



## Staff Report to the Planning Commission

Application Number: **141194**

---

**Applicant:** Rebekah Anderson, SAC Wireless (Verizon)  
**Owner:** Datta Khalsa  
**APNs:** 030-081-36 and 030-081-37

**Agenda Date:** July 8, 2015  
**Agenda Item #:** 6  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to install a small cell facility to include one Verizon Wireless antenna, six Remote Radio Units (RRU) and one GPS antenna mounted on the roof of an existing commercial building located on APN 030-081-37, and to install one ground mounted equipment cabinet behind the existing commercial building on APN 030-081-36. Requires a Commercial Development Permit.

**Location:** Property located on the north side of Soquel Drive (4633 and 4641 Soquel Drive) about 90 feet west of the intersection with Porter Street in the C-2 zone district.

**Supervisory District:** First District (District Supervisor: John Leopold)

**Permits Required:** Commercial Development Permit  
**Technical Reviews:** N/A

**Staff Recommendation:**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141194, based on the attached findings and conditions.

**Exhibits**

- |   |   |
|---|---|
| A. Categorical Exemption (CEQA determination)         | F. Radio Frequency Report, prepared by Hammett & Edison, Inc., dated May7, 2015 |
| B. Findings   | G. Photo-simulation views   |
| C. Conditions   | H. Necessity Case Study   |
| D. Project plans                                      | I. Planning Department Administrative Guidelines WCF-02                         |
| E. Assessor's, Location, Zoning and General Plan Maps | J. Comments and correspondence  |
-

## Parcel Information

Parcel Size: 5,924 square feet and 7,710 square feet  
Existing Land Use - Parcel: Commercial - hair stylist and tattoo parlor  
Existing Land Use - Surrounding: Commercial - retail  
Project Access: Soquel Drive  
Planning Area: Soquel Village  
Land Use Designation: CC (Community Commercial)  
Zone District: C-2-GH (Service Commercial within the Geologic Hazards Combining District)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☐ No

## Environmental Information

Geologic Hazards: Mapped within FEMA Flood Zone (100 year floodplain)  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate, no change  
Archeology: Not mapped/no physical evidence on site

## Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Santa Cruz County Sanitation District  
Fire District: Central Fire Protection District  
Drainage District: Zone 5

## History

The one story commercial buildings on APNs 030-081-36 and 37 were both constructed in 1938, prior to the requirement for Use or Development Permits and have been used since that time for commercial uses. Permits 87-0762 and 87-0763 were approved to recognize the existing commercial buildings and to set up a Master Occupancy Program to allow for changes of use within the tenant spaces. In 1994 a separate building, located behind the retail store on APN 030-181-36, that was originally used for storage, was converted to an office under Permit 94-0636. With the exception of permits to recognize changes of occupancy within the tenant spaces there have been no other Use approvals on either parcel. However, several building permits have been issued for maintenance of the structures.

## **Project Setting**

The project site is located in the heart of Soquel Village, within the main commercial core and close to the intersection of Soquel Drive and Porter Street. Soquel Village occupies a low valley site surrounded by gentle hills which form a visual backdrop to the historic village.

The single-story commercial buildings upon which the proposed small cell facility site is to be constructed front directly onto the sidewalk, as do many of the older commercial buildings in Soquel Village. Although the two structures are on different parcels and were probably constructed separately, the buildings are attached by a common wall. To visually link the two portions of the building a decorative parapet wall was constructed, and this architectural feature runs along the entire façade of the buildings constructed on APNs 030-081-36 and 37, so that the two parts of the building appear to be one structure in views from the street. The small cell facility is proposed to be mounted on the back side of this parapet wall so that all but the top portion of the proposed antenna will be visible in public views from the street and from surrounding buildings.

To the rear of the subject parcels there are limited parking areas for the use of the buildings and beyond that there are additional commercially zoned parcels that are developed with single-story commercial structures. Access to the rear parking area for APN 030-081-36 and to adjacent commercial parcels is provided via a paved right-of-way located on the western edge of the parcel. Access to the rear of the structure on APN 030-081-37 and adjacent commercial buildings is via driveways that are accessed from Porter Street.

Around 250 feet northwest of the proposed cell site, beyond the area developed for commercial uses there is a stand of large mature trees at the base of the hill that forms the visual backdrop to the village center. Beyond this, although not clearly visible from Soquel Drive or Porter Street, the land slopes upwards towards the Soquel High School campus which is located on higher ground beyond. Buildings at the school are located, at their closest point, around 475 feet northwest of the proposed cell site and at an elevation that is approximately 75 feet higher than that at Soquel Drive.

In addition to the Soquel High School campus there are two other schools that are located within 1,000 feet of the proposed cell site. The Soquel Elementary School parcel, which is located south of Soquel Drive on the east side of Porter Street, lies around 550 feet south southeast, with school buildings located approximately 645 feet from the proposed small cell facility at their closest point. The Tara School, a private elementary school, is located east of Porter Street, on the south side of Soquel Drive and the building lies around 445 feet from the project site.

## **Zoning & General Plan Consistency**

The subject properties are parcels of approximately 5,924 square feet (APN 030-081-36) and 7,710 square feet (APN 030-081-37), located in the C-2-GH (Community Commercial within the Geologic Hazards Combining District) zone district, a designation which allows commercial uses. The proposed wireless facility is an allowed use within the C-2-GH zone district and the zoning is consistent with the site's (CC) Community Commercial General Plan designation. The proposed improvements will meet the site standards required 10 foot front yard setback for the C-2 zone district. The proposed site is not located in a prohibited or restricted wireless area as set forth in Sections 13.10.661(B) and 13.10.661(C). Thus, an alternative site analysis or alternative designs are not required.

The sites' GH (Geologic Hazards) Combining District designation denotes that the parcels are located within the 100 year floodplain of Soquel Creek that lies to the east of the project site. The proposed micro cell site, will comply with all of the provisions of chapter 16.10, Geologic Hazards ordinance in that, with the exception of one equipment cabinet, the development will be located on the roof of existing structures which is above the base flood elevation. The proposed cabinet, that will be located on the ground behind the building on APN 030-081-36, will comply with the provisions of chapter 16.10 in that the structure has been required as a condition of approval of this project to be anchored and waterproofed and to meet all other provisions of the chapter.

Pursuant to County Code Section 13.10.661 (A) (Wireless Communications Ordinance), all new wireless communication facilities are required to obtain a commercial development permit with approval by the Zoning Administrator. However, as directed by the Board of Supervisors in 2007 and as set out in Planning Department Administrative Guidelines WCF-02, applications for wireless communication facilities that are proposed within 1,000 feet of the parcel boundary of any K-12 public school (including charter schools) are subject to review by the Planning Commission. Although the Planning Director has the discretion to overrule this provision, because the proposed micro cell site is within 1,000 feet of two public schools it has been determined that this application is required to be approved by the Planning Commission. In addition, although specifically excluded from this provision, there is a private elementary school, the Tara School, within 1,000 feet of the proposed project.

### **Radio Frequency Radiation Emissions**

The proposed small cell facility is a 2-foot tall data antenna that does not send radiation in all directions, but in fact can be directed towards (or away from) desired locations. Even though the strength of the proposed antenna is very low, a fraction of that for many others in the area, the owner of the commercial building at 4641 Soquel Drive has requested that the facility be directed in a manner that will make it even safer for surrounding buildings and users, in particular the Karate school directly across the street from the project site. As a result, the proposed antenna has been designed to have just two beams, one angled in the general field between the Fire Station and Soquel Antique mall (the old bank building) to improve data reception along the Soquel Drive corridor and the other angled up Porter to improve data reception for commuters and parents picking up their kids from Soquel High.

A radio-frequency (RF) radiation exposure compliance study report has been prepared by Hammett and Edison, Inc., Consulting Engineers, dated May 7 2015 (Exhibit F). Based upon this report the estimated worst case scenario (i.e., at maximum power output) RF emission levels that could be expected once the new antenna goes into operation, would be 6.1% the Federal Communications Commission's (FCC) maximum permissible exposure limit for the public at street level and 1.9% of the FCC limit for members at any nearby building. The maximum calculated level at any building on the campus of the Soquel High School is 0.0088% of the public exposure limit and at Soquel Elementary School would be 0.010% of the public exposure limit. Similarly levels at the Tara School would be only 0.013%. It should be noted that these results include several "worst case" assumptions and therefore are expected to overstate actual power density levels from the proposed small cell facility. A diagram that shows the two directional beams described above is included as Figure 3 of the RF report.



Although the RF report states that exposure levels on the rooftop of the subject commercial buildings will exceed applicable exposure limits, the roof of the building will be off limits to the general public and only authorized and/or trained persons will be permitted to access the rooftop and antennas. The RF report states that it is possible that RF exposures to rooftop workers could exceed the FCC's occupational exposure limits under worst case conditions on certain portions of the roof. Therefore, to prevent occupational exposures to technical equipment specialists in excess of the FCC guidelines, the RF report recommends the roof access points must be locked, that authorized personnel be trained and that warning signs be posted on the rooftop and near the antenna, to allow workers to exercise control over their exposure. In addition no access within 11 feet directly in front of the Verizon antenna itself may occur while the base station is in operation and an automatic electric shut-off switch is included to ensure occupational safety. These recommendations have been included in the proposed Conditions of Approval for this project.

Section 47 USC 332(c)(7)(iv) of the Telecommunications Act of 1996 forbids jurisdictions from regulating the placement, construction, or modification of Wireless Communications Facilities based on the environmental effects of RF emissions if these emissions comply with FCC standards. The RF emissions of the proposed wireless communication facility comply with FCC standards.

### **Design Review**

The proposed small cell facility complies with the requirements of the County Design Review Ordinance, in that the proposed project will be located on an existing roof and, except for the top portion of the antenna, will completely be hidden from view behind an existing parapet wall. The associated equipment cabinet will be located in an area behind the main commercial building, in a fenced enclosure that is surrounded by buildings on three sides. Therefore the visual impact of the proposed development on surrounding land uses and the natural landscape will be minimal. The proposed small cell facility will not be visible from the campuses of either Soquel High School or Soquel Elementary School. Photo-simulation views of the proposed facility are included as Exhibit G of this staff report.

### **Environmental Review**

Staff has determined that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) because it qualifies as a minor change to the site improvements in an approved commercial development (Class 1, Sec. 15301). The CEQA Categorical Exemption form is attached as Exhibit A.

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 141194, based on the attached findings and conditions.


**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: \_\_\_\_\_

  
Lezanne Jeffs  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-2480  
E-mail: [lezanne.jeffs@santacruzcounty.us](mailto:lezanne.jeffs@santacruzcounty.us)

Report Reviewed By: \_\_\_\_\_

  
Steven Guiney AICP  
Principal Planner  
Development Review  
Santa Cruz County Planning Department

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 141194

Assessor Parcel Number: 030-081-36 and 030-081-37

Project Location: 4633-4641 Soquel Drive, Soquel, CA

**Project Description: Proposal to install a small cell facility to include one Verizon Wireless antenna, six Remote Radio Units (RRU) and one GPS antenna behind the parapet wall of an existing commercial building and one ground mounted equipment cabinet.**

**Person or Agency Proposing Project: Rebekah Anderson, SAC Wireless (for Verizon)**

**Contact Phone Number: (916) 201 3100**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).  
E. ☒ **Categorical Exemption**

Specify type: 15303. New Construction or Conversion of Small Structures

**F. Reasons why the project is exempt:**

Construction of a small cell facility mounted at the roof of an existing commercial building with no change to the commercial use.

In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

Date: \_\_\_\_\_

## **Wireless Communication Facility Use Permit Findings**

- 1. The development of the proposed wireless communications facility as conditioned will not significantly affect any designated visual resources, environmentally sensitive habitat resources (as defined in the Santa Cruz County General Plan/LCP Sections 5.1, 5.10, and 8.6.6.), and/or other significant County resources, including agricultural, open space, and community character resources; or there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed wireless communications facility as conditioned (including alternative locations and/or designs) with less visual and/or other resource impacts and the proposed facility has been modified by condition and/or project design to minimize and mitigate its visual and other resource impacts.**

This finding can be made in that the proposed wireless communication antenna will be mounted behind an existing decorative parapet wall that runs along the frontage of the buildings on APNs 030-081-36 and 37 and will be screened in views from the surrounding area, including both Soquel Drive and Porter Street, by both the building roofline and the parapet wall along the front of the commercial buildings. The proposal will not significantly affect any designated visual resources, environmentally sensitive resources or any other significant County resource as its visual impact will be negligible as only the proposed antenna, which is a small grey cylindrical structure with a height of two feet and diameter of just over one foot, will be visible above the line of the parapet wall. The proposed small cell facility will not significantly alter the character or appearance of the Soquel Village core in which it will be located, nor will it be visible from any public school.

- 2. The site is adequate for the development of the proposed wireless communications facility and, for sites located in one of the prohibited and/or restricted areas set forth in Sections 13.10.661(B) and 13.10.661 (C), that the applicant has demonstrated that there are not environmentally equivalent or superior and technically feasible: (1) alternative sites outside the prohibited and restricted areas; and/or (2) alternative designs for the proposed facility as conditioned.**

This finding can be made in that the proposed site is not located in a prohibited or restricted area as set forth in Sections 13.10.661(B) and 13.10.661(C). As such, no alternative site analysis or alternative designs are required. Wireless communication facilities are an allowed use with the C-2-GH (Community Commercial with a Geologic Hazards Combining District) zone district.

- 3. The subject property upon which the wireless communications facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this title (County Code 13.10.660) and that all zoning violation abatement costs, if any, have been paid.**

This finding can be made, in that the existing commercial buildings were constructed on the parcels in 1938, prior to the requirements for Use Permits or Building Permits. Permitted uses under the Master Occupancy Program established under Discretionary Permits 87-0762 and 87-0763 allow for all uses that are allowed in the C-2 zone district. The proposed project is consistent with the permits authorized on these properties and the proposed project meets the rules and regulations pertaining to the zone districts in which it is located. The improvements meet the site standards, including, and without limitation, the setbacks, equipment height, etc.



**4. The proposed wireless communication facility as conditioned will not create a hazard for aircraft in flight.**

This finding can be made, in that the proposed small cell facility will be located behind an existing decorative parapet wall that runs along the frontage of the buildings on APNs 030-081-36 and 37. Only two feet of the proposed facilities will extend above the height of the adjacent parapet and the top of the antenna will have a maximum height of 17 feet 3 inches above ground level, which complies with the height standard allowed for antennas pursuant to County Code Section 13.10.510(D)(2). As such, the proposal will not create a hazard for aircraft in flight.

**5. The proposed wireless communication facility as conditioned is in compliance with all FCC and California PUC standards and requirements.**

This finding can be made, in that the maximum ambient radio frequency electromagnetic field exposure level anywhere on the ground will be 6.1% the Federal Communications Commission's (FCC) maximum permissible exposure limit for the public at street level and 1.9% of the FCC limit for members at any nearby building. The maximum calculated level at any building on the campus of the Soquel High School is 0.0088% of the public exposure limit and at Soquel Elementary School would be 0.010% of the public exposure limit. Similarly levels at the Tara School would be only 0.013%. It should be noted that these results include several "worst case" assumptions and therefore are expected to overstate actual power density levels from the proposed small cell facility. Further, the proposed small cell facility does not send radiation in all directions, and will be directed in a manner that will make it even safer for surrounding buildings and users.

Exposure levels may exceed the applicable occupational exposure limit on the roof to the subject building near the antennas. The antennas are not accessible to the public. However, to prevent occupational exposures to technical equipment specialists in excess of the Federal Communications Commission guidelines, no access within 11 feet directly in front of the Verizon antenna itself may occur while the base station is in operation. The addition of warning signs and an automatic electric shut-off switch are included as conditions of approval to ensure occupational safety.

**6. For wireless communication facilities in the coastal zone, the proposed wireless communication facility as conditioned is consistent with the all applicable requirements of the Local Coastal Program.**

The proposed wireless communication facility is not located within the coastal zone.

## **Development Permit Findings**

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

This finding can be made in that the project is located in an area designated for commercial uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will meet all current setbacks, as conditioned, that ensure access to these amenities.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed location of the small cell facility behind the existing decorative parapet wall that runs across the frontage of the existing commercial buildings and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2-GH (Community Commercial with a Geologic Hazards Combining District) zone district in that the proposed improvements meet all current site standards for the zone districts including setbacks, maximum antenna height, etc.

- 3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.**

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the Community Commercial (CC) land use designation in the County General Plan.

The proposed wireless project will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.5.2 (Commercial Compatibility with other uses), in that the proposed small cell facility and equipment shelter will comply with the site standards for the C-2-GH zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized commercial lot in the vicinity.

The project is located within the northwest quadrant area of the Soquel Village Plan. This plan area encourages the creation of a drop-off/pick-up point and pedestrian access to the Soquel High School campus from Soquel Drive and additional shared parking areas behind the commercial buildings that front onto Soquel Drive. Other desired changes include the re-construction of the commercial structures on the northern side of Soquel Drive to provide a streetscape façade that will balance and complement the historic buildings located opposite, south of Soquel Drive, and

the creation of an entry area at the intersection of Soquel Drive and Porter Street. These improvements are beyond the limit of the project site and there is no nexus between the project and the encouraged improvements and therefore no portion of these large-scale projects has been required.

**4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.**

This finding can be made, in that the proposed small cell facility is to be constructed on an existing commercial lot. This development will not increase the existing level of traffic or adversely impact existing roads and intersections in the surrounding area nor overload utilities.

**5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.**

This finding can be made, in that the proposed structure is located in a mixed commercial neighborhood containing a variety of architectural styles, and the proposed small cell facility, which will have only a minimal impact on the existing street scene, is consistent with the land use intensity and density of the neighborhood.

**6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.**

The small cell facility complies with the requirements of the County Design Review Ordinance, in that the proposed project will be located behind an existing decorative parapet wall and, except for the top portion of the facility, a grey cylindrical antenna that is two feet tall and has a diameter of about 1.25 feet, will be completely hidden from view. The associated equipment cabinet will be located in an area behind the main commercial building, in a fenced enclosure that is surrounded by buildings on the other three sides. Therefore the visual impact of the proposed development on surrounding land uses and the natural landscape will be minimal. The proposed small cell facility will not be visible from the campuses of either Soquel High School or Soquel Elementary School. The proposed small cell facility will not reduce or visually impact available open space in the surrounding area.

Therefore, this finding can be made.

## Conditions of Approval

**Exhibit D:** 7 sheets prepared by SAC Wireless Engineering Group for Verizon Wireless, 5 sheets dated 06/09/15 and 2 sheets dated 04/28/15.

- I. This permit authorizes the construction of a small cell facility to include one Verizon Wireless antenna, six Remote Radio Units (RRU) and one GPS antenna to be mounted on the parapet wall that runs along the frontage of the existing commercial building on APNs 030-081-37, and one ground mounted equipment cabinet to be located behind the existing commercial building on APN 030-081-36. This approval does not confer legal status on any existing structures or existing uses on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. Details showing compliance with fire department requirements.
    3. For the protection of emergency response personnel, at any wireless communication facility where there is the possibility that RF radiation

levels in excess of the FCC public exposure limit could be experienced by emergency response personnel working in close proximity to antennas/RF-emitting devices, said facility shall have an on-site emergency power shut-off (e.g., "kill switch") to de-energize all RF-related circuitry/components at the base station site, or some other method (acceptable to the local Fire Chief) for de-energizing the facility. As a multi-WCF (co-location) site, where there is a possibility that RF radiation levels in excess of the FCC public exposure limit could be experienced by emergency response personnel working in close proximity to antennas/RF-emitting devices, a single power shut off switch (or other method acceptable to the local Fire Chief) shall be installed that will de-energize all facilities at the site in the event of an emergency.

4. The outer perimeter of the NIER hazard shall be posted with bilingual NIER hazard warning signage that also indicates the name and phone number for the facility operator and an emergency contact. The emergency contact shall be someone available on a 24-hour a day basis who is authorized by the applicant to act on behalf of the applicant regarding an emergency situation. An RF exclusion zone of at least 25-feet in front of the "Sector A" antennas shall be maintained and shown on revised plans. Warning signs shall be posted on the rooftop and near the antennas to allow workers to exercise control over their exposure such that it remains within the FCC occupational/controlled limits.

