



Staff Report to the Zoning Administrator

Application Number: **141285**

Applicant: Gary Gochberg, Nexius/Beacon Development LLC (for Verizon)

Agenda Date: March 20, 2015

Owner: County of Santa Cruz

Agenda Item #: 3

APN: N/A (in County Right-of-Way near Soquel Dr. and McGlenn Dr.)

Time: After 9:00 a.m.

Project Description: Proposal to construct a Verizon microcell wireless communication facility (WCF) on an existing 38-foot tall utility pole, including a small cylindrical antenna enclosure mounted at the top of the pole and other pole mounted equipment.

Location: Located in County right-of-way at the northwest corner of the intersection of Soquel Dr. and McGlenn Dr. adjacent to and directly south of APN 037-271-49.

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Requires a Level 5 Commercial Development Permit.

Technical Reviews: N/A

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141285, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. RF Radiation Emissions Report |
| C. Conditions | G. Photo Simulations |
| D. Project plans | |

Parcel Information

Parcel Size: N/A (in County right-of-way)
Existing Land Use - Parcel: N/A (in County right-of-way)
Existing Land Use - Surrounding: Vacant Office-Commercial parcel, Urban Residential (both medium and high density), Urban Open Space, and Community Commercial
Project Access: North side of Soquel Drive east of Park Ave.
Planning Area: Soquel Planning Area
Land Use Designation: C-O (Office Commercial)
Zone District: PA (Professional-Administrative Office)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
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: Central Fire Protection District
Drainage District: Zone 5

History

No applications have been previously filed for this portion of County right-of-way.

Project Setting

The proposed subject utility pole is located in County right-of-way next to the sidewalk along the busy Soquel Drive thoroughfare (north side) just east of its intersection with Park Ave. in the area between Soquel and Aptos. The utility pole is adjacent to (immediately south and east of) a currently vacant 33,205 sq. ft. parcel that is zoned PA (Professional-Administrative Office). It is within 51-feet of a residence to the north (zoned Urban-Residential, Medium Density). The next closest residences are 114 ft. away, 140 ft. away (also zoned Urban-Residential, Medium

Density), and 145 ft. away (across Soquel Dr. zoned Urban-Residential, High Density).

Zoning & General Plan Consistency

The subject utility pole is located on a portion of County right-of-way located in the PA (Professional-Administrative Office) zone district, a designation which allows WCF uses. The proposed microcell WCF is a conditionally permitted use within the zone district and the zoning is consistent with the site's (C-O) Office Commercial General Plan designation.

Design Review

The proposed microcell WCF complies with the requirements of the County Design Review Ordinance, in that the proposed project will be part of an existing utility pole, increasing its bulk slightly, but still being relatively visually inconspicuous, and thus will have minimal visual impact on surrounding land uses and the natural landscape.

Radio Frequency Emissions

The County is prohibited by federal law from denying WCF applications, such as this one, on the basis of the health and/or environmental effects of radio frequency (RF) radiation so long as the WCF complies with the FCC's RF radiation emission limits. A RF radiation emissions calculation report has been prepared for this project by a qualified consulting engineer. The proposed facility is calculated to result in a maximum ambient RF level of no more than 13.3% of the applicable FCC public exposure limit at ground level, and less than 1.0% of that limit at the second floor level of the nearest potential 2-story structure.

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, 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 141285, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Frank Barron, AICP
Santa Cruz County Planning Department
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Santa Cruz CA 95060
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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: 141285

Assessor Parcel Number: N/A (in County right-of-way)

Project Location: On north side of Soquel Dr. near NW corner of Soquel Dr. and McGlenn Dr. in Aptos

Project Description: Proposal to construct a Verizon microcell WCF on an existing utility pole, including a small cylindrical antenna enclosure mounted horizontal arm about halfway up the pole and other pole mounted equipment.

Person or Agency Proposing Project: Gary Gochberg, Nexius/Beacon Development LLC (for Verizon)

Contact Phone Number: (707) 364-5164

- 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 microcell wireless communication facility on an existing utility pole 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 an area designated for 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 microcell 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 microcell 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 PA (Professional-Administrative Office) zone district as one of the uses of the County right-of-way will be one microcell WCF that meets 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 (C-O) Office Commercial land use designation in the County General Plan. The proposed microcell 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 microcell WCF will not adversely shade adjacent properties, and will meet current height limits for WCFs in the zone district.

