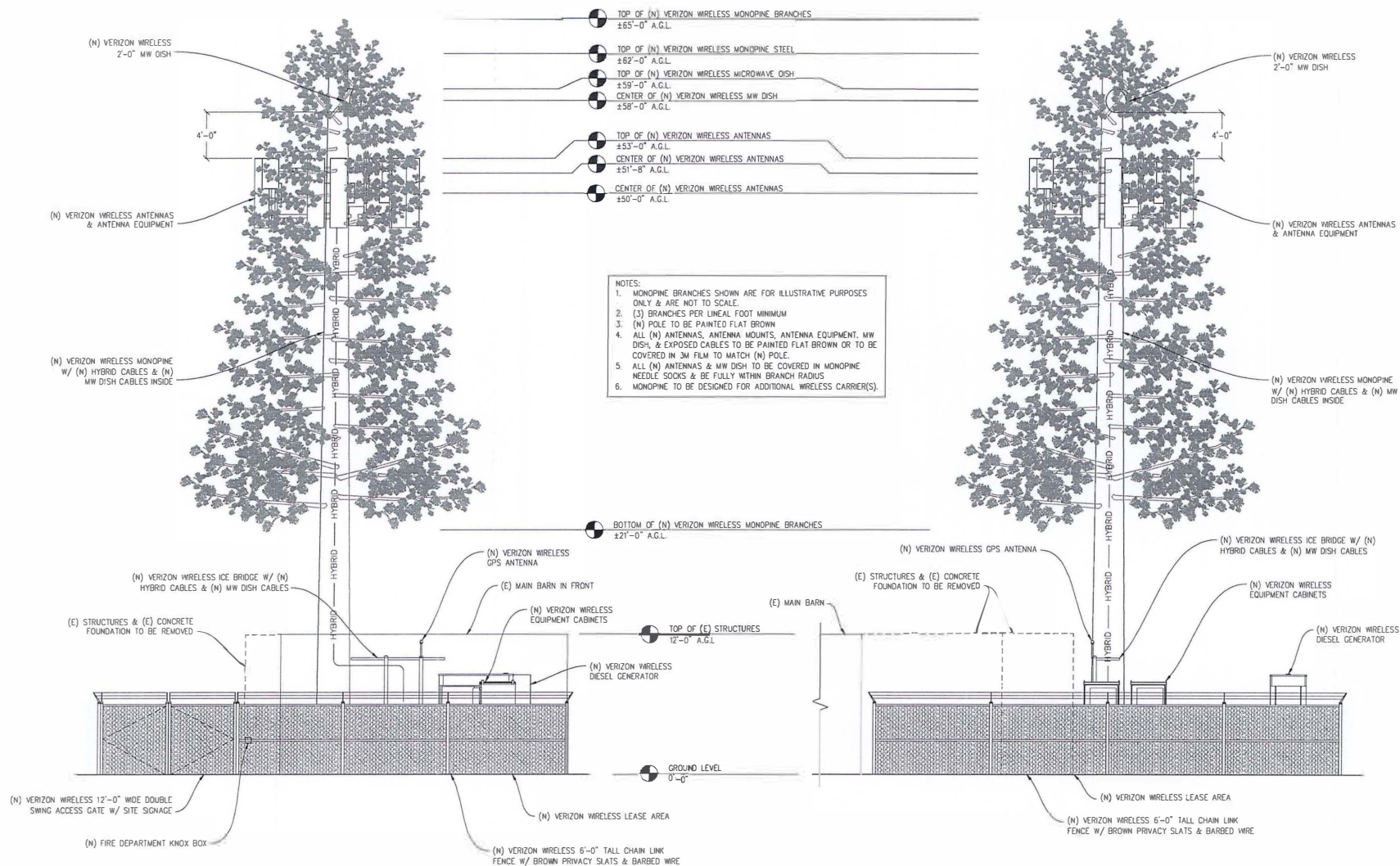
8645 Sierra College Blvd. Suite E, Granite Bay, CA 95748  
Contact: Kevin Staresen Phone: 916-660-7830  
E-Mail: [kstaresen@streamlineeng.com](mailto:kstaresen@streamlineeng.com) Fax: 916-660-1567

Streamline Engineering and Design, Inc. is a professional engineering firm with offices in Granite Bay, CA and San Francisco, CA. We are currently seeking experienced and motivated individuals to join our team. We offer a competitive salary and benefits package. For consideration, please send your resume and references to: Kevin Staresen, HR Manager, Streamline Engineering and Design, Inc., 8645 Sierra College Blvd., Suite E, Granite Bay, CA 95748. E-mail: [kstaresen@streamlineeng.com](mailto:kstaresen@streamlineeng.com). We are an Equal Opportunity Employer.

34-58871-10

### ELEVATIONS

SHEET NUMBER  
**A-3.1**



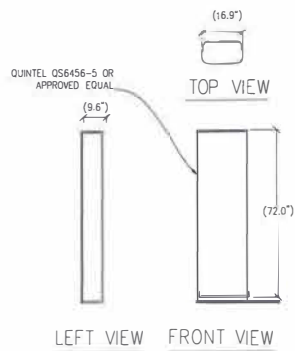
WEST ELEVATION

$$1/4'' = 1' - 0''$$

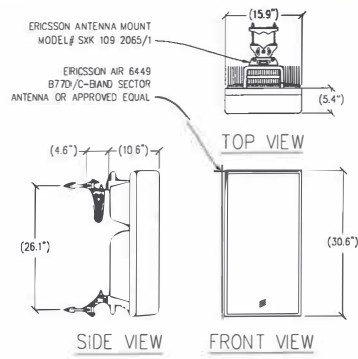
SOUTH ELEVATION

$$1/4'' = 1' - 0''$$

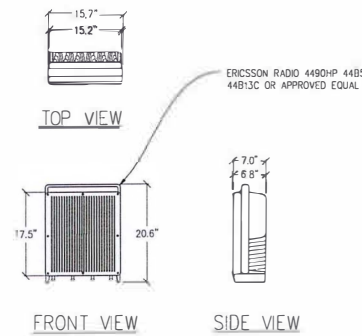




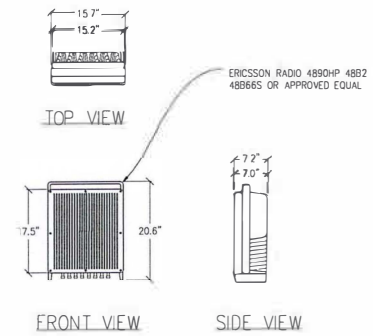
1 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 82 LBS



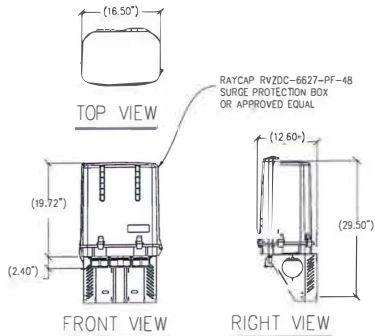
2 ANTENNA DETAIL  
1"=1'-0" MAX WEIGHT: 88 LBS



3 RADIO 4490HP DETAIL  
1"=1'-0" MAX WEIGHT: 68.4 LBS



4 RADIO 4890HP DETAIL  
1"=1'-0" MAX WEIGHT: 69.5 LBS



5 SURGE PROTECTION BOX  
1"=1'-0" MAX WEIGHT: 32.0 LBS

Issued For  
**SHERWOOD RD**  
28401 TIMBERLINE ROAD  
WILLIS, CA 94590

PREPARED FOR  
**verizon**  
2770 SHADELANDS DR. BLDG 11  
WALNUT CREEK, CA 94598

Vendor:  
**COMPLETE Wireless Consulting, Inc.**

MDG LOCATION ID: 500091  
PROJECT ID: 169942  
DRAWN BY: SFAD  
CHECKED BY: J. GRAY  
APPROVED BY: -

ISSUE STATUS			

REV	DATE	DESCRIPTION	CAD
1	06/27/23	2D 90%	
2	07/26/23	2D 100%	

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

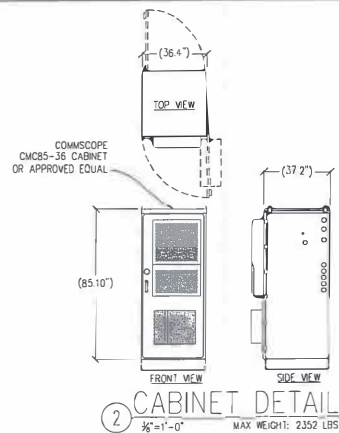
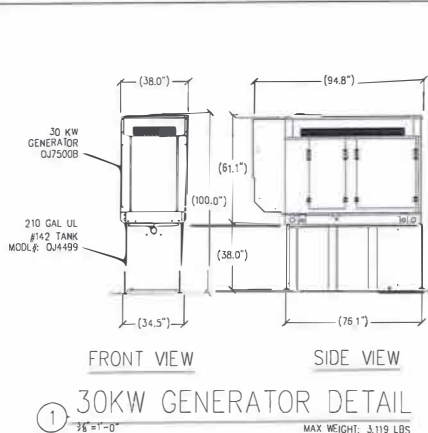
KEVIN R. SORENSON  
54469

IT IS A VIOLATION OF KRMH GRAY'S PRISON, INVESTIGATE AREA C UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:  
**Streamline Engineering**  
KRMH GRAY  
28401 Timberline Road, Suite 5, Walnut Creek, CA 94598  
KRMH GRAY  
28401 Timberline Road, Suite 5, Walnut Creek, CA 94598  
KRMH GRAY  
28401 Timberline Road, Suite 5, Walnut Creek, CA 94598

SHEET TITLE:  
**ANTENNA DETAILS**

SHEET NUMBER:  
**A-4.1**



SHERWOOD RD

28401 TIMBERLINE ROAD  
WILLITS, CA 95490

PREPARED FOR

**verizon**

2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:

**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 500091

PROJECT ID: 169946

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY: +

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAD
1	08/07/24	CLIENT REV	J.T.
2	05/24/24	CLIENT REV	J.T.
1	07/28/23	ID 100%	S.D.
0	06/27/23	ID 90%	

PRELIMINARY:  
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CONSTRUCTION

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ENGINEER:

**Streamline Engineering**  
CONSULTING

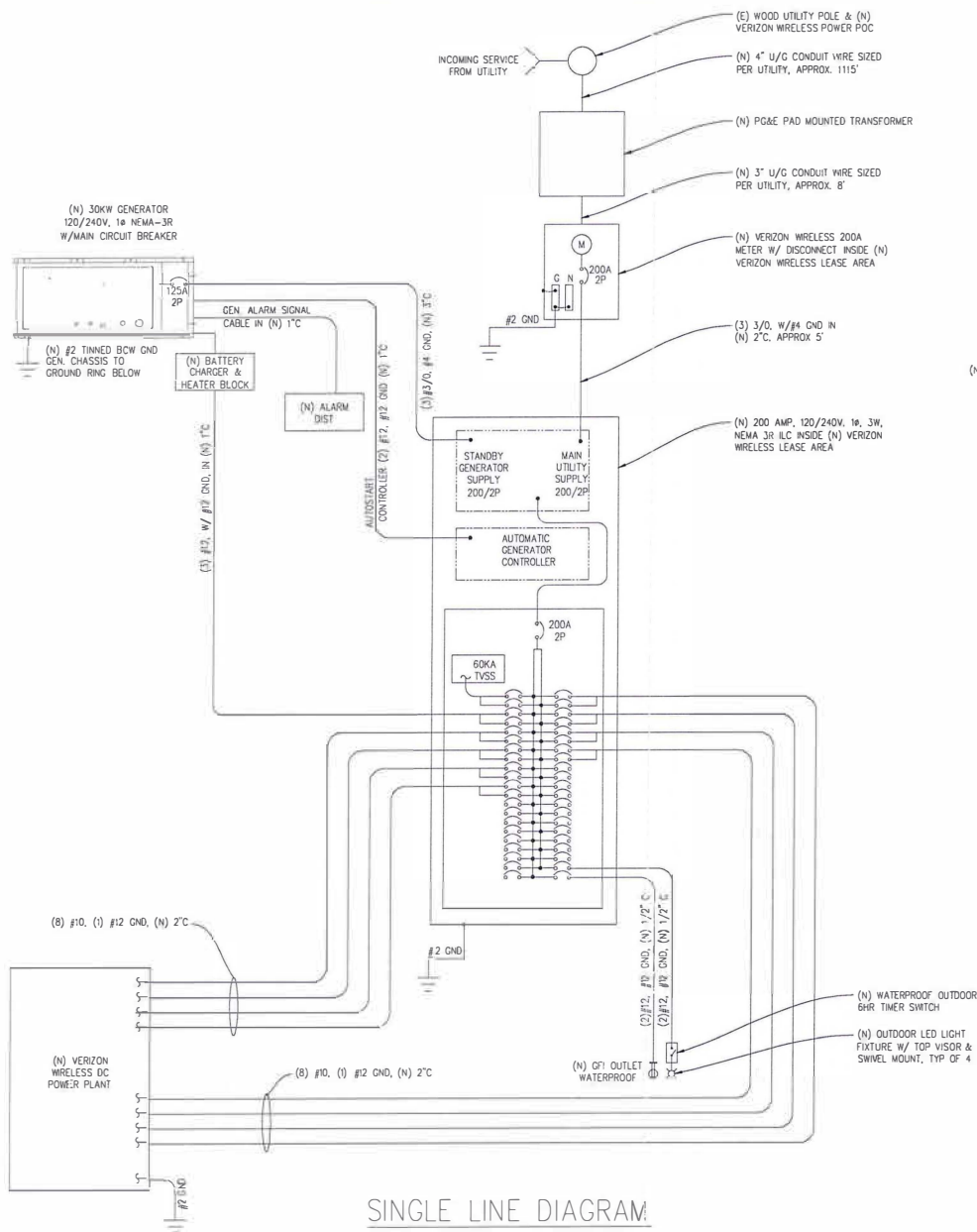
844 E. San Carlos Blvd, Suite 200, Gilroy, CA 95020  
Kevin R. Sorenson Phone: 516-660-1930  
E-Mail: kevin@streamlineeng.com Fax: 516-660-1930

SHEET TITLE:

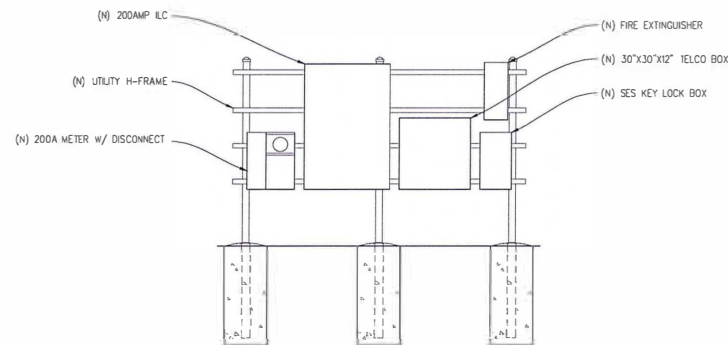
EQUIPMENT  
DETAILS

SHEET NUMBER:

A-4.2



SINGLE LINE DIAGRAM



UTILITY ELEVATION

PANEL SCHEDULE

NAMEPLATE : PANEL A		SC LEVEL : 10,000		VOLTS: 120V/240V, 1ø	
LOCATION : OUTSIDE		BUS AMPS: 200A		MAIN CB: 200A	
MOUNTING : H-FRAME					
BA	BB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO	BKR AMP/ POLE
LOAD VA	LOAD VA				
30	30	SURGE ARRESTOR	60/2	1 2	30/2
1000	300	(N) GEN BATTERY CHARGER	20/1	5 6	30/2
2292	2292	(N) DC POWER PLANT	30/2	9 10	30/2
2292	2292	"	"	11 12	"
2292	2292	"	30/2	13 14	30/2
2292	2292	"	"	15 16	"
2292	2292	"	30/2	17 18	"
2292	2292	"	"	19 20	"
2292	2292	"	30/2	21 22	"
		"	"	23 24	"
		BLANK	"	25 26	"
		"	"	27 28	"
		"	"	29 30	"
		"	"	31 32	"
		"	"	33 34	"
		"	"	35 36	"
		"	"	37 38	"
		"	"	39 40	20/1
		"	"	41 42	20/1
10198	9498	PHASE TOTALS			
TOTAL VA =	38512	TOTAL AMPS =	160		
TOTAL KVA =	38.51				
		LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO	BKR AMP/ POLE
LOAD VA	LOAD VA				
2292	2292	(N) DC POWER PLANT	30/2	1 2	30/2
2292	2292	"	"	3 4	"
2292	2292	"	20/1	5 6	30/2
2292	2292	"	30/2	7 8	"
2292	2292	"	30/2	9 10	30/2
2292	2292	"	"	11 12	"
2292	2292	"	30/2	13 14	30/2
2292	2292	"	"	15 16	"
2292	2292	"	30/2	17 18	"
2292	2292	"	"	19 20	"
2292	2292	"	30/2	21 22	"
		"	"	23 24	"
		BLANK	"	25 26	"
		"	"	27 28	"
		"	"	29 30	"
		"	"	31 32	"
		"	"	33 34	"
		"	"	35 36	"
		"	"	37 38	"
		"	"	39 40	20/1
		"	"	41 42	20/1
10198	9498	PHASE TOTALS			
TOTAL VA =	38512	TOTAL AMPS =	160		
TOTAL KVA =	38.51				

SHERWOOD  
RD

28401 TIMBERLINE ROAD  
WILLITS, CA 95490

PREPARED FOR

**verizon**

2770 SHADELANDS DR, BLDG 11  
WALNUT CREEK, CA 94598

Vendor:

**COMPLETE**  
Wireless Consulting, Inc.

MDG LOCATION ID: 500091

PROJECT ID: 169944

DRAWN BY: SEAD

CHECKED BY: J. GRAY

APPROVED BY:

ISSUE STATUS

REV	DATE	DESCRIPTION	CND
1	08/07/24	CLIENT REV	T.T.
2	05/24/24	CLIENT REV	T.T.
1	07/28/23	20 100%	S.D.
0	06/21/23	20 90%	

License:

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

KEVIN R. SORENSEN  
54469

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**  
CONSULTING INC.

3444 River Street, Suite 200, Walnut Creek, CA 94598  
Contact: Kevin Sorenson Phone: 916.865.5122  
E-Mail: krs@streamlineeng.com Fax: 916.865.5141

Engineer's Seal: Kevin R. Sorenson, License No. 54469, State of California, Electrical Engineering. This seal is to be used only on documents for which the engineer is responsible and is to be placed on the right side of the drawing, below the engineer's name.

SHEET TITLE:

ELECTRICAL  
PLAN

SHEET NUMBER:

E-1.1



*Existing*



*Proposed*



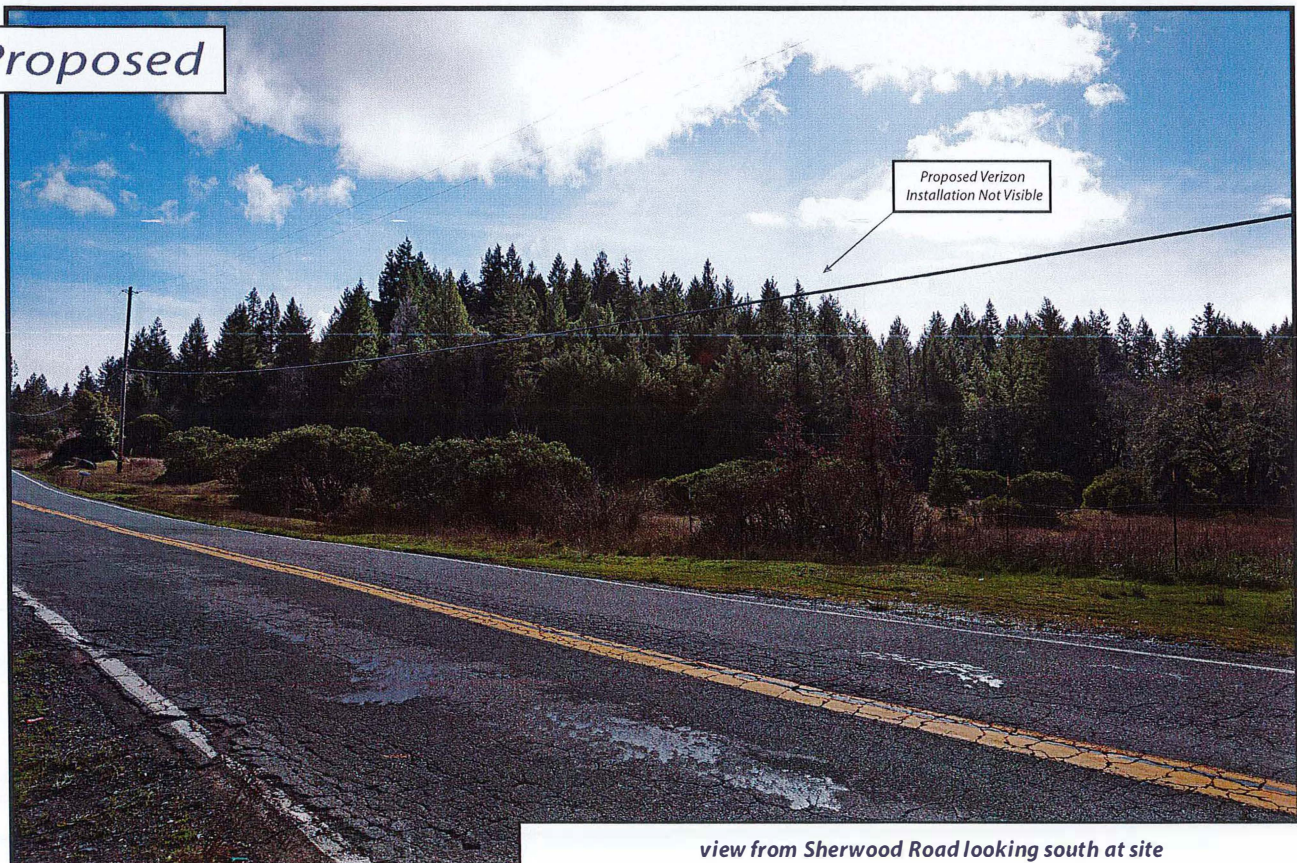
view from Sherwood Road looking northwest at site



*Existing*



*Proposed*



*view from Sherwood Road looking south at site*



# APPLICATION FOR WIRELESS DEVELOPMENT PERMIT

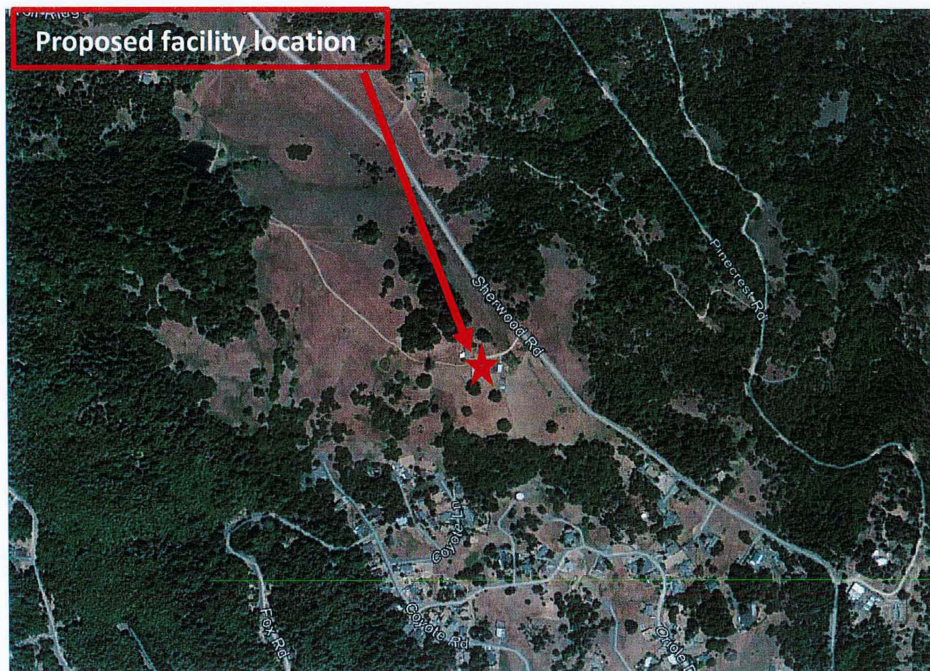
Sherwood Road  
28401 Timberline Road  
Willits, CA 95490  
APN: 037-700-14

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## INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless communication continues to grow across California. Reliable access to wireless networks has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions in order to respond to high levels of wireless network traffic and user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the Mendocino County Zoning Code. The proposed facility is the least intrusive means for Verizon Wireless to close a significant gap in network coverage.

This proposal is for a new 65' tall stealth monopine wireless facility at the above-referenced address. The project includes a 40' x 40' lease area with a 6' tall chain-link fence with barbed wire and privacy slats at the lease area perimeter. Within this compound, Verizon will place a UL142 rated 30kw standby diesel generator with a 210 gallon fuel tank. The monopine itself will have four (4) antenna sectors with three (3) antennas per sector mounted at an antenna centerline of.



## SITE SELECTION ANALYSIS

The need for new cellular sites is driven by customer demand. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated in order to locate deficiencies within the Verizon's network. Once the area requiring a new site is identified, a target/search ring on a map is provided to a real estate professional to begin a search for a suitable location.

During the initial reconnaissance period, properties considered for the installation of a new cellular facility must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate the structure itself, along with its supporting ground equipment. The size of the space necessary can vary depending on the needs of a particular site. The owners of each prospective location are notified of the potential viability of their property, and their interest in partnering with Verizon Wireless is assessed.

There are four key elements that are considered during the site selection process:

1. Leasing: The property must have an owner who is willing to enter into a long term lease agreement under very specific terms and conditions.
2. Zoning: The location must be suitably zoned in accordance with local jurisdictional rules in order for there to be a successful leasing process.
3. Construction: Construction constraints, such as access and available utilities, along with costs, must be considered from a business perspective, and It must be feasible for the proposed project to be constructed in accordance with local building codes and safety standards.
4. Radio Frequency (RF): The property and facility must be strategically located in order to be able to achieve the RF engineer's objective of addressing a significant gap in network coverage with antennas at the height necessary to be able to "see" the other facilities in the area.

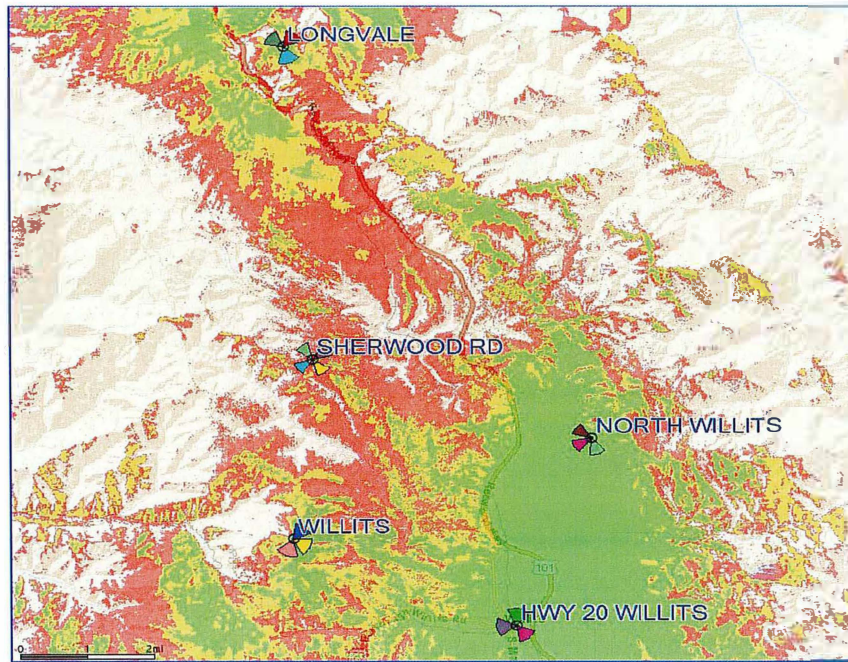
Here, all of these criteria have been met: The Landowner is interested in working with Verizon and the site is proposed to be in an UR-20 zone, which allows for a proposed facility of up to 50' in overall height. This height provides Verizon's RF engineers with the needed centerline to make the site effective, and there is an existing gravel road that will allow the site to be constructed and serviced with minimal overall impact to the surrounding area.



