

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 25-027

Record Number: PLN-2025-19146

Assessor's Parcel Number: 403-081-013

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the TowerCo Conditional Use Permit.

WHEREAS, TowerCo has submitted an application and evidence in support of approving a Conditional Use Permit for a new wireless communication facility; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments, and recommendations; and

WHEREAS, the Planning Division as the Lead Agency has determined that the project qualifies for categorical exemptions found in Sections 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

WHEREAS, Attachment 3 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (Record Number PLN-2025-19146); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on May 15, 2025, and reviewed, considered, and discussed the application for the Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

FINDINGS FOR CONDITIONAL USE PERMIT

1. FINDING:

PROJECT DESCRIPTION: A Conditional Use Permit for the construction of a telecommunications and public utility facility, consisting of a 150-foot-tall monopole with new Verizon wireless antennas and antenna equipment, including various equipment cabinets housing various utilities and a 30kW diesel generator within a 45'x45' fenced lease area. No water or sewer service required. This will be an unmanned facility and engineered for three additional wireless carriers. The property is currently developed with a single-family residence and other accessory structures.

EVIDENCE:

- a) Project File: PLN-2025-19146

2. FINDING:

CEQA: The requirements of the California Environmental Quality Act have been met. The Humboldt County Planning Commission has considered the project and finds the proposed project is exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

EVIDENCE:

- a) The Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- b) This project seeks to construct a 150-foot-tall wireless tower and related ground-based equipment compound within an approximately 2,500 square foot lease area.
- c) A project can be disqualified from using a Categorical Exemption if any of the exceptions listed in 15300.2 apply, however, none of these exceptions apply to the proposed project.

GENERAL PLAN CONFORMANCE

3. FINDING:

§8.4 Housing Goals & Policies (HCGP)
§2400 Housing (FWCP)

The proposed development is in conformance with all applicable Housing policies and standards in the Freshwater Community Plan and Humboldt County General Plan.

EVIDENCE: a) The conditional use permit is for a wireless telecommunications facility on a parcel with a Residential Agriculture (RA) land use designation. There is an existing residence on the property and the proposed project does not present any conflicts with the Housing Element.

4. FINDING: §2500 Rural Land Use (FWCP)
The proposed development is in conformance applicable policies and standards in the Freshwater Community Plan concerning Rural Land Use.

EVIDENCE: a) The proposed project aligns with the rural land use goals and policies by providing an important piece of communication infrastructure within an already developed area of the County. This facility will add to the capacity of local homes, businesses, emergency responders etc., by ensuring effective communication options in existing populated areas, and concentrating growth in areas around existing development, thereby retaining more remote areas of the county for resource production uses.

6. FINDING: §4.8 Housing Goals & Policies (HCGP)
§2725 Land Use Designations (FWCP)
The proposed use is consistent with the land use designation applied to the property.

EVIDENCE: a) The Residential Agriculture (RA) designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RA5-20 and RA20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. The proposed project does not impact the RA designation.

7. FINDING:

§14.4 Safety Element Goals & Policies (HCGP)

§3200 Hazards (MCCP)

The proposed development is in conformance applicable policies and standards in the General Plan and Freshwater Community Plan concerning Public Safety & Hazards.

EVIDENCE:

- a) There are no mapped Fault Hazard Zones or areas of potential liquefaction on or adjacent to the property.
- b) The closest mapped flood zone is located approximately ¼-mile east of the property, along Freshwater Creek, and roughly 400 feet below the elevation of the proposed tower facility.
- c) The property is located in the State Responsibility Area for Fire Protection (SRA) and is also located within the boundaries of the Humboldt Bay Fire Protection District. A Condition of Approval has been included requiring that the applicant furnish a fire prevention plan to Cal-FIRE for review and approval.

8. FINDING:

§13.5 Noise (HCGP)

The proposed development is not in conformance with applicable policies and standards in the Humboldt County General Plan. However, an exception to the noise standard is appropriate given the distance from the tower facility to the closest receptor site as well as the conditions of approval applied to the project.

EVIDENCE:

- a) Per Section 13.5 N-S4, when a discretionary project has the potential to generate noise levels in excess of Plan standards, a noise study together with acceptable plans to assure compliance with the standards shall be required. An acoustical study was conducted by the applicant and modeled Community Noise Equivalent Level (CNEL) and Maximum Noise Level (Lmax) levels at property lines and receptor locations in the vicinity of the proposed tower facility. The routine operations of the tower facility would reach 60-66 decibels (dB), a threshold that is termed "normally unacceptable" for residential single-family locations, per the General Plan. However, as the acoustical study concludes, the installation of a wooden fence around the tower facility, addition of internal fencing around the equipment, as well as noise attenuation at distance would reduce the noise level to 47-51 dB at the closest residence, an acceptable range per the General Plan. All other nearby receptor sites (residences) would fall within the acceptable noise range.

- b) The closest sensitive receptor site is the property owner's residence, located roughly 110 feet away from the proposed location of the tower-related equipment. While the proposed fencing around the facility will serve as an attenuation device, additional interior fencing around the equipment will ensure dB levels remain within acceptable ranges. Further, the project has also been conditioned (Attachment 1A) such that installation of a noise sensor shall be required if more than 1 noise complaint is received regarding routine operations of the tower facility. Following installation, noise monitoring data shall be collected and provided to the County upon request and further attenuation devices may be required and installed at the tower company's (or lessee's) expense.

10. FINDING:

§3100 Hazards and Resources (FWCP)

The proposed development is in conformance with applicable policies and standards in the Freshwater Community Plan regarding flood hazards and for the protection of natural resource values, including wildlife areas and habitats critical to the continued viability of certain species.

EVIDENCE:

- a) The proposed tower site is located close to a ridge-top and will not have any impacts to flood zones or be at risk of any flooding hazards.
- b) CDFW conducted a site visit and concluded that the minimal number of trees to be removed for tower construction and defensible space would not have a significant impact. CDFW also noted the presence of Northern Spotted Owls within the vicinity (roughly 1.1 miles away) and recommended conducting tree removal and other noise-generating construction activities outside of the NSO breeding season and migratory bird breeding season (February 1 through roughly mid-August). The routine operational noise from tower equipment was not expected to rise to the level of disturbance for NSO as it will quickly attenuate with distance to ambient level. Additionally, the lighting requirements, as conditioned, are acceptable to CDFW.

- c) According to the CNDDDB, there are no known sensitive or endangered species within the proposed project area. As noted, NSO are in the vicinity but construction activities and operational noise levels are conditioned to reduce potential impacts to nesting birds and other species.
- d) A Condition of Approval has been included limiting construction activities of the tower and facility and requiring that a survey for nesting birds be performed if any future construction activities are proposed to occur within the nesting bird season. This will help prevent impacts to habitat within the vicinity of the project site.

11. FINDING: Chapter 6, Telecommunications (HCGP)
The proposed development is in conformance with applicable policies and standards of the General Plan Telecommunications Element.

EVIDENCE: a) The proposed project is complimentary to the goals and policies, standards, and implementation measures outlined in the General Plan - the facility would provide high-speed wireless broadband access and improved communication services to residents, businesses, and institutions, thereby improving connectivity within the County; the proposed facility would enhance reliable and modern communications service, aiding in emergency response and public safety efforts; The facility's design minimizes visual impact and integrates with the existing environment, preserving the County's rural character.

CONFORMANCE WITH ZONING REGULATIONS

12. FINDING: The proposed development is consistent with the purposes of the existing zone in which the site is located.

EVIDENCE: a) The subject parcel has been determined to be one legal parcel as described in Parcel Map 1873 PM BK 16 P89-90.

- b) The RS zone allows for the following conditional uses: private institutions, private recreations facilities, manufactured home parks, and any use not specifically enumerated if they are similar to and compatible with the permitted uses of the zone. New wireless facilities in Residential Zone Districts are permitted subject to issuance of a Conditional Use Permit.
- c) The proposed project meets all minimum lot and yard setback requirements and would not exceed the maximum ground coverage; the maximum building height for this zone is 35 feet but applicant has provided evidence regarding the tower height necessity. To ensure that RF signals extend beyond the clutter of nearby trees, hills, etc., antennas must be installed to a certain height. Per the applicant, "Given the heavily varied terrain in this part of the county, with having trees in height from 125'-160', having sufficient elevation is crucial to avoid the need for multiple towers at lower elevations to achieve the same coverage. More towers in the lower elevations would be more visually intrusive. In addition, the parcel size for the land uses in the lower elevations are generally smaller with greater structure density than the parcels in the hills where our site is proposed."
- d) "B" combining zone, Special Building Site – Intended to be combined with any principal zone in which sound and orderly planning indicate that lot area and yard requirements should be modified. Minimum lot size for this parcel is 5 acres and will not be impacted by the proposed project.

13. FINDING:

The proposed non-SCWF (Small Cell Wireless Facility) wireless telecommunications facility is consistent with the Wireless Telecommunications Facilities zoning regulations outlined in Section 314-91, with the exception of the Noise-related ordinance, for which a modified standard or exception is appropriate.