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 microcell WCF is to be constructed on an existing utility pole in County right-of-way. There will be no additional traffic generated by the proposed project, and it 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 microcell structure is located in a mixed neighborhood containing a variety of structures of various architectural styles, and the proposed microcell WCF mounted upon an existing utility pole is not inconsistent with the land use intensity and density of the neighborhood.

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

This finding can be made in that the proposed microcell WCF will be of an appropriate scale and type of design that will not detract from 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. 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 WCF is of the microcell type which, due to its small size and co-location onto an existing utility pole, is one of the least visually obtrusive types of WCF. Moreover, its installation and use in a road right-of-way will not impact any sensitive habitat resources or other significant County resources, including agricultural, open space, and community character resources. Finally, there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed microcell designs that have less visual and/or other resource impacts.

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

This finding can be made in that the proposed microcell WCF is to consist of antennas mounted upon an existing utility pole in the County right-of-way, an area where numerous utility poles are already located. Microcell WCF installations co-located on existing utility poles, such as these, are encouraged in the WCF Ordinance as the preferred WCF design, due to their relatively inconspicuous nature.

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 infrastructure uses of the subject right-of-way are in compliance with the requirements of the zone districts and General Plan designations, in which they are 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 microcell WCF will be located on an existing

approximately 38-foot tall existing utility pole, the top of which is at a height too low to interfere with the observed height of aircraft from nearby airports.

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 existing wireless communications facilities and the proposed operation are calculated to be 13.3 percent of the most restrictive applicable limit.

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

This finding can be made in that the proposed project site is not located within the coastal zone.

Conditions of Approval

Exhibit D: Project Plans, 13 sheets, prepared by V-One Designs, Inc., dated 1/23/15

- I. This permit authorizes the construction of a microcell wireless communications facility (WCF) on an existing utility pole. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all 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. 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 and pay any applicable plan check fee of the Central Fire Protection District.
- 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.

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

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

Approval Date: _____

Effective Date: _____

Application #: 141285
APN: No APN Spec. (in Co. Right-of-Way near Soquel Dr. and McGlenn Dr.)
Owner: County of Santa Cruz

Expiration Date: _____

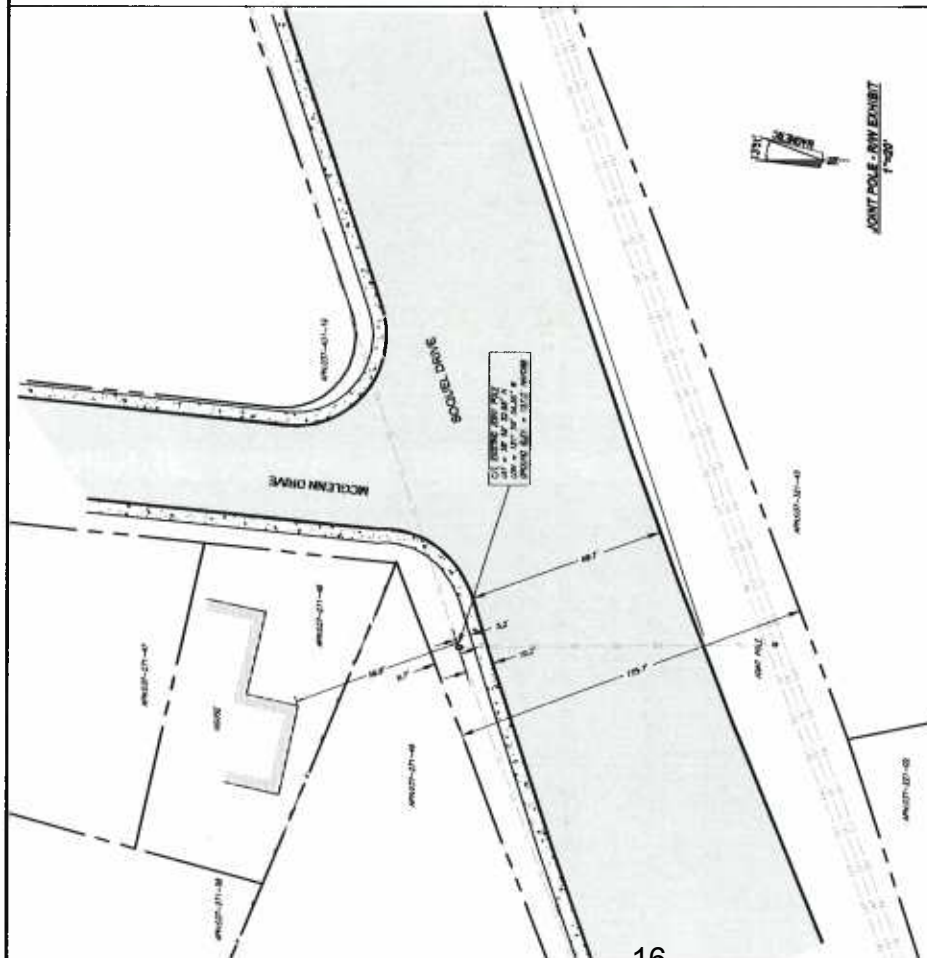
Wanda Williams
Deputy Zoning Administrator