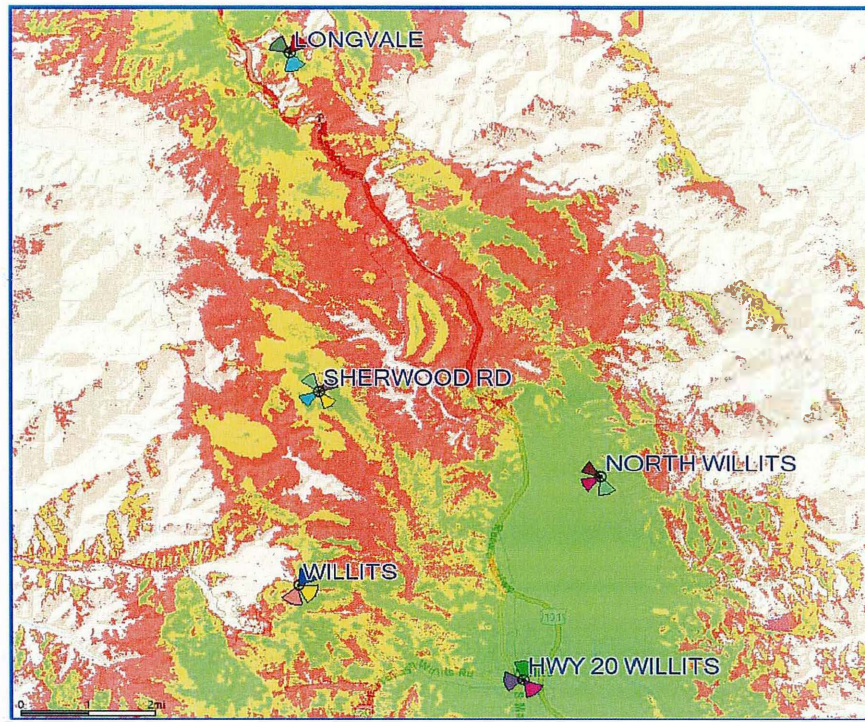
## NEED FOR FACILITY

The proposed facility is the least intrusive means to close a significant gap in Verizon Wireless coverage. The facility has been sited and designed to conform to all applicable zoning standards promulgated by the Mendocino County Zoning Code. Please note that larger versions of these maps have been provided with these application materials.

### Before



### After



## ADDITIONAL INFORMATION FROM APPLICANT

**STANDY GENERATOR:** Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the backup batteries. The batteries can run the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two state backup plan is an extremely important component of every Verizon Wireless communications site.

**MAINTANENCE AND MONITORING:** This facility is unmanned and operates 24 hours a day, 7 days a week. Since the facility is unmanned, it will not generate any traffic or impact traffic circulation. The facility is connected to a central network operations center that monitors the facility's status at all times. Routine maintenance occurs once every 4-6 weeks to ensure that equipment is operating within normal specifications. Should an emergency arise, maintenance crews will be dispatched in order to correct the issue.

**NOISE:** The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

HAZARDOUS MATERIALS: A Hazardous Material Business Plan will be submitted upon project completion, and it is stored on site for reference.

COMPLIANCE WITH FCC STANDARDS: Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, VZW complies with all FAA rules on site location and operation.

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License.

NOTICE OF ACTIONS AFFECTING THIS DEVELOPMENT PERMIT: In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



# Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

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Site No. 781331  
Sherwood Rd  
28401 Timberline Road  
Willits, California 95490  
Mendocino County  
39° 28' 17.19" N, -123° 24' 17.38" W NAD83

EBI Project No. 023432-pr  
July 30, 2024



Prepared for:  
Verizon Wireless  
c/o Complete Wireless Consulting, Inc.  
2009 V Street  
Sacramento, CA 95818

Prepared by:  
 **EBI Consulting**  
environmental | engineering | due diligence

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## EXECUTIVE SUMMARY

### Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless ("Verizon") to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 781331 located at 28401 Timberline Road in Willits, California to determine RF-EME exposure levels from proposed Verizon communications equipment at this site. As described in greater detail in Appendix C of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for the general public and for occupational activities. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

### Statement of Compliance

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.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the rooftop or ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately **65.88** percent of the FCC's general public limit (**13.18** percent of the FCC's occupational limit).

Recommended control measures are outlined in Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.



## 1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per second (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area will potentially operate within a frequency range of 700 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 a distance 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 in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they 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.

## 2.0 SITE DESCRIPTION

This project site includes the following proposed wireless telecommunication antennas inside a faux monotree located at 28401 Timberline Road in Willits, California.

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBd)	Total ERP (Watts)
1	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	55	LTE 700	SON	49	6.0	80	13.15	1652.30
1	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	55	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
1	Alpha	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	55	LTE 2100	SON	43	6.0	240	16.65	11097.14
2	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	55	LTE 700	SON	49	6.0	80	13.15	1652.30
2	Alpha	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	55	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
2	Alpha	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	55	LTE 1900	SON	43	6.0	80	16.45	3532.56
3	Alpha	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	55	LSub6 3700	SON	11	2.4	320	23.45	70819.03
4	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	145	LTE 700	SON	49	6.0	80	13.15	1652.30
4	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	145	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
4	Beta	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	145	LTE 2100	SON	43	6.0	240	16.65	11097.14
5	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	145	LTE 700	SON	49	6.0	80	13.15	1652.30
5	Beta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	145	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
5	Beta	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	145	LTE 1900	SON	43	6.0	80	16.45	3532.56
6	Beta	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	145	LSub6 3700	SON	11	2.4	320	23.45	70819.03
7	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	235	LTE 700	SON	49	6.0	80	13.15	1652.30
7	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	235	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
7	Gamma	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	235	LTE 2100	SON	43	6.0	240	16.65	11097.14

Ant #	Sector	Operator	Antenna Model	Mechanical Downtilt (Degrees)	Azimuth (Degrees)	Technology and Frequency (MHz)	Electrical Downtilt (Degrees)	Horizontal Beamwidth (Degrees)	Aperture (feet)	Total Power Input (Watts)	Antenna Gain (dBd)	Total ERP (Watts)
8	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	235	LTE 700	SON	49	6.0	80	13.15	1652.30
8	Gamma	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	235	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
8	Gamma	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	235	LTE 1900	SON	43	6.0	80	16.45	3532.56
9	Gamma	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	235	LSub6 3700	SON	11	2.4	320	23.45	70819.03
10	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	325	LTE 700	SON	49	6.0	80	13.15	1652.30
10	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	325	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
10	Delta	Verizon	SON_QS6456-5 V3 00DT-09DT 2100	0	325	LTE 2100	SON	43	6.0	240	16.65	11097.14
11	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 700	0	325	LTE 700	SON	49	6.0	80	13.15	1652.30
11	Delta	Verizon	SON_QS6456-5 V3 02DT-14DT 850	0	325	LTE/5G 850	SON	45	6.0	80	13.45	1770.48
11	Delta	Verizon	SON_QS6456-5 V3 00DT-09DT 1900	0	325	LTE 1900	SON	43	6.0	80	16.45	3532.56
12	Delta	Verizon	SON_AIR6419 TB 03.21.2023 3700 VZW	0	325	LSub6 3700	SON	11	2.4	320	23.45	70819.03

• Note there are 3 Verizon antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Ant #	NAME	X	Y	Antenna Radiation Centerline	Z-Height Adjacent Building Roof	Z-Height Ground
1	Verizon	79.1	143.4	50.0	34.0	50.0
2	Verizon	77.4	141.1	50.0	34.0	50.0
3	Verizon	74.8	137.3	51.7	35.7	51.7
4	Verizon	75.4	133.5	50.0	34.0	50.0
5	Verizon	77.4	132.1	50.0	34.0	50.0
6	Verizon	81.5	129.2	51.7	35.7	51.7
7	Verizon	85.2	130.3	50.0	34.0	50.0
8	Verizon	87.0	132.7	50.0	34.0	50.0
9	Verizon	89.6	135.9	51.7	35.7	51.7
10	Verizon	89.0	139.9	50.0	34.0	50.0
11	Verizon	86.7	141.4	50.0	34.0	50.0
12	Verizon	82.9	144.3	51.7	35.7	51.7

• 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 monotree with antenna locations.

### 3.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical MPE modeling using RoofMaster™ software to estimate the worst-case power density at the site's nearby broadcast levels resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed by Waterford Consultants to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications Commission (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by Verizon and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by Verizon and information gathered from other sources. The parameters used for modeling are summarized in the Site Description antenna inventory table in Section 2.0.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible rooftop or ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 65.88 percent of the FCC's general public limit (13.18 percent of the FCC's occupational limit).

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. 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.

The inputs used in the modeling are summarized in the Site Description antenna inventory table in Section 2.0. A graphical representation of the RoofMaster™ modeling results is presented in Appendix B. Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage. The maximum power density generated by all carrier antennas, including microwaves and panel antennas, is included in the modeling results presented within this report.

### 4.0 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 rooftop/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. There 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 monotree should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage and barriers, 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.

## **5.0 SUMMARY AND CONCLUSIONS**

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 781331 located at 28401 Timberline Road in Willits, California 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 rooftop or ground-level walking/working surface related to the proposed 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 Section 4.0 and within the Site Safety Plan (attached); Verizon should also provide procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol. Non-telecom workers who will be working in areas of exceedance are required to contact Verizon since only Verizon has the ability to lockout/tagout the facility, or to authorize others to do so.

## **6.0 LIMITATIONS**

This report was prepared for the use 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. 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.

## **Appendix A**

### **Certifications**

## Preparer Certification

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 Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

*Kobi Thompson*



Reviewed and Approved by:



sealed 31jul2024

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Michael McGuire  
Electrical Engineer  
[mike@h2dc.com](mailto: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.