EVIDENCE:

- a) General Regulations: The proposed facility is roughly 55 feet from the nearest property line and 92 feet from the nearest residence, conforming to minimum setback requirements; The proposed facility is not located in a County right-of-way; As proposed, the facility would adhere to noise standards, with conditions provided in Attachment 1; Per the plans included with the

application, the equipment cabinets will be enclosed/secured by a wood (or composite wood) fence, and the fence will be tall enough to mask the height of the equipment; Subject parcel is not located within an underground utility district; Despite being located outside of any airport influence zone, the FAA was sent a referral for the project but did not provide referral comments to suggest that the tower would be a hazard to navigation.

- b) Special Provisions in Residential Zones: The proposed wireless telecommunications tower is a monopole and does not incorporate lattice or guyed tower designs. Noise from routine operations will exceed the 50 dB threshold for residential zones, however the closest residence (property owner's) is 110 feet away and has been modeled at an acceptable range level after fence installation around the lease site, interior fencing for attenuation, as well as noise attenuation from distance.

c) Design Standards:

- i) The proposed wireless telecommunications facility is not located on a historical building or on the façade of a building and is not visible from Highway 101 (a candidate scenic highway).
- ii) The facility will use a monopole tower design placed amongst nearby existing trees ranging in height from 125 feet to 160 feet tall, as well as construct a perimeter wood fence at height sufficient to shield all equipment cabinets and other appurtenant structures from public view.
- iii) Facility equipment will be treated with an anti-glare finish, and the tower-mounted equipment will be designed to be minimally visible to the extent possible.
- iv) The equipment base will not be visible from adjacent rights-of-way (closest is over 350 feet away) and the leased area will be fenced to provide additional screening; the tower and antennas will be visible from select locations on Myrtle Avenue and Freshwater Road but will be mostly obscured by the terrain and tree canopy.
- v) No tower lighting/beacon is proposed; Site lighting and identification signage will adhere to the requirements of the zoning regulations and is conditioned in Attachment 1A.

d) Application Requirements: The applicant has provided the required application materials which are on file with the Department. They include project narratives, maps, technical studies, photo-simulations, alternatives analyses, and other relevant information.

- i) Improvement to Network: The proposed project will allow current and future Verizon Wireless customers to have access to wireless services in the areas shown on the Coverage Plot, including residential, commercial, retail, and recreational uses in the surrounding communities of Myrtletown, Freshwater, and Bracut. Additionally, this facility will enhance and provide new service coverage for the communities along Highway 101, Myrtle Avenue, and Freshwater Road, extending southward past Freshwater

Park near Kneeland Road. This includes the homes located near Misty Hills Lane and Wood Gulch Avenue, as well as the intersection of Myrtle town Road and Freshwater Road. According to the California Department of Transportation's (Caltrans) Average Annual Daily Traffic (AADT) data, the Highway 101 corridor near Myrtle Avenue experiences over 23,400 daily trips, amounting to approximately 8,541,000 trips annually. Furthermore, the proposed communication site will extend coverage to Murray Field Airport and the commercial properties bordering Highway 101, ranging from just west of the airport eastward to the Redwood Coast RV Resort. The coverage objective was substantiated by empirical network call quality data, as well as feedback from Verizon Wireless customers, local businesses, and travelers in the area. The applicant provided radio frequency analyses and numerous maps of existing service areas and the targeted improvements from the proposed new tower (and alternatives).

- ii) Alternatives Analysis: Initial interest from Verizon was to co-locate their equipment onto an existing facility (as opposed to constructing a new tower), however none exist within the targeted area to which they are proposing service expansion. The following factors were considered when identifying the need and location of a new wireless facility: coverage, capacity, clutter, call handoff, quality of service, RF used by the system, and enhanced 911. Twenty-three properties were analyzed as potential sites for the proposed new tower. Of those 23 properties, 13 were not contacted due to insufficient elevation that fails to meet Verizon's radio frequency engineer requirements, inability to meet setback requirements from the nearest residential parcel, lack of utilities, lack of existing access roads, and/or dynamic topography necessitating significant tree removal. After evaluation of the remaining 9 sites, the proposed site at 250 Misty Hill Lane was selected as the least intrusive and most feasible alternative that would meet the intended service objectives.
- iii) Visual Impact Analysis: The cell tower will be primarily concealed due to its proximity in surrounding forested lands

and trees of similar height. The monopole structure results in a lower overall height for the facility, as opposed to a monotree design which would require approximately 10% additional height, making it a total of 165' to account for the "natural" looking tree crown. The facility will use non-reflective finishes on the equipment and the perimeter fencing will be sufficiently tall to conceal all equipment within the facility. Photo simulations and maps were submitted with the application, depicting limited visibility of the tower itself as well as appurtenant structures.

- iv) Noise/Acoustical Information: The equipment cabinets will exceed required noise standards on residential parcels (50 dB or ambient). The project applicant is requesting an exemption to this standard given its orientation and distance from nearby residences. Proposed operations depict noise levels at or near 60dB, but perimeter and interior fencing will be installed to provide a noise barrier, as well as attenuation from distance will reduce the noise levels to a maximum of 49 dB at the nearest residence. A backup generator will also be installed and subject to compliance with the noise standards of the Wireless Telecommunications Ordinance and Conditions of Approval, which restrict noise levels to 60 dB during operation. The nearest residence is roughly 110 feet from the proposed facility, but the owner of this residence is the property owner entering into the lease agreement with the wireless company and has agreed to the proposed noise levels.
- v) Fire Hazards: The project site is in the SRA, within the Humboldt Bay Fire Protection District, and has a moderate Fire Hazard Severity Zone rating. The site development plan highlights three defensible zone areas, each depicting specific treatments to reduce the collection of potential fuels, including routine maintenance (pruning/removal) of grasses, shrubs and trees, using gravel, pavers or concrete instead of combustible mulch, clearing garbage, recycling and other combustible materials from the site, and ensuring there is adequate space between pieces of equipment. A letter from CAL FIRE indicating that the facility meets applicable State requirements, as well as a fire prevention

plan approved by CAL FIRE, are conditioned in Attachment 1A.

- vi) Hazardous Materials: There will be no hazardous materials at the facility.
- vii) Access: The submitted site plan depicts the development of a 12'-wide graveled access road that connects the facility to Misty Hill Lane. The rocked road will improve an existing non-surfaced access road. Turnaround and parking areas adjacent to the fenced-in facility will also be provided per the site plan.
- viii) Height Requirements: The maximum building height in the RS zone is 35 feet. Evidence to support the 150-foot tower height was submitted with the application. Exceptions to the height limit in any zone may be granted with a Special Permit, normally conditioned upon proportional increases in the required yard. The exception can be authorized under the Use Permit, as provided for under the concurrent permitting provisions found in 312-3.3 of the zoning code. The proposed height allows for consistent and reliable service, including the ability to make and receive calls and use data services effectively in the presence of clutter and varying signal conditions. The nearest residence is roughly 110 feet from the proposed facility, but the owner of this residence is the property owner entering into the lease agreement with the wireless company and has agreed to the proposed height/location of the tower. The monopole tower will generally blend in with the surrounding environment due to its proximity within a dense forested area. The lease area and tower are located approximately 350 feet from the nearest neighboring parcel residence, thus having little to no visual impact.
- ix) Co-Location: The applicant has submitted a letter of intent to allow the shared use of the tower for co-location of other antennae.

14. FINDING: §312-17.1.4 Public Health, Safety and Welfare - There is no indication that the proposed wireless facility will be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE: a) The proposed wireless facility would be subject to obtaining County approval of a building permit and would include review of construction plans designed by a professional engineer. The project complies with federal safety standards for RF emissions as affirmed in the RF-EME report submitted by the Applicants as part of the initial application. The proposed project is substantially set back from any public rights-of-way and neighboring residential properties to minimize visual impact to the surrounding community. The project site will also be surrounded by a perimeter fence to shield facility operations from adjacent properties. Noise from general operations are proposed at a level above the residential standard, however the property owner (and closest resident) has agreed to this exception request by the applicant due to the acoustical study calculations at the residence. As conditioned in Attachment 1A, should noise complaints arise or cause any burdens on the property owner or nearby residences, additional noise attenuating structures may be required to reduce noise levels to residential standards. As proposed, the wireless facility and conditions under which it may be operated and maintained do not contain elements that would be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

15. FINDING: §312-17.1.5 Housing Element and Residential Densities - The proposed project will have no impact on the residential densities of this parcel.

EVIDENCE: a) The parcel is currently designated as Rural Agricultural under the Freshwater Community Plan and was not included in the County's Housing Element Inventory; the proposed project would not modify the possibility of meeting the goals established by the County's housing inventory and is consistent with the goals, policies, and standards of the Humboldt County Housing Element.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the TowerCo Conditional Use Permit for a wireless telecommunications facility, subject to the conditions of approval attached hereto as Attachment 1A.

Adopted after review and consideration of all the evidence on **May 15, 2025**.

