



1510 - B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503-842-3408

Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000488-PLNG
OREGON DEPT. OF FORESTRY/TOWERCO
WIRELESS COMMUNICATION FACILITY**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

January 17, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on January 17, 2025. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on January 29, 2025**. This decision will become final on January 29, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

- Request:** Installation of a new wireless communication facility.
- Location:** Subject property is located off Wilson River Highway (6), a State highway, north of the Unincorporated Community of Siskeyville and designated as Tax Lot 100 in Sections 1, 2, 3, 4, 5 and 6 of Township 1 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Forest (F)
- Applicant:** TowerCo, 5000 Valleystone Drive, Cary, NC 27519
- Property Owner:** Oregon Department of Forestry, 2600 State Street, Salem, OR 97310

CONDITIONS OF APPROVAL

TCLUO Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

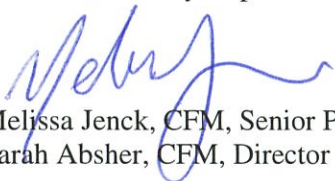
1. Applicant/Owner shall obtain all required Federal, State, and Local permits and comply with all applicable Federal, State, and Local regulations, including but not limited to any requirements set forth by the Oregon Department of Aviation and Federal Aviation Administration and Oregon Department of Transportation.
2. Applicant/Owner shall obtain an approved Consolidated Zoning/Building Permit from the Tillamook County Department of Community Development for development of the new wireless communications facility.
3. The applicant and property owner shall adhere to applicable development standards in TCLUO Section 3.004: Forest (F) Zone.
 - (a) A site plan, drawn to scale, illustrating the proposed setbacks and fire breaks shall be provided at the time of Consolidated Zoning/Building Permit application submittal. The wireless communication tower shall maintain the required 30-foot setbacks from property lines as required under TCLUO Section 3.004.
 - (b) Applicant/Owner shall maintain the primary fuel-free break area surrounding all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry, contained in 'Exhibit D'. Fuel-free breaks shall also be depicted on the submitted site plan at the time of Consolidated Zoning/Building Permit application submittal.
4. Development shall comply with the applicable standards and requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Geologic Hazard Assessment is required if the average slope of the footprint or area to be disturbed is 29 percent or greater, measured from the highest to lowest point within the footprint or area to be disturbed. This measurement is taken from existing/pre-construction grade, prior to any cuts or fills.
5. A letter from the Oregon Department of Forestry indicating they will provide fire control service to the site will be required at the time of Consolidated Zoning/Building Permit application submittal.
6. Applicant/Owner shall provide evidence of a long-term road access agreement with the landowner of the subject property at the time of Consolidated Zoning/Building Permit application submittal.
7. Applicant/Owner shall provide a copy of the Oregon Department of Transportation Road Approach Permit for the subject property at the time of Consolidated Zoning/Building Permit application submittal.
8. In accepting this Approval, the Applicant/Owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. Applicant/Owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or

fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. Applicant/Owner acknowledges use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, Applicant/Owner understands preference will be given to farm and forest practices.

A restrictive covenant acknowledging the above shall be recorded in the Tillamook County Clerk's Office prior to submittal of a zoning permit to this Department. A copy of the recorded covenant shall be submitted to the Department at the time of zoning permit application submittal.

9. This approval shall be void on January 17, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner
Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000488-PLNG
OREGON DEPT. OF FORESTRY/TOWERCO
WIRELESS COMMUNICATION FACILITY**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: January 17, 2025

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared by: Sarah Absher, CFM, Director & Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

- Request:** Installation of a new wireless communication facility (Exhibit B).
- Location:** Subject property is located off Wilson River Highway (6), a State highway, north of the Unincorporated Community of Siskeyville and designated as Tax Lot 100 in Sections 1, 2, 3, 4, 5 and 6 of Township 1 South, Range 8 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** Forest (F)
- Applicant:** TowerCo, 5000 Valleystone Drive, Cary, NC 27519
- Property Owner:** Oregon Department of Forestry, 2600 State Street, Salem, OR 97310

II. Property Description: The subject property encompasses approximately 4373.78-acres of forested landscape and rugged terrain (Exhibit A). County records indicate the subject property is unimproved and is classified forest lands (Exhibit A).

Zoning in the area consists primarily of Forest (F) and Rural Residential (RR-2) zoned properties. Other zoning in the greater vicinity includes Community Single Family Residential, Community Commercial, Small Farm and Woodlot 20-Acres and Farm (Exhibit A). Due to the size of the subject property, the

property extends across multiple mapping sections in this range and reaches within moderate proximity to the Unincorporated Community of Siskeyville where community residential and commercial zoning districts are located (Exhibit A).

Aerial imagery confirms the forested areas within the vicinity are vacant of improvements and similar to the subject property, these forested areas consist of forested landscape and rugged terrain. Many residentially zoned properties to the south are improved with residential structures.

There are mapped wetlands features located in the vicinity and on the subject property, including mapped creeks as depicted on the Oregon Statewide Wetlands Inventory Map (Exhibits A). These features are not located within close proximity to the proposed areas for development of a new wireless communication facility (Exhibits A & B). The subject property is located within Flood Zone D as depicted on FEMA FIRM 41057C0450F dated September 28, 2018, and is not within an Area of Special Flood Hazard (Exhibit A). The subject property is within a mapped area of known geologic hazard (Exhibit A). Identified hazards include rapidly moving landslides and shallow landslide susceptibility (Exhibit A).

III. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section IV of this report:

- A. TCLUO Section 3.004: Forest (F) Zone
- B. TCLUO Article VI: Conditional Use Procedures and Criteria

IV. ANALYSIS:

A. Section 3.004: Forest (F) Zone

PURPOSE: The purpose of the Forest (F) Zone is to protect and maintain forest lands for grazing, and rangeland use and forest use, consistent with existing and future needs for agricultural and forest products. The F zone is also intended to allow other uses that are compatible with agricultural and forest activities, to protect scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county.

1. **Section 3.004(13)** ‘Utility, Power Generation, Solid Waste Uses’ lists “*Television, microwave and radio communication facilities and transmission towers*” as Type 2 uses subject to conditional use review and approval.

Findings: Applicant is proposing the installation of a new wireless communication facility on the subject property (Exhibit B). The facility proposes to encompass a 70-foot by 70-foot ground leased area, that is to be located within a fenced area, accessed through the subject property via Wilson River Highway (OR State Highway 6) and an existing driveway on the subject property (Exhibit B). Improvements within the facility area include the following:

- 195-foot tall self-supportive tower
- Equipment cabinets
- Generator

Development of the proposed new communication facility is subject to the Forest Zone Conditional Use Review Criteria found in TCLUO Section 3.004(8) and the Conditional Use Review Criteria contained in TCLUO Article 6. Conditional Use review and approval is required for the project.

An accompanying site plan and facility improvement drawings are included in the Applicants submittal (Exhibit B). The proposed location for the facility is on a ridge formerly utilized as a staging area for forestation (Exhibit B). The proposed location of the facility does not impede access to the forested areas of the subject property, minimizing potential impacts to surrounding forest operations (Exhibits A & B). In review of the site plan, staff finds no additional forest land is needed for access or facility improvements (Exhibit B).

2. **Section 3.004(8): Conditional Use Review Criteria:** *A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.*

1. *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.*

Findings: Applicant states that the area proposed for the installation of a new communication facility as described above will encompass a 70-foot by 70-foot area, accessed via an existing driveway on the subject property (Exhibit B). Applicant states the facility has been designed to be consistent with applicable provisions of TCLUO Section 3.004 and Article 6 (Exhibit B).

Staff finds the proposed development will occupy a small portion of the subject property and will be located on an area of the subject property (former staging area for forestation) that does not result in the need to disturb other regions of the property in active forest practices on forested lands (Exhibit B). Given the proposed location for development of the facility, the small scale of development and the minimal area of the property to be utilized for the facility, staff finds that the proposed facility will not result in a significant change or increase in cost of accepted forest practices on forest lands are deemed. Staff finds that the proposed siting of a communication tower within this staging area will not significantly change or increase the cost of forest practices.

This criterion has been met.

2. *The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.*

Findings: Applicant states the facility will be constructed with ground materials of concrete and graveled areas. The Oregon Department of Forestry is also requiring the applicant to maintain a 35-foot buffer around the fenced compound to help mitigate risk of fire hazard (Exhibit B). Applicant acknowledges measures must be taken to reduce risk of fire hazard and that development shall not increase fire suppression costs or significantly increase risks to fire suppression personnel (Exhibit B). The Oregon Department of Forestry (State of Oregon) is the landowner of the subject property (Exhibit B). Both the Oregon Department of Forestry and the US Forest Service were notified of this application, and did not provide comments.

This criterion has been met and can be met through Conditions of Approval.

3. *A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).*

Findings: Applicant states this declaration was waived as part of the application process; however, this declaration must be completed as required above, regardless of ownership of the property. A Condition of Approval has been made to ensure compliance with this provision and that the Applicant provide the

required written statement recognizing the rights of adjacent and nearby landowners to conduct forest operations consistent with Oregon Forest Practices act and Rules for uses authorized in OAR-660-006-0025(5)(c).

Staff finds that this criterion can be met through compliance with Conditions of Approval.

3. Section 3.004(9): Siting Standards for Dwelling or Structures in the Forest Zone:

(b) The minimum front, rear, and side yards shall all be 30 feet.

Findings: Applicant's submittal confirms the new communication facility has been designed consistent with applicable provisions of this section as reflected in the drawings included in "Exhibit B" of this report. There are no minimum height requirements for non-residential structures in the Forest (F) Zone.

Staff finds that these standards have been met and can be met through the Conditions of Approval.

(d) Dwellings and structures shall be sited on the parcel so that:

- 1. They have the least impact on nearby or adjoining forest or agricultural lands;*
- 2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*
- 3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
- 4. The risks associated with wildfire are minimized.*

(e) Siting criteria satisfying Subsection (d) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

Findings: Staff finds that these requirements have been met as stated above in response to TCLUO Section 3.004(8) and additional information contained in "Exhibit B".

(f) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629).

Findings: Domestic water is not required for the new communication facility (Exhibit B).

(g) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Findings: Staff finds that as a Condition of Approval copies of a long-term road access agreement satisfying the above criterion can be required to be provided to this Department at the time Applicant applies for consolidated zoning/building permit approval. Staff finds that this requirement can be met through compliance with Conditions of Approval.

4. Section 3.004(10): Fire Siting Standards for Dwelling and Structures:

(c) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the

provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and shall demonstrate compliance with Table (10)(c)1

Findings: The project is within the fire protection service area of the Oregon Department of Forestry. The Oregon Department of Forestry (State of Oregon) is the landowner of the subject property (Exhibit B).

TCLUO Article 11 defines a Structure as “Anything constructed or installed or portable, the use of which requires a location on a parcel of land”. As a Condition of Approval, the Applicant shall maintain the required fuel-free fire break areas around structures located on the subject property in accordance with TCLUO Section 3.004(10)(c). Staff finds that this requirement can be met through compliance with the Conditions of Approval.

B. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 750 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on October 23, 2024, including Oregon Department of Forestry, US Forest Service, and the Oregon Department of Transportation (ODOT). No comments were received from these agencies during the comment period. Comments were received from the Oregon Department of State Lands confirming the proposed siting of the communication facility avoid jurisdictional wetlands and waters of the state (Exhibit C).

Staff finds this requirement has been met and concerns relevant to the criteria outlined in TCLUO Section 6.040 are addressed later in this report.

2. Section 6.040 Review Criteria

- 1. The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

Findings: Section 3.004(13) ‘Utility, Power Generation, Solid Waste Uses’ lists “Television, microwave and radio communication facilities and transmission towers” as Type 2 uses subject to conditional use review and approval.

Staff concludes that this criterion has been met.

- 2. The use is consistent with the applicable goals and policies of the comprehensive plan.*

Findings: Applicant states the new communication facility will provide essential 911 emergency response wireless capabilities for first responders (Exhibit B). Applicant provides justification to support the proposed location of the facility meets applicable standards of TCLUO Section 4.008 and the criteria outlined in Subsection 8 (Exhibit B).

Applicable Comprehensive Plan Elements include the following:

- Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
- Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES
Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outline types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.
- Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION
Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.

Staff finds that the proposed use is permitted conditionally in the Tillamook County Land Use Ordinance. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

In terms of the specific goal elements summarized above, staff finds the proposed new communication facility part of Verizon's small cells project in Tillamook County to provide adequate service coverage in the area is consistent with the policies contained within these elements. Demonstration by the Applicant that the project meets the criteria outlined in TCLUO Section 3.004(8) is previously addressed in this report. The proposed facility meets a growing need for public facilities and services within this area of Tillamook County and supports policies in the County's transportation element to address safety concerns of this existing transportation facility identified as Wilson River Highway (Oregon State Highway 6).

Staff concludes that this criterion has been met.

3. *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

Findings: As discussed above, the subject property encompasses approximately 4373.78-acres of forested landscape and rugged terrain (Exhibit A). The subject property is vacant of improvements (Exhibits A and B). Applicant is proposing to site the communication facility at the top of a hill that has been primarily used as a forestation staging area (Exhibit B).

The proposed location of the new communication facility is not within close proximity to any mapped creeks or wetland features (Exhibits A & B). Staff notified the Oregon Department of State Lands (DSL) who confirmed the proposed development is avoids jurisdictional wetlands and waters of the state (Exhibit C). Staff find that as a Condition of Approval, the applicant will be required to comply with all applicable state and federal regulations.

The subject property is within a mapped area of known geologic hazard and relevant standards of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas must be met at the time of permitting

and development (Exhibit A). Given the size of the property and slope at the location for siting the new communication facility, staff finds a Geologic Hazard Assessment is not required as per the provisions outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas; however, applicable development requirements contained in TCLUO Section 4.130 must be adhered to at the time of development.

Review of the site plan accompanying this application indicates the new communication facility will be sited in a manner that complies with setback and fire siting standards for structures located within the Forest (F) Zone. Staff finds the communication tower will be sited in an area that does not encroach into surrounding areas dedicated to forest use (Exhibit B).

For the reasons stated above, staff find the proposed site is suitable for the proposed use considering its size, topography, absence of natural features in the area proposed for development and existing road access to the project area.

Staff concludes this criterion has been met.

4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

Findings: The character of the area consists of both residential and resource uses. Zoning in the area consists of Rural Residential 2-Acre (RR-2) and Forest (F). Some of the residentially zoned properties to the south are improved with residential dwellings. Aerial imagery confirms the forested areas within the vicinity are vacant of improvements and residential improvements are located several hundred feet away from the proposed facility location (Exhibit B).

The proposed tower will be 195-feet in height (Exhibit B). Applicant adds the proposed new communication facility will be sited within an area on a hill previously used as a staging area for forestation, minimizing area of disturbance needed for the proposed facility improvement and minimizing impacts to surrounding forested areas (Exhibit B).

Staff finds that existing man-made and natural buffers such as the Wilson River Highway and heavily forested areas mitigate potential conflicts between the proposed new communication facility and residential properties located in the vicinity. Given the distance between the residentially developed areas and the facility as well as the established buffers between the two uses, staff finds that any potential conflicts between these two uses are mitigated.

Staff also finds that the proposed use will not substantially limit or impair surrounding forest uses nor increase fire hazard risk and will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

Staff concludes this criterion has been met.

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

Findings: The applicant states that there are no solar energy systems, wind energy conversion systems or wind mills in the area (Exhibit B). Tillamook County records confirm there are no such improvements within the vicinity.

Staff concludes that this criterion has been met.

6. *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

Findings: Applicant states the proposed new communication facility is intended to fill a significant gap in coverage, enhancing safety and emergency services in the area (Exhibit B).

Staff finds there are existing public facilities and services in this area, including emergency response services and other services such as Tillamook People's Utility District. Water and sanitation services are not required for the proposed new communication facility.

The subject property and proposed new communication facility is served by existing improved road systems, including Wilson River Highway (OR State Highway 6) and an existing private driveway on the subject property. The Oregon Department of Transportation (ODOT) was noticed of this request and did not provide comments during the comment period. As a Condition of Approval, a copy of the approved Road Approach Permit from ODOT for the subject property is required at the time of zoning permit application submittal.

Staff concludes that this criterion has been met.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the applicant and property owner have satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on January 29, 2025.**

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. Applicant/Owner shall obtain all required Federal, State, and Local permits and comply with all applicable Federal, State, and Local regulations, including but not limited to any requirements set forth by the Oregon Department of Aviation and Federal Aviation Administration and Oregon Department of Transportation.
2. Applicant/Owner shall obtain an approved Consolidated Zoning/Building Permit from the Tillamook County Department of Community Development for development of the new communication facility.
3. The applicant and property owner shall adhere to applicable development standards in TCLUO Section 3.004: Forest (F) Zone.
 - (a) A site plan, drawn to scale, illustrating the proposed setbacks and fire breaks shall be provided at the time of Consolidated Zoning/Building Permit application submittal. The communication tower shall maintain the required 30-foot setbacks from property lines as required under TCLUO Section 3.004.

- (b) Applicant/Owner shall maintain the primary fuel-free break area surrounding all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry, contained in 'Exhibit D'. Fuel-free breaks shall also be depicted on the submitted site plan at the time of Consolidated Zoning/Building Permit application submittal.
4. Development shall comply with the applicable standards and requirements of TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Geologic Hazard Assessment is required if the average slope of the footprint or area to be disturbed is 29 percent or greater, measured from the highest to lowest point within the footprint or area to be disturbed. This measurement is taken from existing/pre-construction grade, prior to any cuts or fills.
 5. A letter from the Oregon Department of Forestry indicating they will provide fire control service to the site will be required at the time of Consolidated Zoning/Building Permit application submittal.
 6. Applicant/Owner shall provide evidence of a long-term road access agreement with the landowner of the subject property at the time of Consolidated Zoning/Building Permit application submittal.
 7. Applicant/Owner shall provide a copy of the Oregon Department of Transportation Road Approach Permit for the subject property at the time of Consolidated Zoning/Building Permit application submittal.
 8. In accepting this Approval, the Applicant/Owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. Applicant/Owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. Applicant/Owner acknowledges use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, Applicant/Owner understands preference will be given to farm and forest practices.

A restrictive covenant acknowledging the above shall be recorded in the Tillamook County Clerk's Office prior to submittal of a zoning permit to this Department. A copy of the recorded covenant shall be submitted to the Department at the time of zoning permit application submittal.

9. This approval shall be void on January 17, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

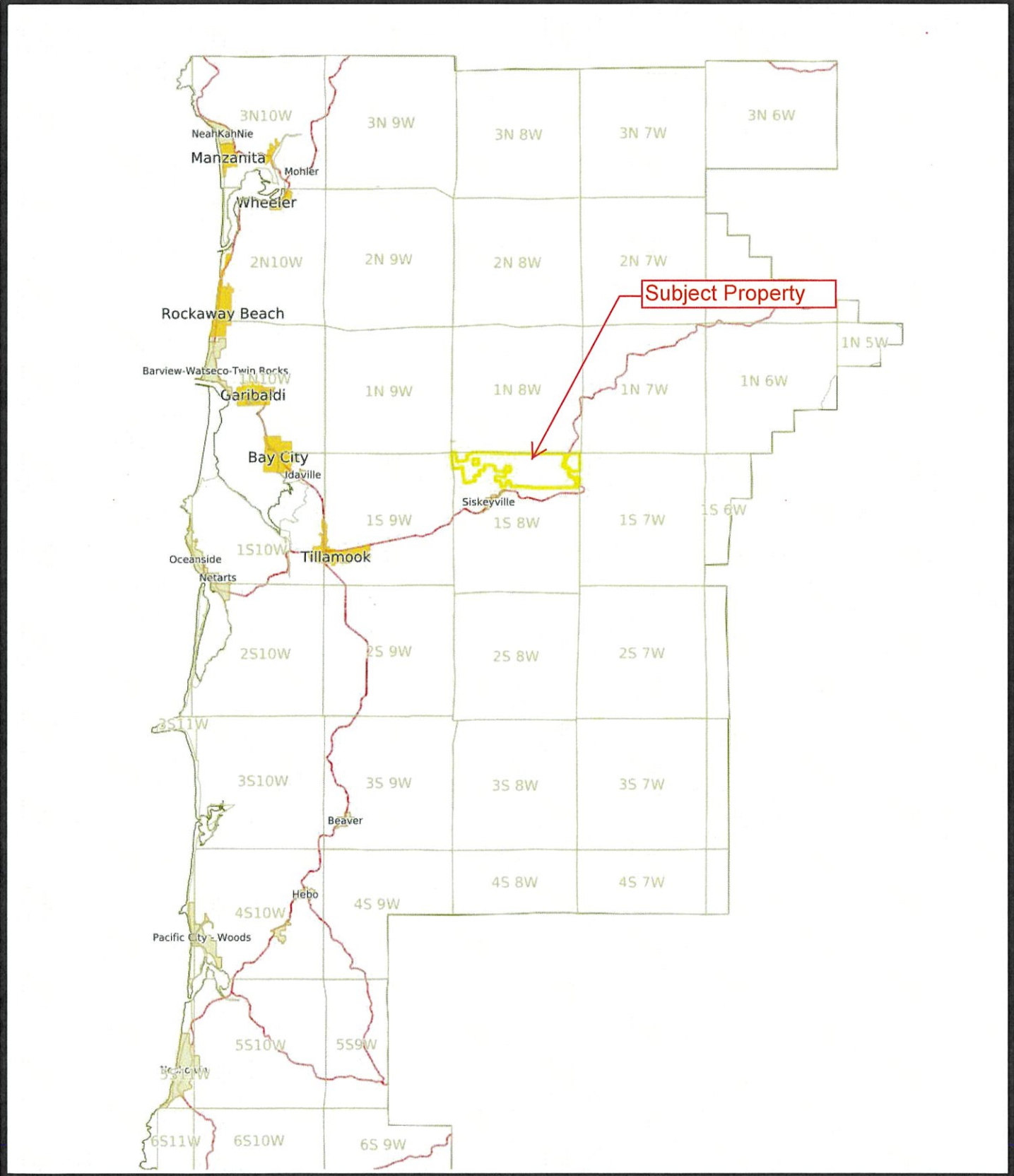
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

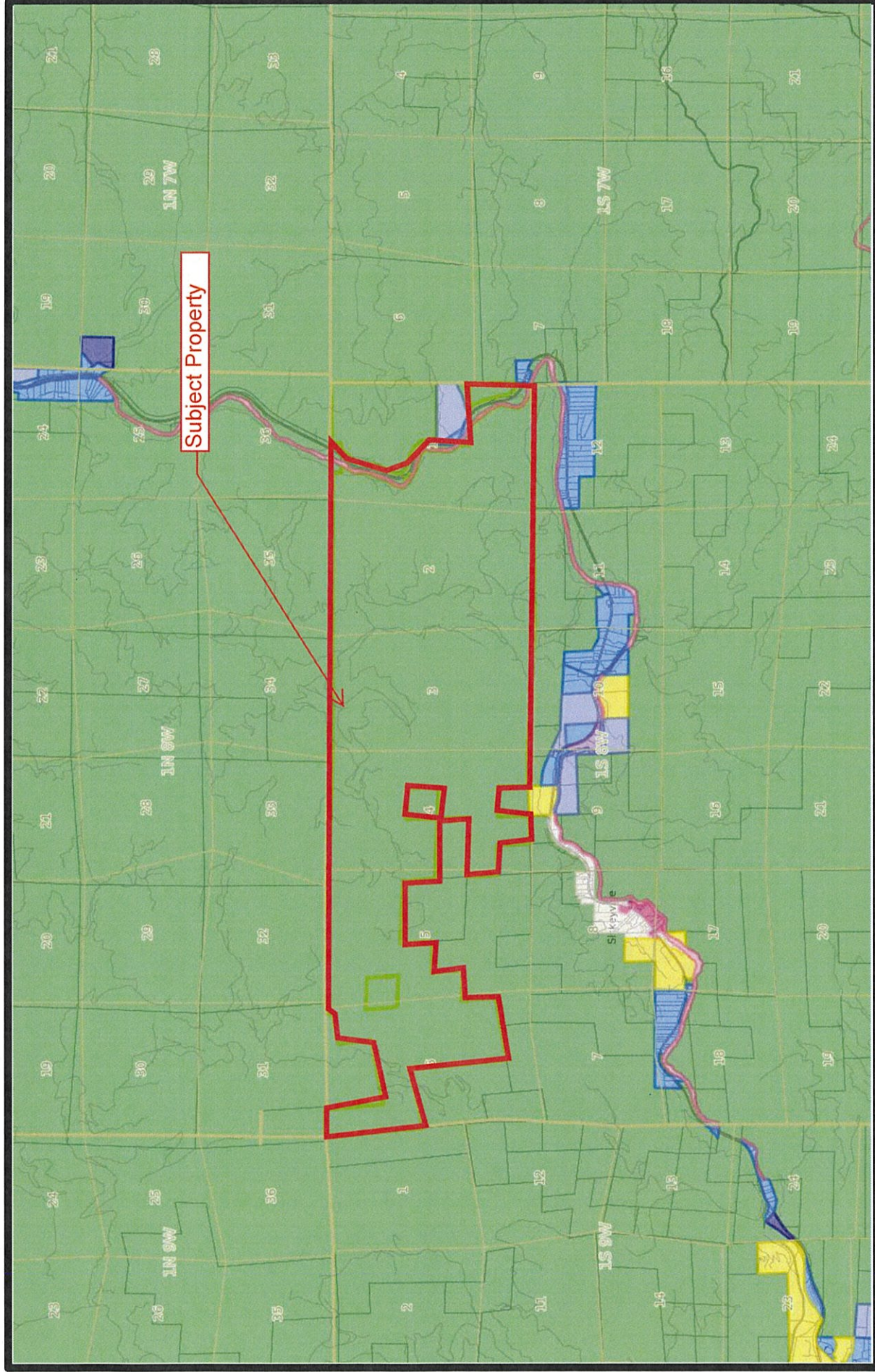
- A. Location map, Assessor map, Zoning map, Assessor's Summary Report, FEMA FIRM, State Wetland Inventory Map, Coastal Hazard Map
- B. Applicant's submittal
- C. Public Comments
- D. Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads published by Oregon Department of Forestry

EXHIBIT A

Vicinity Map



Zoning Map



Tillamook County
2024 Real Property Assessment Report
 Account 299304

Map 1S08000000100	Tax Status Non-Assessable
Code - Tax ID 0902 - 299304	Account Status Active
Legal Descr See Record	Subtype NORMAL
Mailing OREGON, STATE OF %(FORESTRY)	Deed Reference # See Record
	Sales Date/Price See Record
	Appraiser LINDA RODRIGUEZ

Property Class	960	MA	SA	NH
RMV Class	600	01	01	600

Site	Situs Address	City
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Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0902	Land	6,850,300		Land	0
	Impr	0		Impr	0
Code Area Total		6,850,300	0	3,660,941	0
Grand Total		6,850,300	0	3,660,941	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	0	<input checked="" type="checkbox"/>		F	Classified Forest Land	100	4373.78 AC	OA	6,850,300
Code Area Total							4,373.78 AC		6,850,300

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations	
Code Area 0902	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

Contig Accts 407792

Comments 9/30/02 SEG TO 1S 8 6900 & 7000. ADDING RMV MKT VAL. NO MAV PER GS. JV 01-0231K LR 3/3/16 Size change per GIS.LM

National Flood Hazard Layer FIRMette



123°39'41"W 45°31'25"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*
Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMFRs
- Area of Undetermined Flood Hazard *Zone*

OTHER AREAS

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- 8 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