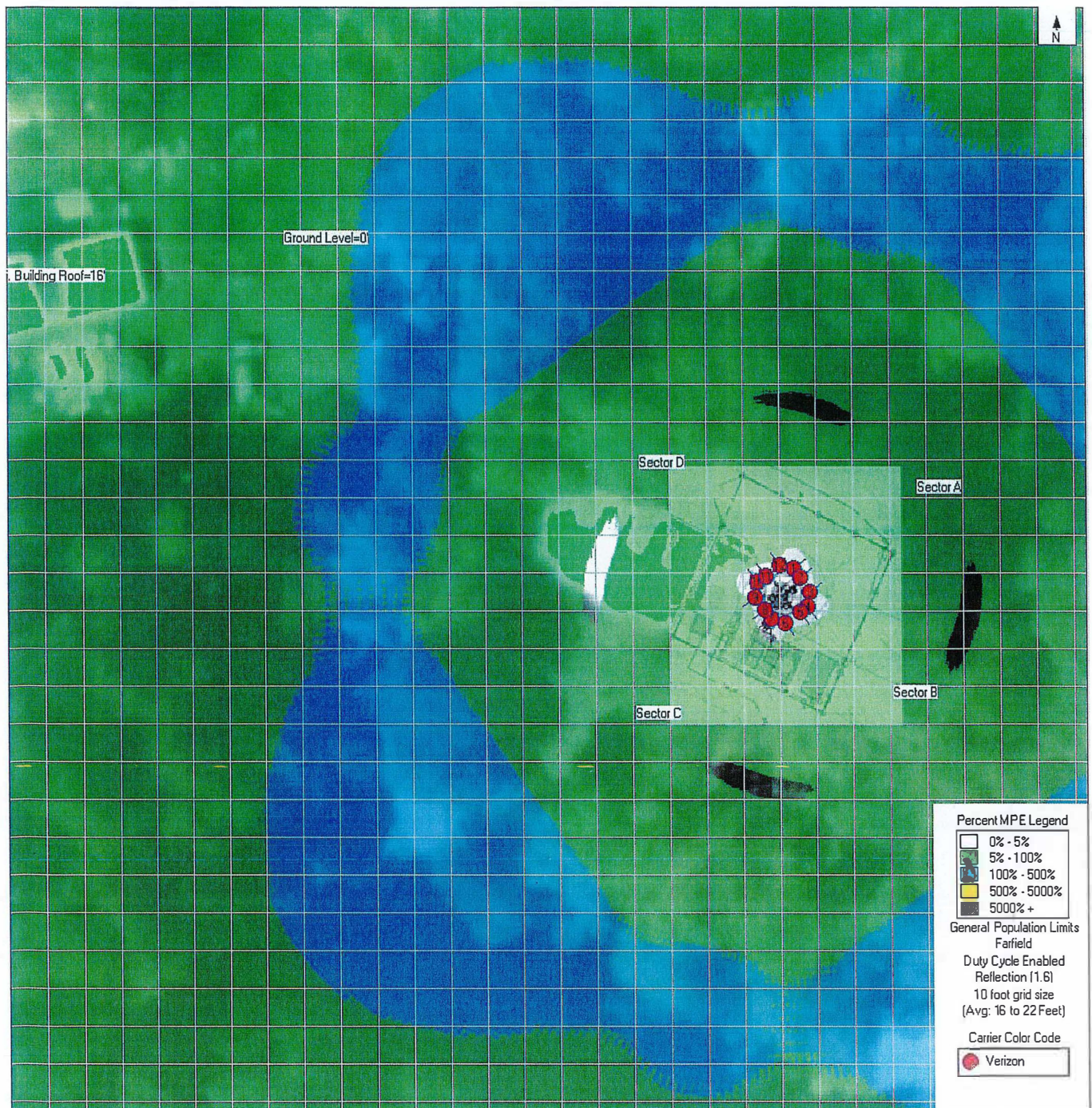
## **Appendix B**

### **Radio Frequency Electromagnetic Energy**

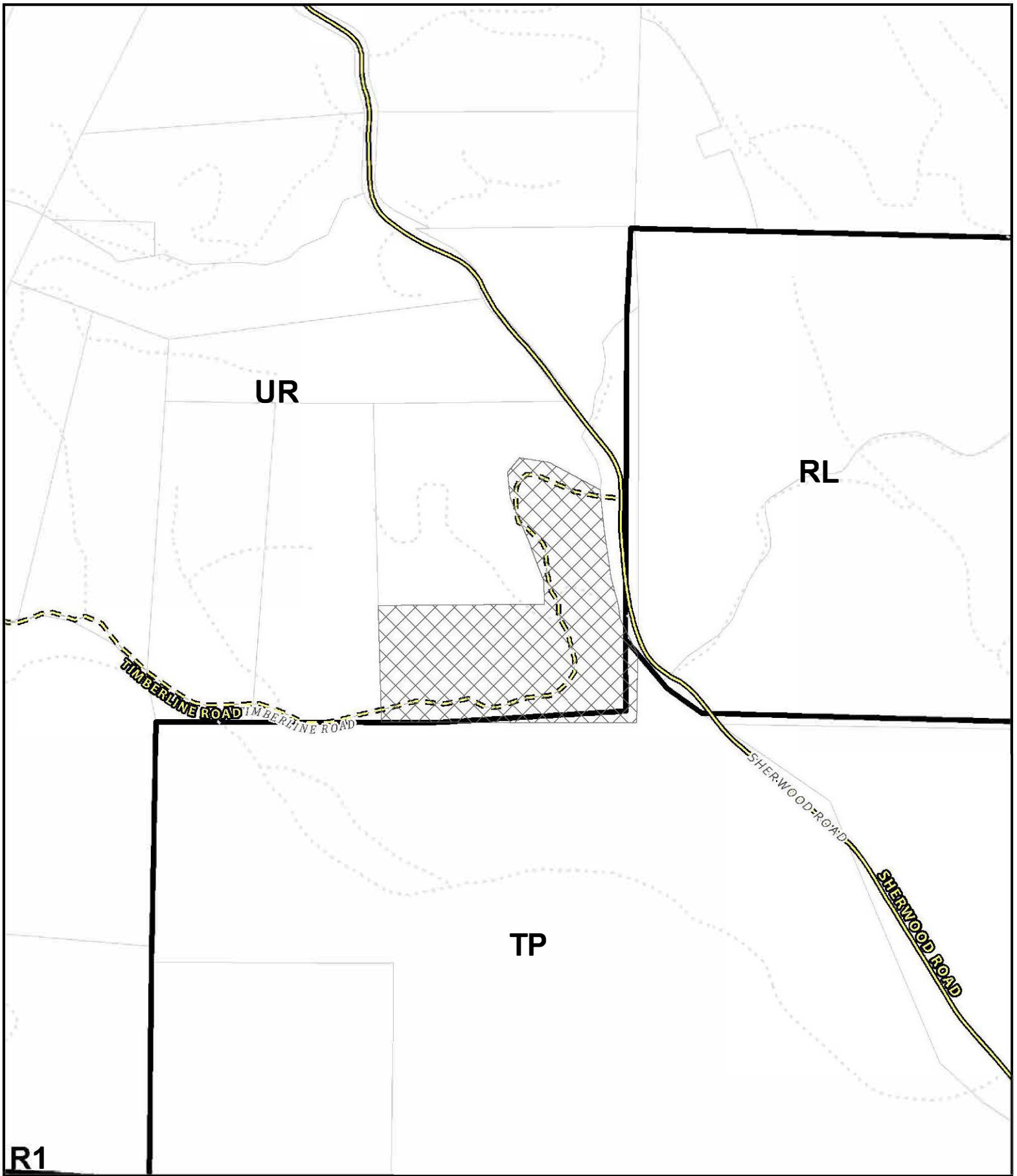
### **Safety Information and Signage Plans**



## Nearest Walking Surface – Adjacent Building Roof (16ft AGL)





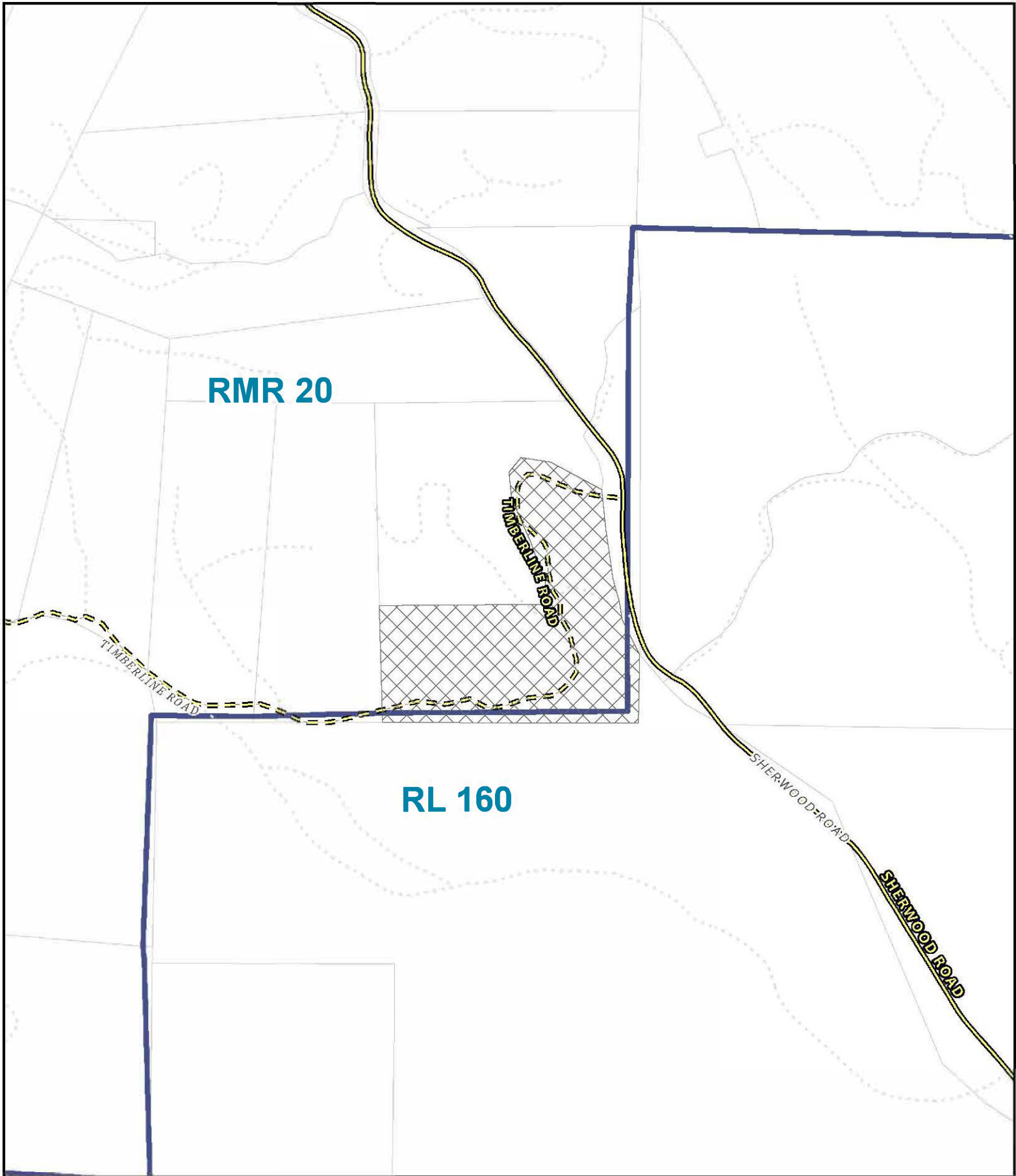


CASE: U\_2024-0004  
OWNER: ROSENBERG, Kathleen Marie  
APN: 037-700-14  
APLCT: Cellco Partnership  
AGENT: Verizon Wireless  
ADDRESS: 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads  
Zoning Districts  
Public Roads  
Private Roads

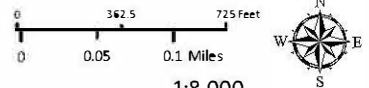
Assessors Parcels  
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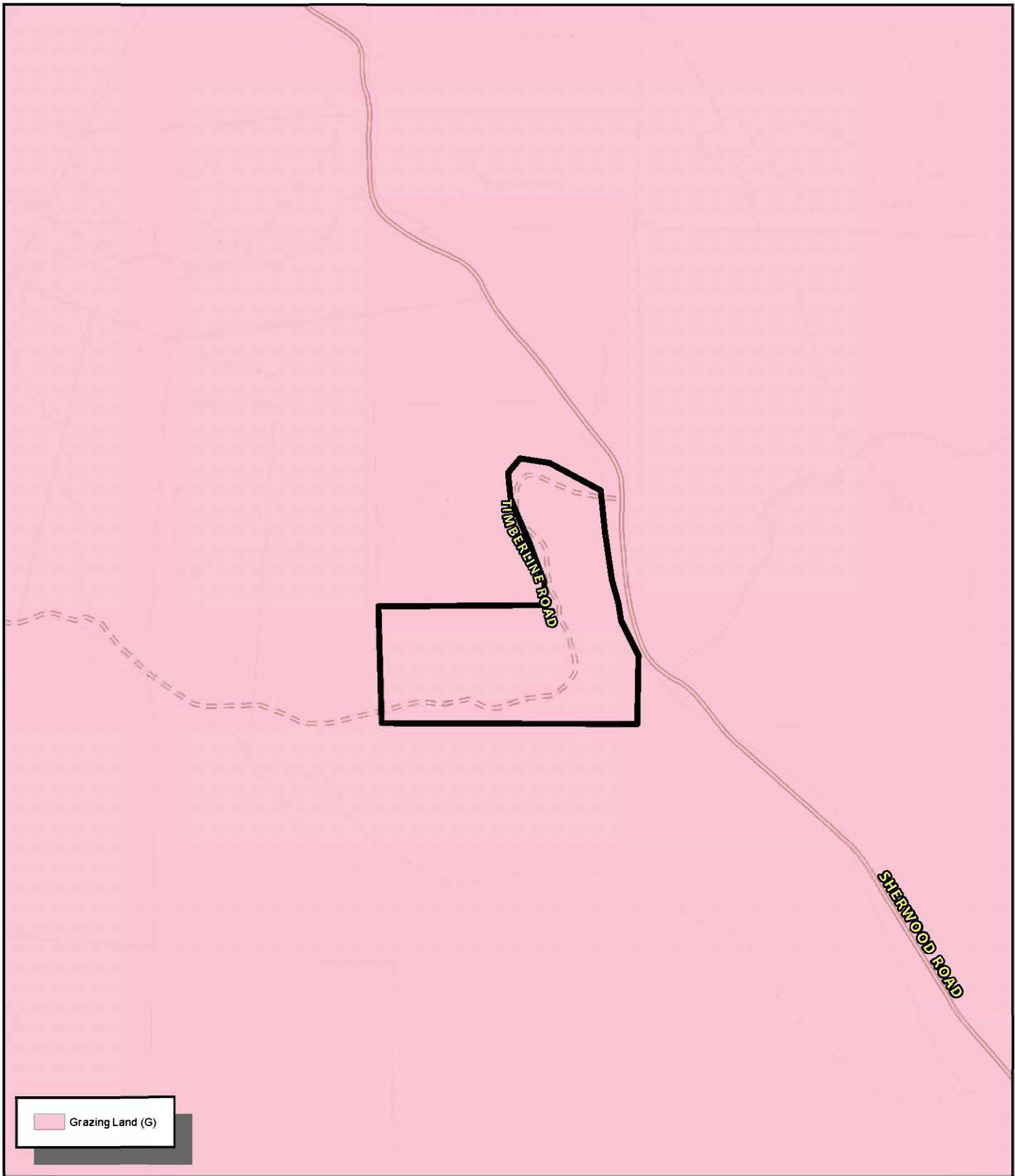
CASE: **U\_2024-0004**  
OWNER: **ROSENBERG, Kathleen Marie**  
APN: **037-700-14**  
APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
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- |  |                         |  |                   |
|--|-------------------------|--|-------------------|
|  | Public Roads            |  | Public Roads      |
|  | Private Roads           |  | Private Roads     |
|  | Driveways/Unnamed Roads |  | Assessors Parcels |



1:8,000  
**GENERAL PLAN**

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Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

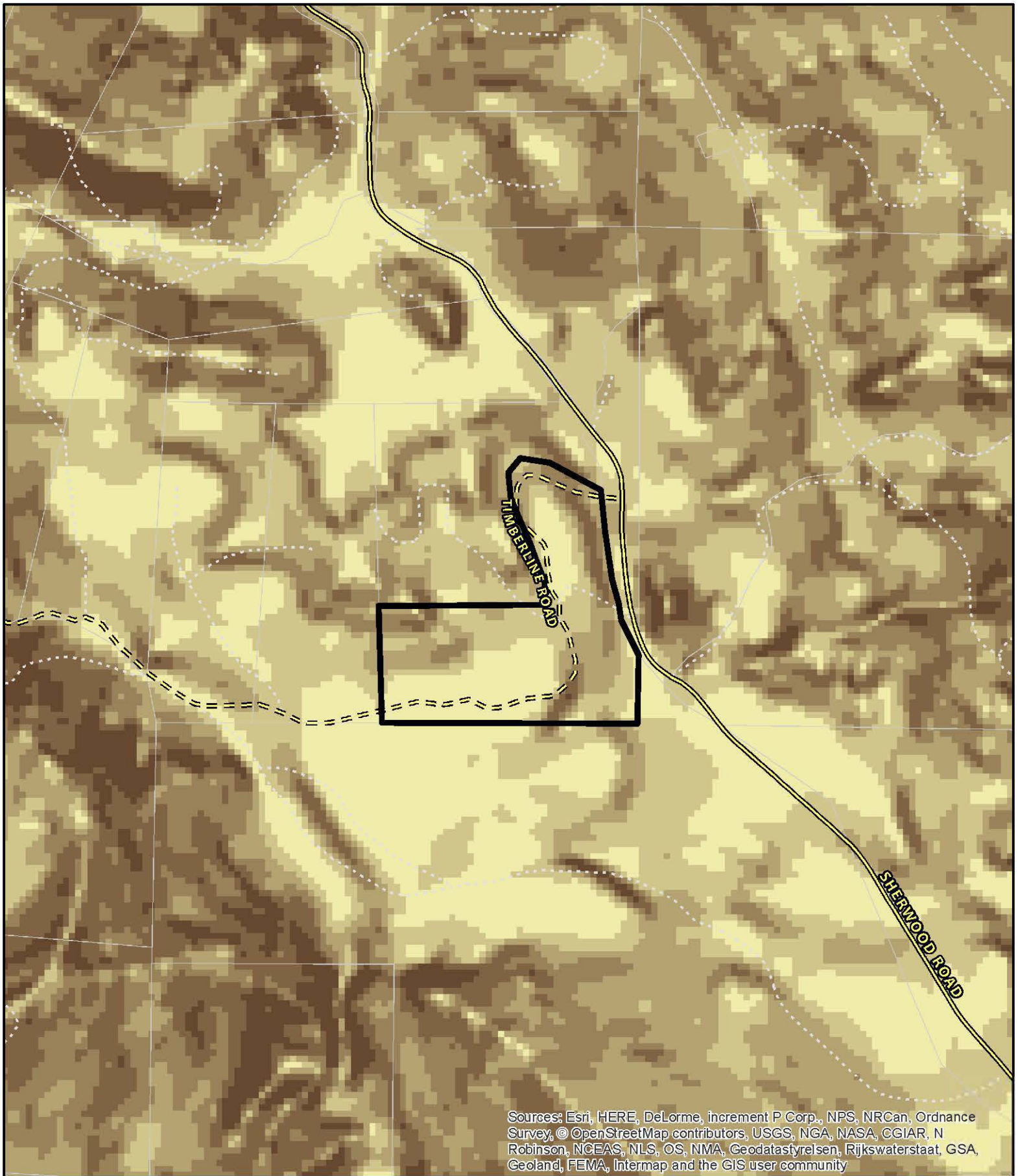
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FARMLAND CLASSIFICATIONS

