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## Staff Report to the Zoning Administrator

Application Number: **141147**

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**Applicant:** David Downs, Complete Wireless  
**Owners:** Robert & Virginia Dickens  
**APN:** 051-012-22

**Agenda Date:** March 6, 2015  
**Agenda Item #:** 1  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a new 65-ft. tall Verizon WCF disguised as an agricultural water tank tower, including 9 panel antennas completely hidden and enclosed within the 11-foot tall by 11-foot diameter cylindrical "tank" at the top of the lattice tower, and a ground-level 10-foot tall, by 16-foot 10.5-inch long, by 10-feet wide equipment shelter. The tower and equipment shelter, along with an 8-foot tall 30-kw stand-by diesel generator (on a 6-ft. by 13-ft. concrete slab), are to be located within a 20-foot by 45-foot lease area enclosed by a 6-foot high slated chain link fence.

**Location:** Project is located on a 38.26 acre Commercial Ag (CA) zoned parcel on south side of Melody Lane (518 Melody Lane), approx. 0.5 miles east of Green Valley Rd. north of Watsonville.

**Supervisory District:** 4th (District Supervisor: Greg Caput)

**Permits Required:** Requires a Commercial Development Permit and a Federal Telecom Act Exception because it is located in a "prohibited" area (CA zone) as per the WCF Ordinance.

**Technical Reviews:** Soils report required at Building Permit stage.

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141147, based on the attached findings and conditions, including a Federal Telecommunications Act Exception for being located on Commercial Agricultural (CA) zoned land.

### Exhibits

- |   |  |
|---|--|
| A. CEQA Categorical Exemption                         | F. Project Support Statement (Alternatives Analysis) |
| B. Findings   | G. Radio-Frequency Radiation Emissions Report        |
| C. Conditions   | H. Photo-Simulations                                 |
| D. Project plans                                      |  |
| E. Assessor's, Location, Zoning and General Plan Maps |  |
- 

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

### Parcel Information

Parcel Size: 38.26 acres  
Existing Land Use - Parcel: Agricultural  
Existing Land Use - Surrounding: Agricultural & Residential  
Project Access: Melody Lane off Green Valley Rd.  
Planning Area: Pajaro Valley  
Land Use Designation: AG (Agriculture)  
Zone District: CA (Commercial Agriculture)  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Expansive  
Fire Hazard: Not a mapped constraint  
Slopes: N/A  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: N/A  
Sewage Disposal: N/A  
Fire District: Pajaro FPD  
Drainage District: Flood Zone 7

### History

The 38.26 acre parcel has been in agricultural use for many years. An Agricultural Development Permit (Application 04-0271) was approved on the subject parcel in 2004 to install a 1,400 square foot mobile home as an Agricultural Caretakers Unit.

### Project Setting

The project site is located in the Pajaro Valley, on a level 38.26 acre parcel in agricultural (row crop) use. The subject parcel is bounded on three sides by commercial agriculturally -zoned parcels, and on one side (to the west) by residentially-zoned parcels (R-1-10 and R-1-6). The nearest residentially-zoned parcel is approximately 850 feet from the base of the proposed cell tower.

## Zoning & General Plan Consistency

The subject property is a parcel of approximately 38.26 acres, located in the CA (Commercial Agricultural) zone district, a designation which allows wireless communication facility uses only with a Federal Telecommunications Act Exception. The proposed wireless communication facility (WCF) is a permitted use within the zone district (with Level 5 approval) and the zoning is consistent with the site's Agricultural (AG) General Plan designation. The proposal requires a Level 5 Commercial Development Permit, and a Federal Telecom Act Exception to allow locating the WCF on a parcel that is zoned Commercial Agriculture (CA), which is one of the "prohibited" zone districts in the County's WCF Ordinance.

### Proposed TCA Exception For WCF Being Located on Property Zoned "CA"

A Federal Telecom Act Exception is needed to allow the locating the proposed WCF on a parcel that is zoned Commercial Agriculture (CA), which is one of the "prohibited" zone districts as per the County's WCF Ordinance, which states that WCFs cannot be constructed in "prohibited areas" except as follows (as per Sec. 13.10.661(b)(4)):

"If a Telecommunications Act Exception is approved pursuant to Section 13.10.668(a) that allows for siting a wireless communications facility within any of the ...prohibited areas, then such facility shall comply with the remainder of Sections 13.10.660 through 13.10.668 inclusive, and shall be co-located. Applicants proposing new wireless communication facilities in any of the above-listed prohibited areas must submit as part of their application an Alternatives Analysis, as described in Section 13.10.662(c) below. Non-collocated wireless communication facilities may be sited in the prohibited areas listed above only in situations where the applicant can prove that:

- (i) The proposed wireless communication facility would eliminate or substantially reduce one or more significant gaps in the applicant carrier's network; and
- (ii) There are no viable, technically feasible, and environmentally (e.g., visually) equivalent or superior potential alternatives (i.e., sites and/or facility types and/or designs) outside the prohibited areas identified in Section 13.10.661(b) that could eliminate or substantially reduce said significant gap(s).

Any wireless communications facility and any associated development allowed in a prohibited area: (1) shall be sited and designed so that it is not visible from public vantage points to the maximum extent feasible; or (2) where some portion or all of such a facility and/or any associated development is unavoidably sited and/or designed in a manner that makes it visible from public vantage points (and cannot be sited and/or designed to not be visible), that portion shall be screened and/or camouflaged so that it is inconspicuous and designed to blend seamlessly into the existing public view."

The applicant has submitted information indicating that the proposed WCF location is necessary

to close a “significant gap” in the carrier’s (Verizon’s) network, and evidence indicating that other potential alternative sites in allowed zone districts that could close that gap are either not available or would be more visually obtrusive (i.e., closer to residences). The proposed 65-foot tall faux-water tank tower design blends in well with the rural agricultural visual context of the site and environs, and therefore the WCF will “blend seamlessly into the existing public view.” Therefore, the granting of a TCA Exceptions to allow placement in the “prohibited” CA-zone is warranted.

### **Design Review**

The proposed WCF complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate architectural design features by being disguised as an agricultural water tank tower, so as to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **Visual Analysis**

The proposed 65-foot tall faux-water tank tower WCF design will blend in well with the existing agricultural/rural backdrop, and thus the project will not significantly impact views.

### **Radio Frequency Emissions**

A radio frequency (RF) radiation emissions calculation report has been prepared for this project by a qualified consulting engineer (Hammet & Edison). The proposed facility is calculated to result in a maximum ambient RF level of no more than 1.7% of the applicable FCC public exposure limit at ground level, and 2.5% of that limit at the second floor level of the nearest habitable structure, which is currently an only one-story house/caretakers unit approximately 190-ft. away from the proposed WCF.

### **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 a Small Structure” (Class 3, Section 15303). The CEQA Categorical Exemption form is attached as Exhibit A.

### **Conclusion**

As proposed and conditioned, and with the proposed granting of a Federal Telecommunications Act Exception allowing siting the WCF on CA-zoned land, 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 141147, with the granting of a Federal Telecommunications Act Exception allowing siting the WCF on CA-zoned land, based on the attached findings and conditions.

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

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

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**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:** 141147  
**Assessor Parcel Number:** 051-012-22  
**Project Location:** 518 Melody Lane, Watsonville, CA

**Project Description:** Proposal to construct a 65-ft. tall Verizon WCF disguised as an agricultural water tank tower, including 9 panel antennas completely hidden and enclosed within the cylindrical "tank" at the top of the lattice tower, and a ground-level equipment shelter.

**Person or Agency Proposing Project:** David Downs, Complete Wireless (for Verizon)

**Contact Phone Number:** (916) 217-7513

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

Specify type: Type 3 - New Construction or Conversion of Small Structure (Section 15303)

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

Construction of a wireless communication facility disguised as a 65-foot tall agricultural water tank tower is not anticipated to generate any environmental impacts.

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

\_\_\_\_\_  
Frank Barron, Project Planner

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

## 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 zoning district that permits wireless communication facility (WCF) uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed WCF 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 CA (Commercial Agriculture) zone district as the primary use of the property will remain agricultural, with the proposed WCF being ancillary to that use, and that the WCF use will meet all current site standards for 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 Agriculture (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 will meet current setbacks for the zone district.

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 comply with the site standards for the CA zone district (including setbacks, lot coverage, floor area ratio, and height) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 is to be constructed on an existing 38.26 acre agricultural parcel, and that there is not expected to be any additional traffic generated by 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/agricultural area containing a agricultural land uses and agriculturally-related structures, and the proposed faux-water tank tower WCF will be consistent with that context, and will blend-in seamlessly.

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 faux-water tank tower 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.



## 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.

This finding can be made, in that the proposed faux-water tank tower WCF will blend-in seamlessly to its rural/agricultural context and thus will not be visually obtrusive. Moreover, the proposed WCF and its ground-based equipment enclosure/lease area will not take any cultivated ag land out of production, and will not impact any sensitive habitat resources or other significant 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 water tank tower design that would have less visual and/or other resource impacts.

2. That the proposed 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 is to consist of 9 antennas located within an faux water tank mounted upon a lattice tower that will blend in with several other nearby agricultural outbuildings 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 8.6.6.), nor significantly affect other County resources, including agricultural (i.e., will not displace any viable agricultural land), open space, or community character resources. Moreover, as shown in the applicant's Alternatives Analysis, there are no other environmentally equivalent and/or superior and technically feasible alternatives to the faux water tank tower 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 agricultural-related use of the subject property is in compliance with the requirements of the CA (Commercial 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 wireless communications facility will be located at a sufficient distance from Watsonville Airport (approx. 2.25 miles) and will be of a height (65-foot) 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 due to the proposed WCF operations are calculated to be no more than 1.7% of the most restrictive applicable (i.e., FCC) public exposure limit at ground level, and 2.5% of that limit at the second floor level of the nearest habitable structure, which is currently an only one-story house/caretakers unit approximately 190-ft. away from the proposed WCF.

6. The proposed wireless communication facilities as conditioned are consistent with the 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.

7. Federal Telecommunications Act (TCA) Exception Finding: If the application of the requirements or limitations set forth in Sections 13.10.660 through 13.10.668 inclusive, including but not limited to applicable limitations on allowed land uses, would have the effect of violating the Federal Telecommunications Act as amended, the approving body shall grant a Telecommunications Act Exception to allow an exception to the offending requirement or application. The applicant shall have the burden of proving that application of the requirement or limitation would violate the Federal Telecommunications Act, and that no alternatives exist which would render the approval of a Telecommunications Act Exception unnecessary.

This finding can be made in that the applicant has submitted information indicating that the proposed WCF location is necessary to close a “significant gap” in the carrier’s (Verizon’s) network, and evidence indicating that other potential alternative sites in allowed zone districts that could close that gap are either not available or would be more visually obtrusive (i.e., closer to residences). WCFs on CA-zoned land can be allowed pursuant to a TCA Exception, only if it is “...camouflaged so that it is inconspicuous and designed to blend seamlessly into the existing public view.” Since the proposed 65-foot tall faux-water tank tower design blends in well with the rural agricultural visual context of the site and environs, and the Alternatives Analysis shows that other possible locations on non-CA zoned land are either unavailable or would be more visually conspicuous than in the proposed location, the granting of a TCA Exception to allow placement in the “prohibited” CA-zone is warranted.

## Conditions of Approval

Exhibit D: Project Plans, 7 sheets, prepared by MST Architects/Phil Auer Surveying, dated 5/27/14

- I. This permit authorizes the construction of a faux water tank tower wireless communication facility. 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 any 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. 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 board in 8 1/2" x 11" format for Planning Department review and approval.

2. Grading, drainage, and erosion control plans.
  3. 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.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley 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. 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, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

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

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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**

Application #: 141147  
APN: 051-012-22  
Owner: Robert & Virginia Dickens

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

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

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

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

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Frank Barron, AICP  
Project Planner

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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.

Z0 DRAWING SIGN - OFF

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

SITE ACQUISITION: \_\_\_\_\_

PLANNING: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

MANAGEMENT: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

CONSTRUCTION: \_\_\_\_\_

REAL ESTATE: \_\_\_\_\_

RF ENGINEER: \_\_\_\_\_

EQUIPMENT ENGINEER: \_\_\_\_\_

NEW ENG./TRANSPORT: \_\_\_\_\_

OTHER (IF APPLICABLE): \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

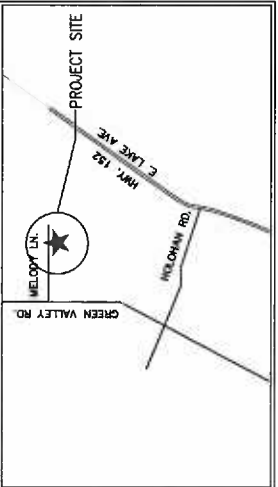
DATE: \_\_\_\_\_



**verizon WIRELESS**

255 Parkshore Drive, Folsom, CA 95630

**NORTH WATSONVILLE**  
 518 MELODY LANE  
 WATSONVILLE, CA 95076  
 APN: 051-012-22  
 LOCATION #: 280384



**LOCATION PLAN**

**INDEX OF DRAWINGS**

1. T1.1 TITLE SHEET, LOCATION PLAN, PROJECT DATA
2. L51 SURVEY SHEET
3. L52 SURVEY SHEET
4. A1.1 OVERALL SITE PLAN
5. A2.1 ENLARGED EQUIPMENT LAYOUT PLAN, ANTENNA LAYOUT PLAN
6. A3.1 PROJECT ELEVATIONS

**DIRECTIONS**

FROM VERIZON OFFICE @ 255 PARKSHORE DRIVE, FOLSOM, CA 95630:

1. HEAD NORTHEAST ON PARKSHORE DR TOWARD COOLIDGE DR.
2. MAKE A U-TURN AT COOLIDGE DR.
3. TURN LEFT ONTO FOLSOM BLVD.
4. MERGE ONTO US-50 W VIA THE RAMP TO SACRAMENTO.
5. TAKE THE 2ND EXIT ONTO I-805 W BUS W/US-50 W.
6. MERGE ONTO I-805 W BUS W/US-50 W.
7. TAKE THE EXIT ONTO I-805S TOWARD BETHUN/SAN JOSE.
8. TAKE THE 2ND EXIT ONTO US-101 S TOWARD LOS ANGELES.
9. TAKE THE 2ND EXIT ONTO I-805S W/US-101 S.
10. TURN LEFT ONTO BUTTERFIELD BLVD.
11. TURN LEFT ONTO BUTTERFIELD BLVD.
12. BUTTERFIELD BLVD. TURNS SLIGHTLY LEFT AND BECOMES WATSONVILLE RD.
13. TURN RIGHT TO STOP ON WATSONVILLE RD.
14. TURN LEFT ONTO WATSONVILLE RD. (LOOK FOR GREEN PAVEMENT AND SIGNER PASS RD.)
15. TURN RIGHT ONTO CASSELY RD.
16. TAKE THE 2ND LEFT ONTO WHITING RD.
17. TURN RIGHT ONTO GREEN VALLEY RD.
18. TURN RIGHT ONTO MELODY LN.
19. TURN RIGHT ONTO MELODY LN.

DESTINATION WILL BE ON RIGHT.

