Staff Report to the Zoning Administrator

Application Number: 171213

Applicant: Brian Moore
Owner: Stephen Henry
APN: 049-171-17
Site Address: 682 Buena Vista Drive, Watsonville

Agenda Date: November 16, 2018
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to construct a new 65-foot tall mono-eucalyptus wireless communication facility (WCF) for Verizon with an initial installation of 9 panel antennas, and 9 remote radio units (RRUs). Associated equipment would be located within a 784 square foot, 8-foot high fenced enclosure including two equipment cabinets, a utility H-Frame, a 7-foot tall Verizon cable ice bridge, a generator, and a 132-gallon diesel fuel tank on a 50 square foot concrete pad. The project site is located in the A (Agriculture) zone district.

Location: Property located on the north side of Buena Vista Drive approximately 650 feet northwest of Buena Vista Drive at 682 Buena Vista Drive.

Permits Required: Requires a Commercial Development Permit and Over-Height Fence Certification.

Supervisorial District: District 2 (District Supervisor: Zach Friend)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171213, based on the attached findings and conditions.

Subject Description & Setting

The proposed mono-eucalyptus pole and associated equipment would be located on the southeast corner of the parcel, approximately 650 feet from Buena Vista Drive. The parcel is currently developed with a single-family dwelling and accessory structures. The zoning of adjacent parcels north, west, and south of the project site is Agriculture, with CA (Commercial Agriculture) parcels on the east side of the site. All adjacent parcels are developed with single family homes. The closest residence is approximately 220 feet north of the proposed WCF, which is a single-family home located on the subject parcel. The terrain of the site is relatively flat where the proposed equipment within the 8-foot high fence enclosure will be placed. A Commercial Development Permit is required because per Section 13.10.661(A) of the County Code, all new wireless communication facilities shall be subject to a Commercial Development Permit.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 2.8 acres, located in the A (Agriculture) zone district, a designation which allows wireless communication facility uses. The proposed wireless communication facility (WCF) is a principal permitted use within the zone district subject to approval by the Zoning Administrator, and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

Design Review

The proposed WCF complies with the requirements of the County Design Review Ordinance, in that the proposed project has been designed to resemble a eucalyptus tree to reduce the visual impact of the proposed development. The color of the proposed foliage for the faux eucalyptus tree (mono-eucalyptus) will be chosen to blend with other eucalyptus trees in the vicinity. The pole will be textured and colored to resemble natural eucalyptus bark. The proposed tower will blend into the natural landscape; therefore, it will not have a significant visual impact on surrounding land uses.

Visual Analysis

The area surrounding the project site is rural with many mature trees, including eucalyptus, pine, oak and fruit trees. The project site is approximately 600 feet north of Buena Vista Drive off a one lane road that dead ends at the parcel just beyond the existing residence. This 'one lane road' off Buena Vista Drive is elevated above the roads to the west that are parallel to the road such as Old Adobe Road and Larkin Valley Road. There are a couple of rows of mature trees along these roads that will reduce the visibility of the new WCF tower. There are groups of mature trees and a large group of commercial buildings east of the proposed WCF tower that will reduce visibility from neighborhoods along the north and southeastern side of the subject site. As shown by the submitted visual simulation views that show the site both with and without the proposed WCF tower, the mono-eucalyptus will be visible from a particular spot on Buena Vista Drive looking northeast towards parcel 049-171-17. However, the tower will be made of faux materials to simulate a eucalyptus tree greatly reducing the visibility of the antennas and associated equipment on the tower. The visual simulations show the proposed mono-eucalyptus will blend in well with the existing rural backdrop, thus the project will not significantly impact views. The proposed fence enclosure that would surround the proposed WCF would be screened and softened by landscape plantings that will include hardy, fast growing drought tolerant species that are suitable to the site.

Radio Frequency Emissions

A radio frequency (RF) radiation emissions calculation report has been submitted for this project by a qualified consulting engineer. The proposed facility is calculated to result in a maximum ambient RF level of 2.8% of the applicable public exposure limit at ground level, and .44% of the public exposure limit at the second-floor elevation of any nearby building (located at least 100 feet away, based on photographs from Google Maps). The maximum calculated level at the second-floor elevation of any nearby residence is .33% of the public exposure limit (located at least 220 feet away, based on photographs from Google Maps).

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 "New Construction or Conversion of Small Structures" (Class 3, Section 15303) and "Minor Alterations to Land" (Class 4, Section 15304). The CEQA Categorical Exemption form is attached as Exhibit A.

Federal "Shock Clock" Ruling November 18, 2009

On November 18, 2009, the Federal Communication Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Section 253 and 332(c)(7), regarding state and local review of wireless facility siting applications. This Declaratory Ruling provides that a "reasonable period of time" to review and take action on a new wireless telecommunications facility shall not exceed 150 days. This timeframe commenced upon application submittal, and accounted for a deemed incomplete determination period of time. Accordingly, the County must take action on Application No. 171213 no later than November 21, 2018, unless a mutual extension of time is agreed to by the County and applicant.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 171213, 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

Report Prepared By: Elizabeth Cramblet
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3027
E-mail: elizabeth.cramblet@santacruzcounty.us

Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Photo Simulations
G. Project Description and Support Statement
H. Radio Frequency Radiation Emissions Report
I. Comments & Correspondence

Parcel Information

Services Information

Urban/Rural Services Line:	__ Inside X Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	Pajaro Valley Fire District
Drainage District:	Existing drainage adequate

Parcel Information

Parcel Size:	2.85 Acres
Existing Land Use - Parcel:	Agriculture
Existing Land Use - Surrounding:	Agriculture/Commercial Agriculture
Project Access:	Buena Vista Drive
Planning Area:	Pajaro Valley
Land Use Designation:	AG (Agriculture)
Zone District:	A (Agriculture)
Coastal Zone:	__ Inside X Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Technical Reviews: N/A

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
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:	Apple trees
Scenic:	Not a mapped resource
Archeology:	Yes

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: 171213
Assessor Parcel Number: 049-171-17
Project Location: 682 Buena Vista Drive

Project Description: Proposal to construct a new 65-foot tall mono-eucalyptus wireless communication facility (WCF) with 9 panel antennas, 9 remote radio units (RRUs) and associated equipment, located within a 784 square foot fenced enclosure with 2 equipment cabinets, a utility H-Frame, a 7-foot tall Verizon cable ice bridge, a generator, and a 132-gallon diesel fuel tank on a 50 square foot concrete pad, located in the A (Agriculture) district.

Person or Agency Proposing Project: Brian Moore for Verizon Wireless

Contact Phone Number: (510) 480-5574

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. __X__ **Categorical Exemption**

Specify type: Class 3 – New Construction or Conversion of Small Structures (Section 15303)
Class 4 – Minor Alterations to Land (Section 15304)

F. Reasons why the project is exempt:

Construction of a wireless communication facility disguised as a 64-foot tall faux eucalyptus tree is not anticipated to generate any environmental impacts, and minor digging and grading where the surface is restored.

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

_____ Date: _____
Elizabeth Cramblet, Project Planner

EXHIBIT A

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 a zone district that permits wireless communication facility (WCF) uses and allows fence heights up to 8' with an Over Height Fence Certification. The project 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 ensure the optimum in safety and the conservation of energy and resources. The proposed WCF and redwood fence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks 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 WCF and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agriculture) zone district, as the primary uses of the property will remain agricultural and residential, with the proposed WCF being ancillary to these uses, and because the WCF use will meet all current site standards for the zone district. The proposed redwood fence will conform with the required setbacks of the zone district.

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 WCF use is consistent with the use and density requirements specified for the Rural Residential (AG) land use designation in the County General Plan.

The proposed WCF will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and meets all current site and development standards for the zone district in that the WCF will not adversely shade adjacent properties and the development will meet current setbacks for the zone district. Most of the proposed ground equipment within the fence enclosure will not be seen minimizing the visual impact to neighbors.

The proposed WCF will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed WCF will be of a similar size to surrounding mature trees and will also comply with the site standards for the AG zone district (including setbacks, lot coverage) and will comply with the maximum height limit allowed for a free standing WCF in the AG zone district, to result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

EXHIBIT B

A specific plan has not been adopted for this portion of the County.

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 WCF and redwood fence are to be constructed on an existing 2.85-acre residential parcel and will not overload utilities in the area. Once all construction at the site has been completed, additional traffic is not anticipated as a result of the proposed WCF project, thus the project will not adversely impact existing roads or intersections in the surrounding area.

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 rural area containing dense vegetation and many stands of tall, mature trees. The bottom portion of the tower and much of the ground equipment within the redwood fence will not be visible with the help of the 8' redwood fence. Therefore the proposed faux eucalyptus tree (mono-eucalyptus) tower WCF and redwood fence, located close to other mature trees with similar heights, will be consistent with that context of the site and will blend in seamlessly with the surrounding properties.

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.

This finding can be made, in that the proposed 65-foot tall mono-eucalyptus WCF will be of an appropriate scale and type of design that will complement the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The redwood fence will blend in with the rural character of the surrounding neighborhood.

Wireless Communication Facility Use Permit Findings

1. That 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.

The subject property is not located within an area that has been designated as a scenic resource in the County General Plan; therefore, the proposed WCF will not significantly affect any designated visual resources. The area surrounding the project site and the subject parcel contains many mature trees including pines, eucalyptus, oaks and redwoods, and the proposed WCF has been designed to resemble a eucalyptus tree, so as to blend with the natural environment and reduce the visual impact of the proposed development. The color of the proposed foliage for the proposed mono-eucalyptus will be similar to eucalyptus in the area and the pole will be textured and colored to resemble natural eucalyptus bark. Therefore the proposed tower will blend into the natural landscape and not have a significant visual impact on surrounding land uses. The proposed fenced enclosure and equipment cabinets will be screened and softened by proposed landscape plantings that will include hardy, fast growing drought tolerant species that are suitable to the site.

The parcel is not mapped within a sensitive habitat. The proposed WCF will be located in an area of existing open lawn; therefore, it will not impact any sensitive habitat resources. Further, the proposed WCF will not negatively impact other County resources, including open space or community character resources. Finally, there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed faux eucalyptus tree tower design that would result in less visual and/or other resource impacts.

2. That 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 WCF will not be located in a prohibited or restricted area. The WCF will initially include 9 antennas mounted upon a faux eucalyptus tree that will blend in with the mature trees on the same parcel and 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 8.66), or agriculture (i.e. will not displace viable agricultural land), open space, or community character resources. Future colocations that include additional antennas for additional carriers will all be located lower in the canopy of the

EXHIBIT B

eucalyptus than the proposed Verizon antennas. Moreover, as shown in the applicant's alternative analysis, there are no other environmentally equivalent and/or superior and technically feasible alternatives to the faux eucalyptus tree design (including alternative locations and/or designs) with less visual and/or other resource impacts.

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 residential-related use of the subject property is in compliance with the requirements of the A (Agriculture) zone district and AG (Agriculture) General Plan designations, in which it is located, and that there are no outstanding or unpaid zoning violation abatement costs.

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 WCF will be located a sufficient distance from Watsonville Airport (approximately one-half mile) and will be of a height (65 feet) too low to interfere with 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 RF levels at ground level of the proposed WCF facility are calculated to be no more than 2.8% of the applicable FCC public exposure limit at ground level, and .44% of the public exposure limit at the second-floor elevation of any nearby building. The maximum calculated level at the second-floor elevation of any nearby residence is .33% of the public exposure limit (located at least 220 feet away, based on photographs from Google Maps).

6. The proposed wireless communication facilities as conditioned are consistent with all applicable requirements of the Local Coastal Program (LCP).

This finding is not applicable, in that the proposed WCF is located outside the Coastal Zone and is therefore not subject to the LCP.

EXHIBIT B

Conditions of Approval

Exhibit D: Project plans, 14 sheets, prepared by J5 Infrastructure, dated 8/7/2018.

I. This permit authorizes the construction of a 65-foot tall mono-eucalyptus wireless communication facility as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) 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. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

D. 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. Plans shall indicate that the maximum height of the structure, including all portions of any antenna or other equipment mounted on the tower and including all "branches" or other camouflage features, shall not exceed 65 feet as measured from the existing garade at the base of the tower. The proposed camouflage branches shall extend above the level of all antennas

EXHIBIT C

etc. to the same extent as shown on Exhibit D. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

3. One elevation shall indicate proposed materials and colors. In addition to showing the materials and colors on the elevation, the applicant shall supply a revised color and material sheet in 8 ½" x 11" format for Planning Department review and approval that complies with the following: The mono-eucalyptus pole shall be finished with either the standard or aged eucalyptus bark finish as preferred. Foliage shall be chosen to blend with the foliage in surrounding eucalyptus trees, and panel antennas shall be concealed using foliage covered socks.

4. The applicant shall submit the appropriate form(s) to the Federal Aviation Administration (FAA) which include the proposal of the 65' wireless communication facility (WCF) and its associated equipment for their review and comments and approval or denial prior to building permit issuance. Form(s) should include FAA Form 7460-1 and 2 if applicable. The applicant shall send a copy of any comments or conditions administered by the FAA regarding the proposed WCF in addition to documentation allowing its construction at the proposed site to the Planning Department. No building permit will be issued until documentation from the FAA allows this use and structure.

5. Grading, drainage, and erosion control plans.

6. The building plans must include detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 65 feet.

7. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

8. A landscape plan shall be included to show plantings to screen the proposed fence enclosure. A minimum of 18 plants around the perimeter will be required. The plan must include details of ground preparation and the required maintenance to ensure survival of the plants.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. If drainage fees are required these will be assessed on the net increase in impervious area. Permit conditions are as follows:

1. A drainage review will be required at the building application stage. The current drainage review fee is $470.00. Projects are required to maintain

predevelopment runoff rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

2. Please provide a tabulation table for the proposed impervious areas. Please note – a drainage fee will be assessed on the net increase in impervious area (i.e. roofs, paved areas, patios, walways, driveway, etc.). The fees are currently $1.27 per square foot. A 50% credit is given when you use semi-pervious pavement such as pavers, baserock, pea gravel, porous concrete. Contact Gerry Vargas if you have any questions about the above comments: Email: dpw105@santacruzcounty.us. Counter (Monday-Friday) 8-12pm. Phone: 831-454-2160.

C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Due to a locked gate, the EH staff could not inspect the sewage disposal system for the property. Compliance with Environmental Health requirements are not yet determined. The owner applies for the Discretionary and Building Permits at own risk. The discretionary permit is complete. Questions may be directed to Cheryl Wong at (831) 454-2022.

D. Meet all requirements of the Environmental Planning section of the Planning Department.

E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.

F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

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.

C. The project must comply with all recommendations of the approved soils reports.

D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons

shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. All replacement antennas and other equipment mounted on the tower shall comply with the maximum height set out in II.A.2 (above) unless a increased height is approved subject to a Variance.

