

ADMINISTRATIVE HEARING AGENDA REPORT

SUBJECT: Installation of a new wireless telecommunications facility comprised of a ground-level equipment enclosure and a 50-foot tall support tower, camouflaged as a tree.

FILE NUMBER: USE-0002-2024

BY: Walter Oetzell, Assistant Planner
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ADDRESS: 210 Madonna Rd

FROM: Brian Leveille, Senior Planner

RECOMMENDATION: Approve the Minor Use Permit for installation of the proposed new wireless telecommunications facility, based on findings and subject to conditions of approval.

SITE DATA

Applicant	Verizon Wireless
Representative	Sequoia Deployment Services, Inc.
General Plan	Tourist Commercial
Zoning	Tourist Commercial (C-T)
Site Area	118,485 sq. ft. (2.72 ac)
Environmental Status	Categorically Exempt (CEQA Guidelines §15303 – Small Structures)



SITE INFORMATION AND SETTING

The subject site is a commercial parcel measuring just over 2 ¾ acres in area (about 118,485 square feet), situated on the north side of Madonna Road, about 240 feet west of the on- and off-ramps for US Highway 101, in a Tourist Commercial (C-T) Zone. It is developed with two buildings, built in 1968, currently used as a 60-room hotel (Vagabond Inn) with a swimming pool. The area is characterized by tourist-serving and retail commercial land uses, including lodging, restaurants, and retail establishments (see Table 1, Site Information).

Access is taken from the Madonna Road frontage. The site slopes upward from the street, with a short moderate slope in the middle of the site, toward a flatter upper area accommodating the larger guest building and associated parking area. Behind the upper guest building the land slopes moderately again, up towards the southeast aspects of the area foothills. There are no creeks or waterways through the site, and while trees and site landscaping are distributed across the site, no trees or vegetation are present in the construction area within the site.

Table 1: Site Information

Site Area	± 148,485 sq. ft. (2.73 ac)
Present Use & Development	Hotel (60 rooms) in two buildings, with pool, parking areas
Topography	Moderate Slope: ± 22% overall average cross slope
Access	From Madonna Road: Driveway into hotel site
Zoning & Surrounding Uses	<u>North</u> : Conservation/Open Space (C/OS-40); Foothill (East of Laguna Park) <u>South</u> : Tourist Commercial (C-T), Retail Commercial (C-R); Restaurant (Denny’s, Starbucks), Auto Services (Shell Oil), Retail (Madonna Plaza) <u>East and West</u> : Tourist Commercial (C-T); Restaurant (IHOP), Lodging (Best Western, Madonna Inn)

PROJECT DESCRIPTION

Verizon Wireless proposes to install a wireless telecommunications facility within a 700 square-foot lease area (20’ by 35’) on the site, comprised of ground-level support equipment and a backup generator, screened by a concrete masonry unit (CMU) enclosure, and an antenna support tower, camouflaged to appear as a pine tree (see Project Description and Plans, Attachments 1 & 2, and Figure 1, below). Communications equipment will be mounted to the tower at two places (see Elevation Drawings, Sheet A-5 of Project Plans, Attachment 2, and Figure 2, below). Two microwave antennas (four feet in diameter each) will be attached at the 32-foot level and two support arms will be mounted at the 40-foot level, supporting nine panel



Figure 1: Photo-Simulation of Proposed Monopine (from Madonna Rd)

antennas and appurtenant surge suppressors and remote radio units (RRU's). Plans note that the antennas and tower mounted equipment are to be painted in non-reflective paint, or sock wrapped, to match the color of the "monopine."

EVALUATION

Installation of a new wireless telecommunications facility requires Minor Use Permit approval and new facilities must conform to the standards set out for such facilities in Zoning Regulations Section 17.86.290 (Wireless Telecommunications Facilities).

Site Access

Telecommunications facilities should use existing roads and parking, which are to be improved and surfaced where necessary (Zoning Regs. §17.86.290(E)(1)). Project plans depict the path of a 15-foot-wide access route traveling through the existing driveway and parking areas (see Site Plan, Sheet A-1 of Project Plans, Attachment 2), which are paved and maintained in good condition, as they also serve as the primary guest access and parking for the hotel rooms.

Setbacks and Height

Towers and accessory structures must comply with setback requirements, and in the Tourist Commercial (C-T) Zone no interior side or rear setback is required (Zoning Regs. §17.34.020). This facility's ground-level equipment and support tower are closest to the property line at the southeast border of the property, where it borders the Shell Oil service station (also located within the C-T Zone). The enclosure is set back at least 25 feet and the tower set back about 45 feet from this property line. Both are at least 100 feet from any other site property line.

The height of antennas and support equipment is determined as part of the use permit on a case-by-case basis. Within the Tourist-Commercial Zone, the maximum building height is 45 feet (Zoning Regs. §17.34.020). While not subject to this building height limit, the support tower exceeds that limit by just five feet, rising to a maximum height of 50 feet.

Aesthetics and Visibility, Lighting

Facilities are to be designed to minimize visual impact by means of placement, screening, and camouflage, to blend into its surroundings so that the antennas and equipment are not apparent to the casual observer, with ground-mounted equipment screened from view, and unlit during normal operation ((Zoning Regs. §17.86.290(E)(4) & (5)). Additionally, the site is located within

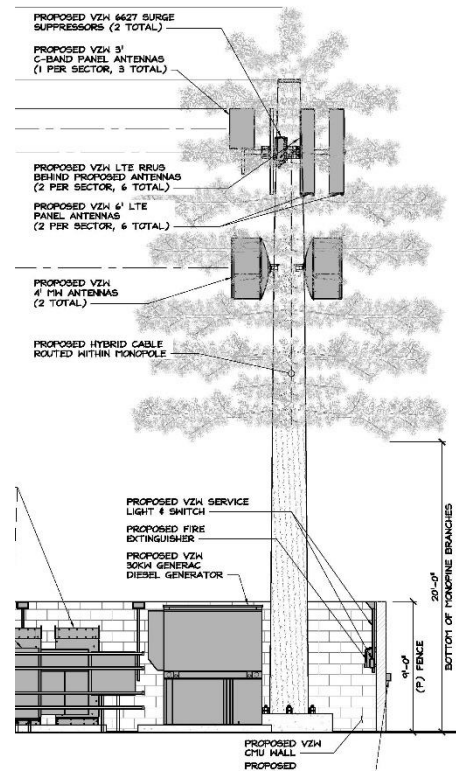


Figure 2: Tower (southeast elevation)

an area defined as a Hillside Planning Area (“K. Madonna,” see General Plan Land Use Element, Figure 7),¹ and the segment of Madonna Road passing to the south of the property is designated by the City as a Scenic Roadway with “Medium Scenic Value,” (see General Plan Circulation Element, Figure 3)

Placement, Screening, Camouflage: The facility equipment and tower are placed interior to the site, behind existing development, on a flat portion of the property, above a small slope. However, the facility is not on, or at the top of, a hillside. The ground equipment is screened from view behind a CMU enclosure. The support tower is placed in line with several groupings of existing trees in the vicinity, so as to appear to belong within the existing landscape.

The tower structure is camouflaged as a pine tree, so as to avoid notice as a telecommunications facility. A set of four Photo-Simulations from different vantage points has been provided by the applicant and is attached to this report as Attachment 3. The facility will be most visible when viewed directly from the street (Madonna Road), as depicted in Photo-Simulations provided with this application (see Attachment 3, and Figure 1 above). Other views, such as that in Figure 3, below, depict the camouflage effect of placement of the tower within the existing treescape.

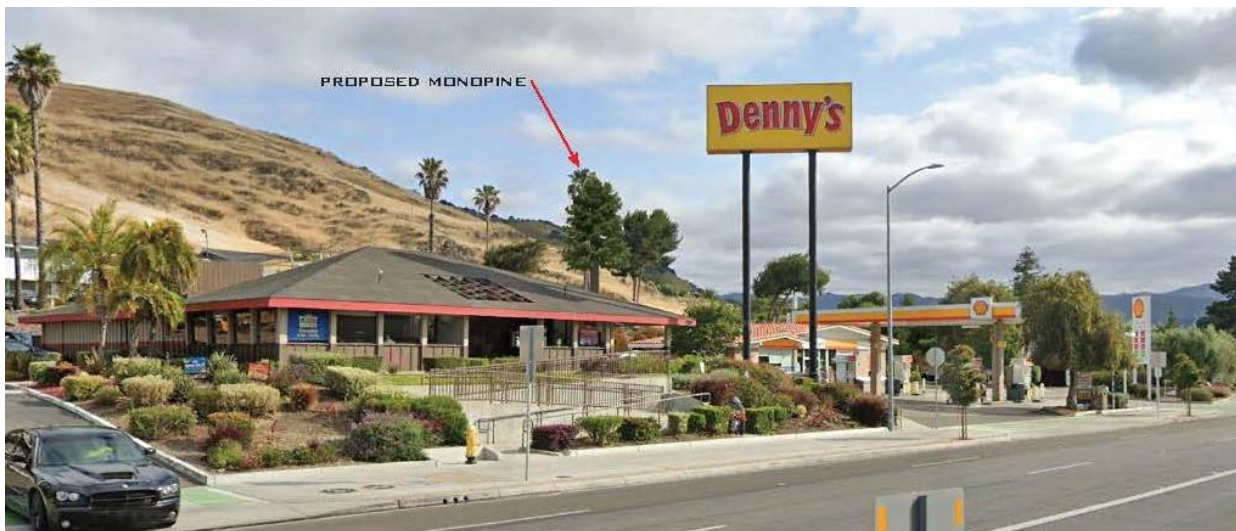


Figure 3: Photo-Simulation of proposed monopine (from Madonna Road, looking east)

Plan drawings may simplify the actual arrangement and appearance of elements of a wireless communications tower disguised as a tree, such as the trunk, limbs, branches, and foliage, and successful camouflage requires particular attention to these elements. Standard conditions of approval are suggested (Conditions #3 & #5), to set a high standard for achieving a naturalistic

¹ The City of San Luis Obispo General Plan can be accessed online at:
www.slocity.org/government/department-directory/community-development/planning-zoning/general-plan

appearance for the facility, ensure effective camouflage, and require continued maintenance through refreshment of the color and condition of the facilities camouflaged elements.