**PROJECT DIRECTORY**

**APPLICANT:**  
 ROBERT W. DICKENS, SR. FAMILY TRUST  
 255 PARKSHORE DRIVE  
 FOLSOM, CA 95630

**ARCHITECT:**  
 MANUEL S. TSHIYAS  
 COMPLETE WIRELESS CONSULTING, INC.  
 801 ALHAMBRA BLVD., SUITE 2  
 SACRAMENTO, CA 95816  
 916-541-0405  
 manuel@completewireless.com

**PROPERTY OWNER:**  
 ROBERT W. DICKENS, SR. FAMILY TRUST  
 255 PARKSHORE DRIVE  
 FOLSOM, CA 95630

**CONSTRUCTION MANAGER:**  
 SERGIO CARRERA  
 COMPLETE WIRELESS CONSULTING, INC.  
 801 ALHAMBRA BLVD., SUITE 2  
 SACRAMENTO, CA 95816  
 916-541-0405  
 scarrera@completewireless.net

**PROJECT SUMMARY**

**PROPERTY INFORMATION**  
 LATITUDE: N 36 57 41.89" NAD 83  
 LONGITUDE: W 121 45 22.67" NAD 83

**ASSESSOR'S PARCEL NUMBER:** 051-012-22

**JURISDICTION:** TOWN OF WATSONVILLE, COUNTY OF SANTA CRUZ

**TYPE OF CONSTRUCTION:** Y-6 (UNMANNED TELECOMMUNICATIONS FACILITY) u (TOWER)

**ZONING:** COMMERCIAL AGRICULTURE (CA)

**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. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
2. 2013 CALIFORNIA COMMERCIAL BUILDING CODE (CBC)
3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE (CRB)
4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
6. 2013 CALIFORNIA PLUMBING CODE (CPC)
7. 2013 CALIFORNIA FIRE CODE (CFC)
8. 2013 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
9. 2013 CALIFORNIA FIRE CODE (CFC)
10. 2013 CALIFORNIA EXISTING BUILDING CODE (CEBC)
11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
12. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)
13. LOCAL COUNTY OR CITY ORDINANCES
14. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED FOR INSTALLATION IN ACCORDANCE WITH THE 2013 CBC ACCESSIBILITY REQUIREMENTS. THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

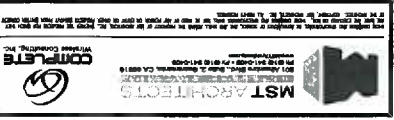
**PROJECT DESCRIPTION**

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY, INCLUDING:

- A 20'-0" x 45'-0" LEASE AREA
- A 6'-0" TALL CHAIN LINK FENCE W/GREEN VINYL SLATS & 12'-0" ACCESS GATE
- A 15'-0" TALL 1/2" REINFORCED 2-HR FIRE RATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES.
- A UL2200 CERTIFIED 3000 STANDBY DIESEL GENERATOR W/UL 142 CERTIFIED 132 GALLON FUEL TANK ON A NEW 6'-0" x 13'-0" CONCRETE SLAB.
- A CONVA. CABLE ICE BRIDGE W/(12) 7/8" CONVA. CABLES, (1) HYBRID TRUNK CABLE, (1) HYBRID TRUNK CABLE, (1) HYBRID TRUNK CABLE.
- (3) ANTENNA SECTORS W/(3) ANTENNAS PER SECTOR CONCEALED WITHIN A PROPOSED 65'-0" TALL PAUL WATER TANK.
- (6) RRH UNITS (2 PER SECTOR) MOUNTED BEHIND NEW ANTENNAS.
- (3) TMS (1 PER SECTOR) MOUNTED BEHIND NEW ANTENNAS.
- (4) RAINCAP SURGE PROTECTORS (2 @ EQUIPMENT SHELTER & 2 @ ANTENNAS)

**PROJECT MILESTONES**

02/20/2014 SITE TRAINING DOCUMENTS  
 02/27/2014 100% ZONING DOCUMENTS  
 03/05/2008 100% CONSTRUCTION DOCUMENTS  
 03/05/2008 100% CONSTRUCTION DOCUMENTS



**MST ARCHITECTS**  
 101 American Blvd., Suite 100  
 Folsom, CA 95630  
 916-541-0405  
 mstarchitects.com

**VERIZON WIRELESS**  
 518 MELODY LANE  
 NORTH WATSONVILLE  
 WATSONVILLE, CA 95076

**TITLE SHEET, LOCATION PLAN, PROJECT DATA**

SHEET TITLE

FILE: 10077\_01.dwg  
 CHECKED BY: [ ]  
 SCALE: AS SHOWN  
 DATE: 02/27/14  
 JOB NO.: 10077

**T1.1**

EXHIBIT D

Phil Auer Surveying  
 14444 North Redwood  
 Suite 100  
 Fresno, CA 93720  
 Phone: (559) 281-8282  
 Fax: (559) 281-8283  
 E-mail: info@philauer.com

VERIZON WIRELESS  
 518 MELODY LANE  
 NORTH WATSONVILLE  
 WATSONVILLE, CA 95076  
 SHEET TITLE  
 SURVEY SHEET



Project No.	LS1
Client	Verizon Wireless
Checked By	Phil Auer
Scale	AS NOTED
Date	02/27/14
Job No.	N/A

LEGEND	
	MANHOLE
	LIGHT POLE
	TREE
	CORNER POLE
	POWER POLE
	FIRE HYDRANT
	SURVEY MONUMENT
	PROPERTY LINE
	OVERHEAD POWER & TELED LINE
	FENCE LINE
	EASE OF PAVEMENT

DATE OF SURVEY: 02/27/14  
 SURVEYED BY/ OR UNDER THE DIRECTION OF: Phil Auer, L.S. 5072  
 NOTES:  
 THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS RELOCATION SURVEY. THE EXISTING PARENT PARCEL LINES AND ELEVATIONS ARE SHOWN FOR INFORMATION ONLY. THE NEW PAVEMENT SHALL BE CONFORMANT WITH THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4. THE SURVEY COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED. THE PROPERTY NOT SHOWN ON THIS MAP SHALL BE DEEMED TO BE UNDEVELOPED UNLESS OTHERWISE NOTED ON THE PARENT PARCEL DESCRIPTION.  
 SEE L53 SHEET FOR PRELIMINARY REPORT DESCRIPTION EXTRACT.  
 SEE L53 SHEET FOR DESCRIPTIONS OF PROPOSED LEASE AREA AND EASMENTS.  
 BASIS OF ELEVATIONS: NAVD 83  
 BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 4.  
 PROJECT BEARING: AS SHOWN ON L53 SHEET.  
 LANDLORD INFORMATION: 1035 SAKANO WASHINA DOCKS  
 HOLLISTER, CA 95023-6638  
 NET AREA OF UNDERLYING PARCELS: 27,172 AC.  
 ZONE DESIGNATION FOR SITE IS NOT LISTED ON FEMA FIRM COMMUNITY PANEL NUMBER 08070C0246C, MAP REVISED MAY 16, 2012.  
 FAA 1A CERTIFICATION:  
 LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS OPERATOR. THE OPERATOR'S POSITIONING DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.  
 LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.  
 ELEVATION OF GROUND AT GPS POINT: 1517.48MS  
 STRUCTURE HEIGHT: N/A  
 LATITUDE: N30°27'44.88"  
 LONGITUDE: W121°45'22.67" (MAD 83)

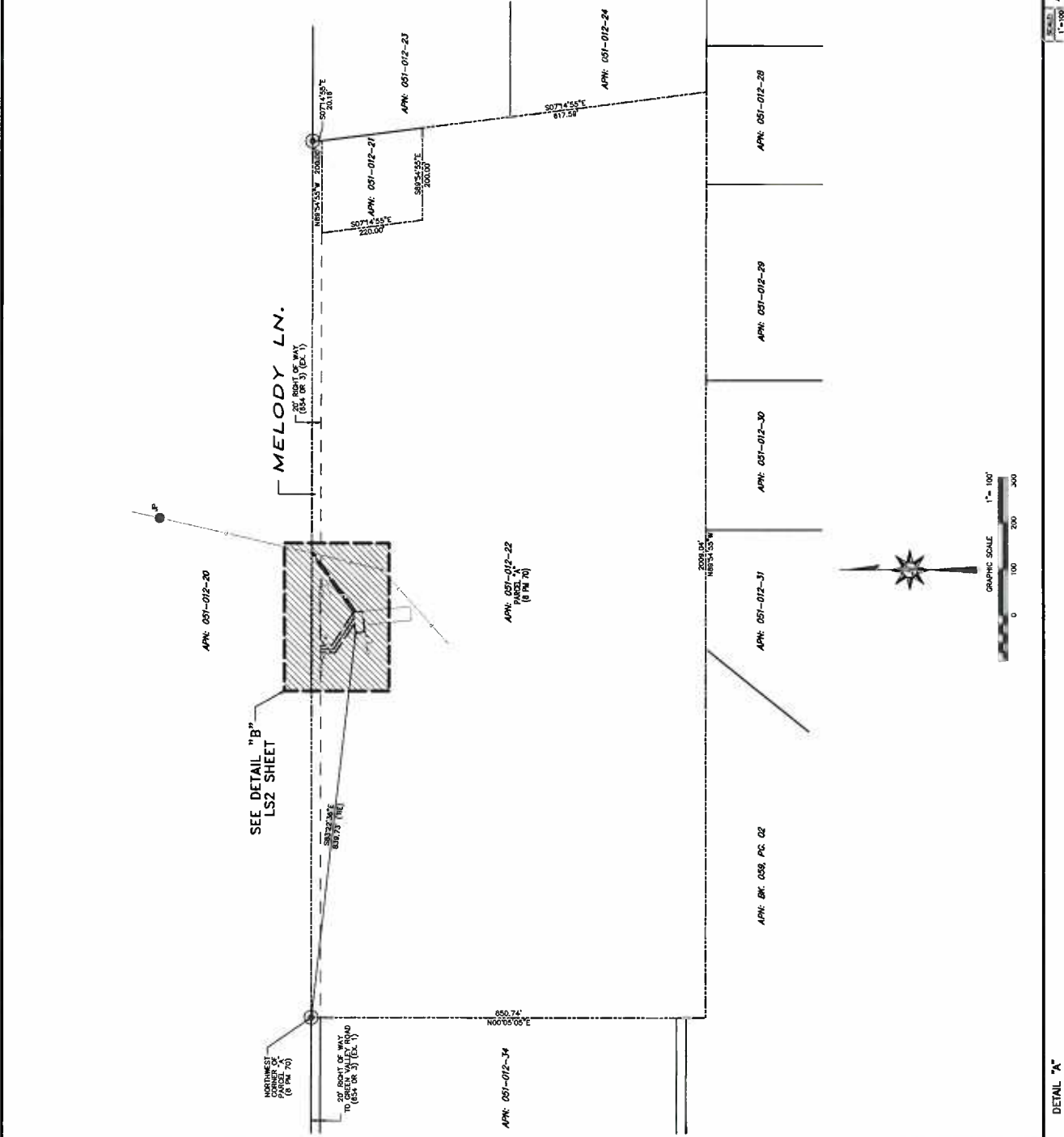
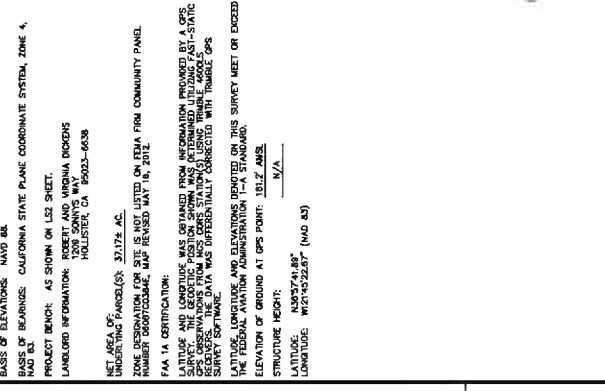


EXHIBIT D





**Phil Auer Surveying**  
 14407 COOK DRIVE  
 BAYVIEW, CA 94026  
 PHONE (916) 507-8125  
 FAX (916) 714-7224  
 E-mail: 14607@earthlink.net

NORTH WATSONVILLE  
 518 MELODY LANE  
 WATSONVILLE, CA 95076  
 SURVEY SHEET



Revisions:	

NAME WITH LICENSE  
 DRAWN BY: N/A  
 CHECKED BY: SA  
 SCALE: AS SHOWN  
 DATE: 03/07/14

JOB NO. N/A  
**LS3**

**PRELIMINARY REPORT DESCRIPTION EXTRACT**

**PARENT PARCEL  
 LEGAL DESCRIPTION**

The land referred to herein is situated in the State of California, County of Santa Cruz and described as follows:

PARCEL ONE  
 PARCELS 7 AND 8 OF AN AMENDED MAP FILED NOVEMBER 13, 1973 IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS.

PARCEL TWO  
 PARCELS 9 AND 10 OF SAID MAP, WITH CORRECTIONS TO SAID MAP, AS SET FORTH IN A BOOK FOR RECORD OF SANTA CRUZ COUNTY, CALIFORNIA, VOL. 17, PAGE 15, AND THE SOUTHWEST CORNER OF SAID PARCEL IS ADJACENT TO THE WEST LINE OF THE NORTHERLY COURSE OF AND PARALLEL THEREIN A WESTERLY DIRECTION TO THE EAST LINE OF GREEN VALLEY ROAD.

APR 08 09 10 11 12 13  
 (End of Legal Description)

Map 114  
 Phil Auer  
 March 07, 2014

**LEASE AREA DESCRIPTION:**  
 BEGINNING AT A POINT LYING SOUTH 83°52'51" EAST 884.73 FEET FROM THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, THENCE SOUTH 83°52'51" EAST 162.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, THENCE SOUTH 83°52'51" WEST 20.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, THENCE NORTH 83°52'51" WEST 20.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, CONTAINING 900 SQUARE FEET MORE OR LESS.

**JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:**  
 A STRIP OF LAND 15.00 FEET IN WIDTH LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING CENTER LINE:  
 BEGINNING AT A POINT ON THE NORTH LINE OF THE HEREIN DESCRIBED LEASE SAID POINT OF BEGINNING NORTH 83°52'51" WEST 80.00 FEET, THENCE NORTH 83°52'51" WEST 15.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, THENCE NORTH 83°52'51" WEST 80.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, CONTAINING 1000 SQUARE FEET MORE OR LESS.

**UTILITY EASEMENT DESCRIPTION:**  
 A STRIP OF LAND 8.00 FEET IN WIDTH LYING 4.00 FEET AS A PORTION OF PARCEL "A", ALSO BEING A PORTION OF PARCEL "X", ALSO BEING A PORTION OF PARCEL "Y", ALSO BEING A PORTION OF PARCEL "Z", AS DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF THE HEREIN DESCRIBED LEASE SAID POINT OF BEGINNING NORTH 83°52'51" WEST 15.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, THENCE NORTH 83°52'51" WEST 8.00 FEET TO THE POINT OF BEGINNING OF PARCEL MAP NO. 12586, SANTA CRUZ COUNTY RECORDS, 1973, IN VOLUME 8 OF PARCEL MAPS, PAGE 70, SANTA CRUZ COUNTY RECORDS, CONTAINING 800 SQUARE FEET MORE OR LESS.