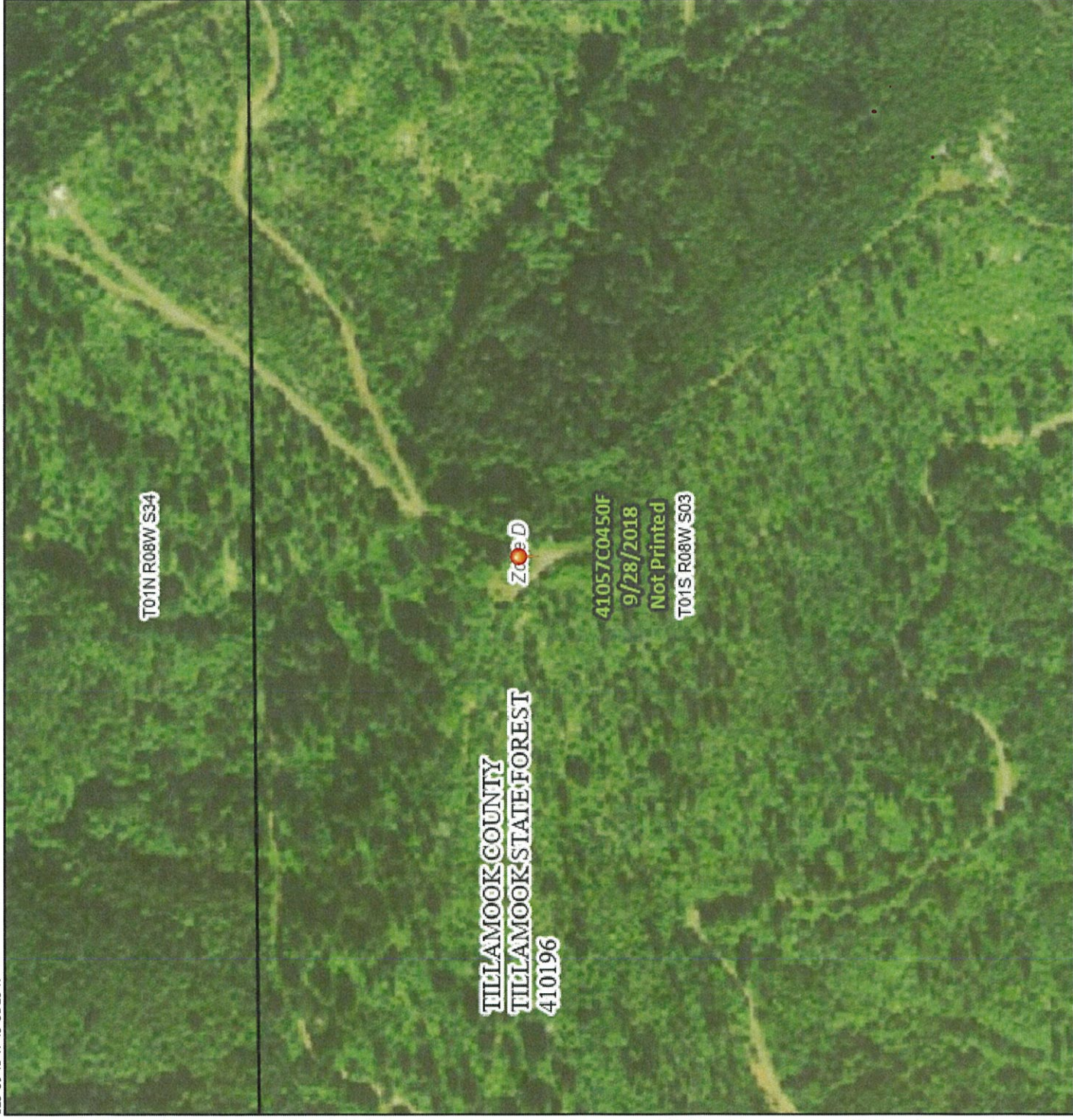


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

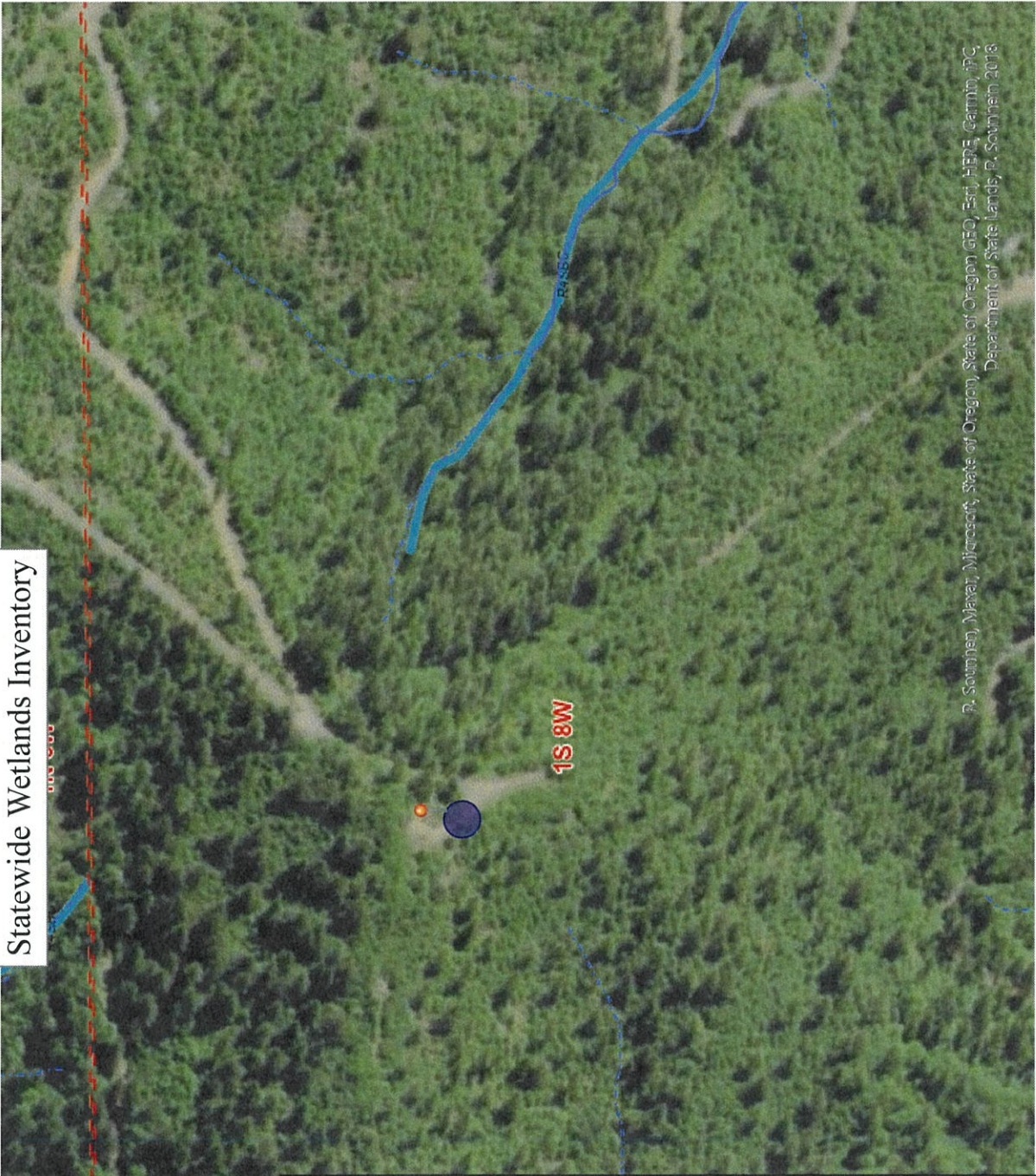
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/22/2024 at 10:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°39'41"W 45°31'N

Statewide Wetlands Inventory



	Townships
	LWI Study Area
	BASEDAT.DBO.NHDI Waterbody
	BASEDAT.DBO.NHDI Area
BASEDAT.DBO.NHDI Flowline	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	Canal/Ditch
	Canal/Ditch
	BASEDAT.DBO.NHDI Point
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Winlo Soils
	SWI Predominantly Hydric Soil Map Units



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 10/22/2024



State of Oregon
 Department of State Lands
 775 Summer Street, NE, Ste 100
 Salem, OR 97301-1279

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

EXHIBIT B



PLANNING APPLICATION

RECEIVED

SEP 09 2021

BY: *[Signature]*

Applicant (Check Box if Same as Property Owner)
 Name: TowerCo Phone: 503-267-1947 / 503-781-9762
 Address: 5000 Valleystone Drive
 City: Cary State: NC Zip: 27519
 Email: donforsberg45@gmail.com / bamorfin@gmail.com

Property Owner
 Name: Oregon Dept. of Forestry Phone: 503-945-7190
 Address: 2600 State Street
 City: Salem State: OR Zip: 97310
 Email: eric.tenbrook@odf.oregon.gov (Contact: Eric Tenbrook)

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-24-000488-PLNG

Request: TowerCo proposes to install a 195' self support tower within a 70' x 70' fenced compound area. The installation will also include a concrete pad with outdoor equipment cabinets and a generator.
 The installation will also include a concrete pad with outdoor equipment cabinets and a generator.

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review
<input checked="" type="checkbox"/> Conditional Use Review
<input type="checkbox"/> Variance
<input type="checkbox"/> Exception to Resource or Riparian Setback
<input type="checkbox"/> Nonconforming Review (Major or Minor)
<input type="checkbox"/> Development Permit Review for Estuary Development
<input type="checkbox"/> Non-farm dwelling in Farm Zone
<input type="checkbox"/> Foredune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | <input type="checkbox"/> Detailed Hazard Report
<input type="checkbox"/> Conditional Use (As deemed by Director)
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Goal Exception
<input type="checkbox"/> Nonconforming Review (As deemed by Director)
<input type="checkbox"/> Variance (As deemed by Director) | <input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Plan and/or Code Text Amendment |

Location:

Site Address: No situs address

Map Number: 1S	8W	00	0100
Township	Range	Section	Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Kate J. Skinner	Digitally signed by Kate J. Skinner Date: 2024.09.06 08:39:12 -07'00'	9/6/24
Property Owner Signature (Required)		Date
Bjorn Morfin	Digitally signed by Bjorn Morfin Date: 2024.09.03 09:51:28 -07'00'	9/3/24
Applicant Signature		Date



Don Forsberg <donforsberg45@gmail.com>

RE: License Fee for Tower Site (OR0097 Tillamook)
SKINNER Kate J * ODF <Kate.J.SKINNER@odf.oregon.gov>

To: Don Forsberg <donforsberg45@gmail.com>

Cc: RABE Zach D * ODF <Zach.D.RABE@odf.oregon.gov>, TENBROOK Eric * ODF <Eric.TENBROOK@odf.oregon.gov>

Don,

Here is signed county planning application.

**Kate Skinner**

Tillamook District Forester

503-842-2545 office

503-354-4065 cell

Kate.J.Skinner@odf.oregon.gov
From: Don Forsberg <donforsberg45@gmail.com>

Sent: Thursday, September 05, 2024 4:09 PM

To: SKINNER Kate J * ODF <Kate.J.SKINNER@odf.oregon.gov>

Cc: STEVENS Harold A * ODF <Harold.A.STEVENS@odf.oregon.gov>; TENBROOK Eric * ODF <Eric.TENBROOK@odf.oregon.gov>

Subject: Re: License Fee for Tower Site (OR0097 Tillamook)

Hello,

Would it be possible to get signature for our Land Use Application with the County? We did submit our application with a redacted Lease Agreement showing TowerCo has the authority to sub Section 12(b) of the Agreement, but if it's not too much trouble, the County would like to see if we can get actual signature on their application form. The redacted Lease and application form are attached.

Thank you!

Don Forsberg

Site Acquisition/Permitting

503.267.1947

donforsberg45@gmail.com

On Thu, Dec 28, 2023 at 8:19 AM SKINNER Kate J * ODF <Kate.J.SKINNER@odf.oregon.gov> wrote:

Don,

Let me check with Eric and see if he has a Word version. I'm not sure about his schedule this week but I wanted to acknowledge your email.

THANKS

From: Don Forsberg <donforsberg45@gmail.com>

Sent: Wednesday, December 27, 2023 8:49 AM

To: STEVENS Harold A * ODF <Harold.A.STEVENS@odf.oregon.gov>

Cc: SKINNER Kate J * ODF <Kate.J.SKINNER@odf.oregon.gov>; TENBROOK Eric * ODF <Eric.TENBROOK@odf.oregon.gov>

Subject: Re: License Fee for Tower Site (OR0097 Tillamook)

Is it possible to get a WORD version of this draft. TowerCo legal would prefer that to make tracking edits, if necessary, easier.

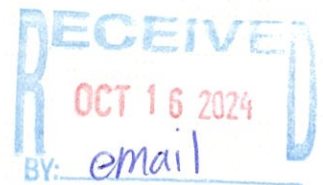
Thanks.

Don Forsberg

Site Acquisition/Permitting

503.267.1947

**APPLICATION FOR:
TYPE 2 REVIEW**



**APPLICATION TO:
TILLAMOOK COUNTY – COMMUNITY DEVELOPMENT
PLANNING DEPARTMENT
1510-B THIRD STREET
TILLAMOOK, OR 97141
PHONE: (503) 842-3408**

APPLICANT:

**TOWERCO
5000 VALLEYSTONE DRIVE
CARY, NC 27519**

PREPARED BY (CONTACT PERSONS):

**DON FORSBERG
PHONE: 503-267-1947
EMAIL: donforsberg45@gmail.com**

**BJORN MORFIN
PHONE: 503-781-9762
EMAIL: bamorfin@gmail.com**

I. GENERAL INFORMATION

Applicant: TowerCo
5000 Valleystone Drive
Cary, NC 27519

Representative: Don Forsberg / Bjorn Morfin
8117 SE Vermont Street
Hillsboro, OR 97123
Contacts: Don Forsberg – donforsberg45@gmail.com
Phone: 503-267-1947
Bjorn Morfin – bamorfin@gmail.com
Phone: 503-781-9762

Project Address: No situs address
Tax Lot 1S08000000100
Tillamook, OR 97141

Property Owner: Oregon Department of Forestry
2600 State Street
Salem, OR 97310

Map & Tax Lot: 1S08000000100 (01S08W 100)

Zoning: FOREST ZONE (F)

Parcel Size: 4,373.78 Acres

Surrounding Zoning: North: F; South: F; East: F; West: F

II. PROPOSAL

TowerCo proposes to build a new wireless communications tower in the Forest Zone in Tillamook County. The new build will include the installation of a 195'-0" self-support tower within a 70' x 70' fenced compound area. The installation will also include a concrete pad with outdoor equipment cabinets and a generator for T-Mobile.

III. APPLICATION SUBMITTAL CRITERIA

Tillamook County Code

TCLUO SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

***Applicants Response:** Per Table 1: Use Table for Forest Zones (see below). The proposal is for a new communications tower that will have a primary use of providing wireless phone coverage in the area. Table 1 provides that this will be a Type 2 Review, subject to 3.004(8) which is addressed in this narrative.*

Table 1: Use Table for Forest Zones

A= Allowed 1 = Review Type 1 2 = Review Type 2 3 = Review Type 3
N= Prohibited

USE	REVIEW	SUBJECT TO
Television, microwave and radio communication facilities and transmission towers.	2	3.004 (8)

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

***Applicants Response:** Under 1.1 Overview of Forest Lands Element, the forest land that covers over 90 percent of the County provides (1) a perpetual harvest of commercial timber; (2) fish and wildlife habitat; (3) maintenance of clean air and water; (4) protection of soil; (5) outdoor recreation activities; and (6) scenic open space. The proposed use will allow for enhanced communications for those participating in outdoor recreation activities with the added benefit of being able to use the tower for emergency services communications (911 calls), if needed.*

Under 4.9 Extension of Public Services and Facilities, the proposed use will not remove significant amounts of forest land from commercial forest use as the proposed location is an area that has been used by the Forest Service as a staging area for forestation.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Applicants Response: *The proposed location on the parcel is on top of a hill that has been primarily used as a forestation staging area. The higher elevation will be critical in providing the best coverage for surrounding areas and along Highway 6.*

- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

Applicants Response: *The proposed wireless facility will not alter the character of the surrounding area or limit, impair or prevent the use of surrounding properties for the permitted uses listed in the underlying zone as the facility is located on a hilltop and has been primarily used as a forestation staging area.*

- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Applicants Response: *There are no existing solar energy systems, wind energy systems or wind mills in the vicinity of the proposed wireless facility.*

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Applicants Response: *With the continued high demand for wireless cell phone usage in all areas, the proposed use is timely in that it will enhance cell phone coverage in the surrounding area that will benefit both those using Highway 6 as a travel corridor and those involved in outdoor activities in the area.*

Section 3.004 FOREST ZONE (F)

(8) CONDITIONAL USE REVIEW CRITERIA

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use

compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

- 1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

Applicants Response: *The proposal is to build a new wireless communications facility, including a 195' self-support tower along with associated ground equipment within a 70' x 70' fenced compound. This will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.*

- 2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

Applicants Response: *The proposal will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel as this will be an unmanned facility and the entire compound will have ground materials of concrete and graveled areas.*

- 3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

Applicants Response: *Per pre-application conference, this statement is not required. Property is owned by Oregon Department of Forestry.*

(9) SITING STANDARDS FOR DWELLINGS AND STRUCTURES IN FOREST ZONES

- (d) Dwellings and structures shall be sited on the parcel so that:

- 1. They have the least impact on nearby or adjoining forest or agricultural lands;

Applicants Response: *The proposed wireless communications facility will not have any impact on nearby or adjoining forest or agricultural lands. The proposed facility is located on top of a ridge that has been used in the past as a staging area for forestation.*

- 2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

Applicants Response: *The proposed facility is located on top of a ridge that has been used in the past as a staging area for forestation. This will minimize the impact on forest operations and accepted farming practices.*

3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

Applicants Response: *The proposed facility is located off of an existing access road used by ODF and the access roads that lead from Highway 6 to the proposed facility are all existing and maintained by ODF.*

4. The risks associated with wildfire are minimized.

Applicants Response: *The proposed facility will have firebreaks as required by the County. See sheet A2.2 of plan set. Note that Section 22 of the Lease Agreement, attached as part of this application, between TowerCo and the State of Oregon states that Applicant shall clear and maintain a 35' buffer around the fenced compound.*

- (e) Siting criteria satisfying Subsection (d) may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

Applicants Response: *The proposed facility is located on top of a ridge that has been used in the past as a staging area for forestation. The proposed facility is also located where there are current access roads to the site.*

- (f) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

1. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

2. A water use permit issued by the Water Resources Department for the use described in the application; or

3. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Applicants Response: *No water supply is being proposed with this facility as it is an unmanned wireless telecommunications facility.*

- (g) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Applicants Response: See Section 21 of the attached Lease Agreement, as part of this application submittal, which addresses this requirement.

- (h) Approval of a dwelling shall be subject to the following requirements:

Applicants Response: No dwelling is being proposed as part of this application. The wireless communications facility will be unmanned.

(10) FIRE-SITING STANDARDS FOR DWELLINGS AND STRUCTURES

The following fire-siting standards or their equivalent shall apply to all new dwelling or structures in a forest zone:

(a) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards that shall comply with the following:

1. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
2. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year-round flow of at least one cubic foot per second;
3. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
4. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source. (b) Road access to the dwelling shall meet road design standards described in OAR 660- 006-0040. (c) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on

land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and shall demonstrate compliance with Table (10)(c)1

Applicants Response: *The proposal is for an unmanned facility. The Tillamook Fire District was contacted to review the proposed build. The Fire District noted that the proposed tower will be in the Tillamook, Oregon Department of Forestry district and Tillamook Fire has no jurisdiction in that area. Tillamook Fire District will respond to emergencies out of District, billed on a per call basis. Documentation of this is included as part of this application.*

(13) USE TABLE

Per the Table, **Utility, Power Generation, Solid Waste Uses. Television, microwave and radio communication facilities and transmission tower**, this proposal requires a Type 2 Review.

ADDITIONAL INFORMATION:

Applicant: *See Sections 15 & 16 for Removal of Facility following the expiration of the License with the State of Oregon.*

314.291487

ODF No. 314.291487
TowerCo LLC Ref. OR0097

COMMUNICATION SITE LICENSE AGREEMENT
(Coast Range Road Site, Tillamook Co., Oregon)

This Communication Site License Agreement (“License”, “License Agreement” or “Agreement”) is between the STATE OF OREGON, acting by and through its Department of Forestry on behalf of its Board of Forestry, (“Forestry”), and TowerCo 2013 LLC, a Delaware limited liability company (“Licensee”)

RECITALS

- A. Licensee desires to enter into a Communication Site License with Forestry and has requested permissions to install a cellular service site on Coast Range Road in Section 3 of Township 1 South, Range 8 West, Willamette Meridian, Tillamook County, Oregon.
- B. Licensee has applied to Forestry for a Communication Site License Agreement and Forestry has reviewed the application.
- C. Forestry is willing to offer, and Licensee is willing to accept, the issuance of a License Agreement, pursuant to the terms and conditions below.

TERMS AND CONDITIONS

1. SITE AND USES. Licensee shall have a nonexclusive license to enter upon Forestry’s lands located in the Northeast Quarter of the Northwest Quarter (NE¼NW¼) of Section 3, Township 1 South, Range 8 West, Willamette Meridian, Tillamook County, Oregon as shown and described in the attached Exhibit A, Sheet LS-2, the area described therein as “lease area limits” being the area licensed (the “Communications Site”), for the purpose of installing, maintaining, repairing and operating Licensee’s cellular communication site improvements (the “Facility”), as described in Exhibits A and B, and subject to the conditions and requirements contained herein. Licensee’s license includes the right for T-Mobile as first sublicensee to locate and operate at the Communications Site subject to compliance with all laws as provided herein, identified as T-Mobile site PO02145A. Licensee shall NOT have the right to further sublicense space in the Facility without Forestry’s prior express written consent, which shall be in Forestry’s sole discretion and provided that Licensee shall submit together with such request for sublicense, in writing, technical specifications acceptable to Forestry prior to issuing any such sublicense, which specifications shall be attached to and made a part of this Agreement; and provided further, that all such sublicenses shall be subject at all times to the terms and conditions of this License including any additional sublicense fees. Licensee shall maintain, repair and use the Facility for only those purposes set forth in this Section.
2. DURATION. This License shall be effective as of June 1, 2024 (the “Effective Date”), and shall continue in effect for a period of ten (10) years from and after the effective date hereof, unless earlier terminated according to the terms of this Agreement.

3. REQUEST TO EXTEND. Subject to the right of Forestry to revise any term or condition of the License as a condition of renewal, and provided that the License has not been terminated as provided hereinafter, Licensee may make a request to extend or renew this License for an additional period of five (5) years by providing Forestry written notice at least one hundred eighty (180) days prior to June 1, 2034, and not earlier than 365 days prior to June 1, 2034, of Licensee's desire to extend. Upon such notice, Forestry shall provide Licensee written notice of whether it is, in its sole discretion, willing to extend and renew this Agreement, subject to and with any revisions to any term or condition, at least ninety (90) days prior to the expiration of the term. If Forestry either elects to not extend and renew the Agreement in writing, or fails to notify Licensee of its approval to extend and renew as provided above, then this Agreement shall expire as provided in Section 2 and Licensee shall remove the Facility as provided in Section 15. In the event Forestry approves an extension and renewal, Licensee shall notify Forestry of its acceptance of any revised terms and Licensee's election to extend and renew at least sixty (60) days prior to the expiration of the term. Licensee shall have an additional option to request an extension for one further additional period of five (5) years on the same written notice terms and timing prior to June 1, 2039.
4. TERMINATION OF LICENSE. Forestry may terminate this License under the following conditions:
- Federal or state laws or administrative rules governing the Department of Forestry are amended or modified in such a way that the Department determines, in its sole discretion, that the continuation of this License is either unauthorized by law or rule; or
 - Forestry determines, in its sole discretion, that the continuation of this License is no longer in the best interest of Forestry; or
 - Licensee fails to pay when due any License Fee imposed under this License and such payment remains uncured beyond any applicable cure period; or
 - Licensee violates any other term or condition of this License and such violation remains uncured thirty (30) days following delivery of notice of such violation.

Forestry shall provide Licensee written notice of termination, and upon such notice of termination, Licensee shall remove the Facility as provided in Section 15 within 180 days of the date of such notice.

5. LICENSE FEE. As consideration for the License granted herein, upon the earlier of 180 days from the date of execution of this Agreement or the notification of commencement of construction pursuant to Section 11 (the "License Fee Commencement Date"), Licensee shall pay to Forestry a fee in the sum of [REDACTED] for Licensee's License (hereafter called the "Base License Fee"). The Base License Fee includes the sublicense to T-Mobile. In the event Forestry authorizes and Licensee issues additional sublicenses, there shall be added to the Base License Fee a sublicense fee equaling

twenty-five percent (25%) of the then-applicable Base License Fee (as adjusted by CPI below), for each sublicense. Upon satisfactory documentation that a sublicense has been cancelled by Licensee, the License Fee shall be decreased by a similar amount. The sublicense fee shall be prorated for sublicenses issued or cancelled at any time other than the anniversary date of the execution of this License. Licensee shall remit payment to Forestry within 30 days from date billed for all Base License Fees or License Fees. Payments received after thirty (30) days from the date billed will be subject to interest on the unpaid balance at the rate required under ORS 82.010 until paid in full and collection costs as required under ORS 293.231.

On each anniversary of the date of commencement of the License Fee in Section 2, Licensee shall pay an annual fee (the "License Fee") which shall be determined by multiplying the Base License Fee plus any sublicense fees by a fraction, the numerator of which shall be the Consumer Price Index (CPI) for the first half of the year and the denominator of which shall be 313.198, which is the CPI for the first half of 2023. The License Fee for the partial year at the end of the term shall be pro-rated based on the difference between the date of commencement of the License Fee and the anniversary date of the Effective Date in Section 2.

As used herein, CPI shall mean the CPI for Urban Wage Earners and Clerical Workers, West Region (CPI-W), as published by the United States Department of Labor, Bureau of Labor Statistics ("BLS") or any successor index thereto.

In the event the CPI is converted to a different standard reference base or otherwise revised, the determination of the annual fee payable thereafter shall be made with the use of such conversion factor, formula or table for converting the CPI as may be recommended by the BLS or published by Prentice-Hall, Inc., or any other nationally recognized publisher of similar information. If the CPI ceases to be published, and there is no successor thereto, such other index as Forestry and Licensee shall agree upon in writing shall be substituted for the CPI. If Forestry and Licensee are unable to agree as to such substituted index, and there is no BLS recommended substitute CPI, such matter shall be submitted for mediation.

6. TAXES. In addition to the License Fee, Licensee shall pay when due all taxes or assessments, if any, that may be legally charged against public lands and that are levied against the Communications Site itself, separate from the underlying land, regardless of whether or not such taxes or assessments have been levied directly against Licensee or Forestry by the assessing agency. In the event that Licensee fails to pay any such taxes or assessments, Forestry shall have the right to pay the taxes or assessments and recover such payments from Licensee. In such event, Forestry will bill Licensee for all taxes or assessments paid by Forestry and chargeable under this Section to Licensee. Licensee shall reimburse Forestry within thirty (30) days from date billed. Payments received after thirty (30) days from the date billed will be subject to interest on the unpaid balance at the rate of 9% as provided for in ORS 82.010

7. POWER. Licensee shall be responsible for securing and making payment for all electric or other power used by Licensee's equipment and the equipment of Licensee's sublicensees at the Communications Site. Forestry shall not be responsible for continuity of electric service, and under no circumstances shall Forestry be held liable for electric power outages. Forestry authorizes the establishment of buried power line along the route identified in Exhibit A from the existing Tillamook P.U.D. utility pole #345100 to the Facility, subject to Licensee obtaining necessary consents from Tillamook P.U.D. and subject to all other terms and conditions of easements held by Tillamook P.U.D. wherein such lines are collocated as well as all conditions and terms contained in this License. Additionally, Licensee shall ensure that any new installation of power conduit and supporting vaults are located no closer than six (6) feet from the outer edge of the ditch line of any other access way or road on state forest land.
8. DAMAGE. Licensee shall repair and pay for all damage to property of Forestry or others resulting from the negligent acts or omissions of Licensee. Licensee shall not remove or destroy forest products from the Communication Site, unless prior written approval and designation by Forestry is received. Licensee shall mark trees desired for removal and shall receive express instructions from Forestry's Tillamook Grove District Office regarding disposition of trees removed.
9. LIABILITY. Licensee shall defend (subject to ORS Chapter 180), save, hold harmless, and indemnify Forestry, and its officers, employees and agents from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature whatsoever, including without limitation any claim for damage arising from fire, resulting from, arising out of, or relating to the activities of Licensee or its officers, employees, subcontractors, or agents under this License Agreement, except to the extent such damage is caused by the acts or omissions of Forestry or Forestry's officers, employees, or agents.
10. NOXIOUS WEEDS. Licensee shall be responsible for surveying for, and eradicating, noxious weeds within the area enclosed by the proposed fence (as shown on Exhibit A). Forestry may notify Licensee of the presence of noxious weeds, and if so, Licensee shall remove said noxious weeds within thirty (30) days. Noxious weeds shall be defined as the species shown on the Oregon Department of Agriculture's A and B Noxious Weed List (www.oregon.gov/ODA/PLANT/WEEDS/statelist2.shtml).
11. REGULATIONS. Licensee shall comply with all federal, state, county, and local laws, rules, regulations, and ordinances relating to the use of the Facility and the Communications Site, all environmental laws and regulations related to use and disposal of hazardous materials, and all other applicable regulatory requirements, including obtaining and complying with the terms and conditions of all permits required by federal, state or local authorities for Licensee's construction and operation of the Facility under this Agreement. Licensee shall submit an application to Forestry to operate power driven machinery for work on, within, or around the site as required by law. This application may be obtained from Forestry at the Tillamook District Office. Licensee shall, as a condition precedent to and prior to commencement of construction of any improvements under this license, or any substantial modification thereof, provide Forestry with proof of land use authorization (for

example, Conditional Use Permit, Site Design Approval, or other required permit or land use approval) from Tillamook County for the proposed use, or evidence via a Land Use Compatibility Statement that such proposed use does not require such permits or authorizations. Licensee shall also, from time to time, prior to undertaking specific improvements, provide Forestry with building, land disturbance/grading/removal-fill/incidental take or other permit required and issued by a Federal, other State agency, or unit of local government prior to commencing the activity for which the permit is issued. Licensee bears the responsibility for obtaining all necessary authorizations and determining and adhering to the requirements thereof. Licensee shall undertake no construction, reconstruction, alteration or improvements other than minor regular maintenance within the Communications Site (individually an "Improvement") without first obtaining written authorization of Forestry to proceed.