The motion was made by COMMISSIONER SARAH WEST and seconded by COMMISSIONER THOMAS MULDER and the following vote:

AYES: Commissioners: Sarah West, Thomas Mulder, Peggy O'Neill, Noah Levy, Iver Skavdal, Lorna McFarlane

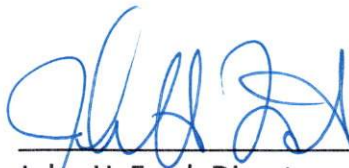
NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners: Jerome Qiriazhi

DECISION: Motion carried 6/0

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

CONDITIONS OF APPROVAL

PLN-2025-19146

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED UPON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE FULFILLED.

1. The project shall be developed, operated and maintained in accordance with the approved Project Description, Site Plan, Operations Plan, and these Conditions of Approval. Changes to the project other than Minor Deviations as provided in §312-11.1 HCC shall require modification of this permit.
2. The applicant shall obtain from the Building Division any Building or other required permits prior to commencing construction activities or the approved use (i.e., grading, building, plumbing, electrical, mechanical, fences and gates over six feet in height, etc.).
3. Applicant shall adhere to all conditions set forth by the Humboldt Community Services District, as follows: (1) The proposed fiber optic line and any buried power line shall be installed in conduit, and crossings shall be perpendicular to the District's water main, a minimum of 3-feet below the District's existing water main for a minimum of five feet on either side of the main; (2) The proposed power line to be installed parallel to the District's water main shall be installed with at least 10-feet horizontal separation from the District's existing water main; and (3) Both the power line and fiber optic cable are to be clearly marked in the field with as-built drawings provided to the District.
4. Project design shall include the construction of an 8-foot-tall interior noise barrier at the location illustrated in Figure 4 of the applicant's Acoustical Study. Specifically, the project design shall include an 8-foot-tall wood (or composite wood) fence to surround the facility equipment. To ensure an effective noise barrier, the fence slats shall overlap by a minimum of 2 inches and be screwed to the frame rather than nailed.
5. Applicant/Owner shall submit plans by a California-licensed engineer for the Building Permit. Building plans submitted shall be consistent with all Conditions of Approval applied under the discretionary permit(s).
6. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after

the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

7. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$750) shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
8. A Notice of Exemption (NOE) will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, it is requested that the applicant submit a check or money order for the required filing fee in the amount of \$50 payable to the Humboldt County Clerk/Recorder. If this payment is not received within this time period, the Department will file the NOE and will charge this fee to the project.
9. Before building permit final inspection and sign-off, the Applicant shall request an inspection by the Planning Department. The Review for Conformance with Conditions fee shall be paid upon request of the inspection. This fee is in accordance with the County's adopted Schedule of Fees and Charges.
10. Ground disturbing construction and grading shall employ fugitive dust control strategies (e.g., watering or similar methods) to prevent visible emissions from exceeding North Coast Air Quality Management District (NCAQMD) regulations and prevent public nuisance. Dust control practices during construction and grading shall achieve compliance with NCAQMD fugitive dust emission standards.
11. Any tree removal or other noise-generating construction activities shall occur outside of the Northern Spotted Owl (NSO) breeding season and migratory bird breeding season, restricting such activities from occurring between February 1 and August 15th. Noise-generating construction and tree-removal activities may be authorized to occur within the restricted period following completion of an area-specific NSO survey by a qualified professional, where it is determined that NSO are found to be absent from the surrounding area that would experience project-related noise.

12. Development shall include signage that accurately identifies the site owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements are permitted unless expressly approved by the Planning Director, the Zoning Administrator or the Planning Commission, required by law or recommended under FCC, OSHA or other United States governmental agencies for compliance with RF emissions regulations.
13. Prior to development, applicant shall provide a letter from CAL FIRE indicating that the map showing defensible space meets the applicable State requirements, per Section 314-91.2.8.3.7.3. Applicant shall also furnish a fire prevention plan that has been approved by CAL FIRE, which discusses existing, proximate fire hazards, the fire risks posed by the addition of a facility at the location, proposed measures to lessen fire risks associated with the facility and an ongoing maintenance plan. A draft copy of the plan shall be provided to Humboldt Bay Protection District and CAL FIRE at least ninety (90) days before the start of any construction activities, per Section 314-91.2.8.3.7.4.

ON-GOING REQUIREMENTS/DEVELOPMENT RESTRICTIONS WHICH MUST CONTINUE TO BE SATISFIED FOR THE LIFE OF THE PROJECT:

1. The applicant shall maintain the facility such that the appearance of the tower and any visible portions thereof remains in good condition during the life of the facility. Verification of adequate stealthing is subject to review and approval by the Planning Director, or their designee.
2. Work/construction hours are limited to between 8:30 am - 5:00 pm, Monday - Saturday. There shall be no construction occurring on Sundays.
3. Routine generator testing shall be conducted during daylight hours between 9 am and 4 pm, Monday through Friday.
4. Should a backup generator be installed at the site requiring gasoline or diesel to operate, all fuel shall be stored in a safe and responsible fashion and in compliance with applicable state and local regulations. The storage method and location shall include measures providing for secondary containment in the event of a spill.
5. Applicant shall submit a request for Agency Review for substantial conformance on any proposed changes of the operation, including but not limited to additional users (co- location), and change of antennas/microwave dishes. The fee for this request is

listed on the County of Humboldt Fees and Charges Worksheet, approved annually (typically December and implemented the next year) by the Board of Supervisors.

6. Submittal of a new cumulative RF Report (prepared by a California-licensed Engineer) shall be required each time there are proposed changes to equipment associated with transmission at the wireless facility. This includes addition, reconfiguration, or replacement of tower-mounted equipment such as antennas, amplifiers, or similar equipment, as well as the replacement of ground-based equipment that could result in changes to the RF signature of the site. Each report must evaluate the cumulative RF from all equipment and carriers at the site.
7. The permittee shall adhere to all recommendations found in each cumulative RF report. The following are standard mitigations applicable to all wireless communication facilities, which shall apply for the life of the project:
 - a. Limit access to antennas during operation;
 - b. Install and maintain warning signs which comply with ASNI C95.2 color, symbol and content conventions;
 - c. Posted contact information for access to restricted areas; and
 - d. Install and maintain security fencing.
8. The permittee shall submit a report every five (5) years regarding the structural integrity of the tower to the satisfaction of the Building Inspection Division. The report shall be prepared and certified by a qualified licensed engineer. The default 5-year reporting timeframe may be adjusted to a longer interval if determined appropriate by a qualified licensed engineer, following inspection and/or consideration of the materials and method of construction. This condition will be administered by the Planning and Building Department - Building Inspection Division.
9. Perimeter fencing shall be installed as proposed in the site plan. Fencing taller than 8 feet is permitted to provide additional noise protection and a visual barrier from the facility equipment.
10. In the event the permitted use of the communication tower has been discontinued for a period of 90 consecutive days, the tower shall be deemed abandoned. After a tower has been considered abandoned, the owner/applicant shall have an additional 90 days to reactivate the permitted use of the tower; or transfer the tower to another owner/operator who makes actual use of the tower. If use has not been reactivated within the prescribed time period, all approvals shall automatically expire. Within 12 months of tower being deemed abandoned, the tower shall be dismantled and

removed to an approved location along with all appurtenant structures. Dismantlement and removal shall be the responsibility of the applicant and property owner.

11. Design changes (changes to the tower design which limit or reduce the effectiveness of stealthing, extensions in height greater than 10%, addition of tower-mounted lighting, etc.) shall require a modification to this permit.
12. Operations shall be conducted consistent with the Project Description, Site Plan and Plan of Operations.
13. Per the submitted site plan, the 12'-wide graveled access road from Misty Hill Lane to the tower facility, as well as the turnaround area, shall be maintained for emergency vehicles and other utility easement access.
14. Following the completion of construction of the tower and associated infrastructure, the applicant shall repair any damage to Misty Hills Lane and any other private roads used during construction to ensure the condition of the road(s) is equal to or better than the condition prior to the start of construction. The applicant shall also contribute financially towards sharing the cost of maintaining any private roads used to access the site, as determined by a Road Maintenance Association or similar entity.
15. New utilities shall be installed underground, when feasible.
16. Per the Humboldt County Wireless Telecommunications Facilities Ordinance (Ord. 2703, adopted 11/29/2022), the facility is subject to the following performance & design standards and requirements found in section 314-91.2 of the Zoning Regulations:

PERFORMANCE STANDARDS

- a. Inadvertent Archaeological or Native American Remains Discoveries: All discretionary and ministerial permits shall include the condition of approval or note identified in Standard CU-S4.E of the General Plan regarding inadvertent discovery of archaeological or Native American remains.
- b. Notification of California Department of Fish and Wildlife (CDFW): If a bird of prey (e.g., hawk, falcon, owl, etc.) establishes a nest on a facility, the permittee shall provide written notification of the nest to the Planning and Building Department and to CDFW within ten (10) days of nest discovery.

c. Maintenance:

- i. All landscaping shall be maintained as shown on the approved landscape plan. Trees and shrubs shall be maintained to screen the site. Dead and dying landscaping shall be replaced in accordance with the approved landscape plan.
- ii. All wireless telecommunications sites shall be kept clean and free of litter.
- iii. All equipment buildings shall display a legible operator's contact number for reporting maintenance problems.
- iv. Maintenance vehicles servicing facilities located in the public or private right of-way shall not park on the traveled way or in a manner that would obstruct traffic.

d. FCC Emission Compliance: Records shall be maintained which demonstrate ongoing compliance with FCC emission regulations and guidelines. Records shall be made available to County staff within three (3) business days of the request.

e. Abandonment or Discontinuation of Use:

- i. All operators who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intentions no less than sixty (60) days prior to the final day of use.
- ii. Wireless telecommunications facilities with use discontinued shall be considered abandoned ninety (90) days following the final day of use.
- iii. All abandoned facilities shall be physically removed by the facility owner no more than ninety (90) days following the final day of use or of determination that the facility has been abandoned, whichever occurs first.

f. Revocation: Failure to comply with any condition of approval or applicable standard shall constitute grounds for possible revocation of use pursuant to Section 312-14.