**COMPLETE**

**MST ARCHITECTS**  
 801 Arroyo Blvd., Suite 200, San Jose, CA 95128  
 (408) 261-1111  
 www.mstarchitects.com

**OVERALL SITE PLAN**

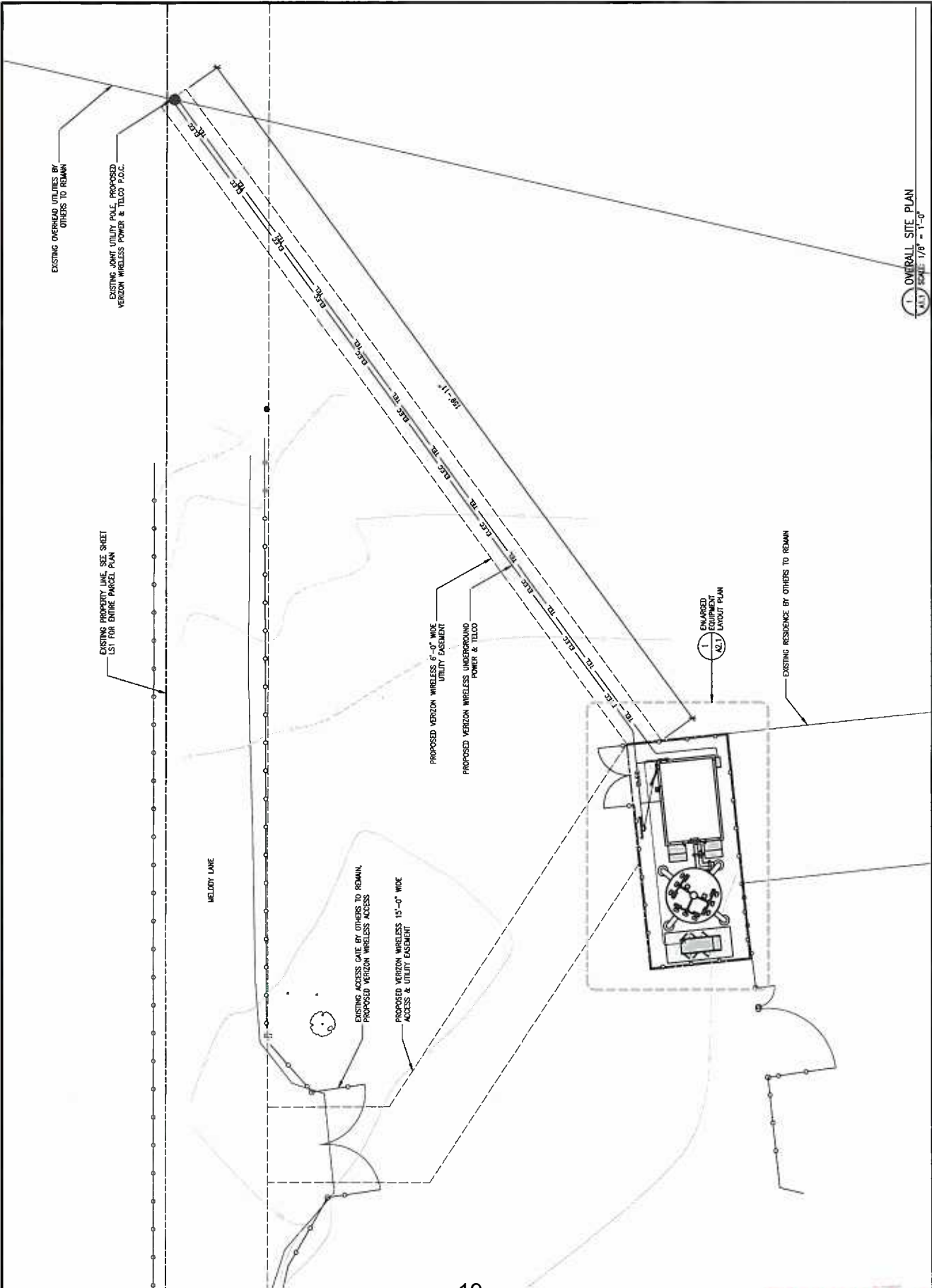
**VERTIZON WIRELESS**  
 NORTH WATSONVILLE  
 518 MELODY LANE  
 WATSONVILLE, CA 95076

SHEET TITLE

REVISIONS:

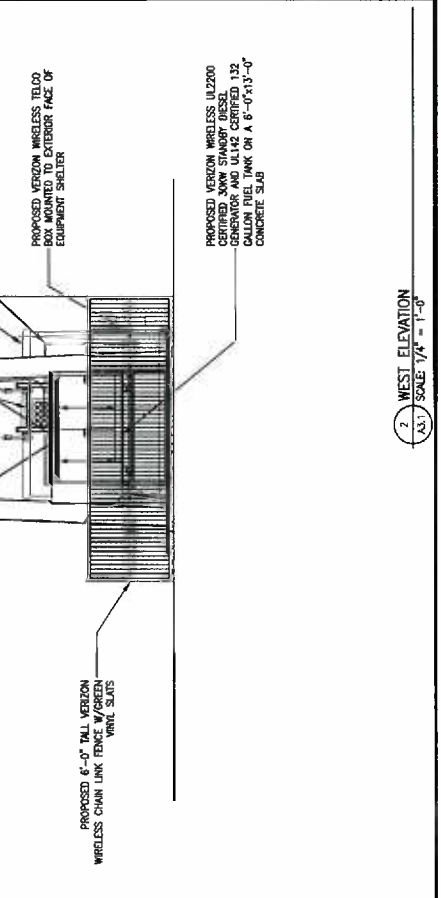
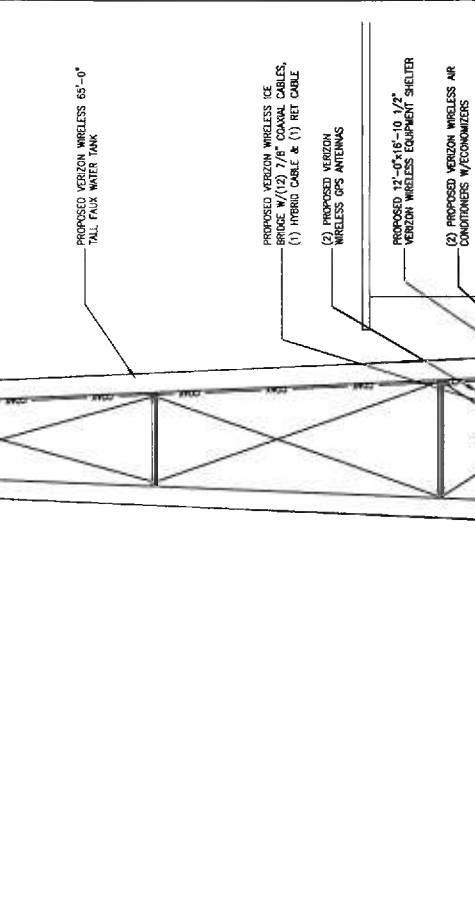
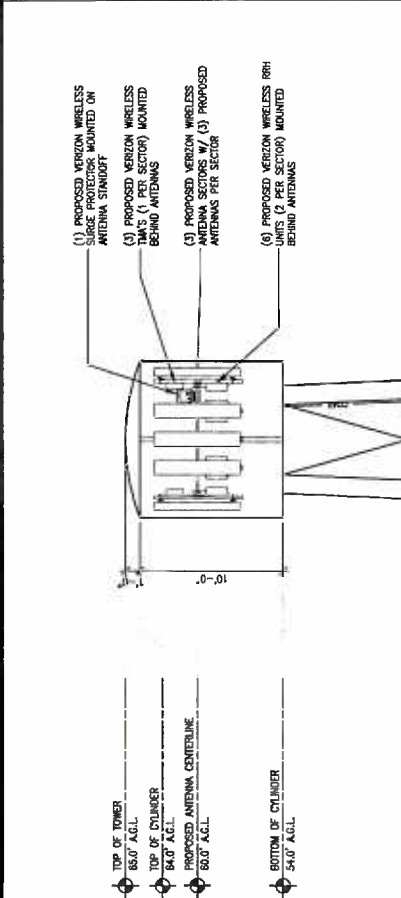
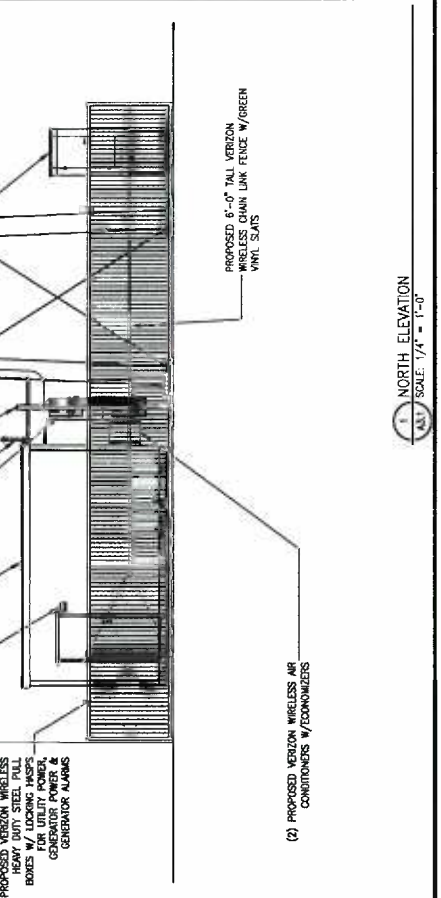
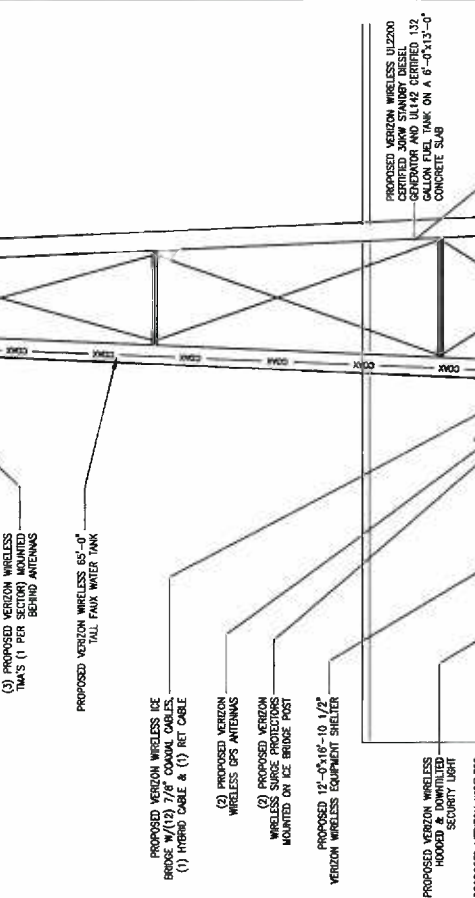
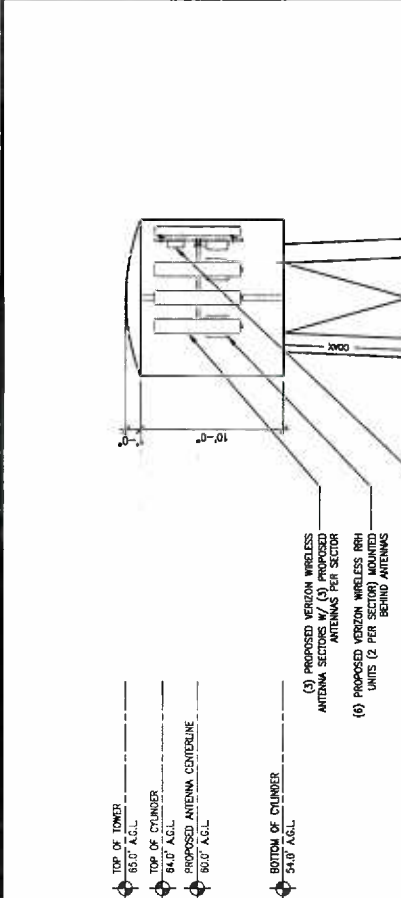

FILE: 10.07.11.A1.1.dwg  
 Drawn By: MS  
 Checked By: MS  
 Scale: as noted  
 Date: 02/27/11  
 Job No: 10247

**A1.1**







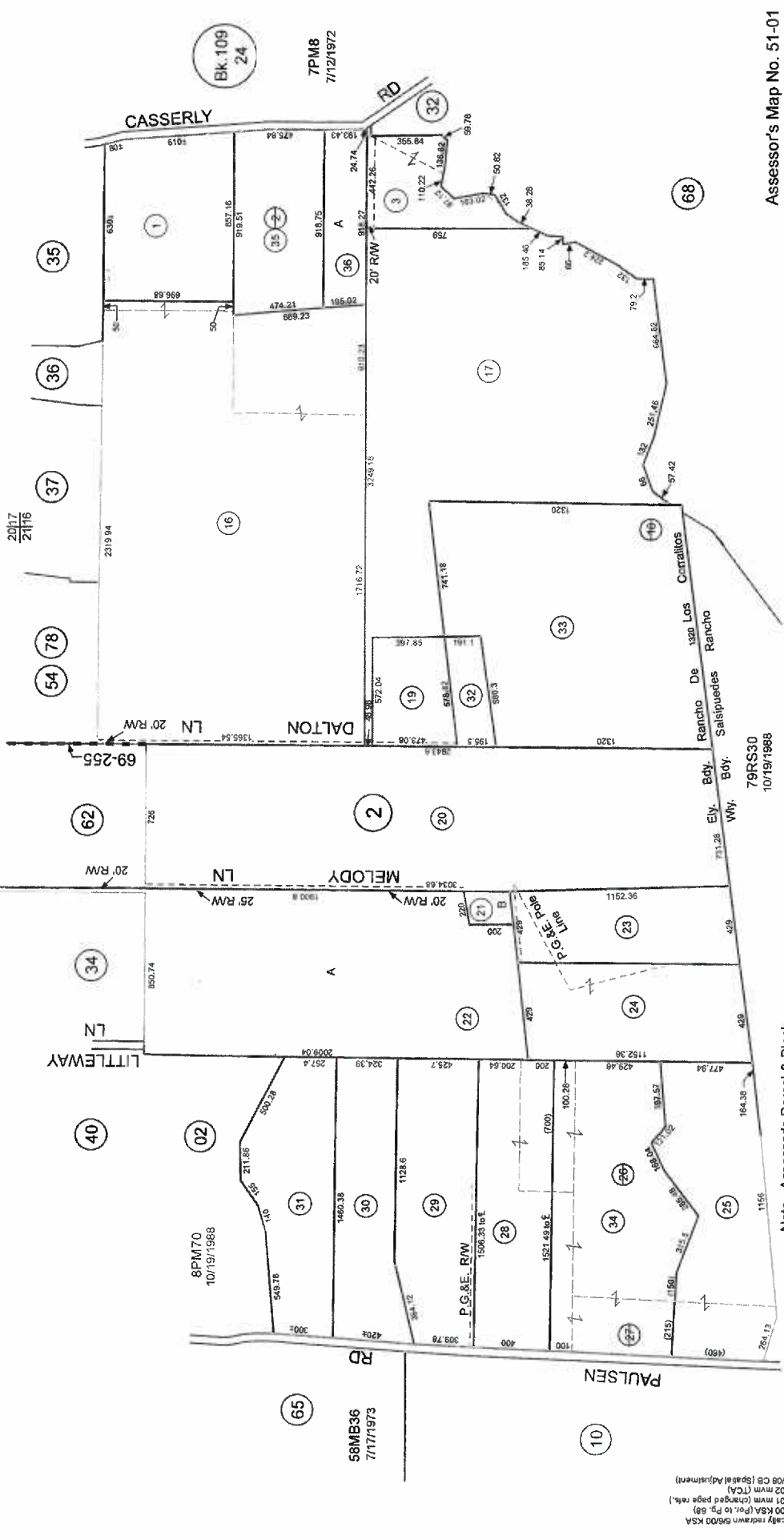
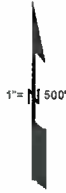
**FOR TAX PURPOSES ONLY**