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**AGENT:** Verizon Wireless  
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Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

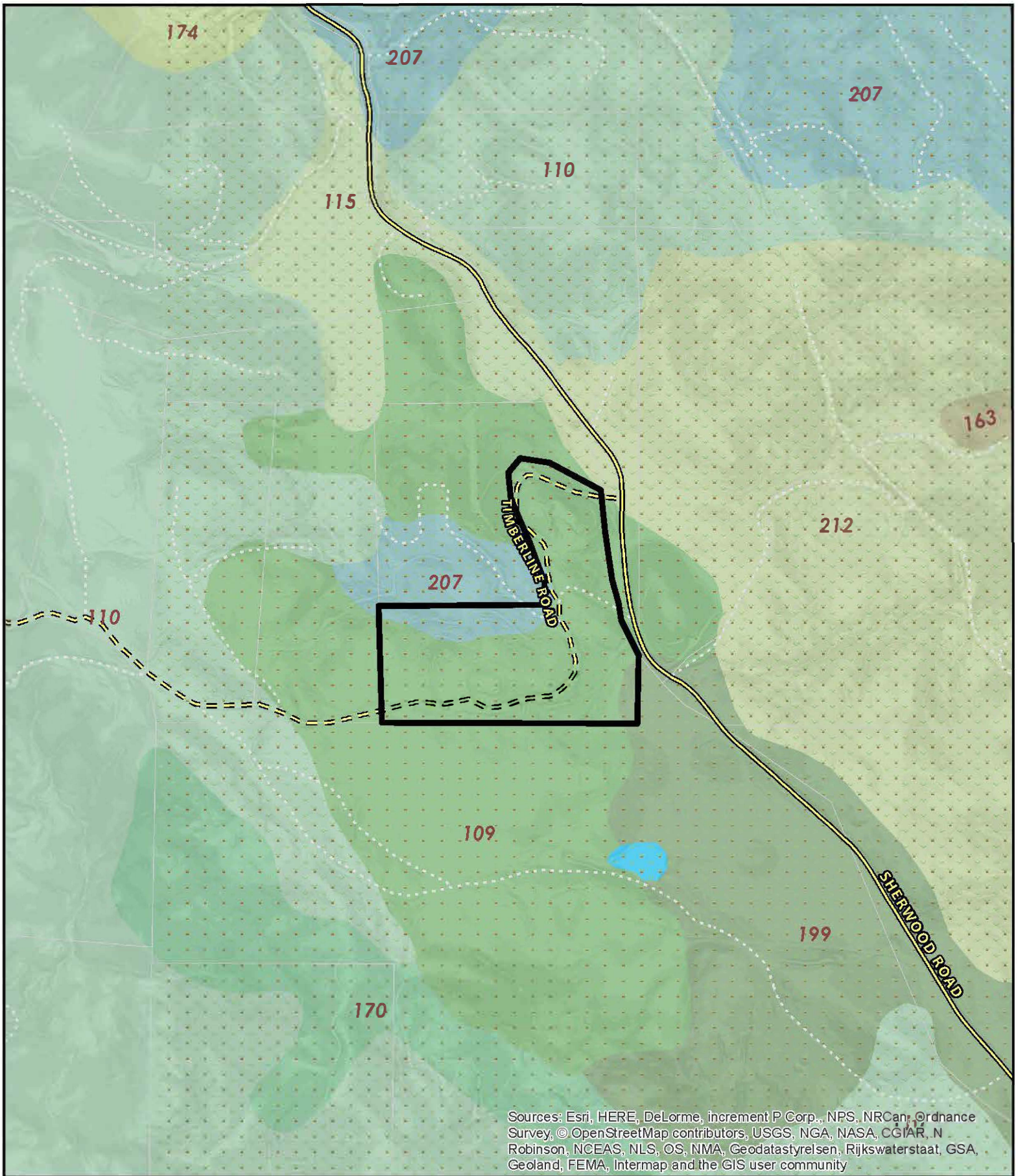
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14° - 30°	42° - 52°
	52° - 61°

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ESTIMATED SLOPE

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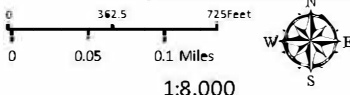


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CASE: **U\_2024-0004**  
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APN: **037-700-14**  
APLCT: **Cellco Partnership**  
AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

- Public Roads
- Private Roads
- Driveways/Unnamed Roads

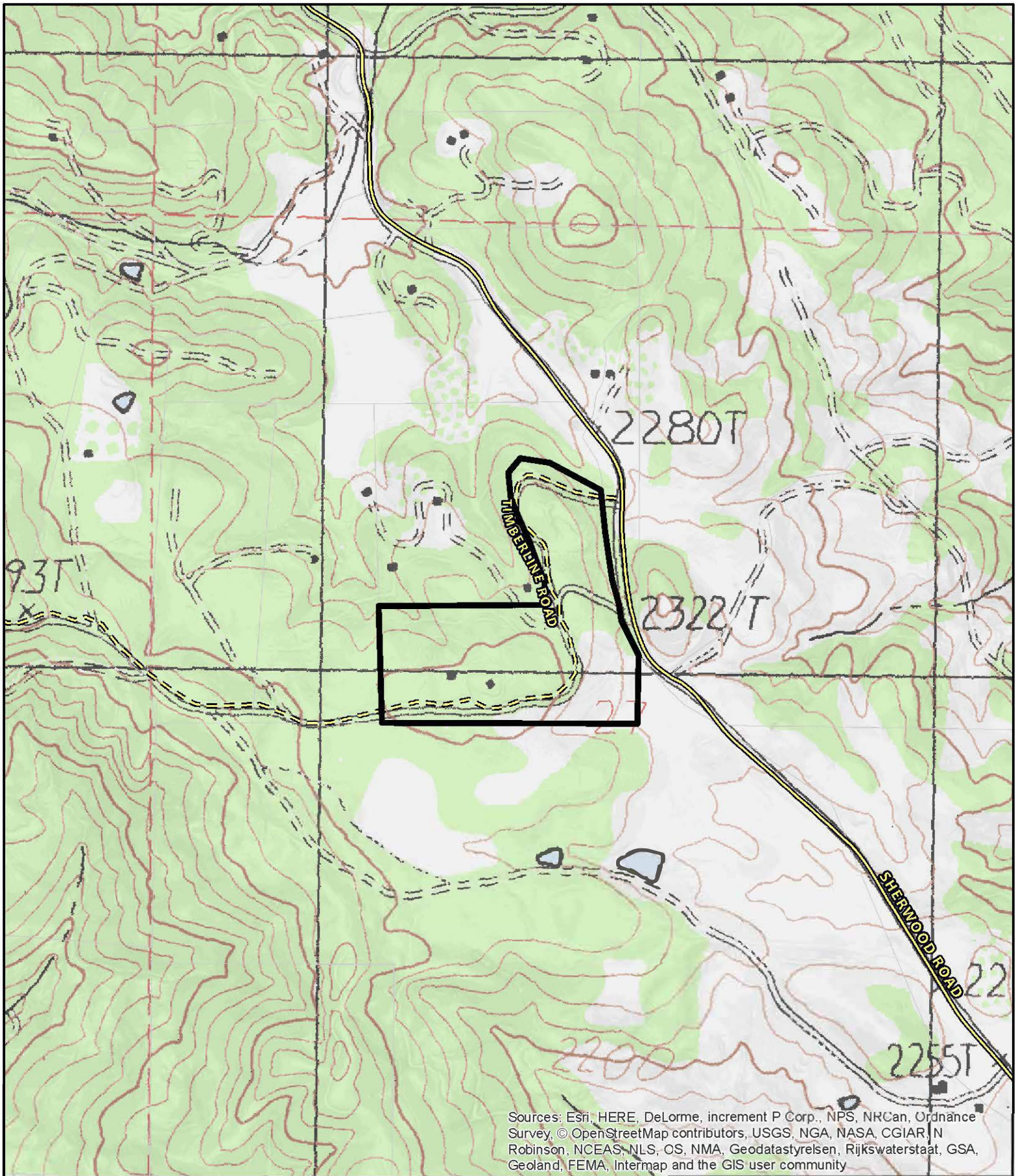
- Assessors Parcels
- Naturally Occurring Asbestos



**EASTERN SOIL CLASSIFICATIONS**

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AGENT: **Verizon Wireless**  
ADDRESS: **28401 Timberline Rd, Willits**

Public Roads

Private Roads

Driveways/Unnamed Roads

Assessors Parcels

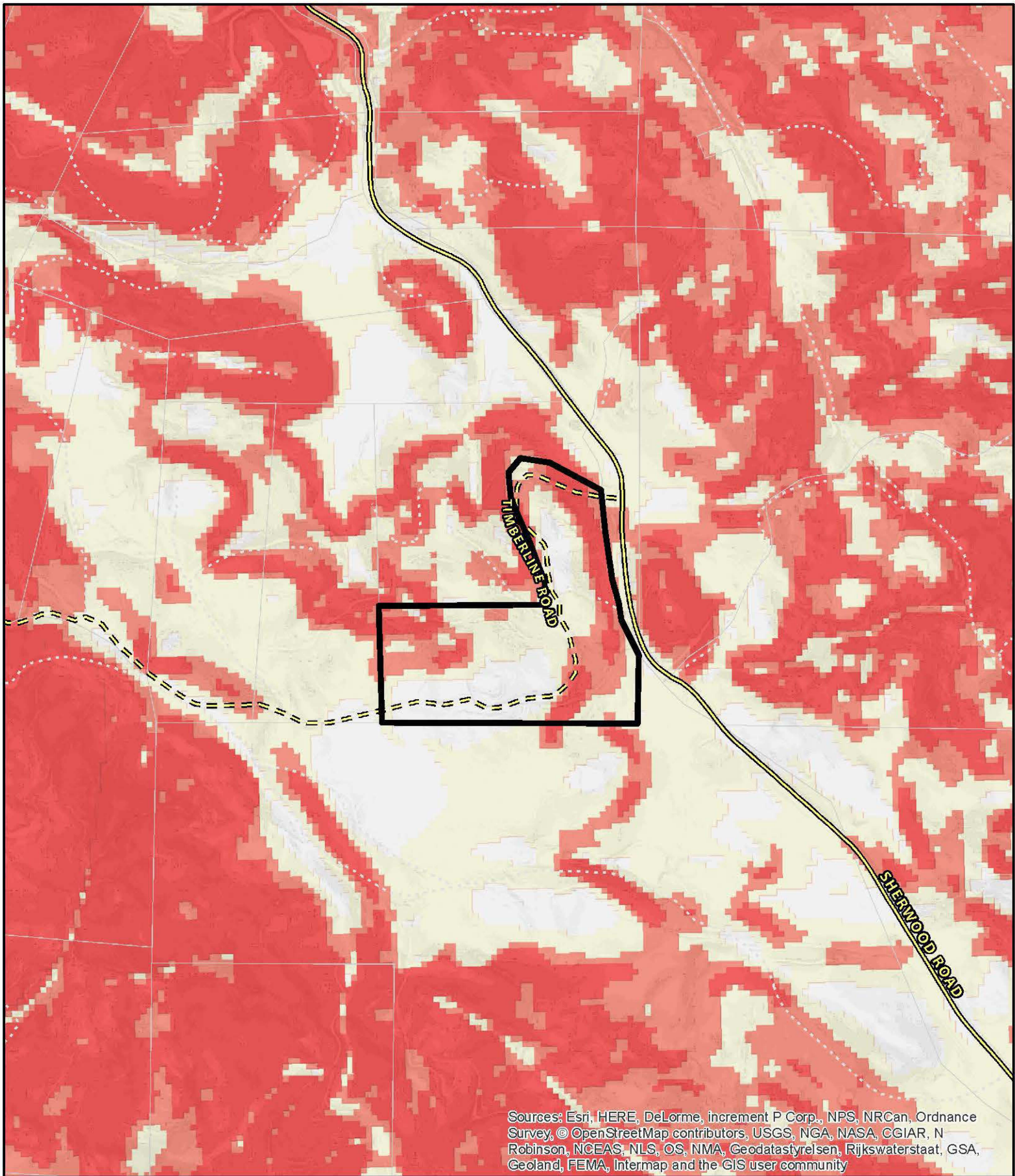
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0 0.05 0.1 Miles



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**TOPOGRAPHIC MAP**  
CONTOUR INTERVAL IS 40 FEET

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APN: 037-700-14  
APLCT: Celco Partnership  
AGENT: Verizon Wireless  
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Public Roads