DESIGN STANDARDS

- g. Any new and existing outdoor lighting within the lease area shall comply with Dark Sky Standards, utilizing low color temperature lights of 2,700K or lower, be kept to a minimum in every instance, shall be shielded to direct

the light downward, shall be controlled by a manual switch or timed switch of no greater than one hour's duration and shall not be used except when nighttime maintenance is necessary.

- h. Facility equipment shall be treated with an anti-glare finish, colors of tower and equipment selected to blend into the surrounding environment, and the tower-mounted equipment be designed to be minimally visible to the extent possible.

SPECIAL PROVISIONS IN RESIDENTIAL ZONES

- i. Lattice and guyed tower are prohibited.
- j. Routine noise from any equipment supporting the facility shall not exceed fifty (50) dB or the ambient noise levels, whichever is higher. Backup generators shall only be used on a temporary basis and noise levels from backup generators shall not exceed sixty (60) dB. Noise-attenuating structures may be required if operational noise would otherwise exceed these limits. Installation of a noise sensor may be required if more than 1 noise complaint is received following operation. Following installation, noise monitoring data shall be collected and provided to the County upon request.

See Condition of Approval #4, above, for details regarding compliance.

INFORMATIONAL NOTES

1. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
2. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.
3. If suspected archaeological resources, such as lithic materials or ground stone, historic debris, building foundations, or bone are discovered during project activities, work shall be stopped within 100 feet of the discovery. Contact would be made to the County, a professional archaeologist and representatives from the Bear River Band of

Rohnerville Rancheria, Wiyot Tribe, Blue Lake Rancheria, or any other tribe that may be identified by the NAHC as traditionally or culturally affiliated with the Project area. The professional archaeological resource consultant, Tribes, and County officials would coordinate to provide an assessment of the find and determine the significance and recommend next steps.

If human remains are discovered during Project activities, work shall stop at the discovery location, within 100 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (Public Resources Code, Section 7050.5). The Humboldt County coroner would be contacted to determine if the cause of death must be investigated. If the coroner determines that the remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (Public Resources Code, Section 5097). The coroner would contact the NAHC. The descendants or most likely descendants of the deceased would be contacted, and work would not resume until they have made a recommendation to the landowner or the person responsible for the excavation work for means of treatment and disposition, with appropriate dignity, of the human remains and any associated grave goods, as provided in Public Resources Code, Section 5097.98.

The applicant is ultimately responsible for ensuring compliance with this condition.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at (916) 653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at (707) 445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

4. **FENCES/GATES:** Pursuant to County Code Section 411-11 G) and California Streets & Highways Code Sections 1481 & 1482, fences are not allowed within the public right of way of County maintained roads. Prior to constructing any fences along (or near) the right of way line, the applicant is advised to consult with the Department of Public Works Encroachment Permit Office at 707.445.7205.

It is important to note that fences constructed outside of the public right of way are still subject to the County's visibility Ordinance (County Code Section 341-1). Fences and gates on private property may need to be setback further to comply with the County Visibility Ordinance. Fences and gates taller than 6 feet may require a building permit. The applicant is advised to consult with the Planning and Building Department - Building Division at 707.445.7245 prior to constructing any fences or gates.

5. Under California Health and Safety Code, Section 25404 et seq., any business that contains on-site more than 55 gallons, 500 pounds, or 200 cubic feet of a hazardous material, or generates hazardous waste as part of their business activity, must report these activities and be inspected. Complete a submission to the California Environmental Reporting System within 30 days of storing reportable quantities of hazardous materials or generating hazardous waste. Contact Humboldt County Environmental Health's Hazardous Materials Unit at 707-572-0011 or mwoveland@co.humboldt.ca.us if you have questions.



FRESHWATER ROAD
250 MISTY HILL LANE, EUREKA, CA 95503
SITE ID: TBD



Issued For
FRESHWATER ROAD
250 MISTY HILL LANE
EUREKA, CA 95503

PREPARED FOR
TowerCo
EMPOWERING connectivity
verizon
2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:
COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID: 5000920338
PROJECT ID: 17314976
DRAWN BY: SEAD
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	QAD
1	03/05/25	CLIENT REV	S.D.
2	08/19/24	CLIENT REV	T.T.
3	07/25/24	CLIENT REV	T.T.
2	07/03/24	ZD 100%	T.T.
1	06/13/24	CLIENT REV	S.D.
0	06/06/24	ZD 90%	-

Licenses:
**PRELIMINARY:
NOT FOR
CONSTRUCTION**
KEVIN R. SORENSEN
54469

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ENGINEER
Streamline Engineering
Civil/Design/Draw
3843 Taylor Road, Suite A, Loomis, CA 95890
Phone: 916-885-9441
E-Mail: kenny@streamlineeng.com Fax: 916-885-9441

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1.1

PROJECT DESCRIPTION

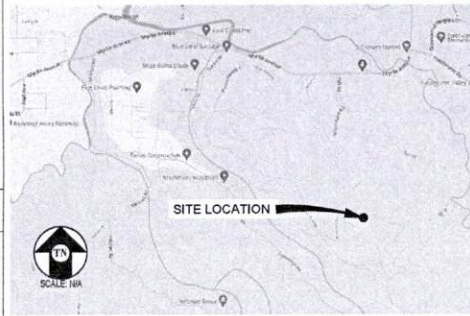
- A (N) TOWERCO UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- (N) TOWERCO LEASE AREA W/ (N) VERIZON WIRELESS LEASE AREA INSIDE W/ (N) GROUND MOUNTED EQUIPMENT & DIESEL GENERATOR & (N) UTILITIES TO (N) SITE LOCATION
 - (N) TOWERCO MONOPOLIC W/ (N) VERIZON WIRELESS ANTENNAS, & ANTENNA EQUIPMENT
 - (E) TREES WITHIN LEASE AREA TO BE REMOVED OR TRIMMED AS NEEDED

PROJECT INFORMATION

SITE NAME:	FRESHWATER ROAD	APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DRIVE, BUILDING 11 WALNUT CREEK, CA 94598
VZW MDG LOCATION ID:	5000920338	SITE ACQUISITION COMPANY:	COMPLETE WIRELESS CONSULTING 2009 V STREET SACRAMENTO, CA 95818
VZW PROJECT ID:	17314976	LEASING CONTACT:	ATTN: ROCKY CORDOVA (916) 616-0468 RCORDOVA@COMPLETEWIRELESS.NET
COUNTY:	HUMBOLDT	ZONING CONTACT:	ATTN: STEVE PROO (916) 836-6713 SPROO@COMPLETEWIRELESS.NET
JURISDICTION:	HUMBOLDT COUNTY	CONSTRUCTION CONTACT:	SEAN WALLIN (916) 591-8574 SWALLIN@COMPLETEWIRELESS.NET
APN:	403-081-013		
SITE ADDRESS:	250 MISTY HILL LANE EUREKA, CA 95503		
CURRENT ZONING:	RS-B5 - RESIDENTIAL SUBURBAN/ BUILDING SITE COMBINED		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	PG&E		
LATITUDE:	N 40° 46' 14.74" NAD 83 N 40.770762° NAD 83		
LONGITUDE:	W 124° 05' 18.32" NAD 83 W 124.089421° NAD 83		
GROUND ELEVATION:	456' AMSL		
PROPERTY OWNER:	RONALD & SARA BIASCA, 2023 TRUST 250 MISTY HILL LANE EUREKA, CA 95503		

TOWER OWNER:
TOWERCO
5000 VALLEYSIDE DRIVE
CARY, NC 27519

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/TIA-11A-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	1
C-1	TOPOGRAPHIC SURVEY	-
C-2	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	1
A-1.2	ENLARGED SITE PLAN	1
A-1.3	EQUIPMENT PLAN	1
A-1.4	FIRE PLAN	1
A-2.1	ANTENNA PLAN	1
A-3.1	ELEVATIONS	1
A-4.1	DETAILS	-
E-1.1	ELECTRICAL PLAN	-

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

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

DATE OF SURVEY: 05-22-24
SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
LOCATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