- B. Meet all requirements of the County Department of Environmental Health Services.
- C. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- D. Meet all requirements of Chapter 16.10 "Geologic Hazards" with regard to the placement of the ground mounted equipment shelter that will be located within the 100 year floodplain.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the



County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- B. The operator of the wireless communication facility must submit within 90 days of commencement of normal operations (or within 90 days of any major modification of power output of the facility) a written report to the Santa Cruz County Planning Department documenting the measurements and findings with respect to compliance with the established Federal Communications Commission (FCC) Non-Ionizing Electromagnetic Radiation (NEIR) exposure standard. The NIER measurements shall be made, at the applicant's expense, by a qualified third-party telecommunications or radio-frequency engineer, during typical peak-use periods, utilizing the Monitoring Protocol described in County Code Section 13.10.660(d). The report shall also include field measurements of NIER emissions generated by the facility and also other emission sources, from various directions at each of the three school sites located within 1,000 feet of the site. The wireless communication facility must remain in continued compliance with the NEIR standard established by the FCC at all times. Failure to submit required reports or to remain in continued compliance with the NEIR standard established by the FCC will be a violation of the terms of this permit.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved

the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

---

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Steven Guiney AICP  
Principal Planner

\_\_\_\_\_  
Lezanne Jeffs  
Project Planner

---

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.





**NOTES**

OWNER: DATTA S. KHALSA, AN UNMARRIED MAN

APR: 030-081-37

THIS DRAWING DOES NOT REPRESENT A BOUNDARY, SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INTER THAT A BOUNDARY SURVEY WAS PERFORMED. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY, INCLUDING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF ADJACENCY ARE NOT GUARANTEED. THIS DRAWING WILL BE CONSIDERED APPROXIMATE ONLY; NO PRECISE MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORTS

THE COMPANY, ONE 54000-1724972-1, DATED 17-05-2012. THE SURVEYOR HAS BEEN ADVISED THAT THE REPORT NO. 54000-1724972-14 THERE ARE SIX (6) EXCEPTIONS LISTED, NONE (0) OF WHICH ARE ASSESSMENTS AND NONE (0) OF WHICH CAN NOT BE PLOTTED. WHEN SAID TITLE REPORT NO. 54000-1724972-14 THERE ARE SEVEN (7) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN ASSESSMENT, AND NONE (0) CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES IF ANY THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE THE SAME AS INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE THE EXACT LOCATION AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP FOR COMMUNITY NO. 008757, PANEL NO. 03322 DATED MAY 10, 2012 SHOWS THAT THE EXISTING FLOOD ZONE IS NOT THE SAME AS THE FLOOD ZONE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

UTM	18QUD
EASTING	500 000
NORTHING	6 300 000
LONG.	30° 55' 7.36" E
LAT.	3° 50' 12.94" N
WGS 84	NO ID 83
UTM	18QUD
EASTING	500 000
NORTHING	6 300 000
LONG.	30° 55' 7.36" E
LAT.	3° 50' 12.94" N
WGS 84	NO ID 83
UTM	18QUD
EASTING	500 000
NORTHING	6 300 000
LONG.	30° 55' 7.36" E
LAT.	3° 50' 12.94" N
WGS 84	NO ID 83

THE INFORMATION FOR ABOVE RESULTS OR COORDINATES AT (ORTH IN FIRST SECOND, NORTHING IN SECOND, EASTING IN THIRD, LONGITUDE IN FOURTH, LATITUDE IN FIFTH, UTM IN SIXTH, WGS 84 IN SEVENTH, NO ID IN EIGHTH, UTM IN NINTH, EASTING IN TENTH, NORTHING IN ELEVENTH, LONGITUDE IN TWELFTH, LATITUDE IN THIRTEENTH, UTM IN FOURTEENTH, EASTING IN FIFTEENTH, NORTHING IN SIXTEENTH, LONGITUDE IN SEVENTEENTH, LATITUDE IN EIGHTEENTH, UTM IN NINETEENTH, EASTING IN TWENTIETH, NORTHING IN TWENTYFIRST, LONGITUDE IN TWENTYSECOND, LATITUDE IN TWENTYTHIRD, UTM IN TWENTYFOURTH, EASTING IN TWENTYFIFTH, NORTHING IN TWENTYSIXTH, LONGITUDE IN TWENTYSEVENTH, LATITUDE IN TWENTYEIGHTH, UTM IN TWENTYNINTH, EASTING IN THIRTIETH, NORTHING IN THIRTYFIRST, LONGITUDE IN THIRTYSECOND, LATITUDE IN THIRTYTHIRD, UTM IN THIRTYFOURTH, EASTING IN THIRTYFIFTH, NORTHING IN THIRTYSIXTH, LONGITUDE IN THIRTYSEVENTH, LATITUDE IN THIRTYEIGHTH, UTM IN THIRTYNINTH, EASTING IN FORTIETH, NORTHING IN FORTYFIRST, LONGITUDE IN FORTYSECOND, LATITUDE IN FORTYTHIRD, UTM IN FORTYFOURTH, EASTING IN FORTYFIFTH, NORTHING IN FORTYSIXTH, LONGITUDE IN FORTYSEVENTH, LATITUDE IN FORTYEIGHTH, UTM IN FORTYNINTH, EASTING IN FIFTIETH, NORTHING IN FIFTYFIRST, LONGITUDE IN FIFTYSECOND, LATITUDE IN FIFTYTHIRD, UTM IN FIFTYFOURTH, EASTING IN FIFTYFIFTH, NORTHING IN FIFTYSIXTH, LONGITUDE IN FIFTYSEVENTH, LATITUDE IN FIFTYEIGHTH, UTM IN FIFTYNINTH, EASTING IN SIXTIETH, NORTHING IN SIXTYFIRST, LONGITUDE IN SIXTYSECOND, LATITUDE IN SIXTYTHIRD, UTM IN SIXTYFOURTH, EASTING IN SIXTYFIFTH, NORTHING IN SIXTYSIXTH, LONGITUDE IN SIXTYSEVENTH, LATITUDE IN SIXTYEIGHTH, UTM IN SIXTYNINTH, EASTING IN SEVENTIETH, NORTHING IN SEVENTYFIRST, LONGITUDE IN SEVENTYSECOND, LATITUDE IN SEVENTYTHIRD, UTM IN SEVENTYFOURTH, EASTING IN SEVENTYFIFTH, NORTHING IN SEVENTYSIXTH, LONGITUDE IN SEVENTYSEVENTH, LATITUDE IN SEVENTYEIGHTH, UTM IN SEVENTYNINTH, EASTING IN EIGHTIETH, NORTHING IN EIGHTYFIRST, LONGITUDE IN EIGHTYSECOND, LATITUDE IN EIGHTYTHIRD, UTM IN EIGHTYFOURTH, EASTING IN EIGHTYFIFTH, NORTHING IN EIGHTYSIXTH, LONGITUDE IN EIGHTYSEVENTH, LATITUDE IN EIGHTYEIGHTH, UTM IN EIGHTYNINTH, EASTING IN NINETYETH, NORTHING IN NINETYFIRST, LONGITUDE IN NINETYSECOND, LATITUDE IN NINETYTHIRD, UTM IN NINETYFOURTH, EASTING IN NINETYFIFTH, NORTHING IN NINETYSIXTH, LONGITUDE IN NINETYSEVENTH, LATITUDE IN NINETYEIGHTH, UTM IN NINETYNINTH, EASTING IN ONE HUNDRED, NORTHING IN ONE HUNDRED AND ONE, LONGITUDE IN ONE HUNDRED AND TWO, LATITUDE IN ONE HUNDRED AND THREE, UTM IN ONE HUNDRED AND FOUR, EASTING IN ONE HUNDRED AND FIVE, NORTHING IN ONE HUNDRED AND SIX, LONGITUDE IN ONE HUNDRED AND SEVEN, LATITUDE IN ONE HUNDRED AND EIGHT, UTM IN ONE HUNDRED AND NINE, EASTING IN ONE HUNDRED AND TEN, NORTHING IN ONE HUNDRED AND ELEVEN, LONGITUDE IN ONE HUNDRED AND TWELVE, LATITUDE IN ONE HUNDRED AND THIRTEEN, UTM IN ONE HUNDRED AND FOURTEEN, EASTING IN ONE HUNDRED AND FIFTEEN, NORTHING IN ONE HUNDRED AND SIXTEEN, LONGITUDE IN ONE HUNDRED AND SEVENTEEN, LATITUDE IN ONE HUNDRED AND EIGHTEEN, UTM IN ONE HUNDRED AND NINETEEN, EASTING IN ONE HUNDRED AND TWENTY, NORTHING IN ONE HUNDRED AND TWENTYONE, LONGITUDE IN ONE HUNDRED AND TWENTYTWO, LATITUDE IN ONE HUNDRED AND TWENTYTHREE, UTM IN ONE HUNDRED AND TWENTYFOUR, EASTING IN ONE HUNDRED AND TWENTYFIVE, NORTHING IN ONE HUNDRED AND TWENTYSIX, LONGITUDE IN ONE HUNDRED AND TWENTYSEVEN, LATITUDE IN ONE HUNDRED AND TWENTYEIGHT, UTM IN ONE HUNDRED AND TWENTYNINE, EASTING IN ONE HUNDRED AND THIRTY, NORTHING IN ONE HUNDRED AND THIRTYONE, LONGITUDE IN ONE HUNDRED AND THIRTYTWO, LATITUDE IN ONE HUNDRED AND THIRTYTHREE, UTM IN ONE HUNDRED AND THIRTYFOUR, EASTING IN ONE HUNDRED AND THIRTYFIVE, NORTHING IN ONE HUNDRED AND THIRTYSIX, LONGITUDE IN ONE HUNDRED AND THIRTYSEVEN, LATITUDE IN ONE HUNDRED AND THIRTYEIGHT, UTM IN ONE HUNDRED AND THIRTYNINE, EASTING IN ONE HUNDRED AND FORTY, NORTHING IN ONE HUNDRED AND FORTYONE, LONGITUDE IN ONE HUNDRED AND FORTYTWO, LATITUDE IN ONE HUNDRED AND FORTYTHREE, UTM IN ONE HUNDRED AND FORTYFOUR, EASTING IN ONE HUNDRED AND FORTYFIVE, NORTHING IN ONE HUNDRED AND FORTYSIX, LONGITUDE IN ONE HUNDRED AND FORTYSEVEN, LATITUDE IN ONE HUNDRED AND FORTYEIGHT, UTM IN ONE HUNDRED AND FORTYNINE, EASTING IN ONE HUNDRED AND FIFTY, NORTHING IN ONE HUNDRED AND FIFTYONE, LONGITUDE IN ONE HUNDRED AND FIFTYTWO, LATITUDE IN ONE HUNDRED AND FIFTYTHREE, UTM IN ONE HUNDRED AND FIFTYFOUR, EASTING IN ONE HUNDRED AND FIFTYFIVE, NORTHING IN ONE HUNDRED AND FIFTYSIX, LONGITUDE IN ONE HUNDRED AND FIFTYSEVEN, LATITUDE IN ONE HUNDRED AND FIFTYEIGHT, UTM IN ONE HUNDRED AND FIFTYNINE, EASTING IN ONE HUNDRED AND SIXTY, NORTHING IN ONE HUNDRED AND SIXTYONE, LONGITUDE IN ONE HUNDRED AND SIXTYTWO, LATITUDE IN ONE HUNDRED AND SIXTYTHREE, UTM IN ONE HUNDRED AND SIXTYFOUR, EASTING IN ONE HUNDRED AND SIXTYFIVE, NORTHING IN ONE HUNDRED AND SIXTYSIX, LONGITUDE IN ONE HUNDRED AND SIXTYSEVEN, LATITUDE IN ONE HUNDRED AND SIXTYEIGHT, UTM IN ONE HUNDRED AND SIXTYNINE, EASTING IN ONE HUNDRED AND SEVENTY, NORTHING IN ONE HUNDRED AND SEVENTYONE, LONGITUDE IN ONE HUNDRED AND SEVENTYTWO, LATITUDE IN ONE HUNDRED AND SEVENTYTHREE, UTM IN ONE HUNDRED AND SEVENTYFOUR, EASTING IN ONE HUNDRED AND SEVENTYFIVE, NORTHING IN ONE HUNDRED AND SEVENTYSIX, LONGITUDE IN ONE HUNDRED AND SEVENTYSEVEN, LATITUDE IN ONE HUNDRED AND SEVENTYEIGHT, UTM IN ONE HUNDRED AND SEVENTYNINE, EASTING IN ONE HUNDRED AND EIGHTY, NORTHING IN ONE HUNDRED AND EIGHTYONE, LONGITUDE IN ONE HUNDRED AND EIGHTYTWO, LATITUDE IN ONE HUNDRED AND EIGHTYTHREE, UTM IN ONE HUNDRED AND EIGHTYFOUR, EASTING IN ONE HUNDRED AND EIGHTYFIVE, NORTHING IN ONE HUNDRED AND EIGHTYSIX, LONGITUDE IN ONE HUNDRED AND EIGHTYSEVEN, LATITUDE IN ONE HUNDRED AND EIGHTYEIGHT, UTM IN ONE HUNDRED AND EIGHTYNINE, EASTING IN ONE HUNDRED AND NINETY, NORTHING IN ONE HUNDRED AND NINETYONE, LONGITUDE IN ONE HUNDRED AND NINETYTWO, LATITUDE IN ONE HUNDRED AND NINETYTHREE, UTM IN ONE HUNDRED AND NINETYFOUR, EASTING IN ONE HUNDRED AND NINETYFIVE, NORTHING IN ONE HUNDRED AND NINETYSIX, LONGITUDE IN ONE HUNDRED AND NINETYSEVEN, LATITUDE IN ONE HUNDRED AND NINETYEIGHT, UTM IN ONE HUNDRED AND NINETYNINE, EASTING IN TWO HUNDRED, NORTHING IN TWO HUNDRED AND ONE, LONGITUDE IN TWO HUNDRED AND TWO, LATITUDE IN TWO HUNDRED AND THREE, UTM IN TWO HUNDRED AND FOUR, EASTING IN TWO HUNDRED AND FIVE, NORTHING IN TWO HUNDRED AND SIX, LONGITUDE IN TWO HUNDRED AND SEVEN, LATITUDE IN TWO HUNDRED AND EIGHT, UTM IN TWO HUNDRED AND NINE, EASTING IN TWO HUNDRED AND TEN, NORTHING IN TWO HUNDRED AND ELEVEN, LONGITUDE IN TWO HUNDRED AND TWELVE, LATITUDE IN TWO HUNDRED AND THIRTEEN, UTM IN TWO HUNDRED AND FOURTEEN, EASTING IN TWO HUNDRED AND FIFTEEN, NORTHING IN TWO HUNDRED AND SIXTEEN, LONGITUDE IN TWO HUNDRED AND SEVENTEEN, LATITUDE IN TWO HUNDRED AND EIGHTEEN, UTM IN TWO HUNDRED AND NINETEEN, EASTING IN TWO HUNDRED AND TWENTY, NORTHING IN TWO HUNDRED AND TWENTYONE, LONGITUDE IN TWO HUNDRED AND TWENTYTWO, LATITUDE IN TWO HUNDRED AND TWENTYTHREE, UTM IN TWO HUNDRED AND TWENTYFOUR, EASTING IN TWO HUNDRED AND TWENTYFIVE, NORTHING IN TWO HUNDRED AND TWENTYSIX, LONGITUDE IN TWO HUNDRED AND TWENTYSEVEN, LATITUDE IN TWO HUNDRED AND TWENTYEIGHT, UTM IN TWO HUNDRED AND TWENTYNINE, EASTING IN TWO HUNDRED AND THIRTY, NORTHING IN TWO HUNDRED AND THIRTYONE, LONGITUDE IN TWO HUNDRED AND THIRTYTWO, LATITUDE IN TWO HUNDRED AND THIRTYTHREE, UTM IN TWO HUNDRED AND THIRTYFOUR, EASTING IN TWO HUNDRED AND THIRTYFIVE, NORTHING IN TWO HUNDRED AND THIRTYSIX, LONGITUDE IN TWO HUNDRED AND THIRTYSEVEN, LATITUDE IN TWO HUNDRED AND THIRTYEIGHT, UTM IN TWO HUNDRED AND THIRTYNINE, EASTING IN TWO HUNDRED AND FORTY, NORTHING IN TWO HUNDRED AND FORTYONE, LONGITUDE IN TWO HUNDRED AND FORTYTWO, LATITUDE IN TWO HUNDRED AND FORTYTHREE, UTM IN TWO HUNDRED AND FORTYFOUR, EASTING IN TWO HUNDRED AND FORTYFIVE, NORTHING IN TWO HUNDRED AND FORTYSIX, LONGITUDE IN TWO HUNDRED AND FORTYSEVEN, LATITUDE IN TWO HUNDRED AND FORTYEIGHT, UTM IN TWO HUNDRED AND FORTYNINE, EASTING IN TWO HUNDRED AND FIFTY, NORTHING IN TWO HUNDRED AND FIFTYONE, LONGITUDE IN TWO HUNDRED AND FIFTYTWO, LATITUDE IN TWO HUNDRED AND FIFTYTHREE, UTM IN TWO HUNDRED AND FIFTYFOUR, EASTING IN TWO HUNDRED AND FIFTYFIVE, NORTHING IN TWO HUNDRED AND FIFTYSIX, LONGITUDE IN TWO HUNDRED AND FIFTYSEVEN, LATITUDE IN TWO HUNDRED AND FIFTYEIGHT, UTM IN TWO HUNDRED AND FIFTYNINE, EASTING IN TWO HUNDRED AND SIXTY, NORTHING IN TWO HUNDRED AND SIXTYONE, LONGITUDE IN TWO HUNDRED AND SIXTYTWO, LATITUDE IN TWO HUNDRED AND SIXTYTHREE, UTM IN TWO HUNDRED AND SIXTYFOUR, EASTING IN TWO HUNDRED AND SIXTYFIVE, NORTHING IN TWO HUNDRED AND SIXTYSIX, LONGITUDE IN TWO HUNDRED AND SIXTYSEVEN, LATITUDE IN TWO HUNDRED AND SIXTYEIGHT, UTM IN TWO HUNDRED AND SIXTYNINE, EASTING IN TWO HUNDRED AND SEVENTY, NORTHING IN TWO HUNDRED AND SEVENTYONE, LONGITUDE IN TWO HUNDRED AND SEVENTYTWO, LATITUDE IN TWO HUNDRED AND SEVENTYTHREE, UTM IN TWO HUNDRED AND SEVENTYFOUR, EASTING IN TWO HUNDRED AND SEVENTYFIVE, NORTHING IN TWO HUNDRED AND SEVENTYSIX, LONGITUDE IN TWO HUNDRED AND SEVENTYSEVEN, LATITUDE IN TWO HUNDRED AND SEVENTYEIGHT, UTM IN TWO HUNDRED AND SEVENTYNINE, EASTING IN TWO HUNDRED AND EIGHTY, NORTHING IN TWO HUNDRED AND EIGHTYONE, LONGITUDE IN TWO HUNDRED AND EIGHTYTWO, LATITUDE IN TWO HUNDRED AND EIGHTYTHREE, UTM IN TWO HUNDRED AND EIGHTYFOUR, EASTING IN TWO HUNDRED AND EIGHTYFIVE, NORTHING IN TWO HUNDRED AND EIGHTYSIX, LONGITUDE IN TWO HUNDRED AND EIGHTYSEVEN, LATITUDE IN TWO HUNDRED AND EIGHTYEIGHT, UTM IN TWO HUNDRED AND EIGHTYNINE, EASTING IN TWO HUNDRED AND NINETY, NORTHING IN TWO HUNDRED AND NINETYONE, LONGITUDE IN TWO HUNDRED AND NINETYTWO, LATITUDE IN TWO HUNDRED AND NINETYTHREE, UTM IN TWO HUNDRED AND NINETYFOUR, EASTING IN TWO HUNDRED AND NINETYFIVE, NORTHING IN TWO HUNDRED AND NINETYSIX, LONGITUDE IN TWO HUNDRED AND NINETYSEVEN, LATITUDE IN TWO HUNDRED AND NINETYEIGHT, UTM IN TWO HUNDRED AND NINETYNINE, EASTING IN THREE HUNDRED, NORTHING IN THREE HUNDRED AND ONE, LONGITUDE IN THREE HUNDRED AND TWO, LATITUDE IN THREE HUNDRED AND THREE, UTM IN THREE HUNDRED AND FOUR, EASTING IN THREE HUNDRED AND FIVE, NORTHING IN THREE HUNDRED AND SIX, LONGITUDE IN THREE HUNDRED AND SEVEN, LATITUDE IN THREE HUNDRED AND EIGHT, UTM IN THREE HUNDRED AND NINE, EASTING IN THREE HUNDRED AND TEN, NORTHING IN THREE HUNDRED AND ELEVEN, LONGITUDE IN THREE HUNDRED AND TWELVE, LATITUDE IN THREE HUNDRED AND THIRTEEN, UTM IN THREE HUNDRED AND FOURTEEN, EASTING IN THREE HUNDRED AND FIFTEEN,