12. PRE-CONSTRUCTION ACTIVITIES. Prior to the License Fee Commencement Date, Licensee may undertake pre-construction "Permitted Activities" upon reasonable notice to Forestry and obtaining, if necessary, any applicable permits to conduct the activities:
 - a. "Permitted Activities" include: surveys, phase I environmental audits, boundary surveys, radio propagation studies, and such other tests and inspections of the Communications Site which Licensee, its employees, agents or contractors may deem necessary or advisable, short of actual construction of the Facilities. Licensee agrees to be responsible for any and all costs related to the Permitted Activities, including installation on and operation and removal of temporary equipment on the Communications Site. Licensee's entry rights are specifically limited to the Permitted Activities and to the Site and shall not include any other activities or any other portion of the real property surrounding the Communications Site.
 - b. Licensee and its authorized parties may make and file applications on Licensee's behalf to such local, state and federal governmental entities whose approval Licensee may consider necessary or advisable to have the Communications Site approved as a tower and antenna site, including, but not limited to, governmental approvals for zoning variances, rezoning applications, building permits and wetland permits. Forestry agrees that an executed copy of this Agreement is as effective as the original in evidencing its consent as landowner for these applications. However, if requested by Licensee, Forestry agrees to execute such other and further documents as may be reasonably required by the governmental entity in question to evidence Forestry's consent to the proposed action.
 - c. Licensee will provide Forestry a copy of any Phase I Environmental Site Assessment prepared by its consultant ("Report") in connection with the Permitted Activities. Forestry understands that (a) any such Report will be prepared in connection with Licensee's proposed use of the Communications Site only, and no authorization for reliance upon the Report has been granted by either the consultant or Licensee; (b) Licensee may redact certain confidential material from the Report, such as pricing, scoping, or other information governing Licensee's relationship with its consultant; and (c) the Report is being provided for Forestry's information only, and no disclosure to third parties is permissible unless required by law.
 - d. In the event Licensee determines that it is unable to secure the necessary local,

federal, and state approvals to operate the Communications Site or that the Communications Site is technically unsuitable for the intended use as a communications site after conducting the Permitted Activities, Licensee may notify Forestry in writing prior to the License Fee Commencement Date and elect to terminate the License. Forestry shall be entitled to retain the Administrative Fee collected pursuant to the Communication Site License. Licensee will promptly remove any and all of its equipment from the Communications Site and restore the Communications Site to a condition substantially similar to that which existed immediately prior to Licensee's entry, damage not caused by Licensee (including its employees, agents and contractors) and reasonable wear and tear, excepted. This right to terminate by Licensee shall expire on the License Fee Commencement Date.

13. FIRE SEASON. Licensee shall comply with all applicable fire season laws, rules and regulations during use of this License. Licensee shall contact Forestry at 503.357.2191 or via the ODF website at <https://www.oregon.gov/odf/fire/pages/restrictions.aspx> to receive fire season information prior to conducting operations.
14. PURPOSE. Licensee covenants and agrees that its use and the use by any sublicensee of Licensee of the Facility and the Communications Site shall be limited to the designated purpose or purposes authorized in Section 1 of this License. Any change in use by Licensee or Licensee's sublicensees without the prior written approval of Forestry shall be grounds for immediate termination of this License.
15. REMOVAL OF FACILITY. Licensee shall remove, at its own expense, the Facility and all of the improvements and equipment that Licensee has installed within ninety (90) days following the expiration of this License or within the time provided by any other termination of this License. Licensee shall provide a plan for orderly removal of improvements at least 120 days prior to expiration of the License. If Licensee fails to remove the Facility, improvements and equipment, all items remaining at the Communications Site shall, at the option of Forestry, become the property of Forestry or Forestry may remove and dispose of such at Licensee's expense. Licensee shall be responsible for and shall promptly reimburse Forestry for any damage to Forestry property or other property caused by Licensee's removal of the Facility, improvements, and its equipment under this Section, and for Forestry's expense in removing any of Licensee's Facility, improvements or equipment.

16. DECOMMISSIONING SURETY BOND. Licensee shall provide a decommissioning surety bond in the amount of One Hundred Thousand Dollars (\$100,000.00) issued by a company licensed to act as surety in the State of Oregon. The bond required by this section shall be in favor of the State of Oregon, and shall insure payment of the costs to remove Licensee's facilities and improvements pursuant to the terms of Section 15. Licensee and its surety may provide the bond in two-year increments, with a new bond issued every two years commencing effective June 1, through May 31, so that there is continuously in effect during the term a bond for the above stated amount. Regardless of the number of years a bond is in force or the number of renewal bonds issued thereafter the liability of the surety shall not be cumulative in amounts from period to period of the bond. In no event shall a bond issued for a specific term exceed the amount issued unless amended by rider
17. ASSIGNMENT. The rights and privileges granted by this License are personal to Licensee and shall not be assigned in any manner without prior written approval of Forestry, which approval will not unreasonably be withheld. Any assignment by Licensee without prior written approval is void and shall be grounds for termination of the License. Notwithstanding the foregoing, Licensee shall have the right to assign this Agreement without Forestry's consent to any parent, subsidiary or affiliate of Licensee, or successor in interest through a merger, upon provision of notice in writing to Forestry within thirty (30) days after the effective date of any such assignment.
18. SUBLICENSEES. As provided in Section 1 above, Licensee may sublicense space to other users in Licensee's Facility for the purposes authorized under this License; provided that, any such sublicense shall incorporate the terms and conditions of this License, and Licensee covenants and agrees that it will be liable for, and will fully indemnify Forestry against, any violation of this License Agreement by Licensee's sublicensee(s); and provided further, that Licensee shall notify and obtain Forestry approval prior to the grant of any such sublicense. Forestry reserves the right to require the revocation of any sublicense granted by Licensee if Forestry, in its sole discretion, determines that the activities of such sublicensee are in violation of any term or condition of this License.
19. LICENSEE REPRESENTATIONS AND WARRANTIES. Licensee represents and warrants, for itself and for Licensee's sublicensees, that: (i) Licensee and all sublicensees have obtained, or will have obtained prior to installation, all permits and licenses required in order to install and operate the Facility and equipment that is licensed to be placed at the Communications Site by Licensee and Licensee's sublicensees under this Agreement.; (ii) that Licensee is authorized to enter into this Agreement; and (iii) that the person executing this Agreement on behalf of Licensee has full authority from Licensee to bind Licensee to all terms and conditions stated in the Agreement
20. RISK. Licensee recognizes that use of the Facility and access to the Communications Site shall be at its own risk, and use thereof by Licensee shall be an assumption of such risk. Forestry makes no representation and expressly disclaims any warranty that the Communications Site is suitable for Licensee's intended use.

21. ACCESS; MAINTENANCE OF ROADS; POWERLINE AND CO-LOCATED FIBER. In addition to the rights and privileges otherwise granted Licensee under this Agreement, Licensee shall have the right and privilege for the duration of this License of nonexclusive ingress and egress to the Communications Site along the road(s) marked on Exhibit A sheet A1.0 attached (the "Road" or "Roads"), together with a permit to install power lines from Tillamook P.U.D.'s pole no. 345100, subject to Tillamook P.U.D.'s consent. Licensee shall be responsible for obtaining any necessary permits from other landowners for access to the Communications Site if such consent is determined to be required by Licensee. Licensee acknowledges and agrees that the Road is an unimproved forest road, and that Forestry provides no warranty concerning the condition of the Road or Roads. Licensee shall exercise due diligence in Licensee's use of the Road or Roads in order to protect the Communications Site in particular and Forestry lands in general from damage or destruction by fire or other causes. In addition, Licensee shall maintain the Road or Roads in accordance with the standards for road maintenance in the Forest Practices Act, ORS 527.610 to 527.770, 527.990(1), 527.992, and OAR Chapter 629, Division 625. When Licensee and other authorized parties jointly use said Road or Roads, then each party shall be responsible for a proportionate part of the entire maintenance which said part shall be based upon the ratio of party use to total use. Should Licensee fail to perform the road maintenance required under this Section, Forestry shall have the right to perform or cause to have performed said maintenance and to recover all associated costs from Licensee. Licensee shall reimburse Department within thirty (30) days from date billed. Licensee shall coordinate all work in or near the right of way of Coast Range road or other Roads, including any road closures or road control measures and scheduling of work periods with the ODF Tillamook District, Licensee shall bury any electrical conduit, or other buried utilities (collectively "underground services") required by the plan shown on Exhibit A or necessarily required thereby not less than 24 inches below the surface of the ground, provided however, that where said underground services are placed under, or through existing or planned roads and other such improvements, said underground services shall be buried to the necessary depth as to cause no interference with the use, construction, and maintenance of roads or other such improvements and must be certified by a registered professional engineer to withstand U-80 vehicle loading. Licensee shall furnish, install and maintain clearly visible warning signs with stakes or posts at least 24 inches high at not more than 100-foot intervals marking existing and newly installed underground services locations if not otherwise present.
22. MAINTENANCE. Licensee shall perform and pay for all maintenance of and improvements to the Facility and Communications Site during the term of this License. Licensee is responsible for all maintenance, repair and replacement of its underground services and related facilities necessitated by ordinary wear and tear or damage from any cause, including that arising directly or indirectly from the activities of Forestry, its members, officers, employees, permittees or licensees. Licensee shall also, subject to the provisions of Section 8, clear and maintain free of brush and trees a buffer area 35 feet from the perimeter of Licensee's facility, at Licensee's sole cost and expense, including removal and clearance of overhanging limbs.
23. INSPECTION. Forestry shall at all times be allowed access to the Communications Site for

inspection purposes, and upon prior notice to Licensee shall be permitted access to the Facility for inspection purposes. Licensee shall furnish such information and assistance as may be required by Forestry to make an inspection of the Site and Licensee's Facility.

- 24. INSURANCE. At all times during the term of this License, or any extension thereof, Licensee and each sublicensee of Licensee shall secure at its own expense and keep in effect, Comprehensive or Commercial General Liability insurance covering personal injury, death, and property damage or destruction in an amount not less than \$2,000,000 combined single limit per occurrence and an amount not less than \$4,000,000 per aggregate, with an extended coverage endorsement and contractual liability and completed operations coverage to include all contracts involving the work to be performed under this License, and shall maintain Comprehensive Automobile Liability insurance in an amount not less than \$2,000,000 combined single limit per accident for personal injury and property damage. Licensee shall also maintain Loggers Broad Form coverage, in an amount not less than \$2,000,000 for costs of fire control, losses or damage from fire, and other causes arising or resulting from activities of Licensee's contractor(s), employees, subcontractors and others working or acting for Licensee. **Excess or Umbrella Liability policies may be used in combination with the Commercial General Liability and Automobile Liability insurance to cover the required liability limits. Licensee's contractors may supply required insurance such as Loggers Broad Form when such activities are undertaken.**

Forestry, its officers, agents, employees and members shall be included as additional insureds in the insurance policy. Licensee shall furnish to Forestry certificates of insurance as evidence of the insurance coverages required by this License. The certificate shall provide that the insurance company will give thirty (30) days prior written notice to Forestry if insurance is canceled or materially altered. Licensee shall provide ten (10) days prior written notice to Forestry in the event of cancellation for non-payment of premium. The certificate shall also specifically state that contractual liability coverage is provided for this License.

- 25. NOTICE REQUIREMENTS. Any notice required to be given under this Agreement shall be in writing, and shall be delivered by regular mail deposited with the United States Postal Service, by certified mail, postage prepaid or by nationally recognized overnight courier and addressed to Forestry or Licensee, as the case may be, at the most recent address provided by the party for such notice. Notice will be deemed to have been received as of 5:00 p.m. local time on the third day following the date of mailing. As of the date of execution of this Agreement, the address for notices for each party are:

Forestry: Oregon Department of Forestry
 State Forests Division
 2600 State Street
 Salem, OR 97310

June

Licensee: TowerCo 2013 LLC
 5000 Valleystone Drive, Suite 200
 Cary, NC 27519

Attention: Legal Department

26. ADMINISTRATIVE FEE. Licensee shall pay, following execution of this agreement and within 30 days of invoicing from Forestry, an Administrative Fee to Forestry of [REDACTED] representing the reasonable estimate of processing and staff review time for the initial proposal, formulation and negotiation of this agreement, and subsequent Forestry review and verification of documents and conditions precedent, and coordination with Licensee, up to the completion of the project and commencement of initial operation of the Communication Site.
27. AS-BUILT PLANS. Upon installation and completion of construction, Licensee shall provide a copy of as-built plans to the Oregon Department of Forestry, Tillamook District.
28. FOREST ZONE USES. Licensee agrees that Forestry, its officers, employees, agents, permittees and licensees, at their sole discretion, may carry out land management activities such as logging, road construction and improvement, slash disposal and pesticide and herbicide applications on Forestry's property and all other similar operations necessary or conducive to managing State Forest Land under ORS Chapter 530. Licensee assumes all risk arising out of such activities and agrees that Forestry, its members, officers, or employees shall not be responsible for any damage to the Facility caused by the activities of Forestry, its officers, members, employees, agents, permittees or licensees under this Section. Licensee also acknowledges that this Facility is located within a Forest Zone and recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).
29. CULTURAL RESOURCES. In addition to compliance with all laws generally, all non-Oregon Department of Forestry organizations, including, but not limited to, other state agencies, service providers, non-governmental organizations, non-profits, etc., wishing to undertake any activities, which may potentially impact supra-surface, surficial, and super-surface cultural resources must follow State and Federal cultural resource law at their own expense. For non-Federal undertakings, or where no federal funds are being expensed, Oregon Revised Statute 97.740 – 97.760, 358.905 – 358.961, 390.235 – 390.240 applies to undertakings within the State of Oregon. Forestry requires evidence of a permit to excavate as required under the statutes, or documentation of the review and communication process leading to a decision of compliance without a permit. The permit, or non-permit decision, shall be accompanied by an inadvertent discovery plan, including the contact information for the site supervisor or designee, Oregon Legislative Commission on Indian Services, the State Historic Preservation Office, the organization's qualified archaeologist or contracted qualified archaeologist, as defined in ORS 390.235(6)(b), the Department's primary project contact, and procedures for stopping of work and chains of communication should potential cultural materials be inadvertently disturbed. All activities associated with the undertaking need to be included in the plan to operate and inadvertent discovery plan. This includes staging of equipment and personnel

vehicles, road improvements, road construction, culvert repair, or any associated activity which may impact cultural resources – also known as the area of potential effect. This documentation and plan shall be submitted to ODF for approval no later than thirty (30) days prior to the anticipated undertaking start date. No work may begin until the undertaking is approved by the Department’s cultural resource steward or designee.

30. FORESTRY’S USE OF SITE. Subject to Licensee’s reasonable site standards, and applicable laws, Forestry shall, at no cost to Forestry, have the right, upon written request, to install the following equipment at mutually agreeable locations at the Communications Site and on the tower to provide automated vehicle location information for Forestry operation and safety and fire detection camera systems:

- a. One outdoor equipment enclosure 51”H x 28”W x 30” D under the ice canopy.
- b. Access to one 120VAC 20amp circuit with generator backup
- c. Access to tower and cable bridge to install two 2- foot 4.9Ghz microwave dishes, ice shields, and microwave ODU’s.
- d. One 5-foot VHF base station antenna and antenna standoff
- e. Two CAT 6 cables and one ½ inch Heliac cable from antennas to inside the outdoor enclosure.
- f. Fire detection cameras with supporting equipment at mutually agreeable locations.

31. MISCELLANEOUS PROVISIONS.

Governing Law; Venue. This Agreement shall be subject to and governed by the laws of the State of Oregon. Any claim, action suit or proceeding (collectively, a “Claim”) between Forestry and Licensee that arise from or relates to this Agreement shall be brought and conducted solely in the Circuit Courts of the State of Oregon for Marion County; provided that, if a Claim must be brought in a federal forum, such Claim shall be brought and conducted solely in the District Court for the District of Oregon. In no event shall this Section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. By execution and acceptance of this Agreement, Licensee consents to the personal jurisdiction of such courts.

Severability. If any term or provision of this Agreement is held to be invalid, illegal or unenforceable by a court of competent authority, the offending term or provision shall be deleted and the remainder of the Agreement shall not be affected by such invalidity, illegality or unenforceability, but shall remain valid and enforceable to the fullest extent permitted by law.

No Implied Waiver. The failure of Forestry to enforce any provision of this Agreement shall not constitute a waiver by Forestry of that provision or of any other provision of this Agreement.

Counterparts; electronic signature; recording. This Agreement, and any subsequent amendments to the Agreement, may be executed in separate and multiple counterparts, each of which shall be deemed an original, but all of which taken together shall be deemed to constitute one and the same instrument. Electronic signatures may be used. This Agreement shall not be recorded.

THIS LICENSE, AND ALL EXHIBITS AND ATTACHMENTS INCORPORATED HEREIN, CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION, OR CHANGE OF TERMS OF THIS LICENSE SHALL BIND EITHER PARTY, UNLESS IN WRITING AND SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION, OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THIS LICENSE. LICENSEE, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT SHE/HE HAS READ THIS AGREEMENT, UNDERSTANDS IT, AND THAT LICENSEE AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

The undersigned have executed this License as of the Effective Date in Section 2 above.

FORESTRY:

STATE OF OREGON, acting by and through its Department of Forestry on behalf of its Board of Forestry

By Michael Wilson
Digitally signed by Michael Wilson
Date: 2024.05.23 09:55:10 -07'00'
Michael A. Wilson
Division Chief
Department of Forestry State Forests Div.

LICENSEE:

TOWERCO 2013 LLC
a Delaware limited liability company

By Todd Boyer
DocuSigned by:
Todd Boyer
518FCB5C064448C...
Printed Name: Todd Boyer
Title: CEO

APPROVED FOR LEGAL SUFFICIENCY

By email from Jeffrey R. Wheeler, Senior Assistant Attorney General, Oregon Department of Justice, to Eric J. TenBrook, dated May 21, 2024.

Attachments: Exhibit A (Communication Site Description and Site Plan)
Exhibit B (Technical Data Sheets)

PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR TOWERCO/MOBILE
2. PROPOSED INSTALLATION OF 195'-0" SELF-SUPPORT TOWER WITHIN A 70 X 70 FENCED COMPOUND AREA.
3. PROPOSED INSTALLATION OF A CONCRETE PAD W/ OUTDOOR EQUIPMENT CABINETS AND GENERATOR FOR T-MOBILE
4. PROPOSED INSTALLATION OF NEW 400A ELECTRICAL SERVICE.



OR0097 HWY 6 TILLAMOOK

TAXLOT# 1S08000000100
 TILLAMOOK COUNTY, OR
 TOWERCO SITE ID#: OR0097
 T-MOBILE SITE ID#: P002145A_HWY 6 TILLAMOOK_PZD_TOWERCO_03-06-23
 PRELIMINARY ZONING DRAWINGS

PROJECT CONTACTS

APPLICANT:
 T-MOBILE
 901 NE HOLLYDAY ST
 PORTLAND, OR 97232

PROJECT OWNER:
 TOWERCO FORESTRY
 TILLAMOOK DISTRICT
 5005 3RD ST
 TILLAMOOK, OR 97141

TOWER OWNER:
 TOWERCO
 5000 VALLEJOS DR. #200
 CHRY, NC 27519

SITE ACQUISITION/PERMITTING AGENT:
 TOWERCO
 2000 SW 10TH AVE, PMB 100
 PORTLAND, OR 97232

DON FORSBERG
 PH: 503.287.1947
 DONFORBERG@GMAIL.COM

ENGINEER OF RECORD:
 VECTOR STRUCTURAL ENGINEERS
 246 SAINTE HELENS AVE, STE. 2A
 TACOMA, WA 98402
 PH: 253.572.9181

PROJECT INFORMATION

SITE NAME:
 OR0097 HWY 6 TILLAMOOK

ADDRESS:
 TAXLOT# 1S08000000100
 TILLAMOOK COUNTY, OR

JURISDICTION:
 TILLAMOOK COUNTY

MAP PARCEL #:
 1S08000000100

ZONING:
 F - FOREST
 4573.78 AC

AREA:
 450.91 AC (19.07% AC COVERED BY
 1729.39 AC (38.56% COVERED BY
 2245.6 AC

IN STRUCTURE HEIGHT:
 195'-0"

IN TOWERCO GROUND LEASE AREA:
 400.00 FT

OCCUPANCY:
 U

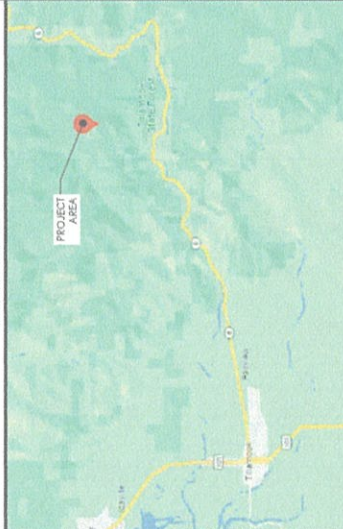
GROUP:
 #B

POWER PROVIDER:
 TILLAMOOK PEOPLES UTILITY DISTRICT

DRIVING DIRECTIONS

- FROM T-MOBILE OFFICE IN PORTLAND, OREGON:
1. HEAD EAST ON NE HOLLADAY ST TOWARD NE 9TH AVE (79 FT)
 2. TURN LEFT AT THE 1ST CROSS STREET ONTO NE 9TH AVE (4.4 MI)
 3. TURN LEFT ONTO NE BROADWAY (1.5 MI)
 4. USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N WILLIAMS AVE (102 FT)
 5. USE THE LEFT 2 LANES TO TAKE THE RAMP ONTO I-5 N (1.3 MI)
 6. MERGE ONTO I-5 N (1.2 MI)
 7. USE THE RIGHT 2 LANES TO TAKE EXIT 302B FOR US-30W TOWARD H465/ST HELENS (4.4 MI)
 8. CONTINUE ONTO H465 S / US-30W (1.5 MI)
 9. KEEP LEFT TO CONTINUE ON H465 S. FOLLOW SIGNS FOR US-26 W / CITY CTR (6.4 MI)
 10. KEEP LEFT TO STAY ON H465 S (1.6 MI)
 11. USE THE RIGHT 2 LANES TO TAKE EXIT 1D FOR US-26 W TOWARD BEAVERTON (1.4 MI)
 12. CONTINUE ONTO US-26 W (20.2 MI)
 13. SLIGHT LEFT ONTO OR-4 W (SIGN FOR BANKS / TILLAMOOK) (99.8 MI)
 14. TURN RIGHT ONTO COAST RANGE ROAD (4.5 MI)
- TOTAL MILES: 66.7 MILES
 TOTAL TIME: 1 HOUR, 25 MINUTES

VICINITY MAP



LOCALIZED MAP



SHEET INDEX

- T1.C TITLE SHEET
- U1-1 SURVEY
- C1.0 GRADING & EROSION CONTROL PLAN
- C2.0 EROSION CONTROL DETAILS
- A1.0 OVERALL SITE PLAN
- A2.1 ENLARGED SITE PLAN
- A3.0 ENLARGED COMPOUND PLAN
- A3.0 ELEVATIONS



DRAWN BY: JMG
 CHECKED BY: BU

REV	DATE	DESCRIPTION
1	11/02/22	SITE SKETCH
2	02/06/23	PRELIMINARY ZONING DWGS
3	03/06/23	CLIENT COMMENT

USER: [Blank]
 PRELIMINARY

PROJECT INFORMATION
 OR0097
 HWY 6 TILLAMOOK
 TAXLOT# 1S08000000100
 TILLAMOOK COUNTY, OR

SHEET TITLE
 TITLE SHEET

SHEET NO.
 T1.0

GOVERNING CODES

- 2019 OREGON STRUCTURAL SPECIFICITY CODE
- 2017 OREGON ELECTRICAL SPECIFICITY CODE
- 2019 OREGON ZERO ENERGY READY COMM. CODE
- 2019 OREGON MECHANICAL SPECIFICITY CODE
- 2019 OREGON FIRE CODE

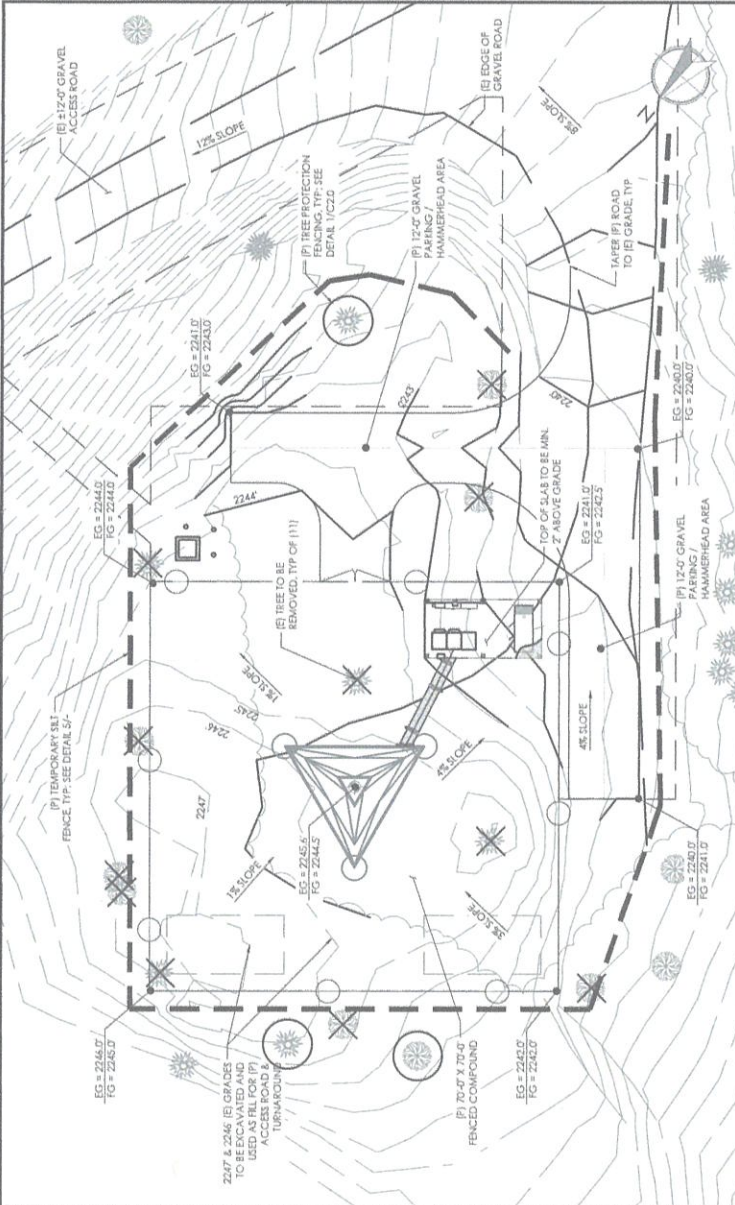
APPROVALS

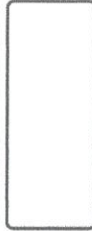
FINAL CONSTRUCTION DRAWINGS SIGNATURE
 REQUIRE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/FIRMED NAME	SIGNATURE	DATE
SITE ACQ.		
PERMITTING:		
FF MGR:		
CONST. MGR:		
OPS. MGR:		
PROJ. MGR:		
REG. REVIEW:		
DEV. MGR:		



- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER REVEGETATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THE PLAN AND CONSTRUCTION MAINTENANCE MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL AGENCIES AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS COMPLETED.
- THE BOUNDARIES OF THE CLEARING LINES SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LINES SHALL BE PERMITTED. THE MAINTENANCE SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND WASH WATER DOES NOT ENTER THE ESC FACILITIES.
- THE ESC FACILITIES SHOWN ON THE PLAN ARE MINIMUM REQUIREMENTS FOR AERATED SITE CONDITIONS. DURING CONSTRUCTION PERIODS, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO PREVENT OVERFLOW AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE TO DISTURB ADJACENT AREAS.
- ALL ESC FACILITIES SHALL BE MAINTAINED AS NEEDED TO ENSURE THEIR CONTINUED FUNCTIONING AND MAINTAINED AS NECESSARY TO ACCUMULATE MORE THAN 1/3 THE BARREL HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED AT LEAST ONCE PER YEAR.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARREL HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED AT LEAST ONCE PER YEAR.
- STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 15TH, THE DEVELOPER SHALL TAKE THE NECESSARY MEASURES TO PREVENT EROSION. IN ADDITION, THE DEVELOPER SHALL TAKE THE NECESSARY MEASURES TO PREVENT EROSION. IN ADDITION, THE DEVELOPER SHALL TAKE THE NECESSARY MEASURES TO PREVENT EROSION.
- THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.