Private Roads

Driveways/Unnamed Roads

Assessors Parcels

0

0 - 5

7 - 8

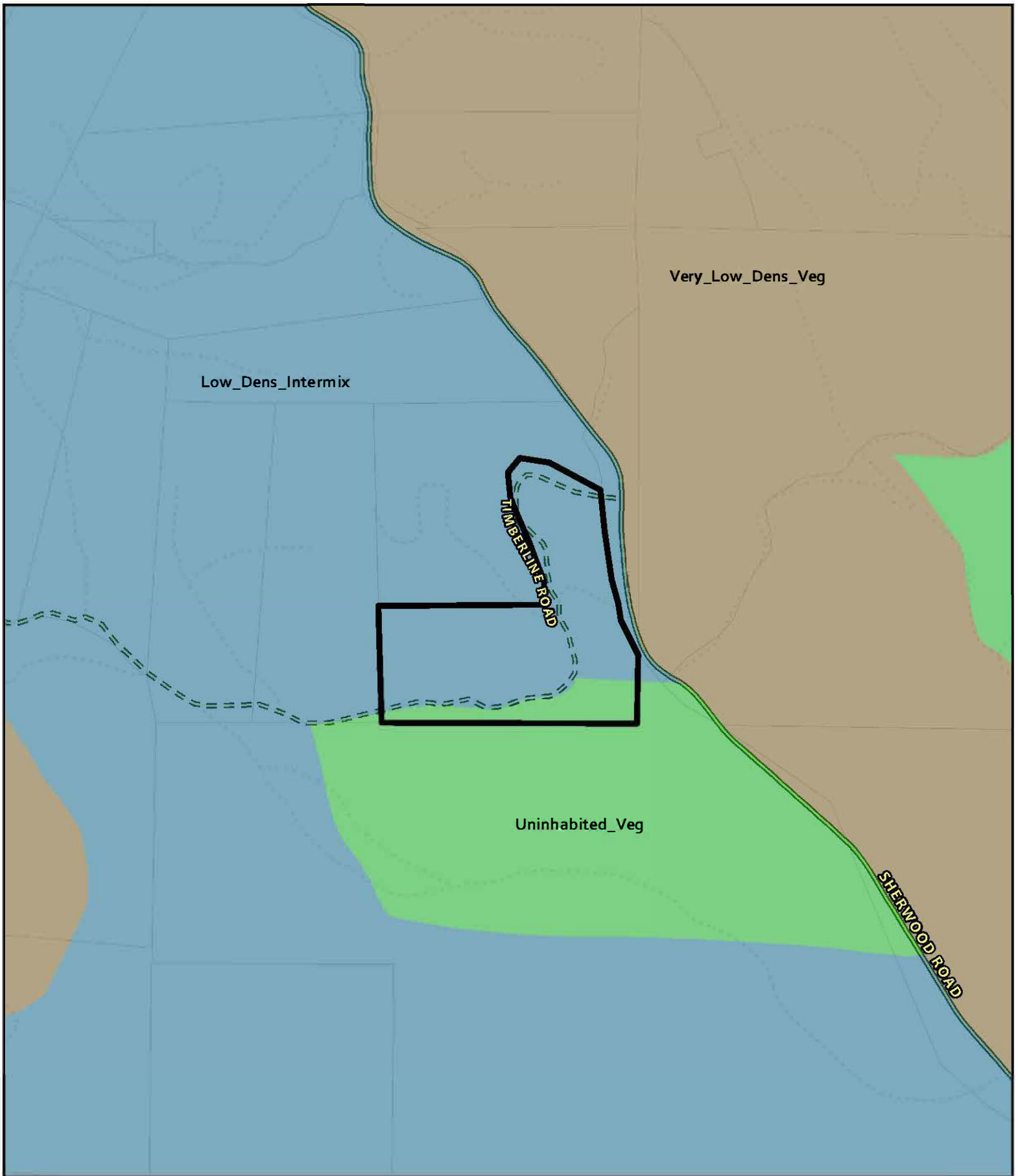
8 - 10

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0 0.05 0.1 Miles  
1:8,000



LANDSLIDE HAZARDS

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AGENT: **Verizon Wireless**  
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Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

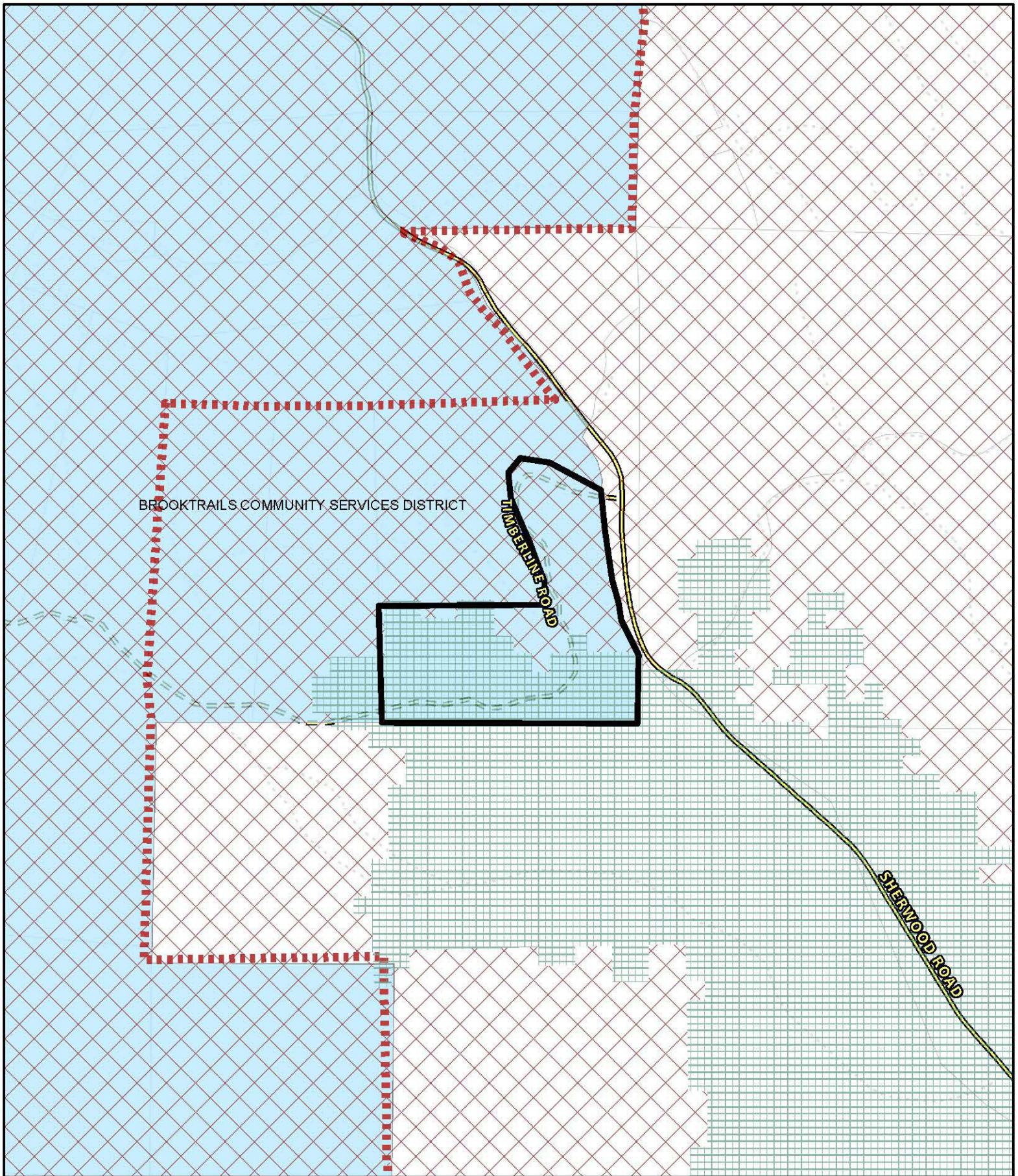
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





WILDLAND-URBAN INTERFACE

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 High Fire Hazard  
 Moderate Fire Hazard  
 County Fire Districts  
 Public Roads  
 Private Roads  
 Driveways/Unnamed Roads

Assessors' Map  
 0 0.05 0.1 Miles  
 1:8,000  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

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# Willits-Unified

TIMBERLINE ROAD

SHERWOOD ROAD

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APLCT: Cellco Partnership  
AGENT: Verizon Wireless  
ADDRESS: 28401 Timberline Rd, Willits

Public Roads

Private Roads

Driveways/Unnamed Roads

Assessors Parcels

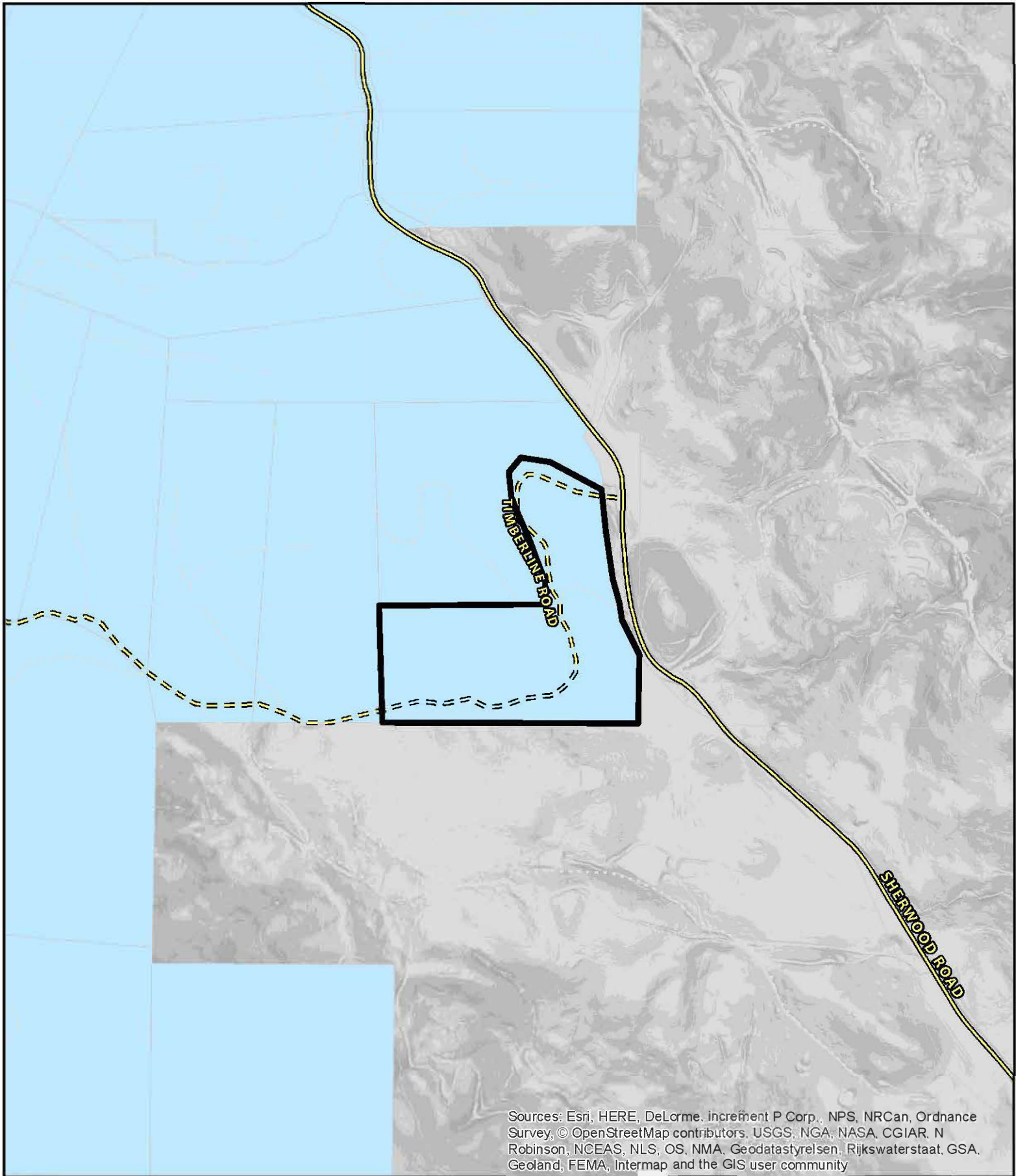
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0 0.05 0.1 Miles

1:8,000



SCHOOL DISTRICT

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**ADDRESS:** 28401 Timberline Rd, Willits

Public Roads  
Private Roads  
Driveways/Unnamed Roads

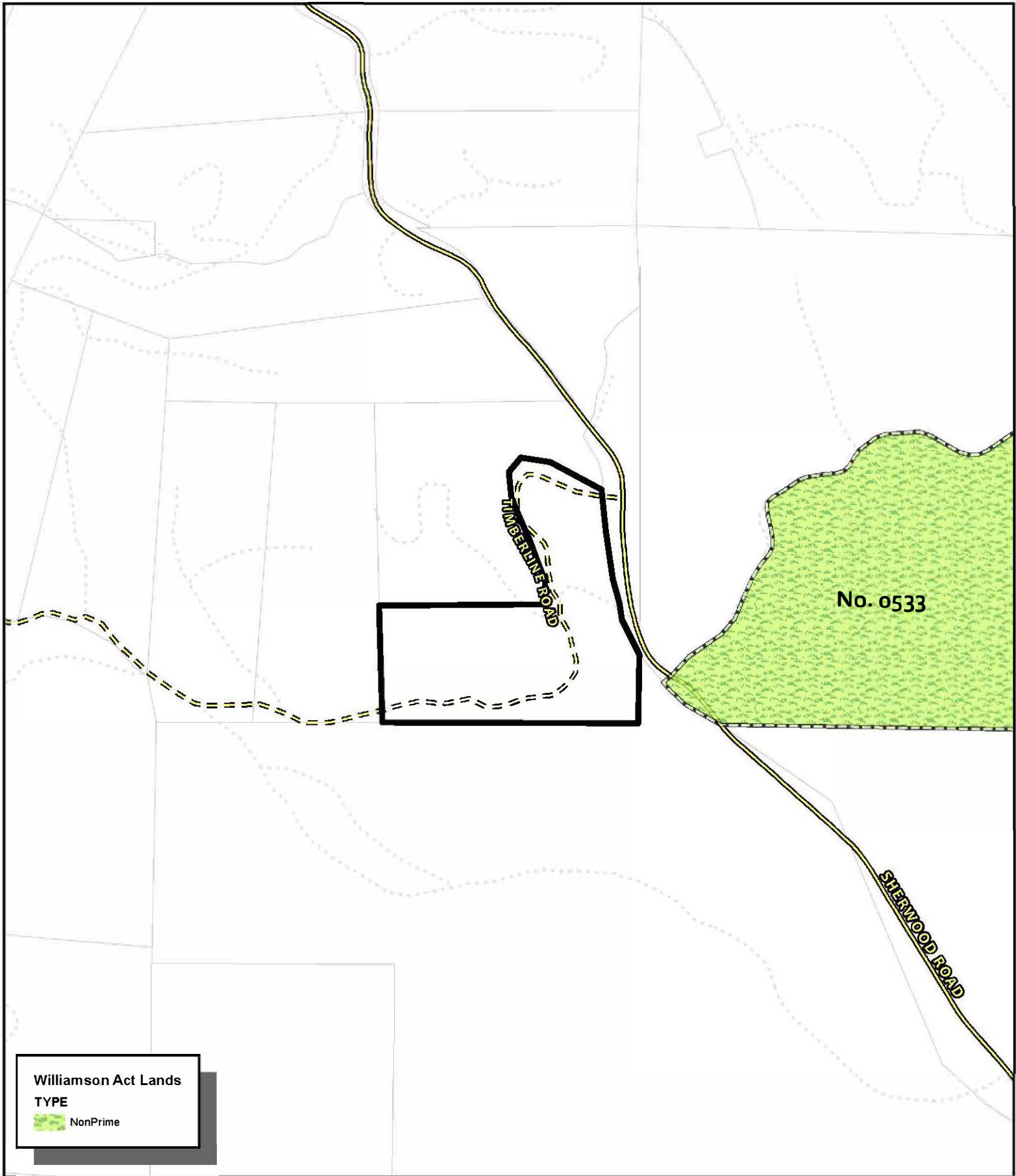
Assessors Parcels  
County Water Districts

