PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

Referral
Early Consultation

Date: **October 23, 2026**

To: **Distribution List (See Attachment A)**

From: **Shante Ruiz, Assistant Planner**
Planning and Community Development

Subject: **STAFF APPROVAL APPLICATION NO. PLN2026-0078 – ANTHEMNET, INC.**

Respond By: **November 13, 2026**

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: **Nicholas Tagas, Anthemnet, Inc.**

Project Location: **330 Villa Manucha Road, between East Stuhr and Lundy Roads, in the Newman area.**

APN: **049-028-005**

Williamson Act Contract: 77-2551

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: Request to establish a wireless communications facility on a 31.45± acre parcel, in the General Agriculture (A-2-40) zoning district. This proposal includes the installation of a 105-foot-tall monopole within the midwestern portion of the property, 220± feet back from Villa Manucha Road. Additionally, the facility will include: nine antennas with space for co-location, three RRUS, and one tower mounted surge protector. Proposed ground equipment includes one equipment cabinet, electrical conductors, fiber, cables, innder duct, one 200A ILC cabinet, one fiber cabinet, hybrid cables and jumpers, power conduit conductors, underground conduits and hand holes, ground rings, concrete pad, access road, and compound fencing screen wall. The project lease area will be 2,500± square feet in size and enclosed by a 6-foot-tall chain-link fence. A 20-foot-wide and 306-foot-long, non-exclusive access and utility easement is proposed, which will provide access to County-maintained Villa Manucha Road. The facility will be unstaffed with the exception of maintenance on an as needed basis. The proposed facility would meet the County's siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently improved with one single-family dwelling, one shed and is planted in row crops.

Full document with attachments available for viewing at:
http://www.stancounty.com/planning/pl/act-projects.shtm

PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

STAFF APPROVAL APPLICATION NO. PLN2026-0078 – ANTHEMNET, INC.
Attachment A

Distribution List

X	CROP DUSTERS	X	SURROUNDING LANDOWNERS
X	FIRE PROTECTION DISTRICT: WEST STANISLAUS	X	PACIFIC GAS & ELECTRIC
X	IRRIGATION DIST: CENTRAL CALIFORNIA	X	STANISLAUS LAFCO
X	STAN CO PUBLIC WORKS	X	STAN CO BUILDING PERMITS DIVISION
X	STAN CO HAZARDOUS MATERIALS	X	MOSQUITO ABATEMENT DIST: TURLOCK
X	CA DEPT OF TRANSPORTATION DIST 10	X	STANISLAUS FIRE PREVENTION BUREAU
X	CITY OF: NEWMAN		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **STAFF APPROVAL APPLICATION NO. PLN2026-0078 – ANTHEMNET, INC.**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

_____ Will not have a significant effect on the environment.
_____ May have a significant effect on the environment.
_____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

1.
2.
3.
4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

1.
2.
3.
4.

In addition, our agency has the following comments (attach additional sheets if necessary).

_____

_____

Response prepared by:

_____

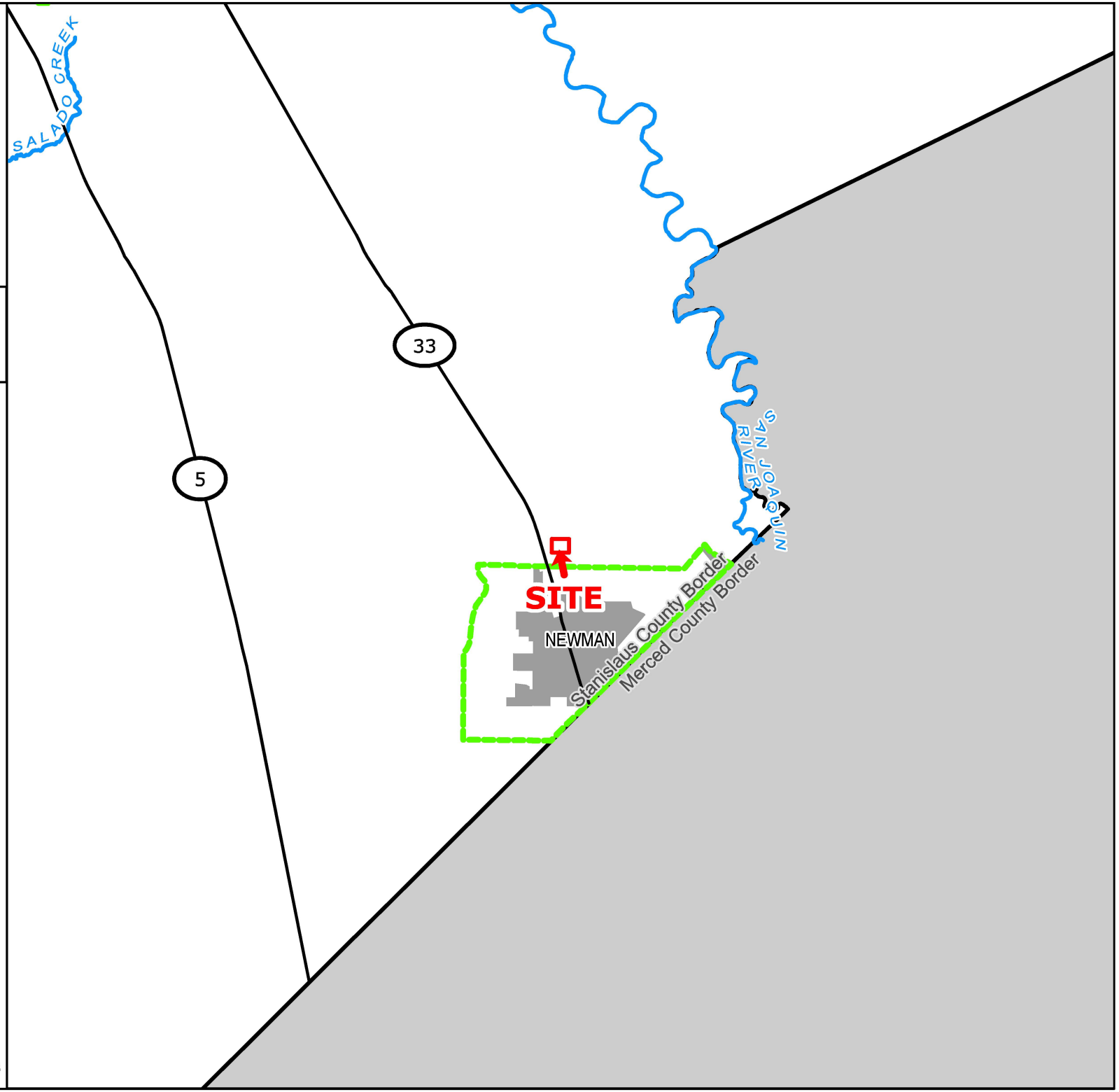
Name Title Date

ANTHEMNET, INC.

SAA

PLN2026-0078

AREA MAP



LEGEND

- Project Site
- Highway
- River
- Sphere of Influence

City Limits

Name

- NEWMAN

N 0 1.5 3 Miles

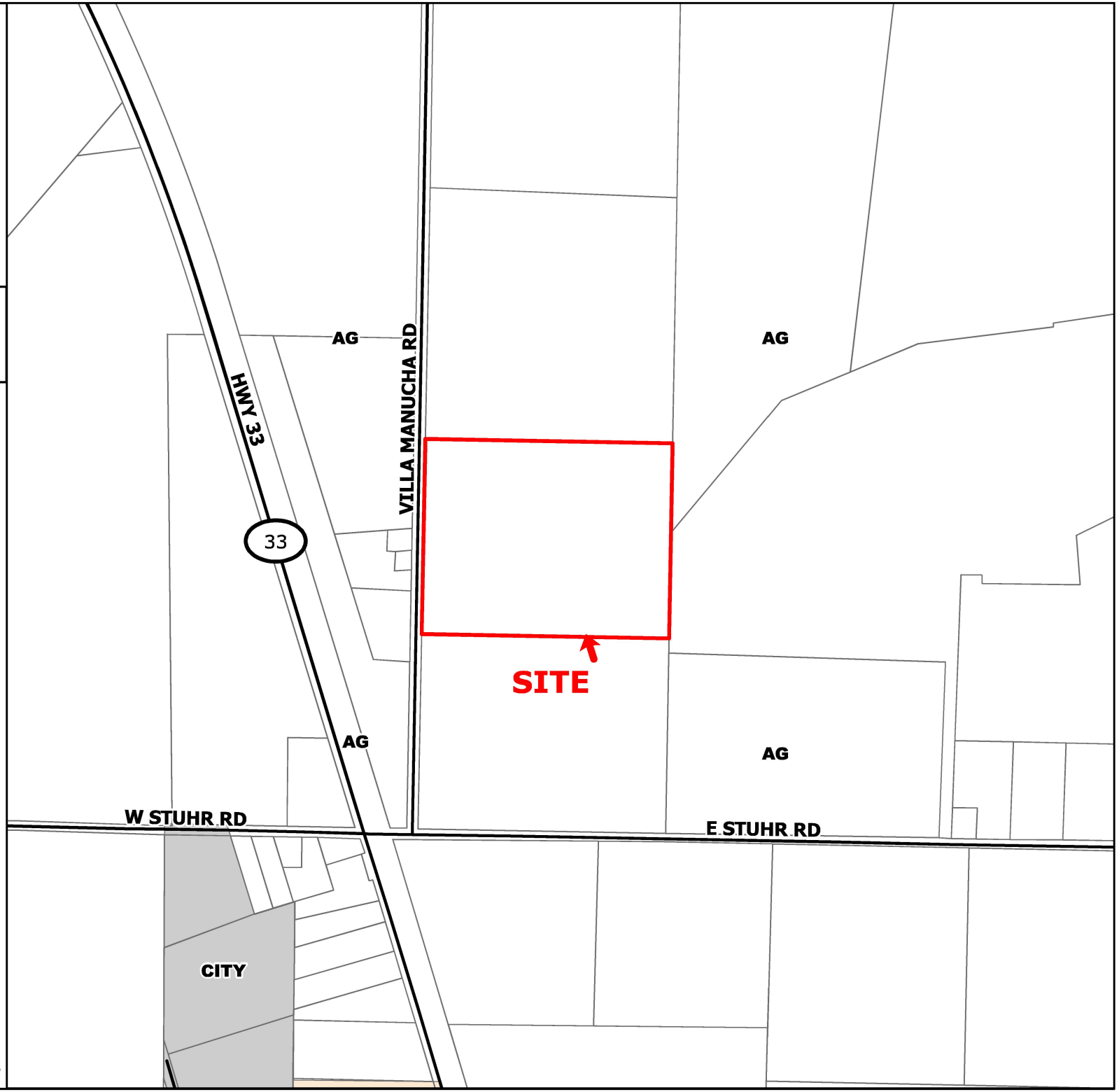
0 1.5 3 Kilometers

Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET, INC.

SAA
PLN2026-0078

GENERAL PLAN MAP



LEGEND

- Project Site
- Highway
- Street
- Parcel

General Plan

- Agriculture (AG)
- City
- Planned Industrial (PI)

N 0 495 990 US Feet

0 145 290 Meters

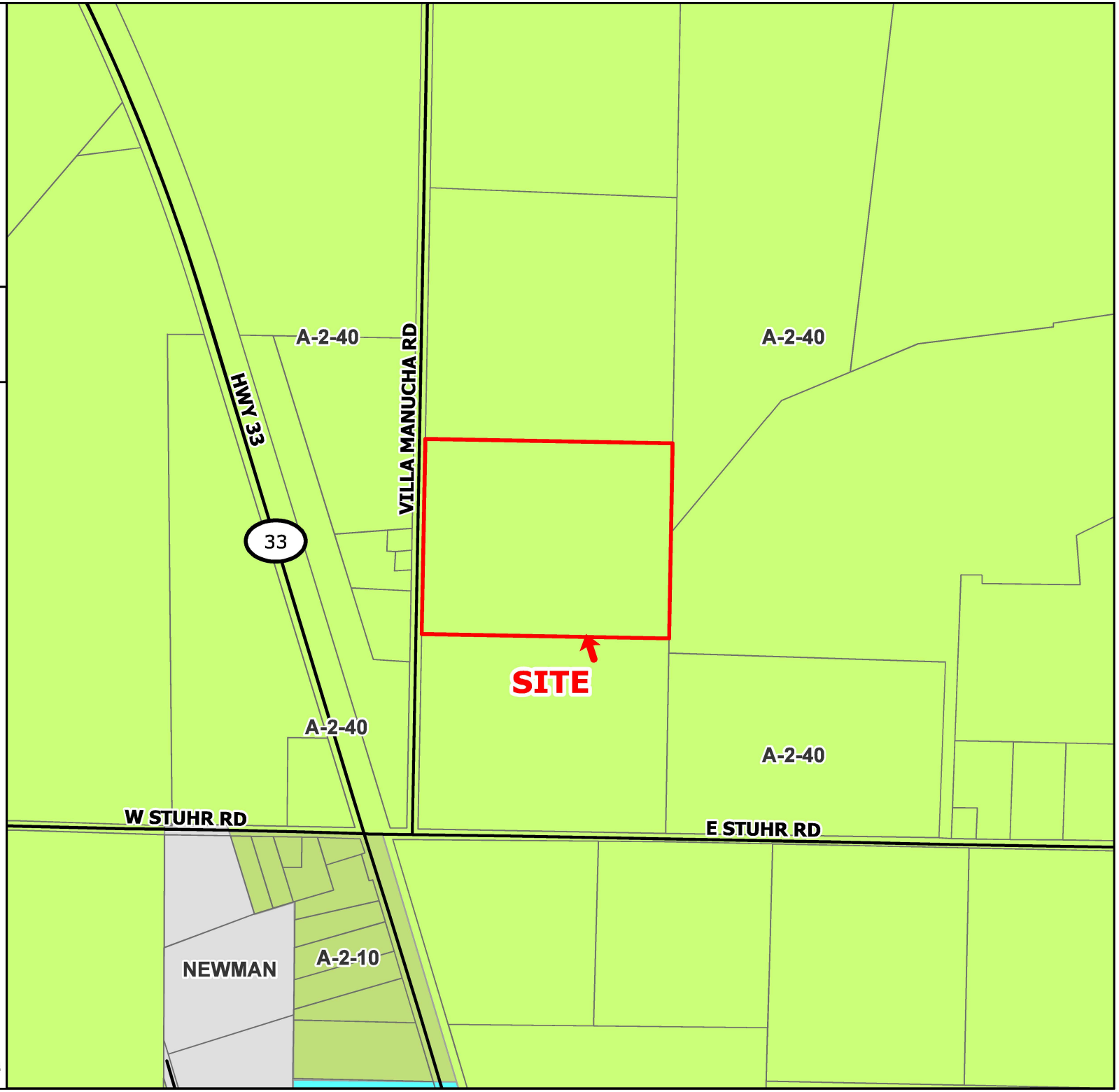
Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET, INC.

SAA

PLN2026-0078

ZONING MAP



LEGEND

- Project Site
- Highway
- Street
- Parcel

Zoning Designation

- City of Newman
- General AG 10 Acre UT (A-2-10)
- General AG 40 Acre (A-2-40)
- Planned Industrial (P-I)

N 0 495 990 US Feet

0 145 290 Meters

Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET, INC.

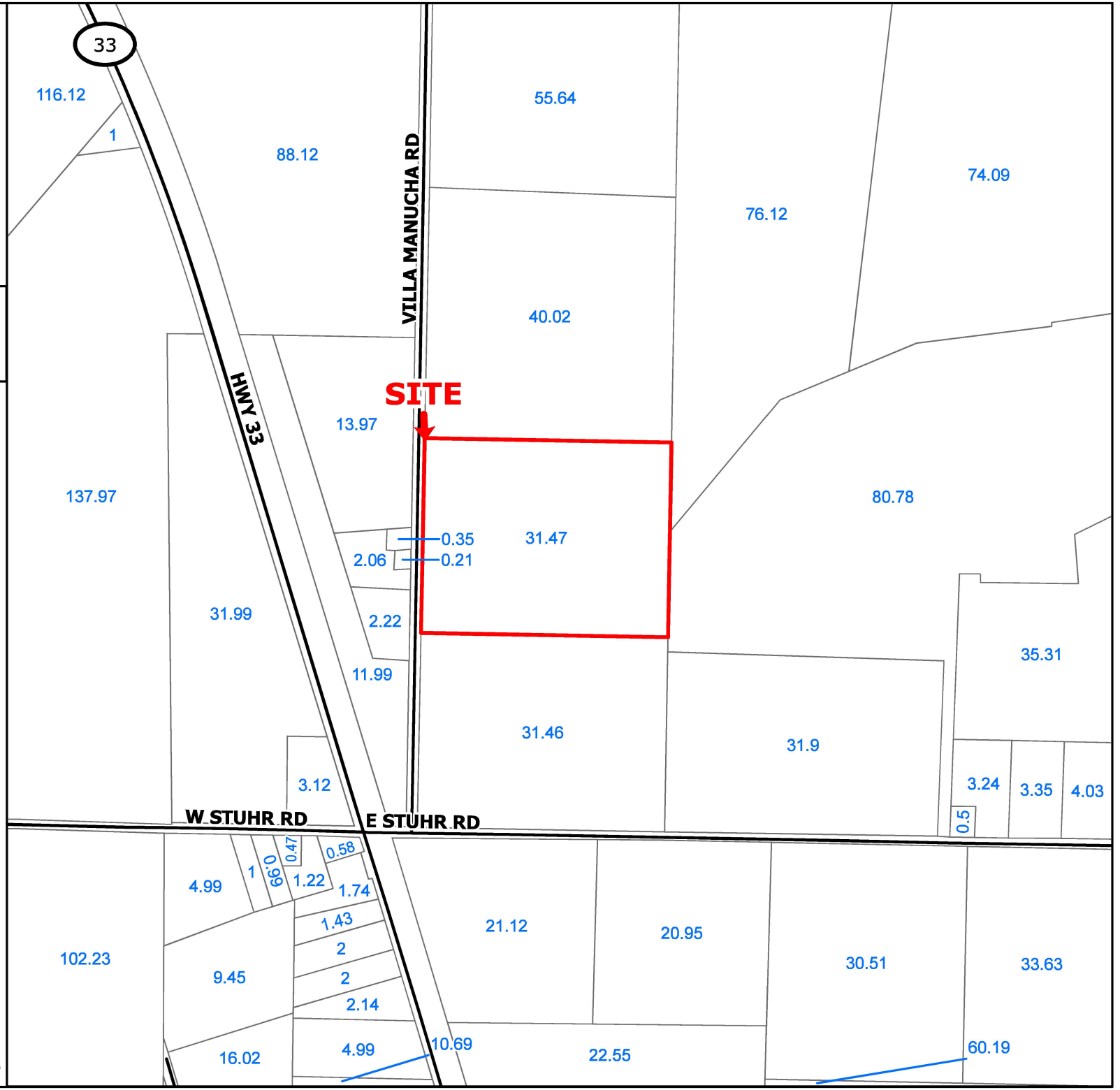
SAA

PLN2026-0078

ACREAGE MAP

LEGEND

- Project Site
- Highway
- Street
- Parcel



N 0 495 990 US Feet

0 145 290 Meters

Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET, INC.