Hillside Standards and Scenic Roadway. The General Plan Land Use Element (LUE) sets out Hillside Policies for protecting and preserving scenic hillside areas and natural features, including rock outcroppings and steep slope areas that function as landscape backdrops for the community (LUE §6.4), and as noted above, the site is located within the “Madonna” Hillside Planning Area (LUE, Figure 7). These policies set development limits for hillside areas and implement specific development standards that apply within such areas (LUE 6.4.2 & 6.4.3), to keep structures and improvements (buildings, driveways, fences and graded yard areas) within the Urban Reserve Line and cause them to keep a low profile, conforming to natural slopes and blending with the natural landscape. Policies applied to the Madonna Inn hillside area are focused on lower slopes of San Luis Mountain and the northeast slopes of the foothill bordering Laguna Lake Park (LUE §6.4.7(K)).

Here, the site is located on a lower and less steep area, southeast of the foothill, within the Urban Reserve Line, in a neighborhood extensively built out with commercial development. Open Space zoning (C/OS-20, C/OS-40) was applied to the San Luis Mountain and northeast foothill areas to address and preserve the scenic and recreational values of the hillsides within this area. As camouflaged, the “monopine” is designed so that it does not impinge upon or degrade scenic views of hillsides.

Similarly, policies set out in the General Plan Conservation and Open Space Element (COSE) aim to protect views to and from public places, including Scenic Roadways, with Madonna Road designated as having “Moderate Scenic Value” (COSE §9.2.1 and Figure 11). As noted above, the proposed facility is set within a developed lower and less steep area and camouflaged to avoid degradation of scenic views concentrated on west-facing foothills adjacent to Laguna Lake (as depicted by the Vista “Cone of View” in COSE Figure 11).

Noise and Lighting

Wireless Communications Facilities are subject to the City’s Noise Control provisions (SLOMC Ch. 9.12) and are to be unlit during normal operation ((Zoning Regs. §17.86.290(E)(5)). Plans depict no unusual equipment that would be expected to exceed applicable limits on noise levels, and the “service lights” depicted within the equipment enclosure are limited to use during times that authorized personnel are present at the facility at night.

Airport Operations

Wireless facilities are not to interfere with the operation of the San Luis Obispo Regional Airport and must not present an obstruction to airspace navigation. The proposed facility is located outside of the Airport Influence Area depicted in Figure 2-1 of the San Luis Obispo County

Regional Airport Land Use Plan (ALUP),² and outside of the Safety Zones established by the Plan (ALUP, Figure 2-2). At 50 feet in maximum height, rising to an elevation of just over 275 feet (above sea level), it does not constitute an obstruction (as discussed in ALUP §4.5) due to excessive height or encroachment into takeoff or landing areas or “imaginary surfaces” established by the Federal Aviation Administration (FAA).³ Nor does it exceed the minimum “horizontal surface” elevation (362 feet in elevation) depicted in the Airspace Compatibility Map (ALUP, Figure 4-4).

Radio Frequency Radiation (RFR) Exposure

Wireless facilities are not to produce radio frequency radiation in excess of the standards for permissible human exposure as adopted by the Federal Communications Commission (FCC) (Zoning Regs. §17.86.290(E)(14)). A Radio Frequency Electromagnetic Fields Exposure Report was prepared for this facility by Dtech Communications and submitted with this application (see Attachment 4). The report concludes that exposure levels calculated for the site (for a person of typical (6-foot) height standing in accessible areas on the ground or adjacent structures) are below FCC limits (see Report, pg. 10). A post-construction report is also required (see Condition of Approval 6) to verify that the actual levels emitted conforms to the pre-approval RFR report and FCC standards. The facility will be posted with industry-standard advisory signage at appropriate facility access points. Plans for the Facility were reviewed by the City’s Utilities Department,

CONCURRENCE

Project plans were reviewed by several City Departments and Divisions (Building & Safety, Engineering Development Review, Fire, Information Technology, and Utilities). The Information Technology Department confirmed that there were no concerns regarding the facility, such as any potential for interference with municipal communications. Comments from other reviewers have been incorporated into recommended conditions of approval.

ENVIRONMENTAL REVIEW

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of the construction of a small structure, as described by CEQA Guidelines §15303 (New Construction of Small Structures).

ATTACHMENTS

1. Project Description (Sequoia Deployment Services, Inc.)

² The San Luis Obispo Regional Airport Land Use Plan (ALUP) can be accessed at: sloairport.com/wp-content/uploads/2024/02/Airport_Land_Use_Plan_Amended_5-26-21.pdf

³ The Airport Land Use Plan defines an object with a height of 200 feet above ground level or above 409 feet above sea level to be an obstruction (see ALUP, §4.5.1 – Definitions)

- 2. Project Plans (El Mercado Monopine)
- 3. Photo-Simulations (Artistic Engineering)
- 4. Radio Frequency Electromagnetic Fields Exposure Report (Dtech Communications)

ACTION:

Approve

Approve as Modified

Deny

Continue to: _____ to allow _____

Continue indefinitely to allow: _____

Hearing Officer

Findings

- 1. As conditioned, the project, consisting of the installation of a wireless telecommunications facility comprised of a 50-foot tall camouflaged support tower and 700 square-foot ground-level equipment enclosure, conforms to the site development and performance standards set out in Zoning Regulations § 17.86.290 (Wireless Telecommunications Facilities).
- 2. As conditioned, the wireless telecommunications facility incorporates measures that camouflage the facility. Its antenna tower is designed to mimic the appearance of a pine tree, to blend into the trees and vegetation present in the vicinity of the project site, and the ground-mounted equipment is screened within an enclosure structure, such that the facility will not be apparent to the casual observer. Condition of approval #3 requires that the tower employ a naturalistic design so that it will not impinge on or degrade views from public places and open space. Conditions of approval #4 & #5 require that the facility employ certain camouflage techniques and measures, and that the color and condition of the facility be refreshed as needed in response to weathering, fading, and other changes in appearance, in order to maintain a naturalistic appearance.
- 3. As conditioned, the facility can be installed and operated without jeopardy to persons or property within, or adjacent to, the proposed site and without damage to the resources of the site and its surroundings. A radio frequency radiation report submitted with the application predicts public exposure levels to be below FCC public exposure guidelines. A post-construction radio frequency radiation report is required (Condition #6) to verify that

exposure levels are below those guidelines, prior to finalization of the construction permit for the installation.

4. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as construction of a small structure, as described by CEQA Guidelines §15303, New Construction of Small Structures.

Conditions

Please note the project conditions of approval do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to your project.

Planning

1. Conformance to approved plans and conditions. Final plans submitted for construction permits shall be in substantial compliance with the plans approved by this application. All conditions of approval for this project shall be listed on their own sheet within final plans (typically as Sheet 2 of plans). Reference shall be made in the margin of listed items as to where in plans each condition is addressed. Any change to the approved design, including any additional antennas, equipment, cabling and wiring, or other visible elements, changes to the location or orientation in which equipment is installed shall be subject to the review and approval of the Community Development Director.
2. Enclosure Details. Final plans submitted for construction permits shall clearly note and depict materials, colors, and details for the concrete masonry unit (CMU) equipment enclosure, to the satisfaction of the Community Development Director.
3. Tower Design. Final plans submitted for construction permits shall depict, to the satisfaction of the Community Development Director, refinement of the design of the camouflaged support tower to avoid an artificially regular, repetitive appearance, or an appearance that would contrast with the surrounding landscape. As depicted in final plans, the support tower and appurtenant equipment shall exhibit a carefully considered naturalistic design, such that upon installation the simulated trunk, branches, and leaves will be of natural variegated color and appropriate finish and texture (e.g., dulled or matte to avoid reflection or a “shiny” appearance) to successfully mimic a natural tree. Secondary trunks and branches shall divide from the main trunk in a manner that successfully mimics the division of trunks and branches exhibited by a natural tree of the tree species and type that the facility is intended to simulate, and in which limbs, branches, and leaves are arranged in a naturalistically varied pattern appropriate to the type.
4. Equipment Camouflage: The equipment accommodated on the support tower including, but not limited to, antennas, remote radiohead units, diplexers, mounting structures and hardware, cabling, and wiring, shall have non-reflective surfaces of a color that blends with the colors of the artificial foliage, and antenna sock covers or equivalent methods and techniques will be used as necessary, in order to effectively camouflage the equipment so

that it is not apparent to the casual observer. Ground-mounted equipment shall be contained within the proposed enclosure, screened from view.

