

## VZW cell tower at Paso Robles Airport Questions from Airport Commission

1. Question: What are the projected RF (radiofrequency) emission levels at ground level?

Answer: We don't know the RF emissions at this time, but, Verizon will prepare its RF Report as part of its permit application package to the City, and if the RF Report demonstrates compliance with FCC's standards then the City cannot deny the application on the basis of RF emissions.

2. Question: How much is Verizon investing in the monopole, beacon, and camera equipment?

Answer from VZW: "Monopole and foundation is \$90-\$110K installed"

City follow up answer: Specifications on beacon light and camera system are detailed in exhibits to agreement and are estimated at ~\$25,000 but cost may vary due to time of purchase.

3. Question: What is the construction timeline?

Answer from VZW: "This is based on the Lease signed, then being able to finish Planning and permitting. This is slated for a Q4 2026 build but will most likely be Q1 2027."

4. Question: Do they have modeled exposure reports that can be provided?

Answer: Not at this time, this is something provided as part of the final permitting application to the City.

5. Question: Does this include Oak trees? Should clarify this statement to restrict Oak trees?

Answer: There are no Oak Trees that are expected to be impacted in the work area but, any tree removal work that Verizon or PG&E engages in must comply with all applicable laws, including those related to Oak trees. Verizon must comply with all applicable laws in their exercise of rights under the license which would include state and local regulations (Section 3.1). Verizon's permits will also include conditions of approval for landscaping requirements on-site, if any.

### Attachment #3

6. Question: What is the estimated time. Everything I hear is PG&E is 2 years behind on jobs like this? Does this affect the project/timing? Who pays if there is a significant delay?

Answer: It is Verizon's responsibility to coordinate with PG&E for its project and navigate any timeline issues. Per the agreement, the monthly License Fee payments begin on the "Commencement Date" which is defined as either the date Verizon commences installation of its facilities or 12 months, whichever occurs first. This provision ensures that any Verizon and/or PG&E delays that prevent installation can only delay their obligation to the Licensee Fee payment for 12 months. So even if the project's installation is delayed, the City will receive Licensee Fee payments no later than 12 months after the License is fully executed.

7. Question: Is there a radiation/safety zone around the new tower?

Answer: The RF analysis will occur when the City permits the facility. The City can deny Verizon's permits if the facility does not comply with the FCC's standards in OET Bulletin 65. Verizon will prepare an RF Report as part of their application package that will evaluate these questions and show any exclusion zones. The FCC places RF compliance responsibility on the antenna users, and they must conduct a study each time they make a change. Under Section 16 of the License, Verizon has an obligation to indemnify the City for claims arising out of Verizon's occupancy of the site.

8. Question: The cell tower is inherently an airport beacon light, airport is responsible for MX, VZW pay for power?

Answer: Because it is an Airport beacon light the City will pay for its own electricity and maintenance of the beacon light, as we currently do now. Verizon is required to obtain a separate meter for its facilities. Further, we've added additional language in Section 10.5 that clearly addresses the City's ability to upgrade and maintain its attachments, including the beacon light, during non-emergencies and emergencies.

9. Question: Does tower company intend to lease to other carriers?

Answer: Section 3, 10.5, and Section 22 address these sub-leasing questions. See more information below. First, Verizon has not indicated that they will lease to others. That being said, Section 3 requires the City's prior approval for facility modifications, so the City will have an opportunity to review those modifications, including modifications that propose new equipment due to a request to add a sublicensee to the tower. Section 22 also prevents assignment of the License, unless Verizon obtains the City's prior written consent. Section 22 does allow Verizon to sublease, but they must get the City's prior written consent, which may be withheld in the City's reasonable discretion. If the sublicensee's equipment cannot fit within Verizon's ground space, the sublicensee will

### Attachment #3

need to enter into a separate license agreement with the City, which would provide another potential revenue source and a direct contract with the sublicensee.

9a. Question: Does base rent increase with each additional carrier?

Answer: As mentioned above, this would be negotiated at the time of the modification and/or sublease request.

9b. Question: Is there revenue sharing on subleases?

Answer: The License does not address this, because there is a trend of moving away from that concept. Many times the revenue share percentage was based on the net rent amount of the licensee so they were no longer good revenue sources for landlords.

9c. Question: Are we granting exclusive use of the parcel?

Answer: The License grants exclusive tower space and ground space, and non-exclusive access and utility space.

9d. Question: Is there a cap on number of carriers?

Answer: No, there is no cap. Again, Verizon would need to obtain the prior written consent of the City for facility modifications and sublicense requests.

9e. Question: Is structural loading designed for future co-location?

Answer from VZW: "These are two separate and unrelated questions. The tower may or may not be able to be reused someplace else. That will depend on building codes at that time. Due to the need to keep the site on air and the beacon light functioning we expect the answer is that a new tower would be purchased. The tower is engineered for the City's equipment, Verizon's equipment, and future Verizon expansion. It is not engineered for another carrier collocation. Here is the loading table from the plans."

Attachment #3

<p><u>INITIAL LOADING:</u> LIGHT C.L. @ 77'-0" A.G.L.: (1) 41"x24"x24", 75 lb BEACON LIGHT ANTENNA C.L. @ 72'-0" A.G.L.: (6) 72"x19.6"x7.8", 82 lb PANEL ANTENNAS (3) 31.3"x16.1"x7.8", 71 lb PANEL ANTENNAS @ 73'-10" A.G.L. (6) 28"x19"x14", 105 lb RRUs (2) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX ROUND PLATFORM PER SHEET MP-5</p> <p><u>DESIGN LOADING:</u> LIGHT C.L. @ 77'-0" A.G.L.: (1) 41"x46"x45", 126 lb BEACON LIGHT ANTENNA C.L. @ 72'-0" A.G.L.: (9) 72"x19.6"x7.8", 118 lb PANEL ANTENNAS (9) 28"x19"x14", 105 lb RRUs (2) 29"x16"x11", 40 lb SURGE/RAYCAP/J-BOX (1) PLATFORM WITH HANDRAILS (EPA 117.5 ft<sup>2</sup>), 2800 LBS</p> <p>NOTE: ALL FEEDLINES SHALL BE ROUTED INSIDE THE POLE SHAFT</p>
--

9f. Question: Does the airport retain the right to build its own communications infrastructure?

Answer: Yes, Section 10.5 of the License addresses this. The City reserves the right to install, operate, remove, upgrade, repair and maintain its own communications equipment and related City-owned appurtenances, including but not limited to weather monitoring devices and other airport management related devices on the New Pole from time to time in City's sole discretion at its sole cost, subject to Licensee's reasonable advance written consent, which such consent shall not be unreasonably withheld, conditioned, or delayed. Verizon's review right is also limited to structural integrity concerns and interference concerns with Verizon's equipment.