SAA

PLN2026-0078

2025 AERIAL AREA MAP



LEGEND

- Project Site
- Highway
- Street
- Parcel

N 0 495 990 US Feet

0 145 290 Meters

Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET, INC.

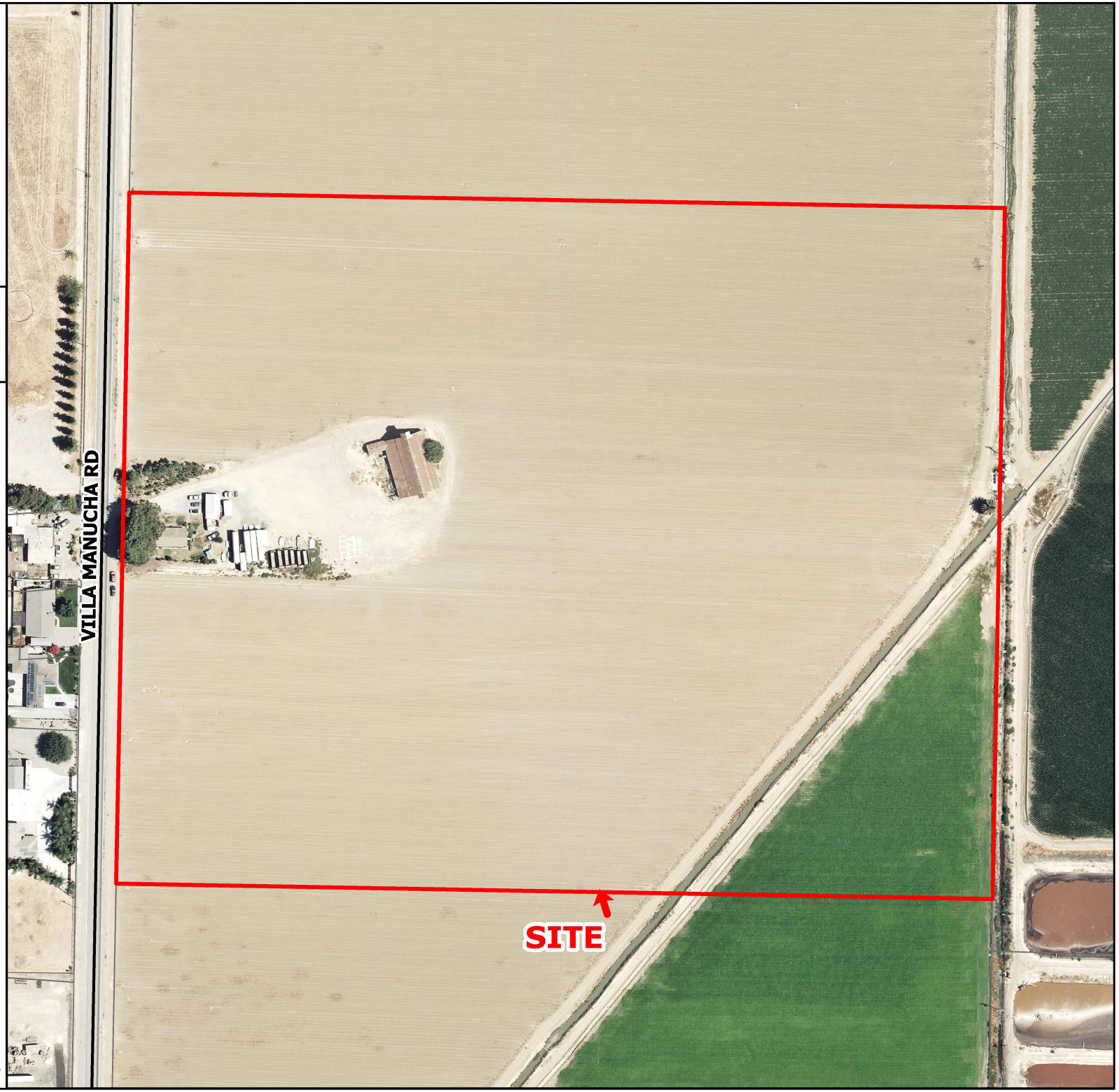
SAA

PLN2026-0078

2025 AERIAL SITE MAP

LEGEND

- Project Site
- Street
- Parcel



N 0 145 290 US Feet

0 40 80 Meters

Source: Planning Department GIS Date Exported: 9/30/2026

ANTHEMNET

verizon

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360
(STANISLAUS COUNTY)

PROPOSED 105'-0" MONOPOLE TOWER & COMMUNICATION FACILITY

ANTHEMNET SCOPE OF WORK

THIS PROJECT IS AN UNMANNED TELECOMMUNICATIONS WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING BELOW WITH (BOTH SCOPES FALL UNDER ONE PERMIT)

ANTHEMNET SOW:

- (N) 105' MONOPOLE & FOUNDATION
- 50'-0"X50'-0" ANTHEMNET PREMISES (2,500 SQ FT)
- 3-SECTOR VERIZON WIRELESS MOUNT (PROVIDED & INSTALLED BY ANTHEMNET)
- (1) MULTI-TENANT UTILITY H-FRAME
- POWER CONDUIT & CONDUCTORS TO ANTHEMNET UTILITY H-FRAME
- UNDERGROUND CONDUITS & HAND-HOLES FOR VERIZON WIRELESS (POWER, FIBER, HYBRID CABLES)
- GROUND RINGS FOR (COMPOUND, TOWER, VERIZON WIRELESS)
- CONCRETE PAD FOR VERIZON WIRELESS EQUIPMENT
- ACCESS ROAD
- COMPOUND FENCING/SCREEN WALL

VERIZON SCOPE OF WORK

- (9) ANTENNAS
- (3) TOWER MOUNTED RADIOS (RRU'S)
- (1) TOWER MOUNTED SURGE PROTECTOR
- (1) EQUIPMENT CABINET
- ELECTRICAL CONDUCTORS, FIBER CABLES, INNDER DUCT
- (1) 200A ILC CABINET
- (1) FIBER CABINET
- HYBRID CABLES & JUMPERS

UTILITY SCOPE OF WORK

- (N) 400A 3Ø MULTI METER SERVICE

NEW SITE LOCATION

LATITUDE: 37.337301° (NAD83)
LONGITUDE: -121.025489° (NAD83)
ELEVATION: 96' AMSL (NAVD88)

DESIGN CRITERIA

DESIGN WIND SPEED:	93 MPH (ULTIMATE 3-SEC GUST)
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II

PROJECT SUMMARY

SITE NAME:	SHERMAN JENSON
SITE ADDRESS:	330 VILLA MANUCHA RD, NEWMAN, CA 95360
APN/ PARCEL ID:	049-028-005-000
COUNTY:	STANISLAUS
JURISDICTION:	STANISLAUS COUNTY
PROPERTY ACREAGE:	31.45 ACRES
LEASE AREA:	50'-0"x50'-0" (2,500 SQ FT)
ZONING:	GENERAL AGRICULTURAL 40

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS

TRAVELING FROM: (2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598) GET ON I-680 S FROM YGNACIO VALLEY RD FOR 3.8 MI. FOLLOW I-680 S, I-580 E AND I-5 S TO W STUHR RD IN STANISLAUS COUNTY. TAKE EXIT 423 FROM I-5 S FOR 75.8 MI. FOLLOW W STUHR RD TO VILLA MANUCHA RD FOR 5.2 MI.

APPROVALS

PROPERTY OWNER	
CONSTRUCTION	
SITE ACQUISITION	
ZONING	
CONTRACTOR	

TOWER OWNER APPLICANT

ANTHEMNET, INC.
5151 HEADQUARTERS DRIVE
SUITE 170
PLANO, TX 75024

LEASING:	NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
ZONING:	NICK TAGAS (916) 990-1446 NICK.TAGAS@51WIRELESS.NET
CONSTRUCTION:	BILL PARRISH PHONE: (469) 447-9540 CONSTRUCTION@ANTHEMNET.COM

PROPERTY OWNER

CERUTTI BROS INC
ATTN: PATRICK CERUTTI
P.O. BOX 580
NEWMAN, CA 95360
(209) 587-1643
PCCERUTTI@YAHOO.COM

CARRIER CONTACT

VERIZON WIRELESS
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

MDG LOCATION ID: 5000992245
PROJECT ID: 17596925

DESIGN FIRM

STREAMLINE ENGINEERING & DESIGN, INC

UTILITY CONTACTS

POWER COMPANY - PG&E

FIBER COMPANY - T.B.D.

GENERAL NOTES

1. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
2. THIS WIRELESS COMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WILL ALL APPLICABLE CODES AND ORDINANCES.
5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.

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:

2025 CALIFORNIA ADMINISTRATIVE CODE (CAC) (PART 1, TITLE 24, C.C.R.)
2025 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1&2, (PART 2, TITLE 24, C.C.R.)
2025 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3, TITLE 24, C.C.R.)
2025 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, C.C.R.)
2025 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, C.C.R.)
2025 CALIFORNIA ENERGY CODE (CEC) (PART 6, TITLE 24, C.C.R.)
2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (WUI) (PART 7, TITLE 24, C.C.R.)
2025 CALIFORNIA FIRE CODE (PART 9, TITLE 24, C.C.R.)
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC) (PART 10, TITLE 24, C.C.R.)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (PART 11, TITLE 24, C.C.R.)
2025 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, C.C.R.)
TITLE 19 C.C.R, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

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

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION	
T-1.1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1.1	OVERALL SITE PLAN	-
A-1.2	ENLARGED SITE PLAN	-
A-1.3	COMPOUND PLAN	-
A-1.4	VERIZON WIRELESS EQUIPMENT PLAN	-
A-2.1	VERIZON WIRELESS ANTENNA PLAN	-
A-3.1	ELEVATIONS	-
A-4.1	VERIZON WIRELESS DETAILS	-
A-4.2	VERIZON WIRELESS DETAILS	-
E-1.1	ELECTRICAL PLAN	-

811 INFORMATION

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811
NATIONWIDE UNDERGROUND SERVICE ALERT

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

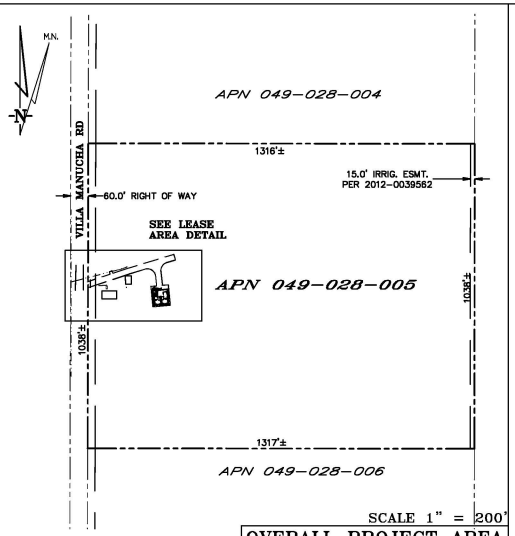
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1



SCALE 1" = 200'

OVERALL PROJECT AREA

Lease Area Description

All that certain lease area being a portion of the parcel of land being situated in the unincorporated area, county of Stanislaus, state of California and is described as follows:

Being a portion of the Southwest Quarter of Section 7, Township 7 South, Range 9 East, Mount Diablo Base & Meridian, more particularly described as follows:

Beginning at a point on the North–South Quarter Section Line of Section 7, Township 7 South, Range 9 East, M.D.B. & M., that lies North 00° 03' 12" East and 1038.61 feet distant from the Centerline of Stuhr Road; running Thence North 89° 56' 48" West, a distance of 1318.63 feet to a point on the Easterly right–of–way of Villa Manucha Road; Thence North 00° 07' 37" East along, said Villa Manucha right–of–way, a distance of 1039.61 feet, Thence leaving said right–of–way, South 89° 56' 48" East, a distance of 1317.29 feet to a point on the North– South Quarter Section Line of said Section 7; Thence South 00° 03' 12" West along said Quarter Section Line, a distance of 1039.61 feet to the Point of Beginning.

Said lease area being more particularly described as follows: commencing at the Southwest corner of the above described Parcel of land; thence along the West boundary thereof North 0°07'37" East, a distance of 488.40 feet; thence leaving said Westerly boundary South 89°52'23" East, a distance of 225.47 feet to the True Point of Beginning; thence from said point of beginning North 84°09'01" East, a distance of 50.00 feet; thence North 5°50'59" West, a distance of 50.00 feet; thence South 84°09'01" West, a distance of 25.00 feet to a point hereafter referred to as Point A; thence continuing South 84°09'01" West, a distance of 25.00 feet; thence South 5°50'59" East, a distance of 50.00 feet to the point of beginning.

Together with an easement for access and utility purposes, being twenty feet in width, the centerline being more particularly described as follows: Beginning at the above described Point A and running thence North 5°50'59" West, a distance of 94.43 feet to a point hereafter referred to as Point A; thence South 73°02'17" West, a distance of 99.91 feet; thence South 71°37'39" West, a distance of 60.28 feet to a point hereafter referred to as Point B; thence continuing South 71°37'39" West, a distance of 87.13 feet more or less to the public right of way.

Also together with an easement for access and utility purposes, being twenty feet in width, beginning at the above described Point A and running thence North 73°02'17" East 62.0 feet and having sideline intersecting radius of 28.0 feet.

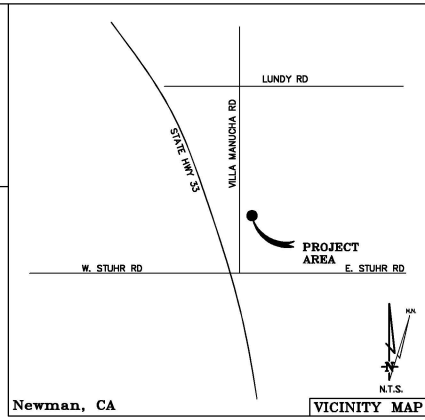
Also together with an easement for access and utility purposes, being ten feet in width, beginning at the above described Point B and running thence North 18°22'21" West 18.64 feet.

Also together with and easement for access & utility purposes being fifteen feet in width the Southerly boundary of which is coincident with the Northern boundary of the above described lease area.

Also together with and easement for access & utility purposes being five feet in width and being coincident with the Westerly, Southerly and Easterly boundaries of the above described lease area.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF GEIL 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 GEIL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEIL 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.



VICINITY MAP

DATE OF SURVEY: 02–25–26

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

LOCATED IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA

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

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

FEMA FIRM ZONE "X" PER FIRM 06099C0934E DATED 09/26/2008.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.45' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 FT.

ASSESSOR'S PARCEL NUMBER: 049–028–005

LANDLORD(S): CERUTTI BROS INC
PO BOX 580
NEWMAN, CA 95360

Project Name:	Sherman Jenson
Project Site Location:	330 Villa Manucha Road Newman, CA 95360 Stanislaus County
Assessor's Parcel No.:	049–028–005
Date of Observation:	03–25–26

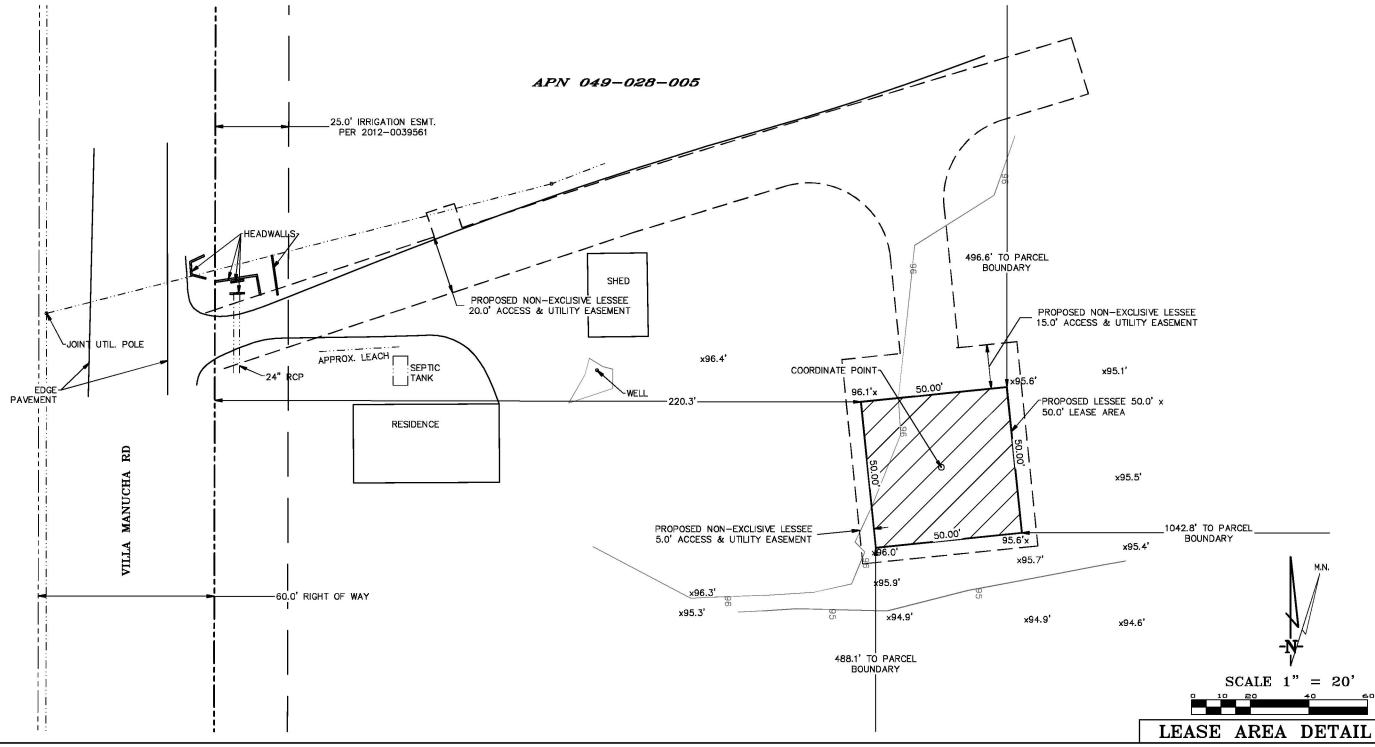
Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopole

Coordinates

Latitude:	N 37°20'14.28" (NAD83)	N 37°20'14.51" (NAD27)
Longitude:	W 121°01'31.76" (NAD83)	W 121°01'28.02" (NAD27)
Latitude:	N 37.337301° (NAD83)	N 37.337364° (NAD27)
Longitude:	W 121.025489° (NAD83)	W 121.024450° (NAD27)

ELEVATION of Ground at Structure (NAVD88) 96' AMSL



SCALE 1" = 20'

0 10 20 40 60

LEASE AREA DETAIL

DEPT	APPROVED	DATE
AAC		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
1268 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 888-1396