5. Color and condition: Final plans submitted for construction permits to complete the project shall clearly indicate the color, materials, and finish of the camouflaged elements of the facility, including appurtenant mounting hardware, wiring, and cabling. Throughout the life of the facility, the color and condition of these elements (e.g. support pole, pole-mounted equipment, associated hardware, simulated tree trunk, branches, and foliage, “antenna sock” equipment covers, etc.) shall be refreshed as necessary in response to weathering, fading, and other changes in color and appearance, to correct inconsistencies in color and appearance and to successfully maintain a naturalistic appearance of the simulated tree, to the satisfaction of the Community Development Director.
6. Radio Frequency Radiation Report-Post Construction. Prior to finalization of the construction permit, the applicant shall submit to the Community Development Department a post-construction Radio Frequency Report, as provided by Zoning Regulations Section 17.86.290(E)(14), which verifies that the actual levels of radio frequency radiation emitted by the facility substantially conform to the pre-approval Radio Frequency Report submitted with this application, and do not exceed current standards for permissible human exposure to radio frequency radiation as adopted by the Federal Communications Commission (FCC).

Engineering

7. Plans submitted for construction permits to install the facility shall be accompanied by a current Preliminary Title Report showing right, title, and interest in the subject parcel. This report is necessary for the review and endorsement of proposed easements. Prior to permit issuance, any conflicts between existing easements and those proposed for this facility must be resolved.

Indemnification

8. The Owner/Applicant shall defend, indemnify, and hold harmless the City or its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner/Applicant of any such claim, action, or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

Code Compliance Notes

Building

1. Plans submitted for construction permits to install the facility must include a complete description of construction methods and materials and must provide sufficient information to enable evaluation of the relationship of proposed conduits and trenching to existing

improvements, utility infrastructure, and trees. The type of utility trenching (e.g., “open cut,” or directional boring) must be described.

2. Plans submitted for construction permits to install the facility must clearly show and note the diameter and species of existing trees with trunks, visible roots, and tree canopies located within the work zone, including the limits of grading, drainage, and utility construction.
3. Plans submitted for construction permits to install the facility must be accompanied by a soils report with recommendations for the proposed construction, unless waived by the Building Official, upon request by the architect and engineer of record.
4. Plans submitted for construction permits to install the facility must demonstrate and note compliance with National Emission Standards for Hazardous Air Pollutants (NESHAP) related to Naturally Occurring Asbestos (NOA), including conformance to applicable Airborne Toxic Control Measures (ATCM) or exemption therefrom (as issued by the San Luis Obispo County Air Pollution Control District (APCD)).

Engineering

5. Plans submitted for construction permits to install the facility must clearly show and document existing property lines and property corner monuments, to the satisfaction of the Building Official and City Engineer.
6. Plans submitted for construction permits to install the facility must include a Grading and Drainage Plan showing existing and proposed grading. The plan and associated calculations must evaluate the change in the amount and flow of the existing site drainage in accordance with SLOMC Section 15.04.020(DD).



**Verizon Wireless Proposed Wireless Telecommunications Facility
El Mercado-210 Madonna Road, San Luis Obispo, CA 93405**

Project Description

Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at 210 Madonna Road. The proposed telecommunications facility will consist of three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with six (6) remote radio units (RRU) mounted below/adjacent to the antennas. The proposed facility will be designed as a fifty foot (50') faux pine tree (monopine) with antennas at a tip height of forty-one feet and seven inches (41'7"). All brackets, antennas and RRUs will be painted green to match the faux pine tree.

Associated equipment cabinets will be placed at the base of the pole within a new nine-foot (9') concrete masonry walled enclosure occupying 700 square feet (referred to as the lease area). All equipment will be screened from public view.

The proposed location was selected based upon technical requirements by Radio Frequency Engineers with constructability and aesthetic criteria considered. In addition, the process involves finding an interested property owner and negotiating ground space. With all variables considered, the Verizon team picks a location that has the highest likelihood of meeting technical needs and works for the community. The proposed wireless facility will improve service for the surrounding residential communities and the San Luis Obispo Promenade and Madonna Plaza retail shopping centers as well as for those traveling along a portion of Madonna Road, Cabrillo Highway and Prado Road.

To meet capacity demands, Verizon needs to add more telecommunication facilities closer to subscribers and closer to existing sites to provide seamless, reliable service that its customers have come to expect from Verizon. The proposed facility will provide its subscribers with an improved service for voice and data. As more subscribers rely solely upon their mobile devices for business or entertainment, there is an increased demand for seamless, lightning-speed wireless service. In fact, over 61% of adults (nearly 154 million) and 70% of kids (approximately 51 million) live in households that solely rely upon a wireless phone only for voice service (CDC, 2019). Furthermore, it is estimated that mobile data traffic per smartphone will rise from 7 GB per month in 2018 to 39 GB per month by 2024 (Ericsson Mobility Report, June 2019). Additionally, Verizon Wireless recognizes the need for an improved and reliable network in emergency situations when landlines may be interrupted or unavailable. Based upon the National Emergency Number Association, more than 80% of calls originate from a cell phone.

Verizon Wireless is proposing to install the new telecommunications facility in a manner that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The facility is not staffed, having no impact on current (traffic or parking) circulation systems. In addition, the facility will only require periodic maintenance, which equates to approximately one trip per month. Furthermore, Verizon will operate in full compliance with all local, state and federal regulations including the Telecommunications Act of 1996. Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). Verizon Wireless technology does not interfere with any other forms of private or public communications systems. Verizon Wireless

respectfully requests approval for the proposed wireless telecommunications facility to meet the growing subscriber demands of today and tomorrow.



PROJECT NO: EL MERCADO
 DRAWN BY: ZC/BC/DW/WOL
 CHECKED BY: KT

REV	DATE	DESCRIPTION
1	10/17/2023	FINAL SURVEY (REV A&S)
2	09/19/2023	FINAL SURVEY (PTR)
3	09/19/2023	CLIENT COMMENTS
4	10/07/2023	PRELIMINARY SURVEY

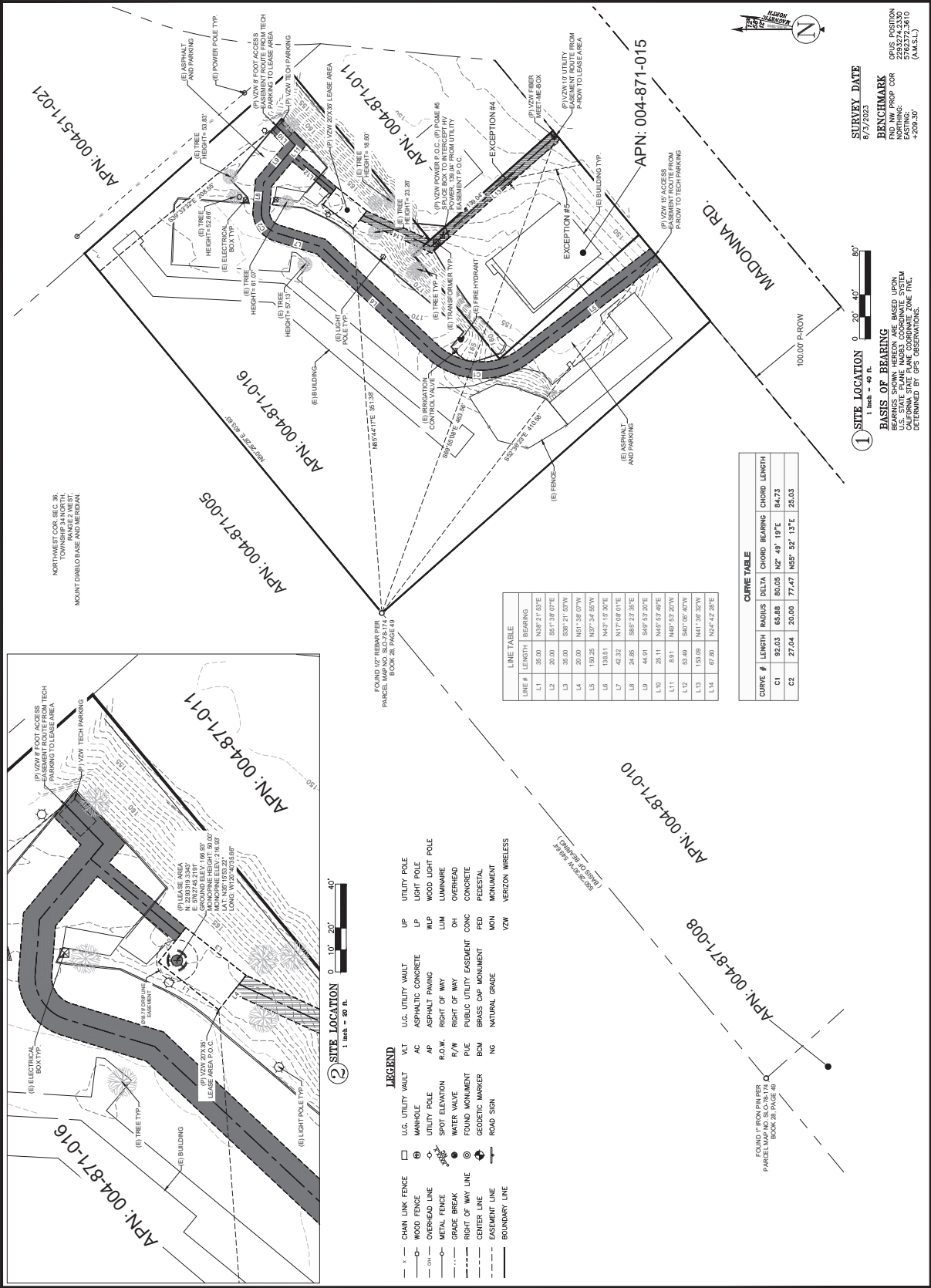


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS HE OR SHE IS A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