0 362.5 725 Feet  
0 0.05 0.1 Miles  
1:8,000



**WATER DISTRICT**

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AGENT: **Verizon Wireless**  
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Public Roads  
Private Roads  
Driveways/Unnamed Roads

Assessors Parcels

0 362.5 725 Feet  
0.05 0.1 Miles

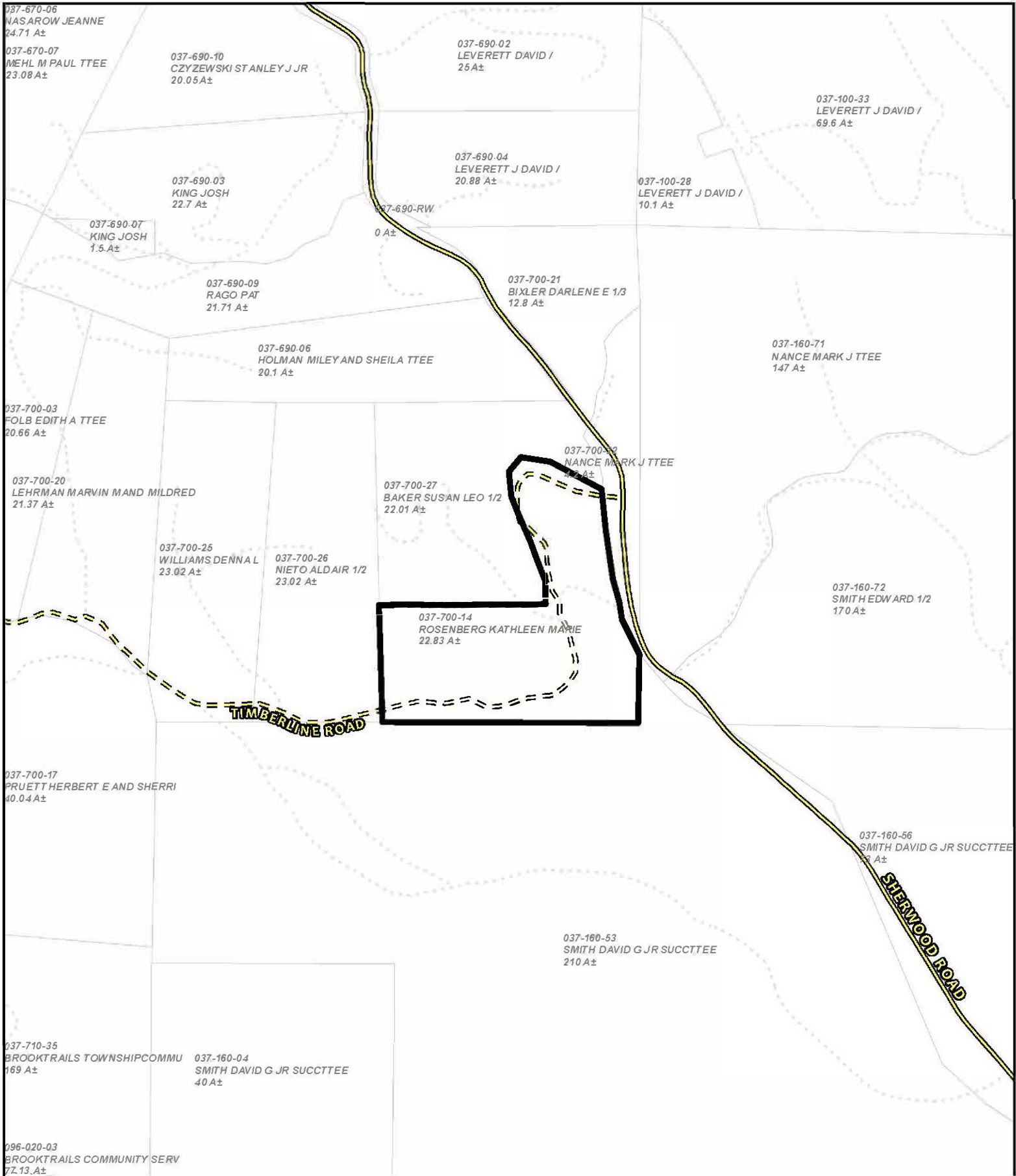
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WILLIAMSON ACT

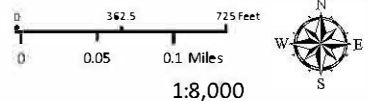
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 Public Roads  
 Private Roads  
 Driveways/Unnamed Roads  
 Assessors Parcels



1:8,000  
ADJACENT PARCELS

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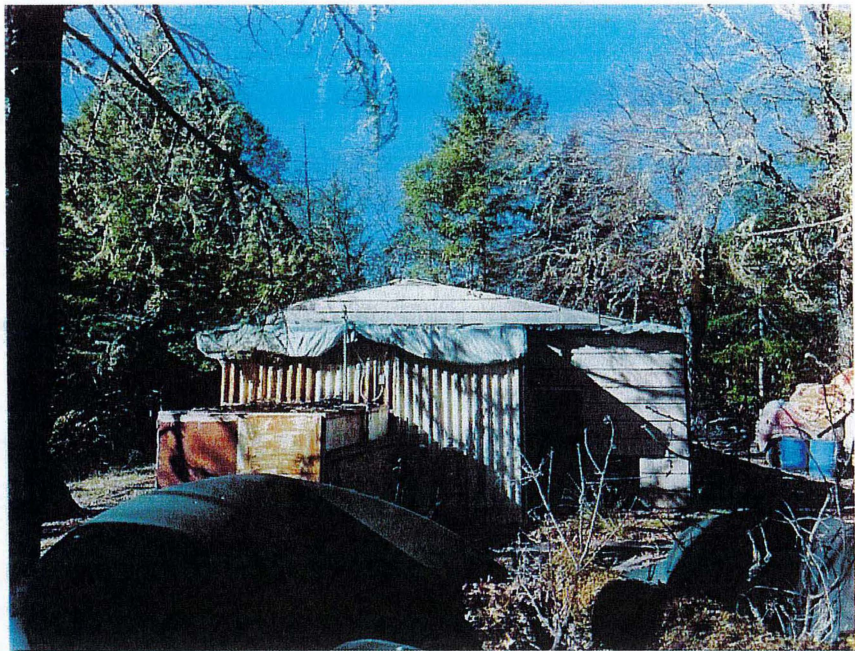


1. View north of the proposed lease area



2. View northwest of the proposed lease area



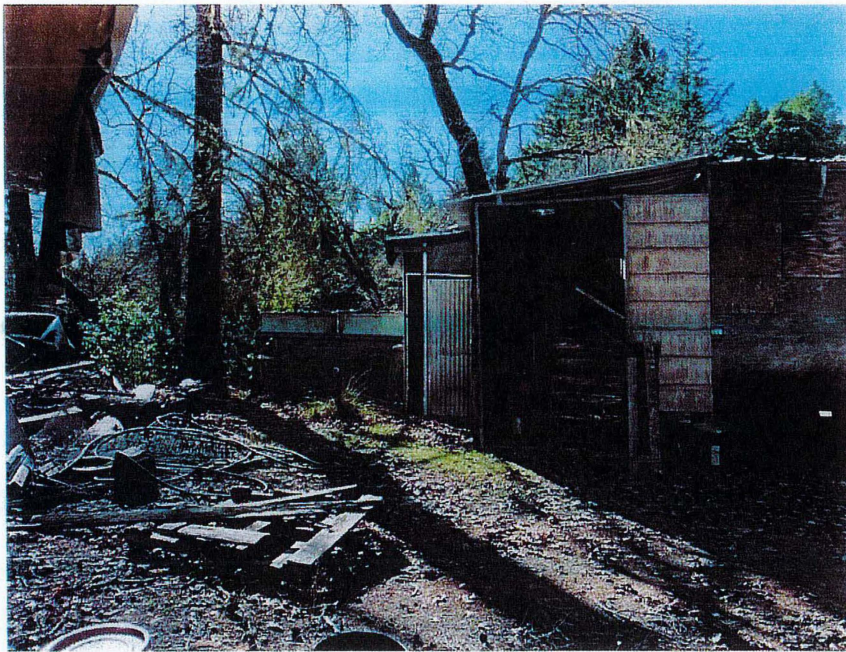


3. View west of the proposed lease area



4. View southwest of the proposed lease area





5. View south of the proposed lease area



6. View southeast of the proposed lease area



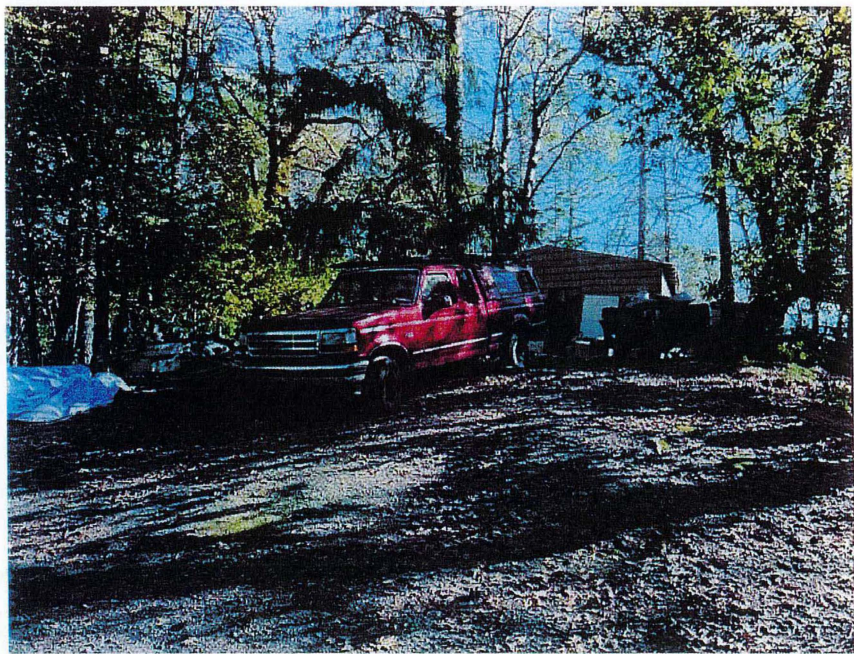


7. View southeast along the proposed access and utility easement



8. View southwest along the proposed access and utility easement





9.

View northeast along the existing gravel access road and the proposed access and utility easement



10.

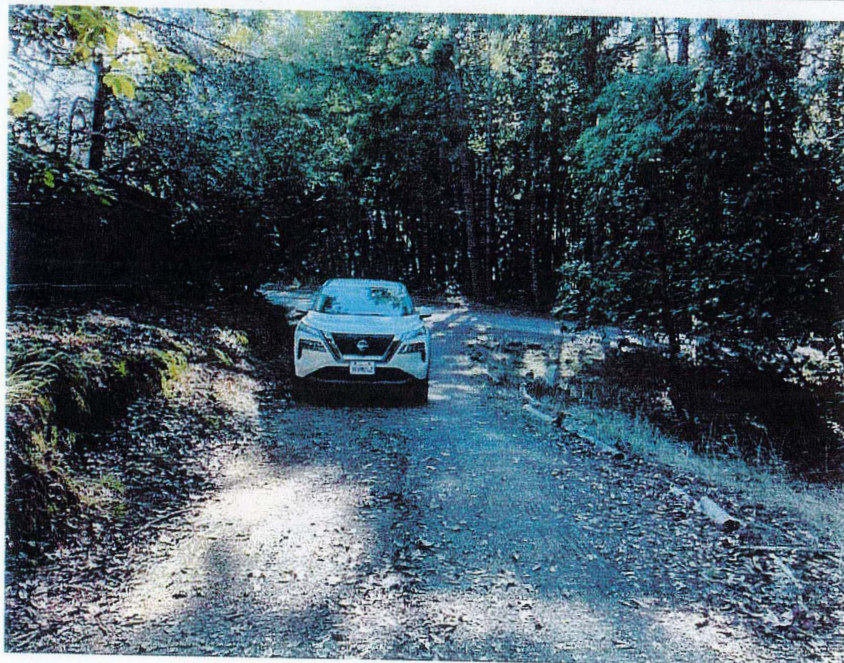
View south along the existing gravel access road and the proposed access and utility easement





11.

View north of the existing gravel access road and the proposed access and utility easement



12.

View south of the existing gravel access road and the proposed access and utility easement





13. View southeast along the proposed utility easement



14. View northwest along the proposed utility easement





15. View northwest along the proposed utility easement



16. View southeast along the proposed utility easement





17. View east along the proposed utility easement



18. View east along the proposed utility easement





19. View west along the proposed utility easement



20. View east along the proposed utility easement





21.

View west along the proposed utility easement



22.