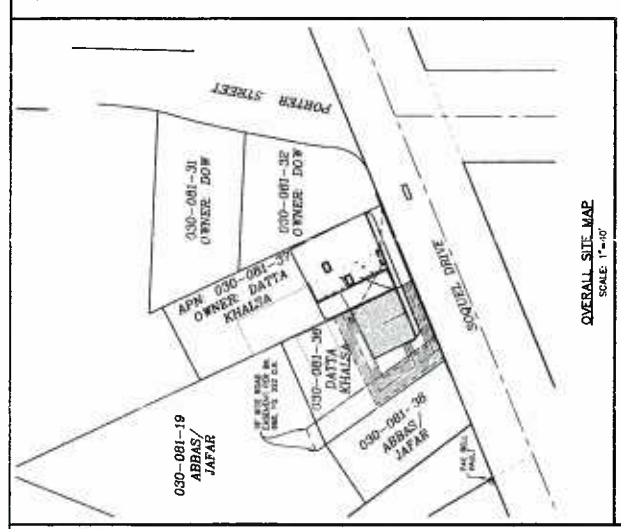
14. DEPOSED AS  
FROM THE NORTHWEST  
OF LANDS CONVEYED  
RECORDED IN THE  
COUNTY OF WYOMING

NG TO W.J. AND C.W.  
MARRIAGE, 1900, IN  
WESTERN LINE OF  
W. WASH. 54-40 FEET  
W. 1/4 SEC. 34, T. 12  
S. R. 10 E. S. 10 E. 10  
EN OF SANTA CRUZ  
RICH IS NOW USED AS  
S. COUNTY OF SANTA  
OS OF SANTA CRUZ

1A.  
CORNER OF THE LAND  
TOWARDS IN VOLUME  
ALONG THE EASTERN CORNER  
OF THE TRACT OF LAND  
IN THE SOUTHEASTERN  
QUARTER OF SECTION 8,  
TOWNSHIP 36N, RANGE 10E,  
CRUZ COUNTY;

22. 1954 AS BOOK

1000

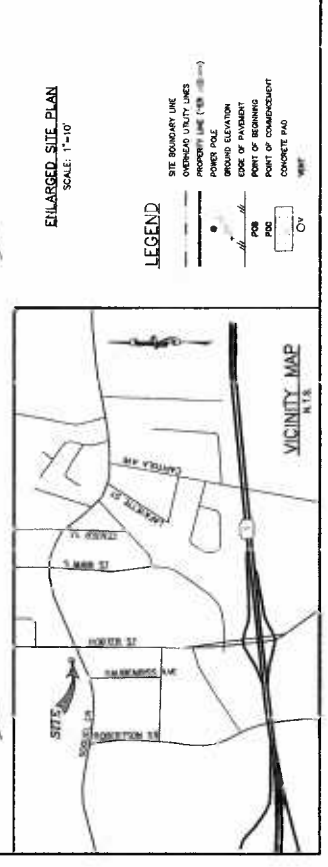
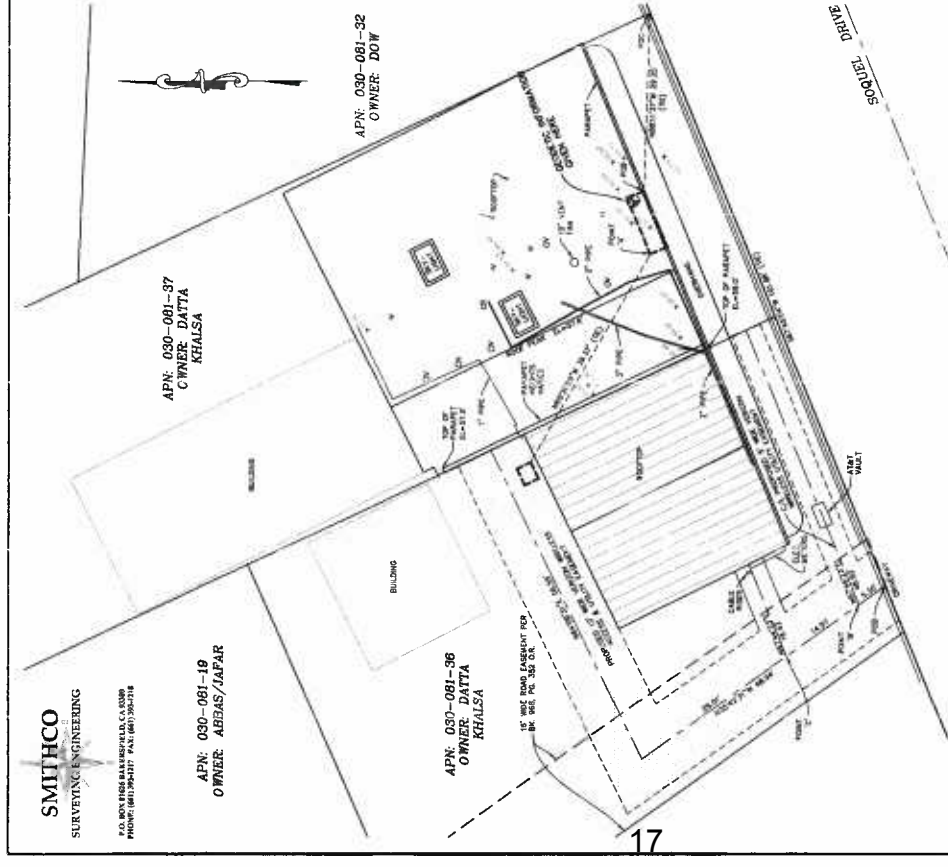


REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

[illegible][illegible]

ESTATE(S) PER TITLE REFERENCE:  
 SAN FRANCISCO COUNTY RECORDS  
 944, PAGE 252, OFICIAL RECORDS  
 IN FAVOR OF OSCAR KALE  
 100,000 ACRES OF LAND AS DESCRIBED THEREIN  
 \*\*\* FLOTTED AS SHOWN HEREON \*\*\*  
 CASE NUMBER(S) PER TITLE REFERENCE:  
 SAN FRANCISCO COUNTY RECORDS  
 944, PAGE 252, OFICIAL RECORDS  
 IN FAVOR OF OSCAR KALE  
 100,000 ACRES OF LAND AS DESCRIBED THEREIN  
 \*\*\* FLOTTED AS SHOWN HEREON \*\*\*  
 APN: 030-081-36

--









[illegible]

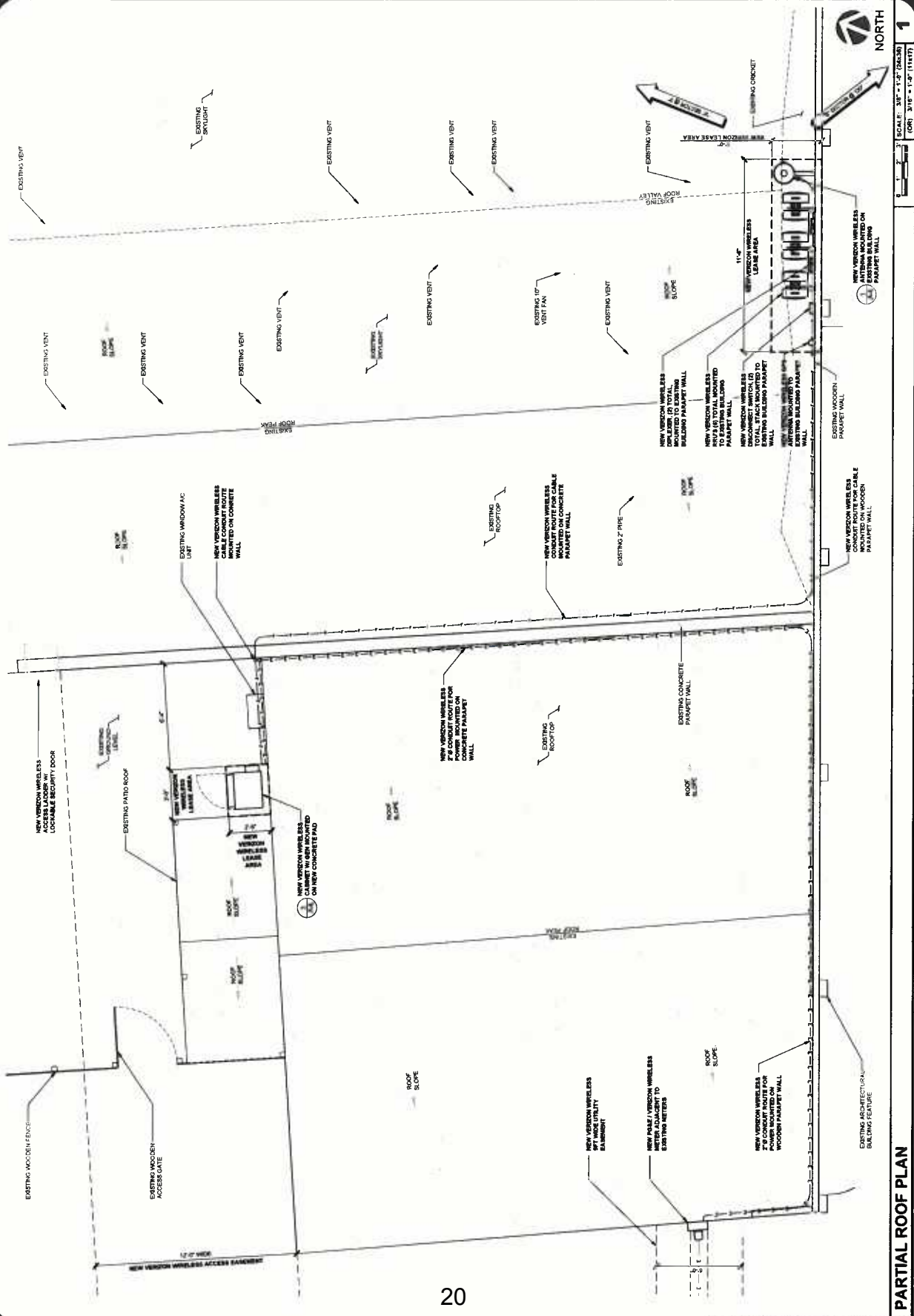
**PROPRIETARY INFORMATION**  
THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO  
VERIZON WIRELESS

**verizon**wireless

SOQUEL HIGH  
SCHOOL SC1  
PSL # 263385  
4641 SOQUEL DRIVE  
SOQUEL, CA 95073

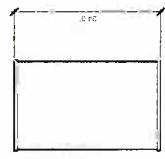
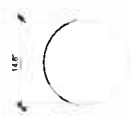
**SHEET TITLE:**  
**PARTIAL ROOF PLAN**

**A-2**





AMBIENCE  
CMTD1000PFA-0  
LENGTH: 24.0"  
DIAMETER: 14.0"  
WEIGHT: 23.0 LBS



ANTENNA DETAIL

SCALE: N.T.S.

1 NOT USED

2 NOT USED

3 NOT USED

4 NOT USED

5 NOT USED

6 NOT USED

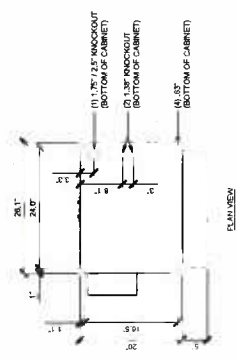
7 NOT USED

8 NOT USED

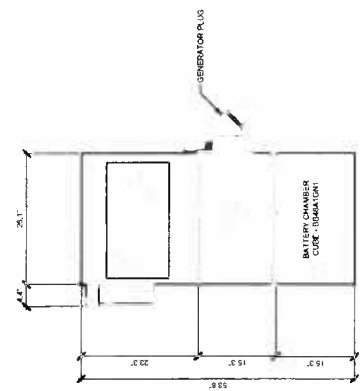
9 NOT USED

CHAS. T. WILSON & SONS, INC. 1000 W. 10TH AVE. SUITE 100, DENVER, CO 80202

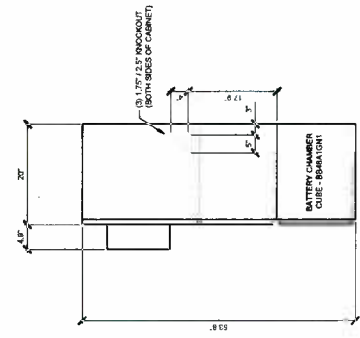
REGULATORY SPECIFICATIONS	
DIMENSIONS AND WEIGHT (TWO BATTERIES)	30" H x 20" W x 20" D 100 LBS
1" EQUIPMENT RACK SPACE AND HOLE SPACING	1" (12" H) (6" W) TYPED 12-24
COLOR	OFF WHITE
MATERIAL	12" MELDED ALUMINUM
MAXIMUM HEAT DISSIPATION	500W WITH HEAT EXCHANGER
OPTIONAL 240VDC TO 48VDC CONVERTER	87-000000-01
OPTIONAL 10 POSITION GAT FUSE PANEL	87-000000-02
BUILDING AND GROUNDING	ONE 24 POSITION GROUND BAR
OPTIONAL MOUNTING KITS	POLE MOUNT KIT PART NAME 87-001011-A
OPERATING TEMP. RANGE INSIDE ENCLOSURE	-40 TO +115 F. -40 TO +40 C
OPERATING TEMP. RANGE OUTSIDE ENCLOSURE	-40 TO +115 F. -40 TO +40 C
HUMIDITY	0 TO 95% (NON-CONDENSING)
ALTITUDE	UP TO 12,000 FEET



22



FRONT VIEW



SIDE VIEW

CABINET DETAILS

SCALE: N.T.S.

1 NOT USED

2 NOT USED

3 NOT USED

4 NOT USED

5 NOT USED

6 NOT USED

7 NOT USED

8 NOT USED

9 NOT USED

SHEET TITLE  
DETAILS

A-4

SOQUEL HIGH SCHOOL SC1  
PSL # 263385  
4641 SOQUEL DRIVE  
SOQUEL, CA 95073

verizon  
WALNUT CREEK, CA 94598  
2785 MITCHELL DRIVE, BLDG 9

WIRELESS  
5555 WIRELESS DRIVE  
SAN JOSE, CA 95128  
TEL: 408.955.1234

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	01/01/01	RESUBMITAL	W

# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

## POR. RANCHO ARROYO DEL RODEO

SEC. 10, T.11S., R.1W. M.D.B. & M.

Tax Area Code  
96-101

30-08

Electronically Redrawn 11/25/97 rw  
Rev. 11/25/97 (93RS12) rw  
Rev. 5/6/98 GG (CA consolidation)  
Rev. 4/11/01 mvm (changed page refs.)  
Rev. 9/5/01 CB (1-0030944, To st. 2-52)  
Rev. 9/12/01 CB (1-0035031, To st. 2-57)  
Rev. 7/26/02 DD (2-0036071, por to st. 2-58)  
Rev. 10/2/02 DD (2-0051023 & 4, por to st. 2-59 & 60)  
Rev. 2/14/08 mc (Cor. to 2-59 & 60, per 23PM32)

Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 30-08  
County of Santa Cruz, Calif.  
Nov. 1997