EL MERCADO
 A.P.N. 004-871-016
 210 MADONNA RD.,
 SAN LUIS OBISPO, CA 93405
 SITE EXHIBIT

SHEET TITLE
 SITE SURVEY

SHEET NUMBER
 C-1

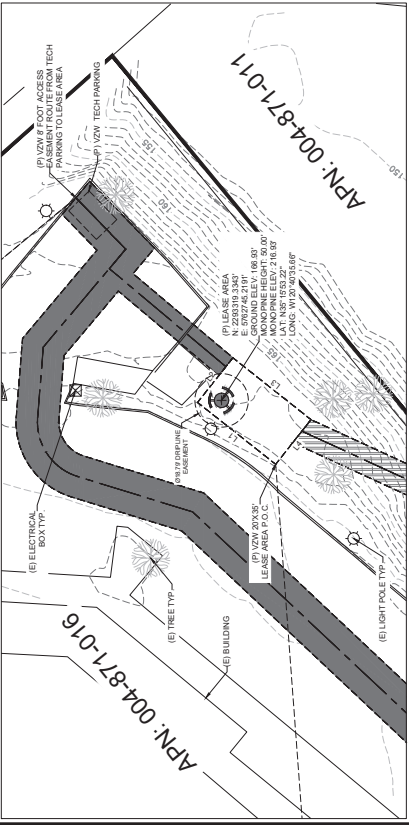


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	92.03	65.88	60.05	N2° 49' 19" E	84.73
C2	27.04	20.00	77.47	N65° 52' 13" E	25.03

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00	N82° 21' 03" E
L2	20.00	S81° 33' 07" E
L3	30.00	S88° 27' 50" W
L4	20.00	N17° 33' 07" W
L5	100.25	N37° 34' 05" W
L6	138.51	N42° 11' 30" E
L7	42.32	N17° 09' 01" E
L8	24.85	S85° 23' 35" E
L9	44.91	S45° 53' 20" E
L10	25.11	N45° 55' 49" E
L11	83.11	N49° 53' 20" W
L12	83.49	S45° 00' 40" W
L13	103.00	N41° 38' 30" W
L14	87.80	N24° 42' 28" E



② SITE LOCATION
 1 inch = 20 ft.

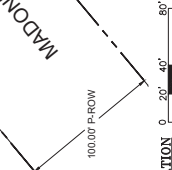
- LEGEND**
- U.G. UTILITY VAULT
 - AC ASPHALTIC CONCRETE
 - ASP ASPHALTIC PAVING
 - RO.M. RIGHT OF WAY
 - R/W RIGHT OF WAY
 - CONC CONCRETE
 - FOUND FOUND MONUMENT
 - GEOD. GEODETIC MARKER
 - ROAD ROAD SIGN
 - NAT. NATURAL GRADE
 - MON MONUMENT
 - VZW VERIZON WIRELESS
 - UP UTILITY POLE
 - LP LIGHT POLE
 - W.P. WOOD LIGHT POLE
 - LUM LUMINAIRE
 - OH OVERHEAD
 - CONC CONCRETE
 - PED PEDESTAL
 - MON MONUMENT
 - VZW VERIZON WIRELESS
 - BOUNDARY BOUNDARY LINE

① SITE LOCATION
 1 inch = 40 ft.

SURVEY DATE
 8/3/2023

BENCHMARK
 FND NW CORP COR
 UTM EASTING: 5782372.3610
 UTM NORTHING: 4209330.3070
 (A.M.S.L.)

① BASIS OF BEARING
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM. BEARING MEASUREMENTS WERE MADE BY GPS OBSERVATIONS.



verizon
 15505 SAND CANYON AVE.
 BUILDING 70, 1ST FLOOR,
 IRVINE, CA 92618

SEQUOIA
 1 SPECIALIST
 SLOAN FOREST, CA 95020

ALLSTATES
 ENGINEERING & SURVEYING
 23875 BRECHER DRIVE
 LAKE FOREST, CA 92530

PROJECT NO:	EL MERCADO
DRAWN BY:	KT
CHECKED BY:	ZJ/BC/DW/WCL

REV	DATE	DESCRIPTION
1	10/17/2023	FINAL SURVEY (REV ACS) KT
0	09/19/2023	FINAL SURVEY (FPF) KT
B	09/19/2023	CLIENT COMMENTS KT
A	09/19/2023	PRELIMINARY SURVEY KT



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE LICENSED UNDER THE REGULATION OF A LICENSED PROFESSIONAL ENGINEER, TO PRACTICE THE PRACTICE

EL MERCADO
 A.P.N. 004-871-016
 210 MADONNA RD.,
 SAN LUIS OBISPO, CA 93405
 SITE EXHIBIT

SHEET TITLE
 & EXCEPTIONS
 INFORMATION

SHEET NUMBER
C-2

EXCEPTIONS:

- General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- The effect of a map purporting to show the land and other property, filed FEBRUARY 7, 1967 IN BOOK 15, PAGE 81 of Record of Surveys.
- An easement for PUBLIC UTILITIES and incidental purposes, recorded OCTOBER 25, 1988 as BOOK 15, PAGE 81 of Record of Surveys.
- An easement for INGRESS AND EGRESS and incidental purposes, recorded FEBRUARY 14, 1972 as INSTRUMENT NO. 2018-823 of Official Records.
- An easement for SHELL OIL COMPANY in Favor of SHELL OIL COMPANY Affects AS DESCRIBED THEREIN.
- An easement for PACIFIC GAS AND ELECTRIC COMPANY in Favor of PACIFIC GAS AND ELECTRIC COMPANY Affects AS DESCRIBED THEREIN.
- For LINE OF 100-FOOT FLOOD LEVEL and incidental purposes.
- An easement shown on the Map as referred to in the legal description in Favor of SHELL OIL COMPANY Affects AS DESCRIBED THEREIN.
- A deed of trust to secure an official indebtedness of \$5,250,000.00 recorded JANUARY 09, 2018 as INSTRUMENT NO. 2018-823 of Official Records.
- A deed of trust to secure an official indebtedness of \$5,250,000.00 recorded JANUARY 09, 2018 as INSTRUMENT NO. 2018-823 of Official Records.
- A financing statement recorded JANUARY 09, 2018 as INSTRUMENT NO. 2018-3363 of Official Records.
- A continuation statement recorded JULY 25, 2022 as INSTRUMENT NO. 2022-30406 of Official Records.
- Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (PACA), the Packers and Stockyards Act (P.S.A.), or any other federal statute (e.g., U.S.C. §§ 861-868) or under similar state laws.
- Consideration for the deletion of this exception is highly fact intensive. Please contact the underwriter assigned to your file as soon as possible to discuss.
- Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

LEASE SITE DESCRIPTION:
 CONTAINING 700.00 SQFT MORE OR LESS

ACCESS EASEMENT DESCRIPTION:
 AN EASEMENT, 15.00 FEET IN WIDTH, BEING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT 14.52-36.23"E, A DISTANCE OF 410.88 FEET FROM THE FOUND 1/2" REBAR PER PARCEL MAP NO. SLO-78-174, BK. 28, PG. 49, SAID POINT ALSO HAVING A BEARING OF 5.5028307°W, 249.64 FEET, BETWEEN THE FOUND 1/2" REBAR AND THE FOUND 1" IRON PIN PER PARCEL MAP NO. SLO-78-174, BK. 28, PG. 49, RUNNING THENCE N37°34'55"W, A DISTANCE OF 150.25 FEET TO THE POINT OF CURVE OF A 90.00 DEGREE ARC, THENCE S89°00'00"W, A DISTANCE OF 20.00 FEET, THENCE S51°38'07"W, A DISTANCE OF 35.00 FEET, THENCE S47°51'50"E, A DISTANCE OF 35.00 FEET, THENCE N31°38'07"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

FOOT ACCESS EASEMENT DESCRIPTION:
 AN EASEMENT, 8.00 FEET IN WIDTH, BEING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT N40°26'28"E, A DISTANCE OF 426.63 FEET AND S39°33'33"E, A DISTANCE OF 49.54 FEET FROM THE FOUND 1/2" REBAR AND THE FOUND 1" IRON PIN PER PARCEL MAP NO. SLO-78-174, BK. 28, PG. 49, SAID POINT ALSO HAVING A BEARING OF 5.5028307°W, 249.64 FEET, BETWEEN THE FOUND 1/2" REBAR AND THE FOUND 1" IRON PIN PER PARCEL MAP NO. SLO-78-174, BK. 28, A DISTANCE OF 8.91 FEET; THENCE S47°06'40"W, A DISTANCE OF 53.49 FEET TO THE POINT OF TERMINUS.

UTILITY EASEMENT DESCRIPTION:
 AN EASEMENT, 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT N40°26'28"E, A DISTANCE OF 426.63 FEET FROM THE FOUND 1/2" REBAR PER PARCEL MAP NO. SLO-78-174, BK. 28, PG. 49, SAID POINT ALSO HAVING A BEARING OF 5.5028307°W, 249.64 FEET, BETWEEN THE FOUND 1/2" REBAR AND THE FOUND 1" IRON PIN PER PARCEL MAP NO. SLO-78-174, BK. 28, A DISTANCE OF 153.09 FEET; THENCE N24°42'28"E, A DISTANCE OF 67.80 FEET TO THE POINT OF TERMINUS.