DRAWN BY: MS
 CHECKED BY: BU

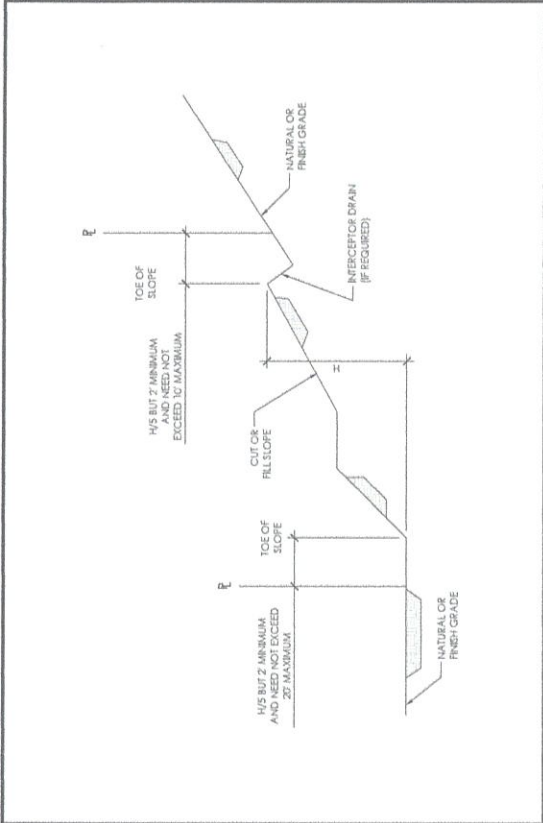
REV.	DATE	DESCRIPTION
1	11/03/22	ISSUE SKETCH
2	02/08/23	PRELIMINARY ZONING DWGS
3	05/03/23	CLIENT COMMENT

PRELIMINARY
 USER

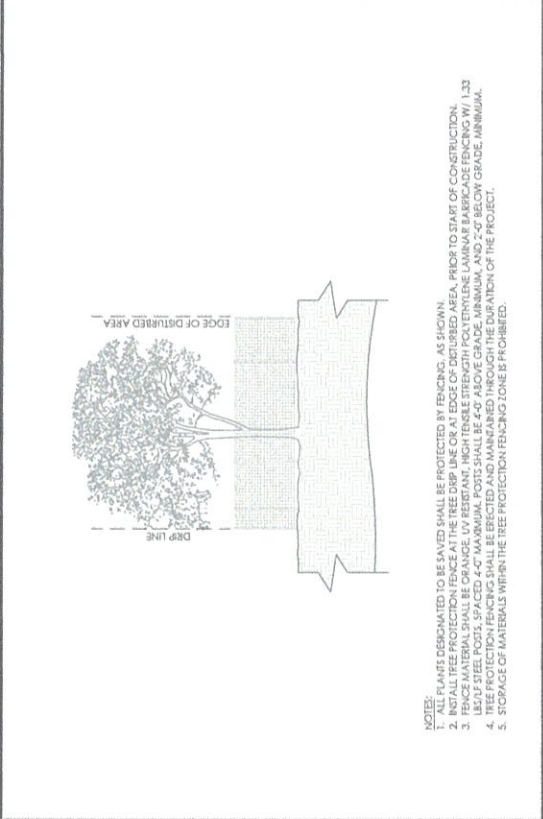
PROJECT INFORMATION
 OR0097
 HWY 6 TILLAMOOK
 TAX LOT # 130800000100
 TILLAMOOK COUNTY, OR

SHEET TITLE
 EROSION CONTROL
 DETAILS

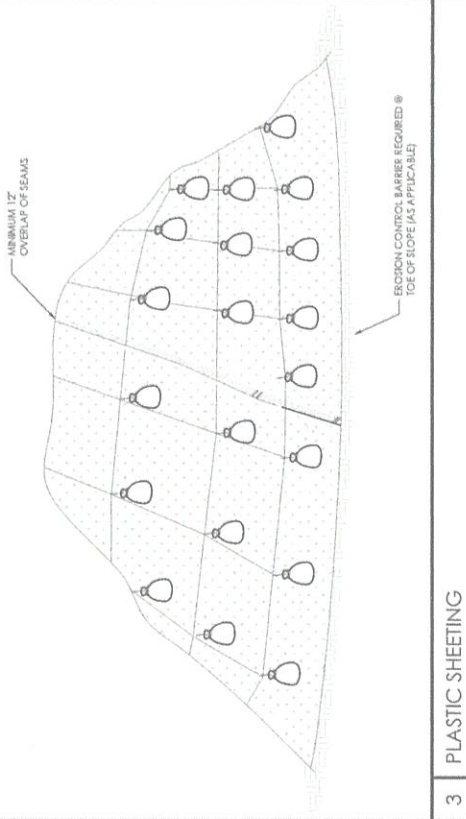
SHEET NO.
 C2.0



2 SETBACKS & DRAINAGE DIMENSIONS
 11X17 SCALE: NTS
 22 X 34 SCALE: NTS




1 TREE PROTECTION FENCE
 11X17 SCALE: NTS
 22 X 34 SCALE: NTS




3 PLASTIC SHEETING
 11X17 SCALE: NTS
 22 X 34 SCALE: NTS


4 NOT IN USE



TowerCo
EMPOWERING CONNECTIVITY



T-Mobile



CAPITAL DESIGN SERVICES
1100 W. 10TH ST. SUITE 100
TULSA, OK 74106
WWW.CAPITALDESIGNSERVICES.COM

MS
BU

DRAWN BY:
CHECKED BY:

VER.	DATE	DESCRIPTION
1	11/03/22	SITE SKETCH
2	02/04/23	PRELIMINARY ZONING DWGS
3	03/05/23	CLIENT COMMENT

PRELIMINARY

PROJECT INFORMATION

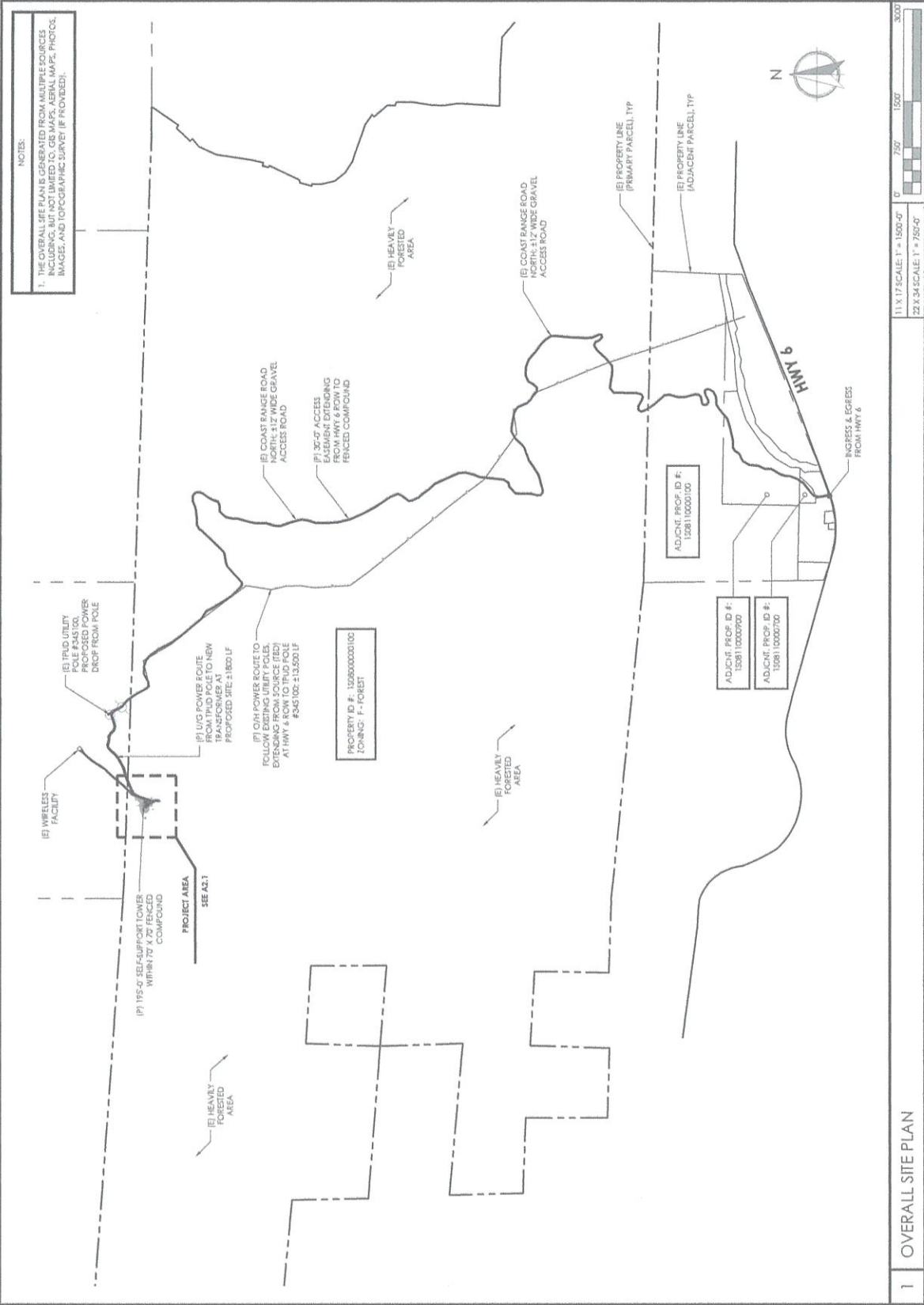
OR0097
HWY 6 TILLAMOOK
TAXLOT# 130800000100
TILLAMOOK COUNTY, OR




SHEET TITLE

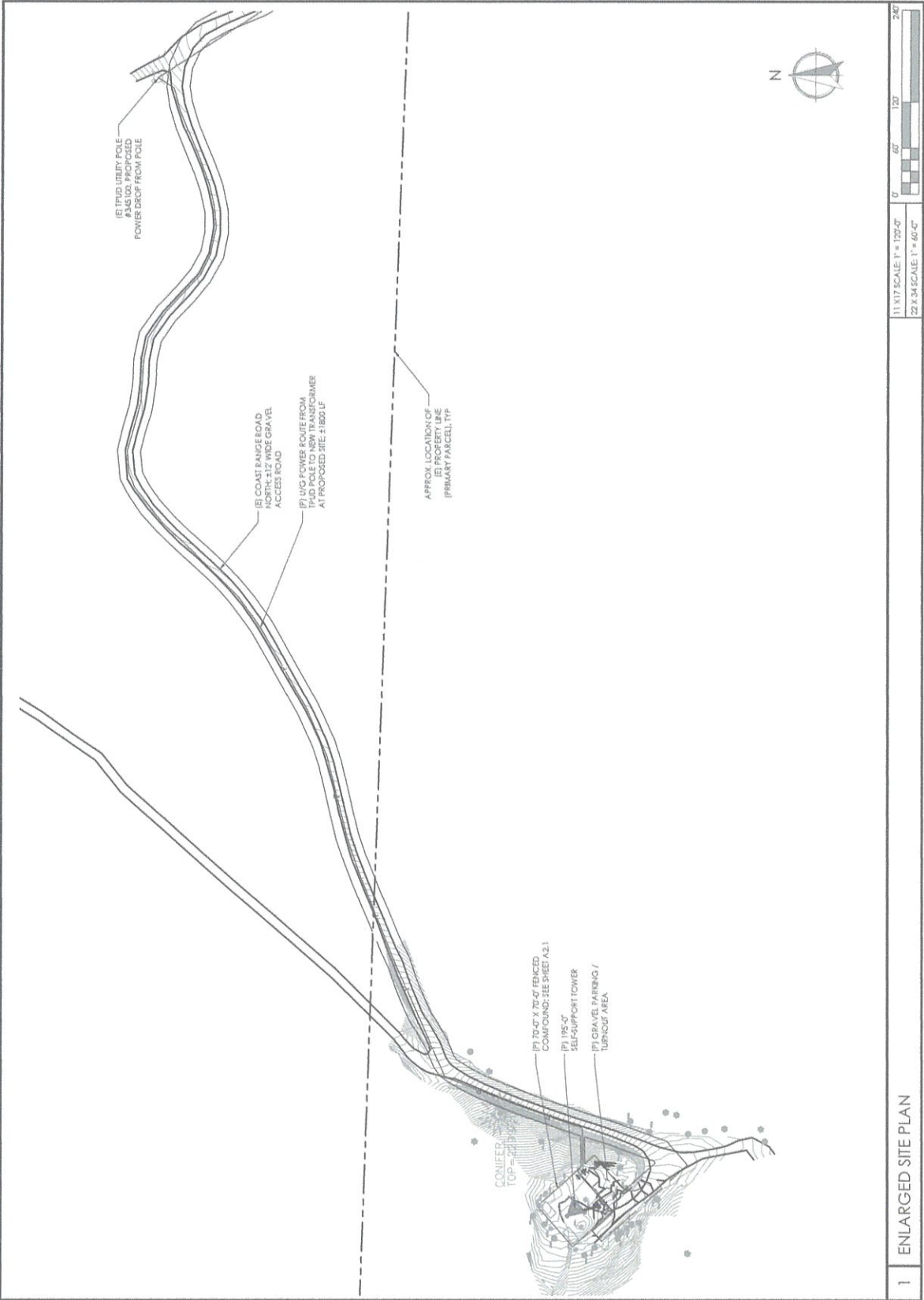
OVERALL SITE PLAN

SHEET NO.



A1.0

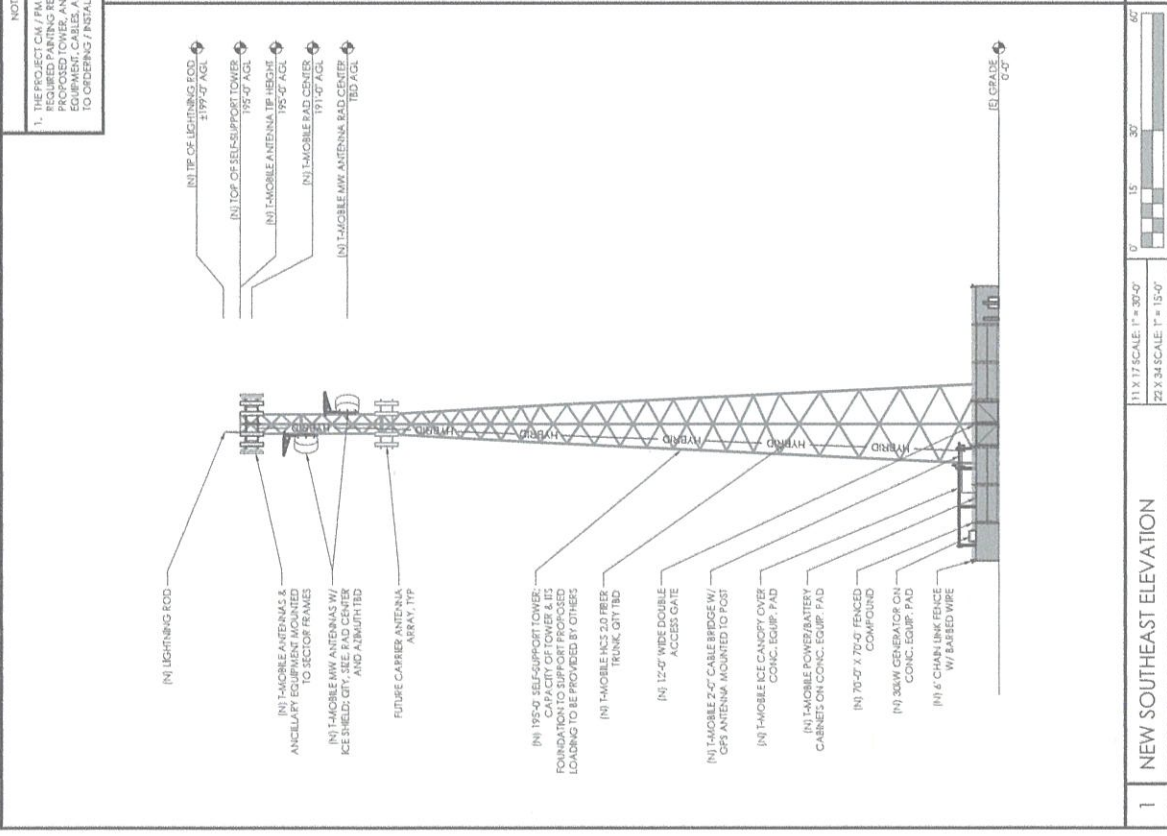
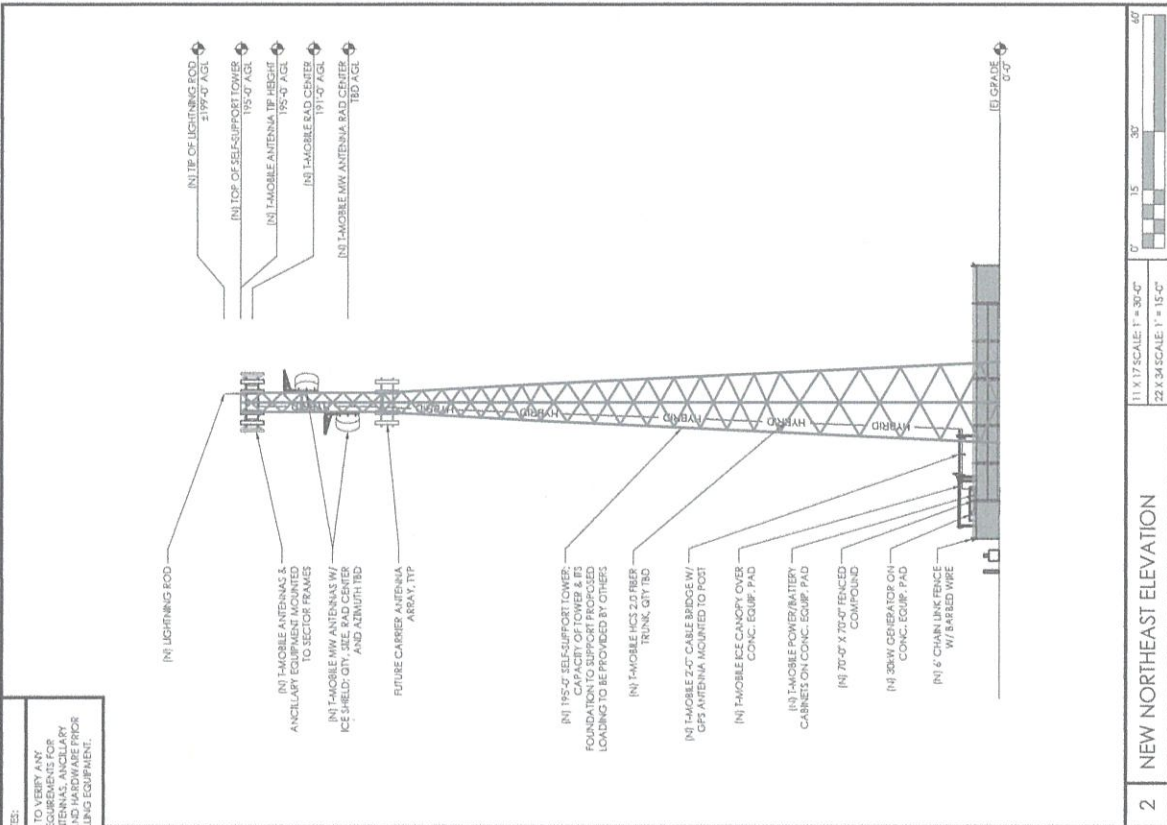


 TowerCo EMPOWERING CONNECTIVITY	 T-Mobile	 CAPITAL DESIGN SERVICES 1910 OTTAWA, E. AVE. #106 DALLAS, TX 75201 WWW.CAPITALDESIGNSERVICES.COM	DESIGNED BY: MS CHECKED BY: BU	DRAWING VERSION VER. DATE DESCRIPTION	PRELIMINARY	PROJECT INFORMATION OR0097 HWY 6 TILLAMOOK TAXLOT# 130800000100 TILLAMOOK COUNTY, OR	SHEET TITLE ENLARGED SITE PLAN	SHEET NO. A2.0



1 ENLARGED SITE PLAN

 TowerCo EMPOWERING connectivity	 T-Mobile	 CAPITAL DESIGN SERVICES 1910 27th AVE., SUITE 196 DENVER, CO 80202 WWW.CAPITALDESIGNSERVICES.COM	DRWN BY: IMS CHKD BY: BU	<table border="1"> <thead> <tr> <th>VER.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/09/22</td> <td>SITE SKETCH</td> </tr> <tr> <td>2</td> <td>02/06/23</td> <td>PRELIMINARY TOWER DWGS</td> </tr> <tr> <td>3</td> <td>03/06/23</td> <td>CLIENT COMMENT</td> </tr> </tbody> </table>	VER.	DATE	DESCRIPTION	1	11/09/22	SITE SKETCH	2	02/06/23	PRELIMINARY TOWER DWGS	3	03/06/23	CLIENT COMMENT	<p>PROJECT INFORMATION</p> <p>OR0097 HWY 6 TILLAMOOK TAX LOT# 130800000100 TILLAMOOK COUNTY, OR</p>	<p>SHEET TITLE</p> <p>ELEVATIONS</p>	<p>SHEET NO.</p> <p>A3.0</p>
VER.	DATE	DESCRIPTION																	
1	11/09/22	SITE SKETCH																	
2	02/06/23	PRELIMINARY TOWER DWGS																	
3	03/06/23	CLIENT COMMENT																	



1	NEW SOUTHEAST ELEVATION	11 X 17 SCALE: 1" = 30'-0" 22 X 34 SCALE: 1" = 15'-0"	0' 15' 30' 60'
2	NEW NORTHEAST ELEVATION	11 X 17 SCALE: 1" = 30'-0" 22 X 34 SCALE: 1" = 15'-0"	0' 15' 30' 60'

EXHIBIT "B"

STATE OF OREGON
DEPARTMENT OF FORESTRY
TECHNICAL DATA SHEET
For Communications Site Agreements

(See Instructions on Page 2)

1. Name and address of Station Owner (licensee):

Name: T-Mobile West LLC Address: 12920 SE 38th Street
Phone: _____ City & Zip: Bellevue, WA 98006

2. Name and address of document preparer (if not owner):

Name: Mike O'Connor (TowerCo) Address: 5000 Valleystone Dr., Suite 200
Phone: (813) 453-9878 City & Zip: Cary, NC 27519

3. Required Technical Data:

a. License number/Call sign 600
(WQZK810,WQZK811,WQZK812),
,700(WQIZ638), PCS (KNLF 259,KNLF260) ,
AWS (WQGA732, WQGB379

b. Date issued:		
c. Equipment manufacturer:		
d. Model number:		
e. Class of service (FCC symbol):	AWS, PCS, Band 12	
f. Type of emission (FCC symbol):	AWS = 20M0, PCS = 15M0, Band 12 = 5M00, modulation type = X, emission designator = W	
g. AC power drain during xmit (watts)		
h. Transmit output power (watts):	L2100-160, L1900-80, L700- 40, L600-80, N600-60,	
i. CTCSS control tone-tx (Hz):		
j. CTCSS control tone rx (Hz):		
k. Receiver I.F. frequencies 1:		
2.....		
l. Receive frequency (MHz):	668-688,698- 704 MHz; 1850- 1865; 1895-1915; 1735-1755 MHz (RX FREQ)	
m. Receive crystal frequency:		

EXHIBIT "B"

n. Transmit frequencies (MHz) out:	622-642, 728-734 MHz; 1930-1945; 1975-1995; 2135-2155 MHz (TX FREQ)		
Crystal:			
Mult 1:			
Mult 2:			
Mult 3:			
Mult 4:			

EXHIBIT "B"

STATE OF OREGON
DEPARTMENT OF FORESTRY
TECHNICAL DATA SHEET
For Communications Site Agreements

- 4. Control methods: Wireline _____, RA Repeater _____, RT Repeater _____, Microwave _____
 - 5. Antenna type: Omni _____, Directional _____, Polarization _____, Gain _____ dB, Height to top of antenna _____ ft, Beam path width _____ deg, Azimuth 50/150/220 _____ deg.
 - 6. Chief engineer or service company: _____
Address: _____ City, State & Zip: _____
Phone: _____ Phone (In case of emergency): _____
 - 7. Geographical name of location: _____
Latitude: 45.52033400 _____ deg. _____ ' _____ " Longitude: -123.65652100 _____ deg. _____ ' _____ "
 - 8. Original value of new or replacement equipment: _____
 - 9. Comments: _____

- Date: 9/7/22 _____ Signature of preparer: Don Forsberg _____
Title: Site Acquisition Specialist _____

INSTRUCTIONS

- 1. Please read carefully the "Minimum Site Standards for Radio Communications."
- 2. Please type this document if possible and submit in duplicate.
- 3. Prepare a separate Technical Data Sheet for each unit of equipment.
- 4. Make required technical data as accurate as possible. This data is used in making interference calculations.
- 5. A RT repeater is a standard repeater. A RA repeater is a remotely controlled base station or repeater using a control link (usually 72 or 450 MHz).
- 6. On question 5, mark N/A if not applicable. This pertains to microwave use.
- 7. If you intend to build a new building on State land, you must include a floor plan of the proposed building, giving details of building construction, exterior finish, antenna, tower and power source, etc.