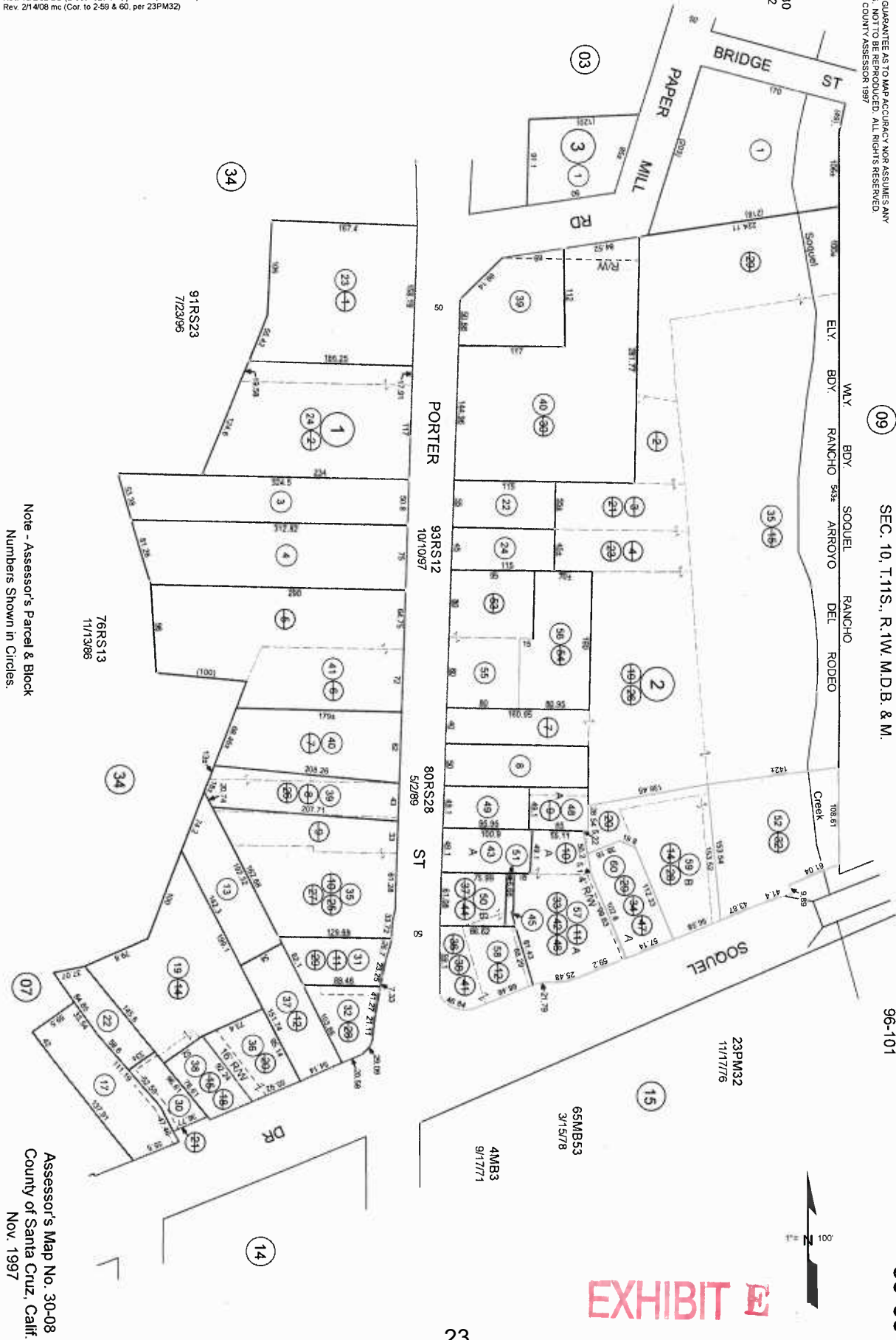
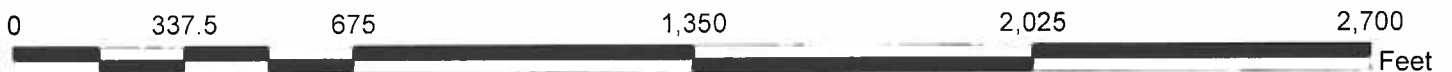
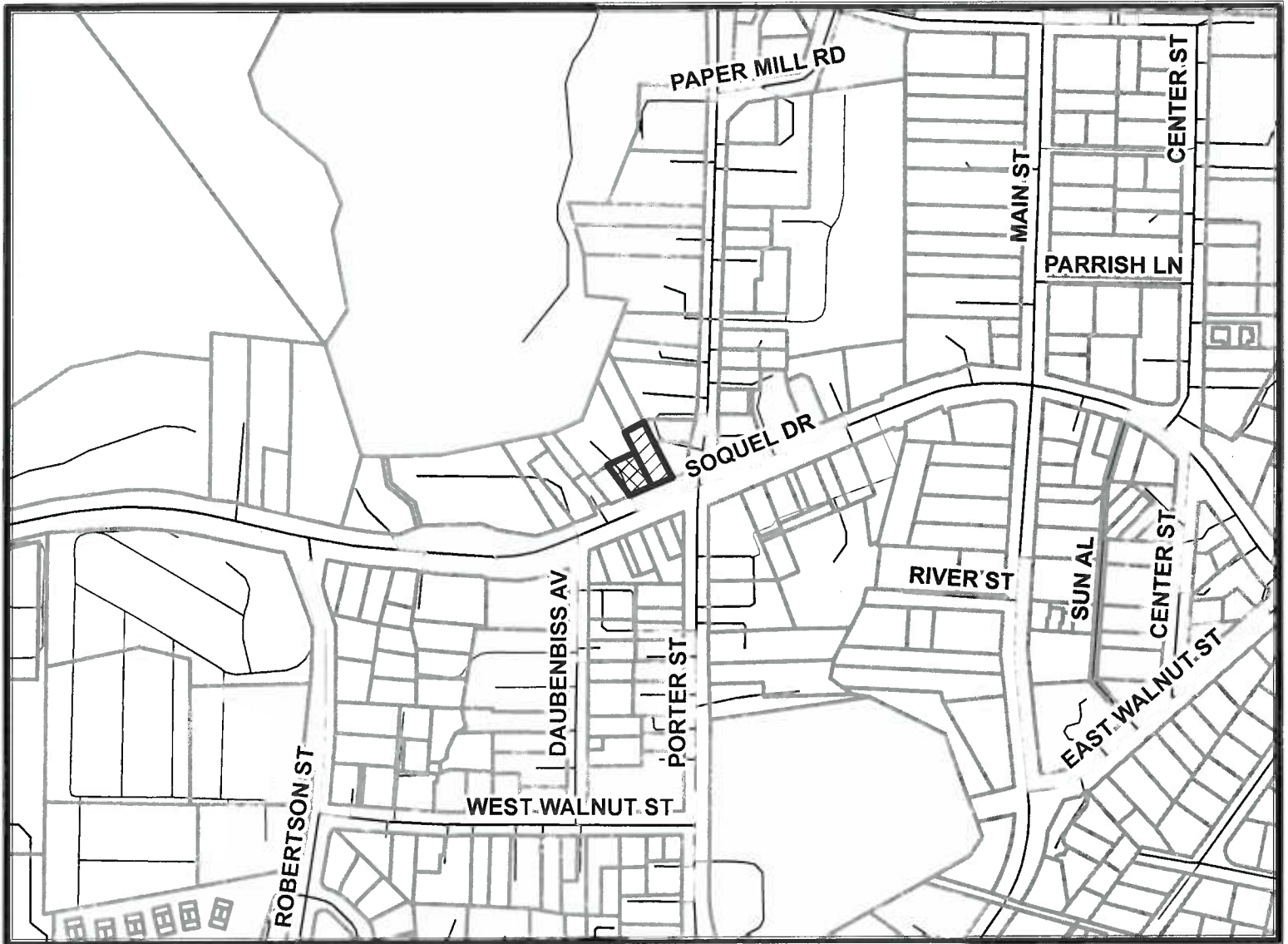


EXHIBIT E







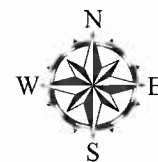


# Location Map



## LEGEND

-  APN: 030-081-36
-  APN: 030-081-37
-  Assessors Parcels
-  Street

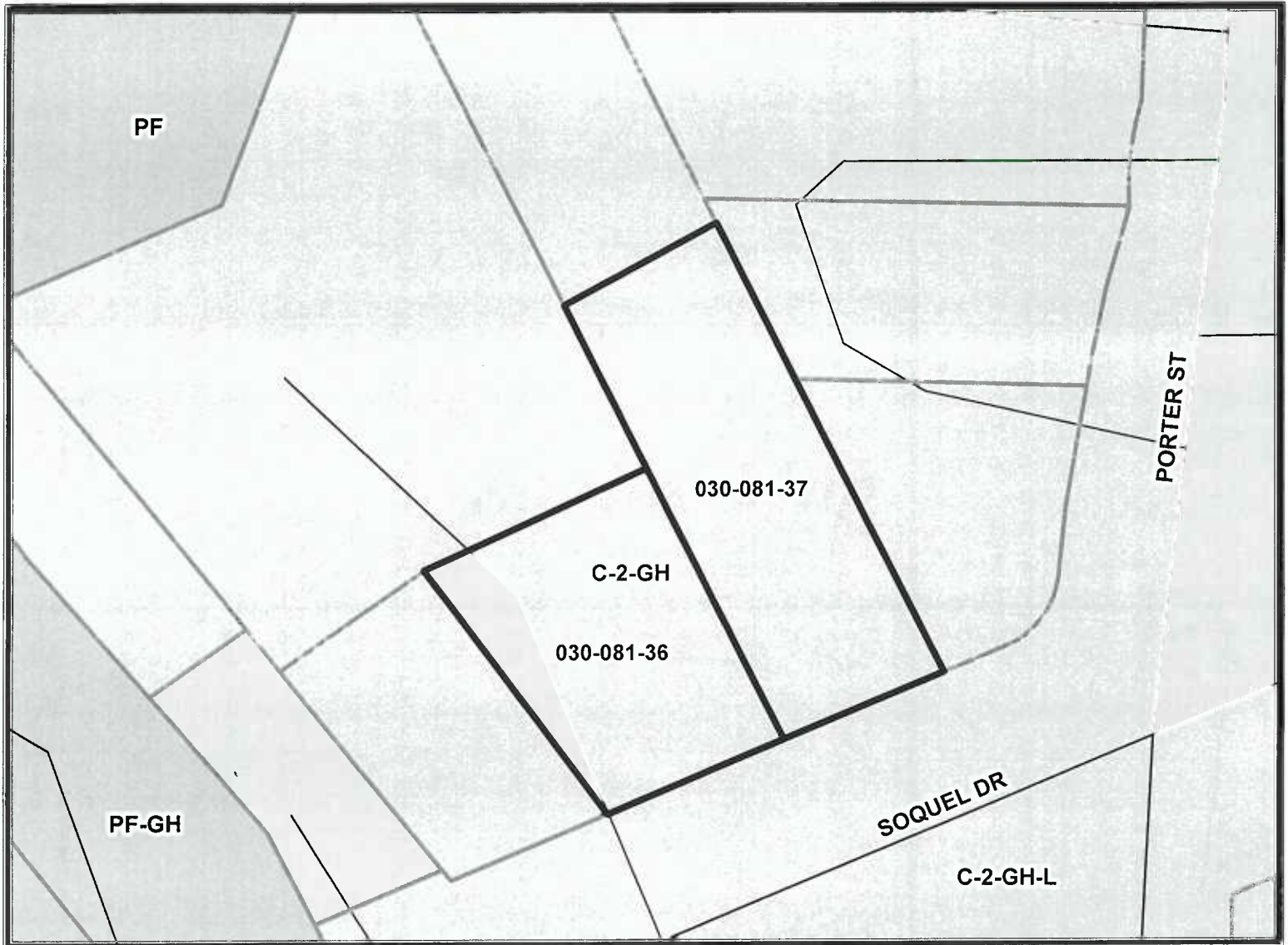


Map Created by  
County of Santa Cruz  
Planning Department  
October 2014







EXHIBIT E



# Zoning Map



## LEGEND

-  APN: 030-081-36
-  APN: 030-081-37
-  Assessors Parcels
-  Street
-  COMMERCIAL-COMMUNITY
-  PUBLIC FACILITY

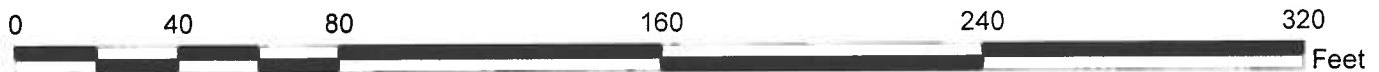
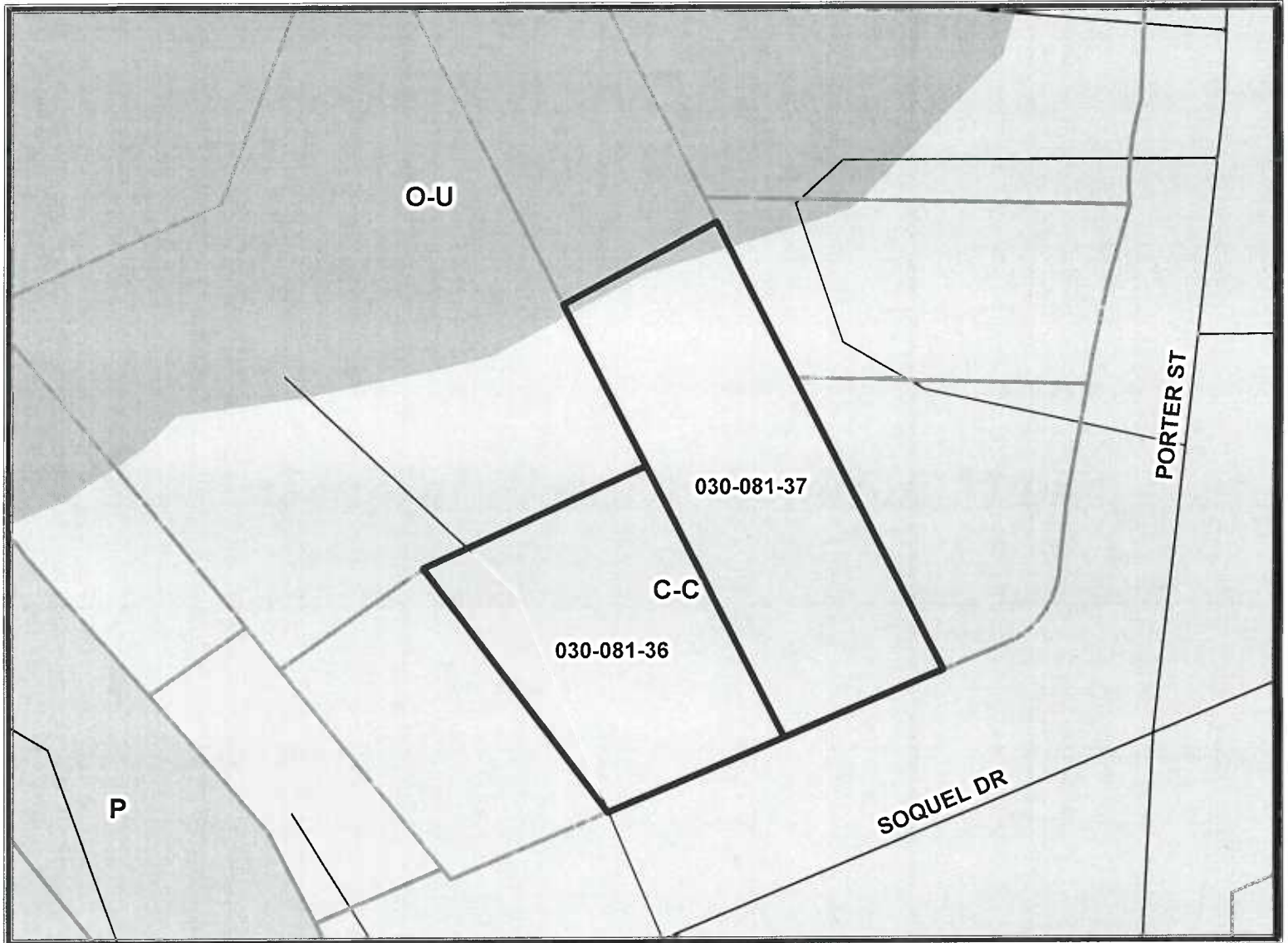


Map Created by  
County of Santa Cruz  
Planning Department  
October 2014








EXHIBIT E

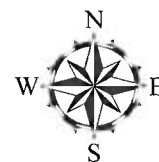


# General Plan Designation Map



## LEGEND

-  APN: 030-081-36
-  APN: 030-081-37
-  Assessors Parcels
-  Street
-  Commercial-Community
-  Public Facilities
-  Urban Open Space



Map Created by  
County of Santa Cruz  
Planning Department  
October 2014

EXHIBIT E



**Verizon Wireless • Proposed Base Station (Site No. 263385 “Soquel High School SC1”)  
4641 Soquel Drive • Soquel, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 263385 “Soquel High School SC1”) proposed to be located at 4641 Soquel Drive in Soquel, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

**Executive Summary**

Verizon proposes to install an antenna above the roof of the single-story commercial building located at 4641 Soquel Drive in Soquel. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy; certain mitigation measures are recommended to comply with FCC occupational guidelines.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

**General Facility Requirements**

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A



**Verizon Wireless • Proposed Base Station (Site No. 263385 “Soquel High School SC1”)  
4641 Soquel Drive • Soquel, California**

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

### **Computer Modeling Method**

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

### **Site and Facility Description**

Based upon information provided by Verizon, including zoning drawings by SAC Wireless, LLC, dated April 9, 2015, it is proposed to install one Amphenol Model CWB070X06F bi-sector cylindrical antenna above the roof of the single-story commercial building located at 4641 Soquel Drive in Soquel. The antenna would employ no downtilt, would be mounted at an effective height of about 16 feet above ground, 2 feet above the peak of the sloped roof, and would have its sectors oriented toward 40°T and 220°T. The maximum effective radiated power in any direction would be 600 watts, representing simultaneous operation at 440 watts for AWS and 160 watts for 700 MHz service; no operation on cellular or PCS frequencies is presently proposed from this site. There are reported no other wireless telecommunications base stations at the site or nearby.

### **Study Results**

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.031 mW/cm<sup>2</sup>, which is 6.1% of the applicable public exposure limit. The maximum calculated level at any nearby building\* is 1.9% of the public exposure limit. The maximum calculated level at any building on the campus of the Soquel High School† is 0.0088% of the public exposure limit. The maximum calculated level at the Tara Redwood School (Elementary

---

\* Located at least 75 feet away, based on photographs from Google Maps.

† Located at least 460 feet away, based on aerial photographs from Google Maps.





**Verizon Wireless • Proposed Base Station (Site No. 263385 “Soquel High School SC1”)  
4641 Soquel Drive • Soquel, California**

Campus) is 0.13% of the public limit; the maximum calculated level at the Soquel Elementary School is 0.010% of the limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation. Levels are calculated to exceed the applicable public exposure limit on the roof of the subject building in front of the antennas, as shown in Figure 3.

**Recommended Mitigation Measures**

It is recommended that the roof access ladder be kept locked, so that the Verizon antennas are not accessible to unauthorized persons. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the roof, including employees and contractors of Verizon and of the property owner. No access within 7½ feet directly in front of the antenna itself, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that boundaries be marked on the roof to identify areas calculated to exceed the FCC limits and that explanatory signs<sup>‡</sup> be posted at the roof access ladder, at the boundaries, and at the antenna, as shown in Figure 3.

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 4641 Soquel Drive in Soquel, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Locking the roof access ladder is recommended to establish compliance with public exposure limits; training authorized personnel, marking boundaries, and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

---

<sup>‡</sup> Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Verizon Wireless • Proposed Base Station (Site No. 263385 "Soquel High School SC1")  
4641 Soquel Drive • Soquel, California**

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



*Andrea L. Bright*  
\_\_\_\_\_  
Andrea L. Bright, P.E.  
707/996-5200

May 7, 2015



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

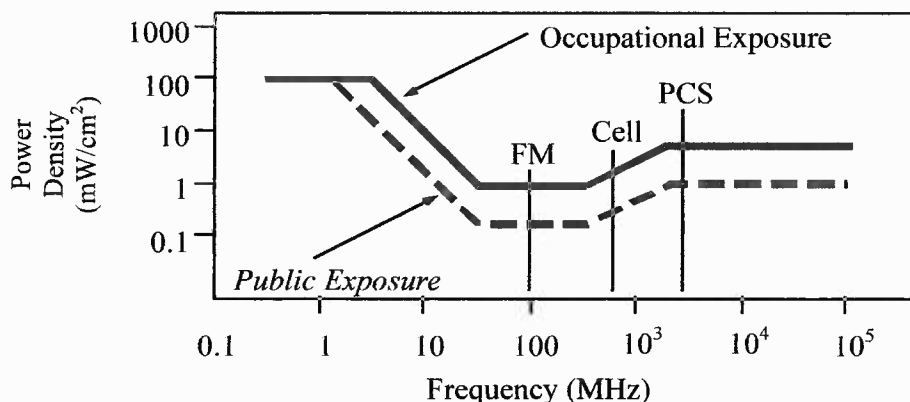
Y4F3.3  
Page 4 of 4

## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f <sup>2</sup>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

FCC Guidelines  
Figure 1

## RFR.CALC™ Calculation Methodology

### Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

#### Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density  $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$ , in mW/cm<sup>2</sup>,

and for an aperture antenna, maximum power density  $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$ , in mW/cm<sup>2</sup>,

where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and

$P_{net}$  = net power input to the antenna, in watts,

$D$  = distance from antenna, in meters,

$h$  = aperture height of the antenna, in meters, and

$\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

#### Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density  $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$ , in mW/cm<sup>2</sup>,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

$D$  = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

Methodology  
Figure 2

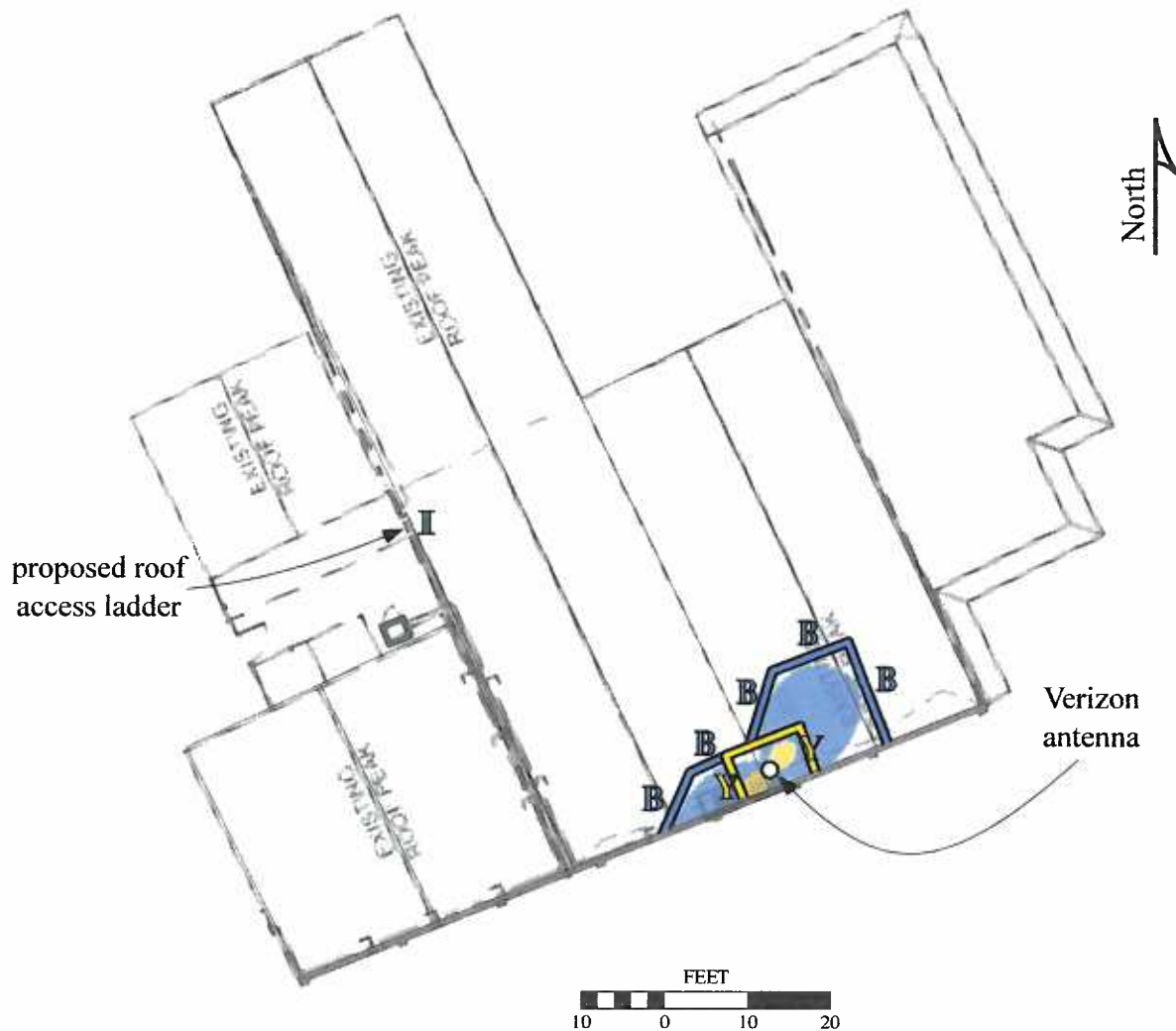


**Verizon Wireless • Proposed Base Station (No. 263385 "Soquel High School SC1")  
4641 Soquel Drive • Soquel, California**

**Calculated RF Exposure Levels on Roof**

**Recommended Mitigation Measures**

- Post explanatory signs
- Provide training



**Notes:**

Base drawing from SAC Wireless, LLC, dated April 9, 2015.