B. All future co-locations on the approved mono-eucalyptus WCF facility shall be located as shown on Attachment D, below the currently proposed antennas, and shall not result in a further increase in height without the approval of the Planning Department in accordance with the Santa Cruz County Code. Future co-locations on the mono-eucalyptus pole must maintain the same or greater level of camouflage as approved by this permit. All ground mounted equipment shall be located within the approved fenced and landscaped enclosure. All required permits as set out in County Code shall also be obtained.

C. The foliage on the mono-eucalyptus shall be maintained in good condition and if damaged by wind, weather or other reason, shall be replaced in-kind to retain the appearance ofa natural tree to the greatest extent possible.

D. All landscape screening around the fenced enclosure shall be maintained in good condition. All dead plants shall be replaced in kind or with a similar large-scale, hardy, drought-tolerant, non-invasive species.

E. All maintenance activities associated with the WCF, including tests to the generator, shall be between the hours of 8:00 a.m. and 5:00 p.m. weekdays and shall not occur on any holiday.

F. No light shall be added at the top of the mono-eucalyptus unless evidence is submitted, in writing, to show that this is a Federal Aviation Authority (FAA) requirement.

G. 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.

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, it 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.

EXHIBIT C

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____
Steven Guiney, AICP
Deputy Zoning Administrator

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

EXHIBIT C

verizon

SITE NAME: OLD ADOBE ROAD

LOCATION CODE: 284558

SITE TYPE: MONO-EUCALYPTUS / OUTDOOR EQUIPMENT

JURISDICTION: SANTA CRUZ COUNTY

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:
VERIZON WIRELESS PROJECT SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL PROPOSED VERIZON WIRELESS 36'-0" x 28'-0" EQUIPMENT COMPOUND SURROUNDED BY AN 8' HIGH REDWOOD FENCE
- INSTALL PROPOSED VERIZON WIRELESS APPROVED OUTDOOR EQUIPMENT ON PROPOSED 11'-8" x 24'-0" CONCRETE PAD
- INSTALL (1) PROPOSED VERIZON WIRELESS 65'-8" HIGH MONO-EUCALYPTUS WITHIN THE EQUIPMENT COMPOUND
- INSTALL (2) PROPOSED GPS WITHIN PROPOSED EQUIPMENT COMPOUND
- INSTALL (9) PROPOSED VERIZON WIRELESS 8'-0" PANEL ANTENNAS
- INSTALL (9) PROPOSED VERIZON WIRELESS REMOTE RADIO HEADS (RRH)
- INSTALL (3) PROPOSED VERIZON WIRELESS RAYCAPS
- INSTALL (2) PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS
- INSTALL (1) PROPOSED VERIZON WIRELESS UTILITY H-FRAME TO ACCOMMODATE POWER/TELCO UTILITIES
- INSTALL (3) PROPOSED VERIZON WIRELESS HYBRID CABLES
- INSTALL (1) PROPOSED 7-0" HIGH VERIZON CABLE ICE BRIDGE
- INSTALL UNDERGROUND POWER & FIBER TO PROPOSED SITE LOCATION
- APPROXIMATE ROUTING OF PROPOSED LESSEE NON-EXCLUSIVE, 15' WIDE, APPROXIMATELY 394' LONG ACCESS EASEMENT.
- APPROXIMATE ROUTING OF PROPOSED LESSEE EXCLUSIVE, 6' WIDE, APPROXIMATELY 240' LONG, POWER & TELCO UNDERGROUND EASEMENT
- INSTALL PROPOSED 30KW GENERATOR WITH UL 142, 132 GAL. DIESEL FUEL TANK ON PROPOSED 5'0" X 10'-5" CONCRETE PAD

PROJECT INFORMATION

Property Information:
Site Name: OLD ADOBE ROAD
Location Code: 284558
Site Address:
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

A.P.N. Number: 049-171-17

Current Use: MULTIUSE
Proposed Use: MULTIUSE, COMMUNICATIONS FACILITY

Jurisdiction: SANTA CRUZ COUNTY

Latitude (NAD 83): 36.941575
36° 56' 29.67" N
Longitude (NAD 83): -121.804306
121° 48' 15.50" W

Ground Elevation: 193.8' AMSL (NAVD 88)

Property Owner:
STEPHEN HENRY
15741 SOUTH AVENUE 2 1/2 EAST
YUMA, AZ 85365
email: stephen@azbluelin.com
ph: (928) 344-3582

Power Agency:
PG&E
ph: (408) 261-6375

Telephone Agency:
AT&T

RFDS VERSION: 1.00.00
DATE: 11/07/16

PROJECT TEAM

Applicant / Lessee:
VERIZON WIRELESS
2785 MITCHELL DR.
WALNUT CREEK, CA 94598

Architect / Engineer:
J5 INFRASTRUCTURE PARTNERS
contact: JOSE M. MIRANDA
email: jmiranda@j5ip.com
ph: (949) 247-7767 x 168

Construction Mgr.:
J5 INFRASTRUCTURE PARTNERS
contact: WES PAMPLONA
email: wpamplona@j5ip.com
ph: (916) 271-1202

Zoning Mgr.:
J5 INFRASTRUCTURE PARTNERS
contact: BRIAN MOORE
email: bmoore@j5ip.com
ph: (510) 480-5574

RF Engineer:
VERIZON WIRELESS
contact: STEFANO IACHELLA
email: stefano.iachella@verizonwireless.com

SHEET INDEX

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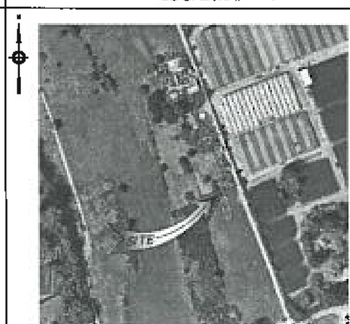
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
2) 2016 CALIFORNIA BUILDING CODE (CBC)
3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4) [illegible]
7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2016 CALIFORNIA ENERGY CODE (CEC)- PART 6
10) ANSI / EIA-TIA-222-G
11) 2016 NFPA 101, LIFE SAFETY CODE
12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2016 NFPA 13, FIRE SPRINKLER CODE

VICINITY MAP

LOCAL MAP



DIRECTIONS FROM VERIZON

DIRECTIONS FROM VERIZON's OFFICE AT 2785 MITCHELL DR., WALNUT CREEK, CA 94598

1. DESTINATION TO: 682 BUENA VISTA DRIVE, WATSONVILLE, CA 95076
2. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
3. TURN LEFT ONTO OAK GROVE RD
4. USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD
5. TURN RIGHT ONTO BUSKIRK AVE
6. USE THE LEFT LANE TO TAKE THE INTERSTATE 680 S RAMP
7. MERGE ONTO I-680 S
8. FOLLOW I-680 S AND US 101 S TO TENNANT AVE.
9. TAKE TENNANT AVE FROM US-101 S
10. TAKE WATSONVILLE RD, AND CA-152 W
11. EXIT BUENA VISTA DR
12. DESTINATION WILL BE ON THE LEFT
13. 682 BUENA VISTA DR.

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY: U (UNMANNED COMMUNICATIONS FACILITY)

CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

STATEMENTS

STRUCTURAL: STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

APPROVALS

APPROVED BY	INITIALS	DATE
VERIZON WIRELESS:		
VENDOR:		
R.F.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DIGALERT
800-227-2600

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
J5 INFRASTRUCTURE
AK - CA - CO - ID - NM - NV - TX - UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	08/07/18	PLANNING COMMENTS
7	08/14/18	LOCATION CODE
6	04/16/18	JK COMMENTS
5	03/05/18	VEW COMMENTS
4	01/11/17	JK COMMENTS
3	12/13/17	ZD 100%

Licensor:

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

Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

Rec'd 08-10-18

EXHIBIT D

GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE. FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION, ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTIONS, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SITE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND SIGNED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

SUBCONTRACTORS WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTORS WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

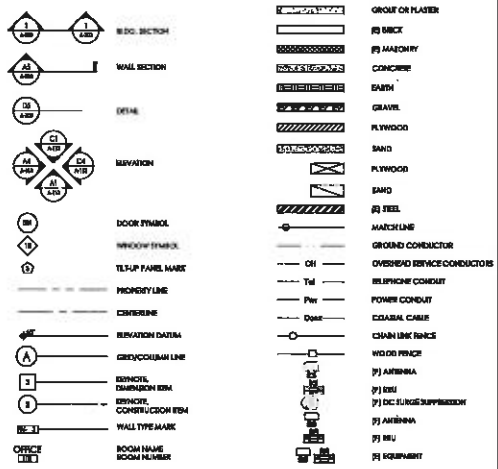
- AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
- TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
- INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
-IEEE C62.41, RECOMMENDED PRACTICE ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-45 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS

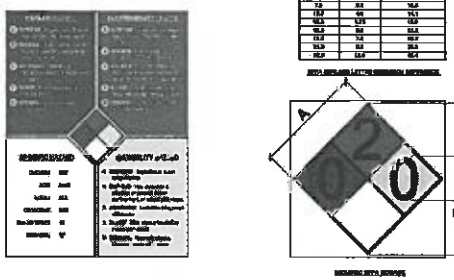
FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

SYMBOLS LEGEND



ABBREVIATIONS

A.B.	ANCHOR BOLT	EXIST.(E)	EXTERIO	SERVICE	
ABV.	ABOVE	EXT.	EXTERIOR	PLY.	PLYWOOD
ACCA	ANTENNA CABLE COVER ASSEMBLY	FAB.	FABRICATION(OR)	PPC	POWER PROTECTION CABINET
ADDL	ADDITIONAL	F.F.	FINISH FLOOR	PRC	PRIMARY RADIO CABINET
A.F.F.	ABOVE FINISHED FLOOR	F.G.	FINISH GRADE	P.S.I.	POUNDS PER SQUARE FOOT
A.F.G.	ABOVE FINISHED GRADE	FIN.	FINISH(ED)	P.S.I.	POUNDS PER SQUARE INCH
ALUM.	ALUMINUM	FLR.	FLOOR	PT.	PRESSURE TREATED
ALT.	ALTERNATE	FDN.	FOUNDATION	PWR.	POWER (CABINET)
ANT.	ANTENNA	F.G.C.	FACE OF CONCRETE	QTY.	QUANTITY
APPRX.	APPROXIMATELY	F.O.M.	FACE OF MASONRY	RAD.(S)	RADIUS
ARCH.	ARCHITECTURAL	F.O.S.	FACE OF STUD	REF.	REFERENCE
AWG.	AMERICAN WIRE GAUGE	F.O.W.	FACE OF WALL	REINF.	REINFORCEMENT(ING)
BLDG.	BUILDING	F.S.	FINISH SURFACE	REQ'D	REQUIRED
BLK.	BLOCK	FT.(')	FOOT (FEET)	RGS.	RIGID GALVANISED STEEL
BLKG.	BLOCKING	FTG.	FOOTING	SCH.	SCHEDULE
BM.	BEAM	G.	GROWTH (CABINET)	SHT.	SHEET
B.N.	ROMEX/BY NAILING	GA.	GAUGE	SIM.	SIMILAR
BTCW.	BARE TINNED COPPER WIRE	GL	GALVANIZED	SPEC.	SPECIFICATIONS
B.O.F.	BOTTOM OF FOOTING	G.F.I.	GROUND FAULT CIRCUIT	SQ.	SQUARE
B/U	BACK UP CABINET		INTERRUPTER	S.S.	STAINLESS STEEL
CAB.	CABINET	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	STD.	STANDARD
CANT.	CANTILEVERED)	GPS	GLOBAL POSITIONING SYSTEM	STL.	STEEL
C.I.P.	CAST IN PLACE	GRND.	GROUND	STRUC.	STRUCTURAL
CEIL.	CEILING	HDG.	HEALERY	TEMP.	TEMPORARY
CLR.	CLEAR	HGR.	HANGER	THK.	THICKNESS)
COL.	COLUMN	HT.	HEIGHT	TOE NAIL	TOE NAIL
CONC.	CONCRETE	ICGB.	ISOLATED COPPER GROUND BUS	T.O.A.	TOP OF ANTENNA
CONN.	CONNECTION(ION)	IN. (")	INCHES	T.O.C.	TOP OF CURB
CONST.	CONSTRUCTION	INT.	INTERIOR	T.O.F.	TOP OF FOUNDATION
CONT.	CONTINUOUS	I.M.(R)	POWER(T)	T.O.P.	TOP OF PLATE (PARAPET)
Ø	PRIMARY (MAIN)	I.R.	LAG BOLTS	T.O.S.	TOP OF STEEL
DBL.	DOUBLE	L.F.	LINEAR FEET (FOOT)	T.O.W.	TOP OF WALL
DEPT.	DEPARTMENT	L.	LONG(ITUDINAL)	TYP.	TYPICAL
D.F.	DOUGLAS FIR	MAS.	MASONRY	U.G.	UNDER GROUND
DIA.	DIAMETER	MAX.	MAXIMUM	U.L.	UNDERWRITERS LABORATORY
DIAG.	DIAGONAL	M.B.	MACHINE BOLT	U.N.O.	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	MECH.	MECHANICAL	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING(S)	MFR.	MANUFACTURER	W	WIDE (WIDTH)
DWL.	DOWEL (S)	MIN.	MINIMUM	W/	WITH
EA.	EACH	MISC.	MISCELLANEOUS	WD.	WOOD
EL.	ELEVATION	MTL.	METAL	W.P.	WEATHERPROOF
ELEC.	ELECTRICAL	(N)	NEW	WT.	WEIGHT
ELEV.	ELEVATOR	NO.(#)	NUMBER	C	CENTERLINE
EMT.	ELECTRICAL METALLIC TUBING	N.T.S.	NOT TO SCALE	P	PLATE, PROPERTY LINE
E.W.	EACH WAY	O.C.	ON CENTER		
ENG.	ENGINEER	OPNG.	OPENING		
EQ.	EQUAL	P/C	PRECAST CONCRETE		
EXP.	EXPANSION	PCS	PERSONAL COMMUNICATION		



SITE SIGNAGE

IN CASE OF EMERGENCY
CALL
1-800-264-6620
SITE NO: ____

verizon wireless
OLD ADOBE ROAD
NOC WEST 1-800-264-6620

IN CASE OF EMERGENCY
CALL
1-866-400-6040
SITE NUMBER: ____
SITE NAME: OLD ADOBE ROAD

EMERGENCY CONTACT SIGNAGE

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
INFRASTRUCTURE
AZ • CA • CO • ID • NM • NV • TX • UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

9	09/07/18	PLANNING COMMENTS
7	03/14/18	LOCATION CODE
6	04/14/18	JX COMMENTS
5	03/05/18	VNW COMMENTS
4	01/11/17	JX COMMENTS
3	12/13/17	ZD 1806
REV	DATE	DESCRIPTION

Licensor:

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Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-1

GENERAL PROJECT NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4. EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5. CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7. SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8. THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9. NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.

   THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.

   ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.

   CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.

   IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
2. ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS CONSTRUCTION ENGINEER AND PAYMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48 HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
3. ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.
4. ALL VENDORS ARE REQUIRED TO SHOW UP TO THE DC IN TEMPE, OR DELTA/KING COMMUNICATIONS, OR BROKEN ARROW IN NM WITH ENCLOSED TRANSPORTATION FOR ALL ELECTRONICS.

ANTENNA MOUNTS & HARDWARE INSTALLATION NOTES

1. CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
2. ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
4. ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
5. SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

INTERIOR SAFETY BOARD SPECIFICATIONS

CONTRACTOR TO INSTALL A 4'-0"x4'-0"x¾" PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

STRUCTURAL DESIGN CRITERIA

ALL LOADS DERIVED FROM REQUIREMENTS OF CALIFORNIA BUILDING CODE 2016, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

BUILDING STRUCTURES:

1. WIND LOADS: CBC 2016 §1609 & ASCE 7-10 §6.4 (SIMPLIFIED METHOD)
   Vas = 90 MPH
   OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: CBC 2016 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)
   OCCUPANCY CAT. = II; SITE CLASS = D
   $V = \frac{FIS_{DS}W}{R}$
   F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
   $S_{DS} = (2/3)\,S_{MS}$
   R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
   6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
   4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: CBC 2016 §1609, ASCE 7-10 §6.5.15 & ANSI TIA-222-G
   V = 100 MPH (3-SEC. GUST)
   V = 30 MPH (0" RADIAL ICE)
   STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: CBC 2016 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G
   "MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (S_S) ≤ 1.0
   STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
   $V = \frac{S_{DS}W\,II}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
   $V = \sum \frac{S_{DS}z(W_z)\,I}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

STEEL NOTES

1. ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.:
   HSS SHAPES (TUBE) ASTM A500, GR. B (46 KSI)
   HSS SHAPES (ROUND) ASTM A500, GR. B (42 KSI)
   W-SHAPES ASTM A992, (50 KSI)
   CHANNELS, ANGLES & PLATES ASTM A36
2. ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.
3. ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E7000.
4. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
5. AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. TOWERCOM IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
6. TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
7. ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

FOUNDATION NOTES:

1. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4. REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5. ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6. STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 8" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

HVAC UNIT INSTALLATION NOTES:

1. ALL HVAC UNITS SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.
2. SECURITY CAGES SHALL BE PLACED OVER THE HVAC UNITS. ALL SECURITY CAGES SHALL BE DESIGNED IN A WAY THAT HVAC UNITS CAN BE EASILY SERVICED AND REPAIRED AND SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.

CONCRETE NOTES

1. ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES:
   A. MINIMUM 28-DAY COMPRESSIVE STRENGTH [f'c] OF 4,000 PSI. (SPECIAL INSPECTION REQ'D)
   B. CEMENT SHALL BE "LOW-ALKALI" TYPE IIA (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150.
   C. MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%.
   D. CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT.
   E. ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1½".
   F. MAXIMUM SLUMP: 5" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM)
2. FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS, IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: ± ¼" VERTICAL, ± 1" HORIZONTAL.
3. CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES ¾" U.N.O.
4. CONCRETE FINISHING:
   A. FLOORS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8, PROVIDE CLASS 4 FINISH U.N.O. PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES.
   B. OTHER SURFACES: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
5. A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRED BY SPECIAL INSPECTIONS ON SHEET IN1). EACH SET SHALL CONSIST OF THREE (3) CYLINDERS, ONE (1) SHALL BE TESTED AT 7 DAYS, TWO (2) SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

REINFORCING STEEL NOTES

1. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" [± ½"] OF CONCRETE COVER, U.N.O.
2. ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3. ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4. AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5. PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6. ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7. DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

CONCRETE MASONRY UNIT NOTES

1. CONCRETE MASONRY UNITS (CMU) PER ASTM C90
   A. MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.
   B. NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (7⅝"x7⅝"x15⅝").
      PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.
   C. TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
2. MORTAR PER ASTM C270
   A. EXTERIOR WALLS ABOVE GRADE: TYPE S, ¼ TO ½ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   B. EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, ¼ PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
   C. PORTLAND CEMENT: ASTM C150, TYPE I OR II.
   D. HYDRATED LIME: ASTM C207, TYPE S.
3. GROUT PER ASTM C476
   ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING—IN" OF REINFORCEMENT PERMITTED.
4. GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
5. LAYING CMU WALLS:
   A. BOND PATTERN: ONE-HALF RUNNING BOND.
   B. LAY WALLS WITH ⅜" CONCAVE-TOOLED JOINTS.
6. VERTICAL REINFORCEMENT:
   (1) #5 @ 32" O.C. FULL HEIGHT AT ALL WALLS.
   (2) #5 @ EACH END OF WALL & EACH SIDE OF OPENING.
7. HORIZONTAL REINFORCEMENT:
   (1) #5 @ 48" O.C. MINIMUM.
   (1) #5 @ TOP AND BOTTOM OF EACH WALL & OPENING.
   PROVIDE (1) #5 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS W/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.

IS

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
15 INFRASTRUCTURE
AZ • CA • CO • ID • NM • NV • TX • UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	08/07/18	PLANNING COMMENTS
7	06/14/18	LOCATION CODE
6	04/16/18	JS COMMENTS
5	03/05/18	VZW COMMENTS
4	01/11/17	JS COMMENTS
3	12/15/17	90 %

Licensor:

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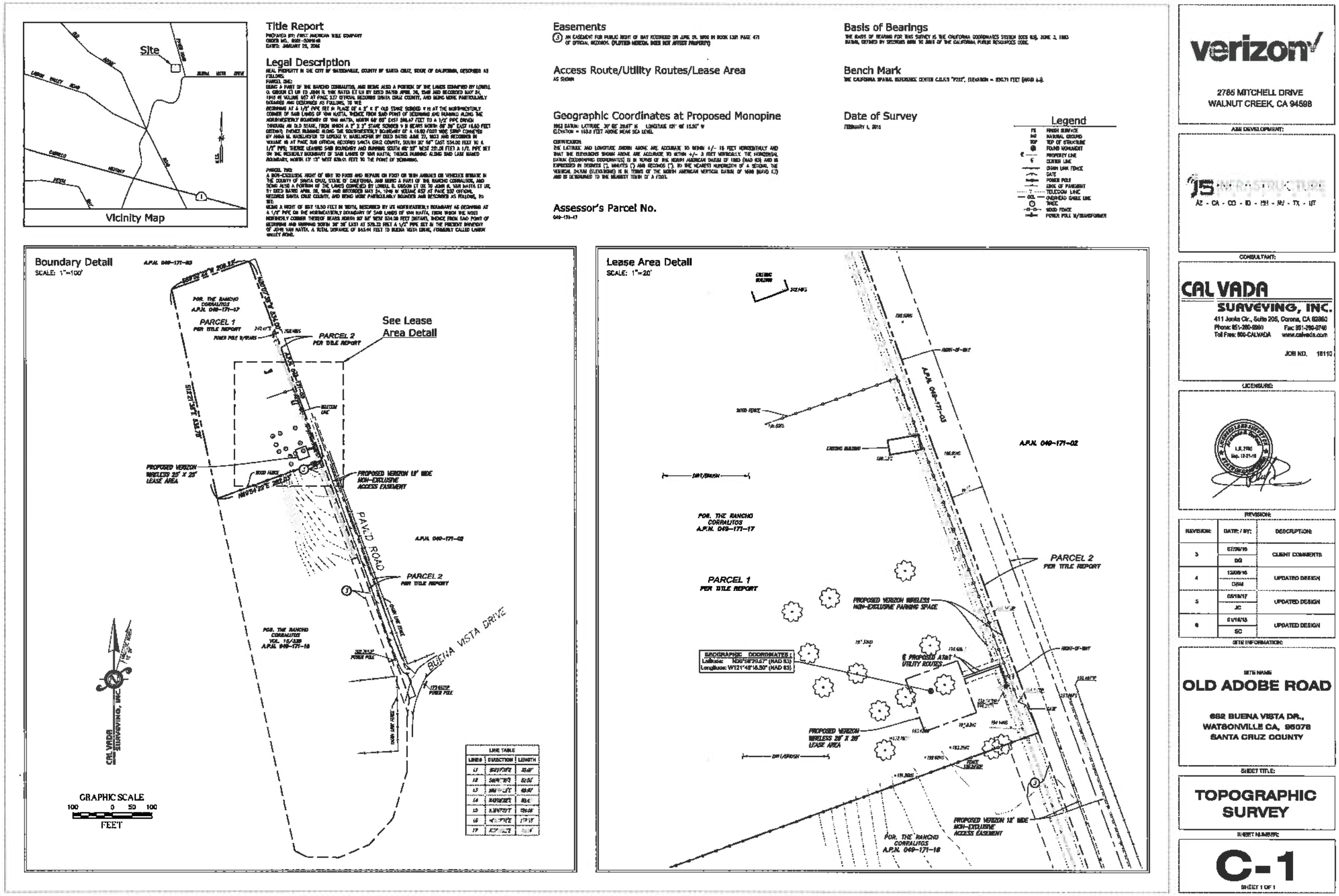
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
SPECIFICATION SHEET

SHEET NUMBER:
GN-2


Title Report
Legal Description
Easements
Access Route/Utility Routes/Lease Area
Geographic Coordinates at Proposed Monopine
Assessor's Parcel No.
Basis of Bearings
Bench Mark
Date of Survey
Legend
Site
Vicinity Map
Boundary Detail
SCALE: 1"=100'
See Lease Area Detail
PARCEL 1
PARCEL 2
PAVED ROAD
BUENA VISTA DRIVE
GRAPHIC SCALE
100 0 50 100
FEET
Lease Area Detail
SCALE: 1"=20'
A.P.N. 049-171-02
PARCEL 1
PER TITLE REPORT
PARCEL 2
PER TITLE REPORT
verizon
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598
CAL VADA
SURVEYING, INC.
JOB NO. 18110
REVISION:
DATE / BY:
DESCRIPTION:
CLIENT COMMENTS
UPDATED DESIGN
UPDATED DESIGN
UPDATED DESIGN
OLD ADOBE ROAD
682 BUENA VISTA DR.,
WATSONVILLE CA, 95076
SANTA CRUZ COUNTY
TOPOGRAPHIC
SURVEY
C-1
SHEET 1 OF 1

NOTES:

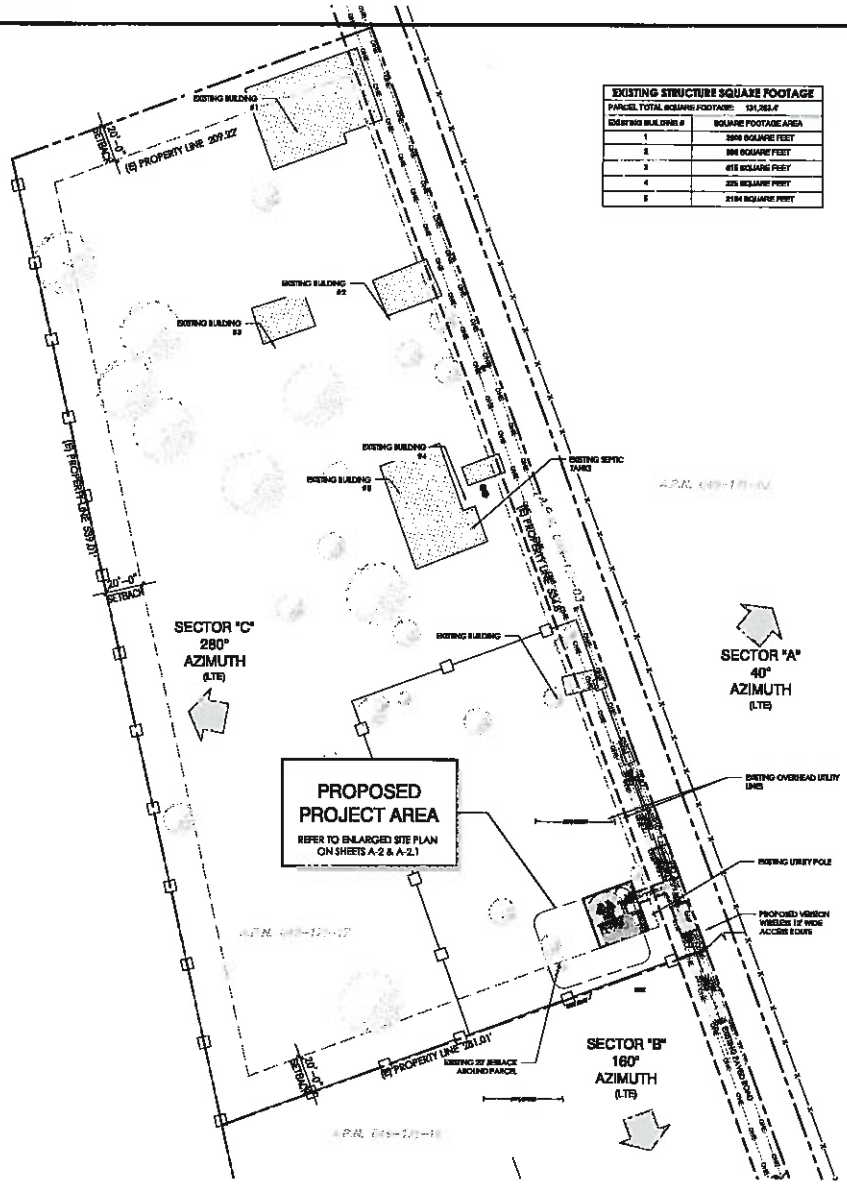
1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.

2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT JS INFRASTRUCTURE.

THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND TREES HAVE WERE HAVE BEEN OBTAINED FROM A FAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

EXISTING STRUCTURE SQUARE FOOTAGE	
PARCEL TOTAL SQUARE FOOTAGE:	131,283.4'
EXISTING BUILDING #	SQUARE FOOTAGE AREA
1	2000 SQUARE FEET
2	896 SQUARE FEET
3	615 SQUARE FEET
4	225 SQUARE FEET
5	2184 SQUARE FEET



1 OVERALL SITE PLAN

24"x36" SCALE: 1" = 30'-0"
11"x17" SCALE: 1" = 60'-0"

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verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
JS INFRASTRUCTURE
AZ · CA · CO · ID · NM · NV · TX · UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	08/07/18	PLANNING COMMENTS
7	08/14/18	LOCATION CODE
6	04/16/14	JK COMMENTS
5	03/05/14	VZW COMMENTS
4	01/11/17	JK COMMENTS
3	12/13/17	ZD 100%

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Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

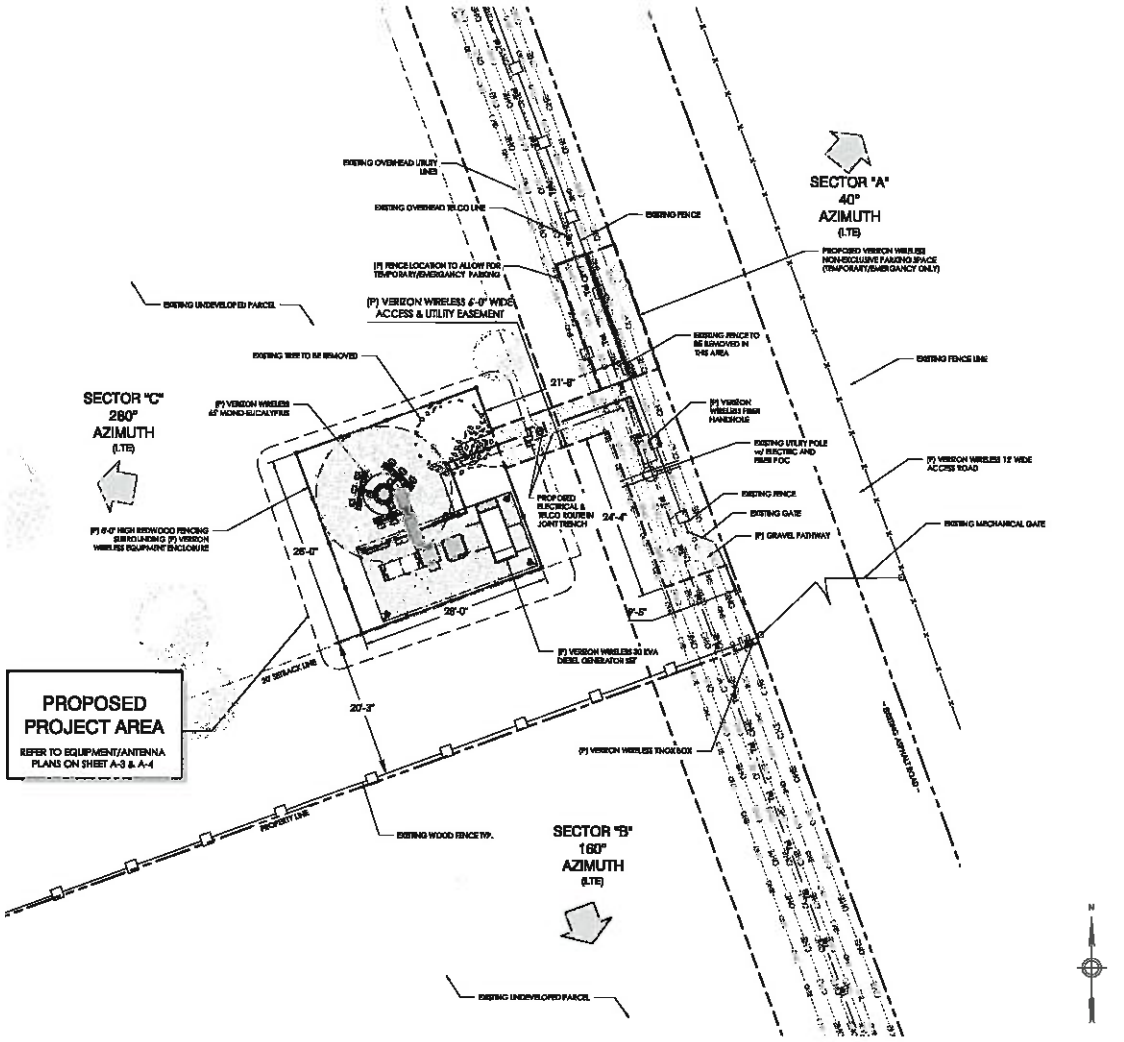
THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.

2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTACTOR TO CONTACT PDC.



1 PROPOSED ENLARGED SITE PLAN
1/4"=1'-0"

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

PREPARED FOR

verizon

2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:

TS INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

Site ID:

OLD ADOBE ROAD

SITE NAME:	OLD ADOBE ROAD
DRAWN BY:	AH
CHECKED BY:	JMM

REV	DATE	DESCRIPTION
8	09/07/18	PLANNING COMMENTS
7	08/14/18	LOCATION CODE
6	04/16/18	JK COMMENTS
5	03/05/18	VZW COMMENTS
4	01/11/17	JK COMMENTS
3	12/14/17	ED 100%
2		
1		

Licensor:

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OLD ADOBE ROAD
LOCATION CODE: 284558

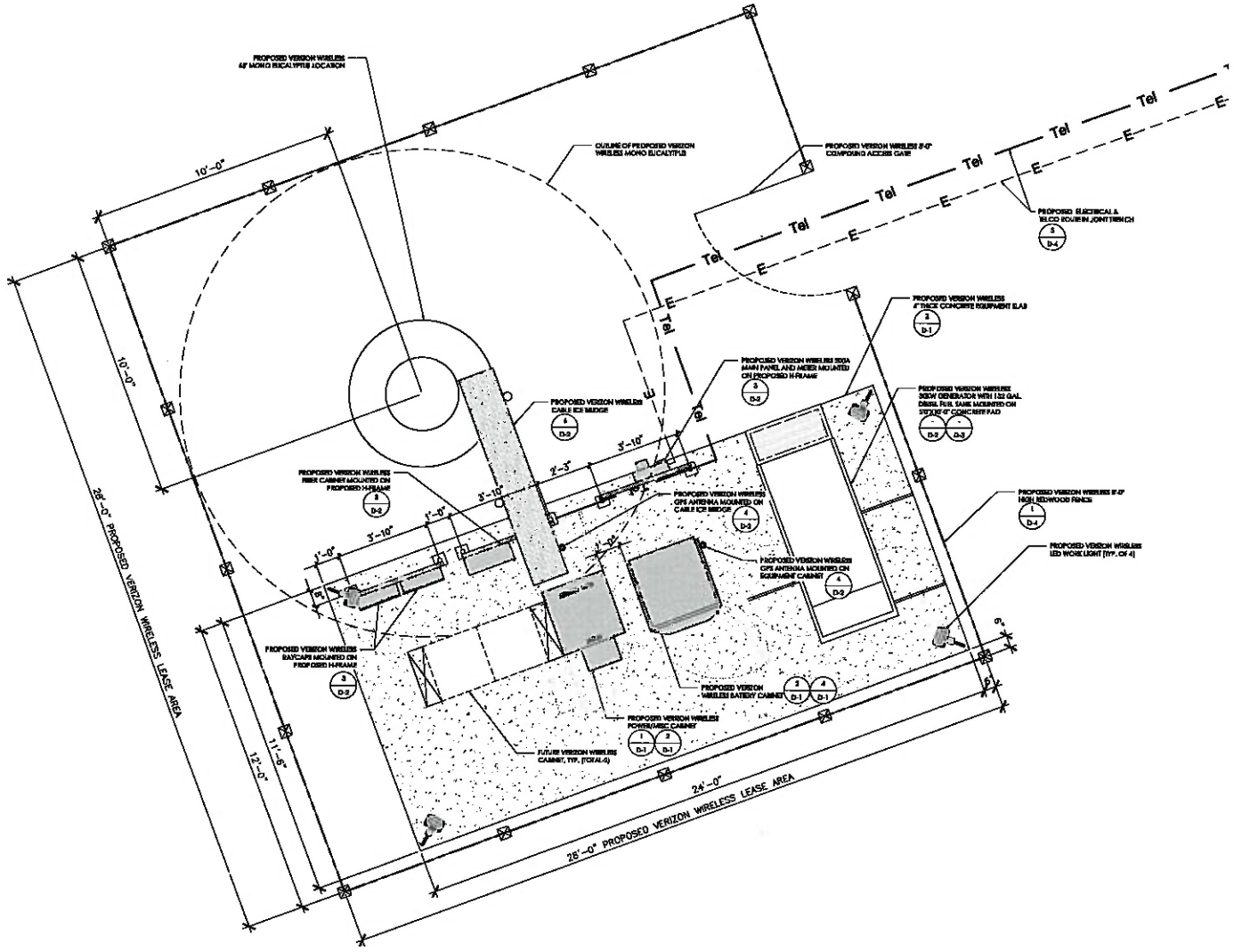
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:

PROPOSED ENLARGED SITE PLAN

SHEET NUMBER:

A-2



1 PROPOSED EQUIPMENT PLAN
1/2" = 1'-0"

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

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WALNUT CREEK, CALIFORNIA 94598

Vendor:
INFRASTRUCTURE

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	08/07/18	PLANNING COMMENTS
7	08/14/18	LOCATION CODE
6	04/14/18	JR COMMENTS
5	02/05/18	VZW COMMENTS
4	01/11/17	JR COMMENTS
3	12/16/17	RD 100%

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Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
PROPOSED EQUIPMENT PLAN

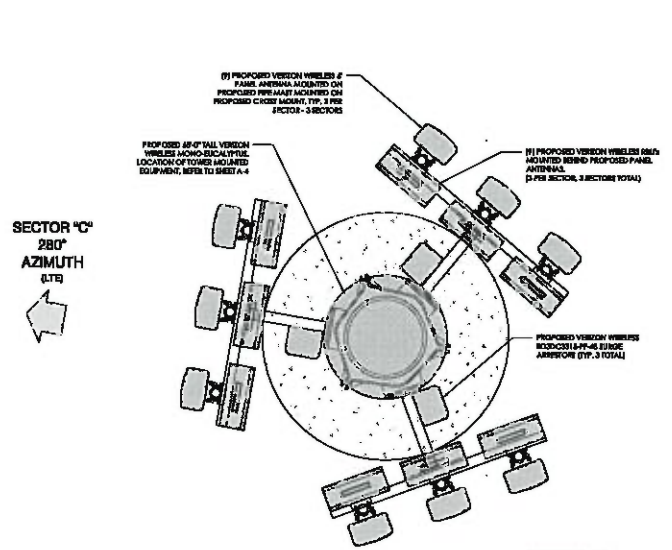
SHEET NUMBER:
A-3

PROPOSED RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRU COUNT	TMA	HYBRID LENGTH	COAX LENGTH	COAX DIA.	COUNT
ALPHA	A1	8' PANEL ANTENNA	40°	57'-8"	3		±90'-0"	±15'-0"	1/2"	6
	A2	8' PANEL ANTENNA	40°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	A3	8' PANEL ANTENNA	40°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	A4									
BETA	B1	8' PANEL ANTENNA	160°	57'-8"	3		±90'-0"	±15'-0"	1/2"	6
	B2	8' PANEL ANTENNA	160°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	B3	8' PANEL ANTENNA	160°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	B4									
GAMMA	C1	8' PANEL ANTENNA	280°	57'-8"	3		±90'-0"	±15'-0"	1/2"	6
	C2	8' PANEL ANTENNA	280°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	C3	8' PANEL ANTENNA	280°	57'-8"			±90'-0"	±15'-0"	1/2"	6
	C4									

2 PROPOSED RF SCHEDULE
SCALE: NTS

NOTES:
1. ALL (N) VERIZON WIRELESS ANTENNAS AND EQUIPMENT TO BE PAINTED TO MATCH (N) MONO EUCALYPTUS.
2. (N) VERIZON WIRELESS PANEL ANTENNAS TO BE COVERED WITH ANTENNA SOCKS TO MATCH (N) MONO EUCALYPTUS.



1 PROPOSED ANTENNA PLAN
3/4"=1'-0"

3/4"=1'-0" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
15 INFRASTRUCTURE
AZ · CA · CO · ID · NM · NV · TX · UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	09/07/18	PLANNING COMMENTS
7	06/14/18	LOCATION CODE
6	04/16/18	JK COMMENTS
5	03/08/18	VZW COMMENTS
4	01/11/17	JK COMMENTS
3	12/16/17	ZD 1808

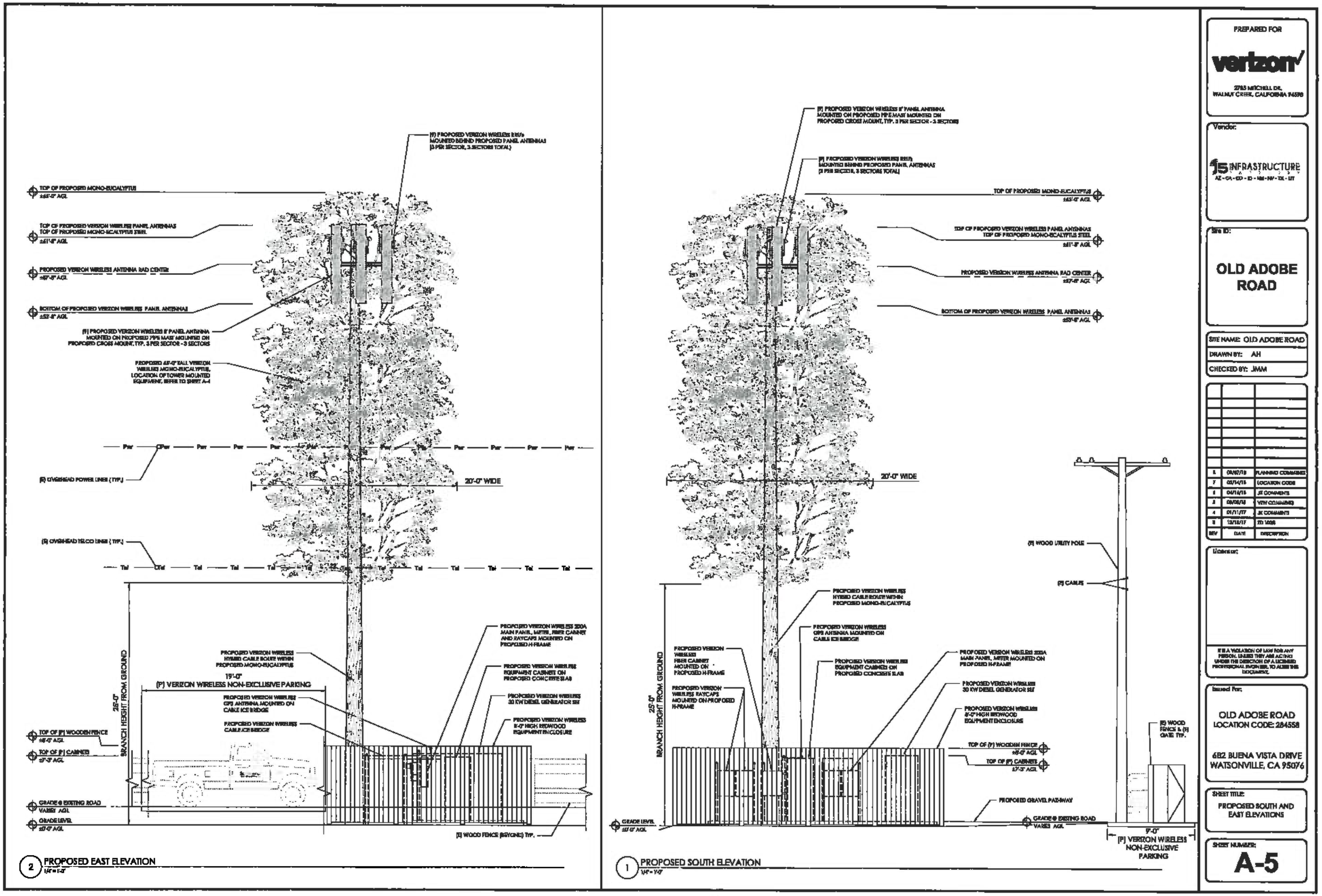
Licensor:

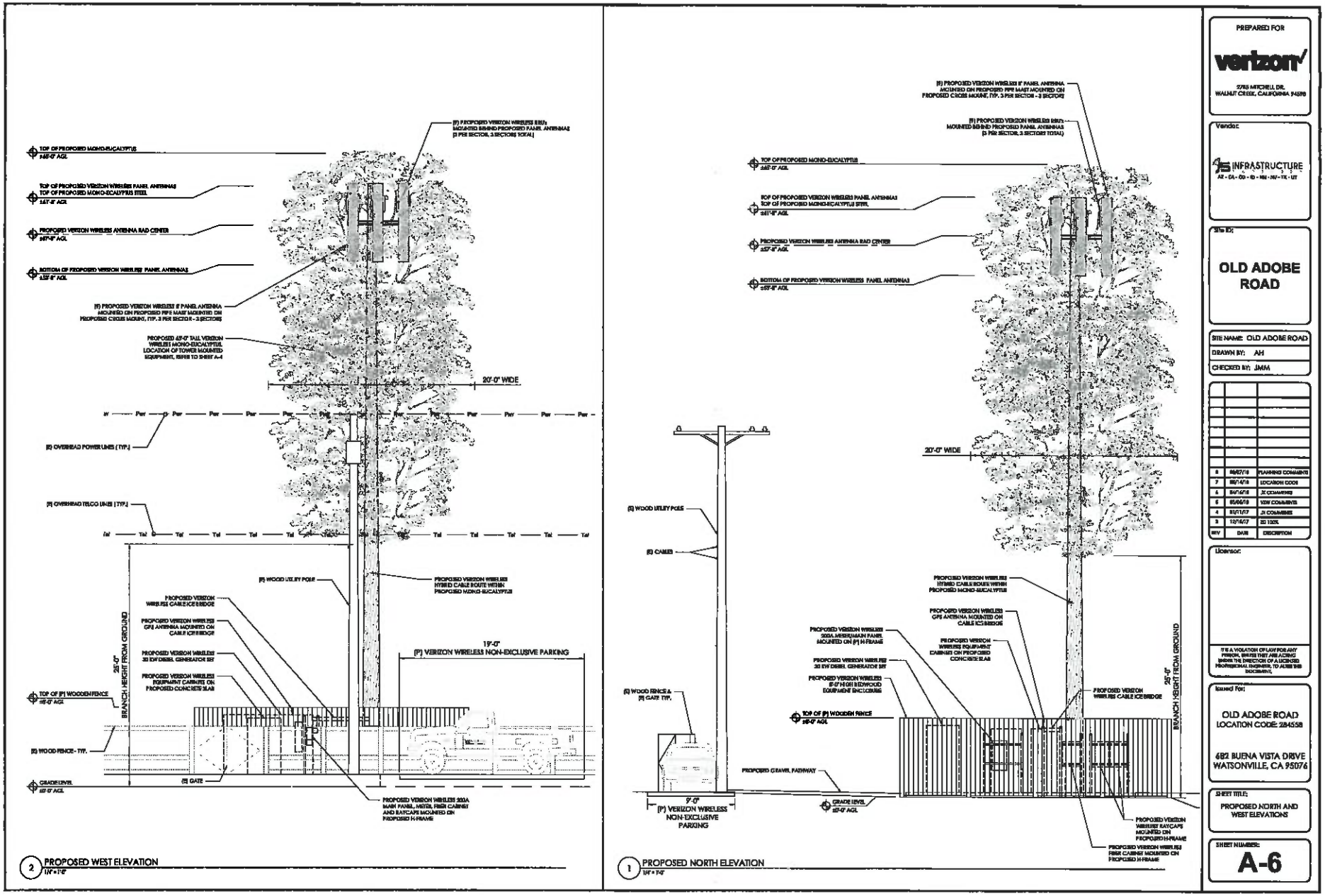
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

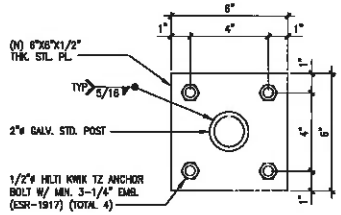
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
PROPOSED ANTENNA PLAN AND DETAILS

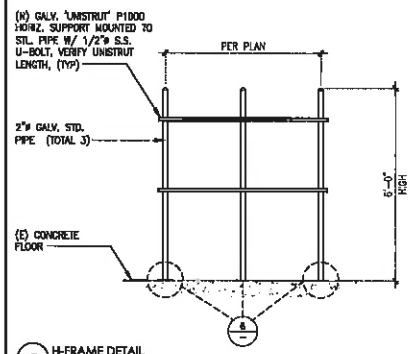
SHEET NUMBER:
A-4


PREPARED FOR
verizon
Vendor:
INFRASTRUCTURE
Site ID:
OLD ADOBE ROAD
SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM
Licensor:
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076
SHEET TITLE:
PROPOSED SOUTH AND EAST ELEVATIONS
SHEET NUMBER:
A-5
20'-0" WIDE
25'-0"
BRANCH HEIGHT FROM GROUND
19'-0"
(P) VERIZON WIRELESS NON-EXCLUSIVE PARKING
9'-0"
(P) VERIZON WIRELESS NON-EXCLUSIVE PARKING
2 PROPOSED EAST ELEVATION
1 PROPOSED SOUTH ELEVATION

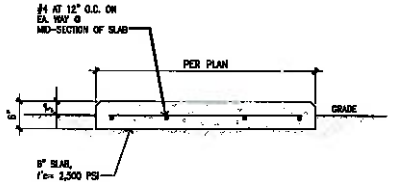

(P) PROPOSED VERIZON WIRELESS RRUs INDICATED BEHIND PROPOSED PANEL ANTENNAS (3 PER SECTOR, 3 SECTORS TOTAL)
TOP OF PROPOSED MONO-EUCALYPTUS ±65'-0" AGL
TOP OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS TOP OF PROPOSED MONO-EUCALYPTUS STEEL ±61'-6" AGL
PROPOSED VERIZON WIRELESS ANTENNA RAD CENTER ±57'-6" AGL
BOTTOM OF PROPOSED VERIZON WIRELESS PANEL ANTENNAS ±53'-6" AGL
(P) PROPOSED VERIZON WIRELESS 8' PANEL ANTENNA MOUNTED ON PROPOSED PIPE MAST MOUNTED ON PROPOSED CROSS MOUNT, TYP. 3 PER SECTOR - 3 SECTORS
PROPOSED 65'-0" TALL VERIZON WIRELESS MONO-EUCALYPTUS. LOCATION OF TOWER MOUNTED EQUIPMENT, REFER TO SHEET A-4
20'-0" WIDE
(E) OVERHEAD POWER LINES (TYP.)
(E) OVERHEAD TELCO LINES (TYP.)
(E) WOOD UTILITY POLE
PROPOSED VERIZON WIRELESS HYBRID CABLE ROUTE WITHIN PROPOSED MONO-EUCALYPTUS
PROPOSED VERIZON WIRELESS CABLE ICE BRIDGE
PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED ON CABLE ICE BRIDGE
PROPOSED VERIZON WIRELESS 30 KW DIESEL GENERATOR SET
PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS ON PROPOSED CONCRETE SLAB
25'-0" BRANCH HEIGHT FROM GROUND
15'-0"
(P) VERIZON WIRELESS NON-EXCLUSIVE PARKING
TOP OF (E) WOODEN FENCE ±55'-0" AGL
(E) WOOD FENCE - TYP.
GRADE LEVEL ±50'-0" AGL
(E) GATE
PROPOSED VERIZON WIRELESS 200A MAIN PANEL, METER, FIBER CABINET AND RAYCAPS MOUNTED ON PROPOSED H-FRAME
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"
(E) WOOD UTILITY POLE
(E) CABLES
(E) WOOD FENCE & (E) GATE TYP.
9'-0"
(P) VERIZON WIRELESS NON-EXCLUSIVE PARKING
PROPOSED GRAVEL PATHWAY
GRADE LEVEL ±50'-0" AGL
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"
PREPARED FOR
verizon
2785 MITCHELL DR. WALNUT CREEK, CALIFORNIA 94598
Vendor:
INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT
Site ID:
OLD ADOBE ROAD
SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM
6 06/07/18 PLANNING COMMENTS
7 08/14/18 LOCATION CODE
6 04/16/18 JC COMMENTS
5 03/06/18 VZW COMMENTS
4 01/11/17 JC COMMENTS
3 12/16/17 ZD 100%
REV DATE DESCRIPTION
Licensor:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076
SHEET TITLE:
PROPOSED NORTH AND WEST ELEVATIONS
SHEET NUMBER:
A-6



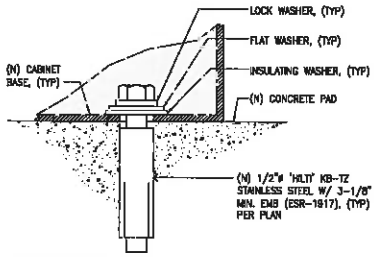
6 H-FRAME BASE PLATE DETAIL
NOT TO SCALE



5 H-FRAME DETAIL
NOT TO SCALE



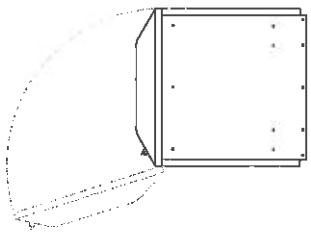
3 CONCRETE SLAB DETAIL
NOT TO SCALE



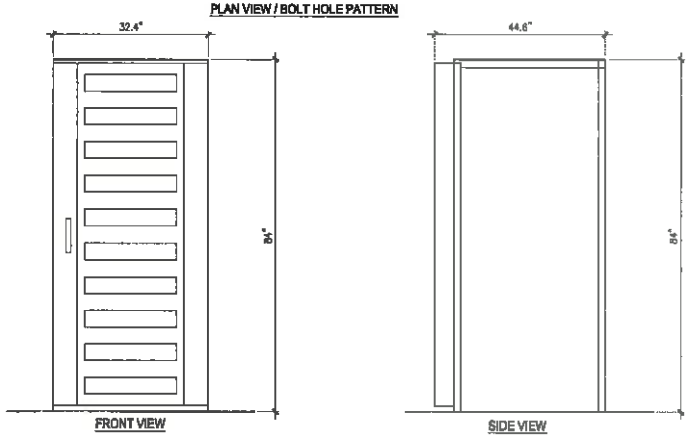
MOUNTING NOTES:
1. SPECIAL INSPECTION REQUIRED ON ALL ANCHOR BOLTS.
2. REFER TO AND FOLLOW MANUFACTURERS RECOMMENDED SPECIFICATIONS FOR EXACT ANCHOR BOLT LOCATIONS AND QUANTITY FOR EACH SPECIFIED CABINET.
3. CONTRACTOR TO SEAL AROUND ALL BOLTING LOCATIONS.

2 EQUIPMENT MOUNTING DETAIL
NOT TO SCALE

EQUIPMENT SPECIFICATIONS
MANUFACTURER: COMMSCOPE
MODEL: RBH84-32 BATTERY CABINET
HEIGHT: 84.0"
WIDTH: 32.4"
DEPTH: 44.6"

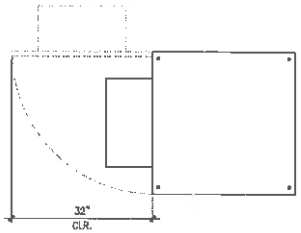


PLAN VIEW / BOLT HOLE PATTERN

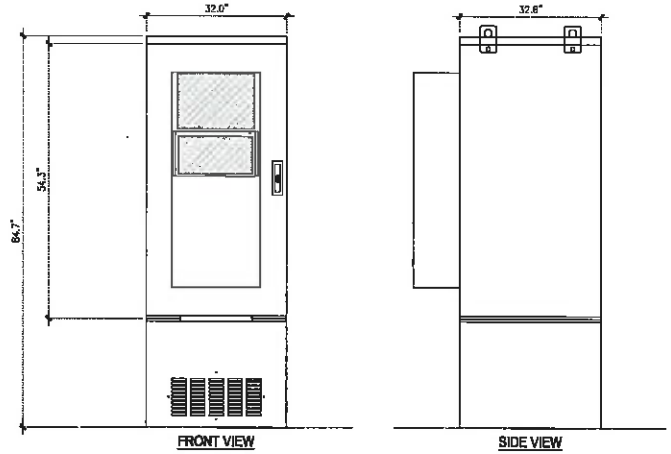


4 BATTERY CABINET SPECIFICATIONS
NOT TO SCALE

EQUIPMENT SPECIFICATIONS
MANUFACTURER: CHARLES
MODEL: CUBE SS48228
HEIGHT: 84.7"
WIDTH: 32.0"
DEPTH: 32.6"



PLAN VIEW / BOLT HOLE PATTERN



1 CHARLES CABINET SPECIFICATIONS
NOT TO SCALE

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
15 INFRASTRUCTURE
AZ · CA · CO · ID · NM · NV · TX · UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	05/07/18	PLANNING COMMENTS
7	03/14/18	LOCATION CODE
6	01/16/18	JE COMMENTS
5	09/06/16	VZW COMMENTS
4	01/11/17	JE COMMENTS
3	10/11/17	ZD 100%

License:

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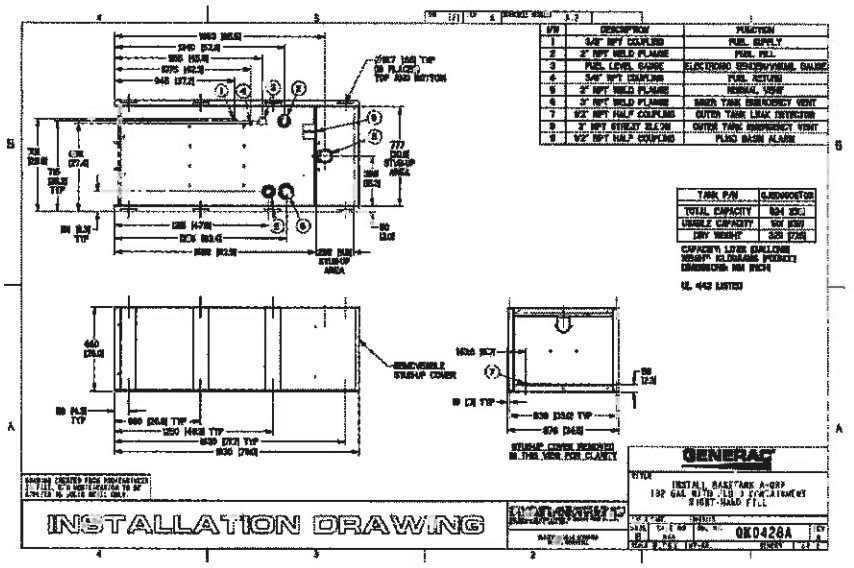
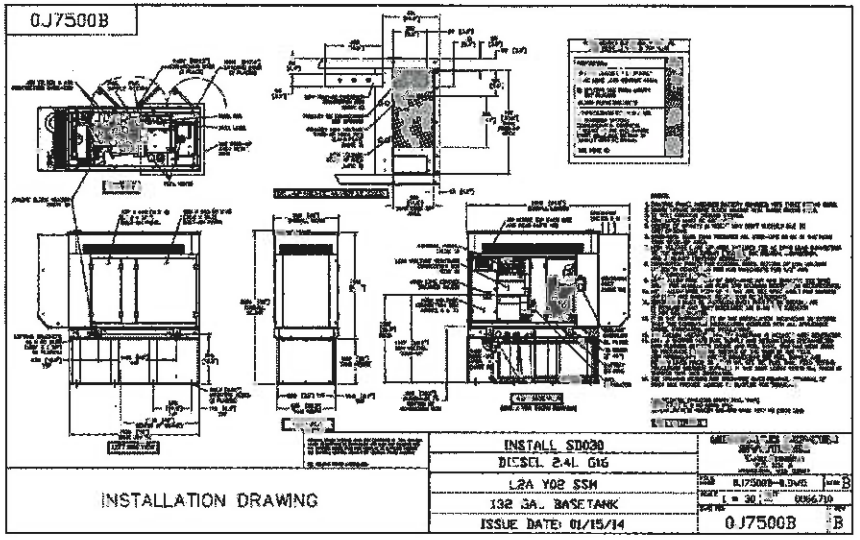
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

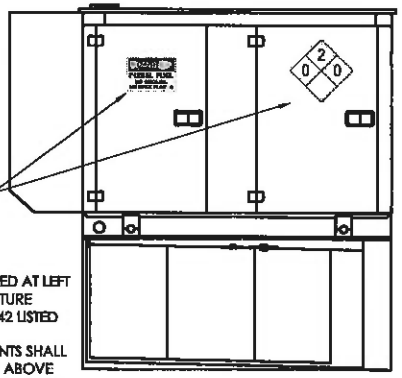
SHEET TITLE:
GENERATOR INSTALLATION & SIGNAGE DETAILS

SHEET NUMBER:
D-1



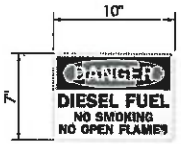


1 GENERATOR INSTALLATION DETAILS

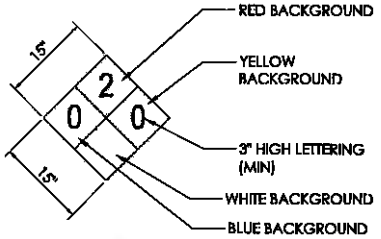


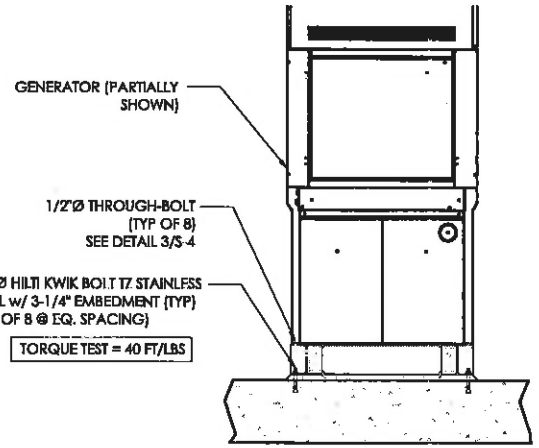
SIGNS POSTED EACH APPROACH FACE OF GENERATOR

NOTES:
1. TANK PROVIDED AND DETAILED AT LEFT IS A CLOSED (NOT OPEN RUPTURE BASE), DOUBLE-WALLED, UL142 LISTED TANK.
2. AS PER SF FIRE CODE, ALL VENTS SHALL TERMINATE A MINIMUM OF 8' ABOVE THE TOP OF THE ENCLOSURE. THIS IS A CUSTOM MODIFICATION TO THE TANK.



ALUMINUM DANGER SIGN





NOTES:
1. NFPA 704 DIAMOND SHALL BE ATTACHED ONTO ALL SIDES OF GENERATOR
2. SPECIAL INSPECTION (ICC ESR#1917) IS REQ'D FOR ANCHOR

2 DETAIL

PREPARED FOR
verizon
2785 MITCHELL DR, WALNUT CREEK, CALIFORNIA 94598

Vendor:
INFRASTRUCTURE

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	05/07/18	PLANNING COMMENTS
7	03/14/18	LOCATION CODE
6	04/16/15	JC COMMENTS
5	03/05/15	VDF COMMENTS
4	01/11/17	JC COMMENTS
3	12/15/17	ID 1005

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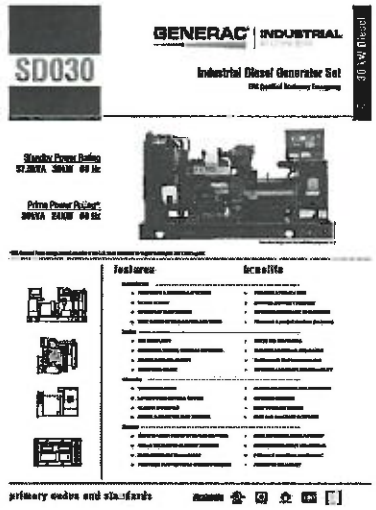
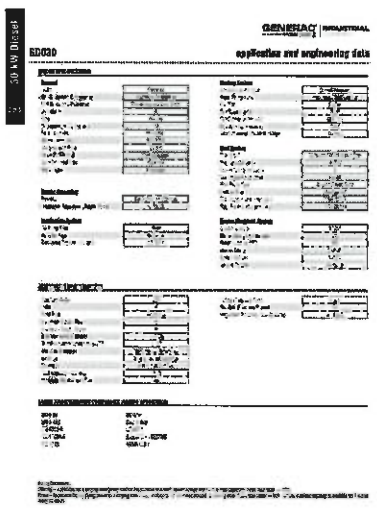
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

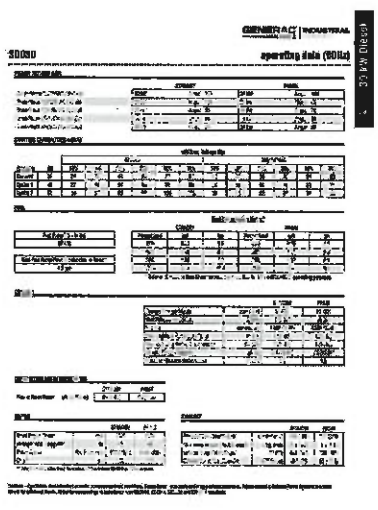
682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

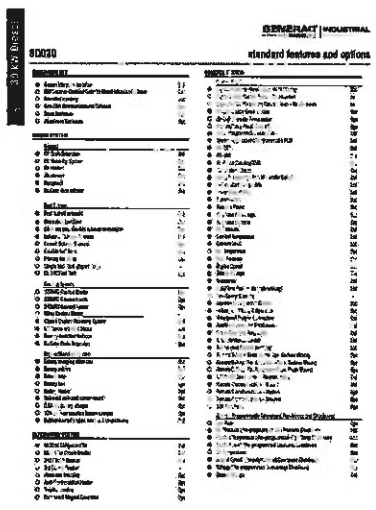
SHEET TITLE:
GENERATOR INSTALLATION & SIGNAGE DETAILS

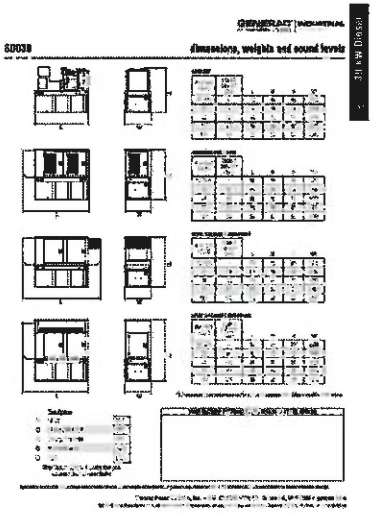
SHEET NUMBER:
D-2

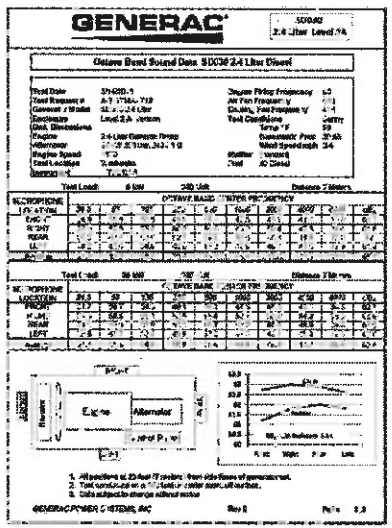


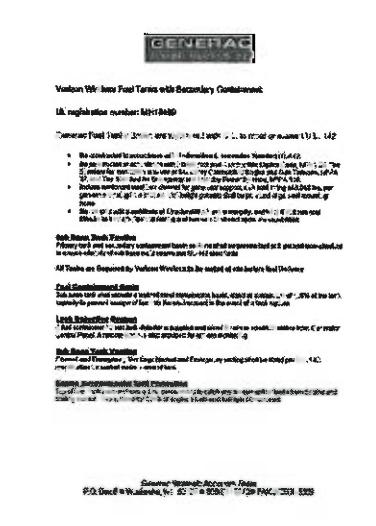












1 GENERATOR SPEC SHEET
NOT TO SCALE

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Version:
15 INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
8	09/07/18	PLANNING COMMENTS
7	05/14/18	LOCATION CODE
6	04/16/18	JX COMMENTS
5	03/06/18	VDW COMMENTS
4	01/11/17	JX COMMENTS
3	12/15/17	ZD 100%

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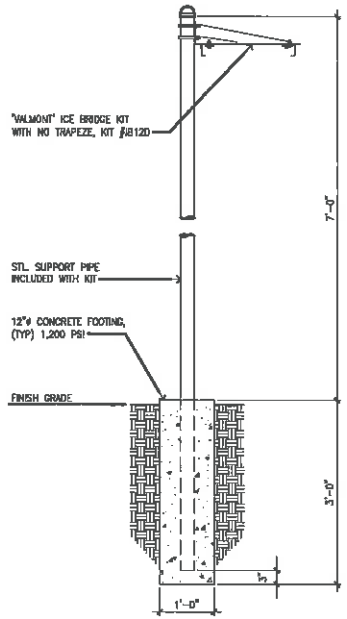
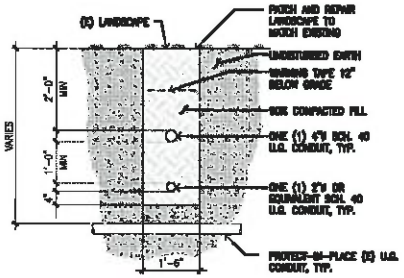
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

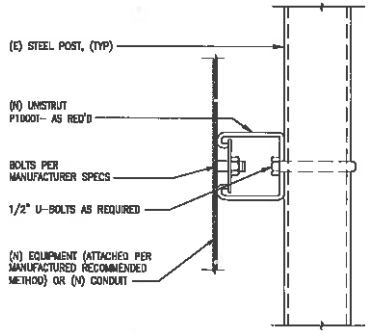
SHEET TITLE:
GENERATOR SPEC & DETAILS

SHEET NUMBER:
D-3

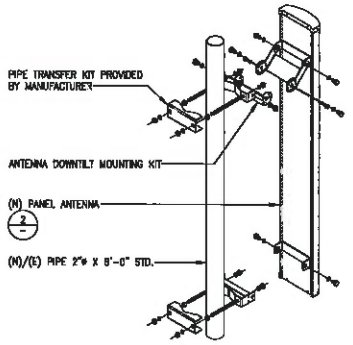




5 JOINT TRENCH DETAIL
NOT TO SCALE



3 EQUIPMENT MOUNTING DETAIL
NOT TO SCALE



2 ANTENNA MOUNTING DETAIL
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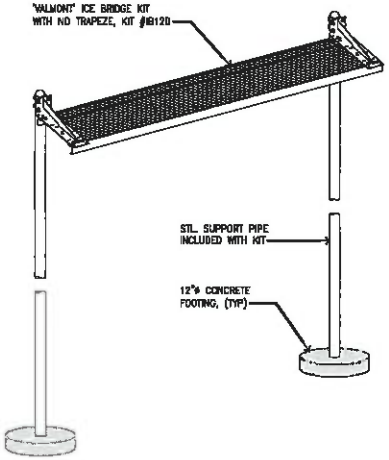
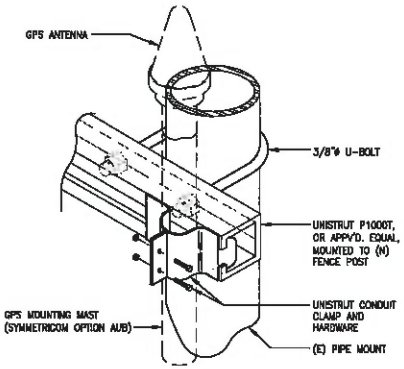
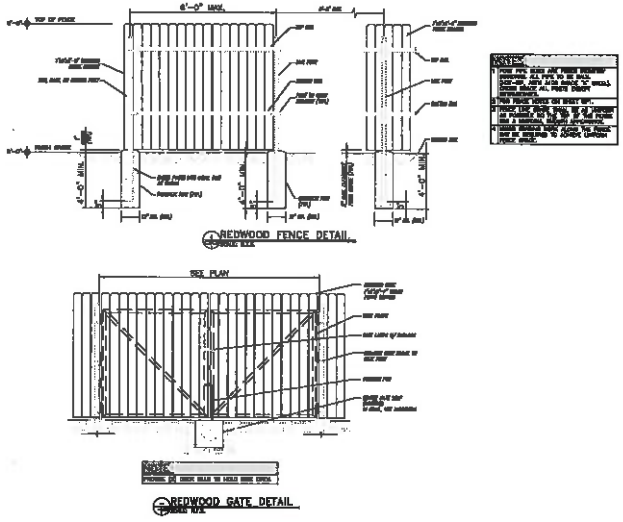