Property Profile Report

Todays Date:

09/03/2024

Owner Name:

**Oregon, State Of
Forestry**

Property Address:

OR 97141

Reference Number:

1S08000000100

Account Number:

299304R

Four North Coast locations to serve you:

630 Bond St. Astoria, OR 97103 503.325.2144	2263 N. Roosevelt Dr. Seaside, OR 97138 503.738.8433	507 Laneda Ave, Suite 3 Manzanita, OR 97130 503.368.5124	802 Main Ave. Tillamook, OR 97141 503.842.5533
---	--	--	--

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

For all your customer service needs: nccs@ticortitle.com

Tillamook County Parcel Information



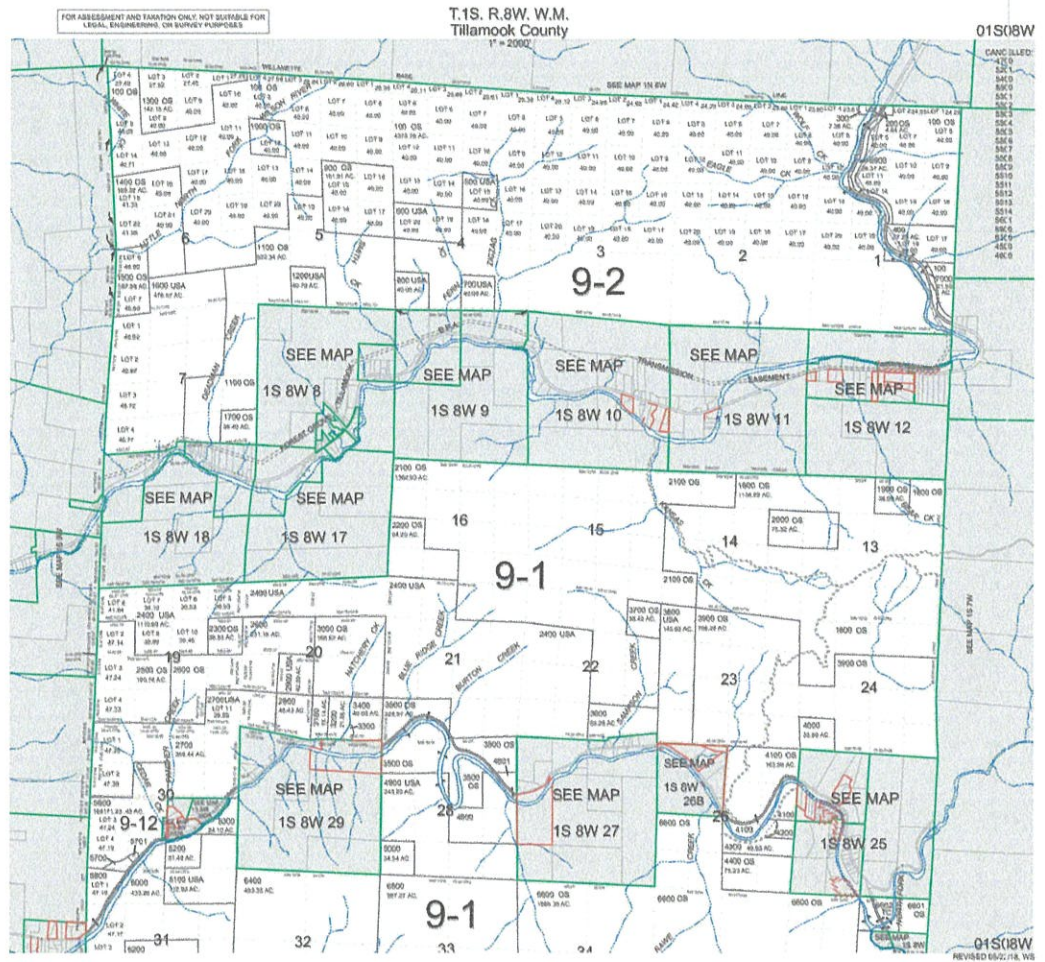
Parcel Information		Assessment Information	
Parcel #:	299304R	Market Value Land:	\$6,411,870.00
Tax Lot:	1S08000000100	Market Value Impr:	\$0.00
Record Type:	Unknown	Market Value Total:	\$6,411,870.00
Site Address:		Assessed Value:	\$3,554,352.00
	OR 97141	Tax Information	
Owner:	Oregon, State Of	Levy Code Area:	
Owner2:	Forestry	Levy Rate:	0.0000
Owner Address:		Tax Year	Annual Tax
		0	\$0.00
Twn/Range/Section:	01S / 08W / 00	0	\$0.00
Parcel Size:	4,373.78 Acres (190,521,857 SqFt)	0	\$0.00
Plat/Subdivision:		Legal	
Lot:			
Block:			
Census Tract/Block:	960401 / 1040		
Waterfront:	Wilson River		

Land	
Cnty Land Use:	960 - State owned - Vacant
Land Use Std:	MGOV - Governmental, Public
Zoning:	F - Forest
Neighborhood:	600
Watershed:	Wilson River
Recreation:	
School District:	9 - Tillamook
Primary School:	Liberty Elementary School
Middle School:	Tillamook Junior High School
High School:	Tillamook High School

Improvement			
Year Built:		% Complete:	
Bedrooms:		Fin SqFt:	
Eff Year Built:		Floor 1 SqFt:	
Bathrooms:		Floor 2 SqFt:	
Bsmt Fin SqFt:		Attic Fin SqFt:	
Full Baths:		Attic Unfin SqFt:	
Bsmt UnFin SqFt:		Patio SqFt:	
Half Baths:		Roof Covering:	
Deck SqFt:			
Fireplace:			
Garage:			
Roof Style:			
Carpport:			
Porch SqFt:			
Foundation:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Full Assessor Map

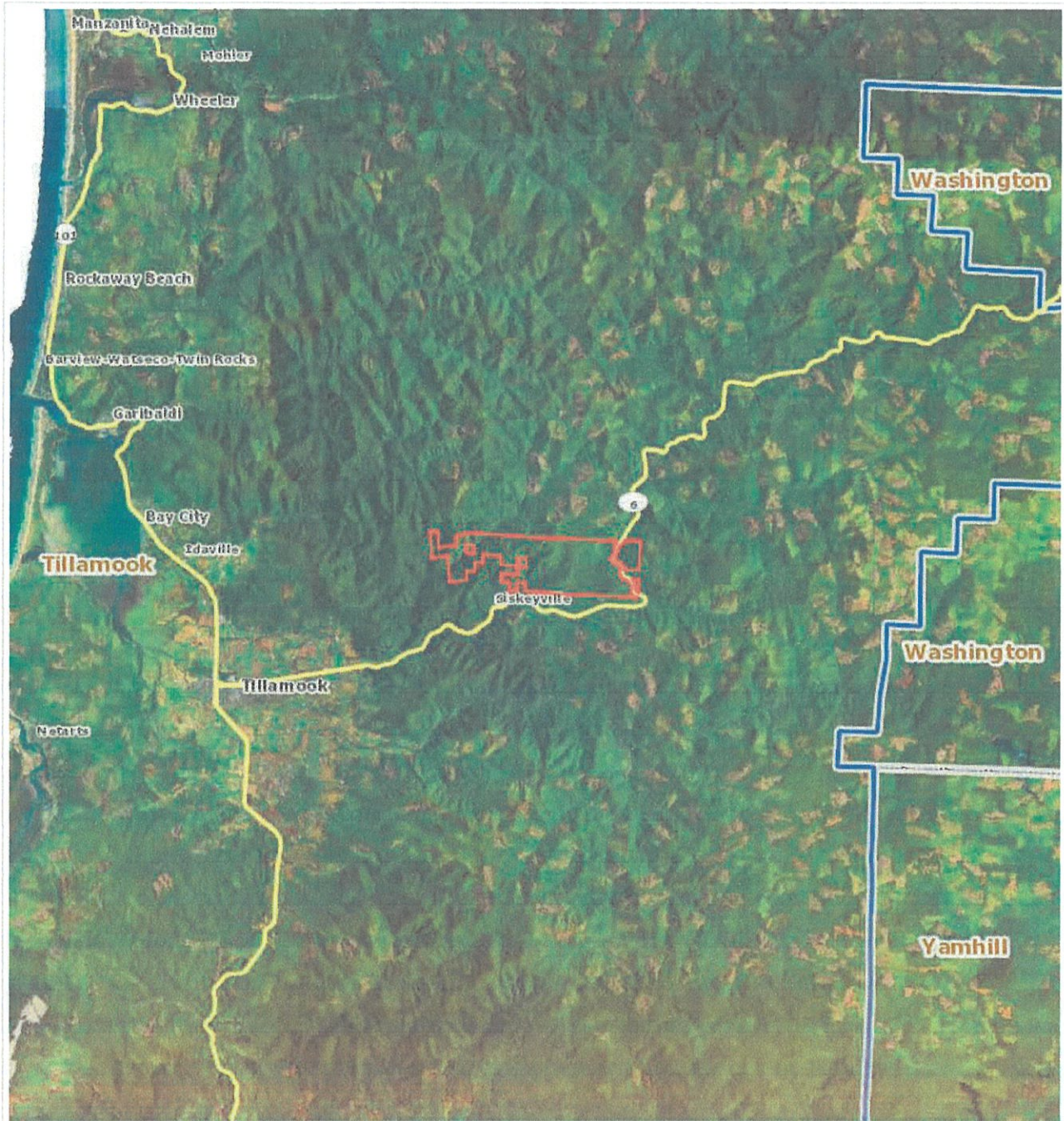


Parcel ID: 299304R

Site Address:

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Aerial Map



TICOR TITLE COMPANY

Parcel ID: 299304R

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STATEMENT OF TAX ACCOUNT
TILLAMOOK COUNTY TAX COLLECTOR
TILLAMOOK COUNTY COURTHOUSE
TILLAMOOK, OREGON 97141
1-800-488-8280 X4002
(503) 842-3400

3-Sep-2024

OREGON, STATE OF
 %(FORESTRY)

Tax Account #	299304	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0902
Situs Address		Interest To	9/15/2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Tillamook County
2023 Real Property Assessment Report
 Account 299304

Map 1S08000000100
 Code - Tax ID 0902 - 299304

Tax Status Non-Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing OREGON, STATE OF
 %(FORESTRY)

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser LINDA RODRIGUEZ

Property Class 960 MA SA NH
 RMV Class 600 01 01 600

Site Situs Address	City
--------------------	------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0902	Land	6,411,870			Land	0
	Impr	0			Impr	0
Code Area Total		6,411,870	0	3,554,352		0
Grand Total		6,411,870	0	3,554,352		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	0	<input checked="" type="checkbox"/>		F	Classified Forest Land	100	4373.78 AC	OA	6,411,870
Code Area Total							4,373.78 AC		6,411,870

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations	
Code Area 0902	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

Contig Accts 407792

Comments 9/30/02 SEG TO 1S 8 6900 & 7000. ADDING RMV MKT VAL. NO MAV PER GS. JV 01-0231K LR 3/3/16 Size change per GIS.LM

BOOK 415 PAGE 654

ODOT
File P-300
Map 4B-23-7, 5B-12-6,
5B-12-11, 5B-34-13
and Park Boundary Map
Wilson Rvr Hwy Forest Wayside

ORIGINAL

QUITCLAIM DEED

STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantor, for no monetary consideration does relinquish and forever quitclaim unto the STATE OF OREGON, by and through its PARKS AND RECREATION DEPARTMENT, Grantee, all of Grantor's right, title, and interest in and to the following described property:

A parcel of land lying in Lots 3, 6, 11, 12, 14, 15, 18, 19 and Section 1, Township 1 South, Range 8 West, W.M.; and in Sections 24, 25, and 36, Township 1 North, Range 8 West, W.M.; and in Sections 1, 2, 3, 8, 9, 10, 17, 18 and 19, Township 1 North, Range 7 West, W.M.; and in Sections 4, 5 and 6, Township 1 North, Range 6 West, W.M.; and in Sections 31, 32, 33, 34, 35 and 36, Township 2 North, Range 6 West, W.M., all in Tillamook County, Oregon; and in Section 25, Township 2 North, Range 6 West, W.M., and in Sections 15, 16, 19, 20, 21 and 30, Township 2 North, Range 5 West, W.M., Washington County, Oregon; and being that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded June 27, 1939 in Book 435, Page 181, Deed Records of Washington County; and being that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded May 11, 1940 in Book 79, Page 101, recorded February 13, 1941 in Book 80, Page 276, recorded July 29, 1943 in Book 85, Page 436, recorded December 4, 1950 in Book 125, Page 538, recorded December 4, 1950 in Book 125, Page 540, recorded September 9, 1953 in Book 140, Page 76, recorded April 16, 1973 in Book 231, Page 573 and recorded October 10, 1951 in Book 130, Page 278, all of Tillamook County Record of Deeds.

ALSO being that property lying in the N $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, all in Township 2 North, Range 5 West, W.M., Washington County, Oregon; said property lying Southerly and Easterly of the relocated Wilson River Highway.

EXCEPT therefrom that property described in those deeds to the State of Oregon, by and through the State Board of Forestry, recorded October 16, 1951 in Book 130, Page 319 and recorded January 30, 1956 in Book 151, Page 317, both of Tillamook County Record of Deeds.

The parcel of land to which this description applies contains 814.99 acres, more or less.

2-23-00

AFTER RECORDING RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 420
SALEM, OREGON 97301-3871

TAX STATEMENTS SHALL BE SENT TO
TAX EXEMPT AT THIS TIME

OREGON PARKS DEPARTMENT
1115 Commercial NE
Salem OR 97301-1002

ODOT
 File P-300
 Map 4B-23-7, 5B-12-6,
 5B-12-11, 5B-34-13
 and Park Boundary Map
 Wilson Rvr Hwy Forest Wayside

EXCEPT GRANTOR RESERVES a Permanent Easement for Highway Right of Way Purposes over the following described portions of the parcel described above:

A parcel of land lying in Lots 3, 6, 11, 12, 14, 15, 18, 19 and Section 1, Township 1 South, Range 8 West, W.M.; and in Sections 24, 25, and 36, Township 1 North, Range 8 West, W.M.; and in Sections 1, 2, 3, 8, 9, 10, 17, 18 and 19, Township 1 North, Range 7 West, W.M.; and in Sections 4, 5 and 6, Township 1 North, Range 6 West, W.M.; and in Sections 31, 32, 33, 34, 35 and 36, Township 2 North, Range 6 West, W.M., all in Tillamook County, Oregon; and in Section 25, Township 2 North, Range 6 West, W.M., and in Sections 15, 16, 19, 20, 21 and 30, Township 2 North, Range 5 West, W.M., Washington County, Oregon; and being that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded June 27, 1939 in Book 435, Page 181, Deed Records of Washington County; and being that property described in those deeds to the State of Oregon, by and through its State Highway Commission, recorded May 11, 1940 in Book 79, Page 101, recorded February 13, 1941 in Book 80, Page 276, recorded July 29, 1943 in Book 85, Page 436, recorded December 4, 1950 in Book 125, Page 538, recorded December 4, 1950 in Book 125, Page 540, recorded September 9, 1953 in Book 140, Page 76, recorded April 16, 1973 in Book 231, Page 573 and recorded October 10, 1951 in Book 130, Page 278, all of Tillamook County Record of Deeds; the said parcel being that portion of said property included in a strip of land variable feet in width, lying on each side of the center line of the Wilson River Highway, which center line is referred to in said deed to the State of Oregon, by and through its State Board of Forestry, recorded October 16, 1951 in Book 130, Page 319 of Tillamook County Record of Deeds.

Station	to Station	Width on Northwestern Side of Center Line	Width on Southeastern Side of Center Line
722+00	732+00	40	40
732+00	734+00	40	90
734+00	736+00	40	150
736+00	738+00	90	150
738+00	739+00	60	150
739+00	740+00	60	100
740+00	741+00	60	70
741+00	742+00	60	40
742+00	744+00	40	40
744+00	746+50	40	200
746+50	750+00	40	40
750+00	752+00	60	60
752+00	756+50	40	40
756+50	757+50	50	40
757+50	759+50	40	40
759+50	762+00	60	40
762+00	768+00	60	50
768+00	771+00	60	40
771+00	774+00	40	75

ODOT
 File P-300
 Map 4B-23-7, 5B-12-6,
 5B-12-11, 5B-34-13
 and Park Boundary Map
 Wilson Rvr Hwy Forest Wayside

774+00	775+00	80	75
775+00	778+50	80	40
778+50	779+00	40	40
779+00	784+00	40	40
784+00	791+00	40	60
791+00	794+50	40	40
794+50	795+00	40	80
795+00	797+00	40	40
797+00	801+80	70	40
801+80	802+50	40	40
802+50	803+00	80	60
803+00	814+50	80	40
814+50	817+50	40	40
817+50	849+00	80	40
849+00	850+00	40	40
850+00	856+00	80	40
856+00	857+00	80	50
857+00	861+50	40	50
861+50	862+00	40	70
862+00	865+00	110	70
865+00	868+00	110	100
868+00	871+00	40	100
871+00	874+00	40	60
874+00	880+00	70	40
880+00	881+00	40	40
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884+00	889+00	70	40
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891+00	892+00	40	50
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894+00	917+25	70	40
917+25	920+25	40	40
920+25	934+50	200	40
934+50	936+50	40	40
936+50	947+00	60	40
947+00	949+00	40	40
949+00	969+50	70	40
969+50	972+35	40	40
972+35	975+50	80	40
975+50	977+50	40	40
977+50	978+50	40	60
978+50	980+00	40	50
		50	50

ODOT
 File P-300
 Map 4B-23-7, 5B-12-6,
 5B-12-11, 5B-34-13
 and Park Boundary Map
 Wilson Rvr Hwy Forest Wayside

980+00	982+00	80	50
982+00	995+00	50	50
995+00	997+00	80	50
997+00	997+75	80	150
997+75	1005+25	50	150
1005+25	1025+50	50	50
1025+50	1027+25	50	125
1027+25	1032+00	50	50
1032+00	1036+50	50	200
1036+50	1043+50	50	75
1043+50	1045+00	50	110
1045+00	1045+25	50	100
1045+25	1049+30	80	100
1049+30	1056+50	50	100
1056+50	1063+20	50	50
1063+20	1065+75	50	80
1065+75	1082+50	50	50
1082+50	1089+00	50	200
1089+00	1096+50	50	50
1096+50	1102+54	50	70
1102+54	1114+15	50	50
1114+15	1116+77	50	100
1116+77	1169+50	50	50
1169+50	1173+00	50	100
1173+00	1175+25	90	40
1175+25	1206+25.80	40	40
1206+25.80	1218+00.64	80	40
1218+00.64	1224+00	50	40
1224+00	1227+00	175	40
1227+00	1227+50	40	40
1227+50	1230+00	40	70
1230+00	1247+50	40	40
1247+50	1250+00	50	40
1250+00	1269+00	40	40
1269+00	1271+50	190	40
1271+50	1272+85	190	50
1272+85	1276+00	50	50
1276+00	1286+00	40	40
1286+00	1294+74	50	50
1294+74	1299+01	40	40
1299+01	1329+70	50	50
1329+70	1335+50	40	40
1335+50	1340+00	200	100

ODOT
 File P-300
 Map 4B-23-7, 5B-12-6,
 5B-12-11, 5B-34-13
 and Park Boundary Map
 Wilson Rvr Hwy Forest Wayside

1340+00	1344+50	120	100
1344+50	1346+34	80	100
1346+34	1374+00	80	60
1374+00	1437+46	50	50
1437+46	1441+46	40	50
1441+46	1447+50	60	50
1447+50	1463+00	100	140
1463+00	1471+00	70	140
1471+00	1480+00	60	140
1480+00	1487+00	80	70
1487+00	1494+00	100	70
1494+00	1501+00	150	70
1501+00	1503+00	190	70
1503+00	1514+00	190	90
1514+00	1525+00	150	90
1525+00	1528+00	150	160
1528+00	1533+00	120	160
1533+00	1538+00	120	80
1538+00	1565+00	100	80
1565+00	1592+00	160	100
1592+00	1617+00	100	100
1617+00	1621+00	160	110
1621+00	1633+50	160	80
1633+50	1642+00	250	80
1642+00	1649+00	50	100
1649+00	1654+00	250	100
1654+00	1680+00	130	100
1680+00	1686+00	150	100
1686+00	1712+00	140	200
1712+00	1734+00	110	120
1734+00	1740+00	250	120
1740+00	1755+00	170	140
1755+00	1772+00	50	60
1772+00	1793+00	150	100
1793+00	1814+00	100	120
1814+00	1828+00	180	120
1828+00	1838+00	200	130
1838+00	1873+00	200	100
1873+00	1898+00	130	120
1898+00	1910+00	130	90
1910+00	1920+00	50	90
1920+00	1935+00	150	80
1935+00	1955+00	50	50

ODOT
 File P-300
 Map 4B-23-7, 5B-12-6,
 5B-12-11, 5B-34-13
 and Park Boundary Map
 Wilson Rvr Hwy Forest Wayside

1955+00	1960+00	50	100
1960+00	1966+00	120	70
1966+00	1992+50	50	50
1992+50	2005+50	50	170

ALSO RESERVING UNTO GRANTOR a permanent easement for highway right of way purposes over any part of the existing highway that may lie outside the boundaries of this parcel.

In construing this document, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this document shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

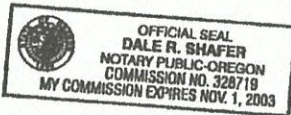
Dated this 24th day of February, 2000.

STATE OF OREGON, by and through its
 DEPARTMENT OF TRANSPORTATION

By Deolinda G. Jones
 Deolinda G. Jones, Right of Way Manager

STATE OF OREGON, County of Marion

February 24, 2000 Personally appeared Deolinda G. Jones, who being sworn, stated that she is the Right of Way Manager for the State of Oregon, Department of Transportation, and that this document was voluntarily signed on behalf of the State of Oregon by authority delegated to her. Before me:



Dale R. Shafer
 Notary Public for Oregon

My Commission expires 11/01/2003

Accepted on behalf of the Oregon Parks and Recreation Department

Russell G. Whaley

2-23-00
 Page 6 - QC
 ael/

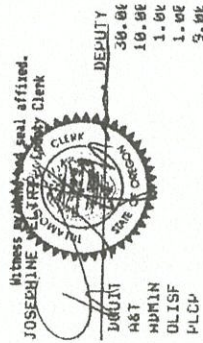
00388426

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

MAR. 16 2 15 PM '00

BOOK 415 PAGE 654

In witness whereof, my hand and seal affixed.
 JOSEPHINE W. FREDERICK, County Clerk



PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR TOWERCO/T-MOBILE.
2. PROPOSED INSTALLATION OF 195'-0" SELF-SUPPORT TOWER WITH ANTENNAS WITHIN A 70' X 70' FENCED COMPOUND AREA.
3. PROPOSED INSTALLATION OF A CONCRETE PAD W/ OUTDOOR EQUIPMENT CABINETS AND GENERATOR FOR T-MOBILE.
4. PROPOSED INSTALLATION OF NEW 600A ELECTRICAL SERVICE.



OR0097 HWY 6 TILLAMOOK

TAXLOT# 1S08000000100

TILLAMOOK COUNTY, OR

TOWERCO SITE ID#: OR0097

T-MOBILE SITE ID#: PO02145A_HWY 6 TILLAMOOK_FZD_TOWERCO_08-14-24

FINAL ZONING DRAWINGS

SHEET INDEX

- T1.0 TITLE SHEET
- LS1-6 SURVEY
- C1.0 GRADING & EROSION CONTROL PLAN
- C2.0 EROSION CONTROL DETAILS
- A1.0 OVERALL SITE PLAN
- A2.0 ENLARGED SITE PLAN
- A2.1 ENLARGED COMPOUND PLAN
- A2.2 FUEL-FREE BREAK PLAN
- A3.0 ELEVATIONS



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/03/22	SITE SKETCH
2	02/06/23	PRELIMINARY ZONING DWGS
3	03/06/23	CLIENT COMMENT
4	07/18/24	FINAL ZONING DRAWINGS
5	08/14/24	FINAL ZONING DRAWINGS

LICENSER	

PROJECT INFORMATION	
OR0097	HWY 6 TILLAMOOK
TAXLOT# 1S08000000100	TILLAMOOK COUNTY, OR

SHEET TITLE	
TITLE SHEET	

SHEET NO.	
T1.0	

PROJECT CONTACTS

APPLICANT:
T-MOBILE
830 NE HOLLADAY ST
PORTLAND, OR 97232

PROPERTY OWNER:
OREGON DEPT OF FORESTRY
TILLAMOOK DISTRICT
5005 3RD ST
TILLAMOOK, OR 97141

TOWER OWNER:
TOWERCO
5000 VALLEYSTONE DR, #200
CARY, NC 27519

SITE ACQ/ZONING/PERMITTING AGENT:
SECURASITE
1431 NE BROADWAY, PMB 100
PORTLAND, OR 97232
DON FORSBERG
PH: 503.267.1947
DONFORSBERG45@GMAIL.COM

ENGINEER OF RECORD:
VECTOR STRUCTURAL ENGINEERS
651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020
WELLS L. HOLMES, SE
PH: 801.990.1775

SURVEYOR OF RECORD:
AMBIT CONSULTING
245 SAINT HELENS AVE., STE. 3A
TACOMA, WA 98402
PH: 253.572.9181

PROJECT INFORMATION

SITE NAME: OR0097 HWY 6 TILLAMOOK
ADDRESS: TAXLOT# 1S08000000100
TILLAMOOK COUNTY, OR

JURISDICTION: TILLAMOOK COUNTY
MAP TAXLOT #: 1S08000000100
MAP #: 01S08W
ZONING: F - FOREST
SIZE: 4373.78 AC

LATITUDE: 45° 31' 13.40" N (45.520389° N)
LONGITUDE: -123° 39' 23.20" W (-123.656444° W)
(E) GROUND ELEVATION: 2245.6'

(P) STRUCTURE HEIGHT: 195'-0"
(P) TOWERCO GROUND LEASE AREA: 4900 SQ FT

OCCUPANCY: U
GROUP: II-B

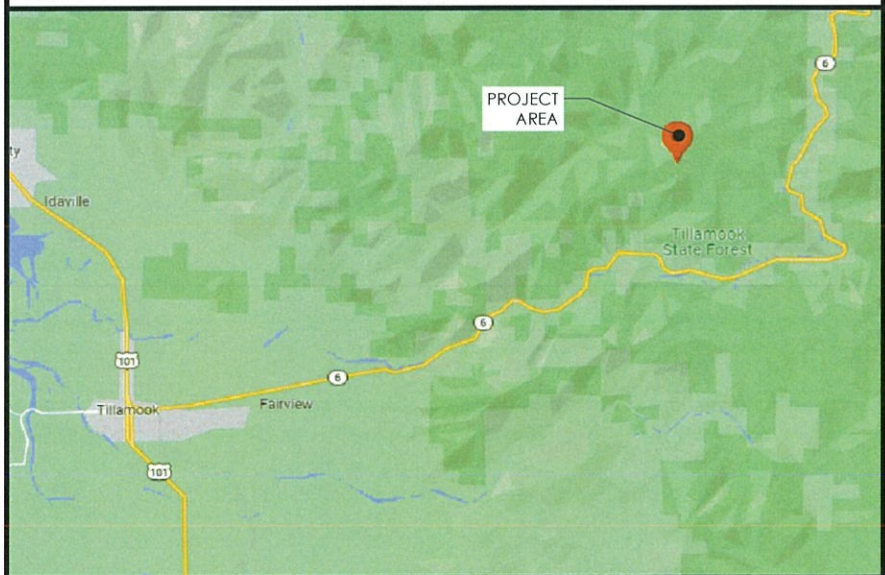
POWER PROVIDER: TILLAMOOK PEOPLE'S UTILITY DISTRICT

DRIVING DIRECTIONS

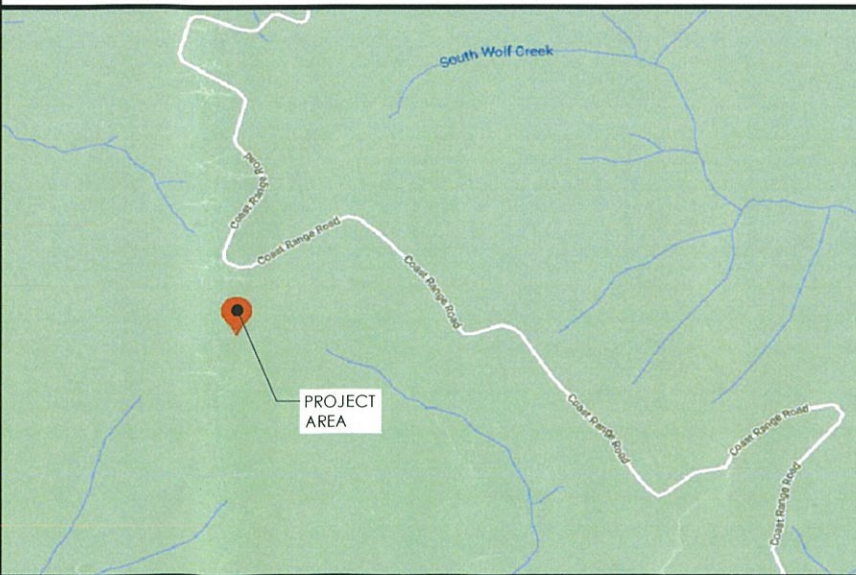
- FROM T-MOBILE OFFICE IN PORTLAND, OREGON:
1. HEAD EST ON NE HOLLADAY ST TOWARD NE 9TH AVE (79 FT)
 2. TURN LEFT AT THE 1ST CROSS STREET ONTO NE 9TH AVE (.4 MI)
 3. TURN LEFT ONTO NE BROADWAY (.5 MI)
 4. USE THE 2ND FROM THE RIGHT LANE TO TURN RIGHT ONTO N WILLIAMS AVE (102 FT)
 5. USE THE LEFT 2 LANES TO TAKE THE RAMP ONTO I-5 N (.3 MI)
 6. MERGE ONTO I-5 N (.2 MI)
 7. USE THE RIGHT 2 LANES TO TAKE EXIT 302B FOR US-30W TOWARD I-405/ST HELENS (.6 MI)
 8. CONTINUE ONTO I-405 S / US-30W (.5 MI)
 9. KEEP LEFT TO CONTINUE ON I-405 S, FOLLOW SIGNS FOR US-26 W / CITY CTR (.6 MI)
 10. KEEP LEFT TO STAY ON I-405 S (.6 MI)
 11. USE THE RIGHT 2 LANES TO TAKE EXIT 1D FOR US-26 W TOWARD BEAVERTON (.4 MI)
 12. CONTINUE ONTO US-26 W (20.2 MI)
 13. SLIGHT LEFT ONTO OR-6 W (SIGNS FOR BANKS / TILLAMOOK) (39.8 MI)
 14. TURN RIGHT ONTO COAST RANGE ROAD (4.5 MI)

TOTAL MILES: 68.7 MILES TOTAL TIME: 1 HOUR, 25 MINUTES

VICINITY MAP



LOCALIZED MAP



** THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE OWNER IS STRICTLY PROHIBITED.

GOVERNING CODES

- 2022 OREGON STRUCTURAL SPECIALITY CODE
- 2023 OREGON ELECTRICAL SPECIALTY CODE
- 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2022 OREGON FIRE CODE
- 2021 INTERNATIONAL BUILDING CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

APPROVALS

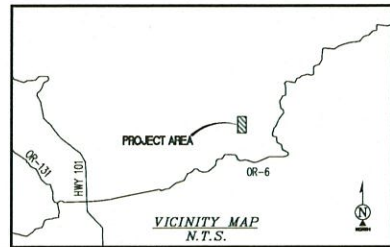
FINAL CONSTRUCTION DRAWINGS SIGN-OFF

** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
SITE ACQ.:		
PERMITTING:		
RF MGR:		
CONST. MGR:		
OPS. MGR:		
PROJ. MGR:		
REG. REVIEW:		
DEV. MGR:		



Know what's below.
Call before you dig.