Calculations performed according to OET Bulletin 65, August 1997.

Training should be provided to all persons with access to the roof.

<b>Legend:</b>	<u>Less Than Public</u>	<u>Exceeds Public</u>	<u>Exceeds Occupational</u>	<u>Exceeds 10x Occupational</u>
Shaded color	N/A			
Boundary marking	N/A			
Sign type	<b>I</b> - Green INFORMATION	<b>B</b> - Blue NOTICE	<b>Y</b> - Yellow CAUTION	<b>O</b> - Orange WARNING



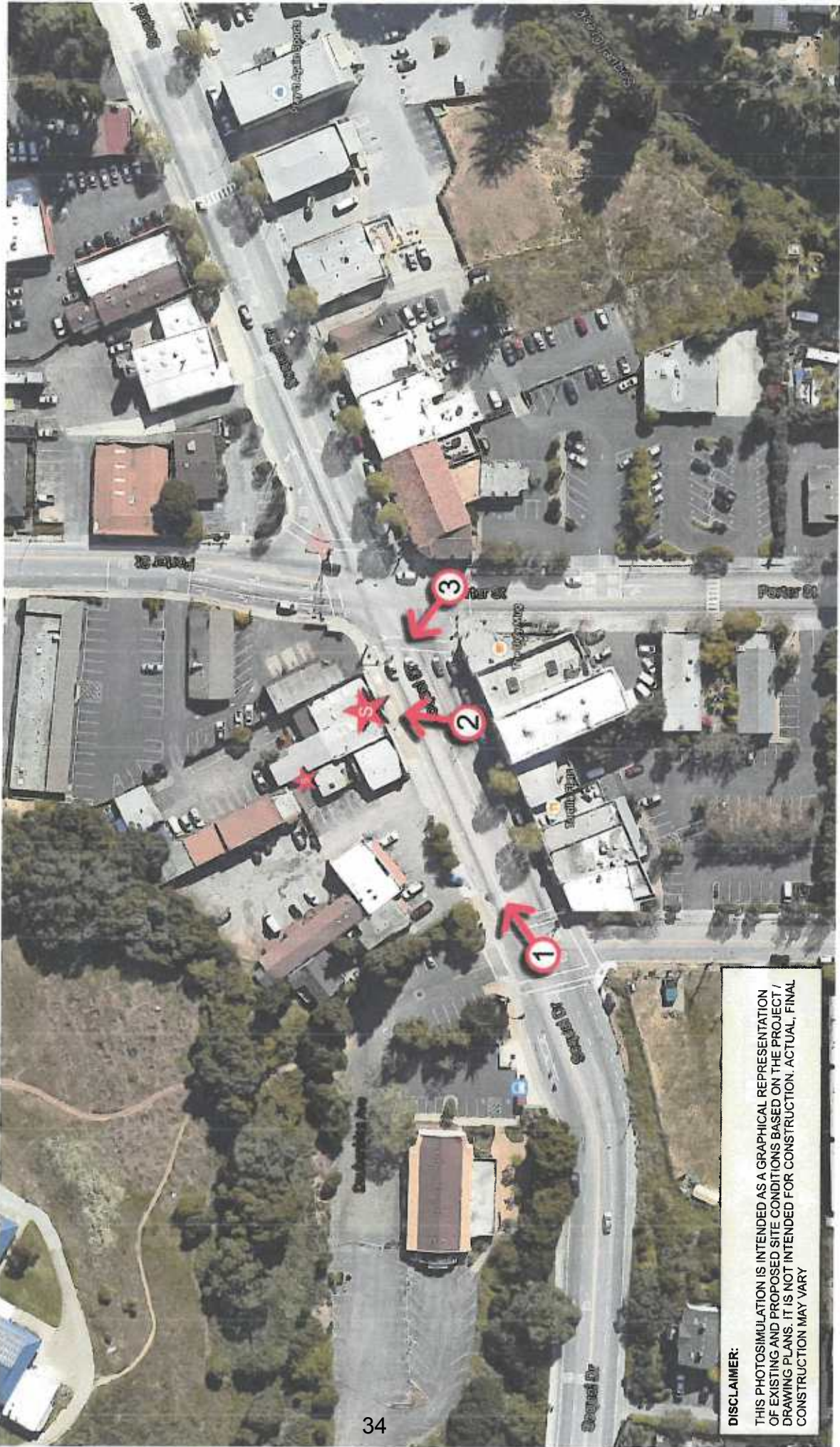
**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

Y4F3.3  
Figure 3

SOQUEL HIGH SCHOOL SC1  
PSL # 263385  
4841 SOQUEL DRIVE  
SOQUEL, CA 95073

**verizon**wireless

# VICINITY MAP PHOTOSIMULATION VIEWPOINTS



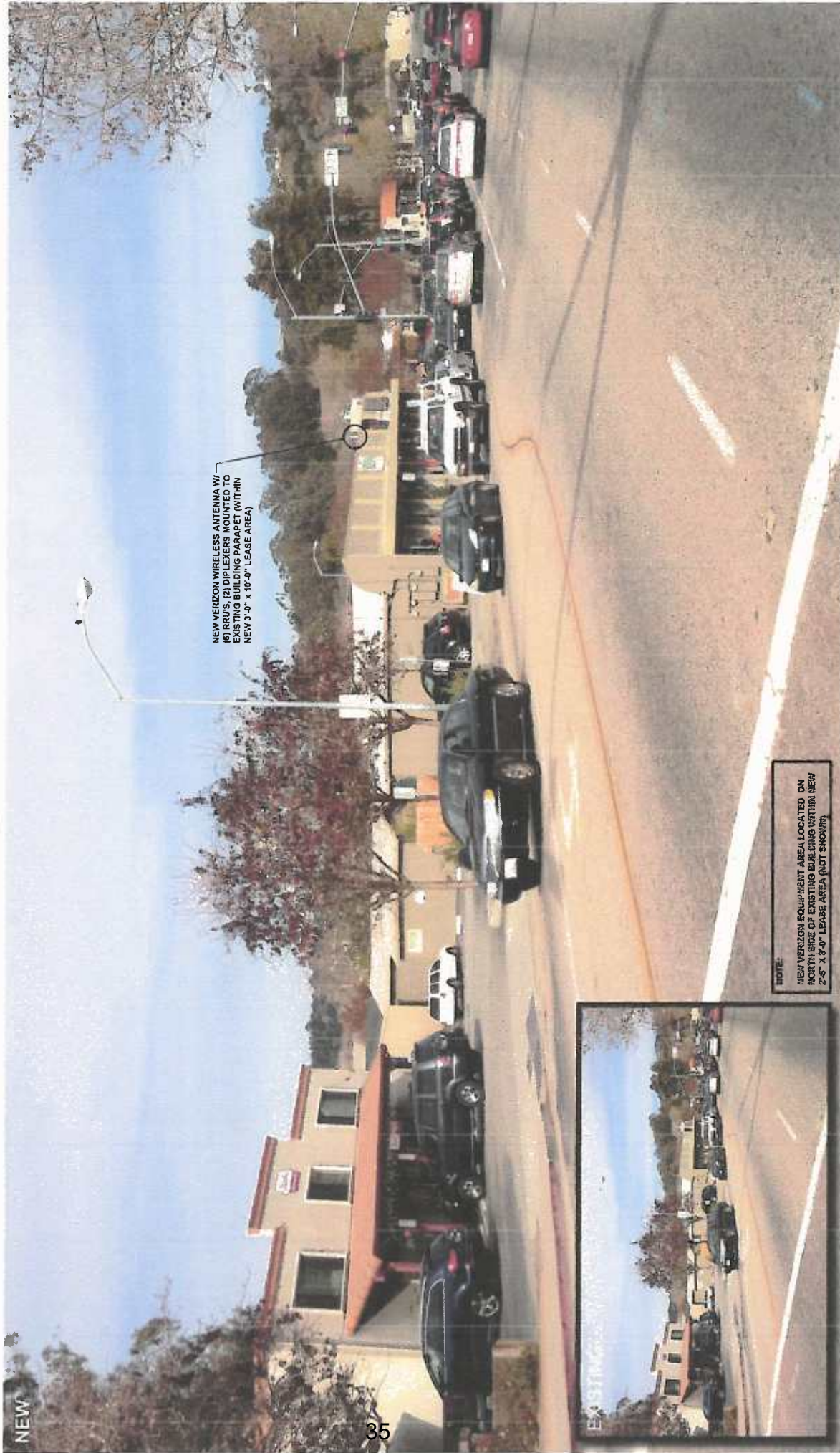
**DISCLAIMER:**  
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION  
OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT /  
DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL  
CONSTRUCTION MAY VARY



SOQUEL HIGH SCHOOL SC1  
PSL # 263385  
4641 SOQUEL DRIVE  
SOQUEL, CA 95073



# PHOTOSIMULATION VIEW 1



NOTE:  
NEW VERIZON EQUIPMENT AREA LOCATED ON  
NORTH SIDE OF EXISTING BUILDING WITHIN NEW  
2'-6" X 1'-4" LEASE AREA (NOT SHOWN)





SOQUEL HIGH SCHOOL SC1  
 PSL # 263385  
 4641 SOQUEL DRIVE  
 SOQUEL, CA 95073



PHOTOSIMULATION VIEW 2

SC  
 WIRELESS  
 ENGINEERING GROUP  
 5865 AVENUE MONTESSA SUITE 1428  
 SAN JOSE, CA 95128  
 OFFICE (408) 796-9200





SOQUEL HIGH SCHOOL SC1  
PSL # 263385  
4641 SOQUEL DRIVE  
SOQUEL, CA 95073



# PHOTOSIMULATION VIEW 3

NEW

NEW VERIZON WIRELESS ANTENNA W/  
(6) RRUS, (2) DIPLEXERS MOUNTED TO  
EXISTING BUILDING PARAPET (WITHIN  
NEW 3'-0" X 10'-0" LEASE AREA)

NOTE:  
NEW VERIZON EQUIPMENT AREA LOCATED ON  
NORTH SIDE OF EXISTING BUILDING WITHIN NEW  
2'-0" X 3'-0" LEASE AREA (NOT SHOWN)

EXISTING



### Introduction:

There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

**Coverage** is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings.

**Capacity** is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.



**Coverage** is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.





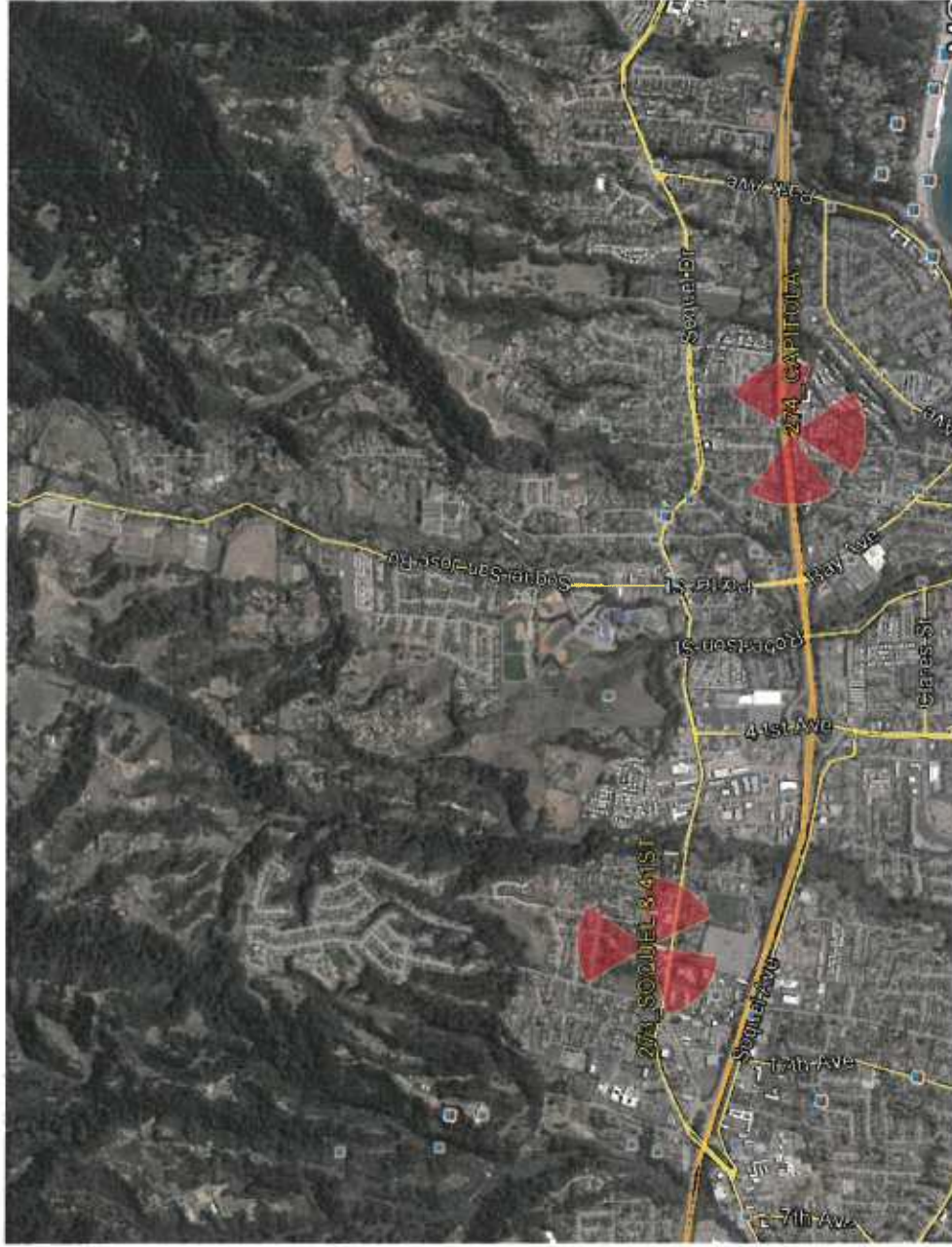
## **“Why do you need a site here??”**

A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.



## Need Case for: SOQUEL HIGH SCHOOL SC1



Verizon Wireless has two cell sites serving the city of Soquel: SOQUEL & 41<sup>st</sup> and CAPITOLA. Our CAPITOLA site serves massive data and voice traffic from the majority of the city of Soquel including Soquel High School, its surrounding residential and commercial areas, Capitola, and Aptos. The site is currently heavily overloaded due to too much Mb of data and too many simultaneous users.

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.





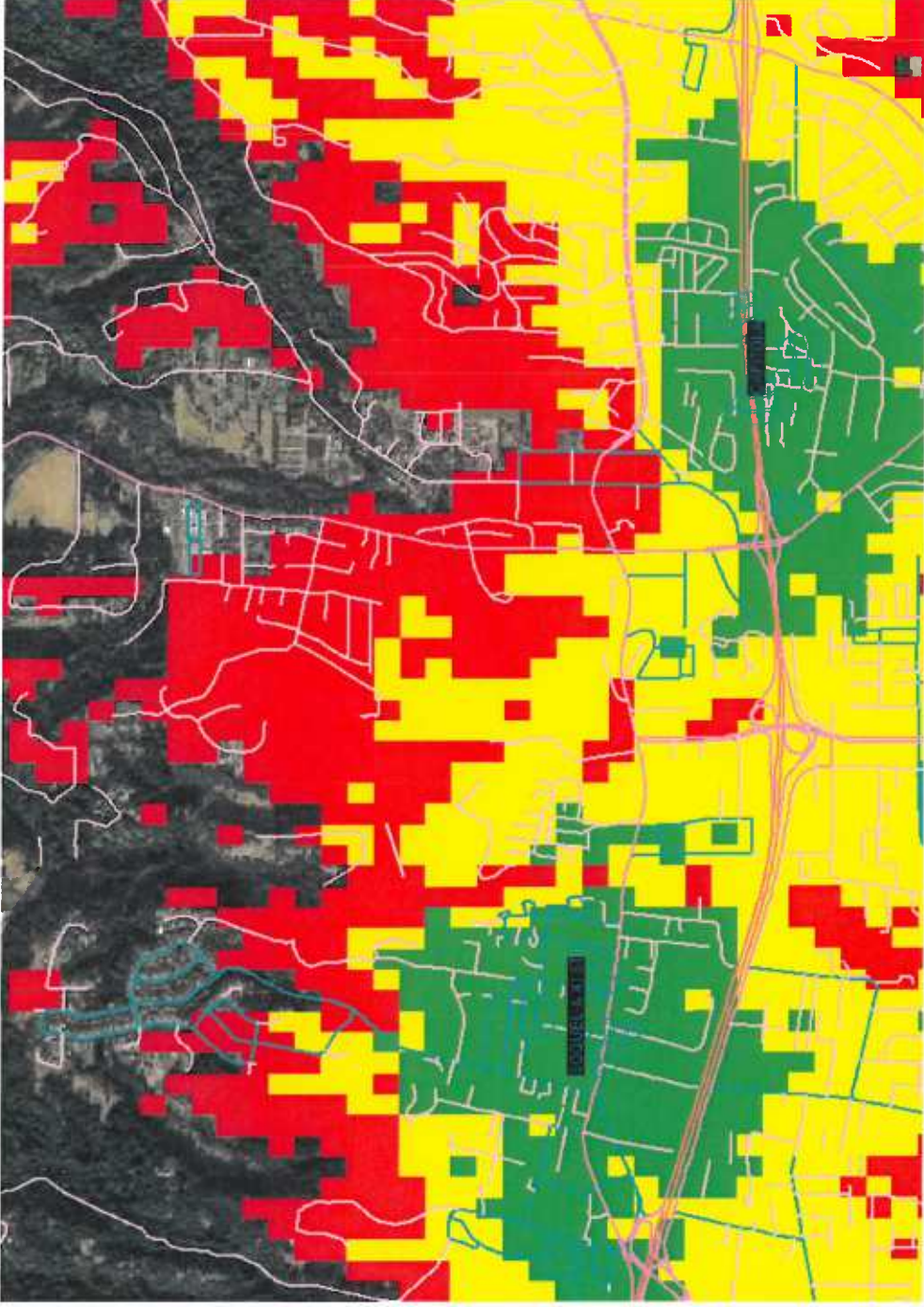
## Need Case for: SOQUEL HIGH SCHOOL SC1



This is the best server plot in which each color represents the geographical area served by each sector of our existing cell sites. The Gamma sector of CAPITOLA cell site serves the majority of Capitola City, including Soquel High School.