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

**POR. CORRALITOS & SALSIPUEDES RANCHOS**  
 POR. SECS. 16 & 21, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
 69-255 69-258

51-01



Assessor's Map No. 51-01  
 County of Santa Cruz, Calif.  
 June 2000

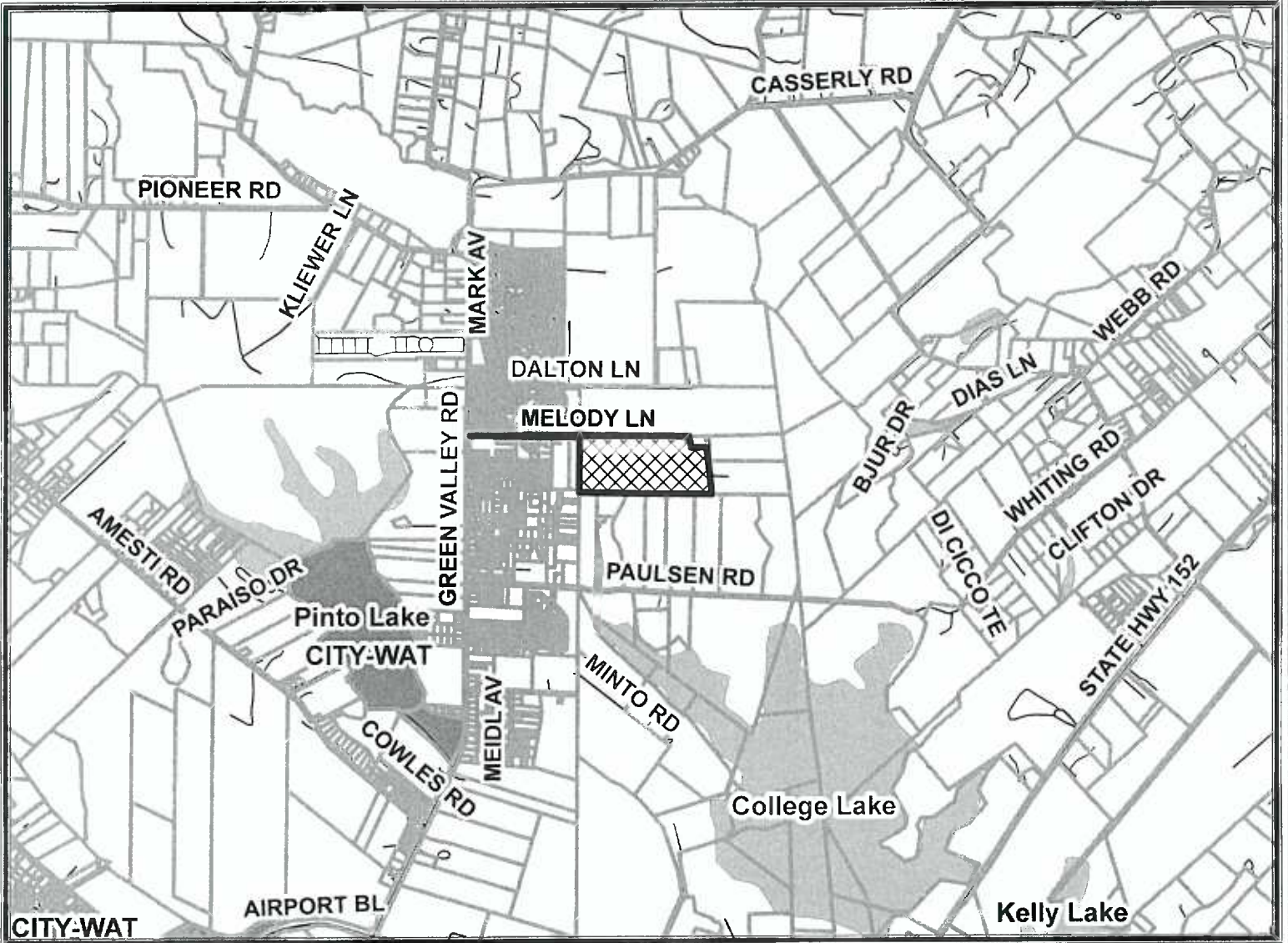
Note - Assessor's Parcel & Block  
 Numbers Shown in Circles.

Electronically redrawn 6/30/00 KSA  
 Rev 6/7/00 KSA (Per to Pg 68)  
 Rev 6/6/01 mm (Changed page refs.)  
 Rev 1/7/02 mm (TCA)  
 Rev 1/10/08 Cc (Spatial Adjustment)





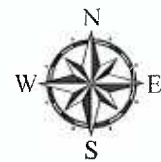


# Location Map



### LEGEND

-  APN: 051-012-22
-  Assessors Parcels
-  Street
-  State Highways
-  CITY OF WATSONVILLE
-  Lakes

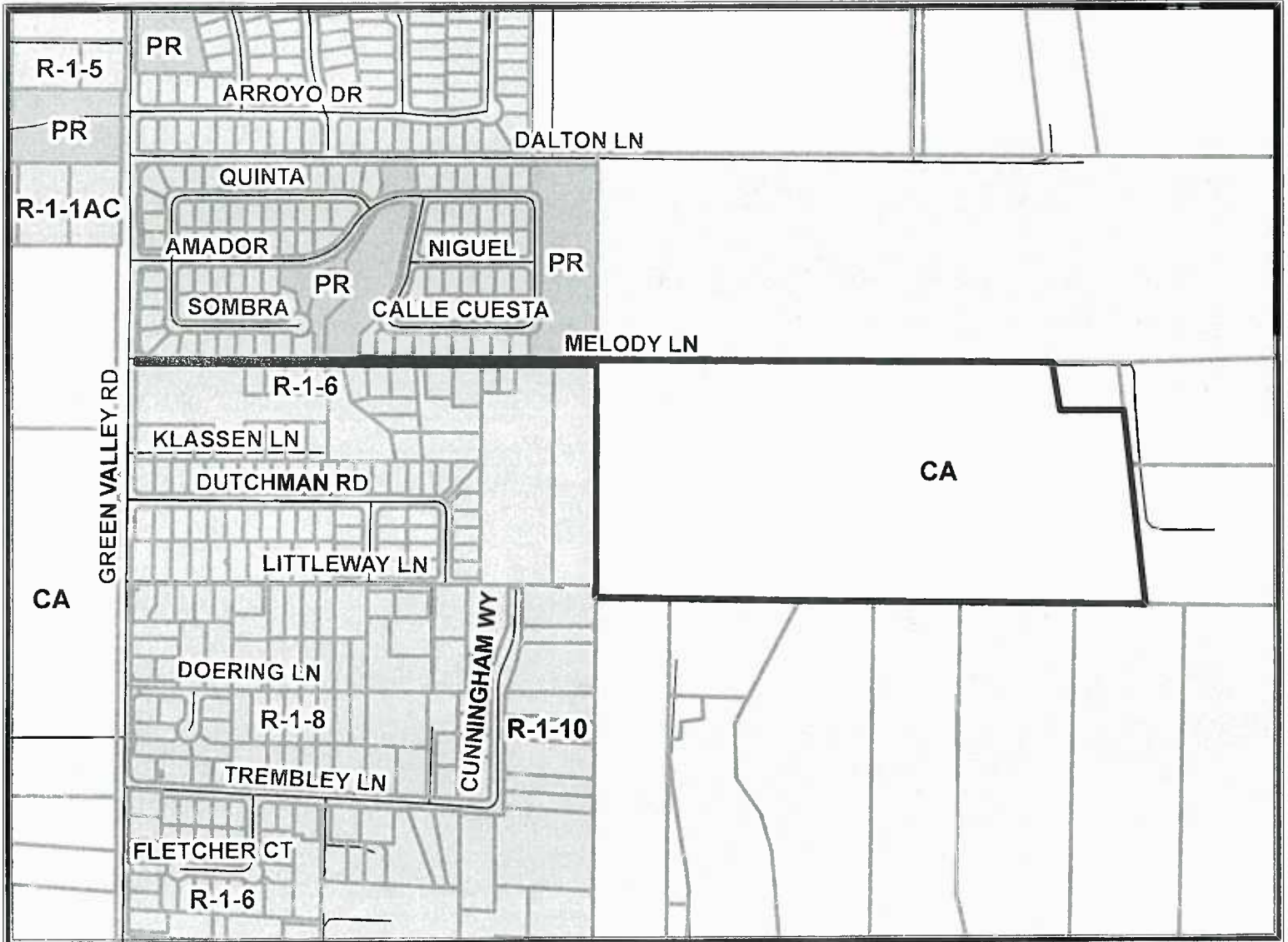


Map Created by  
 County of Santa Cruz  
 Planning Department  
 August 2014

**EXHIBIT B**

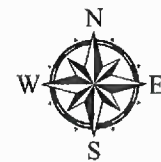


# Zoning Map



### LEGEND

- APN: 051-012-22
- Assessors Parcels
- Street
- AGRICULTURE COMMERCIAL
- RESIDENTIAL-SINGLE FAMILY
- PARK



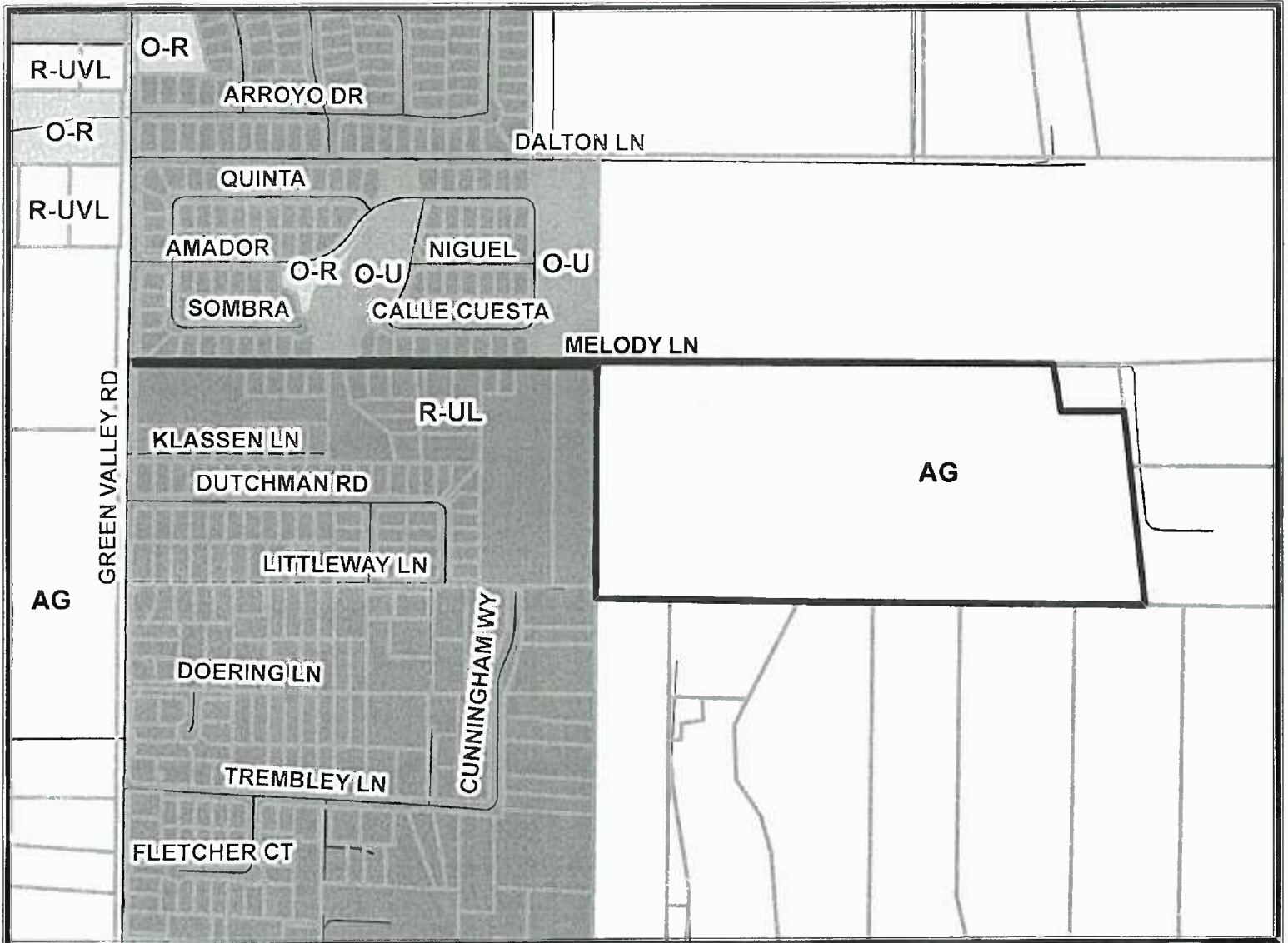
Map Created by  
 County of Santa Cruz  
 Planning Department  
 August 2014

EXHIBIT E



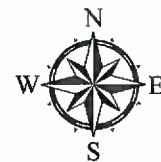


# General Plan Designation Map



## LEGEND

- APN: 051-012-22
- Assessors Parcels
- Street
- Agriculture
- Residential - Urban Very Low Density
- Parks and Recreation
- Residential - Urban Medium Density
- Urban Open Space
- Residential - Urban Low Density



Map Created by  
 County of Santa Cruz  
 Planning Department  
 August 2014

EXHIBIT E

**PROJECT SUPPORT STATEMENT  
VERIZON WIRELESS**

**SITE NAME:** North Watsonville

**LOCATION:** 518 Melody Lane, Watsonville, CA 95076

**APN:** 051-012-22

**Introduction**

Verizon Wireless is seeking to improve communications service to residences, businesses and travelers in Santa Cruz County. Verizon maintains a strong customer base in Santa Cruz County and strives to improve coverage for both existing and potential customers. Verizon Wireless is currently experiencing a significant coverage gap for residential and commercial areas in North Watsonville along Green Valley Road. This project will expand Verizon's existing network in an effort to improve call quality, signal strength, and wireless connection services. The increase in wireless signal strength will benefit residents, local businesses, and public safety communications systems in Santa Cruz County.

**Location**

Verizon Wireless proposes a new wireless communications facility on a proposed 65' tall faux water tower located at 518 Melody Lane. The property is located in the Commercial Agriculture (CA) zone. This roughly 38 acre property is used as a family residence as well as agriculture. The lease area is located in the northern portion of the property. The surrounding area consists of similarly zoned properties.