REGISTERED PROFESSIONAL ENGINEER
KENNETH D. GEIL
14803
EXP. 3–31–27
CIVIL
STATE OF CALIFORNIA

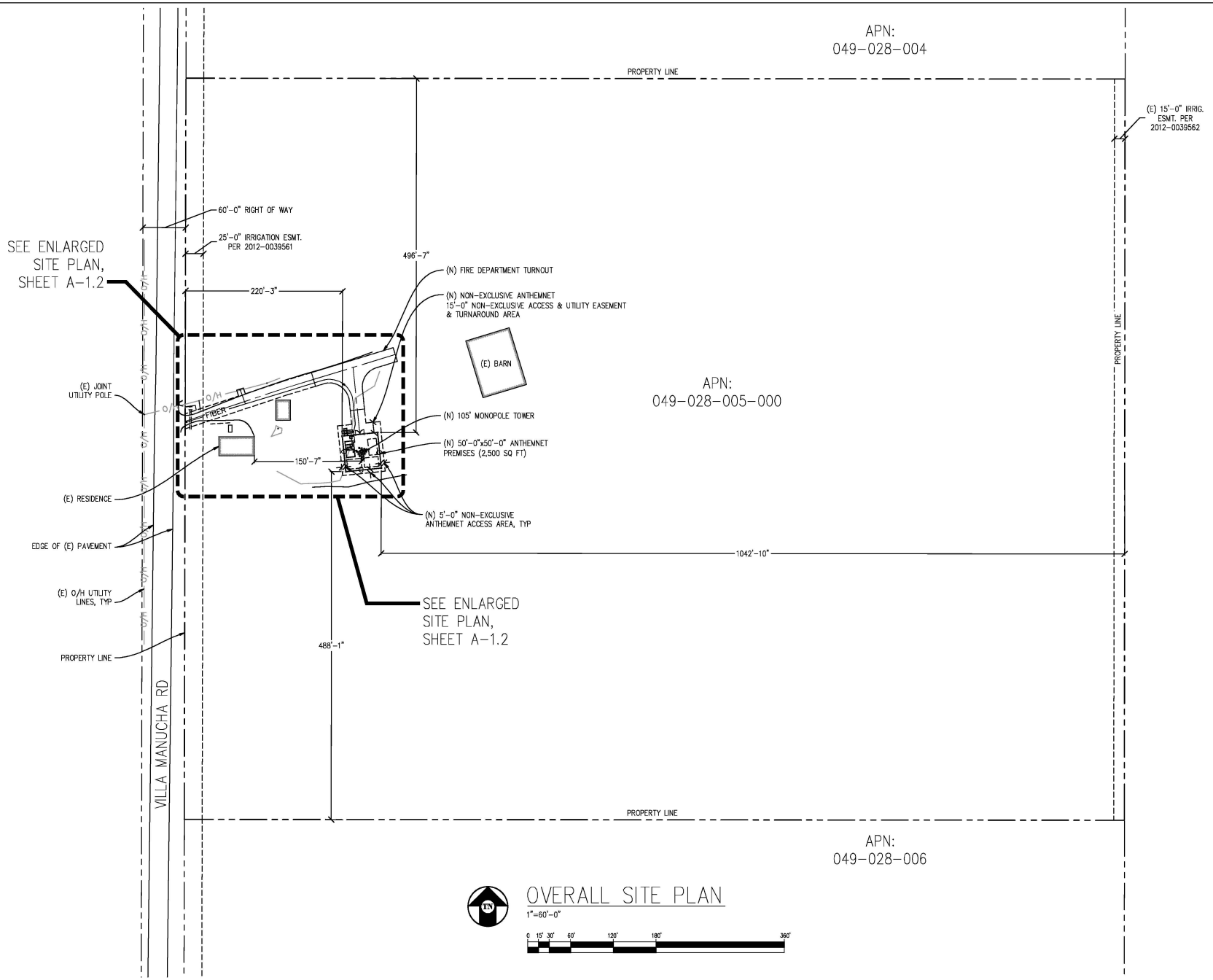
Sherman Jenson
330 Villa Manucha Road
Newman, CA 95360

PLOT PLAN AND
SITE TOPOGRAPHY

BY	DESCRIPTION	DATE
RVSENS	03–30–26 Preliminary Drawing	DG
	06–09–26 rev. esmts.	DG
	06–18–26 redlines	DG

Sheet

C–1



OVERALL SITE PLAN

1"=60'-0"

0 15' 30' 60' 120' 180' 360'

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

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

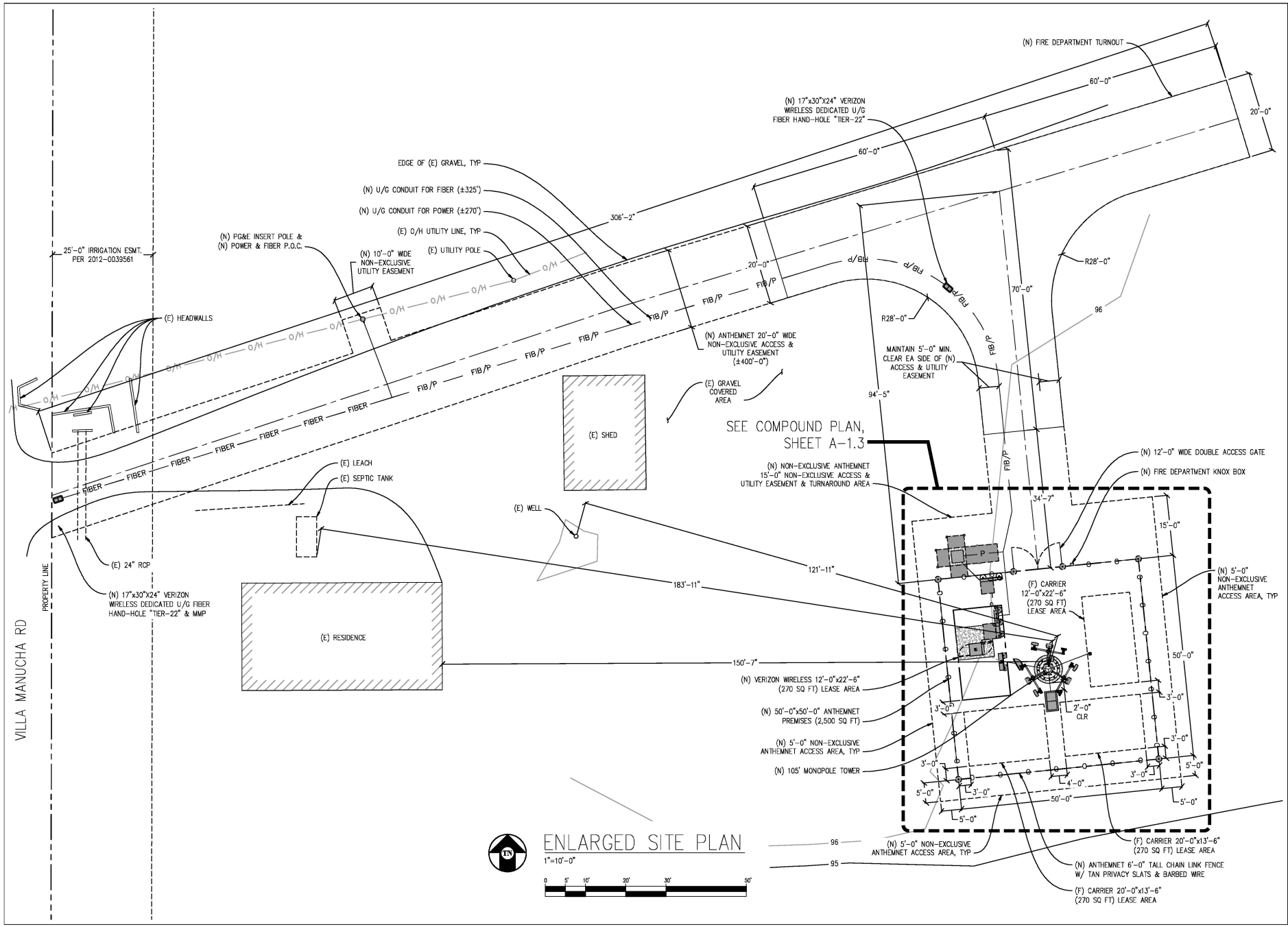
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF STREAMLINE ENGINEERING AND DESIGN, INC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

Streamline Engineering and Design, Inc.

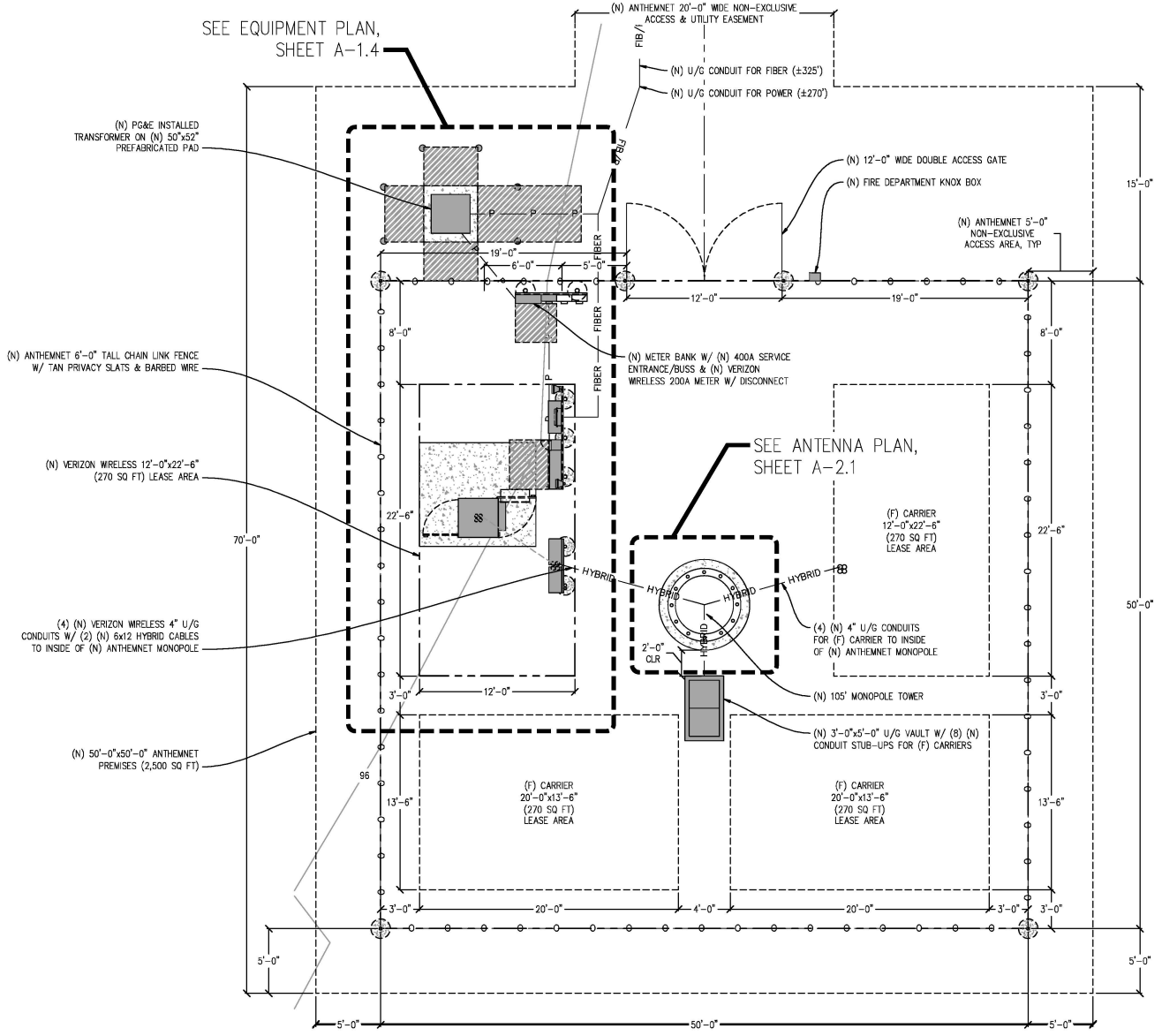
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1900
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



COMPOUND PLAN

1/4"=1'-0"

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

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

Streamline Engineering and Design, Inc.

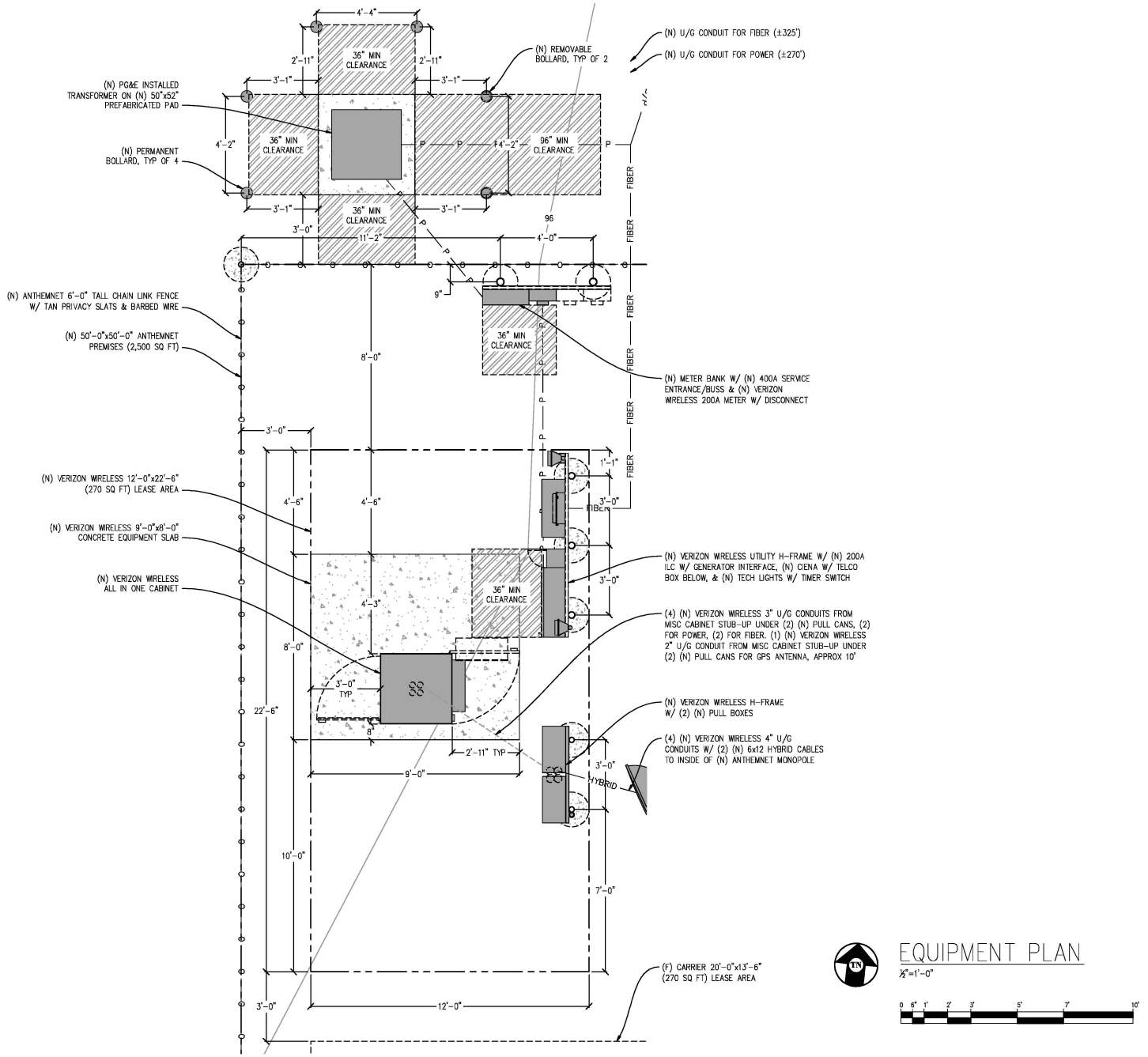
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

COMPOUND PLAN

SHEET NUMBER:

A-1.3



EQUIPMENT PLAN

½"=1'-0"

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

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

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

SHEET TITLE:

VERIZON WIRELESS EQUIPMENT PLAN

SHEET NUMBER:

A-1.4

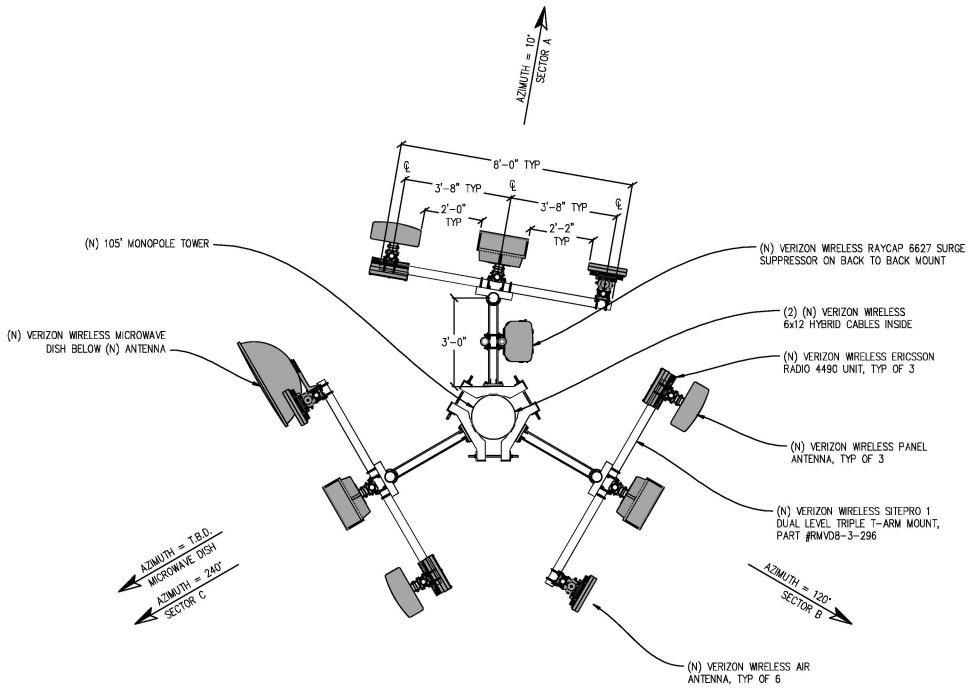
NOTICE

NEW MONOPOLE TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE NEW POLE, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR THE NEW LOADING CONDITIONS.