6 CABLE ICE BRIDGE DETAIL
NOT TO SCALE



4 GPS MOUNTING DETAIL
NOT TO SCALE



1 REDWOOD FENCE DETAIL
NOT TO SCALE

PREPARED FOR
verizon
2785 MITCHELL DR.
WALNUT CREEK, CALIFORNIA 94598

Vendor:
15 INFRASTRUCTURE
AZ · CA · CO · ID · NM · NV · TX · UT

Site ID:
OLD ADOBE ROAD

SITE NAME: OLD ADOBE ROAD
DRAWN BY: AH
CHECKED BY: JMM

REV	DATE	DESCRIPTION
9	09/07/18	PLANNING COMMENTS
7	05/14/18	LOCATION CODE
6	04/16/18	JR COMMENTS
5	03/09/18	VDW COMMENTS
4	01/11/17	JR COMMENTS
3	12/15/17	RD 100%

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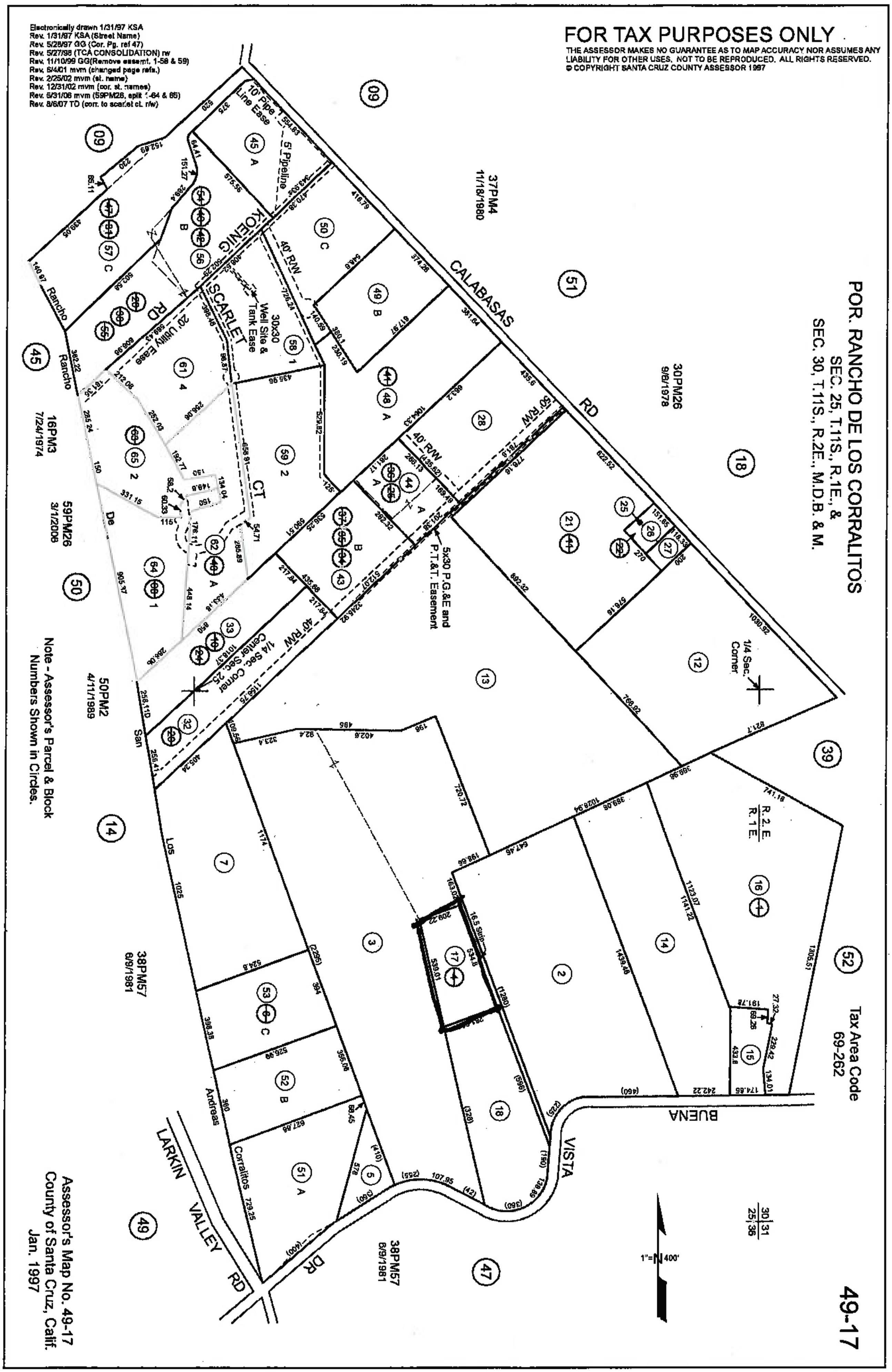
Issued For:
OLD ADOBE ROAD
LOCATION CODE: 284558

682 BUENA VISTA DRIVE
WATSONVILLE, CA 95076

SHEET TITLE:
DETAILS

SHEET NUMBER:
D-4


Electronically drawn 1/31/97 KSA
Rev. 1/31/97 KSA (Street Name)
Rev. 5/28/97 GG (Cor. Pg. ref 47)
Rev. 5/27/98 (TCA CONSOLIDATION) rw
Rev. 11/10/99 GG(Remove essmt. 1-58 & 59)
Rev. 6/4/01 mvm (changed page refs.)
Rev. 2/25/02 mvm (st. name)
Rev. 12/31/02 mvm (cor. st. names)
Rev. 5/31/06 mvm (59PM28, split 1-64 & 65)
Rev. 8/6/07 TO (corr. to scarlet ct. r/w)
FOR TAX PURPOSES ONLY
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POR. RANCHO DE LOS CORRALITOS
SEC. 25, T.11S., R.1E., &
SEC. 30, T.11S., R.2E., M.D.B. & M.
CALABASAS RD
KOENIG RD
SCARLET CT
San Andreas Rd
BUENA VISTA DR
LARKIN VALLEY RD
Rancho De Los Corralitos
10' Pipe Line Ease
5' Pipeline
30x30 Well Site & Tank Ease
20' Utility Ease
40' R/W
50' R/W
5x30 P.G.&E and P.T.&T. Easement
1/4 Sec. Corner
Center Sec. 25 1/4 Sec. Corner
16.5 Strip
37PM4 11/18/1980
30PM26 9/8/1978
16PM3 7/24/1974
59PM26 3/1/2006
50PM2 4/11/1989
38PM57 6/9/1981
R. 2. E.
R. 1. E.
Tax Area Code 69-262
Note - Assessor's Parcel & Block Numbers Shown in Circles.
1"=400'
Assessor's Map No. 49-17
County of Santa Cruz, Calif.
Jan. 1997
49-17

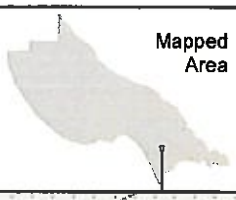
EXHIBIT E

Parcel Location Map (049-171-17)

EXHIBIT F

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



A

049-171-17
(A)

CA

SU

A *Agriculture*
CA *Commercial Agriculture*
SU *Special Use*

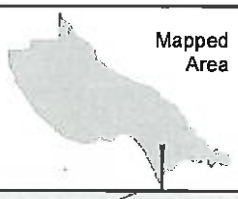
N

0 60 120
Feet

EXHIBIT E

SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



AG

049-171-17
(AG)