SURVEY DATE
11/18/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE OREGON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2010.00). DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE OREGON REAL-TIME GNSS NETWORK (ORGN).

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE OREGON REAL-TIME GNSS NETWORK (ORGN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE OREGON NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99975370

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #41067C0318E, DATED 11/04/2016

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

- NG NATURAL GRADE
- TREES
- PINE TREES
- UTILITY POLE
- LIGHT POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL

TITLE REPORT NOTE

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, THAT WOULD BE DISCLOSED IN SUCH TITLE REPORT.

LESSOR'S LEGAL DESCRIPTION

TO BE PROVIDED BY TITLE.

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SEE SURVEY DETAIL ON THIS SHEET

SEE SURVEY DETAIL ON THIS SHEET

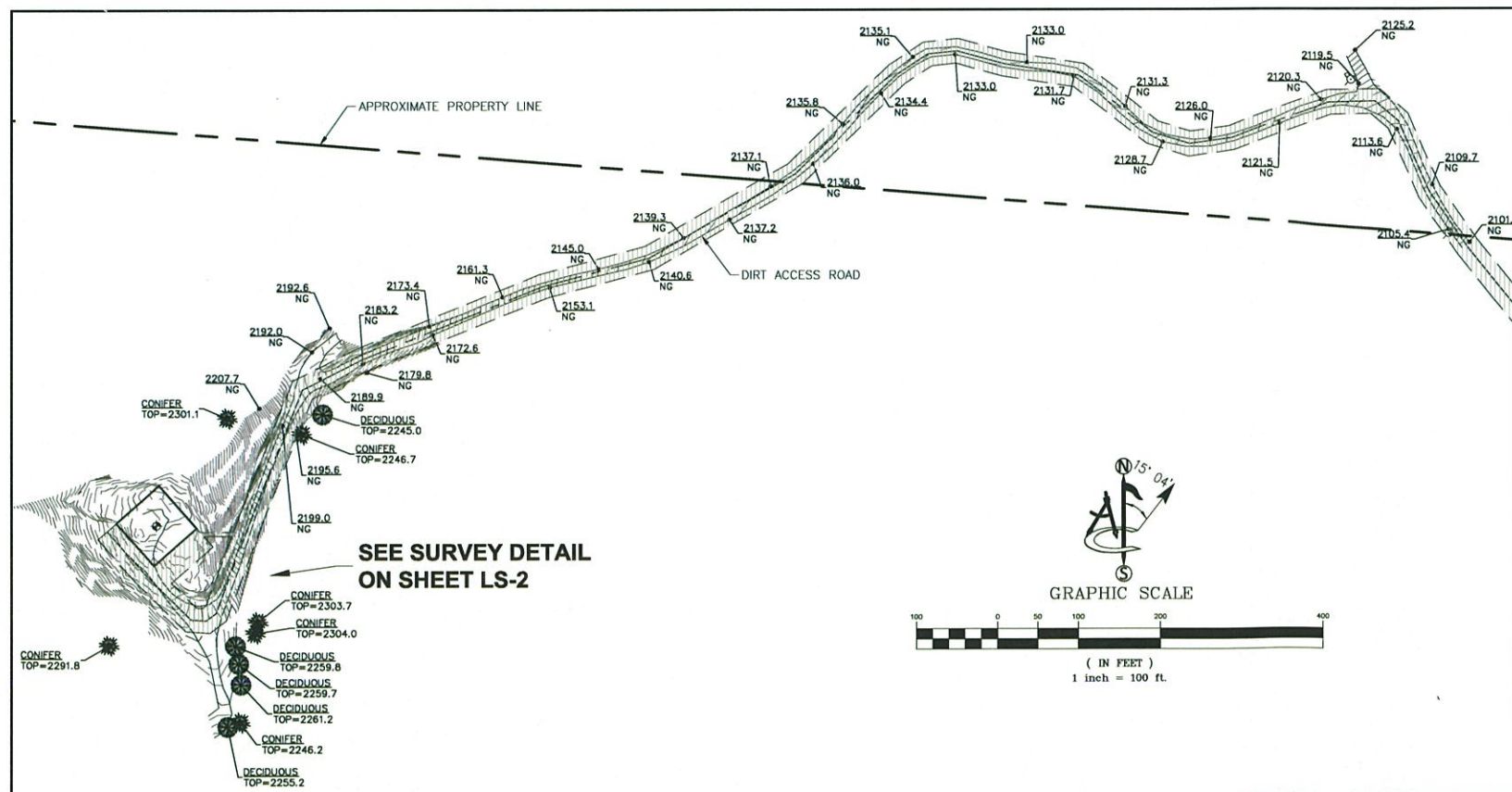
SEE SURVEY DETAIL ON SHEET LS-3

PARENT PARCEL
APN: 1S0800000100



SEE SURVEY DETAILS ON SHEET LS-4

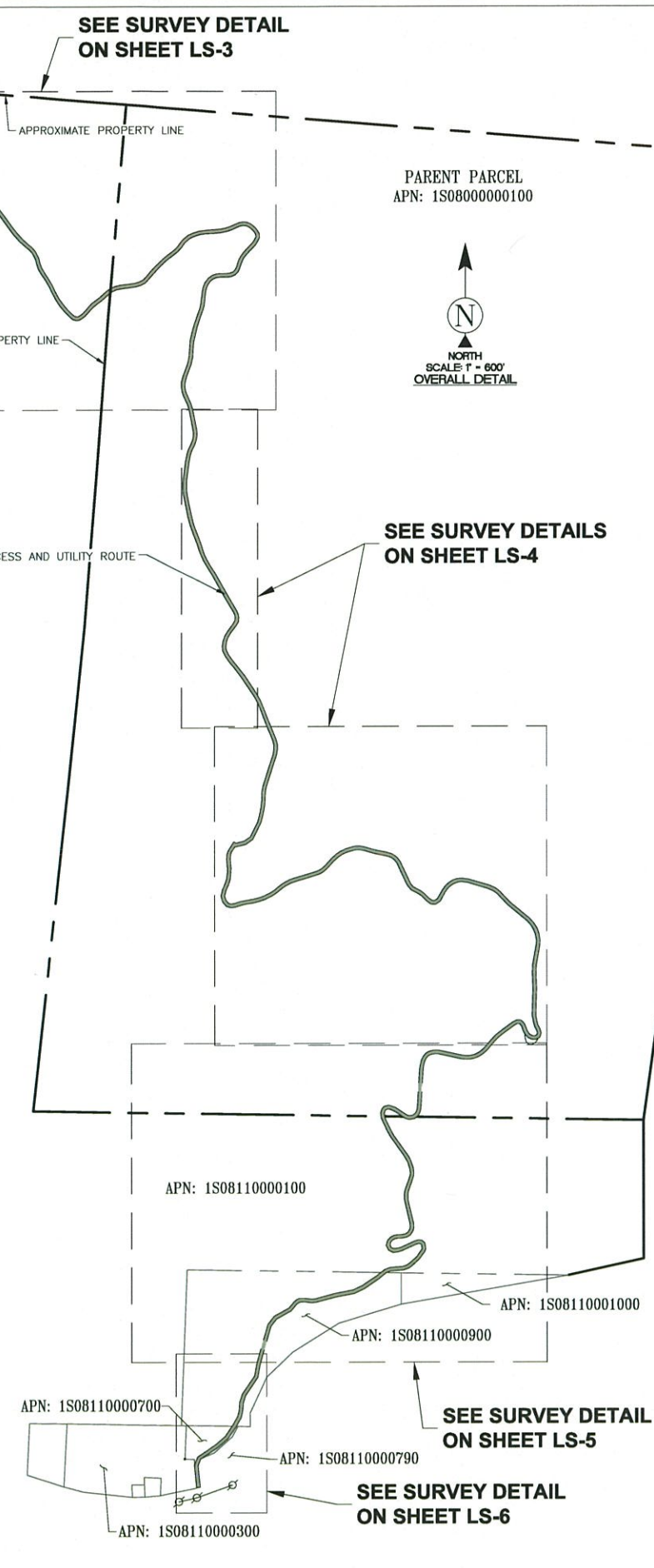
PROPOSED 30' WIDE ACCESS AND UTILITY ROUTE



SEE SURVEY DETAIL ON SHEET LS-2

SEE SURVEY DETAIL ON SHEET LS-5

SEE SURVEY DETAIL ON SHEET LS-6



5000 VALLEYSTONE DR, STE 200
CARY, NC 27519
PHONE: (919) 653-5700

PROJECT INFORMATION:
OR0097
COAST RANGE ROAD
TILLAMOOK, OR
TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:
11/21/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
9101 4TH AVE E, SUITE 303
OLYMPIA, WA 98506
PH: (480) 659-1150
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH: (480) 659-4072
WWW.AMBITCONSULTING.US

ambit consulting

DRAWN BY: _____ CHK.: _____ APV.: _____

CK	SB	MF
----	----	----

LICENSER:

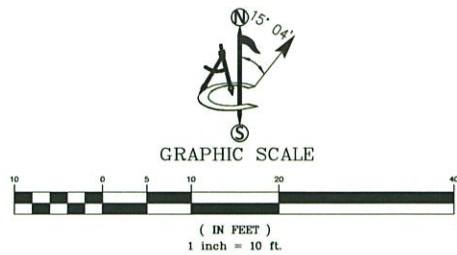
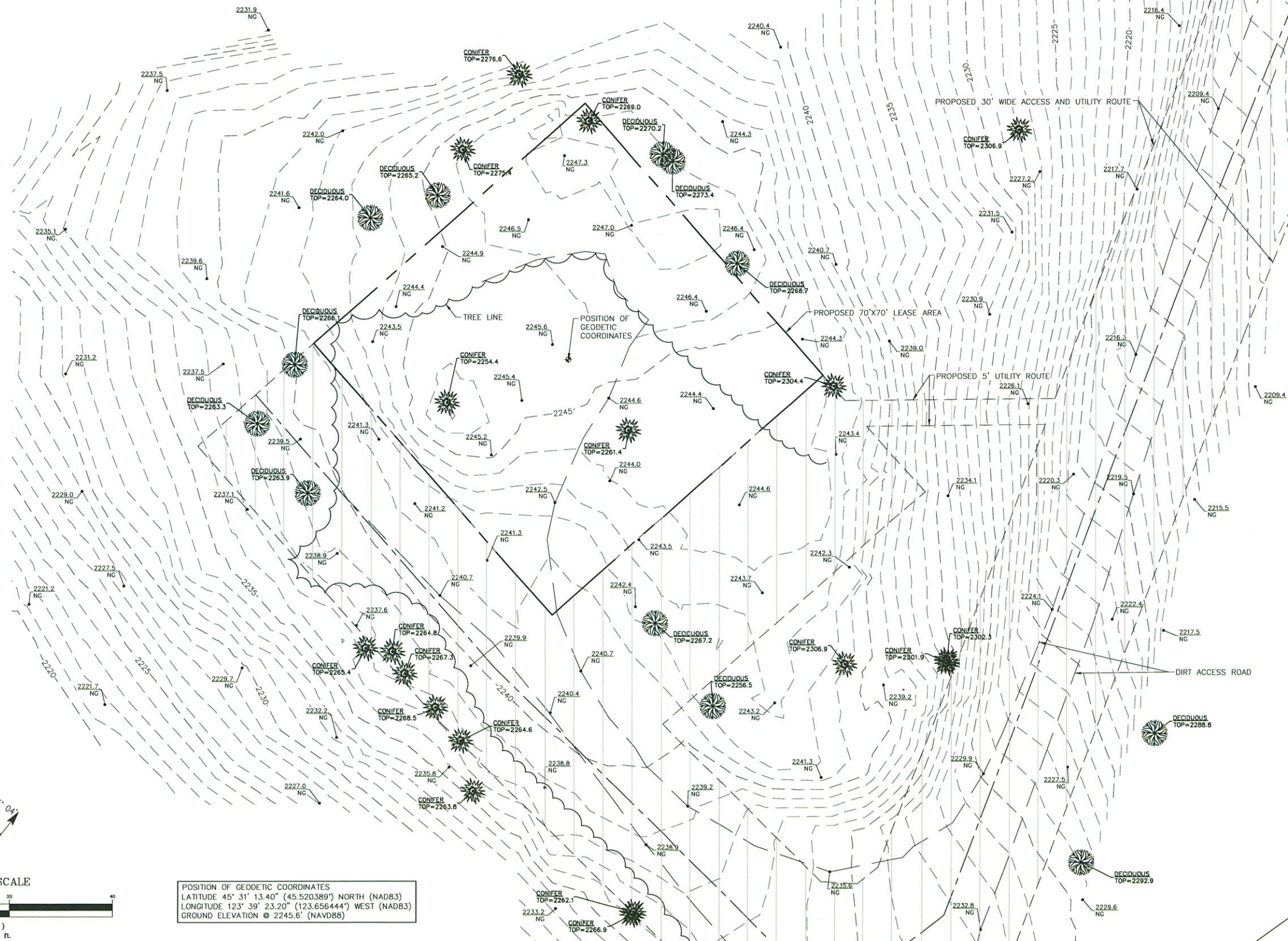
REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew R. Ford
OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEWS 12-31-2025

SHEET TITLE:
OVERALL SITE

SHEET NUMBER:
LS-1

LEGEND

- NG NATURAL GRADE
- TREES
- PINE TREES
- UTILITY POLE
- LIGHT POLE
- POSITION OF GEODETIC COORDINATES
- SPOT ELEVATION
- LEASE AREA LIMITS
- MAJOR CONTOUR INTERVAL
- MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES
 LATITUDE 45° 31' 13.40" (45.520389°) NORTH (NAD83)
 LONGITUDE 123° 39' 23.20" (123.656444°) WEST (NAD83)
 GROUND ELEVATION @ 2245.6' (NAVD88)

TowerCo
 5000 VALLEYSTONE DR, STE 200
 CARY, NC 27519
 PHONE: (919) 653-5700

PROJECT INFORMATION:
OR0097
 COAST RANGE ROAD
 TILLAMOOK, OR
 TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:
11/21/2022

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
 2101 4TH AVE E, SUITE 302
 OLYMPIA, WA 98512
 360.991.1501
 WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

ambit consulting
 1229 CORNWALL AVE.
 SUITE 301
 BELLINGHAM, WA 98225
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

CK	SB	MF
----	----	----

LICENSER:

SHEET TITLE:
SURVEY DETAIL

SHEET NUMBER:
LS-2



5000 VALLEYSTONE DR, STE 200
 CARY, NC 27519
 PHONE: (919) 653-5700

PROJECT INFORMATION:

OR0097

COAST RANGE ROAD
 TILLAMOOK, OR

TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:

11/21/2022

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:



CAPITAL DESIGN SERVICES
 2101 4TH AVE E, SUITE 202
 OLYMPIA, WA 98512
 PH. (360) 991-1501
 WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:



1229 CORNWALL AVE.
 SUITE 301
 BELLINGHAM, WA 98225
 PH. (480) 659-4072
 WWW.AMBITCONSULTING.US

ambit consulting

DRAWN BY: CHK.: APV.:

CK SB MF

LICENSER:

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Matthew R. Ford

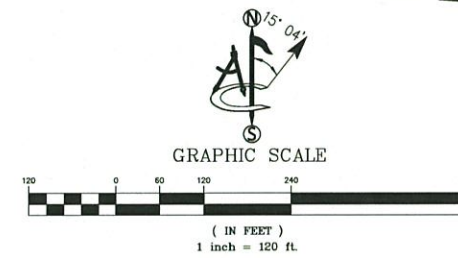
OREGON
 SEPTEMBER 14, 2021
 MATTHEW R. FORD
 90539
 RENEWS 12-31-2025

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-3













SEE SURVEY DETAIL
 ON SHEET LS-1

PROPOSED 30' WIDE ACCESS AND UTILITY ROUTE

APPROXIMATE PROPERTY LINE

SEE SURVEY DETAIL
 ON SHEET LS-4

LEGEND

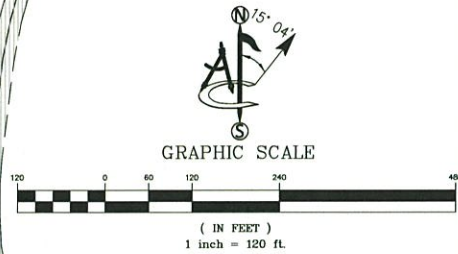
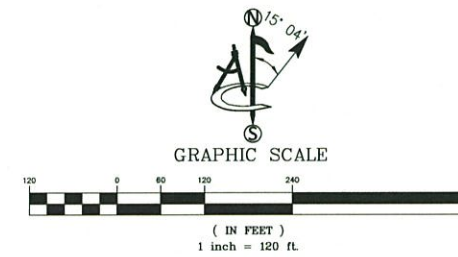
 NG	NATURAL GRADE	 UTILITY POLE
 TREES	TREES	 LIGHT POLE
 PINE TREES	PINE TREES	 POSITION OF GEODETTIC COORDINATES
		 SPOT ELEVATION
	LEASE AREA LIMITS	
	MAJOR CONTOUR INTERVAL	
	MINOR CONTOUR INTERVAL	

SEE SURVEY DETAIL
ON SHEET LS-3

SEE SURVEY DETAIL
ON LEFT

LEGEND

NG	NATURAL GRADE	○	UTILITY POLE
●	TREES	☆	LIGHT POLE
⊙	PINE TREES	⊕	POSITION OF GEODETIC COORDINATES
		⊙	SPOT ELEVATION
---		---	
---		---	
---		---	
---		---	
---		---	
---		---	
---		---	



PROPOSED 30' WIDE ACCESS AND UTILITY ROUTE

PROPOSED 30' WIDE ACCESS AND UTILITY ROUTE

SEE SURVEY DETAIL
ON RIGHT

SEE SURVEY DETAIL
ON SHEET LS-5



5000 VALLEYSTONE DR, STE 200
CARY, NC 27519
PHONE: (919) 653-5700

PROJECT INFORMATION:

OR0097

COAST RANGE ROAD
TILLAMOOK, OR

TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:

11/21/2022

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
PH: (480) 991-1801
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH: (480) 659-4072
WWW.AMBITCONSULTING.US

ambit consulting

DRAWN BY: CHK.: APV.:

CK	SB	MF
----	----	----

LICENSER:

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Matthew R. Ford

OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEWS 12-31-2025

SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-4

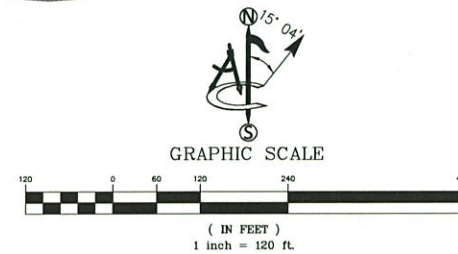
SEE SURVEY DETAIL
ON SHEET LS-4

LEGEND			
NC	NATURAL GRADE		UTILITY POLE
	TREES		LIGHT POLE
	PINE TREES		POSITION OF GEODETTIC COORDINATES
			SPOT ELEVATION
- - - - -		LEASE AREA LIMITS	
- - - - -		MAJOR CONTOUR INTERVAL	
- - - - -		MINOR CONTOUR INTERVAL	

PARENT PARCEL
APN: 1S08000000100

APN: 1S08110000100

PROPOSED 30' WIDE ACCESS AND UTILITY ROUTE



SEE SURVEY DETAIL
ON SHEET LS-6

APN: 1S08110000900

APN: 1S08110001000



5000 VALLEYSTONE DR., STE 200
CARY, NC 27519
PHONE: (919) 653-5700

PROJECT INFORMATION:

OR0097

COAST RANGE ROAD
TILLAMOOK, OR

TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:

11/21/2022

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 302
OLYMPIA, WA 98506
985.991.1901
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us
ambit consulting

DRAWN BY: CHK.: APV.:

CK SB MF

LICENSER:

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Matthew R. Ford
OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEWS 12-31-2025

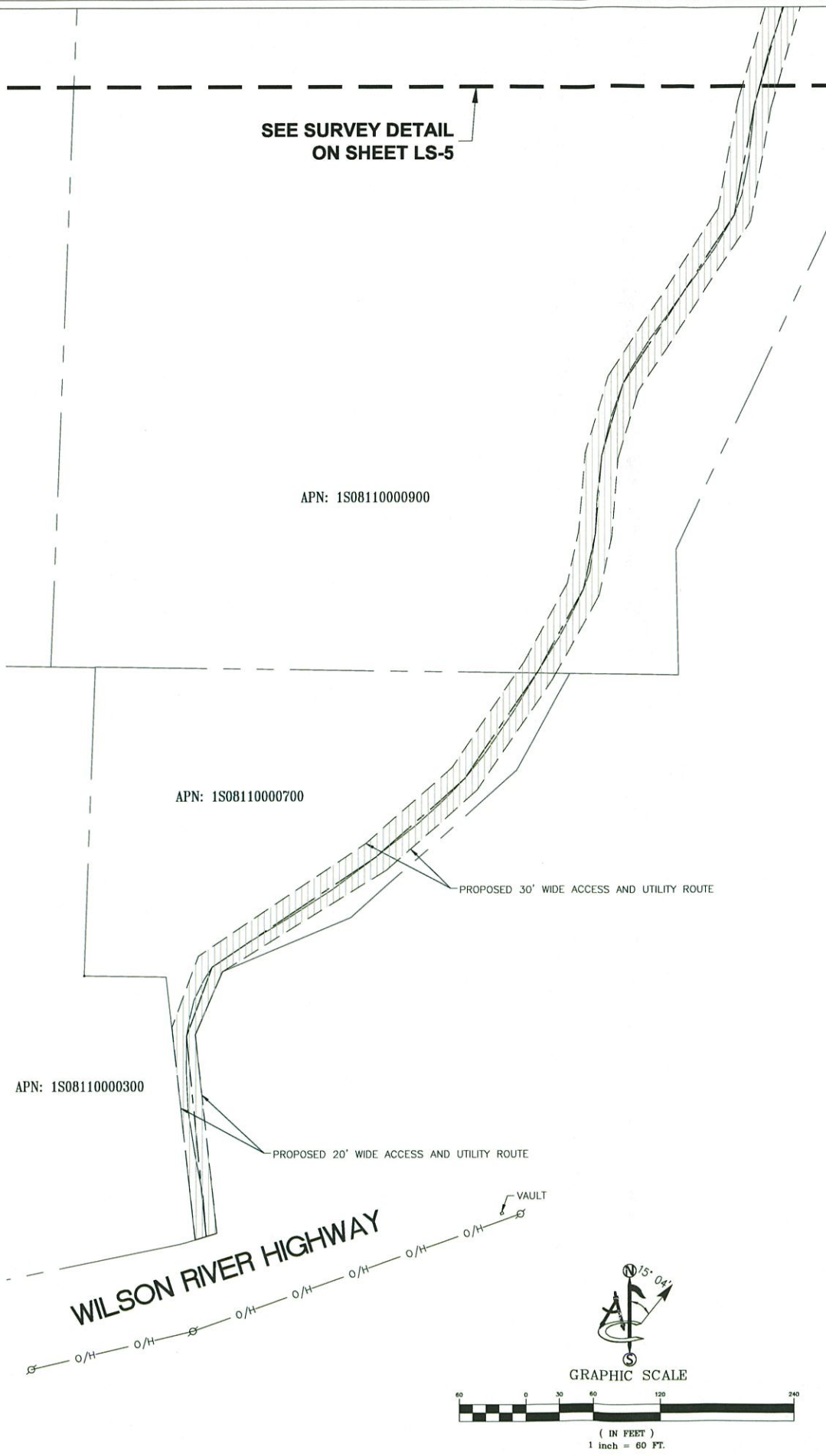
SHEET TITLE:

SURVEY DETAIL

SHEET NUMBER:

LS-5

LEGEND			
NG	NATURAL GRADE		UTILITY POLE
	TREES		LIGHT POLE
	PINE TREES		POSITION OF GEODETIC COORDINATES
			SPOT ELEVATION
-----		LEASE AREA LIMITS	
-----		MAJOR CONTOUR INTERVAL	
-----		MINOR CONTOUR INTERVAL	



5000 VALLEYSTONE DR, STE 200
CARY, NC 27519
PHONE: (919) 653-5700

PROJECT INFORMATION:
OR0097
COAST RANGE ROAD
TILLAMOOK, OR
TILLAMOOK COUNTY

ORIGINAL ISSUE DATE:
11/21/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	11/21/2022	PRELIMINARY	CK
0	11/30/2022	UPDATE	PD
1	06/14/2024	ACCESS ROUTE	AC
2	06/25/2024	UPDATE (C)	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98504
PH: (360) 991-1501
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

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SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY:	CHK.:	APV.:
CK	SB	MF






LICENSER:

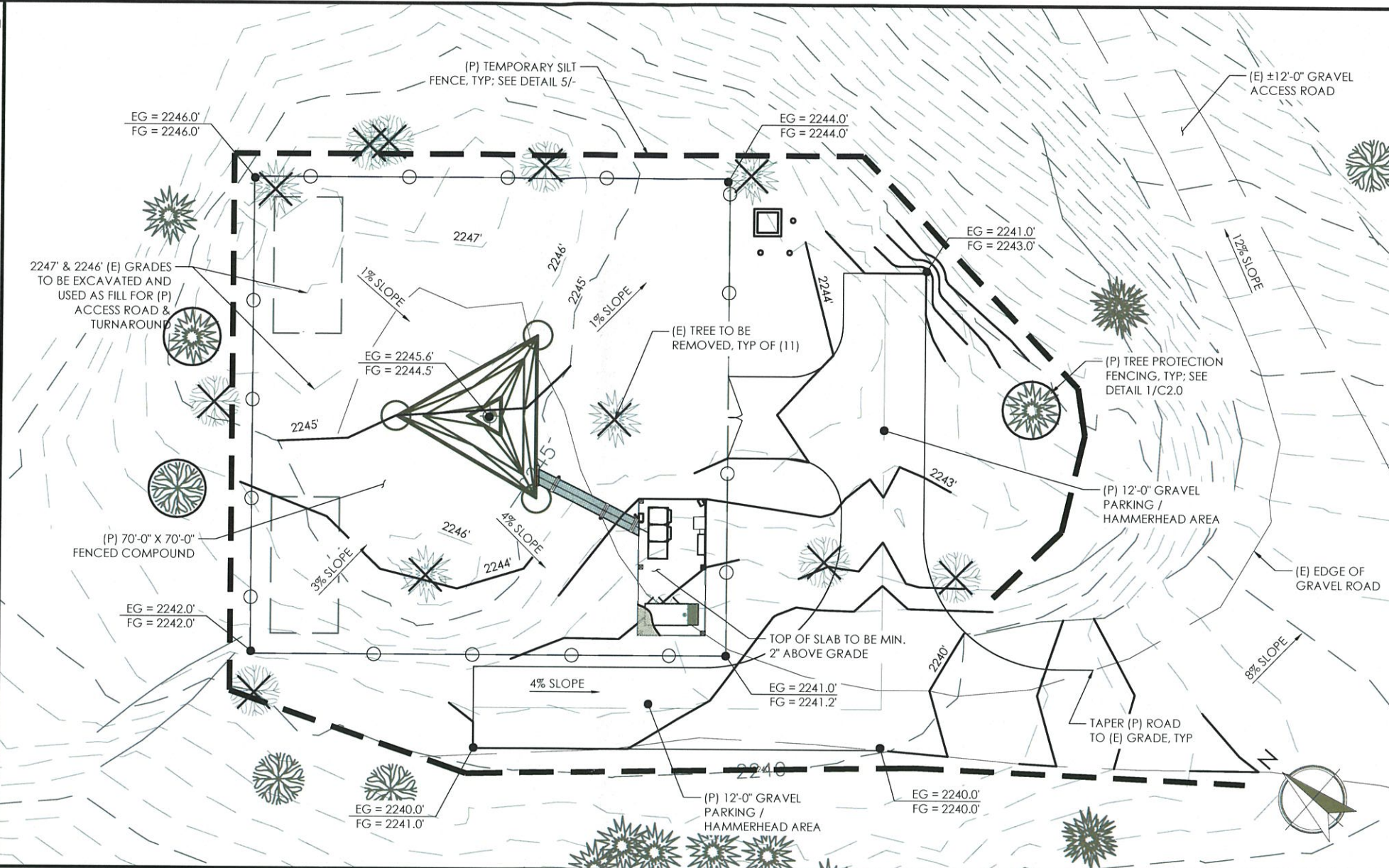
REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew R. Ford
OREGON
SEPTEMBER 14, 2021
MATTHEW R. FORD
90539
RENEWS 12-31-2025

SHEET TITLE:
SURVEY DETAIL

SHEET NUMBER:
LS-6

- OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE IMPLEMENTATION OF THIS PLAN AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED UNTIL THE LOTS ARE SOLD.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS. THE ESC FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIODS, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE MORE THAN 1/3 THE BARRIER HEIGHT. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED GRAVEL ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- SEEDING SHALL BE PERFORMED NO LATER THAN SEPTEMBER 1 FOR EACH PHASE OF CONSTRUCTION.
- IF THERE ARE EXPOSED SOILS OR SOILS NOT FULLY ESTABLISHED FROM OCTOBER 1ST THROUGH APRIL 30TH, THE WET WEATHER EROSION PREVENTION MEASURES WILL BE IN EFFECT. SEE LOCAL JURISDICTIONAL REQUIREMENTS FOR WET WEATHER RESTRICTIONS.
- THE DEVELOPER SHALL REMOVE ESC MEASURES WHEN VEGETATION IS FULLY ESTABLISHED.