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

F.T.M.A. F.T.R.M. ZONE "X" PER FIRM 06023C085G DATED 06/21/2017

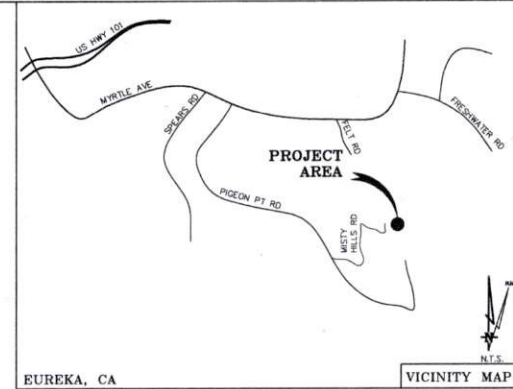
N.G.V.D. 1929 CORRECTION: SUBTRACT 3.34' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 403-081-013

OWNER(S): RONALD & SARA BIASCA, 2023 TRUST
250 MISTY HILL ROAD
EUREKA, CA 95503



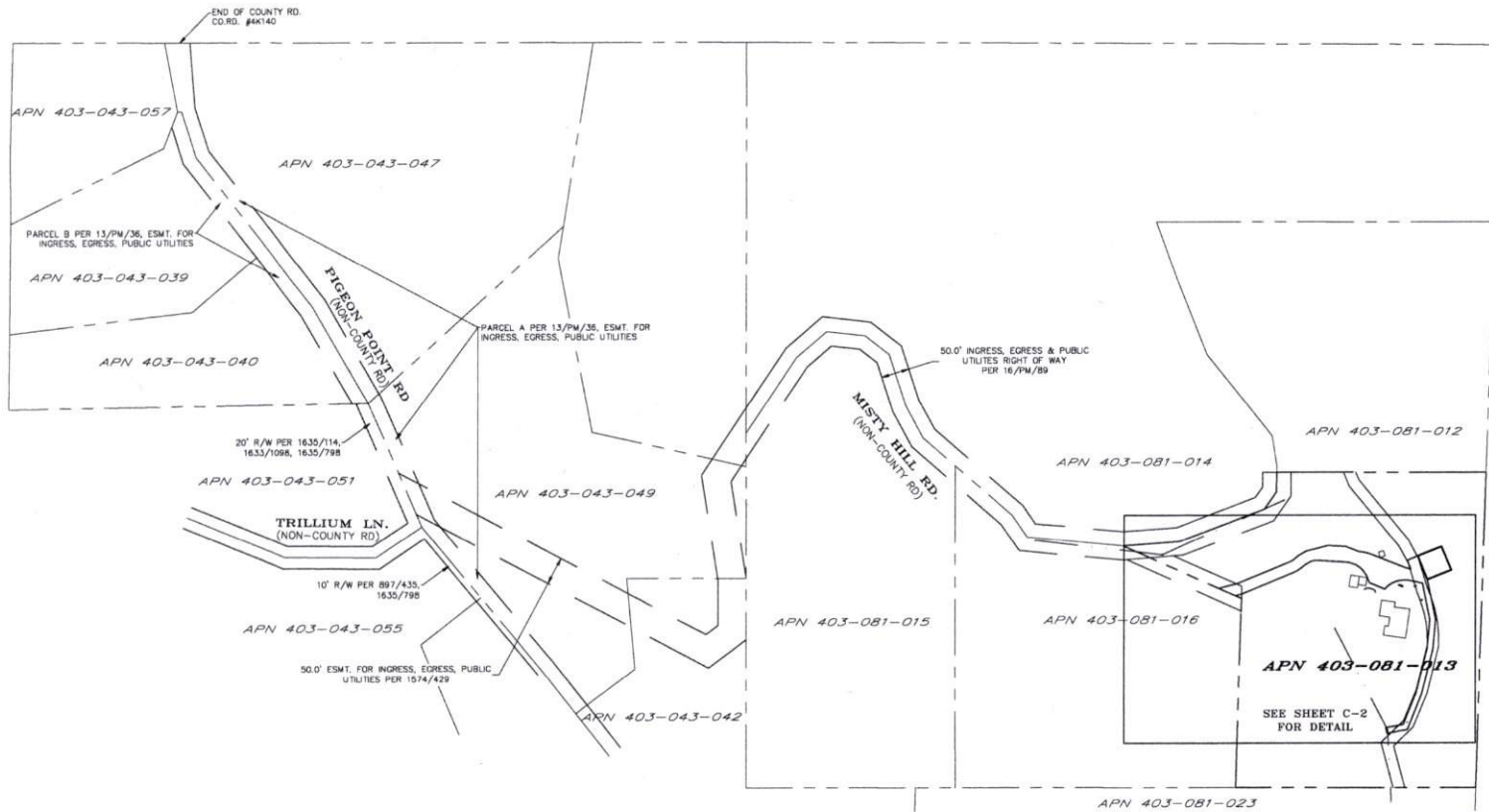
DEPT	APPROVED	DATE
AAC		
RE		
INT		
ECW		
OPS		
EVOUT		

verizon

Freshwater
250 Misty Hill Lane
Eureka, CA 95503

NO.	DATE	DESCRIPTION
01	05-24-24	Final Project Drawing
02	06-12-24	1st Review
03	07-10-24	2nd Review
04	07-25-24	3rd Review
05	08-01-24	4th Review

C-1



APN 403-081-009

SCALE 1" = 100'

OVERALL PROJECT AREA



Issued For:
FRESHWATER ROAD
250 MISTY HILL LANE
EUREKA, CA 95503

PREPARED FOR
TowerCo
EMPOWERING connectivity
verizon
2779 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:
COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID: 5000920336
PROJECT ID: 17314976
DRAWN BY: SEAD
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAID
1	03/05/25	CLIENT REV	S.D.
2	08/19/24	CLIENT REV	T.T.
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4	07/03/24	CLIENT REV	T.T.
5	06/13/24	CLIENT REV	S.D.
6	06/06/24	CLIENT REV	-

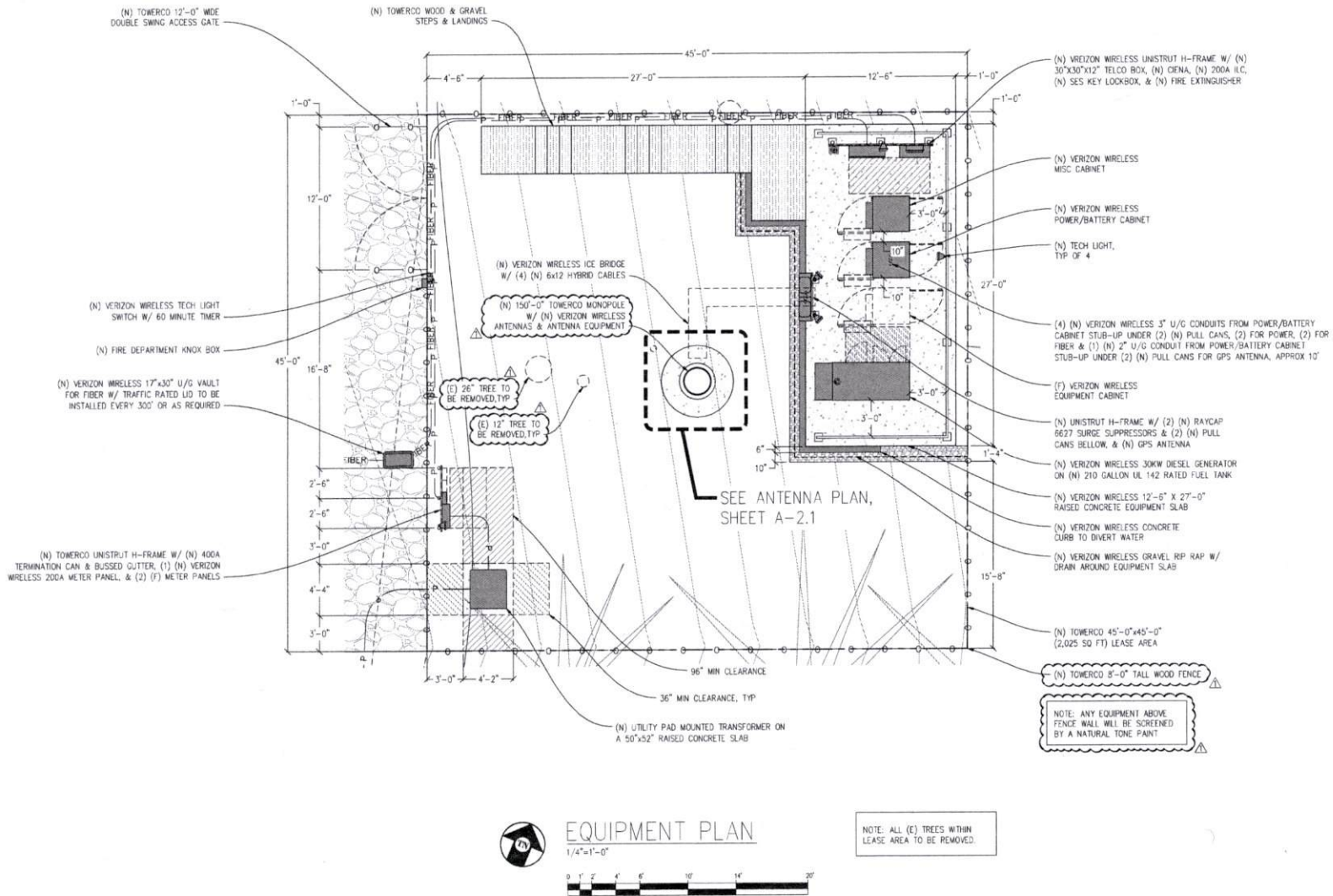
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54469