ANTENNA & CABLE SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS
ALPHA	A1	MX08FHG865-BHG	10°	±102'-0"	(1) 4490	(2) 6x12	±115'	(1) 6627	0	0
	A2	AIR 3283	10°	±104'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	A3	AIR 6492-B77D	10°	±104'-6"	INTEGRATED	SHARED	–	SHARED	0	0
BETA	B1	MX08FHG865-BHG	120°	±102'-0"	(1) 4490	SHARED	–	SHARED	0	0
	B2	AIR 3283	120°	±104'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	B3	AIR 6492-B77D	120°	±104'-6"	INTEGRATED	SHARED	–	SHARED	0	0
GAMMA	C1	MX08FHG865-BHG	240°	±102'-0"	(1) 4490	SHARED	–	SHARED	0	0
	C2	AIR 3283	240°	±104'-0"	INTEGRATED	SHARED	–	SHARED	0	0
	C3	AIR 6492-B77D	240°	±104'-6"	INTEGRATED	SHARED	–	SHARED	0	0
MW DISH	M1	T.B.D.	T.B.D.	±98'-8"	–	–	–	–	0	0

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



ANTENNA PLAN

½"=1'-0"

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

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

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

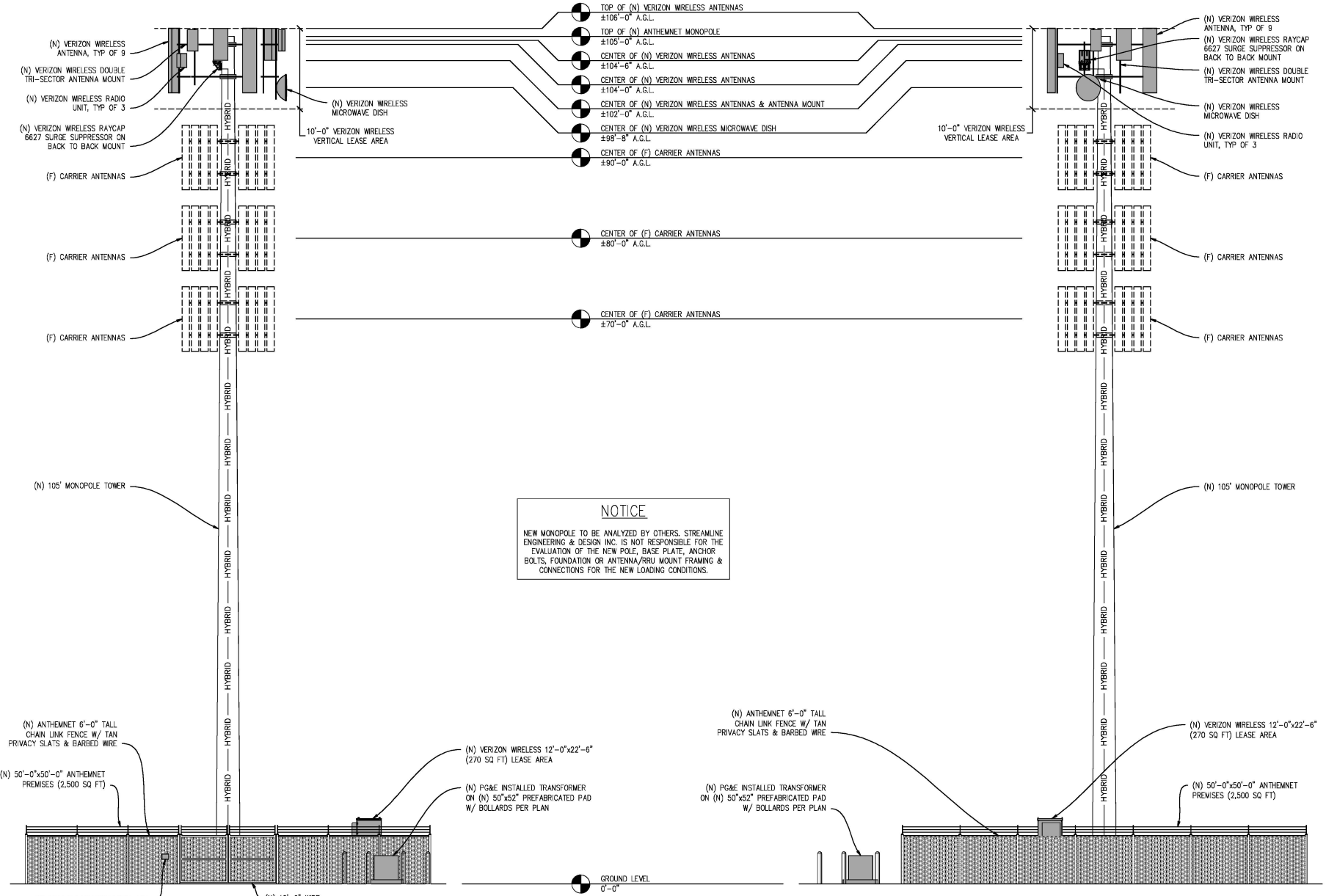
THESE PLANS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING & DESIGN INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF STREAMLINE ENGINEERING & DESIGN INC. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, IN THE PLANS AND SPECIFICATIONS ARE RESERVED BY STREAMLINE ENGINEERING & DESIGN INC.

SHEET TITLE:

VERZION WIRELESS ANTENNA PLAN

SHEET NUMBER:

A-2.1



Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1900
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

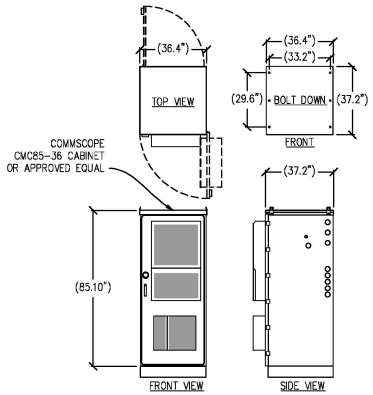
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING & DESIGN, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STREAMLINE ENGINEERING & DESIGN, INC. © COPYRIGHT STREAMLINE ENGINEERING & DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

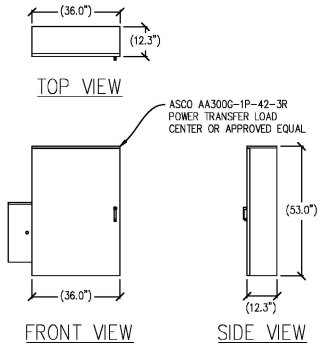
ELEVATIONS

SHEET NUMBER:

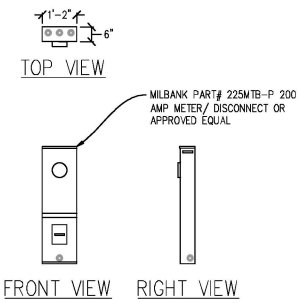
A-3.1



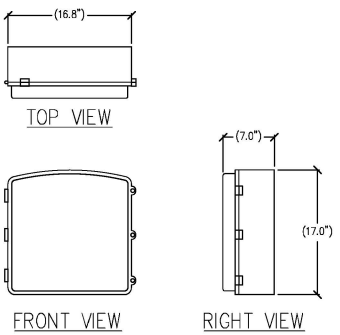
1 CABINET DETAIL
3/8"=1'-0" MAX WEIGHT: 2352 LBS



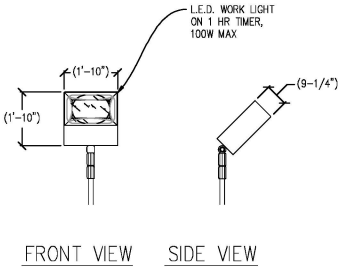
2 ILC CABINET DETAIL
1/2"=1'-0" MAX WEIGHT: 210 LBS



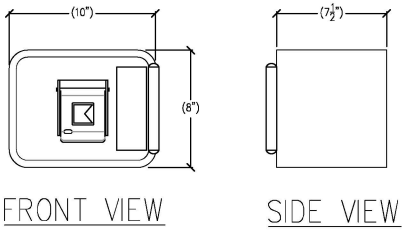
3 METER DETAIL
1/2"=1'-0" WEIGHT: 56 LBS



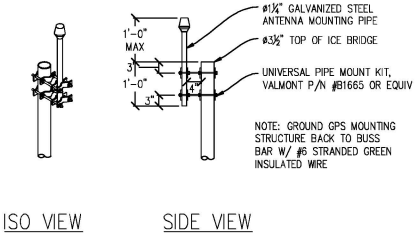
4 CN 3931 DETAIL
1 1/2"=1'-0" MAX WEIGHT: 28.6 LBS



5 TECH LIGHT DETAIL
1/2"=1'-0"



6 KNOX-BOX 3200 DETAIL
3"=1'-0"



7 GPS MOUNT DETAIL
3/4"=1'-0"

Issued For:

SHERMAN
JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

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

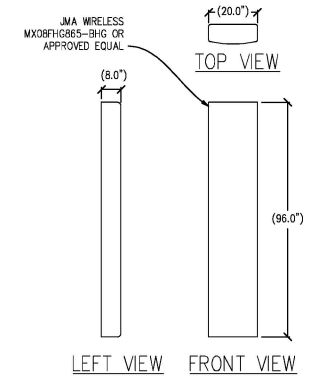
THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSES WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED. COPYRIGHT © 2026 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

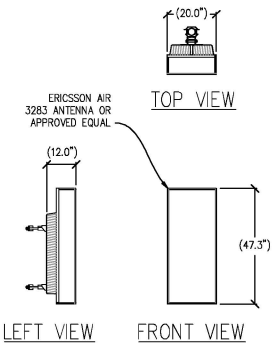
VERIZON WIRELESS
DETAILS

SHEET NUMBER:

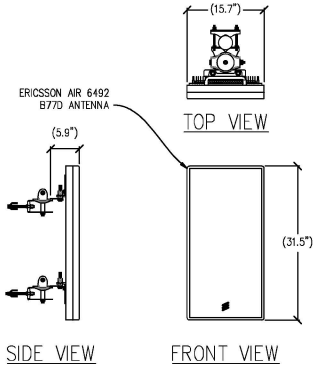
A-4.1



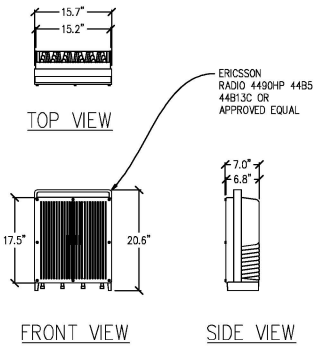
1 ANTENNA DETAIL
1/2"=1'-0" WEIGHT: 89 LBS



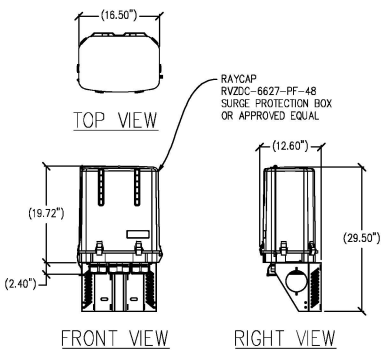
2 ANTENNA DETAIL
1/2"=1'-0" WEIGHT: 110 LBS



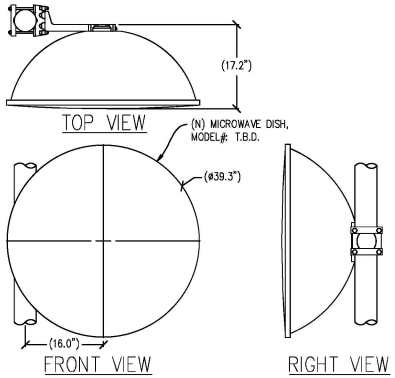
3 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 103.6 LBS



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



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



6 MICROWAVE ANTENNA DETAIL
1"=1'-0" MAX WEIGHT: 37.48 LBS

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

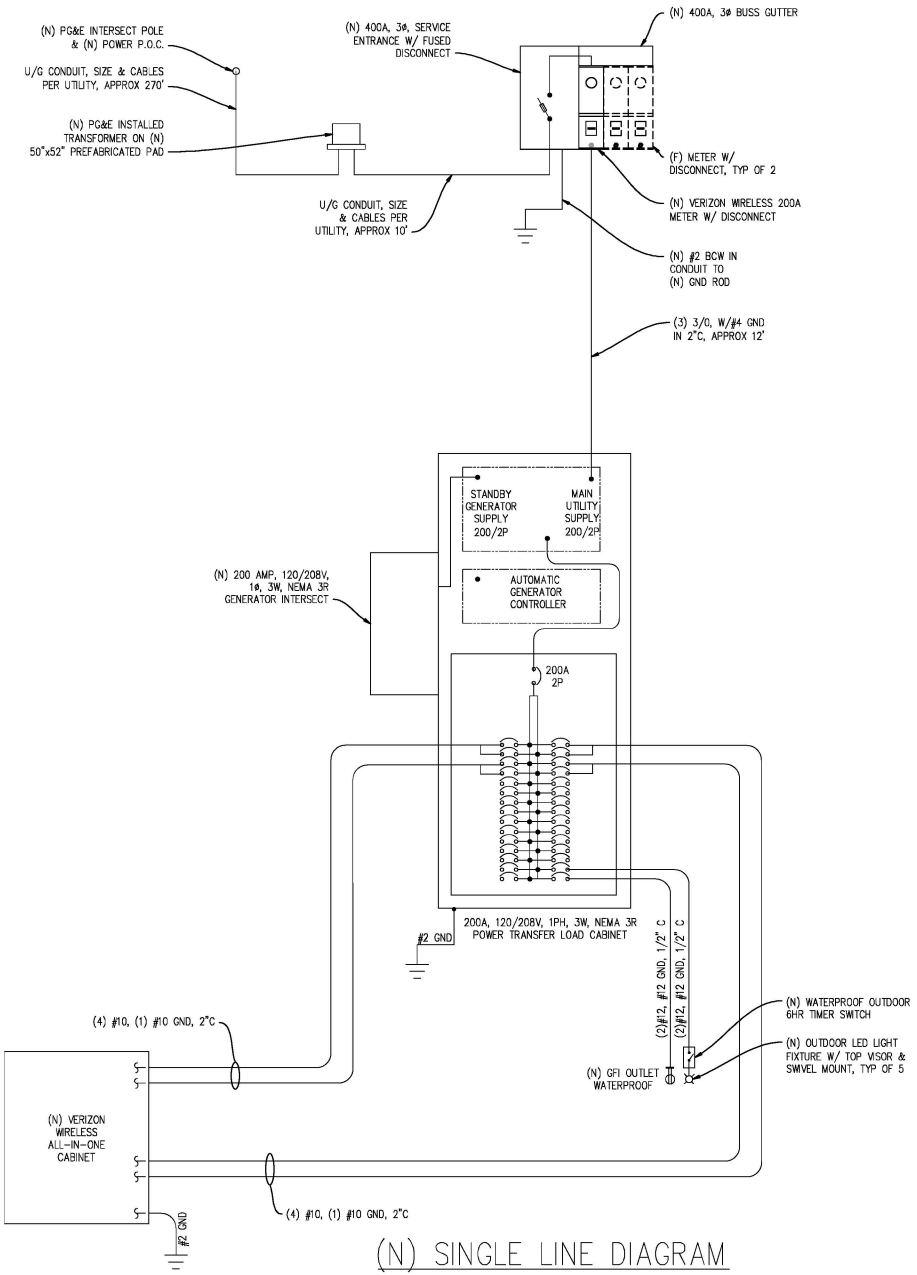
Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1900
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

VERIZON WIRELESS
DETAILS

SHEET NUMBER:

A-4.2



(N) SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

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

CARRIER	LOADING
VERIZON WIRELESS	18.8 KVA
F	23.0 KVA
F	19.5 KVA
TOTAL:	61.3 KVA

ELECTRIC LEGEND

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

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2025 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

(N) VERIZON WIRELESS PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 65,000				VOLTS: 120V/208V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
øA	øB							øA	øB
LOAD VA	LOAD VA	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA
2292		POWER CABINET	30/2	1	2	30/2	POWER CABINET	2292	
	2292	" "	" "	3	4	" "	" "		2292
2292		" "	30/2	5	6	30/2	" "	2292	
	2292	" "	" "	7	8	" "	" "		2292
		BLANK	–	9	10	–	BLANK		
		" "	–	11	12	–	" "		
		" "	–	13	14	–	" "		
		" "	–	15	16	–	" "		
		" "	–	17	18	–	" "		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
		" "	–	25	26	–	" "		
		" "	–	27	28	20/1	TECH LIGHTS		300
		" "	–	29	30	20/1	GFI RECEPTACLE	180	
4584	4584	PHASE TOTALS					PHASE TOTALS	4764	4884
TOTAL VA =	18816	TOTAL AMPS =	90						
TOTAL KVA =	18.82								

Issued For:

SHERMAN JENSON

330 VILLA MANUCHA RD
NEWMAN, CA 95360

PREPARED FOR

ANTHEMNET

5151 HEADQUARTERS DR
SUITE 170, PLANO, TX 75024

Vendor:

DRAWN BY:	C. CODY
CHECKED BY:	S. SAVIG
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	08/17/26	CLIENT REV	T.T.
4	06/22/26	CLIENT REV	J.Z.
3	06/10/26	ZD 100%	J.Z.
2	06/08/26	CLIENT REV	C.C.
1	04/30/26	CLIENT REV	T.T.
0	04/13/26	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1830
E-Mail: kevin@streamlineeng.com Fax: 916-885-1841

THESE PLANS ARE APPROVED AS AN INSTRUMENT OF SERVICE, AS SUCH, THEY REMAIN THE PROPERTY OF THE ARCHITECT OR ENGINEER WHO PREPARED THEM. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OR ENGINEER. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT 2026

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-1.1

Docusign Envelope ID: 5E6067C3-125A-89B3-8112-90B82027C41E

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form available online: http://www.stancounty.com/planning/applications.shtm

S____ T 7 R 9
ZONE A-2-40
RECEIVED 9/14/26 mm
APPLICATION NO. 2026-0078
RECEIPT NO. 589646

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) Nicholas Tagas on behalf of Anthemnet, Inc.
   Name of firm or person

   (b) 4930 Pacific Street (Address) (c) Rocklin, CA 95677 (City, Zip) (d) (916) 990-1446 (Phone)

   (e) Nick.Tagas@51wireless.net
   Email address

2. NAME OF PROPERTY OWNER: (a) Cerutti Bros. Inc. Attn: Patrick Cerutti
   Name of firm or person

   (b) P.O. Box 580 (Address) (c) Newman, CA 95360 (City, Zip) (d) (209) 587-1643 (Phone)

3. LOCATION OF PROPERTY: 330 Villa Manucha Road, Newman CA 95360
   Address

4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: A new unmanned wireless telecommunciation facility, (cell tower) [105-feet tall] monopole, designed for multiple carriers with an appurtenant fenced-in ground space area [50' x 50']

5. ASSESSMENT NO. & ACREAGE OF PROPERTY: APN" [049-028-005-000] ; Acres: 31.45

6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:
   Two structures on-site: (i) Residential unit at front of property facing Villa Manucha Road, and (2) (ii) a commercial barn used for agricultural purposes.

7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.

8. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF ONE THOUSAND, TWO HUNDRED, AND FIFTY-FIVE DOLLARS ($1,255.00).

   a. IF THE STAFF APPROVAL IS FOR A SINGLE-FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF FOUR HUNDRED AND SEVENTEEN DOLLARS ($417.00).