Frank Barron, AICP
Project Planner

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

[illegible]

[illegible]



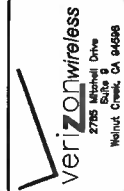
GEOMETRIC LOCATION

DATE OF SURVEY: 04/28/2011
 SITE NUMBER: 2011-001
 TYPE: UTILITY
 SITE ADDRESS: 10000 ROUND VALLEY RD.
 APTOS, CA 95003

1. THE SURVEYOR HEREBY CERTIFIES THAT THE GEOMETRIC COORDINATES AT THE CENTER OF THE EXISTING UTILITY POLE TO BE LOCATED AT THE FOLLOWING COORDINATES:
 NAD 83
 ELEVATION: 100.00 FT
 NAD 83
 ELEVATION: 100.00 FT
 THE ACCURACY OF THE COORDINATES IS AS FOLLOWS:
 GEOMETRIC COORDINATES: ± 0.01 FT (HORIZONTAL)
 ELEVATION: ± 0.01 FT (VERTICAL)

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE IN NAD 83. ALL ELEVATIONS ARE IN FEET.
2. ALL SURVEY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM RECORD DATA, THIS SURVEY IS A BOUNDARY SURVEY.
3. DATE OF FIELD SURVEY: 04/28/2011.
4. NO FIELD SURVEY INFORMATION HAS BEEN PROVIDED. ANY DISCREPANCIES OR OTHER INFORMATION NOT SHOWN HEREON IS NOT TO BE USED FOR ANY PURPOSES AND IS NOT THE RESPONSIBILITY OF THE SURVEYOR. THIS IS NOT A BOUNDARY SURVEY.