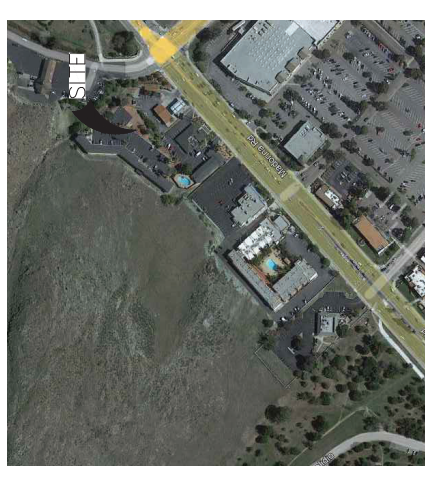
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 PARCEL C.O. OF PARCEL MAP NO. SLO-78-174, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JULY 27, 1979 IN BOOK 28, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 004-871-015 AND 004-871-016



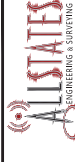
VICINITY MAP



2785 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 90263



1 SPECTRUM POINTE DRIVE, SUITE 100
LAKE FOREST, CA 92550-2285



ENGINEERING & SURVEYING
23476 BIRCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID: EL MERCADO
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION
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0	09/05/2023	100% JDS FOR SUBMITTAL
A	07/05/2023	150% JDS FOR REVIEW

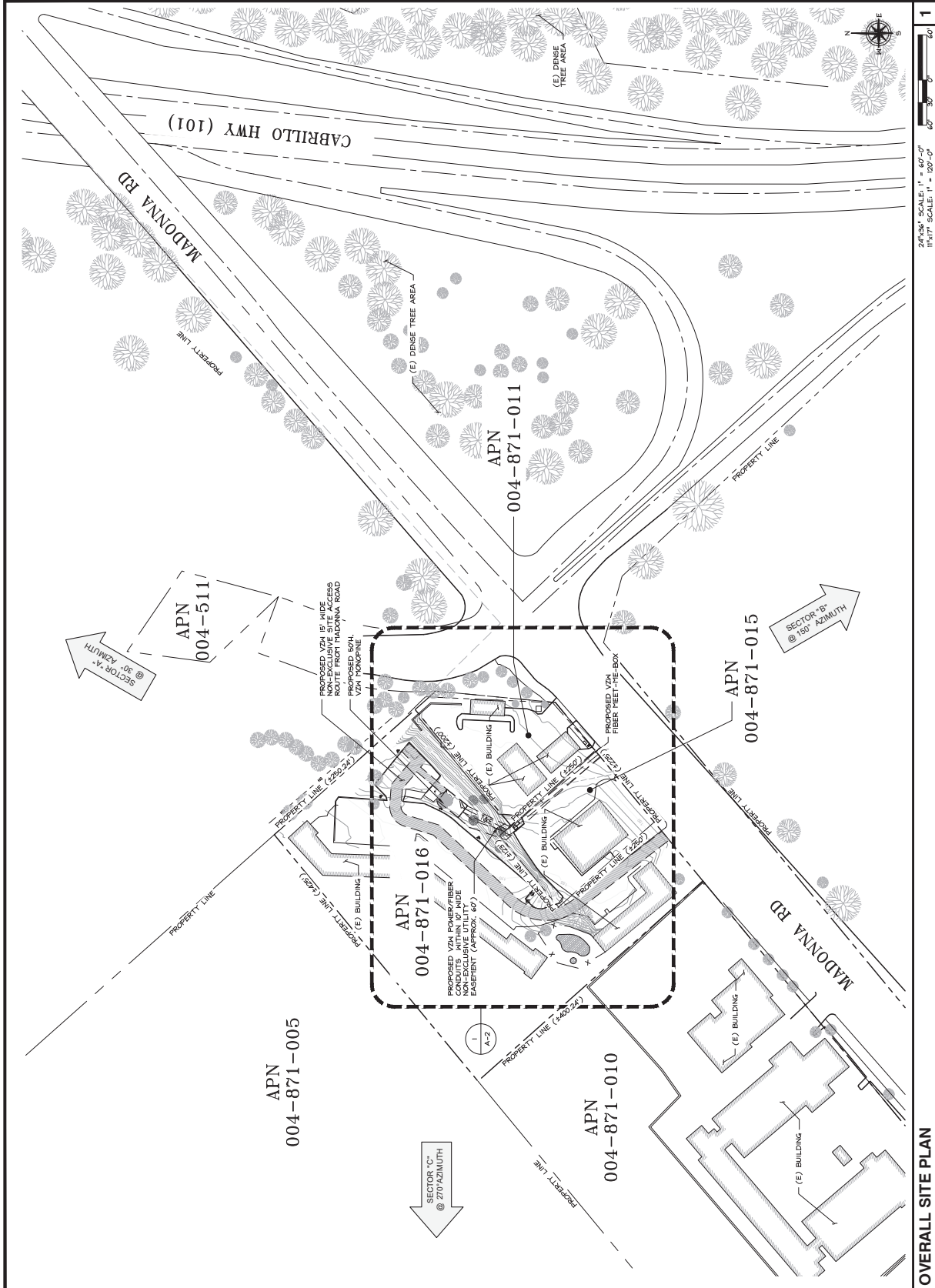
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EL MERCADO
MORPINE
210 MADONNA RD
SAN LUIS OBISPO, CA 93405

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



24"x36" SCALE: 1" = 60'-0"
1/4" = 150'-0"

OVERALL SITE PLAN



2785 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598



1 SPECTRUM PONTE DRIVE, SUITE 100
LAKE FOREST, CA 92550-2285



ENGINEERING & SURVEYING
23476 BIRCHER DRIVE
LAKE FOREST, CA 92530

PROJECT ID: EL MERCADO
DRAWN BY: L.S.
CHECKED BY: S.S.

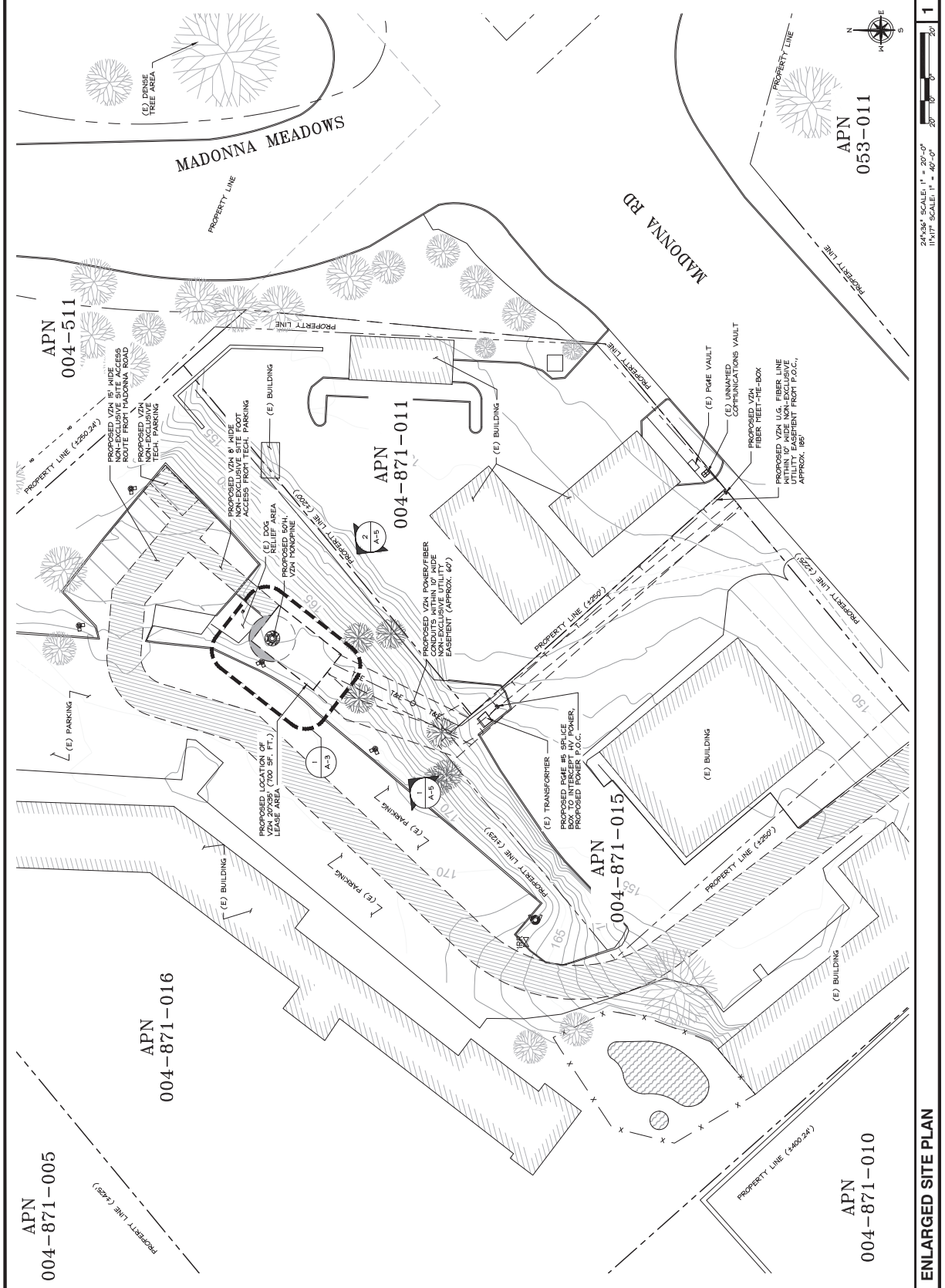
REV	DATE	DESCRIPTION
1	10/6/2023	UPDATED PER REDLINES
0	09/05/2023	100% 2D'S FOR SUBMITTAL
A	07/05/2023	100% 2D'S FOR REVIEW