## Need Case for: SOQUEL HIGH SCHOOL SC1



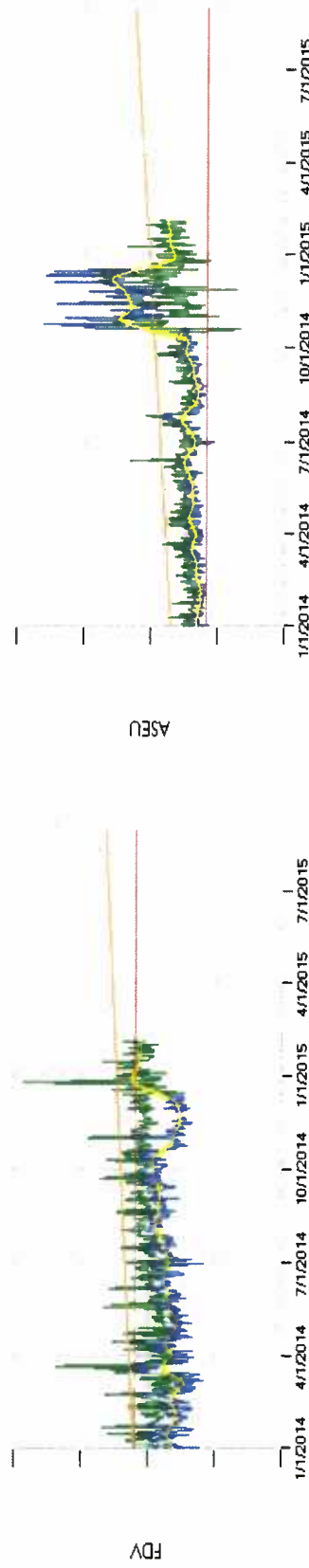
This is the map of existing coverage in Soquel. Green represents the area where there is good outdoor and indoor coverage, yellow means the area where coverage is good in vehicles, and red shows the area where coverage is good only outdoors. Coverage is very limited in northern portion of Soquel however the objective for our proposed small cell site is to resolve the "Capacity" issue in the city.

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.





## Need Case for: SOQUEL HIGH SCHOOL SC1



**Summary:** The graph indicates that existing CAPITOLA site has reached its capacity limit since early January 2014 and the site cannot carry the data traffic that exists in the area it serves.

### **Detail below.**

The graphs above show FDV (Forward Data Volume) and ASEU (Average Schedule Eligible Usage). While these measures are deeply technical I will try to explain them in simple terms. FDV is the total volume of data the cell is carrying. As you can see it has maxed out and is not growing due to total cell exhaustion. ASEU is a measure of the resource manager in the cell site and shows its ability to schedule the data packets over the radio channel. At closer distances to the cell, higher efficiency modulation schemes can be utilized. Closer traffic means fewer error correction techniques are used and fewer retransmissions of data. When the cell is serving users at a great distance they require more resources to carry far less data than a closer user would use. This causes the cell to exhaust well before the other limiting factors of the cell are reached. When sites reach their capacity limits, customers experience dropped calls, extremely slow connectivity, and loss of internet connections especially during peak usage times.

To resolve this we have to get the distant traffic onto a cell that is closer in distance to the users. This is why we are trying to offload data traffic from Soquel High School where the majority of peak traffic is coming from.

## SANTA CRUZ COUNTY PLANNING DEPARTMENT POLICY/ORDINANCE INTERPRETATION

Interpretation No.: WCF-02 (Wireless communication facilities, near schools)

Effective Date: 4/7/08

Originally Issued: none

Revised: none

---

### **Question:**

*For the purpose of referring wireless communication facility (WCF) applications near schools to the Planning Commission, what is considered "near"? Which schools trigger this requirement?*

### **Applicable Ordinance Section(s) And/or General Plan/LUP Policy(ies)**

13.10.660 through 13.10.668

18.10.124(b)

### **INTERPRETATION:**

Applications for WCFs proposed to be within 1,000 feet of the parcel boundary of any K-12 public school (including charter schools)—whether the school is located in the unincorporated area or not—is subject to Level VI review, at the discretion of the Planning Director.

### **Reason:**

On September 18, 2007, the Board of Supervisors directed the Planning Department to refer all Wireless Communications Facilities (WCF) application that are located "near" public schools to Level VI review (Planning Commission hearing), instead of the usual Level V review (Zoning Administrator hearing).

This policy will apply to K-12 public and charter schools and does not include private or other types of schools.

The Planning Director, based on the authority in Section 18.10.124(b), may require that WCFs greater than 1000 feet to a public or charter school be referred to the Planning Commission, based on unusual circumstances.

---

Tom Burns, Planning Director

---

Date

13.10.660 through 13.10.668

## Lezanne Jeffs

---

**From:** Ramona Richard [ramonaann9@gmail.com]  
**Sent:** Tuesday, March 03, 2015 3:18 PM  
**To:** Lezanne Jeffs  
**Subject:** cell antenna...

Hi Lezanne,

I would like to voice my opinion regarding the proposed verizon cell "tower" for the downtown area of Soquel. Safety issues around these installations for the public have not been adequately tested, particularly over the long-term. I encourage you to refuse permission in whatever capacity you have for this installation. Such need to be placed in less populated areas.

Thank you!  
Ramona Richard, MS

## Lezanne Jeffs

---

**From:** cindybrooksmft . [cindybrooksmft@gmail.com]  
**Sent:** Sunday, March 08, 2015 6:20 PM  
**To:** Lezanne Jeffs  
**Subject:** NO to the Cell facility in Soquel Village

To Whom It May Concern:

I understand that a cell tower is being proposed for Soquel Village. I am a local business owner, and I strongly oppose this siting so close to businesses, homes and, most importantly, quite a number of schools. While the safety of cell phone towers is the subject of wide scientific debate, I understand that there is a growing body of scientific evidence that the electromagnetic radiation they emit is more dangerous to human health than many people in the industry want to admit. Apparently there are scientific studies, even some paid for by the industry, that have shown low levels of EMR can lead to damage to cell tissue and DNA, as well as brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, and other serious illnesses.

**Children are at the greatest risk**, due to their thinner skulls, and the fact that they are still forming their physical, neurological and immune systems. Also at greater risk are the elderly, the frail, and pregnant women. The levels of radiation that the FCC considers "safe" apparently do not take into account much research that has been done since the studies on which the current standard is based. European countries are far more protective of their citizens than the FCC is for us.

Here is an article with references to research that you should be aware of if you are making such a far-reaching policy decision. <http://www.geoengineeringwatch.org/health-effects-from-cell-phone-tower-radiation/>

Please reconsider.

Thank you.

Sincerely,  
Cindy Brooks, LMFT  
[www.cindybrooksmft.com](http://www.cindybrooksmft.com)



## Lezanne Jeffs

---

**From:** Nancy Hood [beachbum777@comcast.net]  
**Sent:** Monday, March 09, 2015 4:26 PM  
**To:** Lezanne Jeffs  
**Subject:** cell facility in Soquel Village

We would like to register our disapproval of a cell facility being built in Soquel Village.

Thank you for your consideration.

Dean & Nancy Hood  
4 Pepperwood Way  
Soquel, CA 95073

## Lezanne Jeffs

---

**From:** Clara-Jane Troyer [clarajanetroyer@hotmail.com]  
**Sent:** Wednesday, March 04, 2015 9:48 AM  
**To:** Lezanne Jeffs  
**Subject:** Cell facility in Soquel village

I am totally OPPOSED!!

**Lezanne Jeffs**

---

**From:** Cheyenne Mora [cheyennemora16@gmail.com]  
**Sent:** Wednesday, March 11, 2015 3:58 PM  
**To:** Lezanne Jeffs

NO to cell facility in sequel village

Sent from my iPhone

## Lezanne Jeffs

---

**From:** Phillip Frandler [phillip@cifpm.com]  
**Sent:** Wednesday, March 11, 2015 11:55 AM  
**To:** Lezanne Jeffs  
**Subject:** FW: Soquel cell tower

Here are the objections

*Phillip Frandler RMP Principal*



*Management & Commercial Real Estate*

*4450 Capitola Road Suite 101*

*Capitola, CA 95010*

*831-464-5042 Facsimile 831-477-9582*

*[phillip@cifpm.com](mailto:phillip@cifpm.com)*

*[www.cifpm.com](http://www.cifpm.com)*

*Affiliations:*

*Past President (Monterey Chapter) & Member National Association Residential Property Managers 2001/2002 CALNARPM Board Member 2008/2010*

*Member BOMA Building Owners and Managers Assoc.*

*Member IREM Institute of Real Estate Management*

*Member ICSC International Council of Shopping Centers*

**From:** [neurodancer9@gmail.com](mailto:neurodancer9@gmail.com) [mailto:[neurodancer9@gmail.com](mailto:neurodancer9@gmail.com)] **On Behalf Of** Langdon Roberts

**Sent:** Wednesday, March 11, 2015 11:47 AM

**To:** Phillip Frandler

**Subject:** Fwd: Soquel cell tower

Hi Phillip,

Here is an announcement of the meeting about the cell tower, sent to me by the group that is organizing against it.. Even though it may not be large, most of the community here is very much against it. I've been looking at the recent research on health affects and the international scientific community is very concerned. There are recently published articles convincingly documenting the harmful health effects of being in continuous proximity to high intensity cell phone radiation in such prestigious publications as Nature and the British Medical Journal.

As a neuroscientist, I am well aware of the level to which politics influences what is reported in the mainstream U.S. media and how it affects regulations of entities like the FCC, which is legally prohibited from rejecting a cell tower or antennae installation based upon health concerns. However, it is possible to oppose the tower based upon business concerns. Since most of my clients suffer from neurological or psychological conditions that put them at increased risk of damage from EMF radiation, many will not be comfortable training their brains in a building less than 100 feet away from the installation. According to the BMJ, the danger zone is within about 500 meters radius. I am not comfortable being in that radiation myself, and many of the Soquel business owners, including some in this building, feel the same way.



Although I really love this location and the building, I do not plan to stay here if the cell tower/antennae is installed. I realize that I have a lease, but I will need to sublet the space, because my business just wouldn't work in that type of environment. Many other local businesses, especially those involved in health care, are likely to move also, and rents are likely to go down, so it benefits you and the building owners to oppose this installation in whatever way you can.

Thank you for your consideration,

Langdon

----- Forwarded message -----

From: **Rima** <[rimaa61@hotmail.com](mailto:rimaa61@hotmail.com)>

Date: Mon, Mar 2, 2015 at 9:40 AM

Subject: Soquel cell tower

To: Langdon <[langdon@sceneurofeedback.com](mailto:langdon@sceneurofeedback.com)>

Hi Langdon,

Sorry for the long e-mail but this is important.

**The next County meeting, regarding the cell facility, is scheduled 03-25-15 @ 9am.**

This will be the final meeting and we will know if the cell facility is approved.  
In the meantime it is very important that we all organize.

- We need to flood the county meeting room on 3-25-15 with many, many people in opposition if we want to win this. Please think about who can come and show up.
- Please have everybody you know call the planner **Lezanne Jeffs at 831 454 2480** and Board of Supervisor 454-2200 voice their opposition. **Start the calls now.**

**Starting this Monday, when patients come into *our* office, we will ask them to call the planner Lezanne Jeff to voice their oppositon. We will dial the number for them if need be.**

Also, I am forwarding the info for the Soquel Neighbors Alliance Google Group, called Soquel-SNA.  
[Soquel-SNA@googlegroups.com](mailto:Soquel-SNA@googlegroups.com)

**Can you Please sign up.**

Soquel Neighbors Alliance is a community group whose purpose is to represent and work to protect the interests of the Soquel community. Members of the group must live, work, or own property in Soquel.

Soquel-SNA is a private group: only members can participate. Members use email and the online Google Group to discuss interests.

If you have any questions regarding signing up with Soquel SNA please call Michael Beaty at 831-479 3587. He is with SNA and not part of our office.

I am already signed up with SNA and next week I will post a response to one of the e-mails regards the cell facility.

**Appreciate your help. Call if you have any questions.**

**United we can win this.**

**In Health,**

**Rima Anthony  
Case Manager for  
Dr. Brian Anthony  
3051 Porter St.  
Soquel, Ca 95073  
831-479-0255**

**Langdon Roberts, MA CMT  
Director  
Center for Transformational Neurophysiology  
[www.santacruzbiofeedback.com](http://www.santacruzbiofeedback.com)  
831-464-1419**

## Lezanne Jeffs

---

**From:** Alma Iuliano [almandjoy14@gmail.com]  
**Sent:** Wednesday, March 11, 2015 3:34 PM  
**To:** Lezanne Jeffs  
**Subject:** Cell tower□

No to the cell faciliy in Soquel Village!

## Lezanne Jeffs

---

**From:** Datta Khalsa [datta@mainstrealtors.com]  
**Sent:** Thursday, March 12, 2015 11:12 AM  
**To:** Phillip Frandler  
**Cc:** Lezanne Jeffs  
**Subject:** Re: Verizon

Thank you for your input and professional approach as always Phillip, it is always valued.

And feel free to pass my contact info along to any of your tenants who would like to check in with me personally on the details as we go along as the vitality of the village is of equal benefit to all of us.

Notwithstanding a few radical activists who don't use cell phones or wifi, of course...

Best Regards,

Datta Khalsa, CABB  
Cal BRE#01161050  
Broker+Owner | Main Street Realtors  
Fund Manager | Firmus Financial LLC  
(831)818-0181 | (831)401-2557 Fax

On Mar 12, 2015, at 10:58 AM, Phillip Frandler <[phillip@cifpm.com](mailto:phillip@cifpm.com)> wrote:

This is the response I received from Datta and I have to say that I too was looking for space for Verizon on several buildings that I manage. I also am not concerned personally about the prospective radiation this type of antenna produces from what very very little I know about it. However I am no scientist in any stretch of the imagination and have no knowledge direct or indirect of what damage it could cause. What I do know is that I have a variety of tenants in a building that I manage that are very concerned and seem to have some understanding correct or incorrect of what could occur and this is causing them to tell me that they will be moving out of the building that I manage and this will cause my owner great financial loss. This is a reality that I and my owner cannot live with.

*Phillip Frandler RMP Principal*  
*<image003.png>*  
*Management & Commercial Real Estate*  
*4450 Capitola Road Suite 101*  
*Capitola, CA 95010*  
*831-464-5042 Facsimile 831-477-9582*  
*[phillip@cifpm.com](mailto:phillip@cifpm.com)*  
*[www.cifpm.com](http://www.cifpm.com)*

*Affiliations:*  
*Past President (Monterey Chapter) & Member National Association Residential Property Managers 2001/2002*  
*CALNARPM Board Member 2008/2010*  
*Member BOMA Building Owners and Managers Assoc.*  
*Member IREM Institute of Real Estate Management*  
*Member ICSC International Council of Shopping Centers*

---

**From:** Datta Khalsa [mailto:[datta@mainstrealtors.com](mailto:datta@mainstrealtors.com)]  
**Sent:** Wednesday, March 11, 2015 1:49 PM



**To:** Phillip Frandler  
**Subject:** Re: Verizon

Hi Phillip,

Thank you for checking in with me on the proposed Verizon Small Data Antenna.

To answer your question, what's going on is that a small local group of activists are running an aggressive campaign of misinformation and getting some members of the community worked up without giving them any real understanding of what is being proposed.

The activists' platform is that they oppose use of cell phones, smart meters and wifi and that ANY additional "pollution" is unacceptable. The proposed "tower" in question is a small data antenna that looks like about a 2-foot high heating vent sticking out above the parapet wall, accompanied by 4 to 6 radio antennae that are each 13 inches high that will be located behind the parapet wall.

In order to allay the hysteria, I created a website to make the facts of the proposed installation accessible to anyone who cares to review the complete information at [www.SoquelVillageAntennaDiscussion.info](http://www.SoquelVillageAntennaDiscussion.info). The website includes a brief history of the activities around the proposed antenna, the full plans and supporting information from Verizon including photo simulation pictures of what the proposed antenna would look like, along with information from members of the community supporting the antenna and information sent to me by the activists opposing the antenna.

In order to reach out to my community for a productive dialogue, I put up a banner at the building on the evening after the first protest had been held to invite people to visit the website and join a proactive discussion for a responsible design that helps fill the need for better data service in the village that could be installed and operated in a manner that is safe for the tenants as well as the surrounding community (including myself as I am at the property at least 3 days a week, often with my 3-year old daughter). Unfortunately, the activists promptly tore it down by the next morning, sending a clear message that they weren't interested in a 2-way dialogue based on the facts, but preferred instead to dominate the neighborhood with their messages of hysteria and personal slander.

My next step was to reach out to the Soquel Neighbors Alliance to get a reading from the members of the community who are active in participating in the local social and political issues of our village, and to my surprise I received a total of only 5 responses, all of which were strongly in favor of the antenna, and several of whom intimated that the activists don't represent "the rest of us". To add some further perspective on this, most of the activists I have met with do not carry cell phones on their person, and oppose WiFi even more strongly than they oppose cell phone usage. It bears mentioning that standing in front of my building you can pick up as many as 18 WiFi signals, and there are no less than 28 registered cell towers and antenna within a 1 mile radius of the building.

All that said, I have continued to welcome feedback from the tenants and anyone else who has a rational opinion to share, and actually just yesterday met with representatives from Verizon on the site to explore ways to further refine the design to make it even lower impact while still delivering a high-quality data signal. I will post information and drawings of the new design on the site as soon as Verizon is able to get it to me, but from what we discussed yesterday, the

antenna position is going to be moved about 3 feet closer to the intersection of Soquel and Porter than the existing design, which will achieve several benefits:

1. Moving it further away from the Dojo building,
2. Reducing the number of direction beams (picture an invisible flashlight beam) from 3 to 2, eliminating altogether the one that points toward the soquel financial center and dojo, and
3. Reducing the number of 13 inch radio antennas from 6 to 4, and clustering them more closely behind the data antenna.

The antenna is directional and under the new design will have two beams, one pointing in the direction of the Antique Mall located diagonally across the intersection, and one punting up Porter towards Old San Jose Road. And again, to clarify, the third beam which would have faced the Dojo will be eliminated entirely from the new design. According to the third-party consulting engineer who reviewed the design, the worst-case levels of radiation (under extreme cases such as power surges) that it could emit were rated at 1/10 of the maximum levels allowed by the FCC, and as I understand it from my conversation yesterday with the engineer, the actual operating levels he is designing it for in daily use will be about half again less than those levels. In the words of one retired FCC rated engineer who lives in Soquel, you will get more radiation from the 200-cycle PG+E wiring in your walls than you will get from this antenna.

I have gotten calls from multiple concerned members of the community who have been understandably freaked out by the literature that the activists have been distributing and after going over the facts, the general reaction is that they were thankful to learn that what is actually being proposed is a lot different than what they had been lead to believe.

You are free to share this information with any of your tenants and as always I welcome an open and rational discussion with anybody who has something constructive to add.

Sincerely,  
Datta



On Mar 11, 2015, at 12:03 PM, Phillip Frandler <[Phillip@cifpm.com](mailto:Phillip@cifpm.com)> wrote:

What is going on with this antenna? My entire building is moving if you put it up. You need the \$500 a month? FYI I actually got them as high as \$900 on one property but my owner said NO WAY.