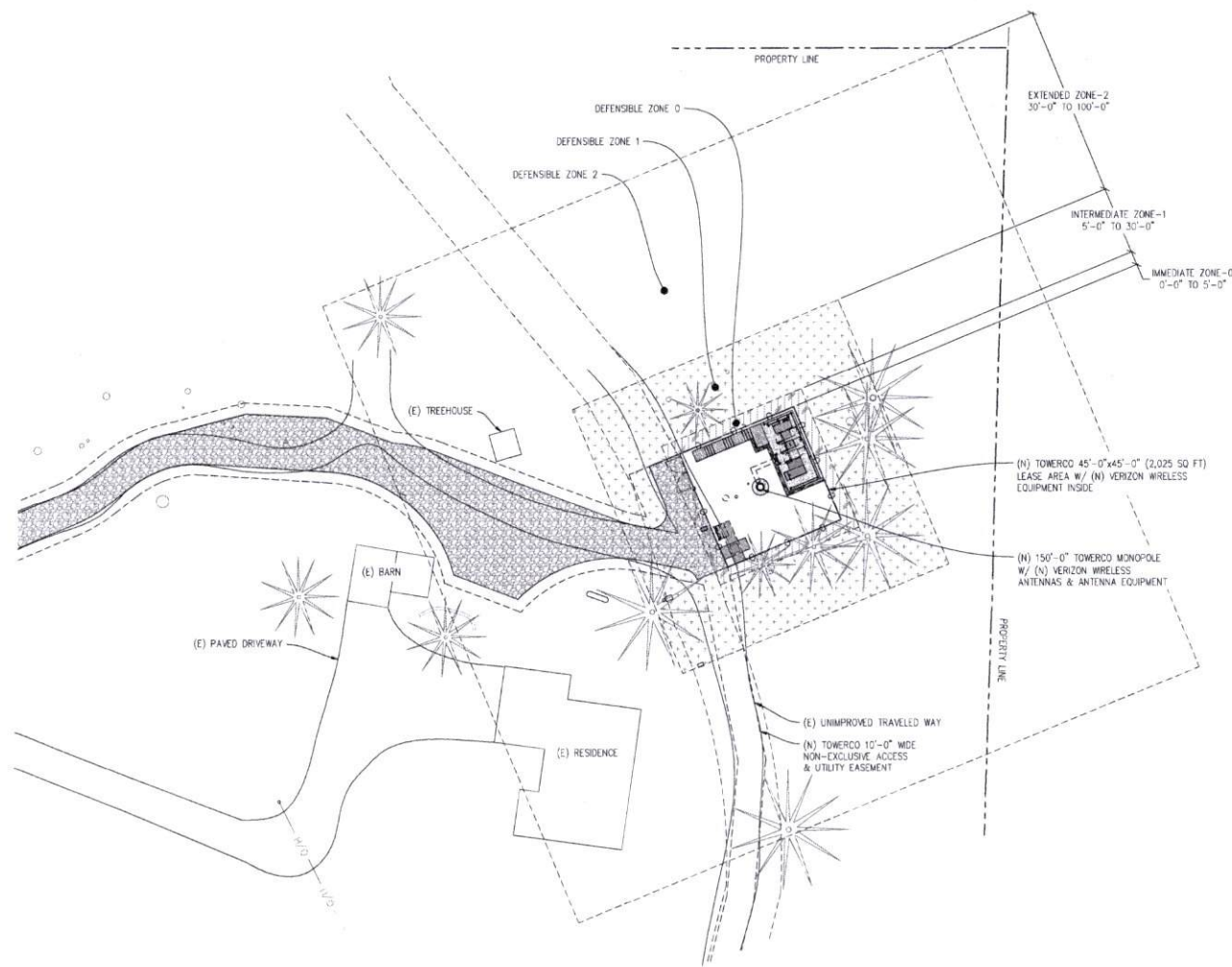
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USERS AND SUBSCRIBERS TO USE THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER TO ALTER THE DOCUMENT.

ENGINEER:
Streamline Engineering
2843 Taylor Road, Suite A, Loomis, CA 95650
E-Mail: streamlineeng@comcast.net Fax: 916-460-1841

SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:
A-1.3





DEFENSIBLE ZONE 0 (EMBER-RESISTANT ZONE)

ZONE 0 EXTENDS 0-5 FEET FROM YOUR FACILITY, FOCUSING ON INTENSE FUEL REDUCTION TO PROTECT AGAINST EMBER ATTACKS.

- USE GRAVEL, PAVERS, OR CONCRETE INSTEAD OF COMBUSTIBLE MULCH.
- CLEAR DEAD WEEDS, GRASS, AND DEBRIS; CHECK ROOFS, GUTTERS, AND OUTDOOR AREAS.
- KEEP BRANCHES TRIMMED 10 FEET AWAY FROM MINIMIZE COMBUSTIBLE ITEMS LIKE FURNITURE AND PLANTERS ON DECKS.
- MOVE FIREWOOD AND LUMBER TO ZONE 2 FOR SAFETY.
- REPLACE COMBUSTIBLE FENCING AND GATES WITH FIRE-RESISTANT MATERIALS.
- SHIFT GARBAGE AND RECYCLING CONTAINERS TO A SAFER AREA OUTSIDE THIS ZONE.
- RELOCATE BOATS, RVs, AND VEHICLES AWAY FROM THIS ZONE TO REDUCE FIRE RISKS.

DEFENSIBLE ZONE 1 (LEAN, CLEAN, AND GREEN ZONE)

ZONE 1 EXTENDS 5-30 FEET FROM BUILDINGS, STRUCTURES, DECKS, ETC. TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.

- CLEAR ALL DEAD PLANTS, GRASS, AND WEEDS.
- REMOVE DEAD LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF, AND GUTTERS.
- TRIM OVERHANGING BRANCHES AND KEEP THEM 10 FEET AWAY FROM YOUR CHIMNEY.
- REGULARLY TRIM TREES TO MAINTAIN A 10-FOOT GAP FROM OTHERS.
- MOVE WOOD PILES TO ZONE 2.
- PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- CLEAR FLAMMABLE VEGETATION AND ITEMS FROM UNDER DECKS, BALCONIES, AND STAIRS.
- MAINTAIN SPACE BETWEEN TREES, SHRUBS, AND FLAMMABLE ITEMS LIKE PATIO FURNITURE AND WOOD PILES.
- ENSURE OUTBUILDINGS AND LPG TANKS HAVE 10 FEET OF CLEAR SPACE TO BARE SOIL AND NO FLAMMABLE VEGETATION WITHIN AN ADDITIONAL 10 FEET AROUND THEM.

DEFENSIBLE ZONE 2 (REDUCE FUEL ZONE)

ZONE 2 EXTENDS 30-100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. TO YOUR PROPERTY LINE, WHICHEVER IS CLOSER.

- TRIM ANNUAL GRASS TO A MAXIMUM OF 4 INCHES.
- SPACE OUT SHRUBS AND TREES HORIZONTALLY (SEE HORIZONTAL SPACING NOTES).
- ENSURE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES (SEE VERTICAL SPACING NOTES).
- REMOVE FALLEN LEAVES, NEEDLES, AND SMALL BRANCHES, BUT CAN LEAVE UP TO 3 INCHES.
- KEEP EXPOSED WOOD PILES AT LEAST 10 FEET CLEAR FROM SURROUNDINGS, DOWN TO THE SOIL.
- ENSURE OUTBUILDINGS AND LPG TANKS HAVE 10 FEET OF CLEAR SPACE TO BARE SOIL AND NO FLAMMABLE VEGETATION WITHIN AN ADDITIONAL 10 FEET AROUND THEM.