View east along the proposed utility easement





23. View northeast along the proposed utility easement



24. View west at utility point of connection

**Resolution Number \_\_\_\_\_**

County of Mendocino  
Ukiah, California

**JUNE 5, 2025**

**U\_2024-0004 – VERIZON WIRELESS**

**RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF  
MENDOCINO, STATE OF CALIFORNIA, ADOPTING A NEGATIVE  
DECLARATION AND GRANTING A MAJOR USE PERMIT FOR A 65  
FOOT TALL WIRELESS COMMUNICATION FACILITY**

WHEREAS, the applicant, AT&T Mobility, filed an application for a major use permit with the Mendocino County Department of Planning and Building Services to construct a 65 foot tall monopine design wireless communication tower and associated equipment 2.91± miles northwest of Willits, lying on the north side of Timberline Road (Private), 0.45± mile west of its intersection with Sherwood Road, located at 28401 Timberline Road, Willits (APN: 037-700-14); General Plan Remote Residential (RMR:20); Zoning Upland Residential (UR:20); Supervisorial District 3; (the "Project"); and

WHEREAS, an Initial Study and Negative Declaration was prepared for the Project and noticed and made available for agency and public review on May 1, 2025, in accordance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, the Planning Commission held a public hearing on June 5, 2025, at which time all relevant testimony and evidence presented orally or in writing was heard and received regarding the Negative Declaration and the Project, and

WHEREAS, in accordance with applicable provisions of law, on June 5, 2025, the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Negative Declaration and the Project and closed the continued public hearing. All interested persons were given an opportunity to hear and be heard regarding the Negative Declaration and the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets forth the intentions of the Planning Commission regarding the Negative Declaration and the Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission, based upon the evidence in the record before it, makes the following findings;

1. **General Plan & Zoning Consistency Findings:** The subject parcel has a General Plan Land Use Designation of Remote Residential (RMR 20) and the Project is consistent with Principle 2-2b of the Economic Development Chapter of the Mendocino County General Plan which designates telecommunications and information technology as imperative to promote a vibrant, diversified and stable economy by supporting expanded opportunities for affordable high speed internet service to all areas of the county. Additionally, the subject parcel lies within the Zoning District of Upland Residential (UR: 20) and the Project is consistent with the Zoning District per Mendocino County Code §20.236 which allows installation of major impact utilities subject to a major use permit.
2. **Use Permit Findings:**
  - a. *That the establishment, maintenance or operation of a use or building applied for is in conformity to the General Plan and the Zoning Ordinance, as described in Finding 1; and*
  - b. *The proposed development will be provided with adequate utilities, access roads, drainage and other necessary facilities. A moderate amount of grading and ground disturbance is required to accommodate the proposed project. Grading activities include site development and trenching to underground utilities approximately 1,140 feet in length and ten (10) feet in width from Sherwood Road to the tower site. The ten foot wide and 1,140-foot-long*



access area will include a utility easement. While CalFire has not responded to a referral request, condition 21 requires that the permit holder be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project. A gate will be constructed at the lease area on the west side. Conditions of Approval are included to ensure that the proposed project is developed in conformance with Mendocino County Code requirements and to prevent soil erosion.; and

- c. *That such use will not, under the circumstances of that particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county if constructed in conformance with the recommended mitigation measures and conditions of approval.* The proposed wireless communication facility will not constitute a public nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area of the proposed use if constructed in conformance with the recommended Conditions of Approval. The nearest offsite residence is located approximately 727 feet to the southeast and is located on the adjacent parcel as the tower location. The parcel to the north is also used as residential, while the parcels to the west and east appear to be vacant land; and
  - d. *That such use preserves the integrity of the zoning district.* The project site is located within the Upland Residential zoning district (UR:20), which is intended to create and enhance farming and low-density agricultural/residential uses. The subject parcel is currently developed with a single-family residence. The proposed development will not interfere with the continued use of the parcel and is an allowed conditional use within the zoning district. Given the small size of the proposed development on the parcel of a lease area of 1,600 square feet, the proposed development will not affect the future development of uses on the parcel. Therefore, the proposed use will preserve the integrity of the zoning district
3. **Wireless Communications Guidelines:** The proposed wireless communication facility is in conformance with the Wireless Communication Facilities Development Guidelines adopted by the Board of Supervisors on August 4, 2015, as detailed in the Staff Report for the project.
  4. **Environmental Protection:** An Initial study was conducted for the Project, in accordance with CEQA, which determined the Project will not have any significant adverse impacts on the environment.

BE IT FURTHER RESOLVED that the Planning Commission hereby adopts the Negative Declaration. The Planning Commission certifies that the Negative Declaration has been completed, reviewed, and considered, together with the comments received during the public review process, in compliance with CEQA and State and County CEQA Guidelines, and finds that the Negative Declaration reflects the independent judgment and analysis of the Planning Commission.

BE IT FURTHER RESOLVED that the Planning Commission hereby grants the requested major use permit, subject to the Conditions of Approval in Exhibit "A", attached hereto.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah, CA 95482.

BE IT FURTHER RESOLVED that the Planning Commission action shall be final on the 11<sup>th</sup> day after the date of the Resolution unless an appeal is taken.

*I hereby certify that according to the Provisions of Government Code Section 25103 delivery of this document has been made.*

ATTEST: Jocelyn Gonzalez-Thies  
Acting, Commission Services Supervisor

By \_\_\_\_\_

BY JULIA KROG  
Director

ELORA BABBINI, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

\_\_\_\_\_



## **EXHIBIT A**

### **CONDITIONS OF APPROVAL**

**JUNE 5, 2025**

#### **U\_2024-0004 - (Verizon Wireless)**

Use Permit to construct a new sixty-five (65) foot cellular antenna tower with a monopine design. Twelve (12) panel antennas would be placed at the fifty (50) foot elevation. A new 1,600 square foot lease area surrounded by a six (6) foot-tall chain link fence with privacy slats and topped with barbed wire, will be constructed at the base of the monopine tower. This enclosed area will serve as an accessory equipment location. A 30 KW diesel generator with a 210-gallon diesel fuel belly tank for backup electrical power also will be installed.

**APPROVED PROJECT DESCRIPTION:** Use Permit to authorize construction and operation of a wireless communication facility consisting of a 65 ft. tall monopine tower with 12 antennas, various appurtenant equipment, ground equipment, generator, and equipment cabinet. Associated improvements include a new access route to the site. The proposed monopine tower will be located within a 1,600 sq. ft. fenced compound.

#### **CONDITIONS OF APPROVAL:**

##### Aesthetics

1. The total height of tower including antennas shall not exceed 65 feet in height above ground level. Within sixty (60) days of completion of the installation of the facility, the permit holder shall confirm that the height is no greater than approved and shall submit a written certification to the County of the actual height.
2. No trees that provide visual screening of the communications facility shall be removed after project completion except to comply with fire safety regulations or to eliminate safety hazards. Tree trimming shall be limited to the minimum necessary for operation of the facility.
3. If use of any portion of the proposed facility is discontinued for more than one year, all parts of the facility not in use, above grade, shall be completely removed from the site, and the site shall be restored to a natural-appearing condition.
4. Prior to issuance of a building permit, the permit holder shall provide an irrevocable letter of credit, bond, certificate of deposit, or other reasonable form of security satisfactory to County Counsel, sufficient to fund the removal of the facility and restoration of the site in the event that the permit holder abandons operations or fails to comply with requirements for removal of facilities and restoration of the site.
5. Exterior surfaces of structures and equipment shall have subdued colors and non-reflective materials selected to blend with their surroundings. Color samples shall be submitted to the Department of Planning and Building for approval.
6. Exterior light fixtures shall be designed or located so that only reflected, non-glaring light is visible from beyond the immediate vicinity of the site and shall be turned off except when in use by facility personnel. No aircraft warning lighting shall be installed unless required by agencies with jurisdiction over such a determination.

7. Branches of the monopine designed cellular antenna shall extend beyond the antennas and fully conceal the supporting structure and antennas. The branches must:
  - (i) Be constructed to a density of 2.5 branches for each vertical foot of pole; and
  - (ii) Start attachment at no greater than twenty-five (25) feet above finished grade and continue to the top of the pole; and
  - (iii) Be a minimum of eight (8) feet long around the circumference of the lower level and shall taper appropriately as the branches progress upwards.
8. The antenna array shall not extend more than thirty (30) inches from the structure to which it is attached.
9. An evaluation of the facility's stealth capability shall be submitted for review and approval by the Department of Planning and Building Services after the initial construction, one year following construction and every five years thereafter. The report shall assess surrounding vegetation growth, including height and density in the vicinity, and a color assessment to assess fading of materials. Replacement or remediation of the wireless facility shall be performed by the applicant if required by the Department of Planning and Building Services.

#### Air Quality

10. Prior to the development phase of the project, the permit holder shall contact the Mendocino County Air Quality Management District for a determination as to the need for a permit from the District for the proposed generator or any of the other proposed construction activities.
11. All Construction activities shall comply with the Air Quality Management District Standards for projects located in areas of Naturally Occurring Asbestos.
12. All grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

#### Biological Resources

13. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Wildlife filing fees required or authorized by Section 711.4 of the Fish and Wildlife Code are submitted to the Mendocino County Department of Planning and Building Services. **Said fee of \$3,018.75 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services within 5 days of the action by the Planning Commission.** Any waiver of the fee shall be on a form issued by the Department of Fish and Wildlife upon their finding that the project has "*no effect*" on the environment. If the project is appealed, the payment will be held by the Department of Planning and Building Services until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The permit holder has the sole responsibility to ensure timely compliance with this condition.**
14. Prior to any construction or demolition activities on the project site, a bat survey shall be conducted by a biologist that examines the existing barn slated for demolition. This survey shall be submitted to the Mendocino County Planning Department for review. If the survey determines that bat species are present, all suggested mitigation measures in the report shall be followed by the permit holder.

#### Cultural Resources



15. In the event that archaeological resources are encountered on the site, further disturbance in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.

#### Grading

16. As soon as practical, following completion of any earth disturbance, vegetative ground cover, i.e., re-seeding, or driveway surfacing equal to or better than existing shall be reestablished on all disturbed portions of the site. Project construction activities are limited to the project footprint. Trenches will need to be filled and resurfaced to match the original surface.
17. All grading and site preparation, at a minimum, shall adhere to the following "Best Management Practices": The permit holder shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.
- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
  - b. The permit holder shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
  - c. All concentrated water flows shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
  - d. Temporary erosion control measures shall be in place at the end of each day's work and shall be maintained until permanent protection is established.
  - e. Erosion control measures shall include but are not limited to seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
  - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless an Erosion and Sedimentation Prevention Plan, prepared by a registered civil engineer, has been submitted and approved by the Department of Planning and Building Services which outlines wet weather earthmoving and drainage control protocols. Such plan shall include all appropriate Best Management Practices that shall be installed in accordance with the approved Erosion and Sediment Prevention Plan prior to the start of construction during the rainy season.
  - g. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
    - i. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical in 1.5 units horizontal (66.7% slope).
    - ii. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope), or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage.

#### Hazardous Materials:

18. Should fuel storage at the site exceed thresholds established for when preparation of a Hazardous Materials Management Plan is required, a Hazardous Materials Management Plan (HMMP) shall be submitted to the satisfaction of the Division of Environmental Health. Prior to the issuance of any building permits in reliance of this Use Permit, the permit holder shall furnish evidence from the Division of Environmental Health that either an HMMP is not required or that one has been submitted to the satisfaction of the Division of Environmental Health.
19. The permit holder shall comply with any requirements or recommendations of CAL FIRE and/or the Brooktrails Community Services District. Written verification shall be submitted from the office of both agencies to the Department of Planning and Building Services that this condition has been met to the satisfaction of each.

#### Noise

20. The Generator shall be equipped with mufflers and spark arresters and shall not produce noise levels exceeding 50 dBa at the nearest off-site residence. Routine testing and maintenance shall be limited to weekdays between 8:30 a.m. and 4:30 p.m. Repairs and emergency use are not included in this limitation. If necessary, the generator shall be enclosed by a noise barrier shelter designed by an acoustical engineer and remain oriented and screened to limit excessive noise to surrounding residences.

#### Public Services

21. The permit holder shall be in compliance with required permits/approvals from all State, Federal and local agencies with jurisdiction over the project
22. The facility shall provide, if requested, space for any public emergency service provider to locate communication equipment on the tower, provided no interference to function will result at a minimum or no fee.

#### Wireless Guidelines

23. Prior to the final inspection by the Building Division of the Department of Planning and Building Services, an identification sign for each company responsible for operation and maintenance of facilities at the site, not larger than two square feet, shall be posted at a location from which it can be easily read from outside the perimeter of the communications facility, and shall provide the name, address, and emergency telephone number of the responsible company. The address assigned to the site by the Planning and Building Services Department shall be posted.
24. Antennas and antenna towers shall be inspected every ten years, and following significant storm or seismic events, by a structural engineer licensed in the state of California to assess their structural integrity, and a report of the engineer's findings shall be submitted to the Planning and Building Services Department. Costs of the inspection and report shall be borne by the permit holder.
25. Prior to commencement of operations, all surplus construction materials and debris, including cleared vegetation, shall be removed from the site to a proper disposal facility. Thereafter the site shall be kept free of refuse.
26. By commencing work allowed by this permit, the permit holder agrees to negotiate in good faith with third parties requesting shared use of the site and to require no more than a reasonable charge for collocation.
27. One or more warning signs consistent with FCC and ANSI regulations shall be displayed in close proximity to the antenna tower. The Wireless Communications Facility shall comply in all respects with the current standards of the American National Standards Institute (ANSI).



### Standard Conditions

28. The use hereby permitted shall substantially conform to the project description submitted by the permit holder and the site plan dated September 5, 2024. The Planning & Building Services Director may approve in writing minor modifications that do not result in increased environmental impacts.
29. The use and occupancy of the premises shall be established and maintained in conformance with the provisions of Title 20 of the Mendocino County Code unless modified by conditions of the use permit.
30. The application along with supplemental exhibits and related material shall be considered elements of this entitlement and compliance therewith shall be mandatory, unless the Planning Commission has approved a modification.
31. Prior to any demolition work being performed as proposed by the permit holder, including an existing barn located immediately adjacent to the proposed tower site and appurtenant ground lease area, a demolition permit shall be obtained from the Mendocino County Building Department.
32. This permit shall be subject to revocation or modification by the Planning Commission upon a finding of any one or more of the following grounds:
  - a. That the permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which the permit was granted have been violated.
  - c. That the use for which the permit was granted is conducted in a manner detrimental to the public health, welfare or safety, or is a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
  - e. Any revocation shall proceed as specified in Title 20 of the Mendocino County Code.
33. Future modifications shall be considered cumulatively to determine if the request constitutes a "substantial change" to the facility under applicable federal law.
34. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit boundaries are different than that which is legally required by this permit, this permit shall become null and void.
35. This permit is issued for a period of ten years and shall expire on **June 5, 2035.** The permit holder has the sole responsibility for renewing this permit before the expiration date. The county will not provide a notice prior to the expiration date.
36. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.208.015 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.