**Proposed Facility**

The proposed facility consists of nine (9) Verizon Wireless panel antennas with three (3) proposed antenna sectors and three (3) antennas per sector to be mounted on a proposed 65' tall faux water tank. Six (6) Verizon Wireless RRH units will be mounted behind the antennas with four (4) proposed Verizon Wireless surge protectors mounted on the proposed water tank. An equipment cabinet will be installed along with a 30kw standby diesel generator and 132 gallon fuel tank. A 6' tall chain link fence with green vinyl slat will

be installed with a 12’ access gate around the lease area perimeter. The power and telecommunications cables will be installed underground from the tower to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

**Service Objective**

The objective of the proposed facility is both to fill in a gap in coverage in the North Watsonville area, as well as to provide support capacity to the existing overloaded facilities (“North Watsonville” and “Crestview Watsonville”). In order to achieve this service objective, VZW identified a potential candidate "Search Ring". A Search Ring is a circle on a map that is determined by Verizon’s Radio Frequency Engineer. The circle identifies the geographic area within which the proposed facility must be located to satisfy the intended service objective. In creating the Search Ring, the RF Engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc.

For a visual representation of the Search Ring, see the images below. The vast majority of the search area identified to meet VZW’s coverage objectives is comprised of land that is either zoned CA or R1, which limits the opportunities available for wireless facilities in this area, as both of those zones prohibit wireless communication facilities.

**Search Ring (Aerial)**



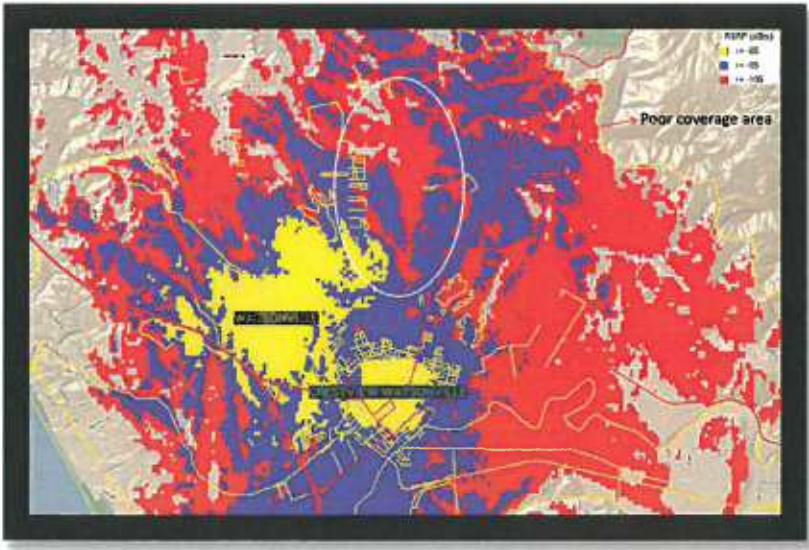
Project Support Statement – Verizon Wireless “North Watsonville”

**Search Ring (Zoning)**



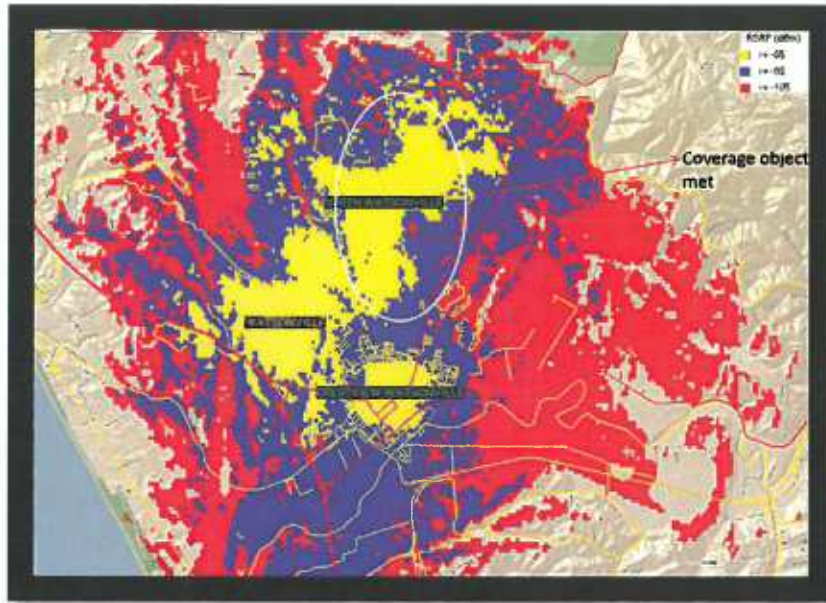
Below is a visual depiction of the improved coverage to be provided by the proposed facility. The first map represents Verizon's existing coverage conditions in the area. The second map represents Verizon's the coverage conditions given approval of the proposed facility. The yellow areas on both maps represents areas with good indoor/outdoor coverage. The blue areas on both maps below represents areas with good outdoor coverage. The red portions of the maps represent areas with poor quality outdoor coverage. The circle shown on the map represents the main coverage objective. It is important to point out that this is different than the Search Ring.

**Existing Coverage**



[3]

### Proposed Coverage



#### Alternative Site Analysis

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is a line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility.

The site selection process for this proposed facility began in November 2013 with the issuance of the above reference Search Ring. When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers, which could potentially allow for the satisfaction of the necessary coverage objectives. In this instance, no feasible collocation opportunities on existing towers exist within the necessary geographic area (the Search Ring). See the Existing Tower map below for further detail regarding existing towers. Once collocation opportunities on existing towers were exhausted, Verizon next looked for opportunities for roof-mounts, flush-mounts, façade-mounts, etc. Unfortunately, most of the existing structures in this area do not exceed 1-story in height. Verizon was not able to find any building-mounted collocation opportunities within the necessary Search Ring.

Due to the lack of feasible collocation opportunities in this area, Verizon began a site search for feasible new build facility locations. After analyzing the relevant Santa Cruz County regulations (Zoning Code Section 13.10.660 in particular), Verizon identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. A form letter was sent out to all of the 11 potential candidates identified. A draft of each of those letters has been attached for reference. Of the 11 property owners notified, 4 property owners showed an interest in having their property as a candidate for a new facility. Those 4 response letters have been attached. In addition, below is a verbal summary of the each 11 candidates, and the reason each candidate was or was not selected for the new facility location.

[4]

1. **Kliewer -APN: 050-031-22 : Zoned CA**

This candidate initially offered a potential opportunity for a 60’ stealthed monopine, however after further determinations and inquiry this site was deemed insufficient and thusly not selected by the Verizon RF engineer.

2. **Leonardich- APN: 109-232-36 : Zoned CA**

This candidate initially offered a potential opportunity for a 60’ stealthed monopine, however after further determinations and inquiry this site was deemed insufficient and thusly not selected by the Verizon RF engineer.

3. **Ramer/Stanley- APNs: Parcels 050-141-21 & 050-141-24 : Zoned CA**

This candidate consists of two large parcels owned by a Trust. The underlying property is an organic agricultural area. The Owner expressed concerns and hesitations with the lease and the project itself and as a result in order to preserve the organic agricultural nature of the property this site was not further pursued.

4. **Santa Cruz County – APNs: 050-141-12 & 050-141-02 : Zone PR**

These candidates were not selected, because Michael Del Fava (Communications Manager, City of North Watsonville) said the County of Santa Cruz was not interested in having a cell tower built on these parcels. In addition, any facility located on these two parcels would be within close proximity of the Residential development to the north.

5. **Judy Allen (Parcel 051-012-19) : Zoned CA**

This candidate was not selected, because the landowner expressed no interest.

6. **Newell- (Parcel 050-141-19) : Zoned R-1**

This candidate was not selected, because though the landowner expressed interest, this property did not meet the required 300’ Residential setback.

7. **Wolf-(Parcel 051-341-14) : Zoned R-1**

This candidate was not selected, because though the landowner expressed interest, this property did not meet the required 300’ Residential setback.

8. **Vasquez-(Parcel 050-041-39) : Zoned R-1**

This candidate was not selected, because although the landowner expressed interest, this property did not meet the required 300’ Residential setback.

9. **Diffenbaugh Trust-(Parcel 050-031-07) : Zoned CA**

This candidate was not selected, because the landowner expressed no interest.

10. **Dalton Lane Watsonville-LLC- (051-012-16) : Zoned CA**

This candidate was not selected, because the landowner expressed no interest.

11. **Barcello-(050-141-10) : Zoned CA**

This candidate was not selected, because the landowner expressed no interest.

The aerial image below shows the locations of each of the properties listed above. In addition, aerial images of each individual parcel have been attached for convenience.



**Proposal of Facility within Restricted Zoning District (CA)**

The site selection process outlined above represents a thorough and responsibly site search for a facility location that will adequately achieve the necessary service objective. Unfortunately, the only feasible location that was identified (the subject location), happens to be zoned CA. Santa Cruz County prohibits wireless facilities within the CA zone, unless specific findings can be made (Section 13.10.661.B). To secure approval of a wireless facility in a prohibited zone, the applicant must be able to prove that:

- 1) *The proposed wireless communication facility would eliminate or substantially reduce one or more significant gaps in the Verizon network.*

As can be seen in the Coverage Maps above, the proposed facility is needed to minimize an existing coverage gap in this area.

- 2) *There are no viable, technically feasible, and environmentally equivalent or superior potential alternatives outside the prohibited areas.*

Project Support Statement – Verizon Wireless “North Watsonville”

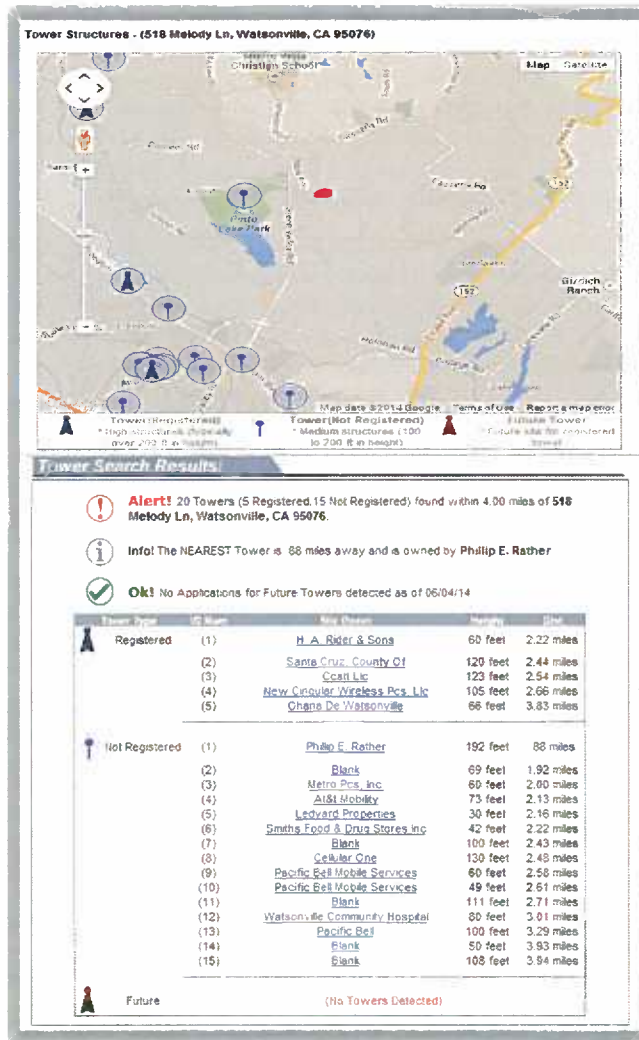
As is outlined in the above referenced Alternative Site Analysis, the proposed location represents the only feasible location for the proposed facility. In fact, the majority of the other potential candidates were also located within prohibited zoning districts.

In addition to compliance with the necessary findings discussed above, the proposed facility has been located and designed in a manner that will minimize visual impacts. The faux water tank design was selected to blend with the rural character of the surrounding area. The faux water tank design is one of the best stealth designs available today. More than any other stealth design, the faux water tank is most often unrecognizable as a wireless communications facility by the surrounding community. Lastly, the location of the proposed facility is well over 1,000’ from the nearest residential land use, which will significantly minimize the impacts (visual and acoustical) of the ground equipment.

**Collocation Opportunities**

The map below shows the locations of various towers within the area.

**Existing Towers**



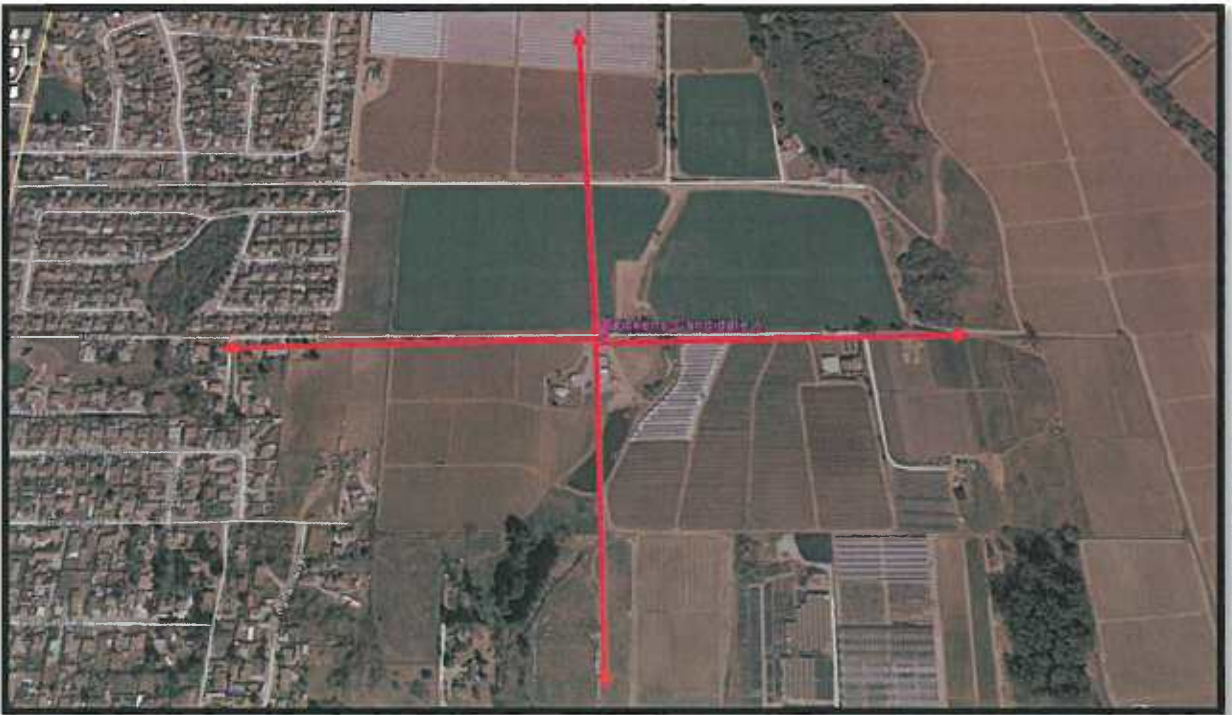
[7]



**Topographic/Area Map**



**Proximity Map and Ariel Photo 1500' Radius**



**Safety Benefits of Improved Wireless Service**

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile

phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

**Lighting**

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter.