LEGEND:

- ZONE 0: IMMEDIATE ZONE
- ZONE 1: INTERMEDIATE ZONE
- ZONE 2: EXTENDED ZONE



FIRE PLAN

1"=20'-0"



Issued For

FRESHWATER ROAD

250 MISTY HILL LANE
EUREKA, CA 95503

PREPARED FOR
TowerCo
EMPOWERING connectivity

verizon
2770 SHADOLANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:
COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID: 5000920336
PROJECT ID: 17314976
DRAWN BY: SEAD
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAUS
1	03/05/25	CLIENT REV	S.D.
4	08/19/24	CLIENT REV	T.T.
3	07/25/24	CLIENT REV	T.T.
2	07/03/24	ZD 100%	T.T.
1	06/13/24	CLIENT REV	S.D.
0	06/06/24	ZD 90%	-

Licensee:
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CONSTRUCTION**
KEVIN R. SORENSEN
54469

I, E. A. VICKS, OF LAW FOR ANY PERSON
OR ENTITY, AND ACKNOWLEDGE THE
DIRECTOR OF A LICENSED PROFESSIONAL
ENGINEER TO ALERT THE OCCUPANCY

ENGINEER
Streamline Engineering
CONSULTING, INC.
2840 TOWN ROAD, SUITE A, EUREKA, CA 95502
CONTACT: KEVIN SORENSEN, PHONE: 916-660-1200
E-MAIL: kevin@streamlineeng.com FAX: 916-660-1241

SHEET TITLE:
FIRE PLAN

SHEET NUMBER:
A-1.4

Issued For:
FRESHWATER ROAD
250 MISTY HILL LANE
EUREKA, CA 95503

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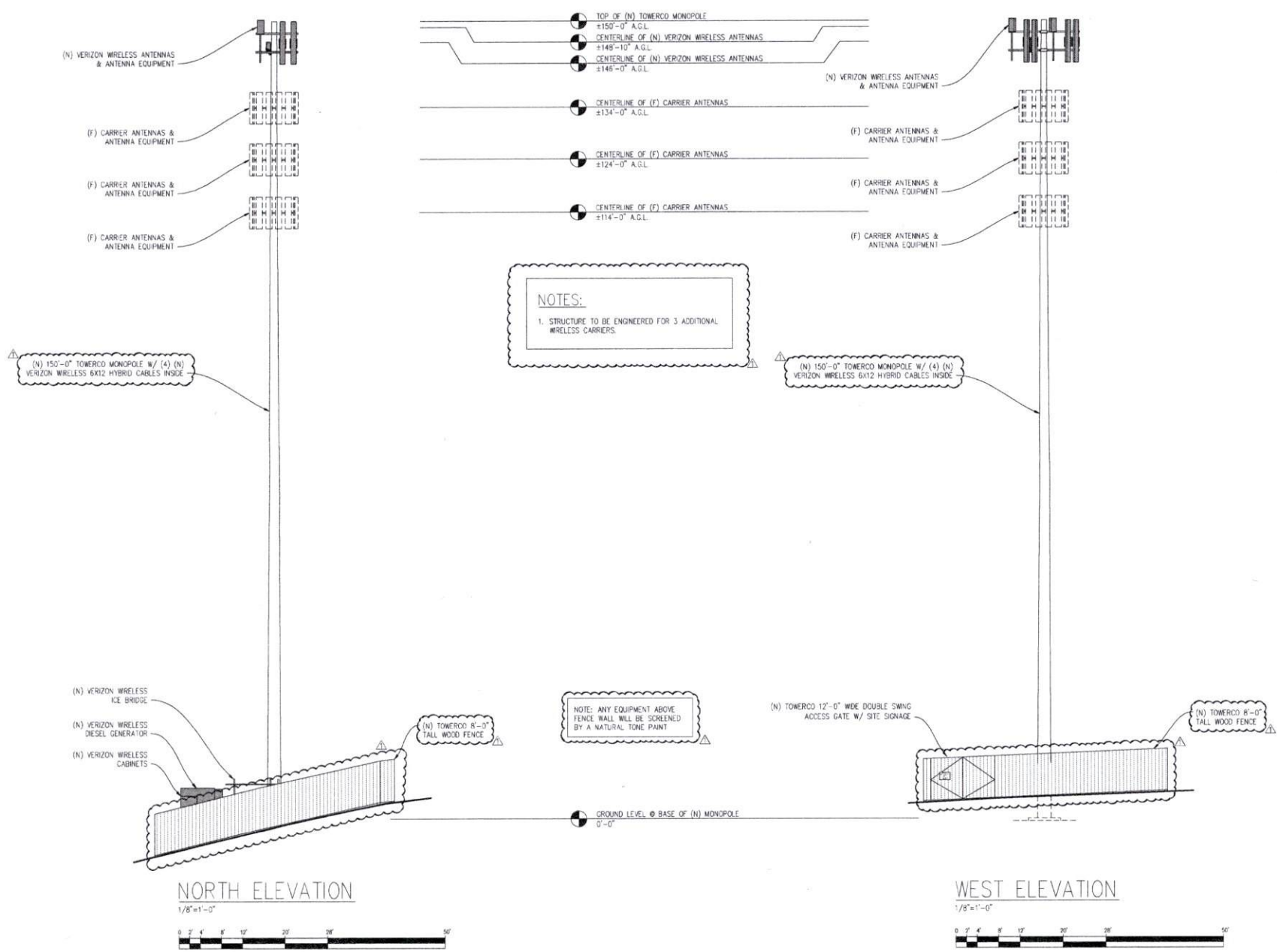
MDG LOCATION ID: 5000920338
PROJECT ID: 17314976
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APPROVED BY: -

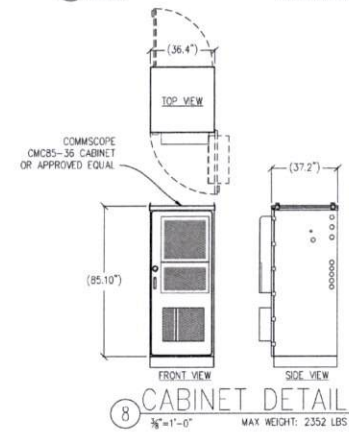
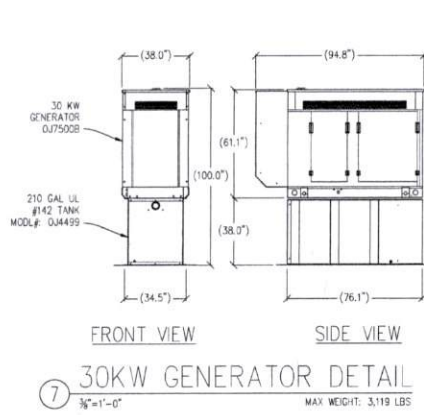
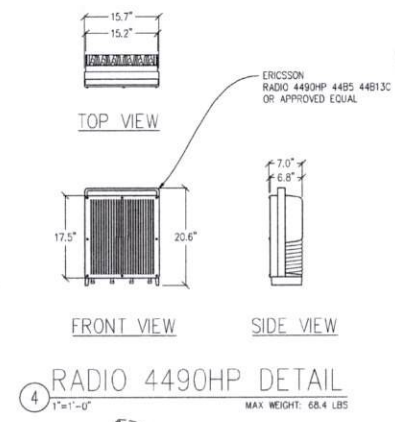
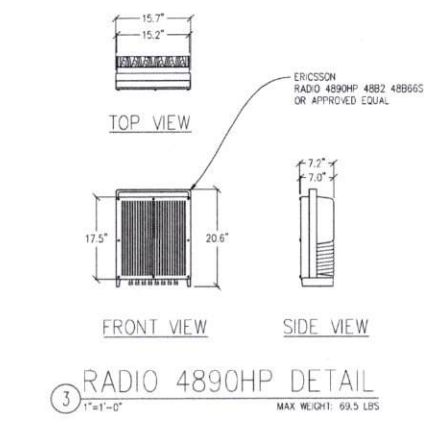
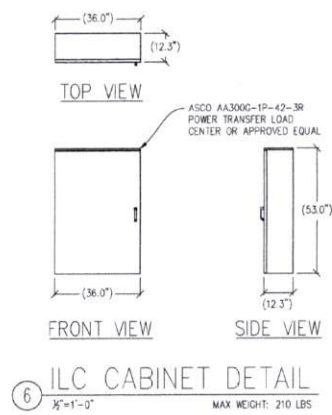
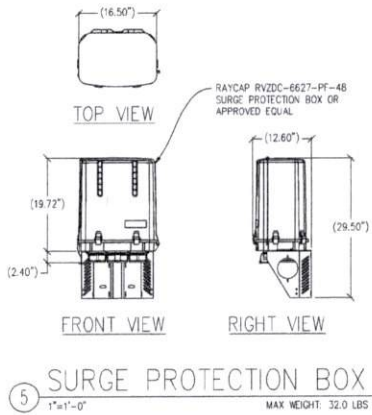
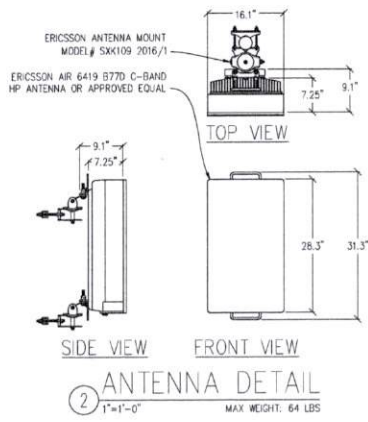
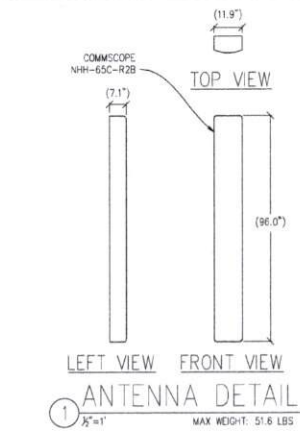
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REV	DATE	DESCRIPTION	CAID
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2	07/03/24	ZD 100%	T.T.
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54469
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ENGINEER
Streamline Engineering
3843 Taylor Road, Suite A, Coonara, CA 95005
E-Mail: kenny@streamlineeng.com Fax: 916-605-1641
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SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-3.1