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EL MERCADO
MONOPINE
210 MADONNA RD
SAN LUIS OBISPO, CA 93405

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
A-2



24"x36" SCALE: 1" = 20'-0"
11"x17" SCALE: 1" = 40'-0"

ENLARGED SITE PLAN



2796 MITCHELL DRIVE, SUITE 9
WALNUT CREEK, CA 94598



1 SPECTRUM POINT DRIVE, SUITE 100
LAKE FOREST, CA 92550-2285



24276 BIRCHER DRIVE
LAKE FOREST, CA 92630

PROJECT ID:	EL MERCADO	LS
DRAWN BY:		95
CHECKED BY:		

REV	DATE	DESCRIPTION
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0	09/05/2023	ISSUED FOR SUBMITTAL
A	07/05/2023	ISSUED FOR REVIEW

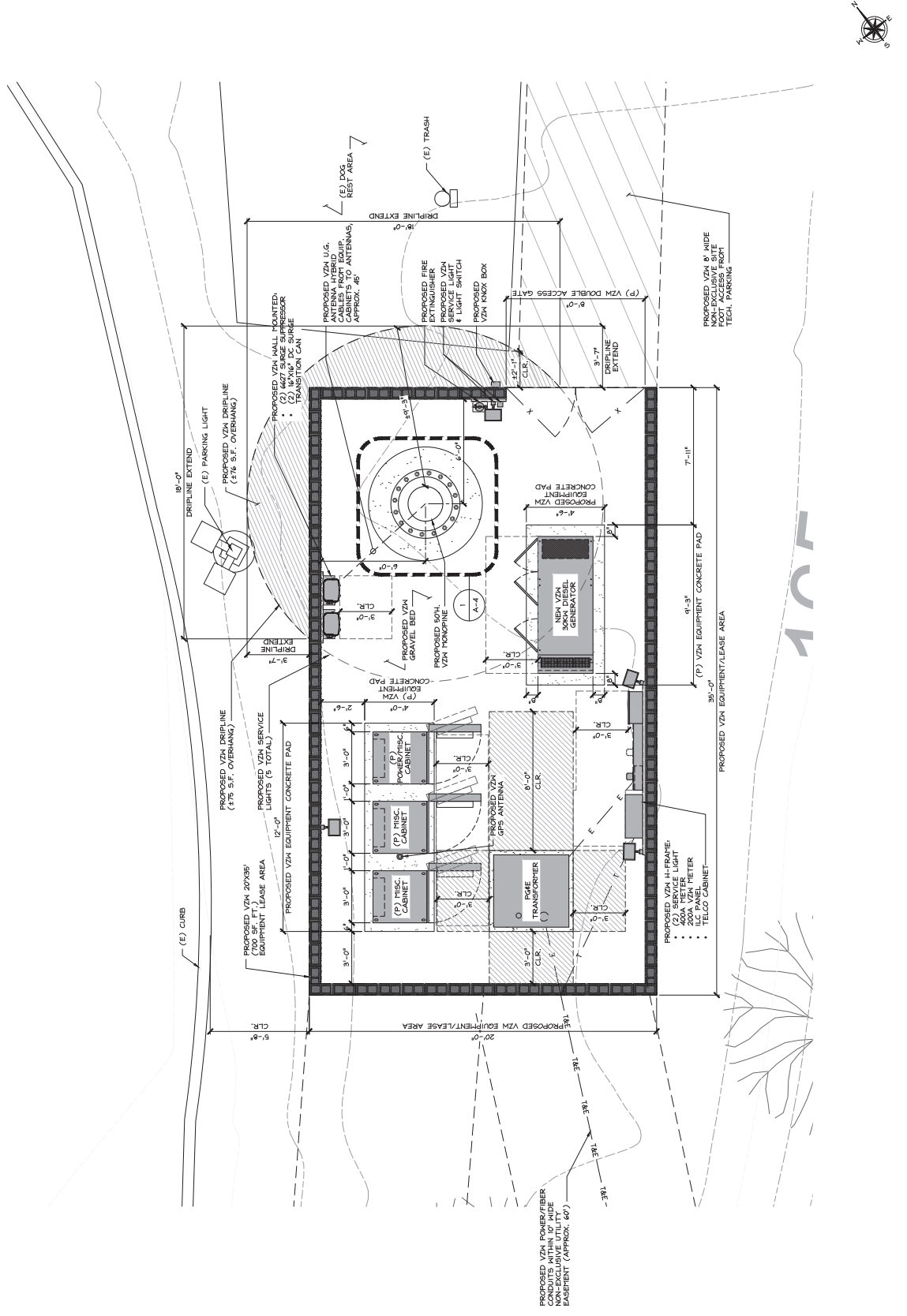
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210 MADONNA RD
SAN LUIS OBISPO, CA 93405

SHEET TITLE
EQUIPMENT LAYOUT PLAN

SHEET NUMBER
A-3



24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"

EQUIPMENT LAYOUT PLAN



2795 MITCHELL DRIVE, SUITE 9
MALIBU CREEK, CA 94028



1 SPECTRUM POINTE DRIVE, SUITE 180
LAKE FOREST, CA 92650-2285



ENGINEERING & SURVEYING
23476 BIRTCHEW DRIVE
LAKE FOREST, CA 92630

PROJECT ID: EL MERCADO
DRAWN BY: LS
CHECKED BY: SS

REV	DATE	DESCRIPTION
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0	09/19/2023	ISSUED FOR SUBMITTAL
A	07/19/2023	ISSUED FOR REVIEW

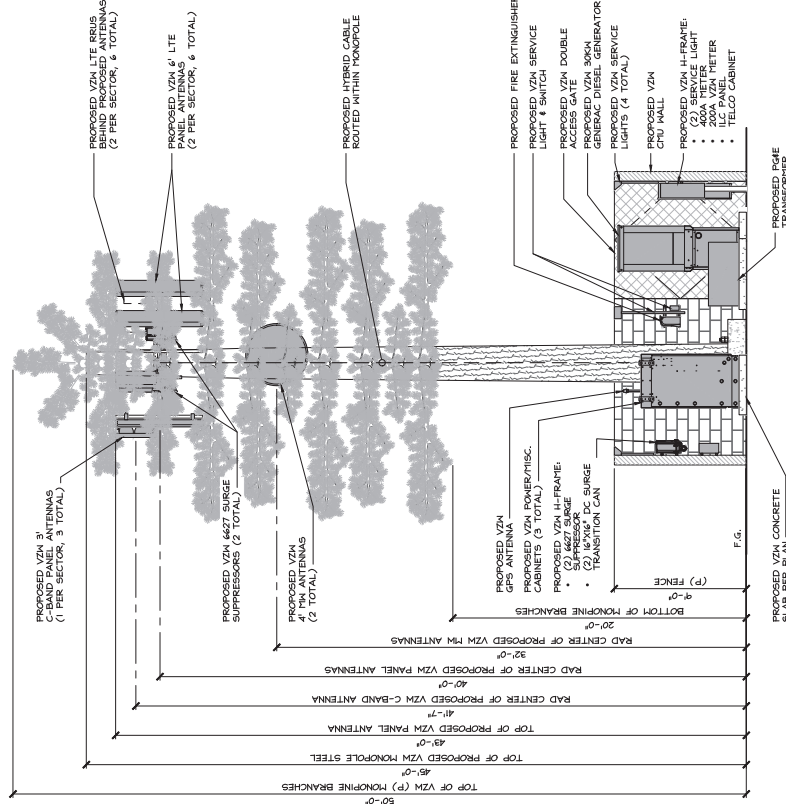
NOT TO BE USED FOR CONSTRUCTION

EL MERCADO
MONOPINE
210 MADONNA RD
SAN LUIS OBISPO, CA 93405

SHEET TITLE
ELEVATIONS

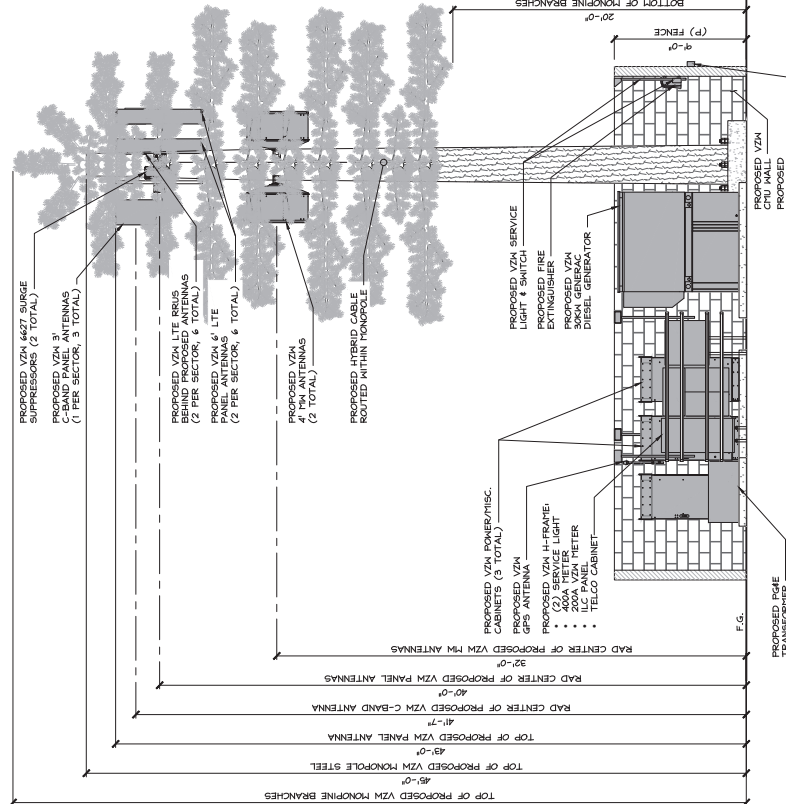
SHEET NUMBER
A-5

NOTE:
NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR SOCK WRAPPED TO MATCH (S) MONOPINE.