**Maintenance and Standby Generator Testing**

Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon’s emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless communications equipment will first transition to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up batteries and generators allow Verizon Wireless’ communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

**Construction Schedule**

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

**Notice of Actions Affecting Development Permit**

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



July 29, 2014

*Sent via U.S. Mail*

Judy Allen  
PO Box 850  
Gardnerville, NV 89410-0850

RE: Verizon Wireless proposed facility at No Address of Record, East Dalton Lane, Watsonville, CA 95076; APN: 051-012-19  
*Reference: N. Watsonville*

Dear Ms. Allen:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at [tschneider@completewireless.net](mailto:tschneider@completewireless.net). Due to the aggressive schedule of this project, please respond no later than November 7, 2013 to be considered a candidate property.

Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: _____
Printed Name: _____
Title: _____
Contact #: _____
Email Address: _____
Property Address: _____



July 29, 2014

Sent via U.S. Mail

Antonio C. and Rosa Barcelo
1210 Rainbow Hills Road
Fallbrook, CA 92028-8381

RE: Verizon Wireless proposed facility at 729 Green Valley Rd., Watsonville, CA 95076;
APN: 050-141-10
Reference: N. Watsonville

Dear Mr. and Mrs. Barcelo:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you whatsoever in the development of the facility.

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Regards,

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

2009 V Street
Sacramento, CA 95818
(916) 313-3730 (fax)
Tabitha Schneider
(916) 247-6087
tschneider@completewireless.net

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: \_\_\_\_\_
Printed Name: \_\_\_\_\_
Title: \_\_\_\_\_
Contact #: \_\_\_\_\_
Email Address: \_\_\_\_\_
Property Address: \_\_\_\_\_



July 29, 2014

*Sent via U.S. Mail*

Dalton Lane Watsonville LLC  
346 Carlton Road  
Watsonville, Ca 95076-9746

RE: Verizon Wireless proposed facility at 75 Dalton Ln., Watsonville, CA 95076;  
APN: 051-012-16  
*Reference: N. Watsonville*

To Whom It May Concern:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

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Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: _____
Printed Name: _____
Title: _____
Contact #: _____
Email Address: _____
Property Address: _____



July 29, 2014

Sent via U.S. Mail

John S. Diffenbaugh Trust
445 Summit Road
Watsonville, CA 95076-9781

RE: Verizon Wireless proposed facility at 51 Pioneer Road, Watsonville, Ca 95076;
APN: 050-031-07-000
Reference: N. Watsonville

To Whom It May Concern:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you whatsoever in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at tschneider@completewireless.net. Due to the aggressive schedule of this project, please respond no later than November 25, 2013 to be considered a candidate property.

Regards,

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

2009 V Street
Sacramento, CA 95818
(916) 313-3730 (fax)
Tabitha Schneider
(916) 247-6087
tschneider@completewireless.net

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: \_\_\_\_\_
Printed Name: \_\_\_\_\_
Title: \_\_\_\_\_
Contact #: \_\_\_\_\_
Email Address: \_\_\_\_\_
Property Address: \_\_\_\_\_



July 29, 2014

*Sent via U.S. Mail*

Michael and Barbara Igoe  
849 Green Valley Road  
Watsonville, CA 95076-1250

RE: Verizon Wireless proposed facility at 849 Green Valley Rd., Watsonville, CA 95076;  
APN: 050-141-03  
*Reference: N. Watsonville*

Michael and Barbara Igoe:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at [tschneider@completewireless.net](mailto:tschneider@completewireless.net). Due to the aggressive schedule of this project, please respond no later than November 7, 2013 to be considered a candidate property.

Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: _____
Printed Name: _____
Title: _____
Contact #: _____
Email Address: _____
Property Address: _____



July 29, 2014

Sent via U.S. Mail

Joann Madruga and Shirley Richards  
c/o William Edwards  
625 Boronda Road  
Salinas, Ca 93907-1719

RE: Verizon Wireless proposed facility at 841 Green Valley Rd., Watsonville, CA 95076;  
APN: 050-041-04  
Reference: N. Watsonville

To Whom It May Concern:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

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Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

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Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.	
Signature:	_____
Printed Name:	_____
Title:	_____
Contact #:	_____
Email Address:	_____
Property Address:	_____





July 29, 2014

*Sent via U.S. Mail*

Amy R. and Fredric A. Newell  
749 Green Valley Road  
Watsonville, Ca 95076-1226

RE: Verizon Wireless proposed facility at 747 Green Valley Rd., Watsonville, CA 95076;  
APN: 050-141-19  
*Reference: N. Watsonville*

Dear Mr. and Mrs. Newell:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

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Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: _____
Printed Name: _____
Title: _____
Contact #: _____
Email Address: _____
Property Address: _____



July 29, 2014

Sent via U.S. Mail

Robert J. Ramer and David Stanley  
645 Green Valley Road  
Watsonville, CA 95076-1262

RE: Verizon Wireless proposed facility at:  
Site #1: 645 Green Valley Rd., Watsonville, CA; APN: 050-141-21-000  
Site #2: No Address of Record, Green Valley Rd., Watsonville, CA; APN: 050-141-24-000  
Reference: N. Watsonville

Dear Mr. Ramer and Mr. Stanley:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

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Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.	
Signature:	_____
Printed Name:	_____
Title:	_____
Contact #:	_____
Email Address:	_____
Property Address:	_____





July 29, 2014

Sent via U.S. Mail

County of Santa Cruz
c/o POSCS
979 17th Avenue
Santa Cruz, CA 95062-4170

RE: Verizon Wireless proposed facility at:
Site #1: 769 Green Valley Rd., Watsonville, CA 95076; APN: 050-141-12
Site #2: 679 Green Valley Rd., Watsonville, CA 95076; APN: 050-141-02
Reference: N. Watsonville

To Whom It May Concern:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

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Regards,

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

2009 V Street
Sacramento, CA 95818
(916) 313-3730 (fax)
Tabitha Schneider
(916) 247-6087
tschneider@completewireless.net

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: \_\_\_\_\_
Printed Name: \_\_\_\_\_
Title: \_\_\_\_\_
Contact #: \_\_\_\_\_
Email Address: \_\_\_\_\_
Property Address: \_\_\_\_\_



July 29, 2014

Sent via U.S. Mail

Yolanda Vazquez
835 Green Valley Road
Watsonville, CA 95076-1250

RE: Verizon Wireless proposed facility at 835 Green Valley Rd., Watsonville, Ca 95076;
APN: 050-041-39
Reference: N. Watsonville

Dear Ms. Vazquez:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you whatsoever in the development of the facility.

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Regards,

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

2009 V Street
Sacramento, CA 95818
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Tabitha Schneider
(916) 247-6087
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I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: \_\_\_\_\_
Printed Name: \_\_\_\_\_
Title: \_\_\_\_\_
Contact #: \_\_\_\_\_
Email Address: \_\_\_\_\_
Property Address: \_\_\_\_\_



July 29, 2014

Sent via U.S. Mail

Joseph W. and Bonnie P. Wolf
1591 Calypso Drive
Aptos, CA 95003-5802

RE: Verizon Wireless proposed facility at 101 Littleway Ln., Watsonville, CA 95076;
APN: 051-341-14
Reference: N. Watsonville

Dear Mr. and Mrs. Wolf:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you whatsoever in the development of the facility.

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Regards,

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

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Sacramento, CA 95818
(916) 313-3730 (fax)
Tabitha Schneider
(916) 247-6087
tschneider@completewireless.net

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: \_\_\_\_\_
Printed Name: \_\_\_\_\_
Title: \_\_\_\_\_
Contact #: \_\_\_\_\_
Email Address: \_\_\_\_\_
Property Address: \_\_\_\_\_



**COMPLETE**  
Wireless Consulting, Inc.

October 31, 2013

*Sent via U.S. Mail*

Amy R. and Fredric A. Newell  
749 Green Valley Road  
Watsonville, Ca 95076-1226

RE: Verizon Wireless proposed facility at 747 Green Valley Rd., Watsonville, CA 95076;  
APN: 050-141-19  
*Reference: N. Watsonville*

Dear Mr. and Mrs. Newell:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

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Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.	
Signature:	<u>Fredric Newell</u>
Printed Name:	<u>Fredric Newell</u>
Title:	<u>CO Owner</u>
Contact #:	<u>831-750-0876</u>
Email Address:	<u>fredricnewell@yahoo.com</u>
Property Address:	<u>747 Green Valley</u>

fredricnewell@yahoo.com

To : tobitha schneider

From Quirino & Yolanda Varquez

APN. 050-041-39

Reference N. Watsonville

Note 2 Pages -

Hi my name is Quirino Varquez  
and you can call me any time  
reference to my property in  
835 Green valley Rd. Watsonville CA.

cell 831 359 9582

email varquezquirino@yahoo.com

Thank you.





October 31, 2013

Sent via U.S. Mail

Yolanda Vazquez
835 Green Valley Road
Watsonville, CA 95076-1250

RE: Verizon Wireless proposed facility at 835 Green Valley Rd., Watsonville, Ca 95076;
APN: 050-041-39
Reference: N. Watsonville

Dear Ms. Vazquez:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you whatsoever in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at tschneider@completewireless.net. Due to the aggressive schedule of this project, please respond no later than November 7, 2013 to be considered a candidate property.

Regards,

[Handwritten signature]

Tabitha Schneider
Project Manager
Complete Wireless Consulting, Inc.

Complete Wireless Consulting
www.completewireless.net

2009 V Street
Sacramento, CA 95818
(916) 313-3730 (fax)
Tabitha Schneider
(916) 247-6087
tschneider@completewireless.net

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.
Signature: Quirino Vazquez / Yolanda Vazquez
Printed Name: Quirino Vazquez
Title: owner
Contact #: 831-359-9582
Email Address: vazquezquirino@yahoo.com
Property Address: 835 Green Valley Rd Watsonville CA 95076



October 31, 2013

Sent via U.S. Mail

Joseph W. and Bonnie P. Wolf  
1591 Calypso Drive  
Aptos, CA 95003-5802

RE: Verizon Wireless proposed facility at 101 Littleway Ln., Watsonville, CA 95076;  
APN: 051-341-14  
Reference: N. Watsonville

Dear Mr. and Mrs. Wolf:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at [tschneider@completewireless.net](mailto:tschneider@completewireless.net). Due to the aggressive schedule of this project, please respond no later than November 7, 2013 to be considered a candidate property.

Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.	
Signature:	<i>Bonnie P. Wolf</i>
Printed Name:	<u>BONNIE P. WOLF</u>
Title:	<u>OWNER</u>
Contact #:	<u>831-684-1591 or 831-325-1740</u>
Email Address:	<u>banjoewolf@sbcglobal.net</u>
Property Address:	<u>101 Littleway Ln.</u>

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

Watsonville CA

EXHIBIT F



**COMPLETE**  
Wireless Consulting, Inc.

October 31, 2013

*Sent via U.S. Mail*

Amy R. and Fredric A. Newell  
749 Green Valley Road  
Watsonville, Ca 95076-1226

RE: Verizon Wireless proposed facility at 747 Green Valley Rd., Watsonville, CA 95076;  
APN: 050-141-19  
*Reference: N. Watsonville*

Dear Mr. and ~~Mrs.~~ Newell:

I am working with Verizon Wireless to improve mobile phone coverage and internet service near the area of Dalton Lane and Green Valley Road, Watsonville, CA. As part of this project, we have identified your property as a potential location for a new cell site.

The proposed site would consist of a small ground space 50' x 50' lease area for ground equipment along with antennas mounted to a new pole. The site can likely be located in an unused area of your property. The lease provides for monthly payments of \$700 - \$1,100 (depending on location) for the use of the ground space. Verizon will bear all costs associated with this project, there will be no cost to you *whatsoever* in the development of the facility.

If you are interested in this opportunity, fax a signed copy of this letter to me (916) 313-3730 and I will contact you. Of course, if you have any questions or need to contact me for any reason, I can be reached at (916) 247-6087 or by e-mail at [tschneider@completewireless.net](mailto:tschneider@completewireless.net). Due to the aggressive schedule of this project, please respond no later than November 7, 2013 to be considered a candidate property.

Regards,

Tabitha Schneider  
Project Manager  
Complete Wireless Consulting, Inc.

I have read the above letter of intent and would like to enter into negotiations according to the general terms outlined herein.	
Signature:	<u>Fredric Newell</u>
Printed Name:	<u>Fredric Newell</u>
Title:	<u>CO Owner</u>
Contact #:	<u>831-750-0876</u>
Email Address:	<u>fredricnewell@yahoo.com</u>
Property Address:	<u>747 Green Valley</u>

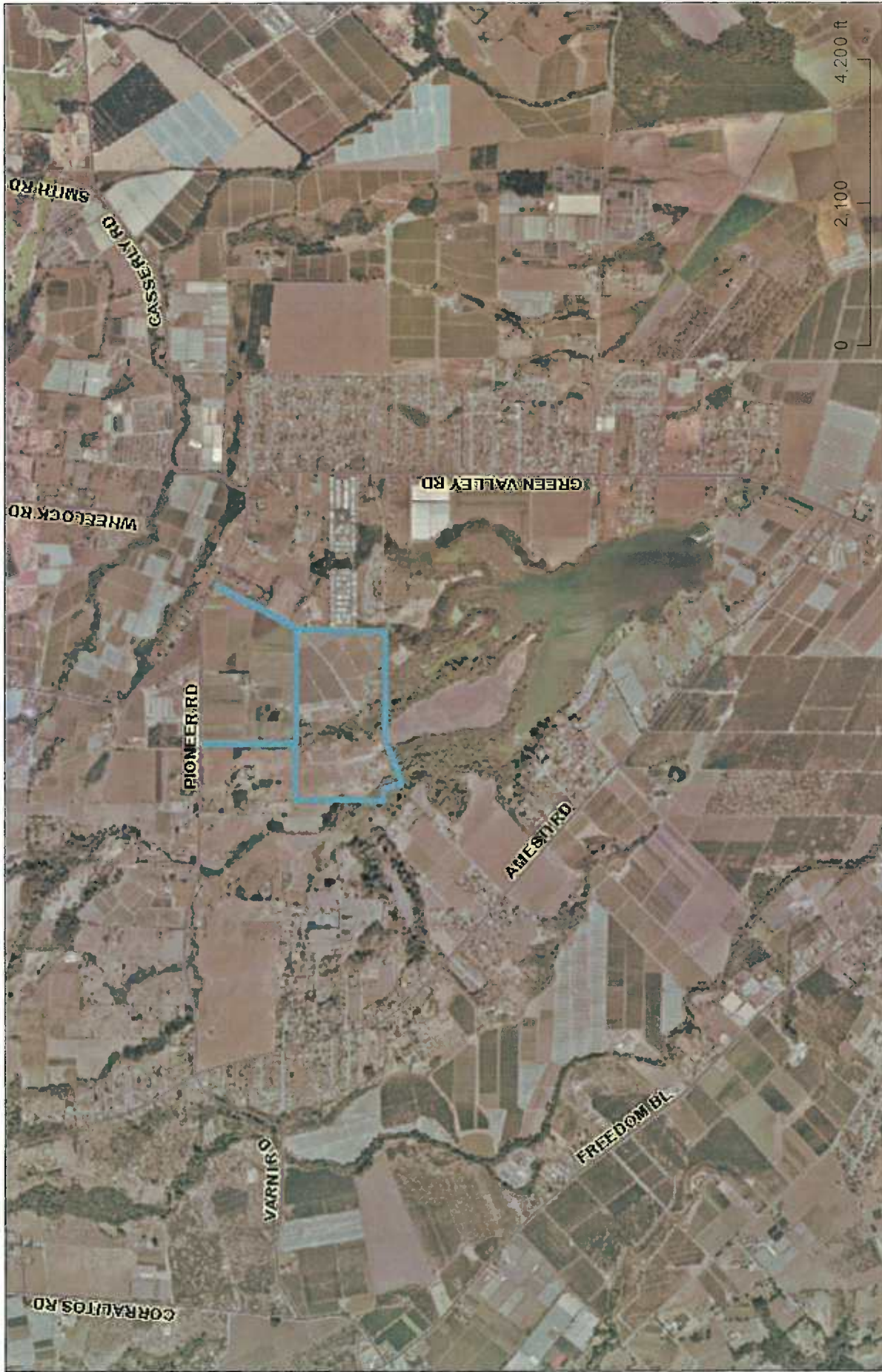
fredricnewell@yahoo.com

Complete Wireless Consulting  
[www.completewireless.net](http://www.completewireless.net)