*Phillip Frandler RMP Principal*

*<image002.png>*

*Management & Commercial Real Estate*

4450 Capitola Road Suite 101  
Capitola, CA 95010  
831-464-5042 Facsimile 831-477-9582  
[phillip@cifpm.com](mailto:phillip@cifpm.com)  
[www.cifpm.com](http://www.cifpm.com)

*Affiliations:*

*Past President (Monterey Chapter) & Member National Association Residential Property Managers 2001/2002*  
*CALNARPM Board Member 2008/2010*  
*Member BOMA Building Owners and Managers Assoc.*  
*Member IREM Institute of Real Estate Management*  
*Member ICSC International Council of Shopping Centers*



## Lezanne Jeffs

---

**From:** Linda Gridley [LindaG@gridleycompany.com]  
**Sent:** Friday, March 13, 2015 10:32 AM  
**To:** Lezanne Jeffs  
**Subject:** Cell tower in Soquel

I am opposed to having a cell tower in downtown Soquel. This will affect our local children and schools, our downtown appearance which will lessen our property values.

Thank you,

Linda Gridley

bay: (408) 374-0900 x124 beach: (831) 477-9800



Visit our Showrooms or see us at [GridleyCompany.com](http://GridleyCompany.com)



## Lezanne Jeffs

---

**From:** Shelley Purdy [shelleysfitness@gmail.com]  
**Sent:** Tuesday, March 24, 2015 9:27 AM  
**To:** Lezanne Jeffs  
**Subject:** Cell tower

Jeff, I own Shelley's Fitness at 4845 Soquel drive in Soquel. I work with clients that are highly sensitive and have complicated health issues. Many of these people are concerned about exposure to EMF's and radiation. There are no studies to prove that close exposure to cell phone towers are safe. I potentially could lose clients with the installation of this proposed tower. Also, we should all be concerned about the children being exposed without proof that it is safe over time. I think this the tower should be located elsewhere. I'm Happy to continue to put up with poor cell phone reception till another solution is found. Thank you for your consideration.  
Shelley Purdy

Sent from my iPad

SOQUEL VILLAGE BUSINESSES P.O. BOX 612, SOQUEL, CA 95073

March 31, 2015

Reg: Case # 141194 Soquel Cell Facility  
4633 and 4641 Soquel Dr., Soquel  
APNs: 030-081-36 and 030-081-37

Dear Santa Cruz County Supervisors and Planners,

We are local business owners, based in Soquel village, and we are deeply concerned about the proposed placement of a cell facility in the heart of Soquel village.

Please read the enclosed letter we signed and addressed to Datta Khalsa, the property owner of the proposed cell facility site. The letter and signatures clearly demonstrate that ***virtually every business in Soquel village*** is strongly opposing the cell facility. Emphasizing this, is the fact that at the planning commission on 2-25-15, Mr. Khalsa's tenant stated that he feared for his business survival should this cell facility be sited there.

We, the business owners, managers, and school administrators are speaking on behalf of ourselves, Soquel village businesses, customers, children, and others who spend time in Soquel village.

The Soquel village community does not want nor need a cell facility.

We request that the application for the proposed cell facility be withdrawn/denied!

We are urging the County of Santa Cruz to make the applicant carry out a search for alternative sites. Tell them that locating a cell facility in Soquel Village is unacceptable to the community.

Thank you for taking our concerns seriously and carefully considering this very serious matter.

Sincerely,

Soquel Village Businesses

Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks.



Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks.

Agata Konopka, DDS Agata Konopka Alloupslee  
Star of Siam Jirapong Jantaradheanon J. Jant  
Sam's 76 UHAUL Francis Hamdi (MANAGER)  
Shelley's Fitness Shelley Purdy Sell  
Janis Ashcraft ASHCRAFT PROPERTIES, LLC  
JOHN J. JIMENEZ, D.O.S. [Signature]  
BRACSEX The Original Inc. [Signature]  
Marylee Crooks and Office [Signature]  
ming's palate [Signature]  
Brian W. Curtis Antiques and Fine Arts - Matthew Curtis, Partner

Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks

REG Rent Estmrs Russell Leach Russell Leach  
Elevate Films Hybrid MR Richard Parske  
Queen Bee Flowers Michele Bojanowski  
DIA Tobi, VLA Flats PAUL  
Tobi, VLA Flats  
Liferaft Tubing - Michael Alman - Owner: 760-267-6251  
(Susannah Lee) - owner  
Susannah Lee LLC, inc  
Sanford's Martial Arts - Sean Sanford  
Sun + Life Photography - Jeff Hammond  
Sun + Life Photography Dorianna Hammond

Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks.

Colin W. Fragley D.C. Colin W. Fragley D.C.  
Auntang Tararwood School Administrator  
The Ugly Mug Steve Volk  
Sunrise Cafe Lin Zhong  
PACIFIC WELLNESS CENTER Beth Dorey  
Golden oriental spa Sophie Xuan  
Sir Froggy's Pub Day Beshare Algren  
The Toy Box Hair Salon Jennifer Eastman  
Ed Frey Attorney Ed Frey

Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

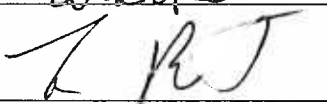
Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.


And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

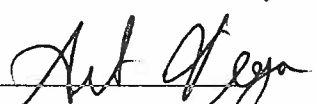
Thanks.

Central Coast Landscape & Maintenance, Inc. - Megan Young DeBiase  (may)



La Cabona Taqueria Amalia V. Linder


Santa Cruz Neurofeedback Center 

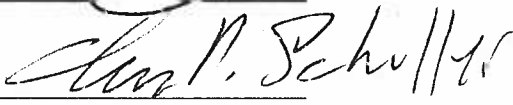
Salon de Belleza ou Imagen - Zoraida Araya.  Z-A


Soquel Quality Meet Art Vega  Art Vega

Floors Etc - Lisa Savini

Martin Nickles  Lou Hesse 

STANDOUT Design Tim Thomas 

GREAT GRANTS OPPORTUNITIES  Grant P. Schuller

Abachervil Fence Co.  Ed Herd



Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks.

SURFSIDE SIGNS, GARY ERICKSON  
Studio Bloom Hair KARLA AVILA  
Christian Science Reading Room Patricia Pulen  
Bay Area Shoppes Sharon Rabstad  
Milan Patel Neurology Milan Patel  
Frogley  
El Chipotle Erma Hernandez  
ToKaido Gallery Lisa Harvey  
Play It in Sports James Harness (manager)  
The Hairy Chair Rudy Talbort

Datta Khalsa  
Main Street Realtors  
2567 Main Street  
Soquel, CA 95073

March 10, 2015

Datta,

We, business owners, are concerned about the placement of a cell facility on your property. We don't want it, our customers don't want it.

Customers have come to us and let us know they won't be spending as much time at our places or they won't be coming in at all if a cell facility is built on your property. At first it was just a few, but as more and more people are finding out about it, the numbers are growing. Many people still don't know, but they will. When people find out about the cell facility, many of them can't believe it, and not in a good way.

Each customer is different, but in general they are not interested in improved cell reception in the village and they aren't interested in spending time in proximity to a cell facility, especially families with kids.

If you put that cell facility in, people aren't going to forget its there, whether they can see it or not.

We aren't going to get more customers even if cell reception in the village improves. We are going to lose numbers that make a big difference to our businesses, all of us, some more than others.

It is bad for business in this village.

Please reconsider and get back to us soon. We want to end these people's concerns, keep them as customers and assure them a cell facility won't be here in the heart of the village.

And you might think about your own business and reputation. We have tried to send concerned people to talk to you, but they are already saying you don't listen, that you are two-faced talking out of both sides of your mouth. For your own good and ours, you should stop this right now before your reputation is shot and your name associated exclusively and forever with the cell tower and destroying Soquel Village.

Thanks.

Dr. Colin Frogley D.C. Lisa Ann Perry Office Manager *Lidulky*  
Pima Anthony Dr Brian Anthony *Attor*  
Dr Brian Anthony Cypress Chiropractic *Chiklatsky*  
DeLaveaga Properties Mark Szychowski *MS Szychowski*  
DELAVEAGA PROPERTIES CHRIS SOMPLE Chris Sompley  
ARDOS BAKERY & CAFE GREG BAILEY MANAGER *Greg Bailey*  
J.J.'s Saloon & Social Club Judy D. Vierre  
J.J'S SALOON *JJ* MANAGER  
The Bagelry *Salina Saffone* Manager

## Lezanne Jeffs

---

**From:** Amanda Sherman [lootvintage@yahoo.com]  
**Sent:** Wednesday, June 03, 2015 1:00 PM  
**To:** Lezanne Jeffs  
**Subject:** Soquel Cell Tower

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Lezanne,

I am one of the owners of Loot, a home decor/gift shop in Soquel Village. I am opposed to a cell tower being located so close to my and my neighbors' businesses, in the heart of Soquel. If the cell tower gets approved and installed, I will seriously consider moving my business away from it.

There are many businesses, schools, and homes in close proximity to the site of the proposed cell tower. I believe cell towers are a detriment to our health and general well-being and should not be located in the heart of our town. There are reports and expert studies from around the world showing that continued exposure to RF radiation from cell towers can cause adverse health impacts such as leukemia, among others. The cell tower is also a disruption to the atmosphere of our town. Cell towers are not aesthetically pleasing and Soquel attracts many shoppers who enjoy the quaint, old-fashioned ambiance of the village. Please consider all the negative ramifications of the cell tower installation.

Sincerely,

Amanda Pierre

(831) 247-4571

**Lezanne Jeffs**

---

**From:** Larry Cooper [coopkaca@gmail.com]  
**Sent:** Saturday, June 06, 2015 10:29 AM  
**To:** Lezanne Jeffs  
**Subject:** Cell Phone Tower

I would like to voice my concern and opposition to the proposed cell antenna by Datta Khalsa on his building in downtown Soquel. I am a resident of the Soquel downtown area, and oppose this facility on health reasons, and the numerous schools, day care facilities ect in the area.

Thank you,  
Larry Cooper  
[cooplrc@gmail.com](mailto:cooplrc@gmail.com)



## Lezanne Jeffs

---

**From:** ed ros [edros7@yahoo.com]  
**Sent:** Monday, June 08, 2015 6:16 PM  
**To:** Lezanne Jeffs  
**Cc:** John Leopold; datta@mainstrealtors.com; nosoquelcelltower@hotmail.com; Ed Ros  
**Subject:** planned cell tower at the intersection of Soquel and Porter Sts.

Dear Lezanne Jeffs:

I live within less than 100 yards of the planned cellular antenna installation on the buildings located at 4633 and 4641 Soquel Dr. in Soquel, California. My neighborhood consists mostly of single family residences where many children under 10 years of age reside. In my immediate vicinity there are three families with minor children. In addition the location is just a short distance from many schools which elementary through high school age children attend.

There is still a significant scientific disagreement regarding cell tower radiation effects and long term consequences from exposure to such radiation. In light of the lack of that definitive information, it would behoove us to err on the side of caution in placing these towers within or proximate to residential zones.

I am personally concerned about radiation and have paid Pacific Gas and Electric a fee for many years to have the energy meters at my residence manually read rather than subject myself and my family to increased radiation risk. Thus, in all, I am opposed to this proposed cell tower installation and request the rejection of any permits or permissions allowing such installation.

Thank you for your consideration,

Edison Rosser

## Lezanne Jeffs

---

**From:** Datta Khalsa [datta@mainstrealtors.com]  
**Sent:** Tuesday, June 09, 2015 6:42 AM  
**To:** ed ros  
**Cc:** Lezanne Jeffs; John Leopold; nosoquelcelltower@hotmail.com  
**Subject:** Re: planned cell tower at the intersection of Soquel and Porter Sts.  
**Attachments:** Soquel High School SC1-Revised Photosimulations\_2015\_0417.pdf; ATT00001.htm; Soquel High School SC1\_PSL #263385\_100% ZD's REV2(antenna relo)\_20150428.pdf; ATT00002.htm; 263385 Soquel High School SC1 JX Report 05-07-2015.pdf; ATT00003.htm

Dear Edison,

Thank you for sharing your feelings about a cell tower at 4633-4641 Soquel Drive. I feel the same way about the idea of a full-fledged cell tower in our village, which is why I too was initially against having Verizon install anything at my building before I researched the full facts of what they were proposing when they approached me.

I am a father and Soquel business owner who is regularly at the building on average at least 3 days a week, often with my wife and our 3-year old daughter, Sibri. In addition to Sibri's health and our own, we care very much about the health and safety of our tenants and surrounding neighbors, the vast majority of whom we count as our friends. And the amount of rent Verizon has offered is a pittance compared to the total income that the property generates and is hardly incentive for me to endanger anyone's health, including my own.

These factors are generally lost on the handful of vocal activists who have been fighting a self-appointed battle against all wireless technology anywhere. They have been attempting to elicit opposition to the proposed antenna based on a misleading and often personally slanderous campaign that implies that the proposed installation will irradiate the community, when in fact there are 27 registered cell towers and antennae already in the village and within a 1-mile radius of the building, including full-strength towers at both Soquel High School and Soquel Elementary, the schools you mentioned in your email.

There are also no less than 18 Wi-Fi signals that you can pick up using your iPhone at the property, and multiple Wi-Fi signals at both campuses you mentioned, where they have Wi-Fi in every classroom as part of the Board of Education's goal for each elementary student to have their own laptop. And the activists themselves maintain that Wi-Fi is more of a hazard than Cell Towers. In fact, according to the activists' own sources, the strength of a Wi-Fi-enabled laptop at 18 inches is exponentially higher than a full-strength cell tower at 100 feet.

To their credit, these activists are very passionate about their cause, as demonstrated by the fact that most of them choose not to carry cell phones at all, which I respect based on their adherence to their own principles. However, what they may not have told you is that the "tower" proposed at 4633-4635 Soquel Drive isn't a tower at all: It is a 2-foot tall data antenna whose highest exposure to passers-by is at about 1/10 the safe limit allowed by the FCC, which is a far cry from the images of towers that they put on their opposing propaganda. And a far cry from their picket signs that they paraded in front of the building stating "Realtor Datta Khalsa Irradiates Babies", which was nothing short of offensive. But enough about their campaign. It's a free country and they are exercising their freedom of expression. I just wish they wouldn't stoop so low as to defame my character and reputation which in the end only served to turn our tenants against them and discredit themselves.

Getting back to the facts, I have attached for your information a photo-simulation rendering of the updated design that Verizon just sent me, along with the safety report and current design drawings based on feedback that both my wife and I and others in the community gave on their initial design, which they fully respected and proactively responded to. The updated design is one that we can wholeheartedly support for anyone who DOES use a cell phone and who values the ability to get decent coverage (which even the activists admit actually makes phones safer for their users by not needing to emit as much radiation in trying to pick up a signal).

As for your concern about the antenna being close to your residence, it is a directional antenna that, contrary to what the propaganda claims, does NOT send radiation in all directions, but in fact can be directed much like a flashlight beam towards (and away from) desired locations. And even though the strength of the proposed antenna is a fraction of what many others in the area and on the campuses possess, we wanted to make it even safer, given the regular presence of kids at Sanford's Karate school directly across the street from our building, and a place where our 3-year old may very well attend. And the design of the antenna allowed us to request exactly where the waves would and would not be transmitted.

Their original design had 3 beams of about 45 degree radius pointing in 3 directions. With our input, Verizon removed the beam that would have pointed in the approximate field between Daubenbiss (where the closest residences are located) and the building across the street (where the Karate school is). The end result is a design that has only two beams, one angled in the general field between the Fire Station and Soquel Antique mall (the old bank building) to improve data reception along the Soquel Drive corridor and the other angled up Porter to improve data reception for commuters and parents picking up their kids from Soquel High.

If you would like to read more about the research we have put into the decision to allow the antenna, including information on cell phone and antenna safety, as well as feedback from many supportive members of the community alongside information provided by the opposition to provide as full and balanced perspective as possible, you can go to the site we created at [www.soquelvillageantennadiscussion.info](http://www.soquelvillageantennadiscussion.info)

Again, I greatly appreciate you sharing your opinion with me as a fellow member of the Soquel community who cares about our Village, and I hope that after reading the full facts here that you are able to have a better understanding of what is actually being proposed.

Kind Regards,

Datta Khalsa, Owner  
4633-4641 Soquel Dr.

## Lezanne Jeffs

---

**From:** Datta Khalsa [datta@mainstrealtors.com]  
**Sent:** Tuesday, June 09, 2015 2:59 PM  
**To:** ed ros  
**Subject:** Re: planned cell tower at the intersection of Soquel and Porter Sts.

My pleasure, neighbor.

I'm glad we were able to touch bases about it to set the record straight :)

Best Regards,  
Datta

On Jun 9, 2015, at 2:03 PM, ed ros <[edros7@yahoo.com](mailto:edros7@yahoo.com)> wrote:

Dear Datta:

I appreciate your prompt response and the additional information. From your comments, the cited reference sources, and other data, it appears that the **antenna** should pose no significant health hazard beyond that already present.

Thank you for the information.

Edison

---

**From:** Datta Khalsa <[datta@mainstrealtors.com](mailto:datta@mainstrealtors.com)>  
**To:** ed ros <[edros7@yahoo.com](mailto:edros7@yahoo.com)>  
**Cc:** "lezanne.jeffs@santacruzcounty.us" <[lezanne.jeffs@santacruzcounty.us](mailto:lezanne.jeffs@santacruzcounty.us)>; "john.leopold@co.santa-cruz.ca.us" <[john.leopold@co.santa-cruz.ca.us](mailto:john.leopold@co.santa-cruz.ca.us)>; "nosoquelcelltower@hotmail.com" <[nosoquelcelltower@hotmail.com](mailto:nosoquelcelltower@hotmail.com)>  
**Sent:** Tuesday, June 9, 2015 6:42 AM  
**Subject:** Re: planned cell tower at the intersection of Soquel and Porter Sts.

Dear Edison,

Thank you for sharing your feelings about a cell tower at 4633-4641 Soquel Drive. I feel the same way about the idea of a full-fledged cell tower in our village, which is why I too was initially against having Verizon install anything at my building before I researched the full facts of what they were proposing when they approached me.

I am a father and Soquel business owner who is regularly at the building on average at least 3 days a week, often with my wife and our 3-year old daughter, Sibri. In addition to Sibri's health and our own, we care very much about the health and safety of our tenants and surrounding neighbors, the vast



majority of whom we count as our friends. And the amount of rent Verizon has offered is a pittance compared to the total income that the property generates and is hardly incentive for me to endanger anyone's health, including my own.

These factors are generally lost on the handful of vocal activists who have been fighting a self-appointed battle against all wireless technology anywhere. They have been attempting to elicit opposition to the proposed antenna based on a misleading and often personally slanderous campaign that implies that the proposed installation will irradiate the community, when in fact there are 27 registered cell towers and antennae already in the village and within a 1-mile radius of the building, including full-strength towers at both Soquel High School and Soquel Elementary, the schools you mentioned in your email.

There are also no less than 18 Wi-Fi signals that you can pick up using your iPhone at the property, and multiple Wi-Fi signals at both campuses you mentioned, where they have Wi-Fi in every classroom as part of the Board of Education's goal for each elementary student to have their own laptop. And the activists themselves maintain that Wi-Fi is more of a hazard than Cell Towers. In fact, according to the activists' own sources, the strength of a Wi-Fi-enabled laptop at 18 inches is exponentially higher than a full-strength cell tower at 100 feet.

To their credit, these activists are very passionate about their cause, as demonstrated by the fact that most of them choose not to carry cell phones at all, which I respect based on their adherence to their own principles. However, what they may not have told you is that the "tower" proposed at 4633-4635 Soquel Drive isn't a tower at all: It is a 2-foot tall data antenna whose highest exposure to passers-by is at about 1/10 the safe limit allowed by the FCC, which is a far cry from the images of towers that they put on their opposing propaganda. And a far cry from their picket signs that they paraded in front of the building stating "Realtor Datta Khalsa Irradiates Babies", which was nothing short of offensive. But enough about their campaign. It's a free country and they are exercising their freedom of expression. I just wish they wouldn't stoop so low as to defame my character and reputation which in the end only served to turn our tenants against them and discredit themselves.