Radio Frequency Emissions Compliance Report

Prepared for: TRILEAF environmental architecture engineering

Monopole Facility

Analysis of *Verizon Wireless* Installation

Prepared by: FOX HILL TELECOM



Verizon Wireless Project ID: 17596925
Verizon Wireless Site Name: Sherman Jenson

Report Date: 8/5/2026

Address: 330 Villa Manucha Road
Newman, CA 95360

Prepared For: Trileaf
7700 W. Hwy 71, Suite 200
Austin, Texas 78735

County: Stanislaus
Latitude: 37.3373 N
Longitude: -121.0250 W

Report Author: Scott Heffernan
Fox Hill Project Number: 260066

Site Compliance Status
Site will be compliant with recommendations in Section 3.0

Table of Contents

1.0 Introduction 2
2.0 Site Information 2
3.0 Results Snapshot and Mitigation Measures 3
4.0 Site Overview Maps 5
5.0 Antenna Inventory Table 8
6.0 Emissions Modeling Results 9
6.0 Verizon Wireless Signage Police 12
7.0 FCC Guidelines 13
8.0 Calculation Methodology 15
The Cylindrical Model Implementation (Sula9) 15
The Far Field Model 16
9.0 Certifications 18

1.0 Introduction

Fox Hill Telecom, Inc. has been contracted by **Trileaf** to produce a theoretical assessment of the potential radio frequency emissions at the Proposed **Verizon Wireless** facility. FCC OET Bulletin 65 – Edition 97-01 recommends that theoretical calculations should be done for all radio systems to yield a worst-case assessment of potential emissions. This analysis will assume all transmitters are operating at their maximum transmit power to produce the maximum emissions values across the entire study area. This will provide *Verizon Wireless* with a guideline of how to proceed with mitigating the site to ensure the site will be compliant with FCC regulations at any instance.

Licensed wireless system operators are typically required to perform periodic assessments of potential impacts to humans due to radio frequency emissions from active radio frequency transmitters. The Federal Communications Commission ("FCC") considers two levels of standards based on access controls to the site and the level of knowledge of the effects of radio frequency to humans.

A controlled/occupational environmental limit assumes that anyone accessing the defined area is fully trained in RF safety and is aware of the effects of the exposure to radio frequency emissions to humans,

An uncontrolled/general population environmental limit establishes the area where access does not need to be restricted to RF trained individuals and other members of the general population may be able to access the site for any reason, occupation or otherwise.

2.0 Site Information

The proposed Verizon Wireless facility will be installed on a proposed monopole structure located at **330 Villa Manucha Road, *Newman, CA.*** Table 1below contains the site-specific data for this structure, including structure type, height as well as existing and proposed carriers on this structure.

Site Type:	Monopole
Structure Height (ft):	105 feet above ground level
Site Latitude (dec):	37.3373 N
Site Longitude (dec):	-121.0250 W
County:	Stanislaus
Ground Level:	96 feet AMSL
Carriers on Site:	Verizon Wireless (Proposed)

Table 1: Site Information

3.0 Results Snapshot and Mitigation Measures

Based on the theoretical modeling analysis performed, *Verizon Wireless* must ensure proper mitigation is installed at the site in order to keep this facility in compliance. This mitigation, if required, is detailed in this section.

Table 2.0 below provides a summary of the areas analyzed surrounding the proposed facility for Verizon Wireless. There are currently no additional carriers proposed at this facility.

Verizon Wireless MPE Values (% general population & occupational limits)				
Location	*% MPE (general population limit)*	*% MPE (occupational limit)*	*Compliance Status*	*Notes*
Ground Level	*0.34 %*	*0.068 %*	*Compliant*	*NA*
Antenna Level	*11,674.77 %*	*2,334.95 %*	*Compliant with Signage*	*NA*

Table 2.0 MPE Contribution (Verizon Wireless Only)

Site scaled maps can be found in section 4.0 which details the overall site layout, antennas and locations where mitigation should be installed to bring the site into compliance with FCC regulations.

Below is a summary of **recommended mitigation** at this facility based upon federal guidelines and client / carrier guidance.

Access Point:

- It is recommended that a yellow caution sign be posted at the base of the proposed monopole to notify people that there are areas that may exceed the FCC's general population and/or occupational limits with regard to radio frequency (RF) emissions at elevated positions on the monopole.

Sector A:

- No additional mitigation required

Sector B:

- No additional mitigation required

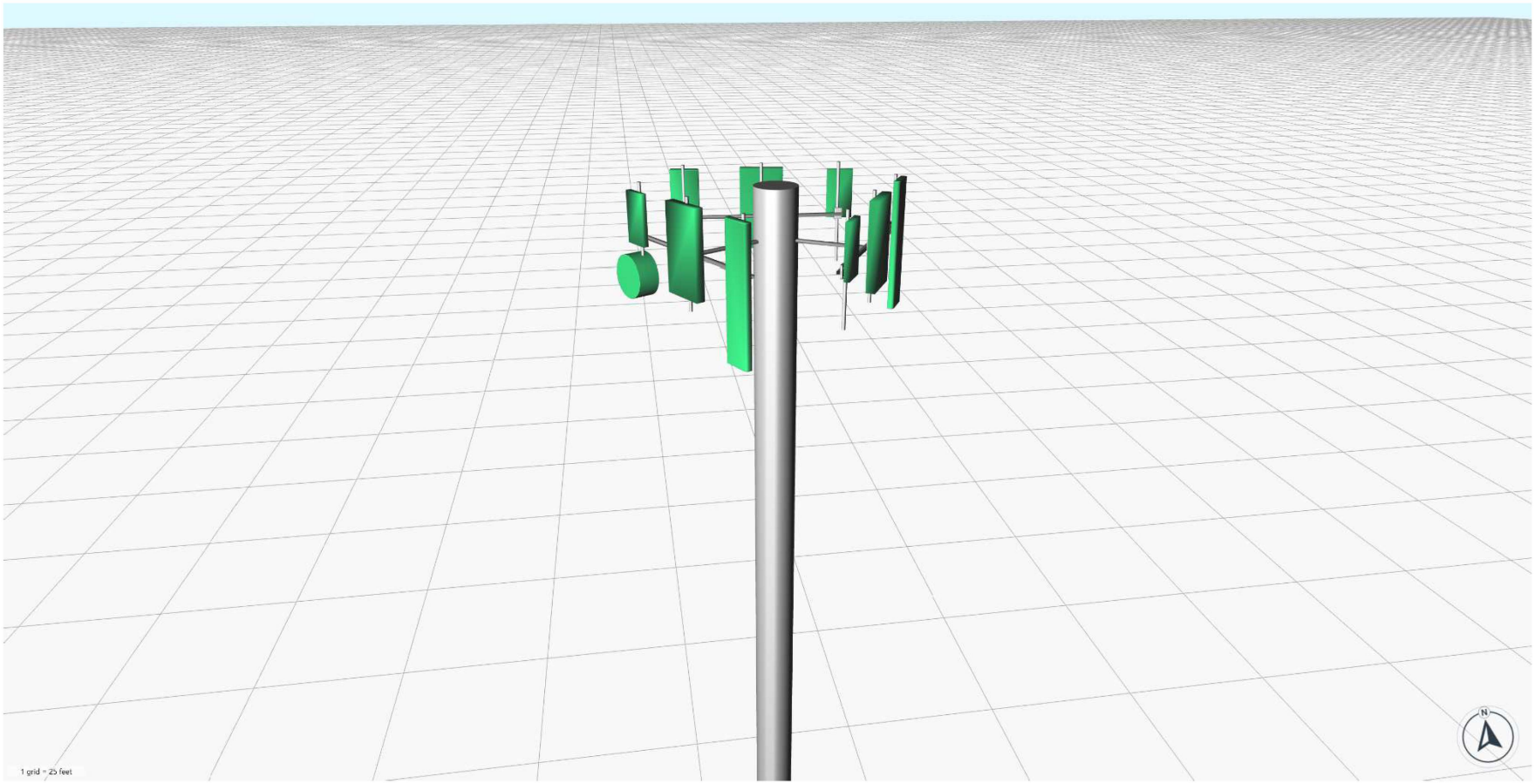
Sector C:

- No additional mitigation required

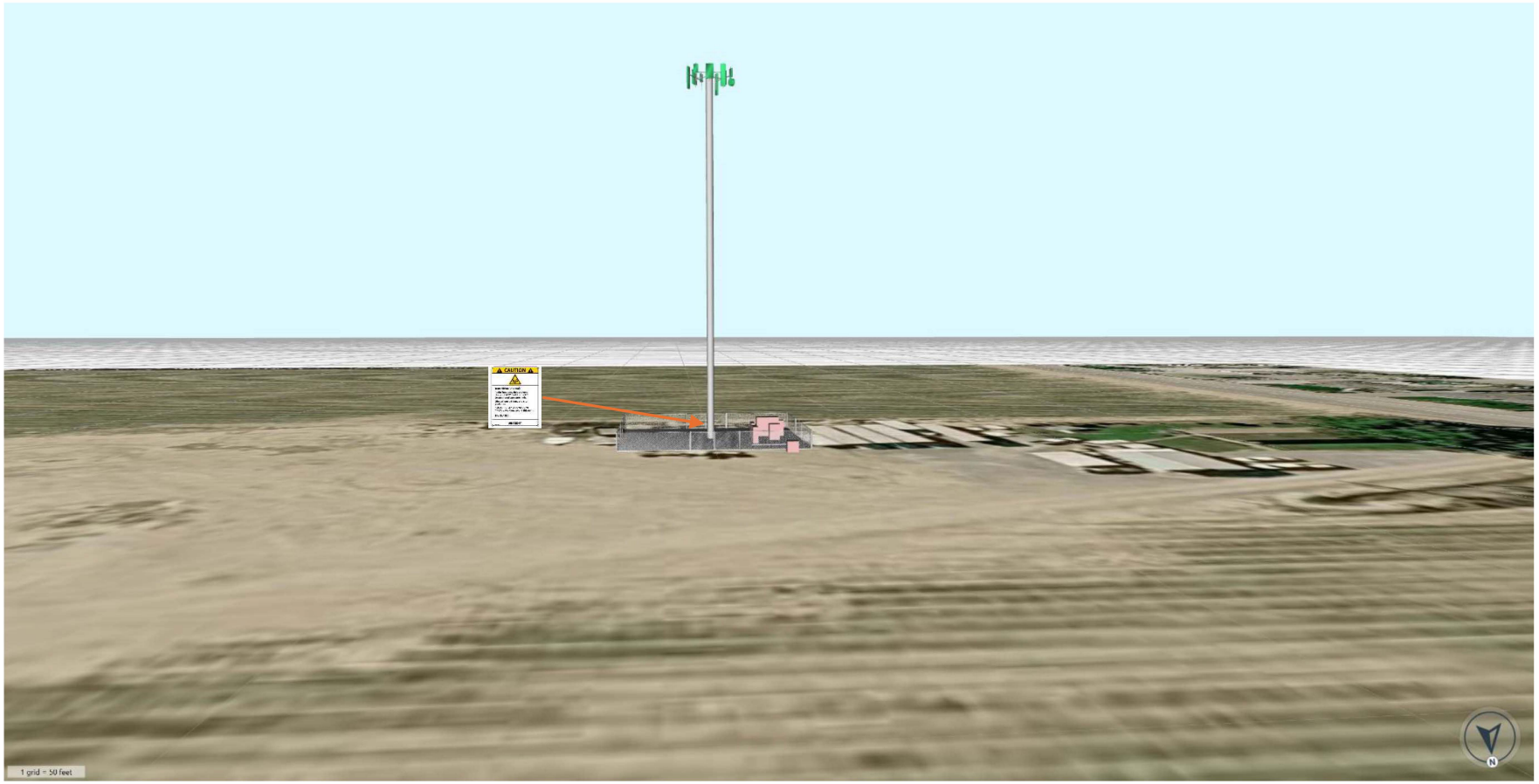
4.0 Site Overview Maps



Site Layout



Verizon Wireless Antenna Layout

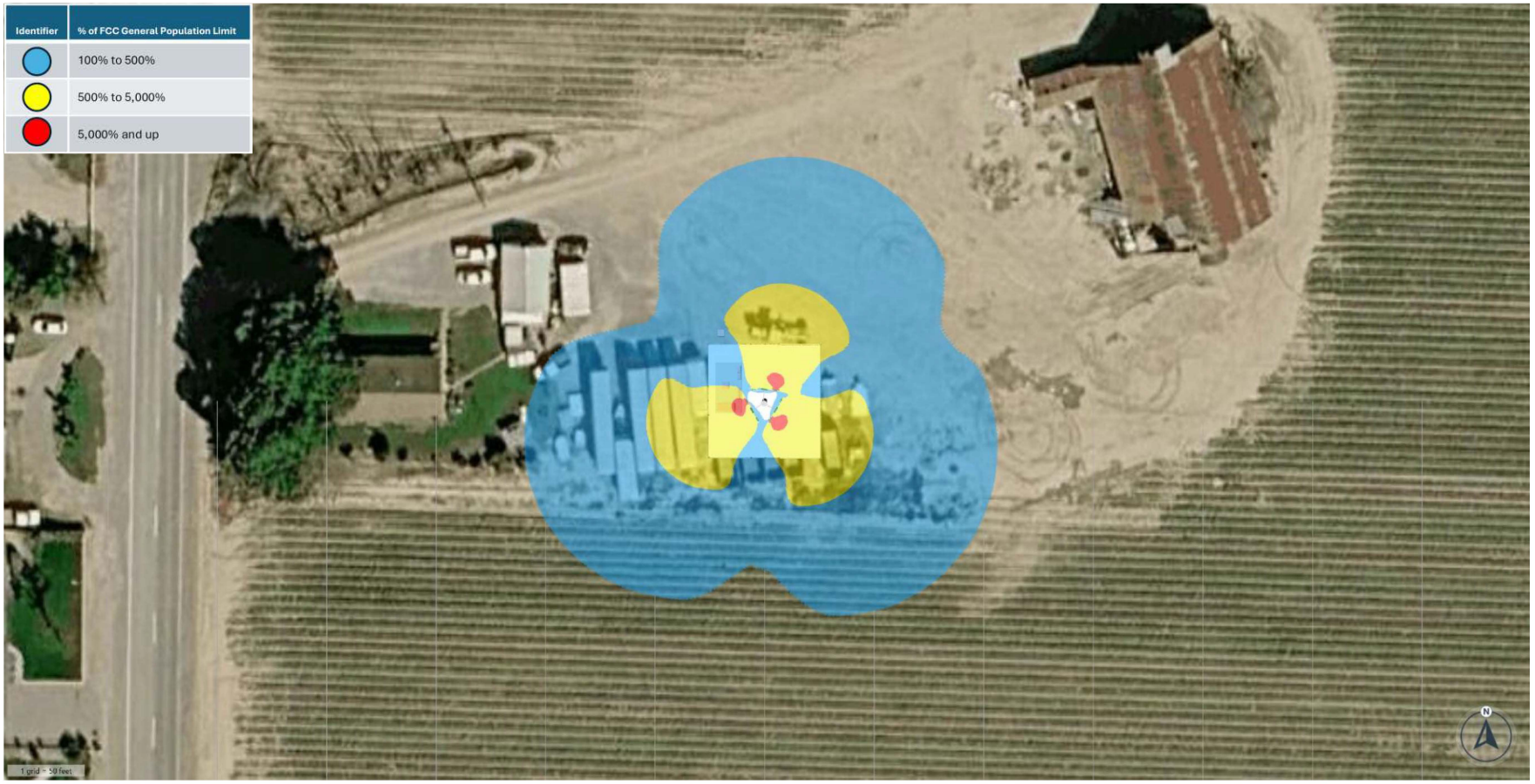


Elevation Profile View with proposed signage placement

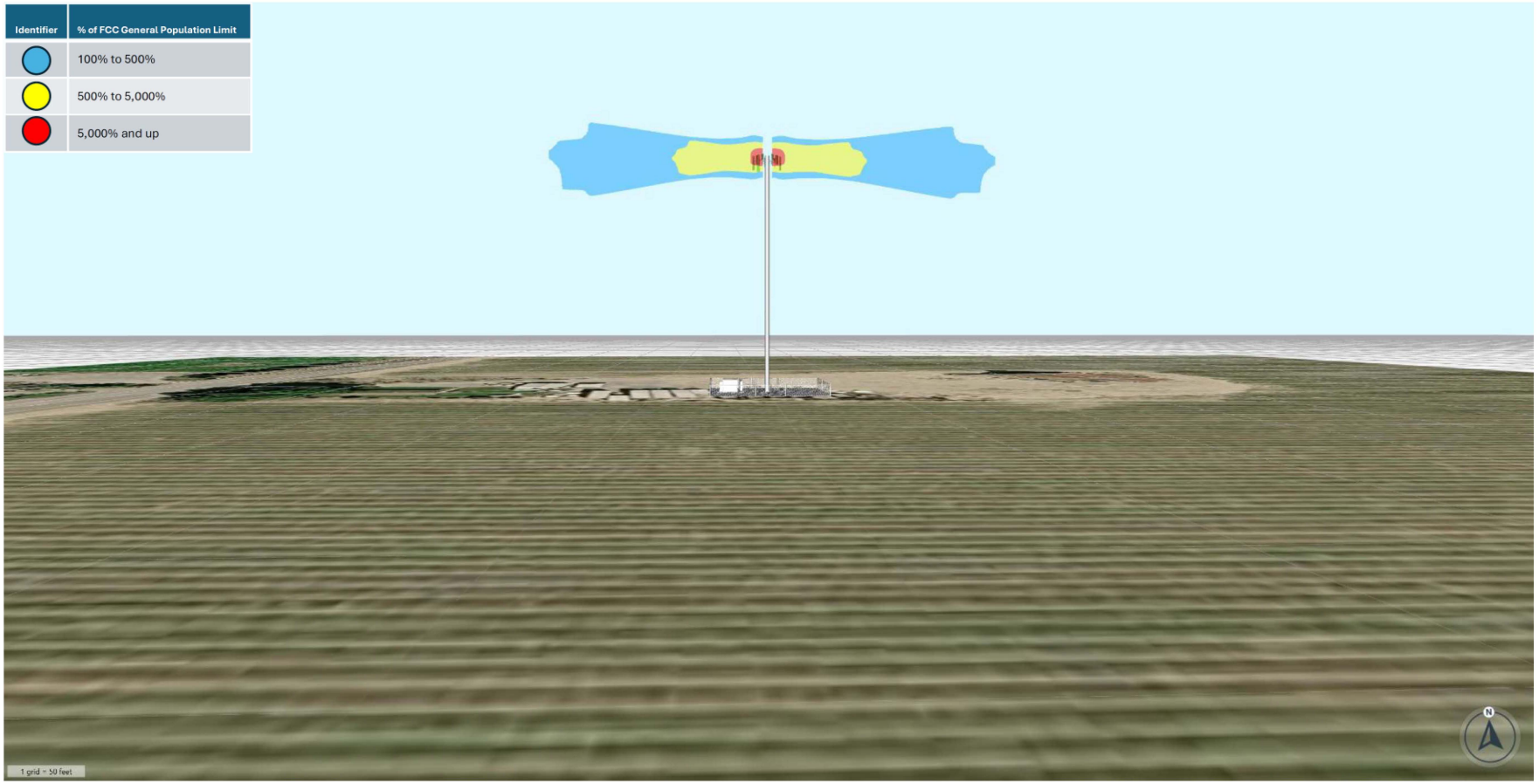
5.0 Antenna Inventory Table

Ant #	Carrier	Manufacturer	Antenna Model	EDT (deg)	Type	Band (MHz)	Az (deg)	MDT (deg)	HBW (deg)	Length (ft)	TPO (W)	Paths	Loss (dB)	Gain (dBd)	ERP (W)	EIRP (W)	Rad Ctr (ft)
1	VZW	JMA	MX08FHG865-BHG	4	Directional	700	10	0	67	8	40	4	0	14.85	4887.871	8018.994	102
1	VZW	JMA	MX08FHG865-BHG	4	Directional	850	10	0	59	8	40	4	0	15.05	5118.234	8396.926	102
2	VZW	ERICSSON	AIR3283	4	Directional	1900	10	0	61	3.9	40	4	0	17.66	9335.127	15315.12	103
2	VZW	ERICSSON	AIR3283	4	Directional	2100	10	0	61	3.9	40	4	0	18.2	10571.09	17342.82	103
3	VZW	ERICSSON	AIR6492 B77D	6	Directional	3700	10	0	11	3	160	2	0	24.55	91232.62	149675.4	103.7
4	VZW	JMA	MX08FHG865-BHG	4	Directional	700	120	0	67	8	40	4	0	14.85	4887.871	8018.994	102
4	VZW	JMA	MX08FHG865-BHG	4	Directional	850	120	0	59	8	40	4	0	15.05	5118.234	8396.926	102
5	VZW	ERICSSON	AIR3283	4	Directional	1900	120	0	61	3.9	40	4	0	17.66	9335.127	15315.12	103
5	VZW	ERICSSON	AIR3283	4	Directional	2100	120	0	61	3.9	40	4	0	18.2	10571.09	17342.82	103
6	VZW	ERICSSON	AIR6492 B77D	6	Directional	3700	120	0	11	3	160	2	0	24.55	91232.62	149675.4	103.7
7	VZW	JMA	MX08FHG865-BHG	4	Directional	700	240	0	67	8	40	4	0	14.85	4887.871	8018.994	102
7	VZW	JMA	MX08FHG865-BHG	4	Directional	850	240	0	59	8	40	4	0	15.05	5118.234	8396.926	102
8	VZW	ERICSSON	AIR3283	4	Directional	1900	240	0	61	3.9	40	4	0	17.66	9335.127	15315.12	103
8	VZW	ERICSSON	AIR3283	4	Directional	2100	240	0	61	3.9	40	4	0	18.2	10571.09	17342.82	103
9	VZW	ERICSSON	AIR6492 B77D	6	Directional	3700	240	0	11	3	160	2	0	24.55	91232.62	149675.4	103.7
10	VZW	Unknown	Unknown	0	Microwave	11000	240	0	6.1	2.0	0.63	1	0	36.85	3005.281	5004.262	101

6.0 Emissions Modeling Results



Top-Down Modeling Verizon Wireless Only



Elevation Modeling Verizon Wireless Only



Modeling at Ground Level Ground Level for Verizon Wireless Only (0 ft)

6.0 Verizon Wireless Signage Police

Sign	Description
6"x7.5" 	**Blue Notice Sign** Used to alert individuals that they are entering an area that may exceed the FCC's general population emissions limit.
	**Yellow Caution Sign** Used to alert individuals that they are entering an area that may exceed the FCC's general population and/or occupational emissions limits.

7.0 FCC Guidelines

All power density values used in this report were analyzed as a percentage of current Maximum Permissible Exposure (% MPE) as listed in the FCC OET Bulletin 65 Edition 97-01and ANSI/IEEE Std C95.1. The FCC regulates Maximum Permissible Exposure in units of microwatts per square centimeter (µW/cm2). The number of µW/cm2 calculated at each sample point is called the power density. The exposure limit for power density varies depending upon the frequencies being utilized. Wireless Carriers and Paging Services use different frequency bands each with different exposure limits, therefore it is necessary to report results and limits in terms of percent MPE rather than power density.

All results were compared to the FCC (Federal Communications Commission) radio frequency exposure rules, 47 CFR 1.1307(b)(1) – (b)(3), to determine compliance with the Maximum Permissible Exposure (MPE) limits for General Population/Uncontrolled environments as defined below.

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

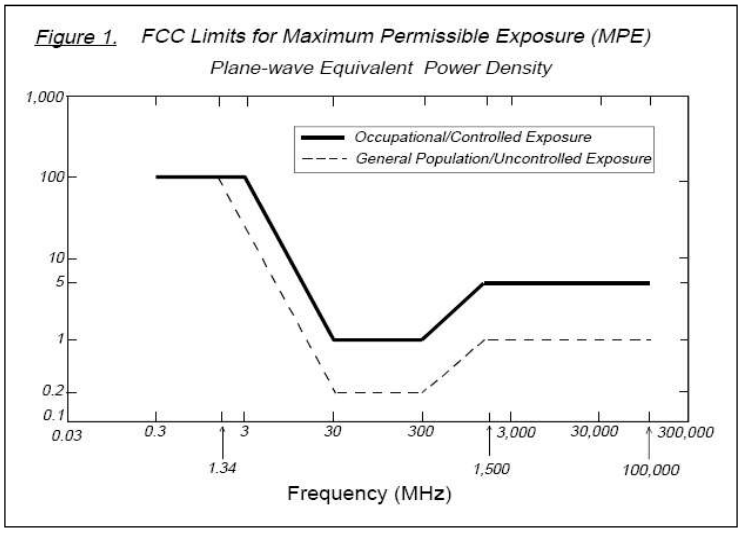
General Population exposure to radio frequencies is regulated and enforced in units of microwatts per square centimeter (µW/cm2). The general population exposure limit for the 700 MHz and 800 MHz Bands is approximately 467 µW/cm2 and 567 µW/cm2 respectively, and the general population exposure limit for the 1900 MHz PCS band, 2100 MHz AWS band, 3700 MHz C-band and 11 GHz & 18 GHz microwave bands is 1000 µW/cm2 (1mw/cm^2). Because each carrier will be using different frequency bands, and each frequency band has different exposure limits, it is necessary to report percent of MPE rather than power density.

Occupational/Controlled exposure limits apply to situations in which people are exposed as a consequence of their employment and in which those people who are exposed have been made fully aware of the potential for exposure, have been properly trained in RF safety and can exercise control over their exposure. Occupational/Controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure, have been trained in RF safety and can exercise control over his or her exposure by leaving the area or by some other appropriate means. The Occupational/Controlled exposure limits all utilized frequency bands is five (5) times the FCC's General Population / Uncontrolled exposure limit.

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

f = Frequency in (MHz)

* Plane-wave equivalent power density



8.0 Calculation Methodology

Fox Hill Telecom has performed theoretical calculations on all transmission equipment located on this facility. All calculations have been performed using Waterford Consultants' RFMaster version 1.0096.38. RFMaster employs several power density prediction models based on the computational approaches set forth in the Federal Communications Commission's Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65 utilizing both cylindrical and far-field modelling (calculated using antenna manufacturers pattern data).

The Cylindrical Model Implementation (Sula9)

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RFMaster utilizes the antenna manufacturer horizontal pattern data. Additionally, RFMaster incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

Power density is calculated as follows:

$$S = \left(\left(\frac{360}{Beamwidth} \right) \frac{P_{in} G_H H_r V_r}{2\pi Rh} \right) \frac{\mu W}{cm^2}$$

- S is the spatially averaged power density value
- R is the horizontal distance meters to the study point
- h is the aperture length in meters
- P_{in} is power into the antenna input port in Watts
- RFMaster Implementation:
  - G_H is gain offset to study point as specified in manufacturer horizontal pattern
  - P_{in} is adjusted by the portion of the antenna aperture in the 0-6 ft vertical study zone
  - H_r accounts for $1/R^2$ Far Field roll off which starts at 2xh
  - V_r accounts for 1/ (vertical distance)^2 roll off from antenna bottom to the top of the 0-6ft study zone (or antenna top to bottom of 0-6ft study zone)

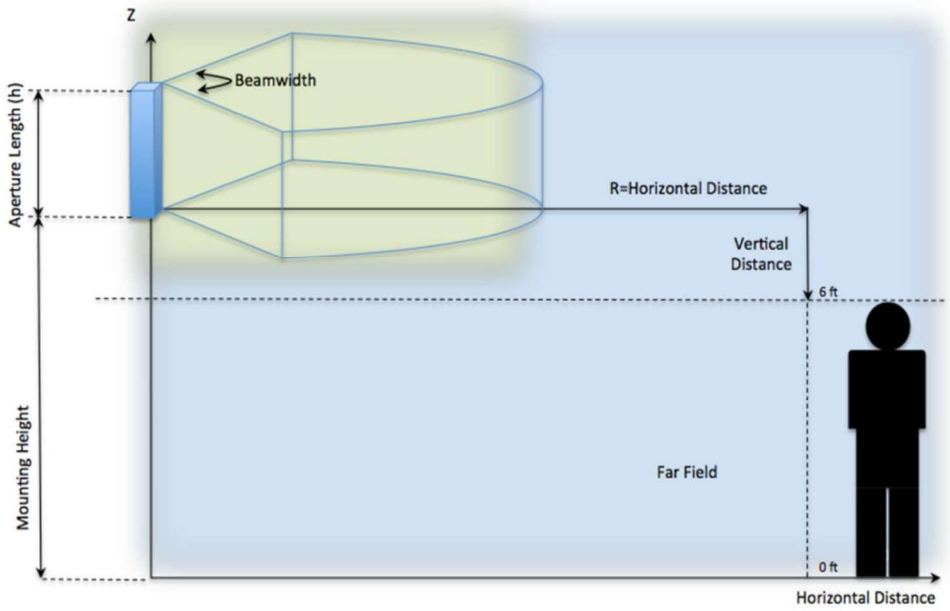


Figure 1: Cylindrical Model Implementation.

The Far Field Model

In OET-65, a far field model is presented to calculate the spatial peak power density. The RFMaster implementation of this model incorporates antenna manufacturer's horizontal and vertical pattern data to determine the power density in all directions. Power density is calculated as follows:

$$S = \frac{13.05 P_{in} G}{R^2} \frac{\mu W}{cm^2}$$

- Does not include 100% reflection factor
- P_{in} is Watts
- R is meters to study point
- G is gain to study point as specified in manufacturer horizontal and vertical patterns

A worst-case prediction is described in OET-65 where field strength may double due to 100% reflection of the incoming radiation. Considering an EPA recommendation that a multiplier of 1.6 is a more realistically representation of this effect is rewritten as follow:

$$S_{FF} = \frac{33.4 \cdot P_{in} \cdot G_{dBd}}{R^2} \quad (\mu W/cm^2)$$

This model yields the power density at a single point in space. In order to determine the spatial power density for comparison to the FCC limits, the average of several points calculated within the human profile (0 to 6 feet) must be conducted.

RFMaster calculates seven power density values between 0 and 6 feet above the specified study plane and performs a linear spatial average.

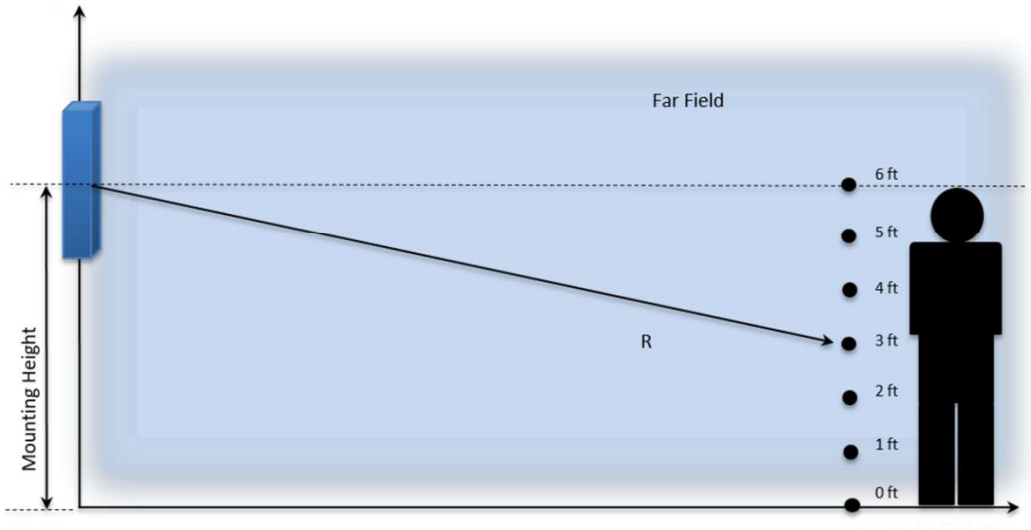


Figure 2 Far Field Model Implementation.

9.0 Certifications

I, Scott Heffernan, preparer of this report, certify that I am fully trained and aware of the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.

8/5/2026

_____

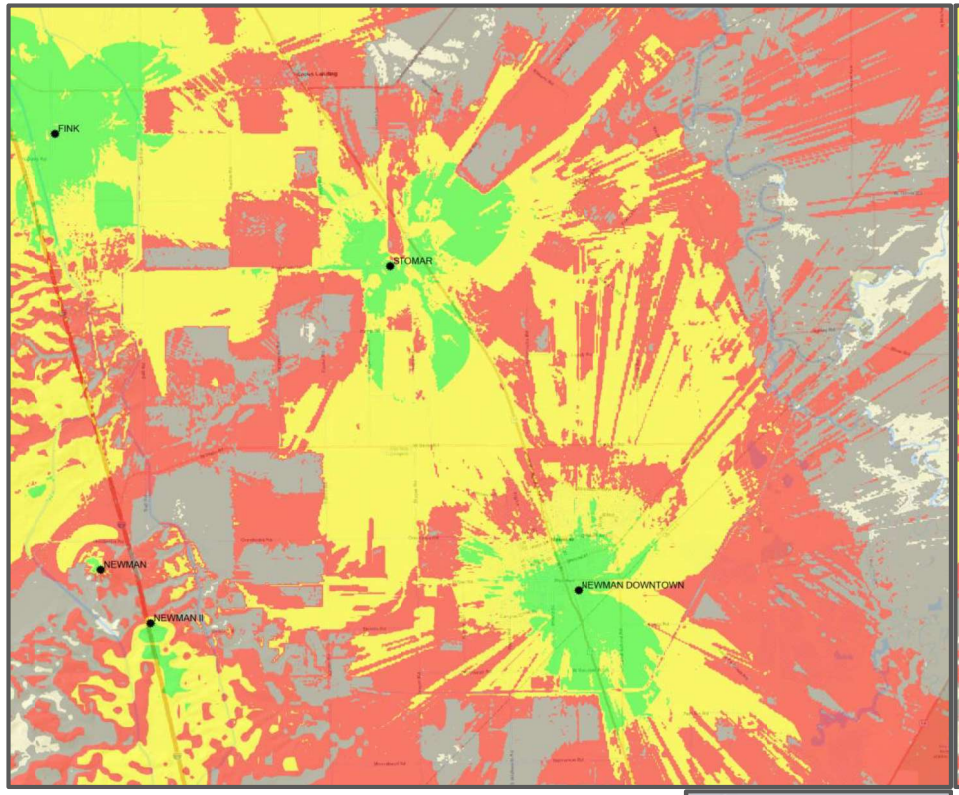
This report has been reviewed and approved by California registered professional engineer,

Michael McGuire



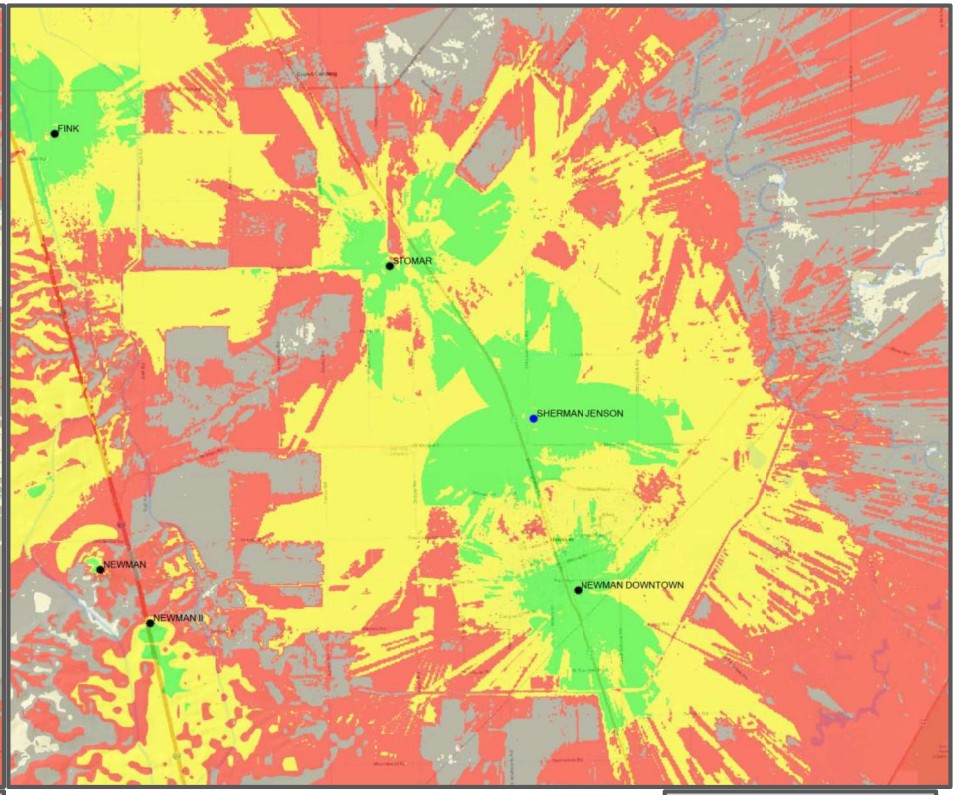
sealed 05aug2026

LTE COVERAGE PLOT (AWS)