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
1

NOTE:
NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR SOCK WRAPPED TO MATCH (S) MONOPINE.



24"x36" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
2



EL MERCADO

210 MADONNA ROAD SAN LUIS OBISPO CA 93405



VIEW 1





EL MERCADO

210 MADONNA ROAD SAN LUIS OBISPO CA 93405



VIEW 2



EXISTING



PROPOSED LOOKING SOUTHWEST FROM MADONNA ROAD



EL MERCADO

210 MADONNA ROAD SAN LUIS OBISPO CA 93405



VIEW 3



EXISTING



PROPOSED LOOKING SOUTHWEST FROM ADJACENT ACCESS ROAD



EL MERCADO

210 MADONNA ROAD SAN LUIS OBISPO CA 93405



VIEW 4



EXISTING



PROPOSED LOOKING NORTHWEST FROM MADONNA ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

PRE-Activation

Prepared for Verizon

Site Name: EL MERCADO
Site ID: 5000352186
Site Type: Monopine

Located at:

210 Madanno Rd
San Luis Obispo, CA 93405
Latitude: 35.264783 / Longitude: -120.676553

Report Date: 12/18/2023
Report By: Jamie Santos

Based on FCC Rules and Regulations, Verizon is compliant.

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1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Sequoia Deployment Services, Inc., contractors to Verizon, to determine whether its wireless communications facility complies with the Federal Communications Commission (“FCC”) Radio Frequency (“RF”) Safety. This report contains a computer-simulated analysis of the Electromagnetic Fields (“EMF”) exposure resulting from the facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided. The table below summarizes the results at a glance:

Table 1: EMF Summary

Verizon	Summary
Access Type	Gate
Access to antennas locked	Optional
RF Sign(s) @ access point(s)	NA
RF Sign(s) @ antennas	NA
Barrier(s) @ sectors	NA
Max EMF simulated level for Facility on Ground	60.0% General Population
Max EMF simulated level for Verizon on Adjacent Bldg Roof	94.5% General Population
Max EMF simulated level for Verizon on Adjacent Light Pole	73.0% General Population
Min Clearance Distance from Face of Verizon’s Antennas	106 Feet

2.2 Antenna Inventory

The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby transmitters, conservative estimates are used for purposes of a cumulative study where information is not provided or available.

Table 2: Site Technical Specifications

Antenna ID	Antenna Num	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWDth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height Above Adj Roof (Z) (ft)	Bottom Tip Height Above Adj Light Pole (Z) (ft)	Bottom Tip Height Antenna Level (Z) (ft)
A1	1	Verizon	Commscope	NHH-45B-R2B	Panel	746	50	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
A1	1	Verizon	Commscope	NHH-45B-R2B	Panel	880	50	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
A1	1	Verizon	Commscope	NHH-45B-R2B	Panel	1965	50	43	6.0	17.4	240	13043	37.0	22.0	17.0	0.0
A2	2	Verizon	Commscope	NHH-45B-R2B	Panel	746	50	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
A2	2	Verizon	Commscope	NHH-45B-R2B	Panel	880	50	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
A2	2	Verizon	Commscope	NHH-45B-R2B	Panel	2120	50	41	6.0	17.8	240	14601	37.0	22.0	17.0	0.0
A3	3	Verizon	Ericsson	AIR6419	Panel	3700	50	11	2.4	23.5	160	35502	40.4	25.4	20.4	0.0
B1	4	Verizon	Commscope	NHH-45B-R2B	Panel	746	160	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
B1	4	Verizon	Commscope	NHH-45B-R2B	Panel	880	160	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
B1	4	Verizon	Commscope	NHH-45B-R2B	Panel	1965	160	43	6.0	17.4	240	13043	37.0	22.0	17.0	0.0
B2	5	Verizon	Commscope	NHH-45B-R2B	Panel	746	160	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
B2	5	Verizon	Commscope	NHH-45B-R2B	Panel	880	160	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
B2	5	Verizon	Commscope	NHH-45B-R2B	Panel	2120	160	41	6.0	17.8	240	14601	37.0	22.0	17.0	0.0
B3	6	Verizon	Ericsson	AIR6419	Panel	3700	160	11	2.4	23.5	320	70837	40.4	25.4	20.4	0.0
C1	7	Verizon	Commscope	NHH-45B-R2B	Panel	746	245	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
C1	7	Verizon	Commscope	NHH-45B-R2B	Panel	880	245	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
C1	7	Verizon	Commscope	NHH-45B-R2B	Panel	1965	245	43	6.0	17.4	240	13043	37.0	22.0	17.0	0.0
C2	8	Verizon	Commscope	NHH-45B-R2B	Panel	746	245	48	6.0	14.0	120	3001	37.0	22.0	17.0	0.0
C2	8	Verizon	Commscope	NHH-45B-R2B	Panel	880	245	43	6.0	15.1	120	3875	37.0	22.0	17.0	0.0
C2	8	Verizon	Commscope	NHH-45B-R2B	Panel	2120	245	41	6.0	17.8	240	14601	37.0	22.0	17.0	0.0
C3	9	Verizon	Ericsson	AIR6419	Panel	3700	245	11	2.4	23.5	80	17793	40.4	25.4	20.4	0.0
MW1	10	Verizon	Unknown	Unknown	Dish	10000	0	2	4.0	38.0	-	2000	30.0	15.0	10.0	0.0
MW2	11	Verizon	Unknown	Unknown	Dish	10000	180	2	4.0	38.0	-	2000	30.0	15.0	10.0	0.0

3.0 ANALYSIS

3.1 Emission Predictions

Figure 1: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green - between 5% & 100% (below MPE limits); blue, yellow & red - greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

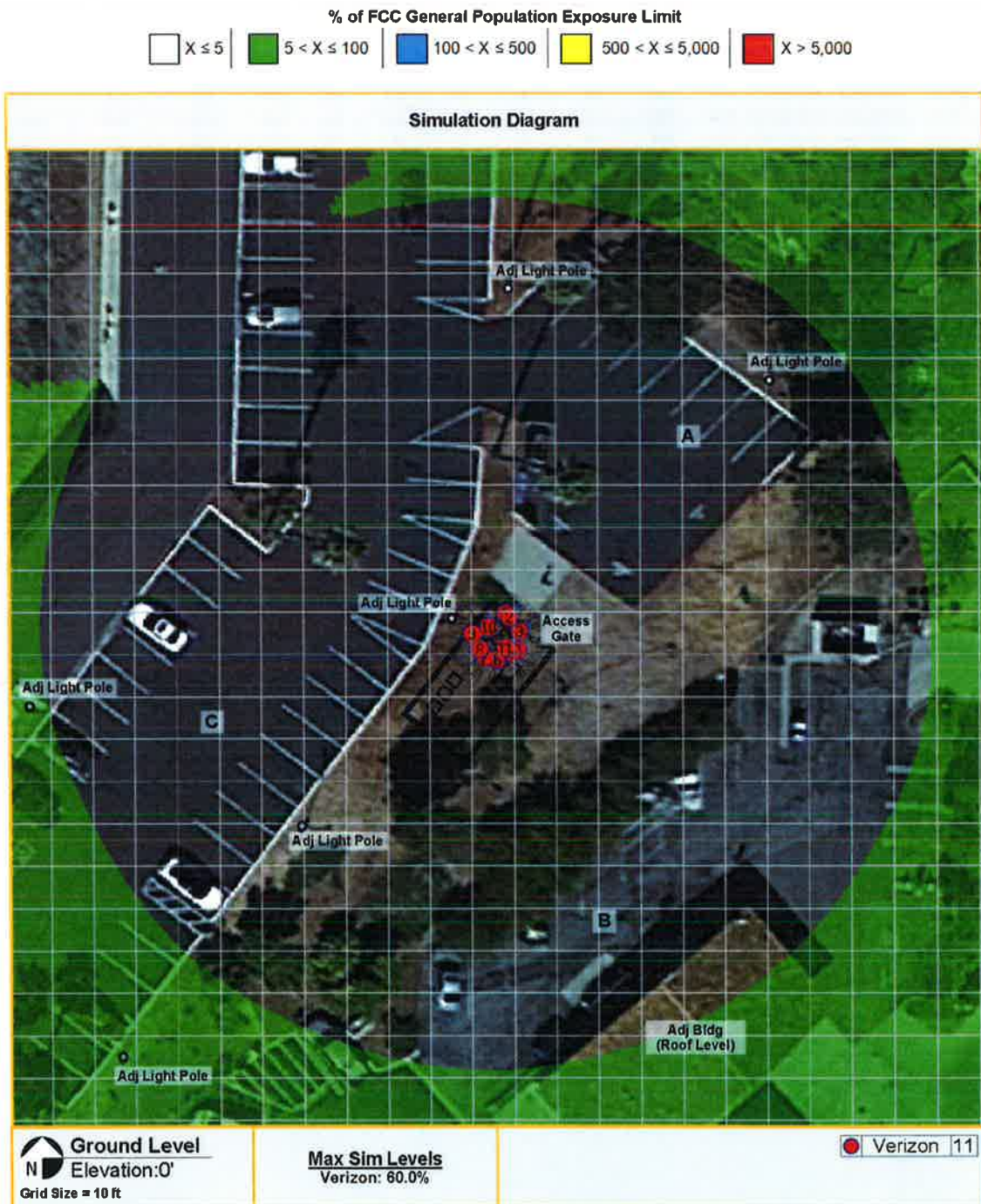


Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red - greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