Getting back to the facts, I have attached for your information a photo-simulation rendering of the updated design that Verizon just sent me, along with the safety report and current design drawings based on feedback that both my wife and I and others in the community gave on their initial design, which they fully respected and proactively responded to. The updated design is one that we can wholeheartedly support for anyone who DOES use a cell phone and who values the ability to get decent coverage (which even the activists admit actually makes phones safer for their users by not needing to emit as much radiation in trying to pick up a signal).

As for your concern about the antenna being close to your residence, it is a directional antenna that, contrary to what the propaganda claims, does NOT send radiation in all directions, but in fact can be directed much like a flashlight beam towards (and away from) desired locations. And even though the strength of the proposed antenna is a fraction of what many others in the area and on the campuses possess, we wanted to make it even safer, given the regular presence of kids at Sanford's Karate school directly across the street from our building, and a place where our 3-year old may very well attend. And the design of the antenna allowed us to request exactly where the waves would and would not be transmitted.

Their original design had 3 beams of about 45 degree radius pointing in 3 directions. With our input, Verizon removed the beam that would have pointed in the approximate field between Daubenbiss (where the closest residences are located) and the building across the street (where the Karate school is). The end result is a design that has only two beams, one angled in the general field between the Fire Station and Soquel Antique mall (the old bank building) to improve data reception along the Soquel Drive corridor and the other angled up Porter to improve data reception for commuters and parents picking up their kids from Soquel High.

If you would like to read more about the research we have put into the decision to allow the antenna, including information on cell phone and antenna safety, as well as feedback from many supportive

members of the community alongside information provided by the opposition to provide as full and balanced perspective as possible, you can go to the site we created at

[www.soquelvillageantennadiscussion.info](http://www.soquelvillageantennadiscussion.info)

Again, I greatly appreciate you sharing your opinion with me as a fellow member of the Soquel community who cares about our Village, and I hope that after reading the full facts here that you are able to have a better understanding of what is actually being proposed.

Kind Regards,

Datta Khalsa, Owner  
4633-4641 Soquel Dr.

On Jun 8, 2015, at 6:15 PM, ed ros <[edros7@yahoo.com](mailto:edros7@yahoo.com)> wrote:

Dear Lezanne Jeffs:

I live within less than 100 yards of the planned cellular antenna installation on the buildings located at 4633 and 4641 Soquel Dr. in Soquel, California. My neighborhood consists mostly of single family residences where many children under 10 years of age reside. In my immediate vicinity there are three families with minor children. In addition the location is just a short distance from many schools which elementary through high school age children attend.

There is still a significant scientific disagreement regarding cell tower radiation effects and long term consequences from exposure to such radiation. In light of the lack of that definitive information, it would behoove us to err on the side of caution in placing these towers within or proximate to residential zones.

I am personally concerned about radiation and have paid Pacific Gas and Electric a fee for many years to have the energy meters at my residence manually read rather than subject myself and my family to increased radiation risk. Thus, in all, I am opposed to this proposed cell tower installation and request the rejection of any permits or permissions allowing such installation.

Thank you for your consideration,

Edison Rosser

## Lezanne Jeffs

---

**From:** Lisa Williams [lisajowilliams@gmail.com]  
**Sent:** Wednesday, June 10, 2015 2:41 PM  
**To:** datta@mainstrealtors.com  
**Cc:** nosoquelcelltower@hotmail.com; Lezanne Jeffs  
**Subject:** Soquel Village cell facility

**SHAME ON YOU Mr Khasla**, for not listening to the Neighbors and Business Owners of Soquel Village, with regard to the installation of the cell antenna on your building! I will be sure to tell everyone I know not to do business with you, and I am certain that many others will do the same!

Lisa Dillon  
Concerned resident

## Lezanne Jeffs

---

**From:** No Soquel Cell Tower [nosoquelcelltower@hotmail.com]  
**Sent:** Tuesday, June 23, 2015 10:33 PM  
**To:** Lezanne Jeffs; John Leopold  
**Subject:** planned cell antenna at the intersection of Soquel and Porter Sts.

## Some items to consider regarding Datta Khalsa's e-mail on his Cell Antenna in Soquel

The Soquel community has called Datta Khalsa, regarding the cell facility projected for his building on the corner of Soquel and Porter St. @ 4633-4641 Soquel Dr., asking him not to do it.

Datta Khalsa has answered their concerns with disarming talk, confusing the perspective and distorting the facts, so he can get his cell facility approved in Soquel village.

We find that:

- He uses a lot of verbiage, loaded with untruth, exaggerations, and misinformation.
- He has consistently ignored the 60 Soquel businesses (this is almost all of Soquel) who signed a letter asking him not to move forward.
- We, the Soquel residents, are appalled at his refusal to honor the desires of so many of his community. We think his cell facility has no place in our little village. It will be on 24/7, 365 days and will remain here years to come—close to our schools, daycare centers, businesses and homes. We all have our own reasons for not wanting it.

We are urging the County of Santa Cruz to make the applicant carry out a search for alternative sites. Tell them that locating a cell facility in Soquel Village is unacceptable to the community.

We request that the application for the proposed cell facility be withdrawn/denied!

### Distorted Facts:

**Example #1:** Mr. Khalsa claims: "There are 27 registered cell towers and antennae already in the village and within a 1-mile radius of the building, *including full-strength towers at both Soquel High School and Soquel Elementary.*"

- Fact: Datta Khalsa must not have a grip on reality: there are no "full-strength towers at either Soquel High School or Soquel Elementary." We spoke to both assistant principals Mr. Miller@ Soquel High and Ms.



Diana Damer @ Soquel Elementary and they both denied having a cell tower. Also there are no registered cell towers in the village. He is portraying his cell antenna as just a little thing, but it is not.

- His attempt to minimize the effects of his facility by citing the presence of existing emitters is a cheap ploy founded on faulty logic (e.g. If others are smoking, what's a little more second-hand smoke from me?). His approach is not a solution; it is a problem.

His "2-foot tall antenna," an attempt at minimization, is still a cell facility ...a small gun is still a gun.

**Example #2:** Mr. Khalsa has stated that he will have a cell antenna that he can aim "like a flashlight" with a 45 degree field. Even if this were true, the effects will be overwhelmingly amplified in all directions, with the inevitable co-location of the multiple antennas which can legally follow the initial cell facility approval.

- **Fact:** A federal law states that once a cell facility is approved, the county and the property owner will lose virtually all future discretion over additions and alterations to that facility. The telecoms can pile on as many antennas as they wish. This means that once his cell facility gets approved, most likely more antennas will follow here.

**Example #3:** Mr. Khalsa apparently cannot consider the greater good of the village. No one in the village wants his cell facility. Not even his tenants! At the last county hearing, where Mr. Khalsa told everyone that "he loved his tenants", one of these tenants testified that he was "scared" for his business survival, if the facility gained approval. The tenant asked that the cell facility not be placed over his roof. Another tenant in his building has already relocated, in part, due to perceived harm of the pending cell facility. Business killer.

Mr. Khalsa states he will be making "a pittance" in compensation from Verizon. Many would say that \$500 to \$1000 per month is not chump change. Of course, this payment will seem tiny when it is likely be followed by multiple telecoms piling on their cell facilities. He states he is doing this for the good of the community and "improved data reception".

***We are not against technology.*** We use cell phones and other technology. However, placing this cell facility in our densely used village around all those schools, businesses and homes is very self-serving of him, considering that the village does not want it.

**Thank you for taking our concerns seriously and saying NO to the cell facility in Soquel!**

Thank you for supporting us,

We are Soquel parents, residents and business owners.

---

Subject: Re: planned cell tower at the intersection of Soquel and Porter Sts.

From: datta@mainstrealtors.com

Date: Tue, 9 Jun 2015 06:42:10 -0700

CC: lezanne.jeffs@santacruzcounty.us; john.leopold@co.santa-cruz.ca.us; nosoquelcelltower@hotmail.com

To: edros7@yahoo.com

Dear Edison,

Thank you for sharing your feelings about a cell tower at 4633-4641 Soquel Drive. I feel the same way about the idea of a full-fledged cell tower in our village, which is why I too was initially against having Verizon install anything at my building before I researched the full facts of what they were proposing when they approached me.

I am a father and Soquel business owner who is regularly at the building on average at least 3 days a week, often with my wife and our 3-year old daughter, Sibri. In addition to Sibri's health and our own, we care very much about the health and safety of our tenants and surrounding neighbors, the vast majority of whom we count as our friends. And the amount of rent Verizon has offered is a pittance compared to the total income that the property generates and is hardly incentive for me to endanger anyone's health, including my own.

These factors are generally lost on the handful of vocal activists who have been fighting a self-appointed battle against all wireless technology anywhere. They have been attempting to elicit opposition to the proposed antenna based on a misleading and often personally slanderous campaign that implies that the proposed installation will irradiate the community, when in fact there are 27 registered cell towers and antennae already in the village and within a 1-mile radius of the building, including full-strength towers at both Soquel High School and Soquel Elementary, the schools you mentioned in your email.

There are also no less than 18 Wi-Fi signals that you can pick up using your iPhone at the property, and multiple Wi-Fi signals at both campuses you mentioned, where they have Wi-Fi in every classroom as part of the Board of Education's goal for each elementary student to have their own laptop. And the activists themselves maintain that Wi-Fi is more of a hazard than Cell Towers. In fact, according to the activists' own sources, the strength of a Wi-Fi-enabled laptop at 18 inches is exponentially higher than a full-strength cell tower at 100 feet.

To their credit, these activists are very passionate about their cause, as demonstrated by the fact that most of them choose not to carry cell phones at all, which I respect based on their adherence to their own principles. However, what they may not have told you is that the "tower" proposed at 4633-4635 Soquel Drive isn't a tower at all: It is a 2-foot tall data antenna whose highest exposure to passers-by is at about 1/10 the safe limit allowed by the FCC, which is a far cry from the images of towers that they put on their opposing propaganda. And a far cry from their picket signs that they paraded in front of the building stating "Realtor Datta Khalsa Irradiates Babies", which was nothing short of offensive. But enough about their campaign. It's a free country and they are exercising their freedom of expression. I just wish they wouldn't stoop so low as to defame my character and reputation which in the end only served to turn our tenants against them and discredit themselves.

Getting back to the facts, I have attached for your information a photo-simulation rendering of the updated design that Verizon just sent me, along with the safety report and current design drawings based on feedback that both my wife and I and others in the community gave on their initial design, which they fully respected and proactively responded to. The updated design is one that we can wholeheartedly support for anyone who DOES use a cell phone and who values the ability to get decent coverage (which even the activists admit actually makes phones safer for their users by not needing to emit as much radiation in trying to pick up a signal).

As for your concern about the antenna being close to your residence, it is a directional antenna that, contrary to what the propaganda claims, does NOT send radiation in all directions, but in fact can be directed much like a flashlight beam towards (and away from) desired locations. And even though the strength of the proposed antenna is a fraction of what many others in the area and on the campuses possess, we wanted to make it even safer, given the regular presence of kids at Sanford's Karate school directly across the street from our building, and a place where our 3-year old may very well attend. And the design of the antenna allowed us to request exactly where the waves would and would not be transmitted.

Their original design had 3 beams of about 45 degree radius pointing in 3 directions. With our input, Verizon removed the beam that would have pointed in the approximate field between Daubenbiss (where the closest

residences are located) and the building across the street (where the Karate school is). The end result is a design that has only two beams, one angled in the general field between the Fire Station and Soquel Antique mall (the old bank building) to improve data reception along the Soquel Drive corridor and the other angled up Porter to improve data reception for commuters and parents picking up their kids from Soquel High.

If you would like to read more about the research we have put into the decision to allow the antenna, including information on cell phone and antenna safety, as well as feedback from many supportive members of the community alongside information provided by the opposition to provide as full and balanced perspective as possible, you can go to the site we created at

[www.soquelvillageantennadiscussion.info](http://www.soquelvillageantennadiscussion.info)

Again, I greatly appreciate you sharing your opinion with me as a fellow member of the Soquel community who cares about our Village, and I hope that after reading the full facts here that you are able to have a better understanding of what is actually being proposed.

Kind Regards,

Datta Khalsa, Owner

4633-4641 Soquel Dr.

On Jun 8, 2015, at 6:15 PM, ed ros <[edros7@yahoo.com](mailto:edros7@yahoo.com)> wrote:

Dear Lezanne Jeffs:

I live within less than 100 yards of the planned cellular antenna installation on the buildings located at 4633 and 4641 Soquel Dr. in Soquel, California. My neighborhood consists mostly of single family residences where many children under 10 years of age reside. In my immediate vicinity there are three families with minor children. In addition the location is just a short distance from many schools which elementary through high school age children attend.

There is still a significant scientific disagreement regarding cell tower radiation effects and long term consequences from exposure to such radiation. In light of the lack of that definitive information, it would behoove us to err on the side of caution in placing these towers within or proximate to residential zones.

I am personally concerned about radiation and have paid Pacific Gas and Electric a fee for many years to have the energy meters at my residence manually read rather than subject myself and my family to increased radiation risk. Thus, in all, I am opposed to this proposed cell tower installation and request the rejection of any permits or permissions allowing such installation.

Thank you for your consideration,

Edison Rosser

## Lezanne Jeffs

---

**From:** Rod Sanford [rodsanford@icloud.com]  
**Sent:** Wednesday, June 24, 2015 10:32 AM  
**To:** Lezanne Jeffs  
**Subject:** Soquel Cell Facility

Lezanne,

This is regarding the proposed cell facility in Soquel Village.

I own Sanford's Martial Arts at 4626 Soquel Drive in Soquel Village. I have been doing business in the Soquel Village since 1980. I have close to 300 martial arts students training at my school. This represents well over 200 local families.

Our students and their parents are overwhelmingly against locating a cell facility in our Village. As a long time business owner here in Soquel I am very concerned about the negative impact this proposed cell facility is certain to have on my business, and the other businesses in Soquel. Many of our students and parents have expressed grave concern over this proposal. Judging from their statements there is absolutely no doubt that if this project is allowed to go forward my business will suffer tremendously. I stand to lose substantial students and thus income if Mr. Khalsa's cell facility is allowed.

I have labored hard to build my small business here in Soquel. As with many small businesses it has, at times, been touch and go as to whether we continue to keep our business open. But has flourished. We serve our present students and families and this community, providing a wholesome activity that helps young and old alike to get healthy exercise, develop strong character and become better members of our community. Throughout the past 35 years we have trained literally thousands of youngsters and adults from the Soquel area. This has substantially helped to make our community a better and safer place to live, work, and raise our families. It would be very sad indeed to see this end just because this man wants to move forward on this project, even in spite of the fact that such a large number of people in our community are opposed to this.

Every weekday our business attracts hundreds of students and their parents to downtown Soquel Village. Besides our martial arts business we have a police training institute here that brings in large numbers of peace officers from throughout California. All of these people not only train at our school but are also patrons of many of the other local businesses and restaurants. As our business suffers from Mr. Khalsa's project there will certainly be a ripple effect that will have a great negative impact throughout the Village. As the other businesses are negatively impacted, so property values will be adversely affected.

I cannot understand why Mr. Khalsa shares no concern for his neighboring businesses and citizens. He is obviously thinking only of his own personal gain and not the will of the community. I strongly urge you, and every one else that has any influence in this decision to please, deny this proposed project.

Thank you very much,

Rod Sanford

Owner

Sanford's Martial Arts



Pacific Institute of Defensive Tactics

4626 Soquel Drive

Soquel, CA 95073

(831) 475-9676

## Lezanne Jeffs

---

**From:** Datta Khalsa [datta@mainstrealtors.com]  
**Sent:** Wednesday, June 24, 2015 11:32 AM  
**To:** Lezanne Jeffs; John Leopold  
**Subject:** Fwd: Soquel Village Cell Facility

Hi Lezanne and John,

I was recently contacted by Rod Sanford who is someone I greatly respect in the community with his concerns about the proposed small antenna at my building.

Forwarded below is my response and invitation to him to meet.

Best Regards,  
Datta



Begin forwarded message:

**From:** Datta Khalsa <datta@mainstrealtors.com>  
**Subject:** Re: Soquel Village Cell Facility  
**Date:** June 24, 2015 at 11:20:38 AM PDT  
**To:** Rod Sanford <rodsanford@icloud.com>

Hi Rod,

Thank you for reaching out to me on this matter. I have a deep respect for you both as an individual and as a longtime positive force in the community. I also have fond memories spent with Cal and Sherri in my younger years, and have owned my home in Soquel since 1995 so my roots run deep here as well.

There are multiple factors that I have carefully considered in what is a very complex decision as the father of a 3-year old daughter, and I would like to share the full details to help give you a better understanding of what is being proposed, because from your account of things below, it appears that you have not been given a full and accurate account of the proposed facility on which to base your opinion.

Depending on your preference, I am happy to email you additional information to help you better understand the full picture, or I can meet with you at the site if you would like me to go over the full facts with you in person.

Best Regards,

Datta



On Jun 24, 2015, at 10:47 AM, Rod Sanford <[rodsanford@icloud.com](mailto:rodsanford@icloud.com)> wrote:

Mr. Khalsa,

I am sending this information to you as a courtesy in order to inform you of our position on your proposed cell facility in Soquel Village. I have sent this email to Lezanne Jeffs, Santa Cruz Planner and Mr. John Leopold, County Supervisor. I will also be sending this same letter to local newspapers and others.

I am very disappointed that you have chosen to move forward with this project in spite of the wishes of local citizens and business owners. I have been doing business in this Village for 35 years. I am very concerned about the impact that your project will have on my business, and then in turn, other local businesses and the community in general. My business is directly across from your building. I have received countless objections from my students and parents regarding this facility. I certainly wish you would listen to those of us that must live, work or frequent Soquel Village. This just does not seem the appropriate place to put in such a controversial facility.

Thank for your consideration.

Rod Sanford

My letter:

I own Sanford's Martial Arts at 4626 Soquel Drive in Soquel Village. I have been doing business in the Soquel Village since 1980. I have close to 300 martial arts students training at my school. This represents well over 200 local families.

Our students and their parents are overwhelmingly against locating a cell facility in our Village. As a long time business owner here in Soquel I am very concerned about the negative impact this proposed cell facility is certain to have on my business, and the other businesses in Soquel. Many of our students and parents have expressed grave concern over this proposal. Judging from their statements there is absolutely no doubt that if this project is allowed to go forward my business will suffer tremendously. I stand to lose substantial students and thus income if Mr. Khalsa's cell facility is allowed.

I have labored hard to build my small business here in Soquel. As with many small businesses it has, at times, been touch and go as to whether we continue to keep our business open. But has flourished. We serve our present students and families and this community, providing a wholesome activity that helps young and old

alike to get healthy exercise, develop strong character and become better members of our community. Throughout the past 35 years we have trained literally thousands of youngsters and adults from the Soquel area. This has substantially helped to make our community a better and safer place to live, work, and raise our families. It would be very sad indeed to see this end just because this man wants to move forward on this project, even in spite of the fact that such a large number of people in our community are opposed to this.

Every weekday our business attracts hundreds of students and their parents to downtown Soquel Village. Besides our martial arts business we have a police training institute here that brings in large numbers of peace officers from throughout California. All of these people not only train at our school but are also patrons of many of the other local businesses and restaurants. As our business suffers from Mr. Khalsa's project there will certainly be a ripple effect that will have a great negative impact throughout the Village. As the other businesses are negatively impacted, so property values will be adversely affected.

I cannot understand why Mr. Khalsa shares no concern for his neighboring businesses and citizens. He is obviously thinking only of his own personal gain and not the will of the community. I strongly urge you, and every one else that has any influence in this decision to please, deny this proposed project.

Thank you very much,

Rod Sanford

Owner

Sanford's Martial Arts

Pacific Institute of Defensive Tactics

4626 Soquel Drive

Soquel, CA 95073

(831) 475-9676