BEFORE

Legend
LTE_NW-Mobility_RSRP-dBm BEFORE AWS
In Door
In Car
On Street
Marginal



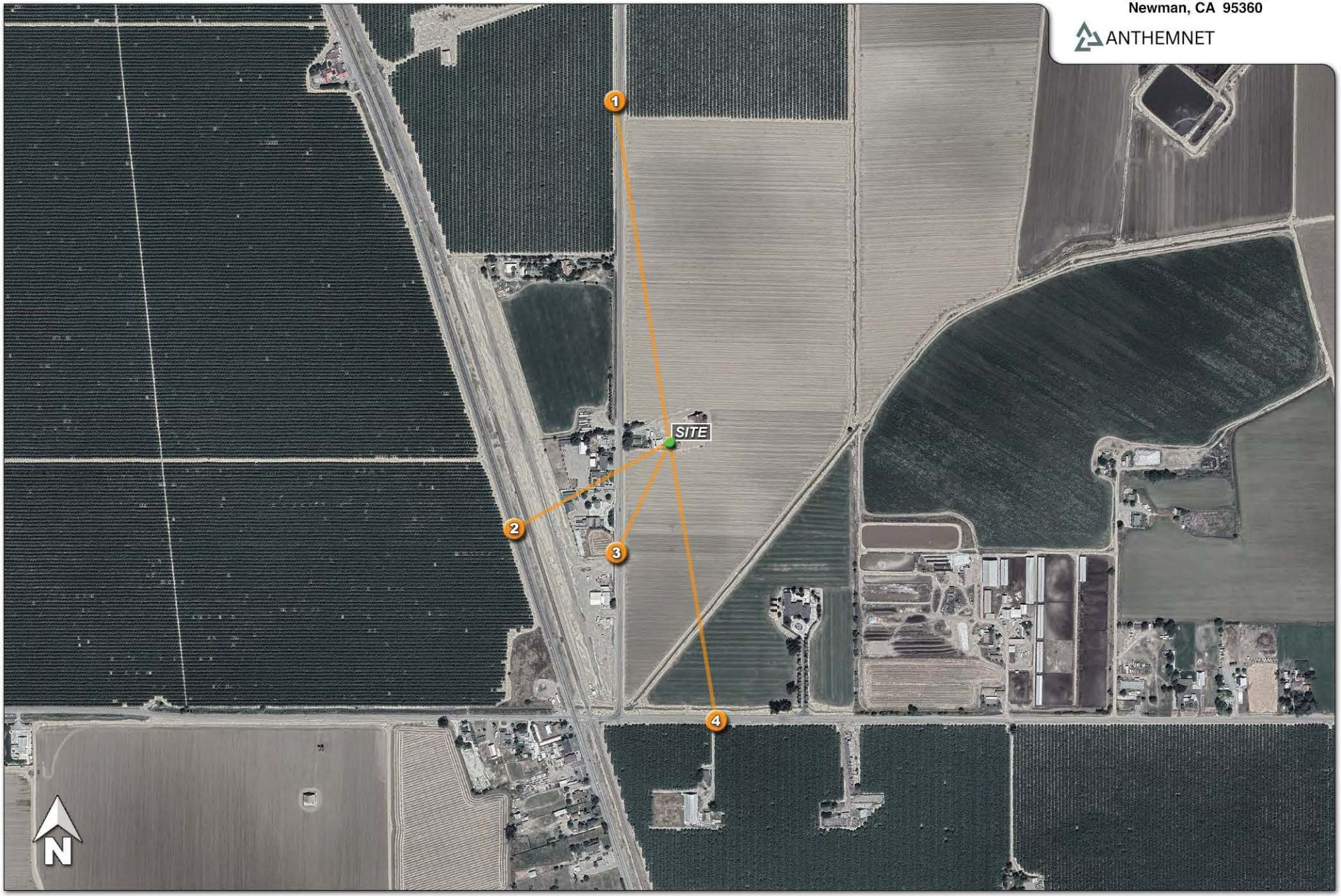
AFTER

Legend
LTE_NW-Mobility_RSRP-dBm PROPOSED AWS
In Door
In Car
On Street
Marginal

Sherman Jenson
330 Villa Manucha Rd
Newman, CA 95360

ANTHEMNET

Aerial photograph showing the viewpoints for the photosimulations.



© Copyright 2026 Previsualists Inc. • www.photosim.com • Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

Version Date: June 17, 2026



Photosimulation of the view looking south along southbound Villa Manucha Road.

Sherman Jenson
330 Villa Manucha Rd
Newman, CA 95360

ANTHEMNET



© Copyright 2026 Previsualists Inc. • www.photosim.com •Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

Version Date: June 17, 2026



Sherman Jenson
330 Villa Manucha Rd
Newman, CA 95360

ANTHEMNET

Photosimulation of the view looking east-northeast from the nearest point along Hwy 33.



© Copyright 2026 Previsualists Inc. • www.photosim.com •Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.



Photosimulation of the view looking north-northeast along northbound Villa Manucha Road.

Sherman Jenson
330 Villa Manucha Rd
Newman, CA 95360

ANTHEMNET



© Copyright 2026 Previsualists Inc. • www.photosim.com •Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

Version Date: June 17, 2026



Photosimulation of the view looking north-northwest from E Stuhr Road.

Sherman Jenson
330 Villa Manucha Rd
Newman, CA 95360

ANTHEMNET



© Copyright 2026 Previsualists Inc. • www.photosim.com •Any modification is strictly prohibited. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant.

Alternative Site Analysis



Anthemnet

Wireless Telecommunication Facility

at

330 Villa Manucha Road

Newman, CA 95360

Site name: Sherman Jenson

Introduction

Anthemnet has identified a significant gap in service coverage and capacity for all three major wireless carriers in Newman, CA. Anthemnet proposes to install a single 105 ft. monopole and foundation along with a 50ft x 50ft lease area for Verizon Wireless (Anchor Tenant) to collocate on. The proposed facility will fill a significant gap in coverage and capacity while mitigating any objections to adverse disruptions or takings of existing views along Villa Manucha Rd and Hwy 39 and will also adhere all to Federal, State and local rules and regulations as related to new wireless communication facilities ("WCF").

The Proposed Facility is the least intrusive location Anthemnet has chosen while filling this significant gap in coverage and capacity.

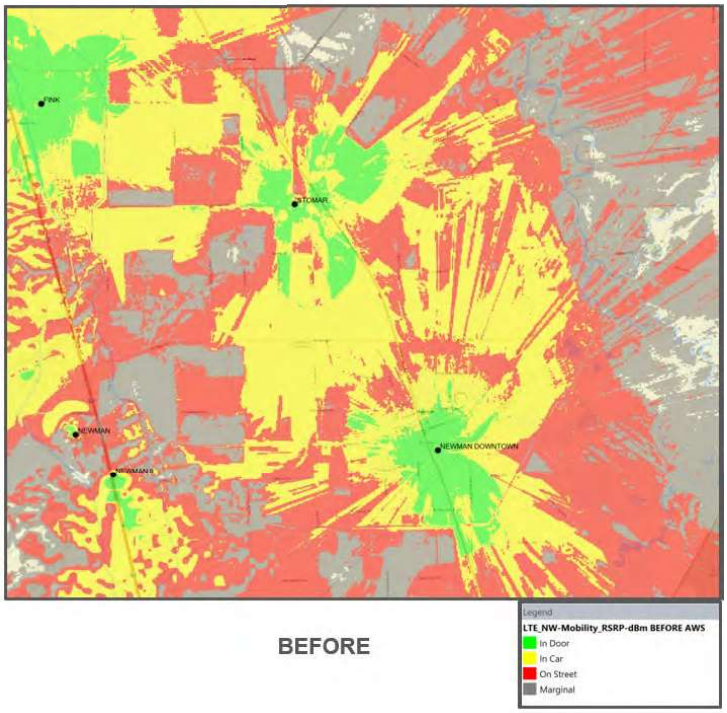
Objective

Anthemnet has identified a significant gap in service capacity in this part of Newman, CA in an area off Villa Manucha Rd. and Hwy 39. This facility will service Anthemnet's tenants and their tenant's customers within this rural and suburban residential corridor, and the businesses surrounding the area.

The service coverage in this portion of Newman, CA is described in Verizon's propagation maps. The most recent traffic data available from Google Earth Pro for this area indicates that if the County of Stanislaus does not allow Anthemnet to bring in these vital communication services, there will be a significant and dangerous lack of communication services for the residents, and visitors of this part of Newman, CA. Below are heat maps showing before and after coverage for Verizon which more clearly depict the need for this proposal here at this agricultural parcel and how it will fill a significant gap in coverage and capacity for Verizon's customers in this area of Newman, CA.

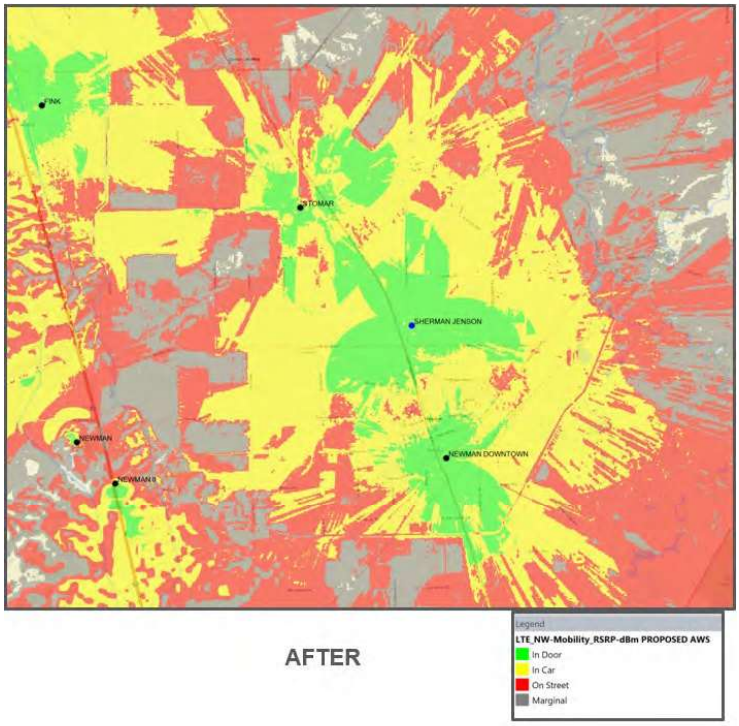
[Rest of Page Left Intentionally Blank]

Verizon Propagation Map – BEFORE



BEFORE

Propagation Map – AFTER



AFTER

Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served.

Anthemnet seeks to fill a significant gap in service coverage and capacity using the least intrusive means under the values expressed in Stanislaus County's municipal code. Thus, Anthemnet is guided by Chapter 21.91– COMMUNICATION FACILITIES as related to: the development, location and design standards of antenna design priorities, including new free-standing towers, height restrictions and the requirement that Anthemnet needs to demonstrate its proposal closes a significant service coverage and capacity gap in this portion of Newman, CA

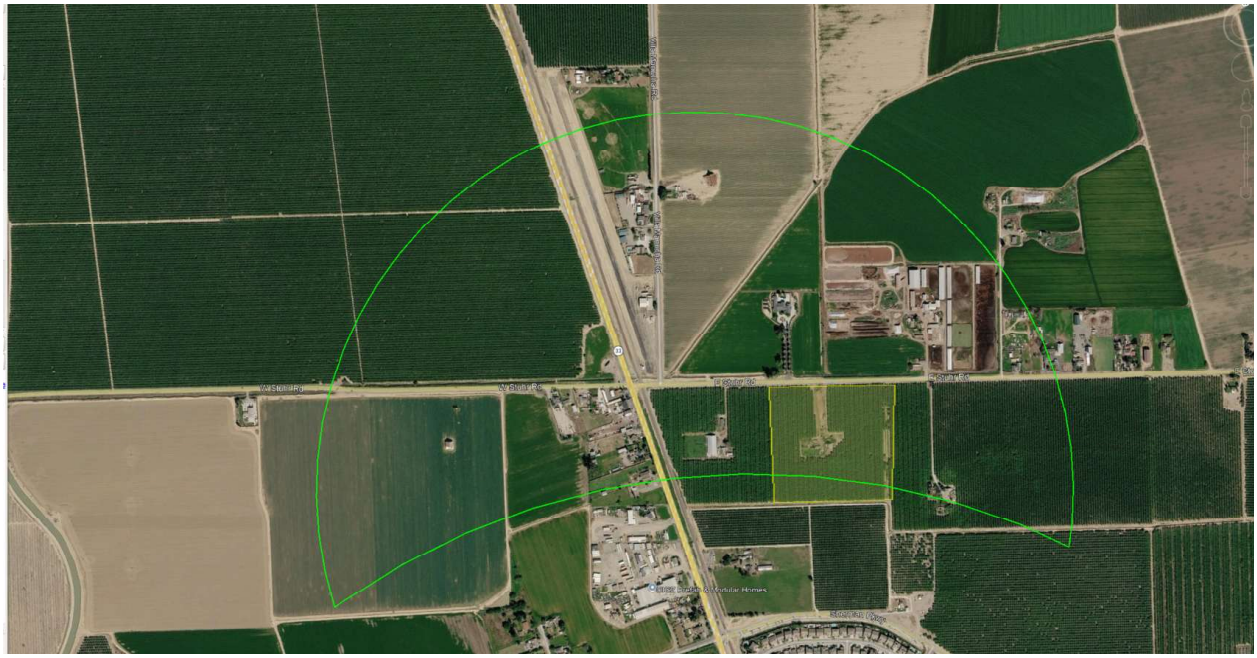
As described and detailed in this comprehensive report (alternative site analysis); there are no viable or feasible alternative opportunities to collocate onto existing structures or to construct a WCF in another portion of the county that meets the code standards related to freestanding towers that is located within the search area and that has an alternate willing landlord to agree to locate a new WCF on their property.

https://ecode360.com/43734118#43734118

[Rest of Page Left Intentionally Blank]

Anthemnet Search Ring Area

The following map was generated by Verizon's Radio Frequency Engineers which depicts the area in which the siting of a new WCF is needed to fill a significant gap in coverage and capacity for Verizon's customers [Anthemnet's Anchor Tenant].



Analysis

Anthemnet investigated potential alternatives for facilities to fill the identified coverage gap in Newman, CA. Following is a map showing the locations of these alternatives. The alternatives are discussed in the analysis which follows.

[Rest of Page Left Intentionally Blank]

Potential Colocation Opportunities

The following map shows Anthemnet's and Verizon Wireless' Search Rig Radius where there is little or no cell service coverage in **GREEN** and an additional search ring radius in **RED** which is 2 miles around.

Anthemnet explored this 2 mile radius to confirm if there are any collocatable towers in the area and if there are, are the carriers including Verizon on those towers already, and are those towers serving other areas and could those towers serve this identified underserved area of need.



Anthemnet found three (3) existing towers within a 2-mile radius. Below are Anthemnet's findings.

Proposed Facility

Alternate Candidate #1: City of Newman Water Tower
1130 Fresno Street, Newman, CA 95360

Proposal – Collocation on existing tower



Conclusion: This tower is located outside of the targeted area by 1.63 miles and would only serve the downtown of Newman which Verizon and other carriers already serve effectively. This tower is too far away from the targeted area therefore it is not feasible to collocate on.

Proposed Facility

Alternate Candidate #2: Verizon Tower
2007 L Street, Newman, CA 95360
Proposal – Collocation on existing tower



Conclusion: This is an existing tower which Verizon is already located on serving the area around Inyo Ave and N Street and is located outside of the targeted area by 2 miles, therefore is not feasible.

Proposed Facility

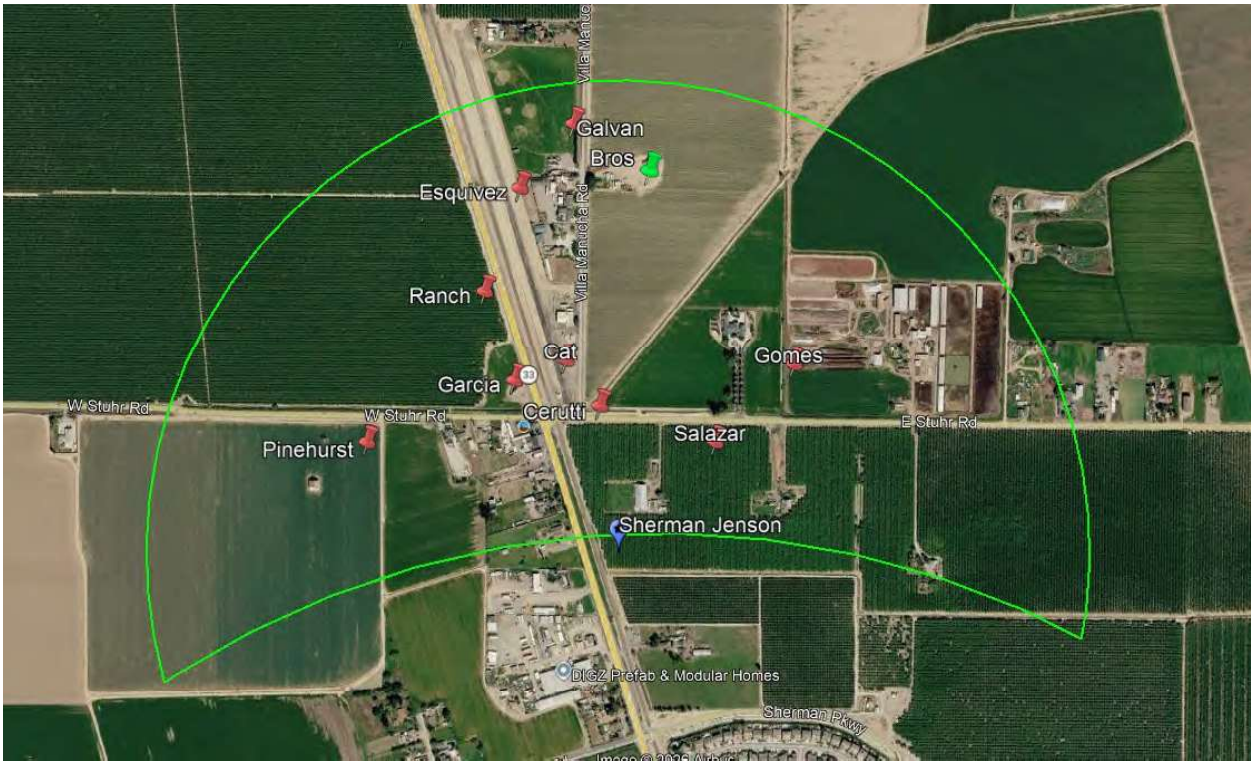
Alternate Candidate #3: Crown Castle Tower
2006 L Street, Newman, CA 95360
Proposal – Collocation on existing tower



Conclusion: This tower is located adjacent to Verizon's existing antennas and is also outside of the targeted area by 2 miles, therefore is not feasible to collocate on. This tower is also too far away from the targeted area to serve the needs of the community in the targeted underserved search area.