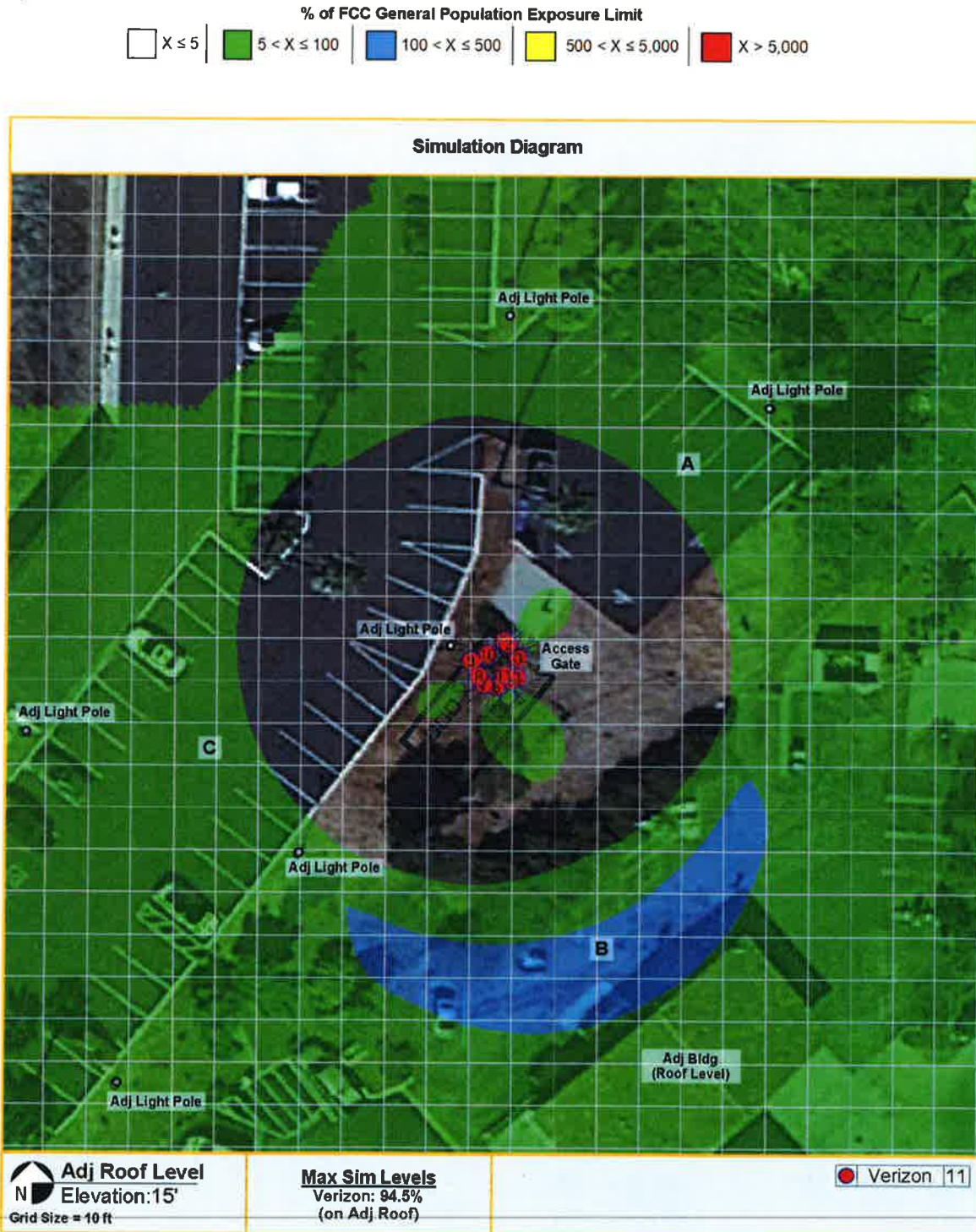


Figure 3: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

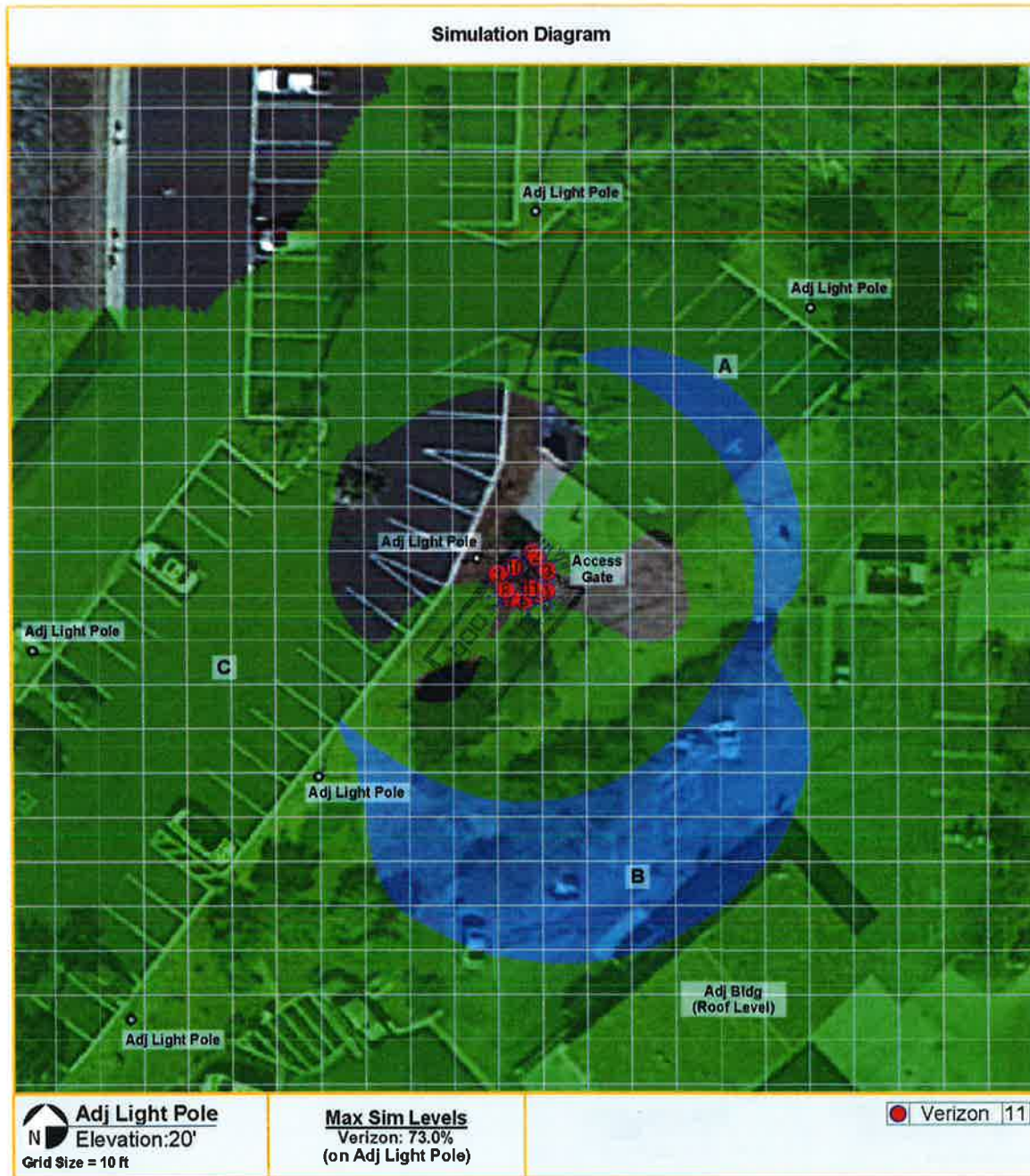


Figure 4: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green - between 5% & 100% (below MPE limits); blue, yellow & red - greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



4.0 CONCLUSION

4.1 Results

For a typical 6 foot person standing in accessible areas on the ground and adjacent structure(s), calculations for Verizon's site resulted in exposure levels below the FCC's most stringent General Population MPE Limits.

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antenna(s). The overexposed areas extend up to 106-feet from the front face of the Verizon antenna(s). There are no other buildings or surrounding structures at antenna elevation within the overexposed areas. Beyond these areas, exposure levels are predicted to be below the FCC's most stringent General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

4.2 Recommendation(s)

Further actions are not required.

4.3 Statement of Compliance

Based on the above results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.



Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 3: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

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

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded. A result higher than 100% exceeds the FCC's General Population MPE Limits.

Dtech uses an industry standard power density prediction computer Model¹ to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. In addition, lower interiors (if applicable), were analyzed 10-feet below roof level with a 10dB deck attenuation. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits.

Appendix C: Limitations

The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

¹ Roofmaster(tm)

Appendix D: Sample Verizon² RF Advisory Signs



GUIDELINES Sign



NOC INFORMATION Sign



NOTICE Sign



CAUTION Sign



CAUTION Stay-Back Sign



WARNING Sign

² The above signage is for reference only. Actual signs may be updated in accordance to Verizon RF policy