2009 V Street  
Sacramento, CA 95818  
(916) 313-3730 (fax)  
Tabitha Schneider  
(916) 247-6087  
[tschneider@completewireless.net](mailto:tschneider@completewireless.net)

1. □ Kliewer - APN: 050-031-22 : Zoned CA

July 29, 2014



— State Highways  
— Major Roads

2. Leonardich - APN: 109-232-36 : Zoned CA

July 29, 2014



- Alley
- Major Road
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street
- Unnamed

### 3. Ramer - APN: 050-141-21 : Zoned CA

July 29, 2014



— State Highways  
— Major Roads

### 3. Stanley - APN: 050-141-24 : Zoned CA

July 29, 2014



- Alley
- Major Road
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street
- Unnamed

4. Santa Cruz County – APN: 050-141-02 : Zone PR

July 29, 2014



- Alley
- Major Road
- Unnamed
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street



4. Santa Cruz County – APN: 050-141-12 : Zone PR

July 29, 2014



5. Judy Allen (Parcel 051-012-19) : Zoned CA

July 29, 2014



6. Newell- APN 050-141-19 : Zoned R-1

July 29, 2014



- Alley
- Business Route
- Driveway
- Levee
- Major Road
- Ramp
- State Highway
- Street
- Unnamed

# 7. Wolf - APN 051-341-14 : Zoned R-1

July 29, 2014



- Alley
- Major Road
- Unnamed
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street

8. Vasquez - APN 050-041-39 : Zoned R-1

July 29, 2014



- Alley
- Major Road
- Unnamed
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street

9. Diffenbaugh Trust - APN 050-031-07 : Zoned CA

July 29, 2014



- Alley
- Business Route
- Driveaway
- Levee
- Major Road
- Ramp
- State Highway
- Street
- Unnamed

10. Dalton Lane Watsonville-LLC - APN 051-012-16 : Zoned CA

July 29, 2014



- Alley
- Major Road
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street
- Unnamed

11. Barcello - APN 050-141-10 : Zoned CA

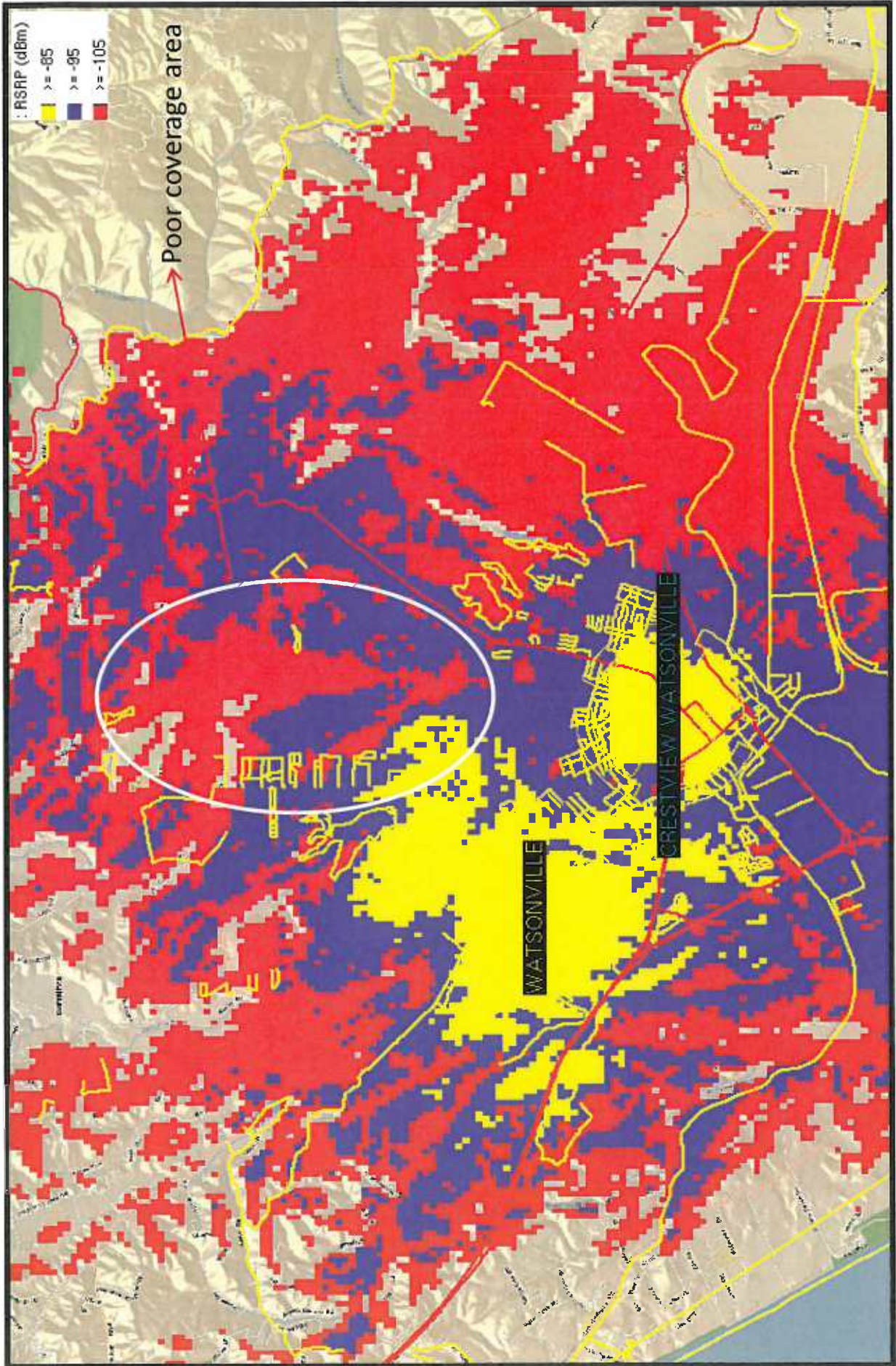
July 29, 2014



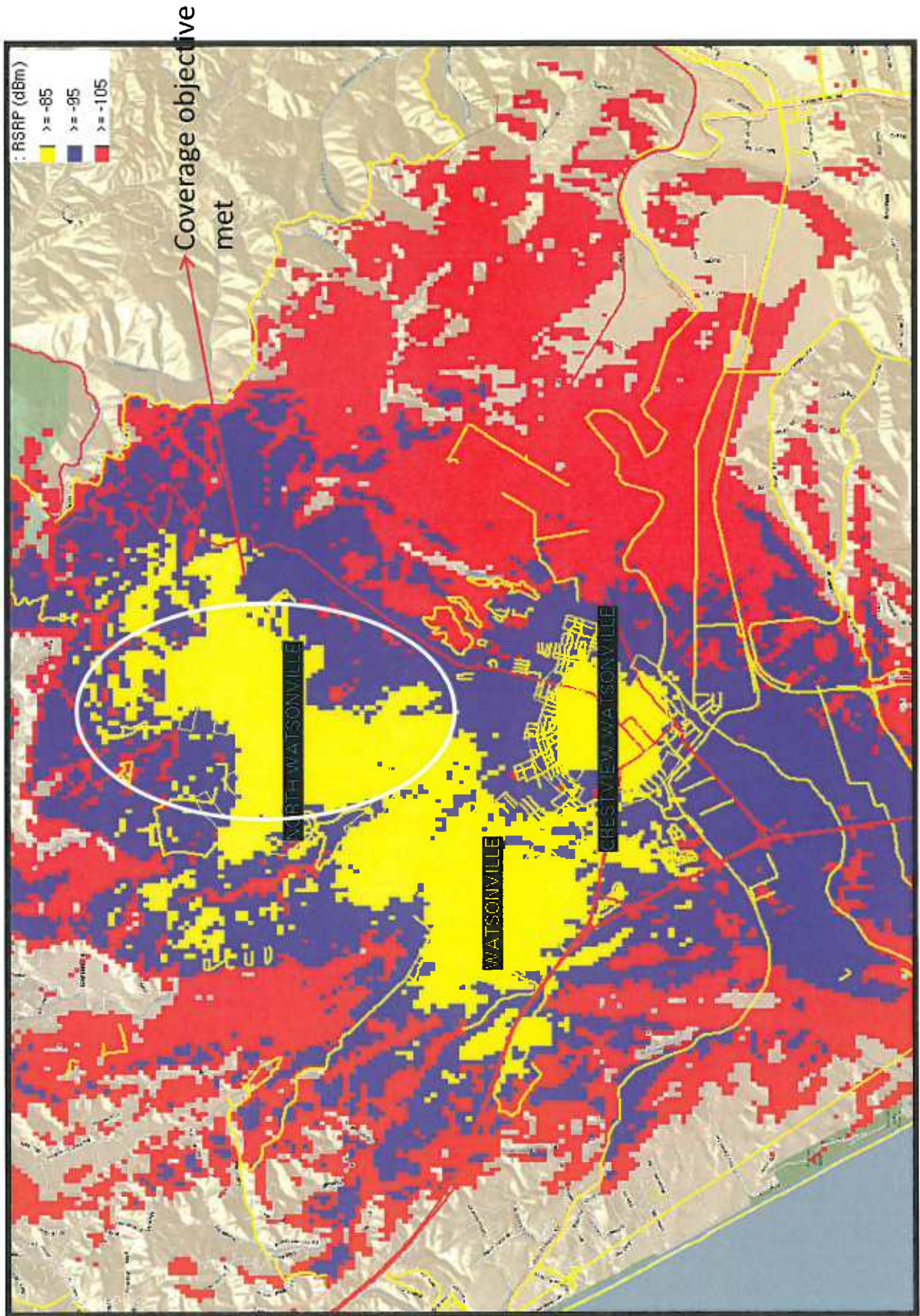
- Alley
- Major Road
- Unnamed
- Business Route
- Ramp
- Driveway
- State Highway
- Levee
- Street



# Coverage with no site ( North Watsonville)



# Coverage with site ( North Watsonville)



# Environmental Noise Analysis

## North Watsonville Cell Tower Site

Santa Cruz County, California

BAC Job # 2014-071

Prepared For:

**Complete Wireless Consulting**

Attn: Marnie Carter  
2009 V Street  
Sacramento, CA. 95818

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Paul Bollard, President

April 28, 2014



## Introduction

The North Watsonville Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the construction of a faux water tank, cellular equipment shelter, and emergency diesel standby generator inside a fenced area located at 518 Melody Lane in Watsonville (Santa Cruz County), California. The equipment cabinets and emergency diesel standby generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the general site location. The studied site design is dated February 19, 2014.

Bollard Acoustical Consultants, Inc. has been contracted by Complete Wireless Consulting, Inc. to complete an environmental noise assessment regarding the proposed project cellular equipment operations. Specifically, the following addresses daily noise production and exposure associated with operation of the project emergency generator and external HVAC equipment.

Please refer to Appendix A for definitions of acoustical terminology used in this report.

## Criteria for Acceptable Noise Exposure

### Santa Cruz County General Plan Noise Element

The Santa Cruz County General Plan Noise Element provides regulations regarding noise levels produced by stationary (non-transportation) noise sources. The primary objective of the Noise Element is to prescribe policies that lead to the preservation and enhancement of the quality of life for the residents of Santa Cruz County by securing and maintaining an environment free from hazardous and annoying noise. These standards are summarized below in Table 1.

**Table 1**  
**Maximum Allowable Noise Exposure for Stationary Noise Sources**  
**Santa Cruz County Noise Element of the General Plan**

Noise Level Descriptor	Daytime	Nighttime
	7 a.m. to 10 p.m.	10 p.m. to 7 a.m.
Hourly $L_{eq}$ , dB	50	45
Maximum Level ( $L_{max}$ ), dB	70	65

Source: Santa Cruz County Noise Element of the General Plan

### Santa Cruz County Code

Section 13.10.663 of the Santa Cruz County Code states that backup generators shall only be operated during power outages and for testing and maintenance purposes. If the facility is located within 100 feet of a residential dwelling unit, noise attenuation measures shall be included to reduce noise levels at the facility to a maximum exterior noise level of 60 dB  $L_{dn}$  at the property line and a maximum interior noise level of 45  $L_{dn}$  within the nearby residence.

**Figure 1**  
 North Watsonville Cell Tower Site - Watsonville (Santa Cruz County), California  
 Project Area and Nearest Noise-Sensitive Receivers



## Noise Standards Applied to This Project

As shown in Figure 1, the proposed cellular facility is located approximately 180 feet away from the nearest residence. Because the proposed cellular facility would be located over 100 feet away from the nearest residence, the noise level criteria presented in Section 13.10.663 of the Santa Cruz County Code would not be applicable to this project. However, the project noise emissions would still be required to comply with the County of Santa Cruz General Plan Noise Element noise level criteria, presented previously in Table 1.

## Project Noise Generation

### Sources and Reference Noise Levels

Noise exposure from the proposed project HVAC units is expected to be approximately 67 dB ( $L_{eq}$ ) at a distance of 10 feet from the equipment. This reference noise level of 67 dB at 10 feet is based on a Bard WA3S1 Wall-Mount Step Capacity Air Conditioner, which is reportedly similar to the type of equipment being proposed at the project site.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. A Generac Industrial Power Systems Model SD030 is proposed for use at this facility to maintain cellular service during emergency power outages. The noise emissions of this generator vary depending on the type of enclosure provided with the generator. The following reference noise levels at a measurement distance of 23 feet from the operating generator are provided by the equipment manufacturer (see Appendix B):

- Open Set 82 dBA
- Standard Enclosure 77 dBA
- Level 1 Acoustic Enclosure 70 dBA
- Level 2 Acoustic Enclosure 68 dBA

The project emergency generator would be tested during daytime hours only, and even then only for brief periods of time. The emergency generator would only operate at night during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment. Due to the brief period of daytime operation required for routine maintenance, the County's daytime exterior noise standard of 70 dB  $L_{max}$  is applied to the assessment of generator noise impacts.

### Predicted Facility Noise Levels at Nearby Sensitive Receptors

As indicated in Figure 1, the cellular facility maintains a separation of 180-1,200 feet from noise-sensitive land uses, identified as receivers 1-4. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest receivers were calculated and the results of those calculations are presented in Table 2.