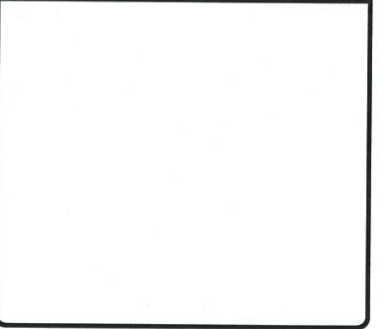
-  EXISTING GRADE
-  PROPOSED GRADE
-  TEMPORARY SILT FENCE
-  SLOPE
-  250 GROUND ELEVATION



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/03/22	SITE SKETCH
2	02/06/23	PRELIMINARY ZONING DWGS
3	03/06/23	CLIENT COMMENT
4	07/18/24	FINAL ZONING DRAWINGS
5	08/14/24	FINAL ZONING DRAWINGS

LICENSER



PROJECT INFORMATION

OR0097
HWY 6 TILLAMOOK
TAXLOT# 1S0800000100
TILLAMOOK COUNTY, OR

SHEET TITLE

GRADING & EROSION
CONTROL PLAN

SHEET NO.

C1.0

1 NOTES & LEGEND

PROPOSED COMPOUND AREA:
CUT: ±12 CU. YD.
FILL: ±33 CU. YD.

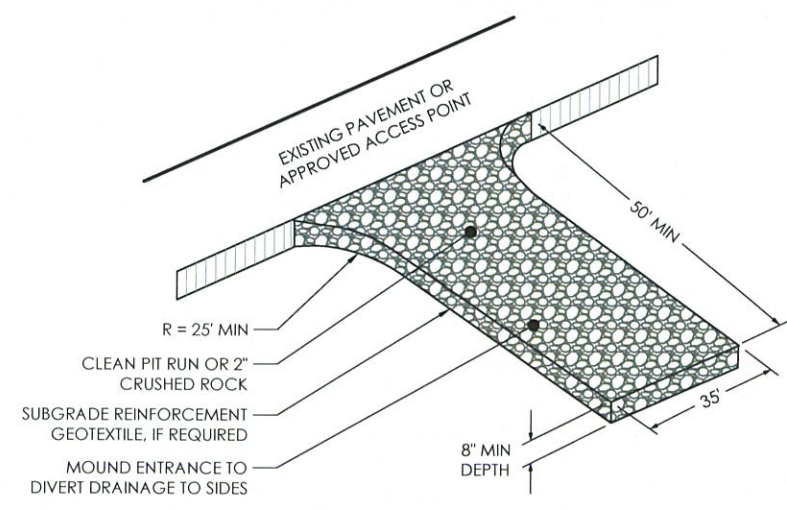
PROPOSED PARKING / HAMMERHEAD AREA:
CUT: ±26 CU. YD.
FILL: ±108 CU. YD.

STRIPPING ORGANICS FOR PROPOSED COMPOUND AREA:
CUT: ±91 CU. YD.

APPROX. TOTAL AREA OF DISTURBANCE (NEW IMPERVIOUS AREA):
2193 SQ. FT. (NEW PARKING / HAMMERHEAD AREA)
4900 SQ FT (NEW GRAVEL COMPOUND AREA)
7093 SQ FT

3 CUT & FILL QUANTITIES

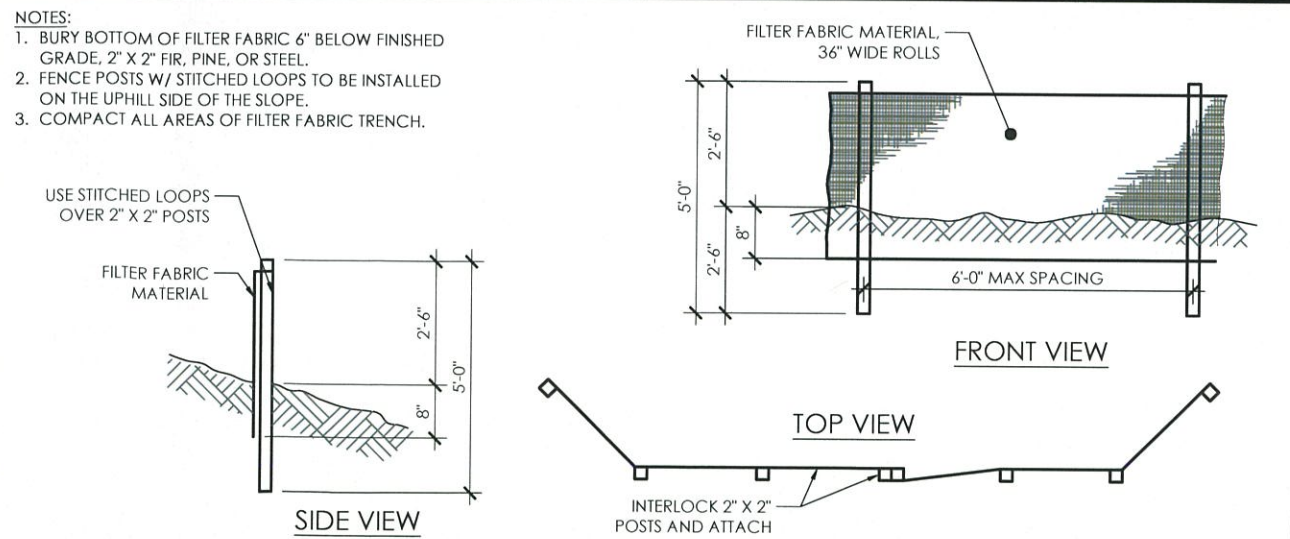
2 EROSION & SEDIMENT CONTROL PLAN



4 CONSTRUCTION ENTRANCE

11X17 SCALE: NTS
22 X 34 SCALE: NTS

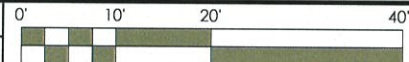
5 TEMPORARY SILT FENCE

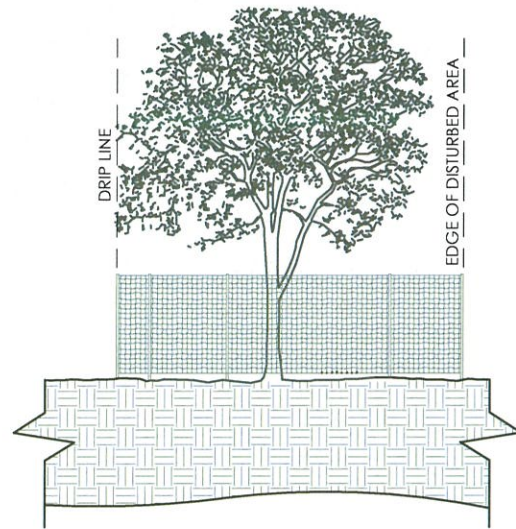


5 TEMPORARY SILT FENCE

11X17 SCALE: NTS
22 X 34 SCALE: NTS

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

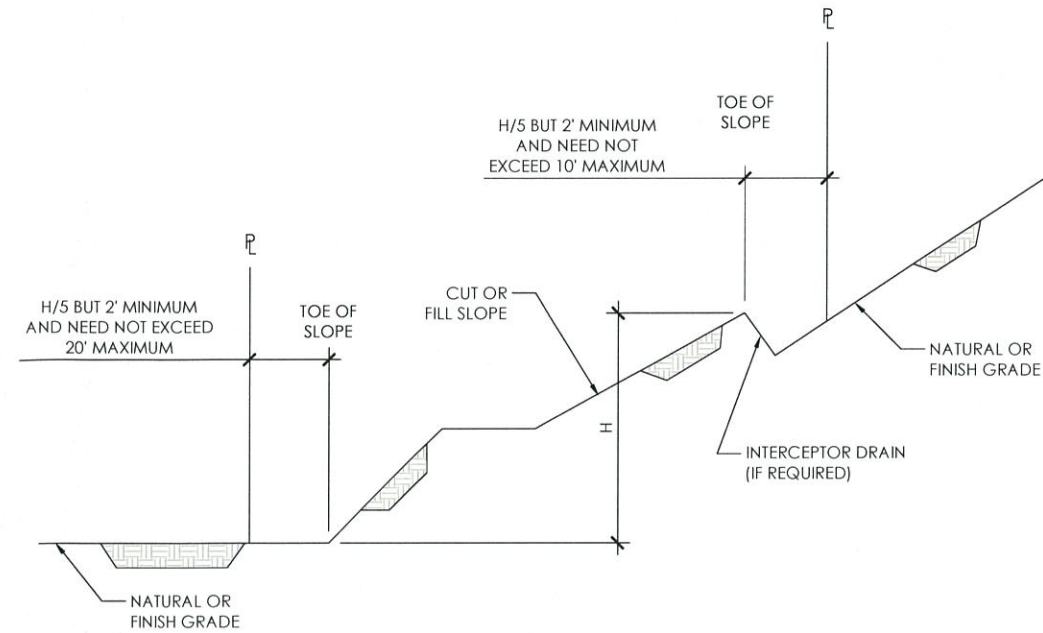




- NOTES:
1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS SHOWN.
 2. INSTALL TREE PROTECTION FENCE AT THE TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, PRIOR TO START OF CONSTRUCTION.
 3. FENCE MATERIAL SHALL BE ORANGE, UV RESISTANT, HIGH TENSILE STRENGTH POLYETHYLENE LAMINAR BARRICADE FENCING W/ 1.33 LBS/LF STEEL POSTS, SPACED 4'-0" MAXIMUM. POSTS SHALL BE 4'-0" ABOVE GRADE, MINIMUM, AND 2'-0" BELOW GRADE, MINIMUM.
 4. TREE PROTECTION FENCING SHALL BE ERECTED AND MAINTAINED THROUGH THE DURATION OF THE PROJECT.
 5. STORAGE OF MATERIALS WITHIN THE TREE PROTECTION FENCING ZONE IS PROHIBITED.

1 TREE PROTECTION FENCE

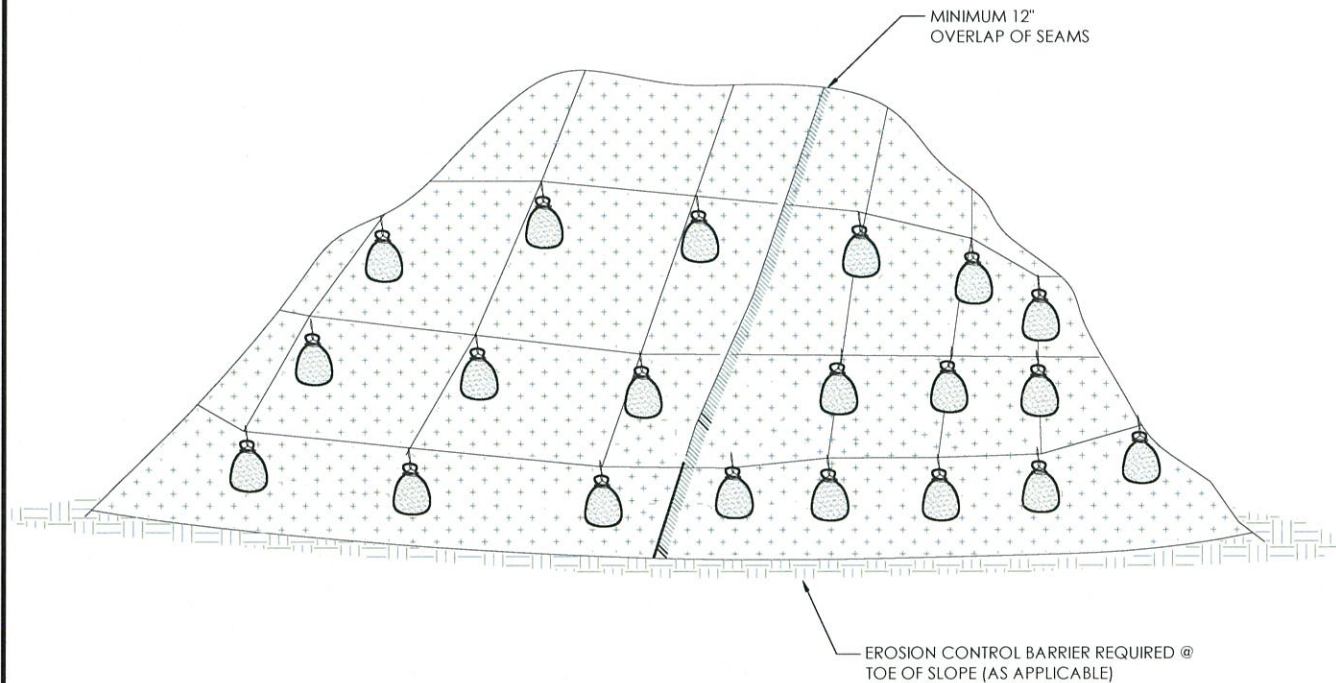
11X17 SCALE: NTS
22 X 34 SCALE: NTS



2 SETBACKS & DRAINAGE DIMENSIONS

11X17 SCALE: NTS
22 X 34 SCALE: NTS

- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
 2. BARRIER REQUIRED @ TOE OF STOCK PILE.
 3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
 4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.



3 PLASTIC SHEETING

11X17 SCALE: NTS
22 X 34 SCALE: NTS

4 NOT IN USE



DRAWN BY: MS
CHECKED BY: BU

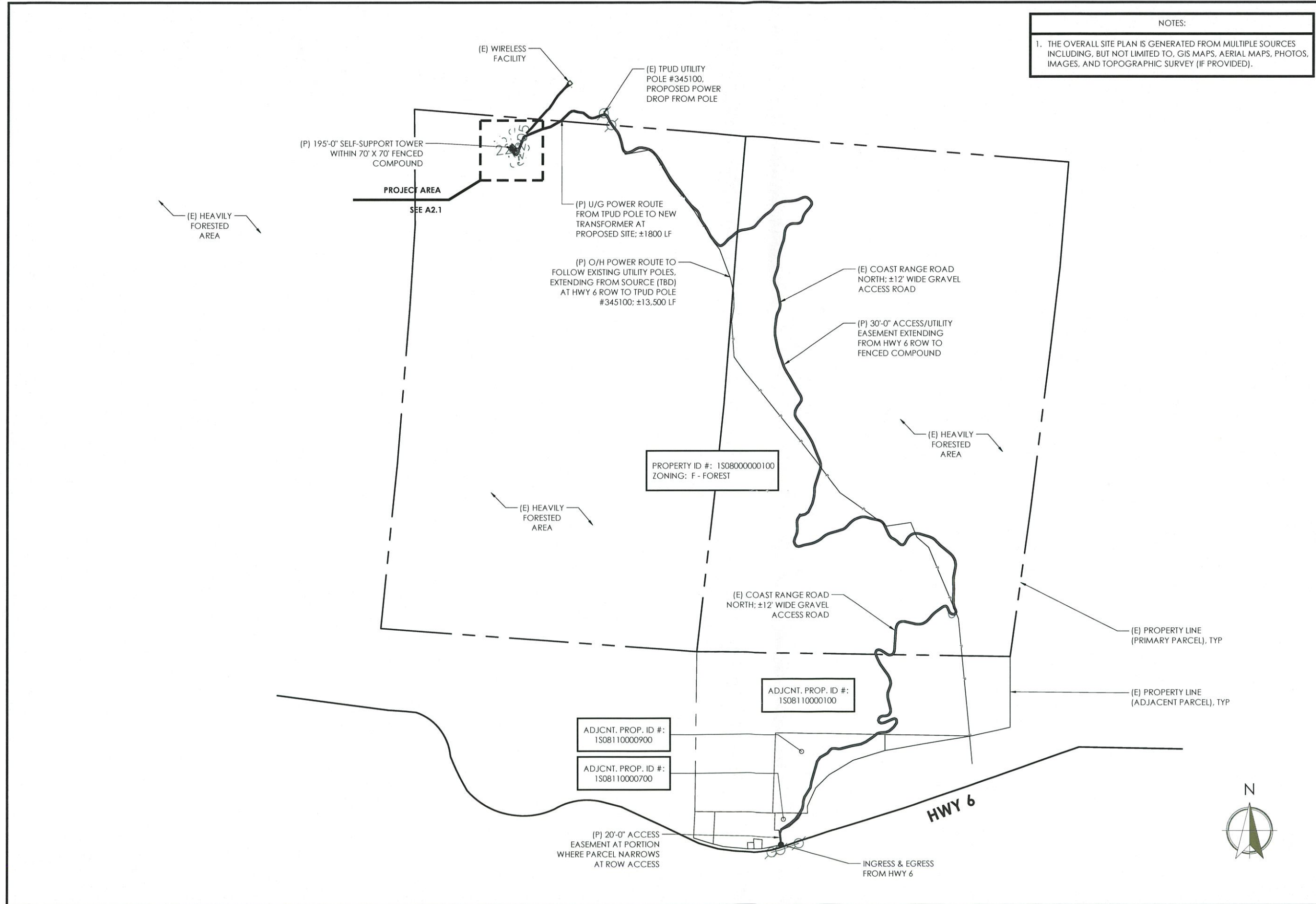
DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/03/22	SITE SKETCH
2	02/06/23	PRELIMINARY ZONING DWGS
3	03/06/23	CLIENT COMMENT
4	07/18/24	FINAL ZONING DRAWINGS
5	08/14/24	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION
OR0097
HWY 6 TILLAMOOK
TAXLOT# 1S08000000100
TILLAMOOK COUNTY, OR

SHEET TITLE
EROSION CONTROL
DETAILS

SHEET NO.
C2.0



NOTES:
 1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



DRAWN BY: MS
 CHECKED BY: BU

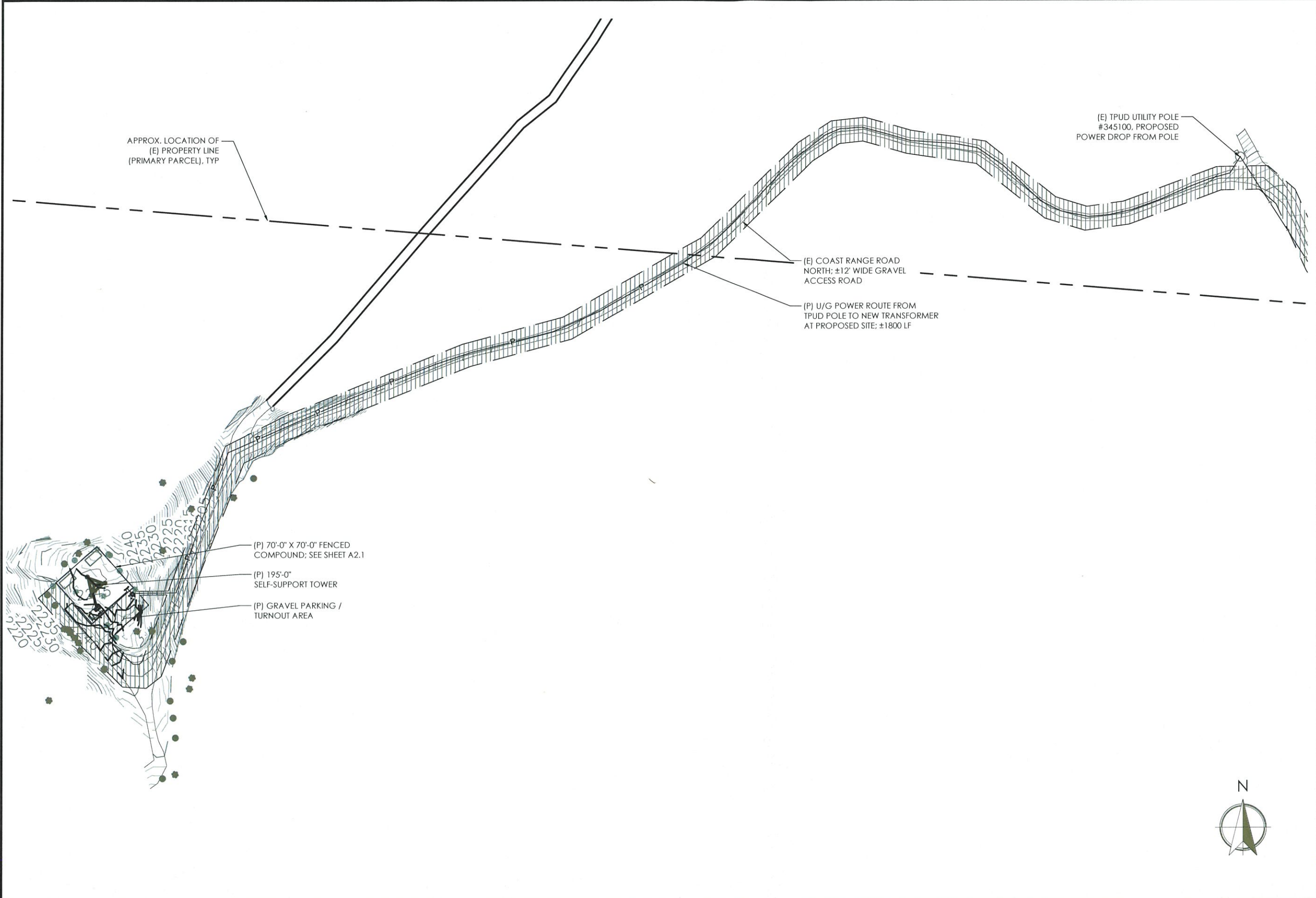
DRAWING VERSION		
VER.	DATE	DESCRIPTION
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5	08/14/24	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION
 OR0097
 HWY 6 TILLAMOOK
 TAXLOT# 1S0800000100
 TILLAMOOK COUNTY, OR

SHEET TITLE
 OVERALL SITE PLAN

SHEET NO.
 A1.0



DRAWN BY: MS
 CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION

LICENSER

PROJECT INFORMATION

OR0097
 HWY 6 TILLAMOOK
 TAXLOT# 1S08000000100
 TILLAMOOK COUNTY, OR

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	11/03/22	SITE SKETCH
2	02/06/23	PRELIMINARY ZONING DWGS
3	03/06/23	CLIENT COMMENT
4	07/18/24	FINAL ZONING DRAWINGS
5	08/14/24	FINAL ZONING DRAWINGS

LICENSER

PROJECT INFORMATION

OR0097
HWY 6 TILLAMOOK
TAXLOT# 1S0800000100
TILLAMOOK COUNTY, OR

SHEET TITLE

FUEL-FREE
BREAK PLAN

SHEET NO.

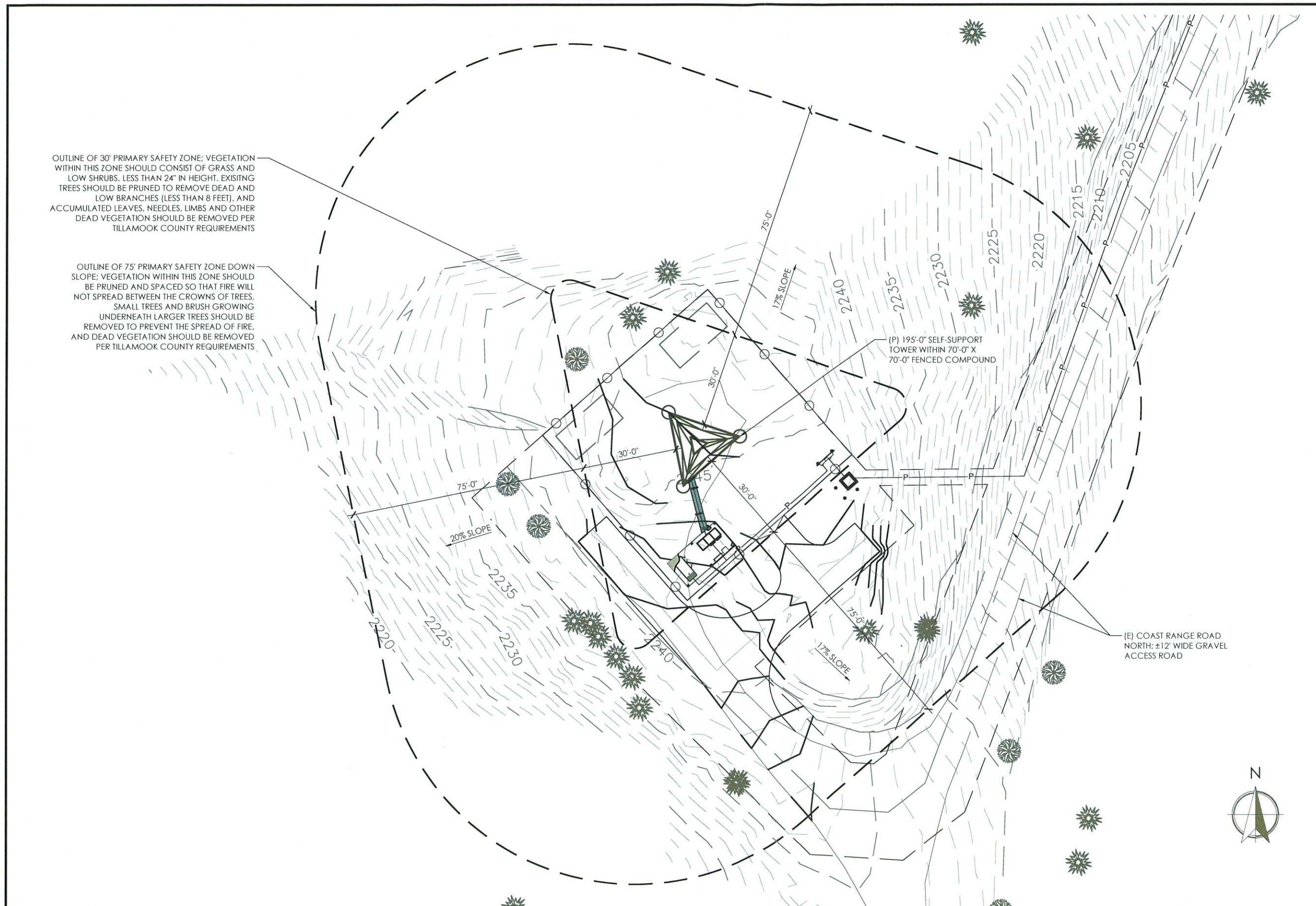
A2.2

OUTLINE OF 30' PRIMARY SAFETY ZONE: VEGETATION WITHIN THIS ZONE SHOULD CONSIST OF GRASS AND LOW SHRUBS, LESS THAN 24" IN HEIGHT. EXISTING TREES SHOULD BE PRUNED TO REMOVE DEAD AND LOW BRANCHES (LESS THAN 8 FEET), AND ACCUMULATED LEAVES, NEEDLES, LIMBS AND OTHER DEAD VEGETATION SHOULD BE REMOVED PER TILLAMOOK COUNTY REQUIREMENTS

OUTLINE OF 75' PRIMARY SAFETY ZONE DOWN SLOPE: VEGETATION WITHIN THIS ZONE SHOULD BE PRUNED AND SPACED SO THAT FIRE WILL NOT SPREAD BETWEEN THE CROWNS OF TREES. SMALL TREES AND BRUSH GROWING UNDERNEATH LARGER TREES SHOULD BE REMOVED TO PREVENT THE SPREAD OF FIRE, AND DEAD VEGETATION SHOULD BE REMOVED PER TILLAMOOK COUNTY REQUIREMENTS