AG *Agricultural*

N

0 60 120

Feet

EXHIBIT E

EX. B

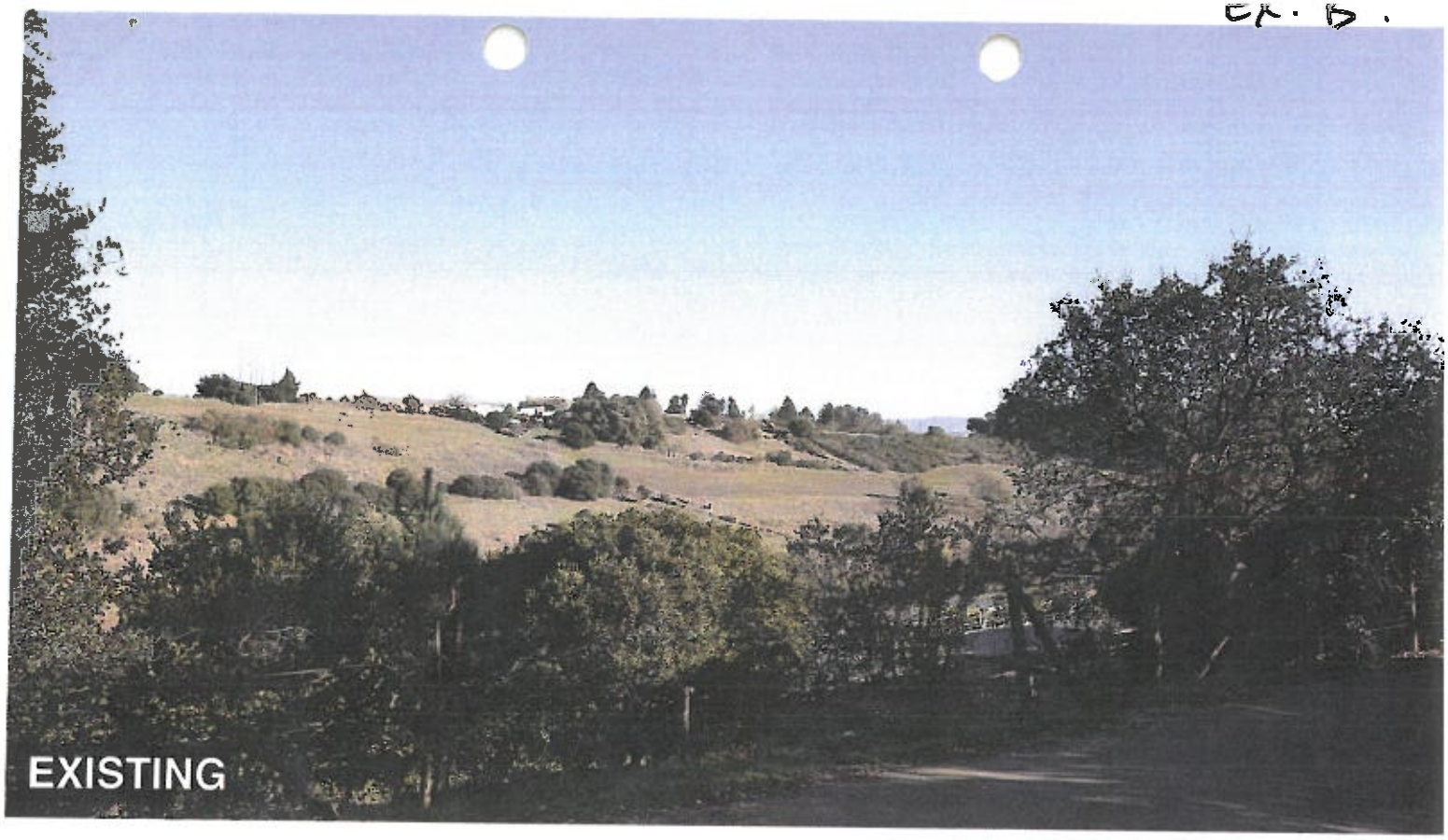
PHOTOSIMULATION

View Chart

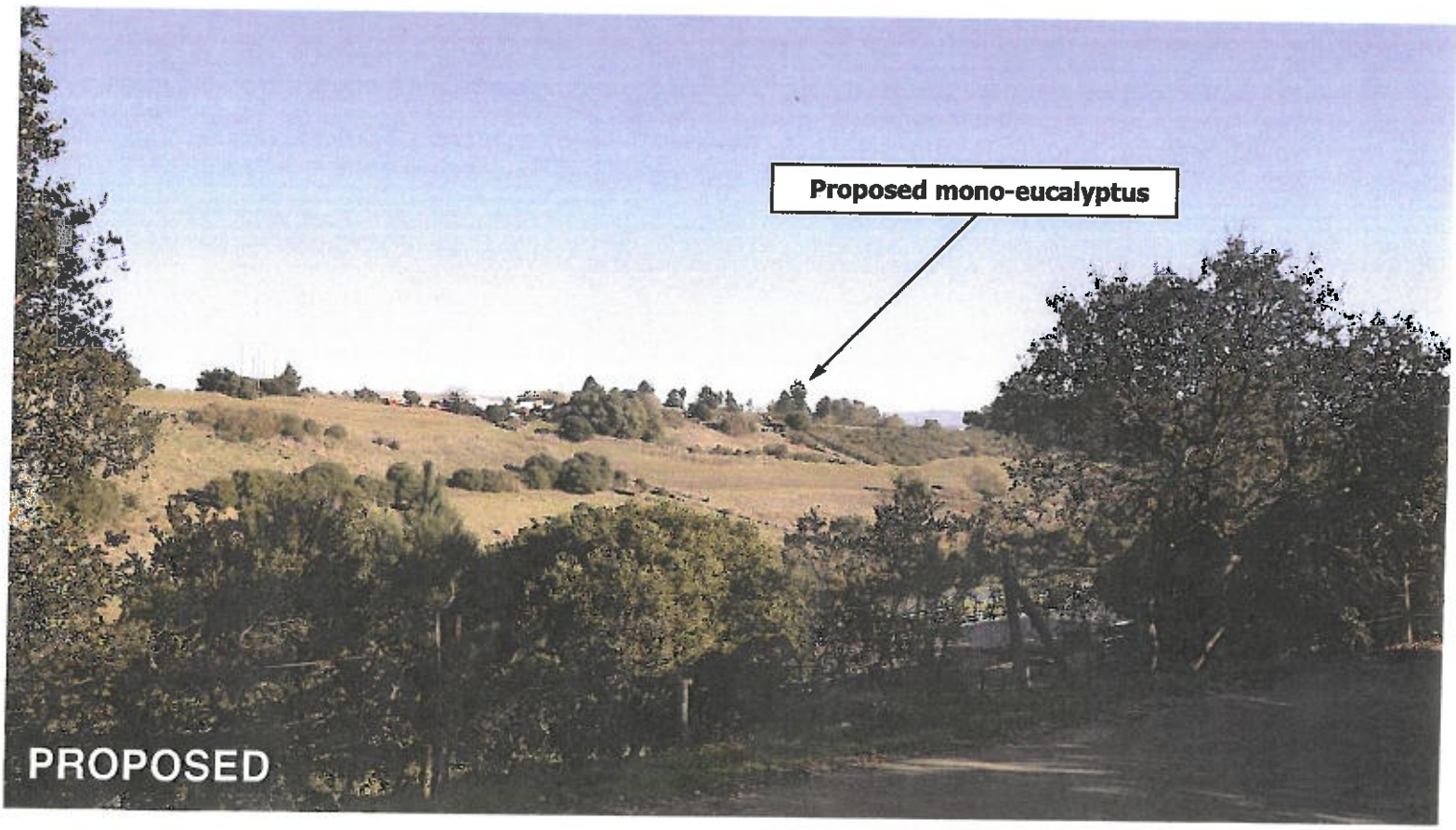
EXHIBIT F

verizon

Old Adobe Rd
682 Buena Vista Rd
Watsonville CA 95076
12/7/17



Install (9) panel antennas, (9) RRUS on an 65' mono-eucalyptus



PHOTOSIMULATION

View 1 of 4

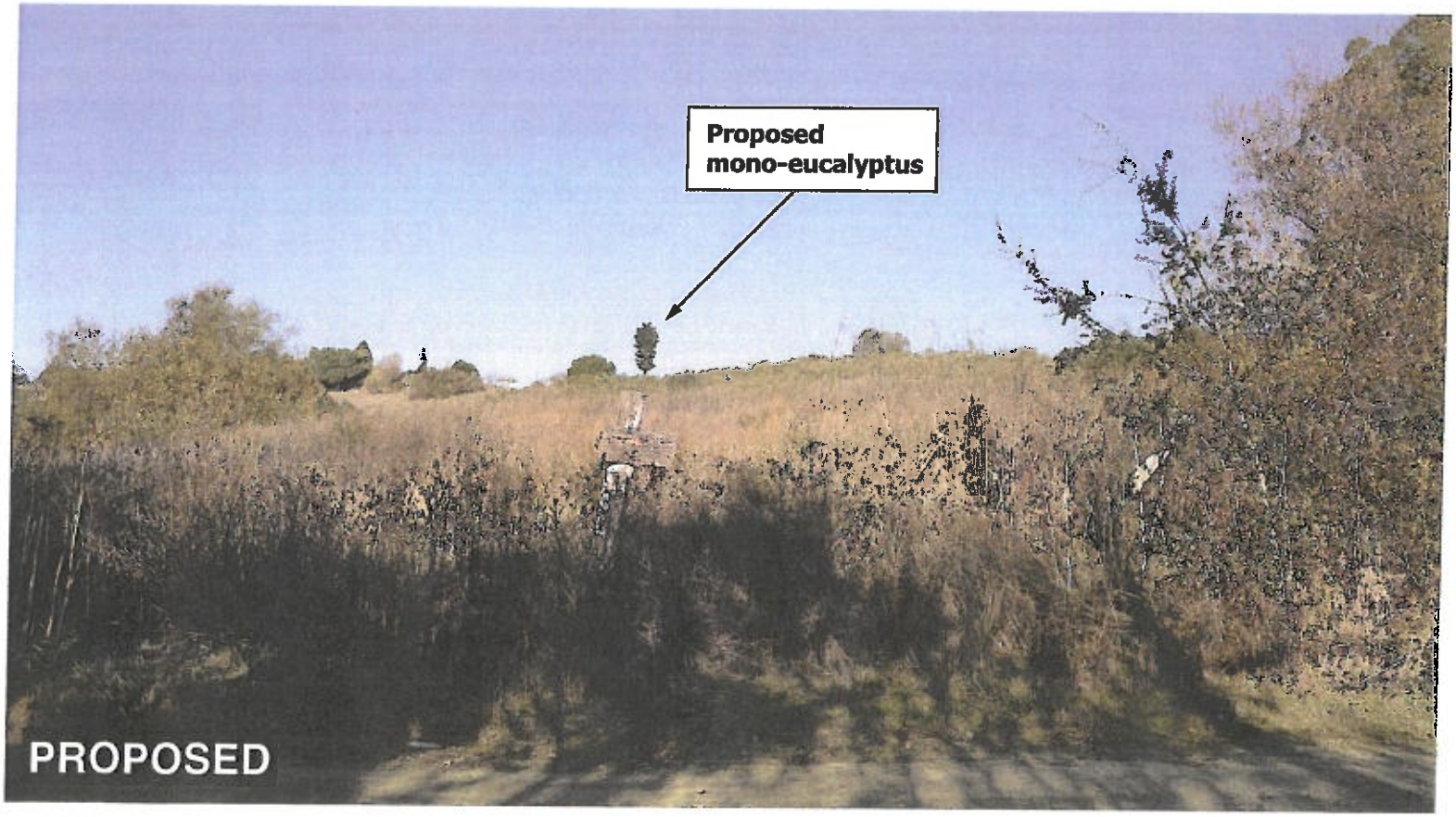
EXHIBIT F

verizon

Old Adobe Rd
682 Buena Vista Rd
Watsonville CA 95076
12/7/17

EX. 15

Install (9) panel antennas, (9) RRUS on an 65' mono-eucalyptus



PHOTOSIMULATION

View 2 of 4

EXHIBIT F

verizon

Old Adobe Rd
682 Buena Vista Rd
Watsonville CA 95076
12/7/17

EX. 5

Install (9) panel antennas, (9) RRUS on an 65' mono-eucalyptus

PHOTOSIMULATION

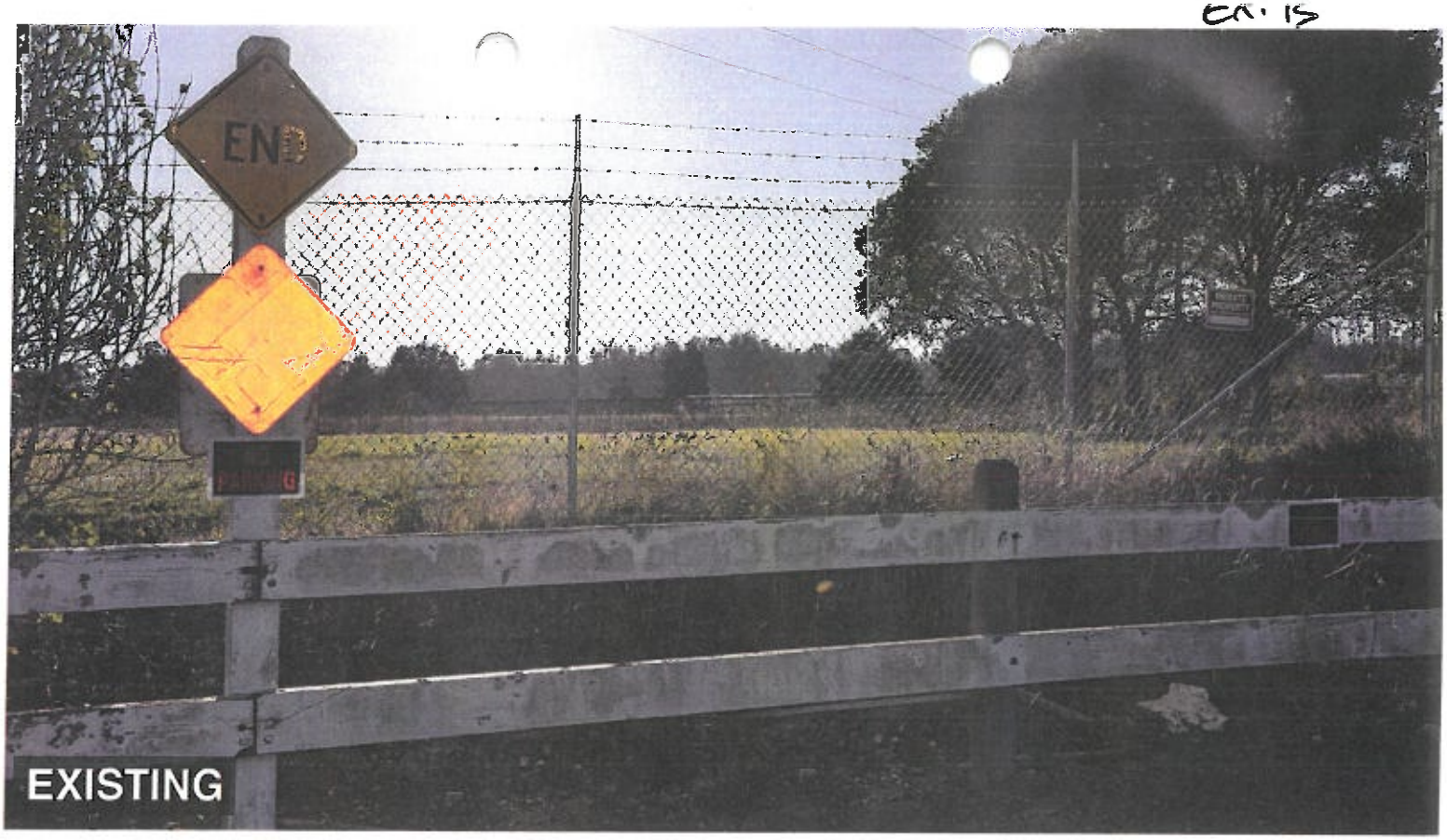
J5

View 3 of 4

verizon

Old Adobe Rd
682 Buena Vista Rd
Watsonville CA 95076
12/7/17

Ex. 15



Install (9) panel antennas, (9) RRUS on an 65' mono-eucalyptus

PHOTOSIMULATION

J5

View 4 of 4

verizon

EXHIBIT F

Old Adobe Rd
682 Buena Vista Rd
Watsonville CA 95076
12/7/17

INFRASTRUCTURE PARTNERS

Verizon Wireless
Site Name: Old Adobe Rd.
Site Address: 628 Buena Vista Dr., Watsonville, CA
APN: 682 049-171-17-000
Project Description / Site Selection Process

PROJECT DESCRIPTON

Verizon Wireless ("Applicant") proposes to establish and operate an unmanned wireless telecommunications facility on the parcel located at 628 Buena Vista Dr., Watsonville, CA / APN 0148-200-610. Structure Type: Stealth – Mono Pine with equipment shelter. Structure Height: 85' feet (AGL). The leased area is 28' x 28' where the Stealth Mono Pine and Equipment shelter will be located.

The scope of work consists of the following:

- Installation of an 85' mono-pine with 3 sectors consisting of 9 panel antennas with 3 antennas per sector
- Installation of an outdoor equipment concrete pad within a 28' x 28' lease area
- Installation of 9 Remote Radio Units (RRU's) with an A2 unit
- Installation of a 30 kw generator

The proposed site will greatly improve internet and voice coverage for commercial and residential areas to the North, East, West, and South of 682 Buena Vista Dr., Watsonville, CA. The RF objective is to improve coverage along Buena Vista Drive in Watsonville.

This site is part of a larger infill project designed to improve internet connectivity and voice coverage in rural areas that are predominately reliant on dial-up connections. The proposed site will bring connectivity up to at least 10 Megabits per second for fixed-wireless Internet service which represents a tremendous leap in terms of speed and reliant connectivity.

SITE SELECTION PROCESS

No other candidate was viable in the search area that met will all the leasing, zoning, engineering, and construction requirements. Applicant originally identified 6 potential candidates within 1 mile of the Center of the Search Ring. However, due to visibility concerns, RF eliminated 3 of the candidates. In addition, two PG&E collocations were not considered since macrocell sites were not feasible at either pole. The remaining candidate, Candidate 1, was no longer responsive and Verizon decided to drop the candidate. As a result Applicant re-scrubbed the search ring and identified the following single candidate.

EXHIBIT G

EX-G

Verizon Wireless • Proposed Base Station (Site No. 284558 "Old Adobe Road")
682 Buena Vista Drive • Watsonville, 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. 284558 "Old Adobe Road") proposed to be located at 682 Buena Vista Drive in Watsonville, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall steel pole, configured to resemble a pine tree, to be sited at 682 Buena Vista Drive in Watsonville. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

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^2	1.00 mW/cm^2
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 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 L.D.Strobel Co. Inc., dated December 2, 2016, it is proposed to install nine JMA Wireless Model X7CQAP-FRO-860-VR0 directional panel antennas on a new 75-foot steel pole, configured to resemble a pine tree, to be sited near the southeast corner of the 3-acre parcel located at 682 Buena Vista Drive in Watsonville. The antennas would employ no downtilt, would be mounted at an effective height of about 71 feet above ground, and would be oriented in groups of three toward 40°T, 160°T, and 280°T, to provide service in all directions. The maximum effective radiated power in any direction would be 13,760 watts, representing simultaneous operation at 6,240 watts for AWS, 5,360 watts for PCS, and 2,160 watts for 700 MHz service; no operation on cellular 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 0.028 mW/cm^2, which is 2.8% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 0.44% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence† is 0.33% of the public exposure limit. It should be noted that these results include several

* Located at least 100 feet away, based on photographs from Google Maps.
† Located at least 220 feet away, based on photographs from Google Maps.

"worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

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 682 Buena Vista Drive in Watsonville, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will 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.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

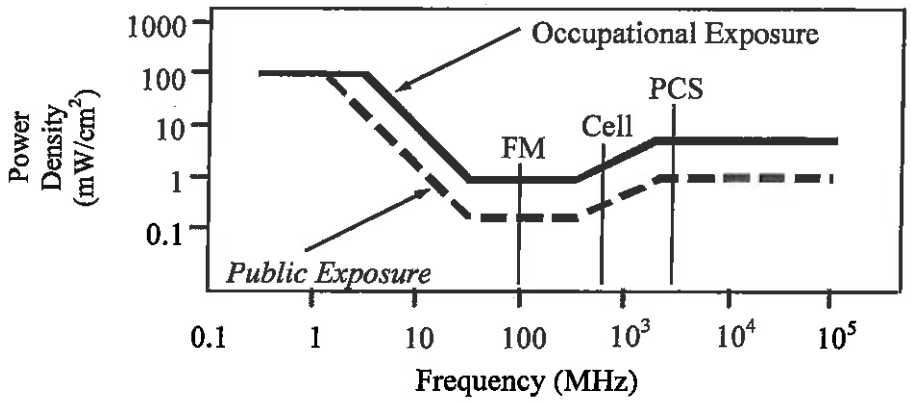
May 12, 2017

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



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.

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^2,

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^2,

where θ_{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
η = 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:

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

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.