**Table 2**  
**Summary of Project-Related Noise Exposure at Nearest Residences**  
**North Watsonville Verizon Wireless Telecommunications Facility Project**

Nearest Receiver <sup>1</sup>	Distance from Cellular Equipment (feet)	Predicted Noise Levels (dBA)	
		HVAC (L <sub>eq</sub> )	Generator (L <sub>max</sub> ) <sup>2</sup>
1	1,200	25	48
2	180	42	64
3	1,100	26	48
4	950	27	50

## Notes:

<sup>1</sup> Receiver locations are shown on Figure 1.

<sup>2</sup> Open set generator utilized for project noise calculations (82 dB at 23 feet).

The predicted HVAC noise levels of 25-42 dB L<sub>eq</sub> at the nearest sensitive receiver locations would satisfy the 45 dB L<sub>eq</sub> nighttime noise standard of Santa Cruz County. Furthermore, the predicted generator noise levels of 48-64 dB L<sub>max</sub> would satisfy the 70 dB L<sub>max</sub> daytime standard of Santa Cruz County. As a result, no additional noise mitigation measures would be warranted for these aspects of the project.

## Conclusions

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the applicable Santa Cruz County noise exposure limits at the closest residential receivers. As a result, no additional noise mitigation measures would be warranted for this project.

This concludes our environmental noise assessment for the proposed North Watsonville Cell Tower Site in Watsonville (Santa Cruz County), California. Please contact BAC at (916) 663-0500 or [paulb@bacnoise.com](mailto:paulb@bacnoise.com) with any questions or requests for additional information.

**Appendix A  
Acoustical Terminology**

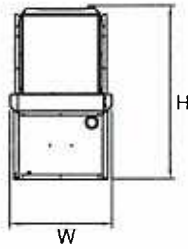
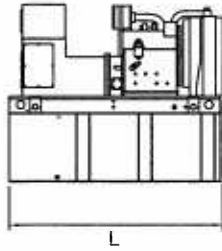
<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>Leq</b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>Sabin</b>	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
<b>SEL</b>	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
<b>Threshold of Hearing</b>	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
<b>Threshold of Pain</b>	Approximately 120 dB above the threshold of hearing.





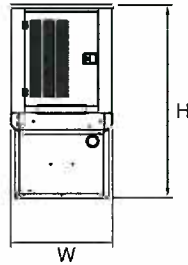
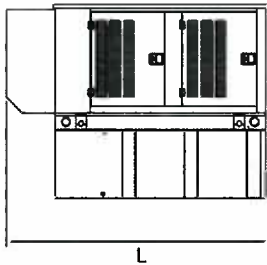
**SD030**

**dimensions, weights and sound levels**



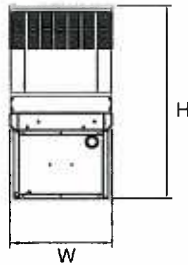
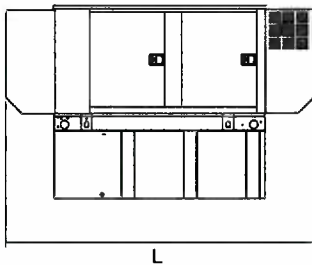
**OPEN SET**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



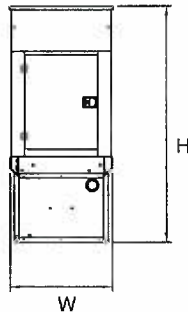
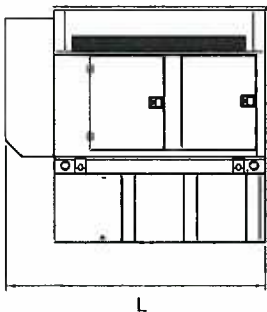
**STANDARD ENCLOSURE**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



**LEVEL 1 ACOUSTIC ENCLOSURE**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



**LEVEL 2 ACOUSTIC ENCLOSURE**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

\*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

- Tank Options
- MDEQ OPT
  - Florida DERM/DEP OPT
  - Chicago Fire Code OPT
  - IFC Certification CALL
  - ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

**YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER**

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Verizon Wireless • Proposed Base Station (Site No. 280384 “North Watsonville”)  
518 Melody Lane • 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. 280384 “North Watsonville”) proposed to be located at 518 Melody Lane 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 tower to be sited at 518 Melody Lane 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:

<u>Wireless Service</u>	<u>Frequency Band</u>	<u>Occupational Limit</u>	<u>Public Limit</u>
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	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

Verizon Wireless • Proposed Base Station (Site No. 280384 “North Watsonville”)  
518 Melody Lane • Watsonville, California

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 attached 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 MST Architects, dated February 14, 2014, it is proposed to install nine directional panel antennas on a new 65-foot tower to be sited inside the entrance to the farm located at 518 Melody Lane in Watsonville. The antennas would be mounted with up to 4° downtilt at an effective height of about 60 feet above ground and would be oriented in groups of three toward 40°T, 210°T, and 300°T. For the limited purposes of this study, it is assumed that Andrew Model SBNH-1D6565B antennas will be installed with 2° downtilt and that the maximum effective radiated power in any direction would be 9,580 watts, representing simultaneous operation at 3,440 watts for AWS, 1,520 watts for PCS, 2,680 watts for cellular, and 1,940 watts for 700 MHz service. 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 0.0093 mW/cm<sup>2</sup>, which is 1.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence\* is 2.5% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

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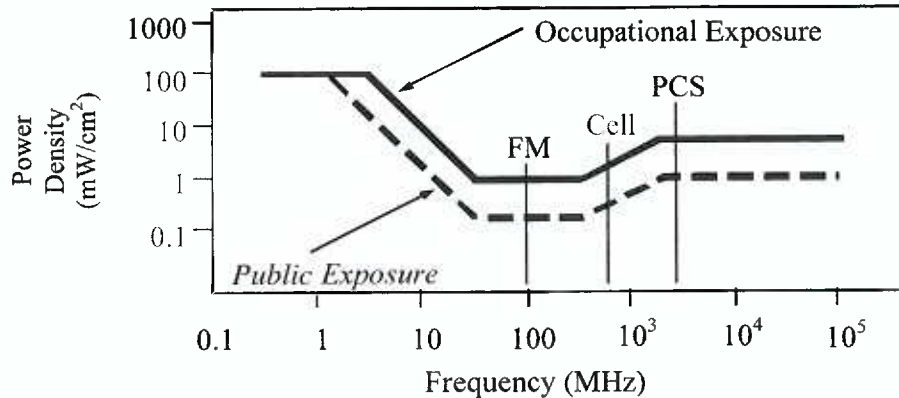
\* Located at least 190 feet away, based on photographs from Google Maps.

## 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:

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



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

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

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

**Near Field.**

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

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

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

- where  $\theta_{BW}$  = half-power beamwidth of the antenna, in degrees, and
- $P_{net}$  = net power input to the antenna, in watts,
- $D$  = distance from antenna, in meters,
- $h$  = aperture height of the antenna, in meters, and
- $\eta$  = aperture efficiency (unitless, typically 0.5-0.8).

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

**Far Field.**

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

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

- where ERP = total ERP (all polarizations), in kilowatts,
- RFF = relative field factor at the direction to the actual point of calculation, and
- $D$  = distance from the center of radiation to the point of calculation, in meters.

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

**Verizon Wireless • Proposed Base Station (Site No. 280384 "North Watsonville")  
518 Melody Lane • Watsonville, California**

**No Recommended Mitigation Measures**

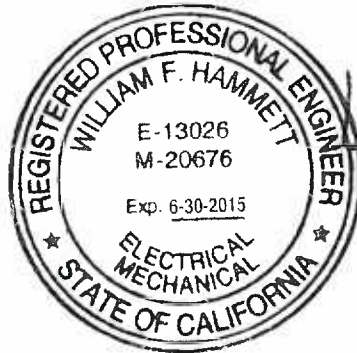
Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or 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 518 Melody Lane 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, 2015. 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.



A handwritten signature in black ink that reads "William F. Hammett".

William F. Hammett, P.E.

707/996-5200

May 5, 2014

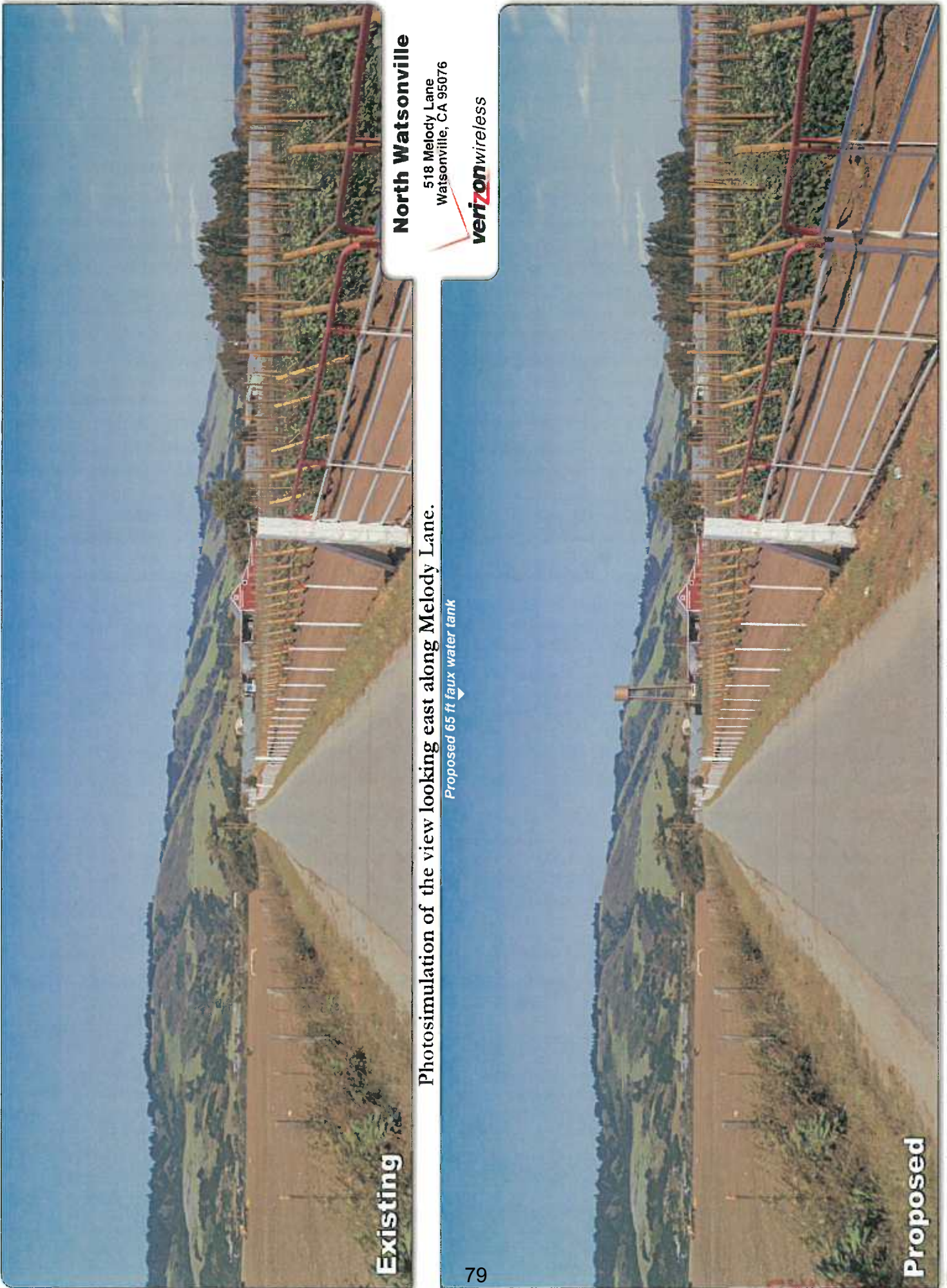


**Existing**

**North Watsonville**  
 518 Melody Lane  
 Watsonville, CA 95076  
**verizon**wireless

Photomontage of the view looking east along Melody Lane.

Proposed 65 ft faux water tank



**Proposed**



**Existing**

**North Watsonville**

518 Melody Lane  
Watsonville, CA 95076



Photosimulation of the view looking west from farther out Melody Lane, not a typical public viewpoint.

Proposed 65 ft faux water tank



**Proposed**

EXHIBIT 11



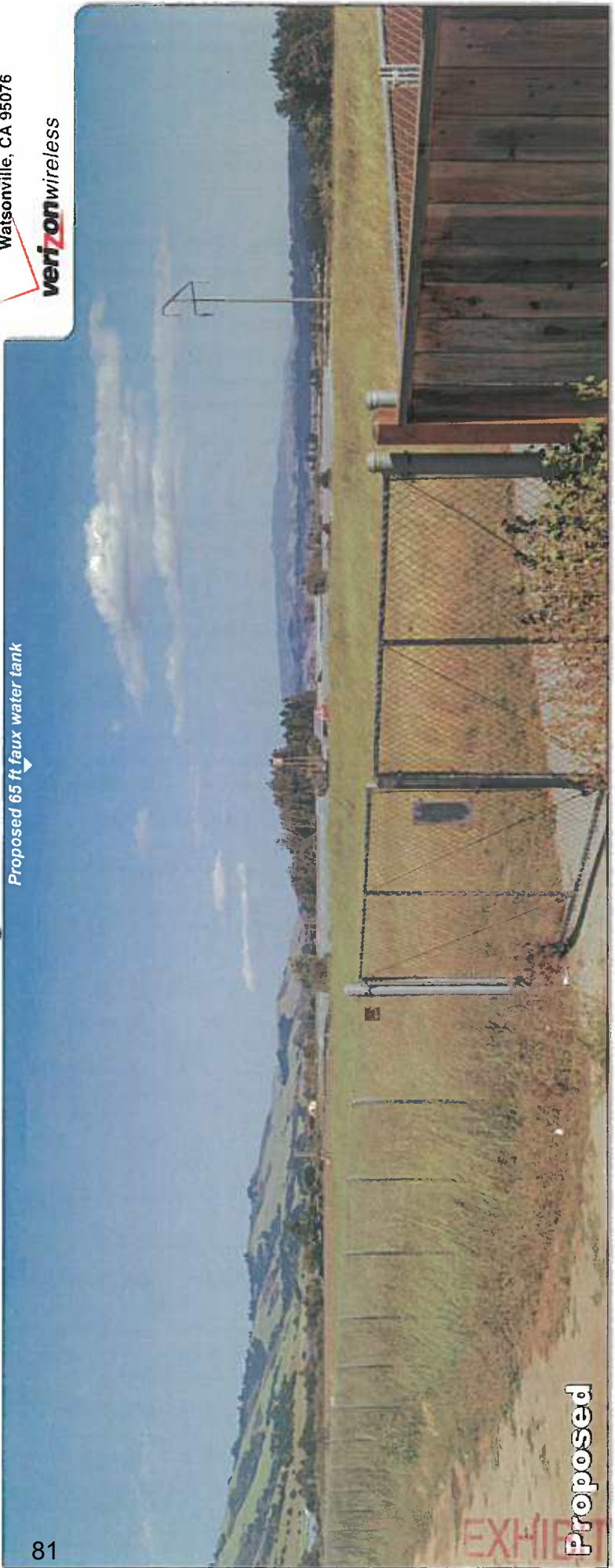


**Existing**

**North Watsonville**  
 518 Melody Lane  
 Watsonville, CA 95076  
**verizon**wireless

Photosimulation of the view looking southeast from Dalton Lane.

Proposed 65 ft faux water tank



**Proposed**