Potential New Cell Tower Locations

The following map shows Anthemnet's and Verizon Wireless' Search Rig Radius where there is little or no cell service coverage and the candidates that were investigated. The **GREEN** pin shows the selected candidate and the **RED** pins show the candidates that were rejected. Below are Anthemnet's findings of these alternate candidates and the reason for their rejection



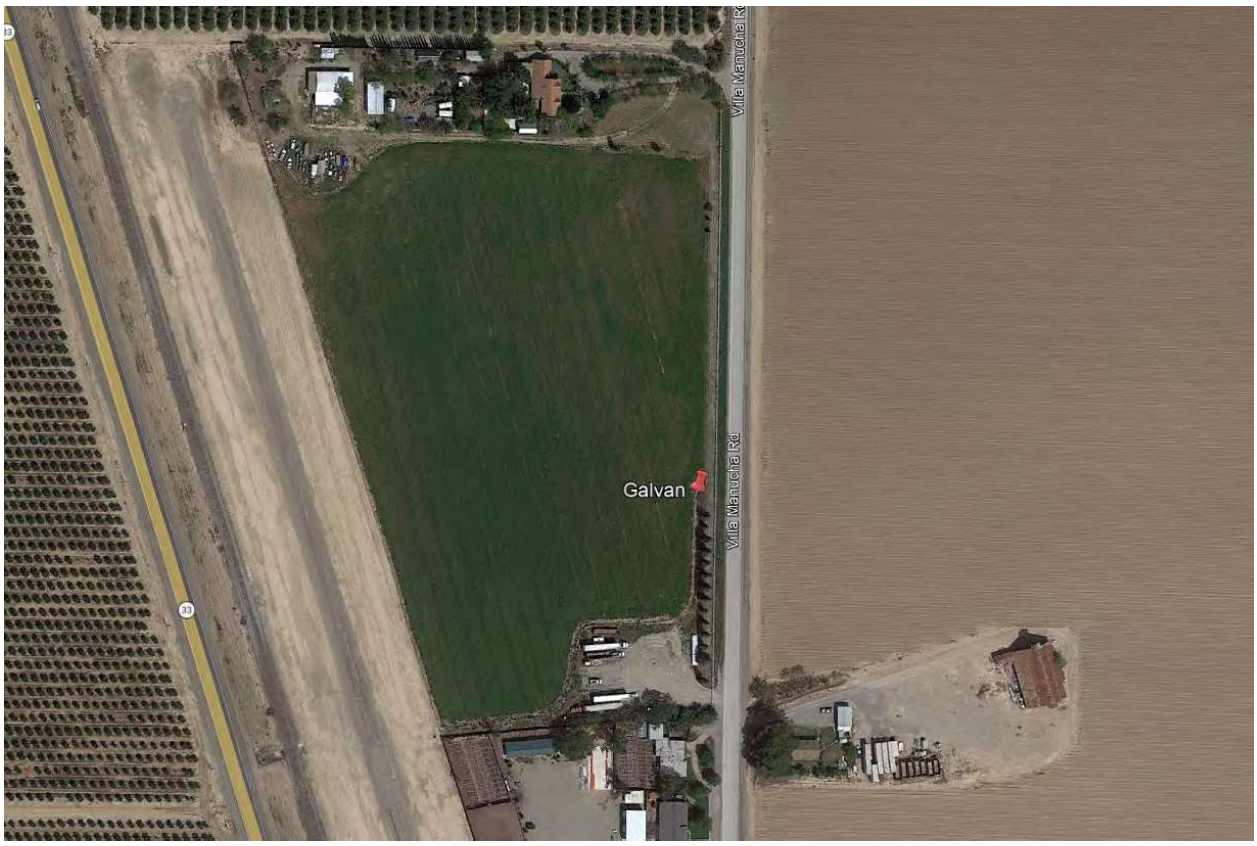
RED PINS = Failed Locations

GREEN PIN = Viable Location

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #4: Maria & Sergio Galvan
401 Villa Manucha Rd, Newman, CA 95360
Proposal – New Freestanding Tower



Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #5: Juan Esquivez
313 Villa Manucha Rd, Newman, CA 95
Proposal – New Freestanding Tower



Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #6: K & T Ranch
Stuhr Rd, Newman, CA 95360
Proposal – New Freestanding Tower

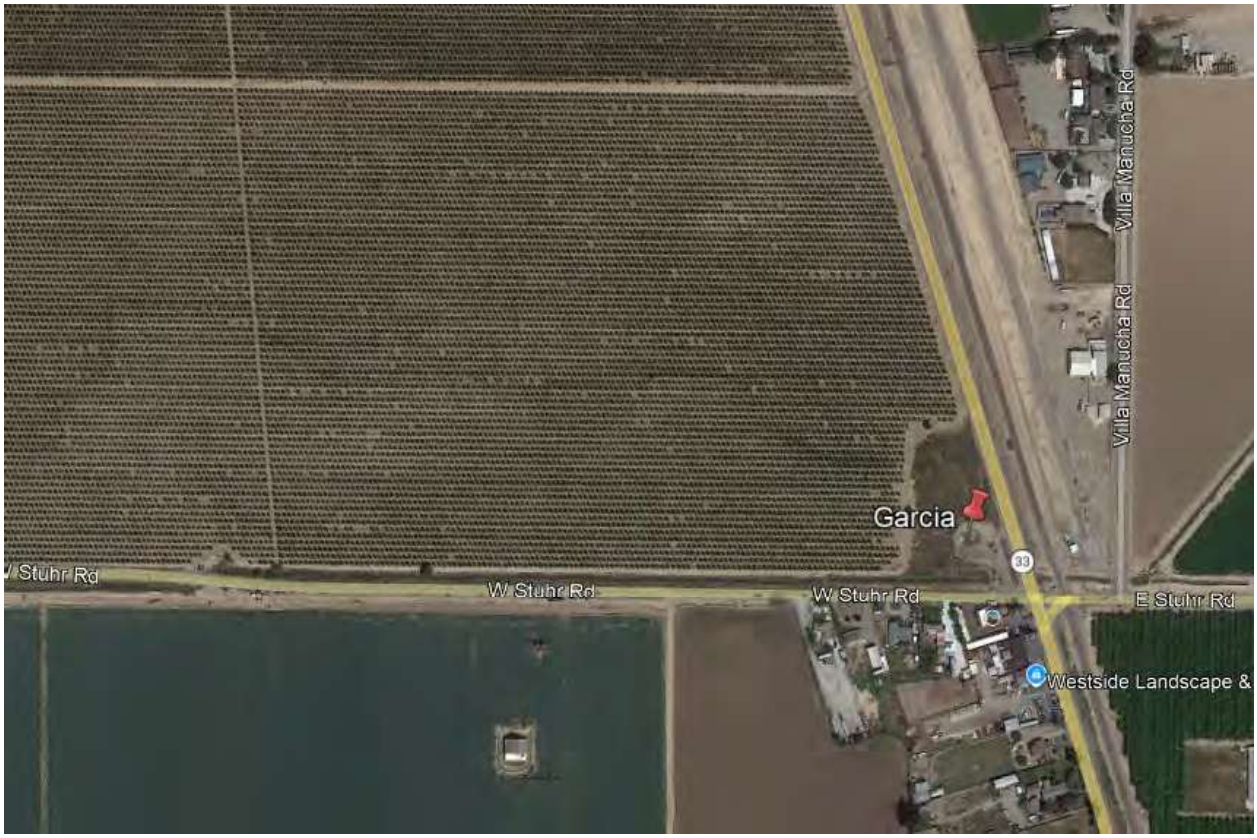


Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #7: Jose Garcia
Highway 33, Newman, CA 95360
Proposal – New Freestanding Tower

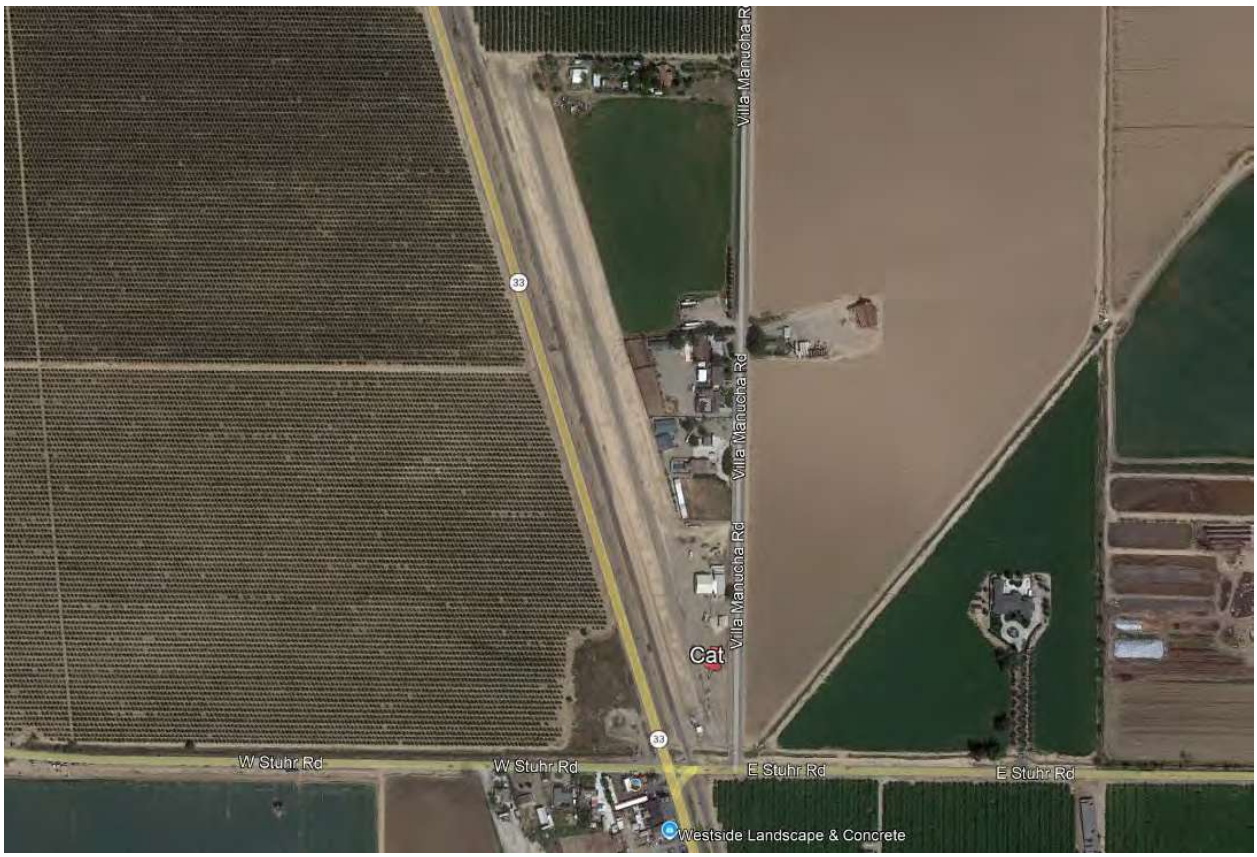


Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #8: Cat AG Air LLC
207 Villa Manucha Rd, Newman, CA 95360
Proposal – New Freestanding Tower

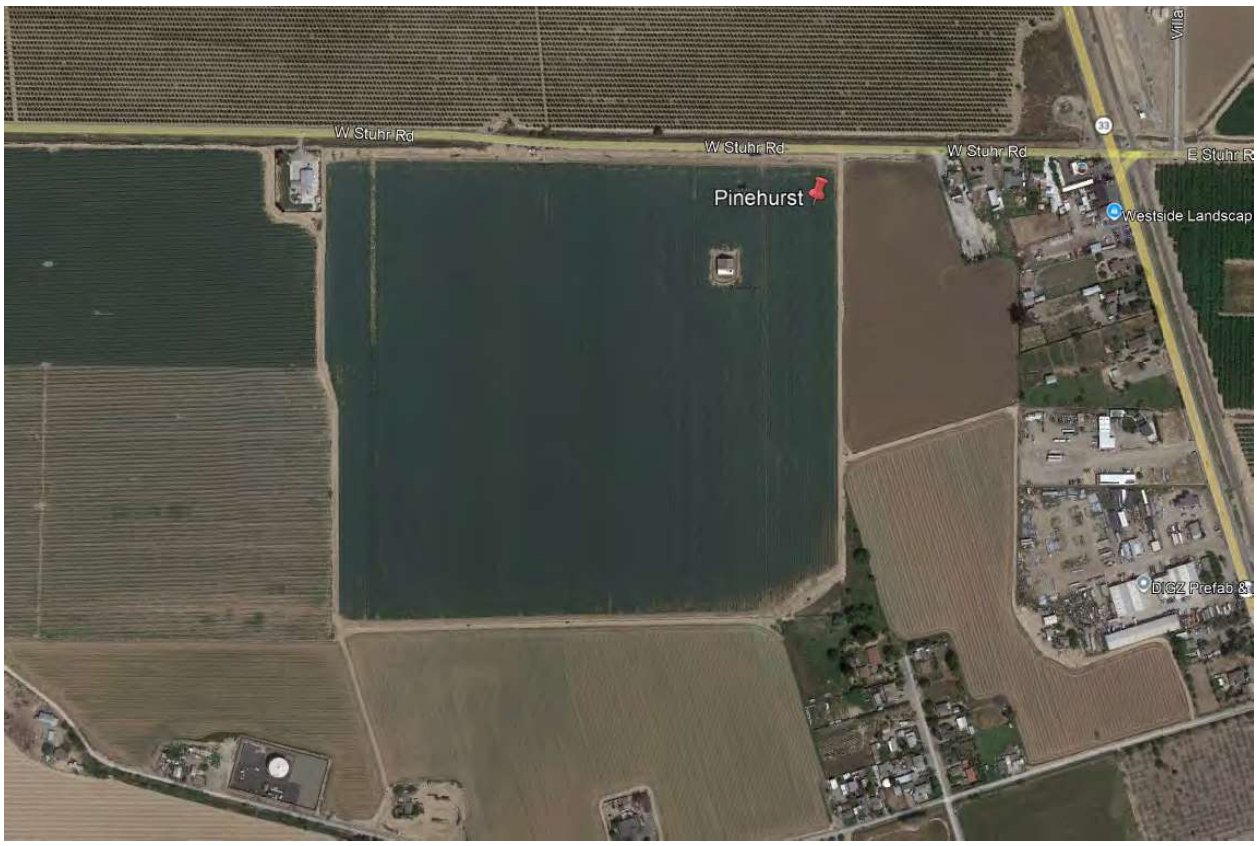


Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #9: Pinehurst Properties Inc
342 Stuhr Rd, Newman, CA 95360
Proposal – New Freestanding Tower



Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #10: Patrick & Maribel Cerutti
307 E Stuhr Rd, Newman, CA 95360
Proposal – New Freestanding Tower

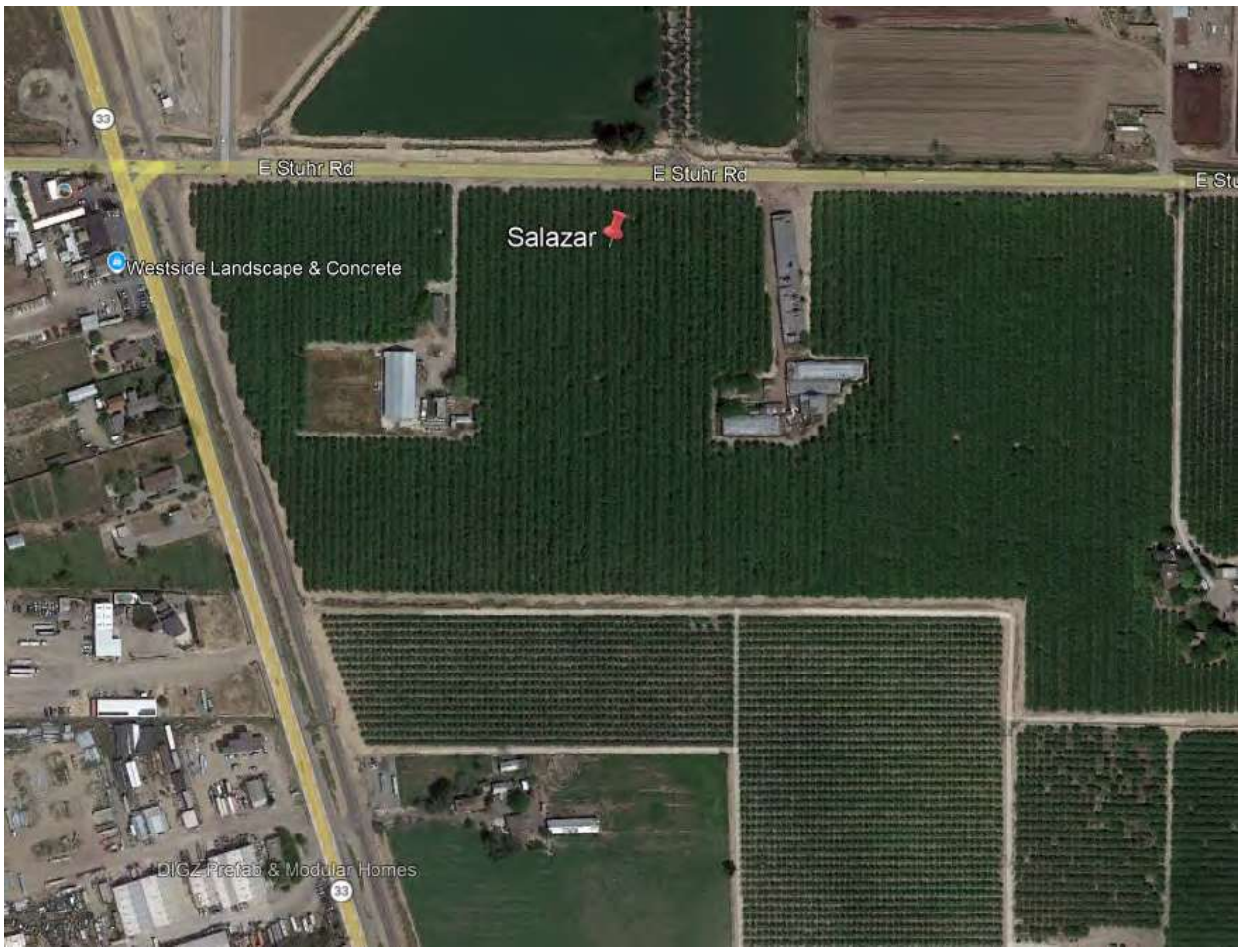


Conclusion: The private property owner is the owner of the agricultural parcel to the north and did except a proposal to place the tower on that property. Anthemnet agreed the parcel to the north zoned Agricultural was the most viable, least intrusive location to place a new WCF.

[Rest of Page Left Intentionally Blank]

Proposed Facility

Alternate Candidate #11: Salazar Salvador
330 E Stuhr Rd, Newman, CA 95360
Proposal – New Freestanding Tower



Conclusion: The private property owner never responded back to Anthemnet's certified letter that they sent them expressing interest in leasing ground space on their property to erect a new freestanding tower at the front or back of their property.

[Rest of Page Left Intentionally Blank]

Conclusion:

Anthemnet investigated and analyzed eleven (11) alternative sites, and all eleven (11) were determined to be non-viable or technically not feasible due to lack of landlord interest, their locations and underlying encumbrances and uses.

The location that Anthemnet has chosen at Cerutti Bro's property is the least intrusive, most viable location. The aesthetics of Anthemnet's proposed facility and location is the most suitable and most consistent proposal with Stanislau County's Zoning Ordinance and General Plan as related to unmanned wireless telecommunication facilities and best protects the use and enjoyment of the county's residential properties while still providing vital communication services to the residents, businesses and visitors of the county.

Sincerely

[redacted]

Nicholas Tagas
51 Wireless, LLC.
4930 Pacific Street
Rocklin, CA 95677
916-990-1446
Nick.Tagas@51wireless.net