(P) 195'-0" SELF-SUPPORT TOWER WITHIN 70'-0" X 70'-0" FENCED COMPOUND

(E) COAST RANGE ROAD NORTH; ±12' WIDE GRAVEL ACCESS ROAD



DRAWN BY: MS
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
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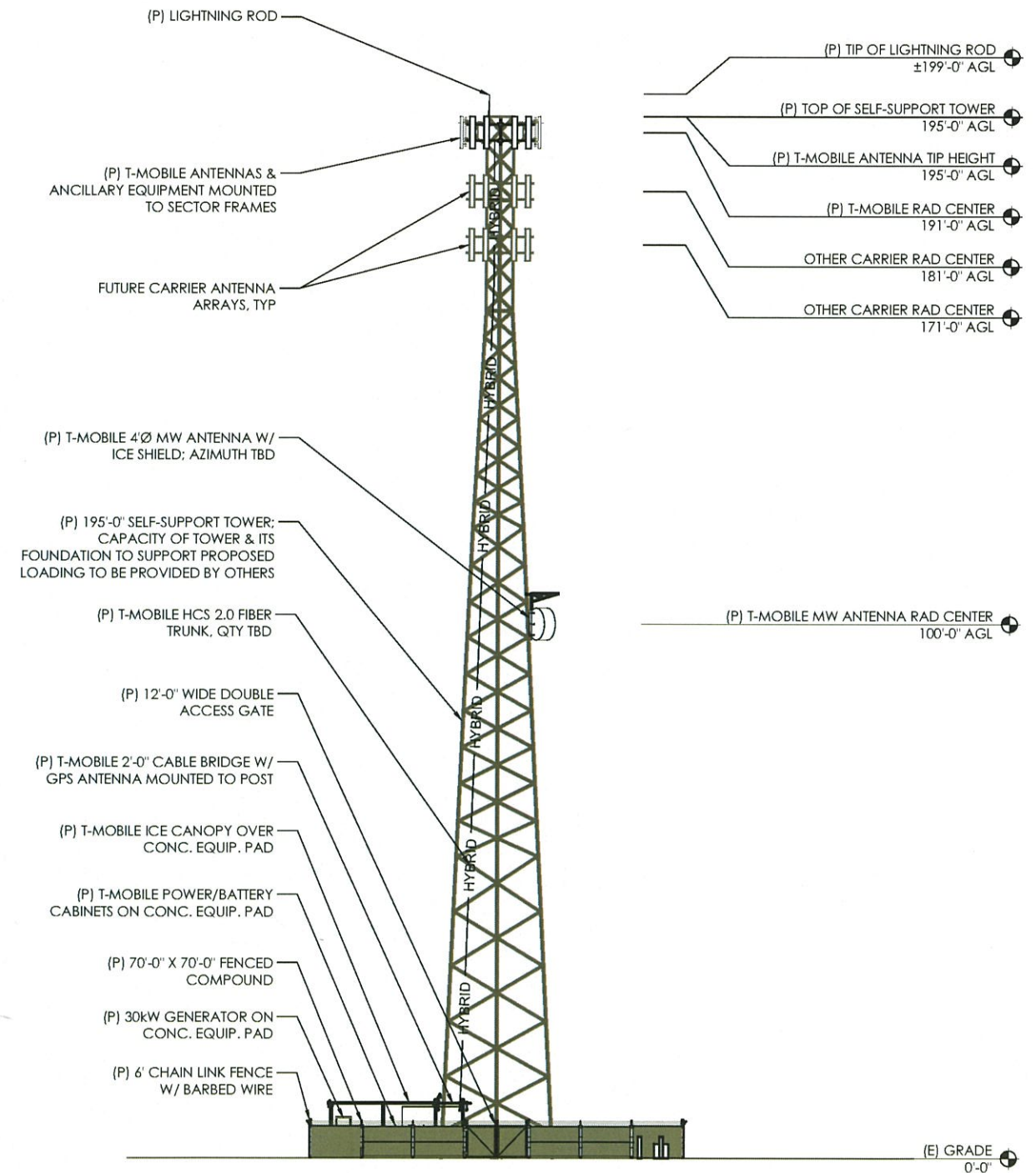
LICENSER

PROJECT INFORMATION
OR0097
HWY 6 TILLAMOOK
TAXLOT# 1S0800000100
TILLAMOOK COUNTY, OR

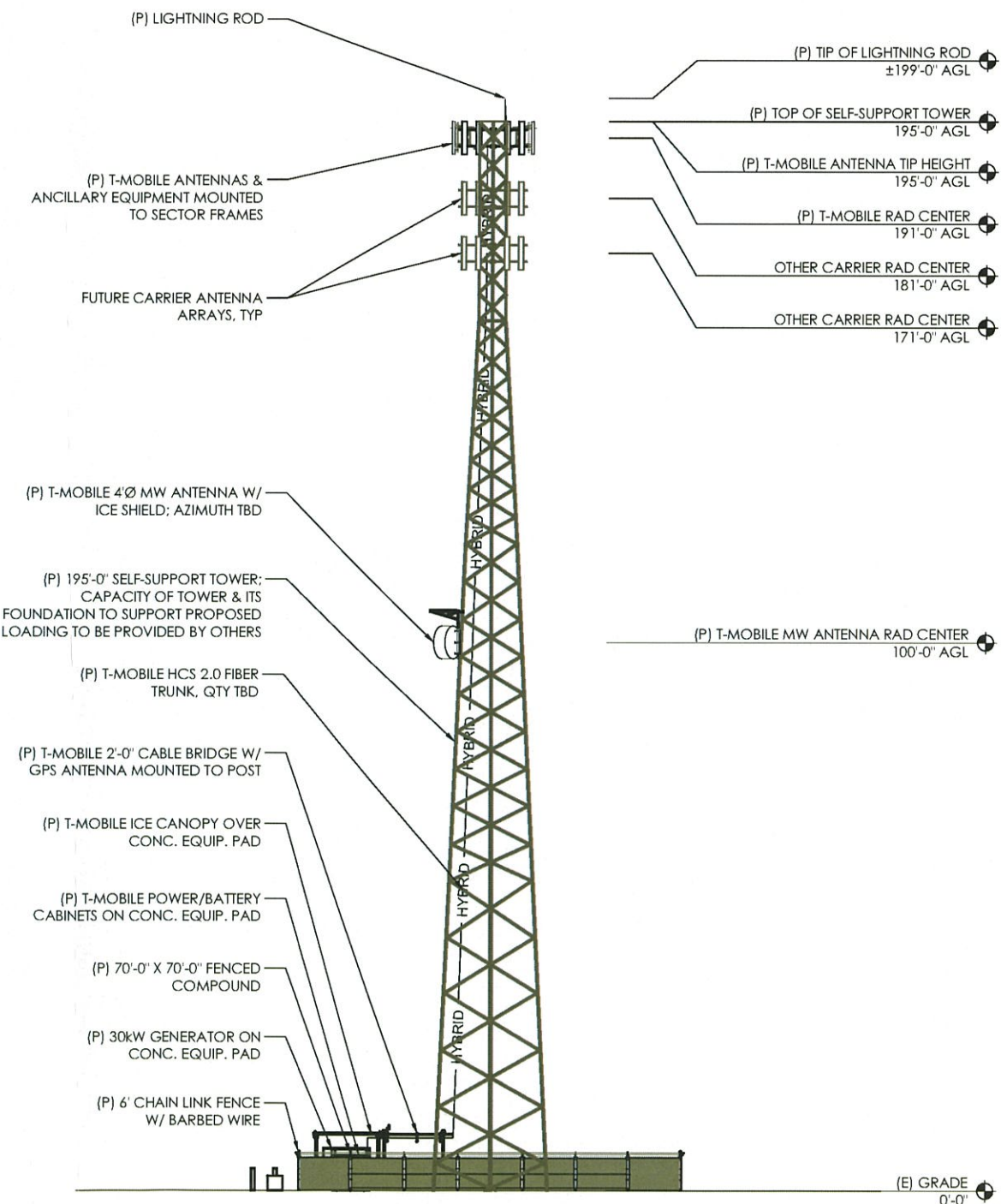
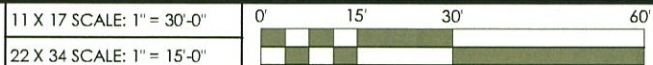
SHEET TITLE
ELEVATIONS

SHEET NO.
A3.0

NOTES:
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



1 NEW SOUTHEAST ELEVATION



2 NEW NORTHEAST ELEVATION

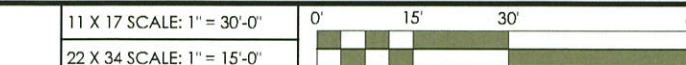


EXHIBIT C



Response Page

Department of State Lands (DSL) WN#*

WN2024-0739

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Melissa Jenck	County	Tillamook
Local case file #	County	
851-24-000488-PLNG	Tillamook	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
01S	08W	03		100

Street Address

Coast Range Rd N

Address Line 2

City

Tillamook

Postal / Zip Code

97141

State / Province / Region

OR

Country

Tillamook

Latitude

45.520121

Longitude

-123.656135

Wetland/Waterway/Other Water Features



- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The National Hydrography Dataset shows wetland, waterway or other water features on the property
- The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity



- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)



- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

DSL Review



Wetland Ecologist Comments

Proposed tower appears to avoid removal/fill impacts to jurisdictional wetlands and waters onsite. Therefore, no state permit is needed.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

11/21/2024

Response by:

Matthew Unitis

Response Phone:

503-910-1559

EXHIBIT D

LAND USE PLANNING NOTES▶▶▶▶



STEWARDSHIP IN FORESTRY

NUMBER 1 • MARCH 1991

PURPOSE: This technical bulletin has been developed jointly by the Department of Forestry and structural fire protection agencies in Oregon as technical guidance and recommended minimum standards to meet the requirements of new administrative rules, OAR 660-06-035 (fire siting standards for dwellings and structures) and OAR 66006-040 (fire safety design standards for roads) adopted by the Land Conservation and Development Commission for forest land zones (Goal 4 lands). Counties are encouraged to adopt stricter rules in forest zones where these recommendations might not adequately address a particular hazard or risk.

RULE REQUIREMENTS:

OAR 660-06-035 (Fire Siting Standards for Dwellings and Structures) requires that:

“[T]he following fire siting standards or their equivalent apply to new dwelling or structures in a forest or agriculture/forest zone:

“(1) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water’s edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

“(2) Road access to the dwelling shall meet road design standards described in OAR 660-06-040.

“(3) The owners of the dwellings and structures shall: maintain a primary fuel-free break area surrounding all structures; clear and maintain a secondary fuel-free break area; and maintain adequate access to the dwelling for fire fighting

Recommended Fire Siting Standards for Dwellings and Structures *and* Fire Safety Design Standards for Roads

Published by:

Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310

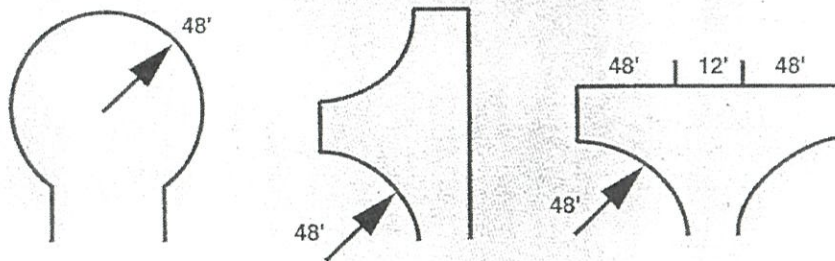
equipment vehicles in accordance with the provisions in *Protecting Your home from Wildfire* (National Fire Protection Association)."

OAR 660-06-040 (Fire Safety Design Standards for Roads) requires that:

"[T]he governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards."

Though there are no similar rule requirements to be met in rural residential zones in forested areas, the Department of Forestry encourages the adoption by local government of these recommended fire safety standards in these zones as well.

Turn-Around Types



Though some of the recommendations are strictly to accommodate structural fire protection apparatus and needs, it is recommended that the standards be applied to all lands within forest zones, regardless of the presence or absence of a rural (structural) fire protection district. The standards should be applied in anticipation of structural fire protection eventually becoming present.

RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

A. Water Supply Standards:

1. Access— If a water supply—such as a swimming pool, pond, stream, or lake—of 4,000 gallons or more exists within 100 feet of the driveway or road at a reasonable grade (12%) an all-weather approach to a point within 15 feet of the water's edge should be provided. The all-weather approach should provide a turn-around with a 48-foot radius of one of the types shown in the illustration below.

2. Identification— Emergency water supplies should be clearly marked along the access route with a county approved sign.

B. Fuel Break Standards:

1. Primary Safety Zone— The primary safety zone is a fire break extending a minimum of 30 feet in all directions around structures. The goal within the primary safety zone is to remove fuels that will produce

flame lengths in excess of one foot. Vegetation within the primary safety zone could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, limbs and other dead vegetation should be removed from

beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) should be placed next to the house.

As slope increases, the primary safety zone should increase away from the house, parallel to the slope and down the slope, as shown in the table and illustration on the next page.

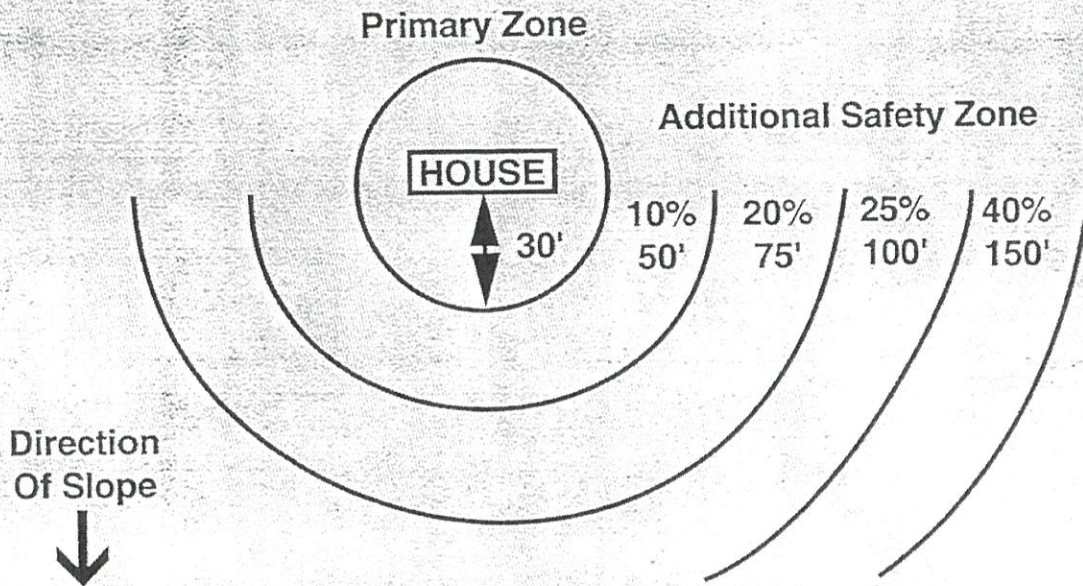
2. Secondary Fuel Break— The secondary fuel break is a fuel break extending a mini-

Size of Primary Safety Zone by Percent Slope

Slope	Feet of Primary Safety Zone	Feet of Additional Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Buildings should be restricted to slopes of less than 40 percent.

EXAMPLE OF SAFETY ZONE SHAPE



mum of **100** feet in all directions around the primary safety zone. The goal of the secondary fuel break should be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel break should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels should be removed.

RECOMMENDED FIRE SAFETY DESIGN STANDARDS FOR ROADS:

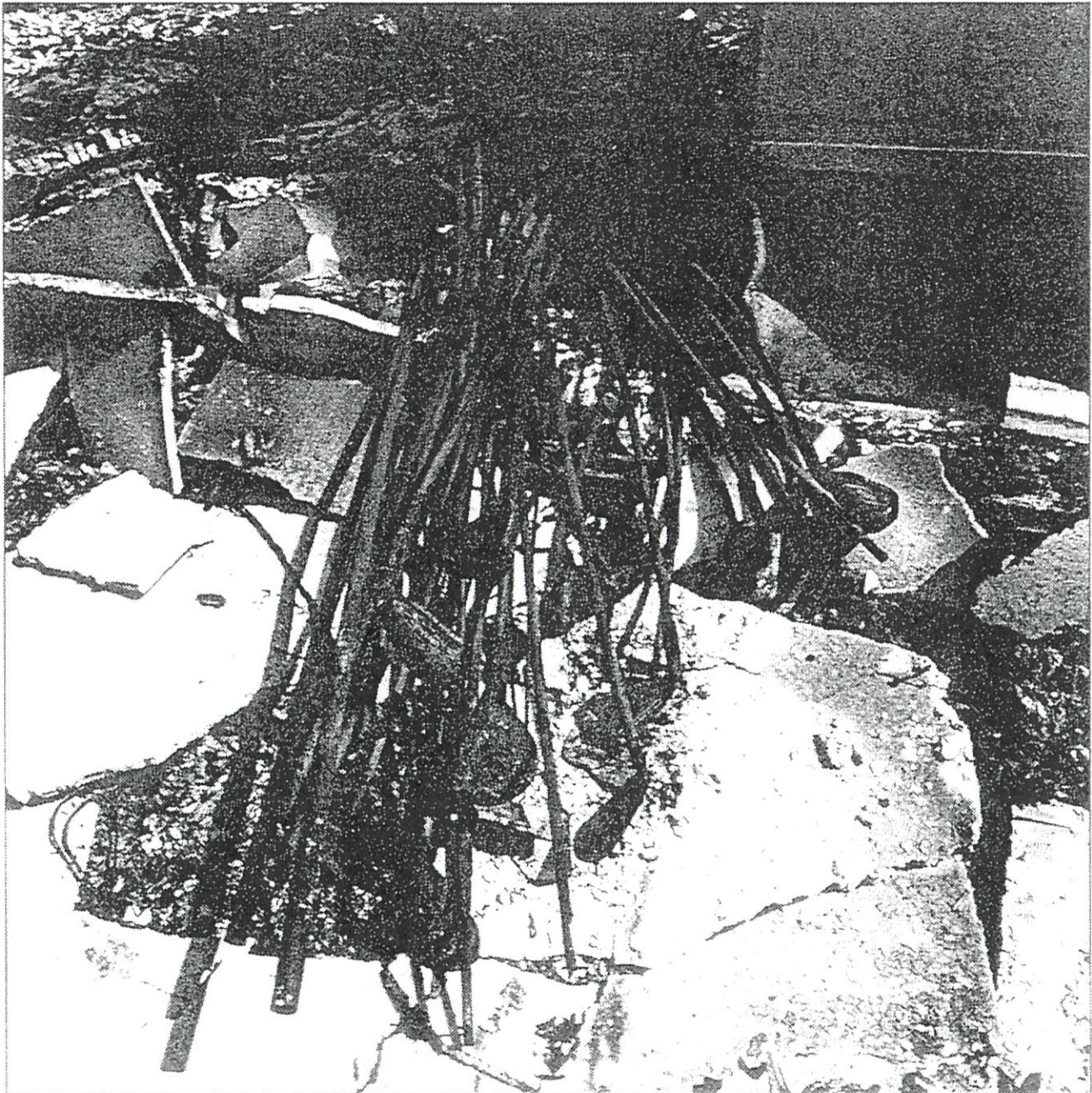
A. Road Standards (public roads and private roads accessing 2 or more residences):

1. Right-of-ways— Roads should be built and maintained to provide a minimum **20** foot width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

2. Cul-de-Sacs— Cul-de-sacs should be defined as dead-end roads over **150** feet in length. Cul-de-sacs should have turn-arounds of not less than **48** feet radius at a maximum spacing of **500** feet between turn-a-rounds. All turn-a-rounds should be marked and signed as “NO PARKING.”

3. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

4. Road Grades— Road grades should not exceed an average of **8** percent, with a maxi-



A set of burned golf clubs lay in the ruin of a home burned by the 1990 Awbrey Hall Fire. Twenty-two homes burned during this fire, which raced along the outskirts of Bend, Oregon. Most of the burned homes had insufficient fuel breaks surrounding them.

Photograph courtesy of The Bulletin, Bend

mum of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

5. Identification— Roads should be uniquely named or numbered and visibly signed at each road intersection. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

B. Driveway Standards (private roads accessing a single residence):

1. Driveways— Driveways should be built and maintained to provide a minimum **12**-foot width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

2. Vehicle Passage Turnouts— Driveways in excess of **200** feet should provide **20**-foot wide by **40**-foot long passage space (turnouts) at a maximum spacing of 1/2 the driveway length or **400** feet, whichever is less. Whenever visibility is limited, these distances should be reduced appropriately.

3. Dead-end-driveways— Dead-end-driveways are defined as dead-end roads over **150** feet in length serving a single residence. Dead-end-driveways should have turn-a-rounds of not less than **48** feet radius.

4. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

5. Driveway Grades— Driveway grades should not exceed an average of **8** percent, with a maximum of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

6. Identification— Driveways should be marked with the residence's address unless

the residence is visible from the roadway and the address is clearly visible on the residence. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

C. Certification:

1. If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 gross vehicle weight standard should be provided from an Oregon Registered Professional Engineer. Otherwise, written verification of compliance should be provided by the applicant.

BASIS FOR RECOMMENDATIONS:

A. Water Supply

Water is a critical tool in fire suppression. Hydrants are generally not available in forested areas. Therefore, fire suppression in forested areas is dependent upon the water carried in the responding fire equipment and water sources available for refill or that can be pumped from an engine. Water available for refilling an engine can mean the difference between saving or losing a structure, or preventing a wildfire from escaping initial attack. When a fire engine or tanker runs out of water, turn around time to a refill site may be quite lengthy. A 4,000 gallon water supply is large enough to refill a large tanker or several smaller fire engines. Requiring construction of an all weather approach to within 15 feet of 4,000 gallon or larger water sources within 100 feet or less of a driveway or road will greatly help fire protection agencies.

B. Fuel Breaks

The steeper the slope, the greater the flame length, the hotter the flame front, and the faster the rate of fire spread. This greater fire activity is primarily due to preheating of the vegetation upslope from the fire, increased draft of fresh air to the fire from below, and more flame contact with upslope fuels. On steeper slopes, failure to provide for larger safety zones downslope from a residence will make it more difficult for fire personnel to protect the structure. The

firefighter is also in a more tenuous safety position.

On the last page are two graphs showing the relationships of flame length and dozer line construction speeds to slope for two fuel types. Flame lengths increase with slope and dozer fire line construction rates decrease. Other fire fighting methods such as water attack and hand line construction are also hampered by steep slopes. Generally, hand lines are useless when flame lengths reach 4 feet; dozer lines fail with 8-foot flame lengths.

C. Road & Driveway Specifications

Fire fighting apparatus (fire engines, tankers, dozer and lowboy, etc.) are much larger and heavier than personal vehicles. These vehicles

require greater road width and clearance for passage, wider road curves for turning, and level or at most moderate road grades for maintaining vehicle engine performance and driver safety.

- The 1988 Oregon Uniform Fire Codes, Chapter 10.207 specifies that all roads shall be all weather surfaced, minimum 20 feet width, and have a vertical clearance of 13' 6".

- A filled, fully equipped 3,000 gallon tanker weighs around 40,000-45,000 pounds. Many rural fire departments utilize this size tanker as a water source for the small fire engines. A minimum road surface load limit of 50,000 pounds provides for this load plus an appropriate safety margin.

- Large, heavy vehicles have difficulty driving up and down steep road grades. Additionally, most rural fire departments are principally staffed by volunteers and most forest fire agency employees are seasonal. While these people are capable drivers, very few are professional truck drivers and they may have a more difficult time maneuvering a truck up a steep winding road than would the professional driver.

- Rural address identification is extremely important. While the local resident may be familiar with the localized road or driveway system, emergency responders generally will not. Proper signing of roads and driveways with 3" or larger reflectorized letters or numbers will assist fire fighters in locating threatened residences, especially when visibility is impaired by darkness or smoky conditions.

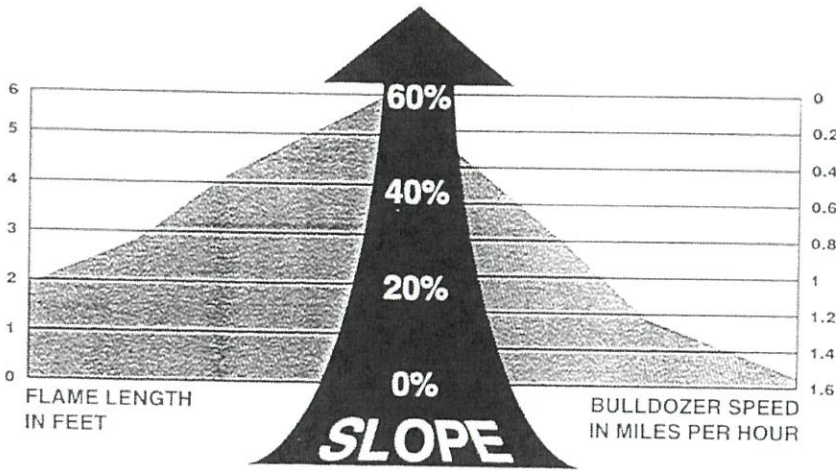
- It is very difficult to back up long distances in large fire apparatus, and this difficulty can be compounded if driveway grade is not level. Therefore, turnouts and turnarounds are very important.



The 1989 Dooley Mountain Fire threatened the residents of Baker City.

Photograph courtesy of the Democrat-Herald, Albany

The Relationship of Flame Length to Fuel Type and Slope: Two Situations

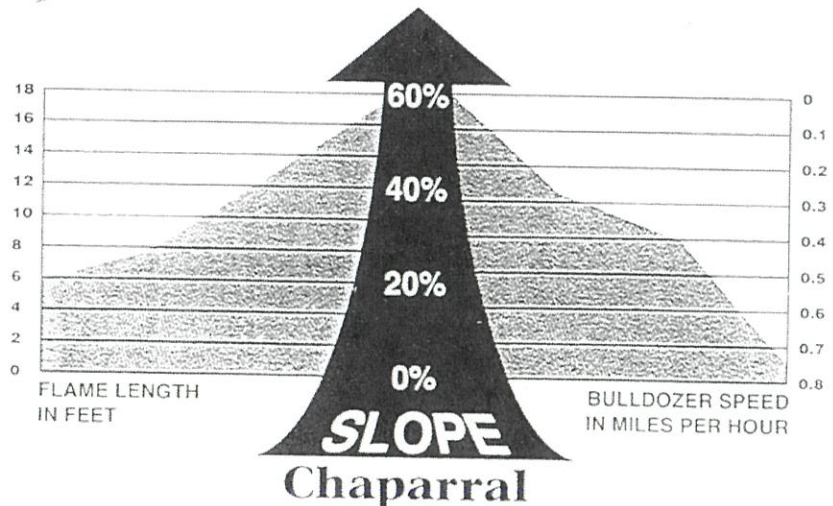
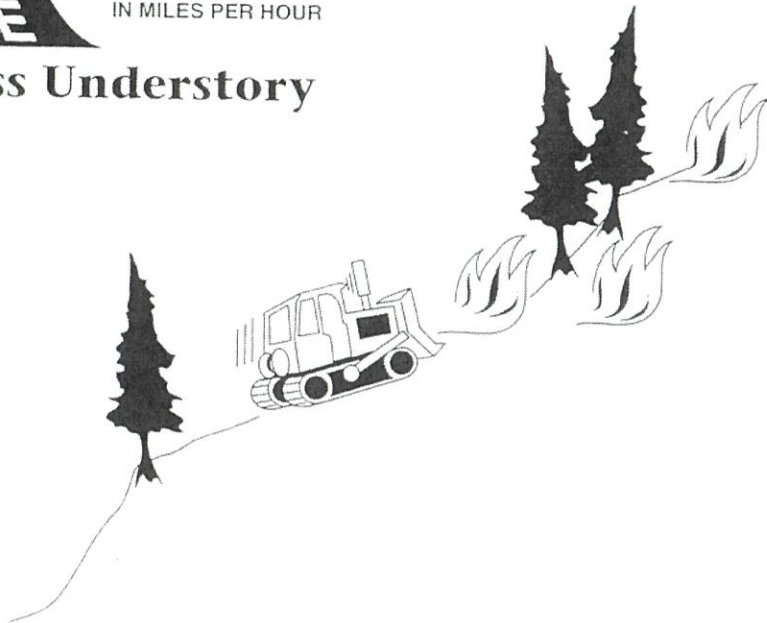


Timber with Grass Understory

These two graphs illustrate the effect of slope on flame length and bulldozer speed in two common fuel types.

In open timber with grass, flames traveling up a 20% slope can reach 3-4 feet in length. Chaparral, on the same slope, will generate flame lengths of 6-8 feet. Hand-constructed fire lines usually fail to stop fires having 4-foot or longer flame lengths. Bulldozer-constructed fire lines usually fail to stop fires having 8-foot or longer flame lengths.

Fire lines become less effective as slope increases and as fuel loads increase.



Information Provided By:

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