Issued For:
FRESHWATER ROAD
250 MISTY HILL LANE
EUREKA, CA 95503

PREPARED FOR
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EMPOWERING CONNECTIVITY
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6	06/06/24	2D 90%	-

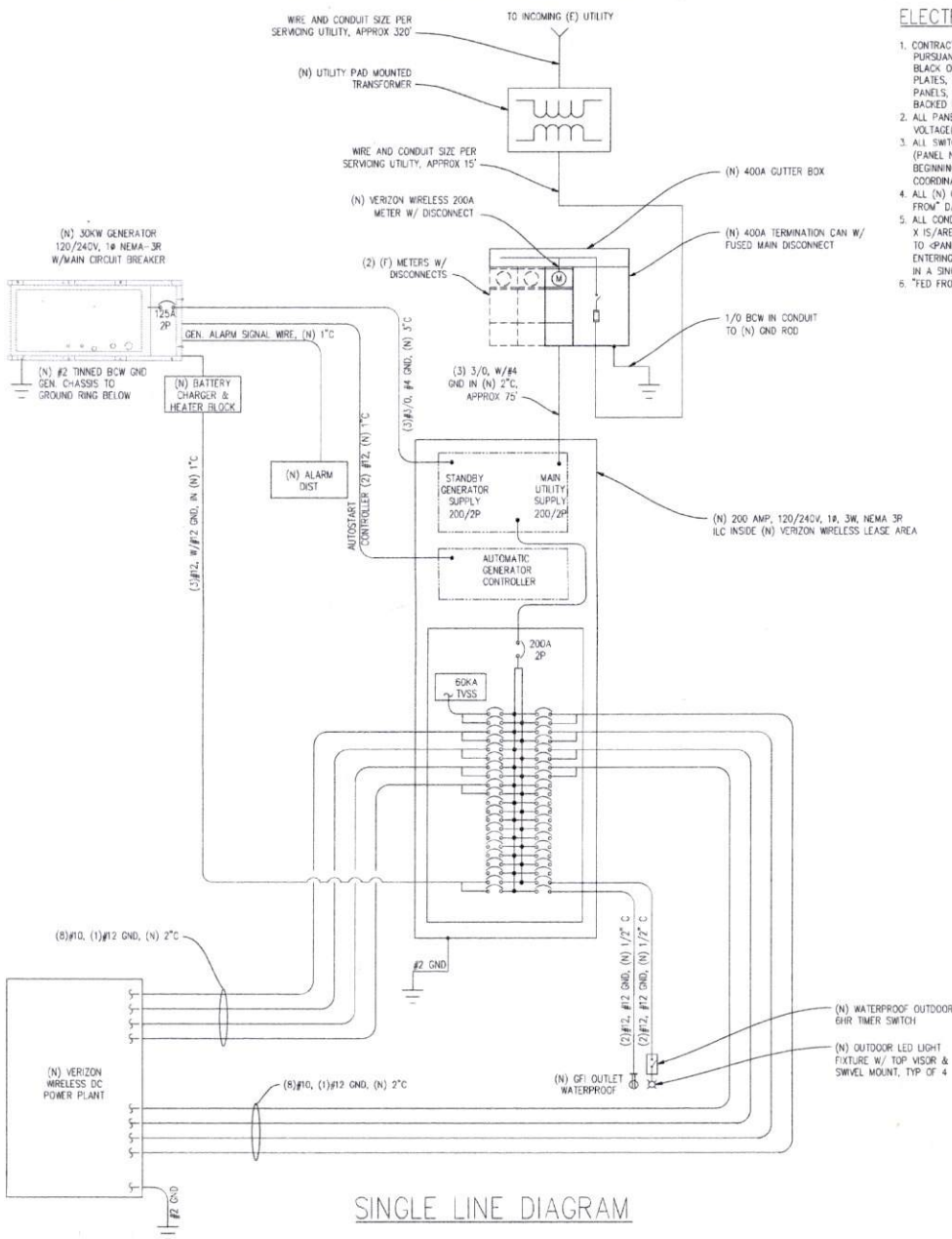
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ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER
Streamline Engineering
3043 Taylor Road, Suite A, Loma, CA 95603
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941
The Engineer hereby certifies that he is a duly Licensed Professional Engineer in the State of California, License No. 54469, and that he is the author of the design shown on this drawing. He also certifies that the design was prepared by him or under his direct supervision and that he is a duly Licensed Professional Engineer in the State of California, License No. 54469, and that he is the author of the design shown on this drawing.

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-4.1



ELECTRICAL LABELING REQUIREMENTS

- CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR.
- ALL PANELS, XMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE "NAME", VOLTAGE(S), RATING FOR XMR's, AND "FED FROM" DATA.
- ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/ (1) ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/ FIXTURE LABELS.
- ALL (N) OR REINFORCED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH).
- ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) X..." WHERE X IS/ARE THE BREAKER(S). CONDUITS EXITING XMR's SHALL BE LABELED "FEEDER TO <PANEL DEVICE>". E.G. "FEEDER TO PANEL <panel name>". CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/ "FED FROM..." & "TO PANEL/XMR/..." DATA.
- "FED FROM" DATA = <panel name> <breaker> E.G. "PANEL X/1.3.5"

ELECTRIC LEGEND

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

ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL CONFORM TO THE 2017 IEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
- ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
- ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
- ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3P ENCLOSURE.
- ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
- A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
- WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATER-TIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
- WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & RECORDS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECT MEANS, AND A/C REGIM. AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
- WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
 - POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
 - CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN. CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN. CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFG.'S DATA FOR THE APPLIANCE(S) SERVED.
 - THERE ARE NO DC RECEPTACLES OR LUMINAIRES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
 - ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, E.G. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

PANEL SCHEDULE

NAMEPLATE : PANEL A				SC LEVEL : 22,000				VOLTS: 120V/240V, 1ø			
LOCATION : OUTSIDE								BUS AMPS: 200A			
MOUNTING : H-FRAME								MAIN CB: 200A			
BA	BB			BKR AMP / POLE	CIRCUIT NO	BKR AMP / POLE	LOAD DESCRIPTION	BA	BB		
LOAD VA	LOAD VA	LOAD DESCRIPTION						LOAD VA	LOAD VA		
30		SURGE ARRESTOR	60/2	1 2	30/2		(N) DC POWER PLANT	2292			
	30			3 4	**					2292	
2292		(N) DC POWER PLANT	30/2	5 6	30/2	**		2292			2292
	2292	**	**	7 8	**	**				2292	2292
2292		**	30/2	9 10	30/2	**	**	2292			
	2292	**	**	11 12	**	**	**			2292	2292
2292		**	30/2	13 14	30/2	**	**	2292			
	2292	**	**	15 16	**	**	**			2292	2292
2292		**	30/2	17 18	**	**	BLANK				
	2292	**	**	19 20	**	**					
		BLANK	--	21 22	--	**	**				
		**	--	23 24	--	**	**				
		**	--	25 26	--	**	**				
		**	--	27 28	--	**	**				
		**	--	29 30	--	**	**				
		**	--	31 32	--	**	**				
		**	--	33 34	--	**	**				
		**	--	35 36	--	**	**				
		**	--	37 38	--	**	**				
1000		(N) GEN. HEATER	20/1	39 40	20/1		LIGHTS			300	
	300	(N) GEN. BATTERY CHARGER	20/1	41 42	20/1		GFI RECEPTACLE	180			
10198	9498	PHASE TOTALS					PHASE TOTALS	9348		9468	
TOTAL VA =		TOTAL AMPS =		160							
38512											
TOTAL KVA =											

Issued For:
FRESHWATER ROAD
250 MISTY HILL LANE
EUREKA, CA 95503

PREPARED FOR
TowerCo
EMPOWERING connectivity
verizon
2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:
COMPLETE
Wireless Consulting, Inc.

MDG LOCATION ID: 5000920338
PROJECT ID: 17314976
DRAWN BY: SEAD
CHECKED BY: N. GEORGE
APPROVED BY: -

ISSUE STATUS			
REV	DATE	DESCRIPTION	CAUSE
1	06/13/24	CLIENT REV	S.D.
2	07/03/24	CLIENT REV	T.T.
3	07/25/24	CLIENT REV	T.T.
4	08/19/24	CLIENT REV	T.T.
5	03/05/25	CLIENT REV	S.D.
6	06/06/24	CLIENT REV	-

License:
**PRELIMINARY:
NOT FOR
CONSTRUCTION**
KEVIN R. SORESEN
54469

IF A VARIATION OF PLAN OR SPECIFICATION IS REQUIRED, THE USER SHALL OBTAIN THE APPROVAL OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THE DOCUMENT.

ENGINEER
Streamline Engineering
3000 Third Street, Suite 100
Eureka, CA 95503
Contact: Kevin R. Sorensen, Project Engineer
E-Mail: krs@streamlineeng.com Tel: 916-665-1641

SHEET TITLE:
**ELECTRICAL
PLAN**

SHEET NUMBER:
E-1.1