TIMOTHY SCHAD, L.S.
 10699 ROUND VALLEY RD.
 GRASS VALLEY, CA 95949
 PHONE: (930) 271-7277
 FAX: (930) 271-7277

PROPERTY NO.	SECTION 31	SECTION 32

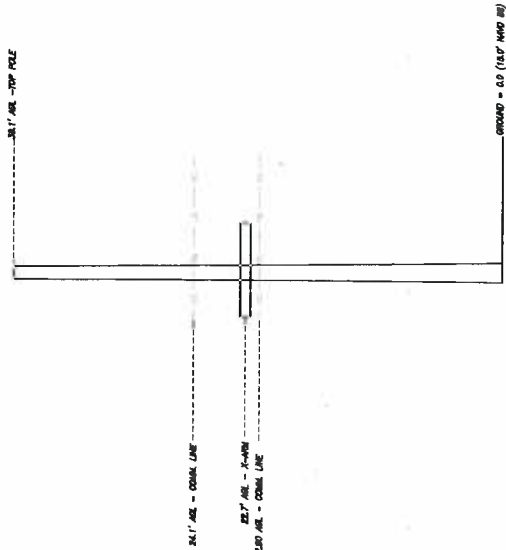
REV	DATE	DESCRIPTION



PARK APTOS - SC1
 NORTHWEST CORNER OF
 MCGLENN DR. & SOQUEL DR.
 APTOS, CA 95003
 APN037-271-49

SHEET TITLE
 UTILITY POLE EXHIBIT

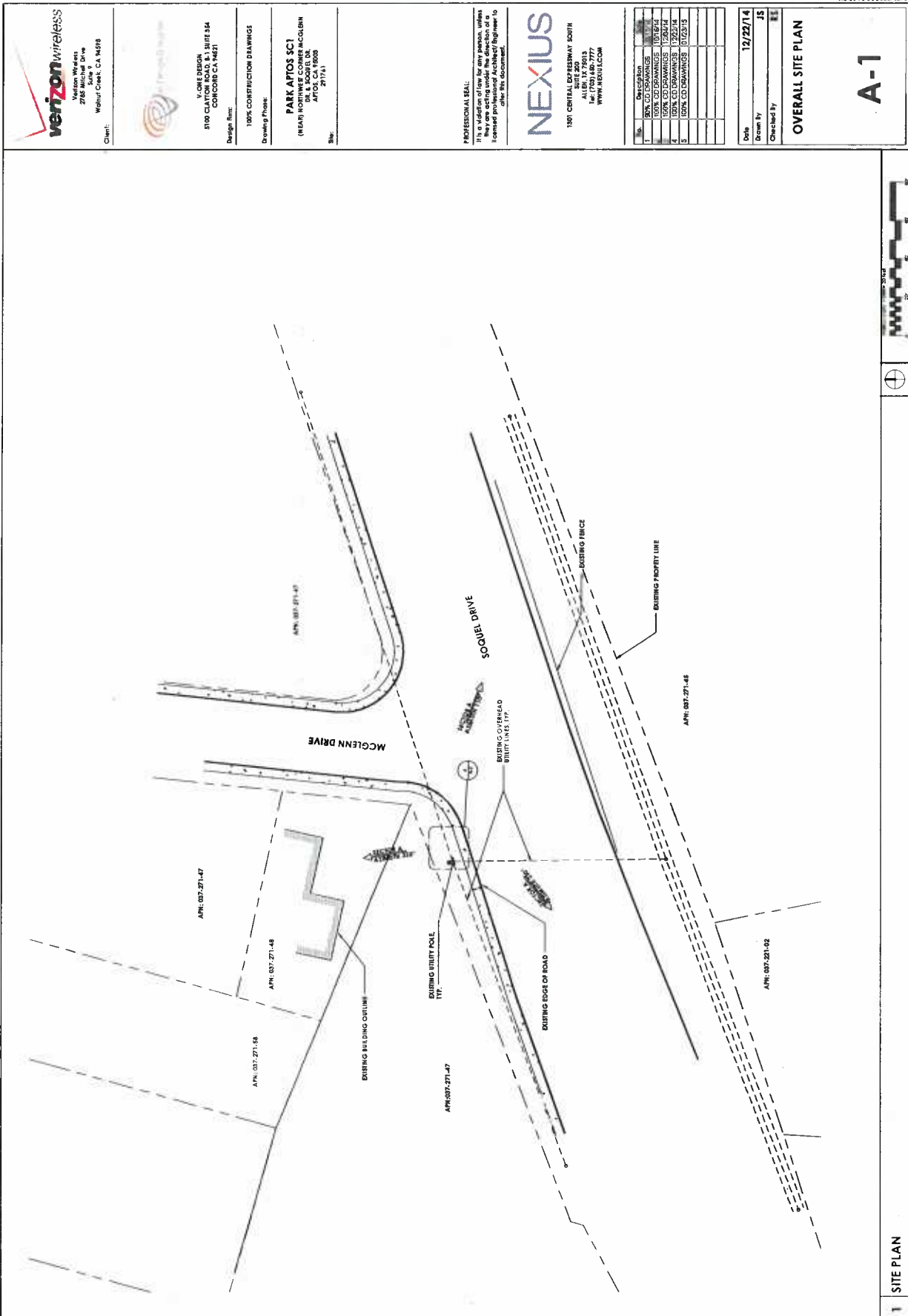
SHEET NUMBER
 LS-1



JOINT POLE DETAIL
 N.T.S.



VICINITY MAP
 N.T.S.



Verizon Wireless
 2786 Michale Drive
 Suite 9
 Watson Creek, CA 94519

V-ONE DESIGN
 5100 CLINTON ROAD, SUITE 104
 CONCORD, CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PARK APTOS SC1
 (HEAD) ROBERTSON & COMPANY, INC.
 101 S. SOQUEL BL.
 APTOS, CA 95026
 271741

Site:

NEXIUS

1301 CENTRAL EXPRESSWAY SOUTH
 SUITE 200
 APTOS, CA 95026
 Tel: (708) 486-7777
 WWW.NEXIUS.COM

PROFESSIONAL SEAL

I, the undersigned, being a duly qualified and licensed professional architect, certify that I am the author of the design and construction documents herein, and that I am a duly qualified and licensed professional architect registered to practice in the State of California.

No.	Description	Date
1	80% CD DRAWINGS	12/22/14
2	90% CD DRAWINGS	12/22/14
3	100% CD DRAWINGS	12/22/14
4	100% CD DRAWINGS	12/22/14
5	100% CD DRAWINGS	12/22/14

Date: 12/22/14

Drawn by: JS

Checked by: JS

OVERALL SITE PLAN

A-1

1 SITE PLAN



Scale: 1" = 100'

APN: 037-271-47

APN: 037-271-48

APN: 037-271-48

APN: 037-271-48

APN: 037-271-48

APN: 037-271-48

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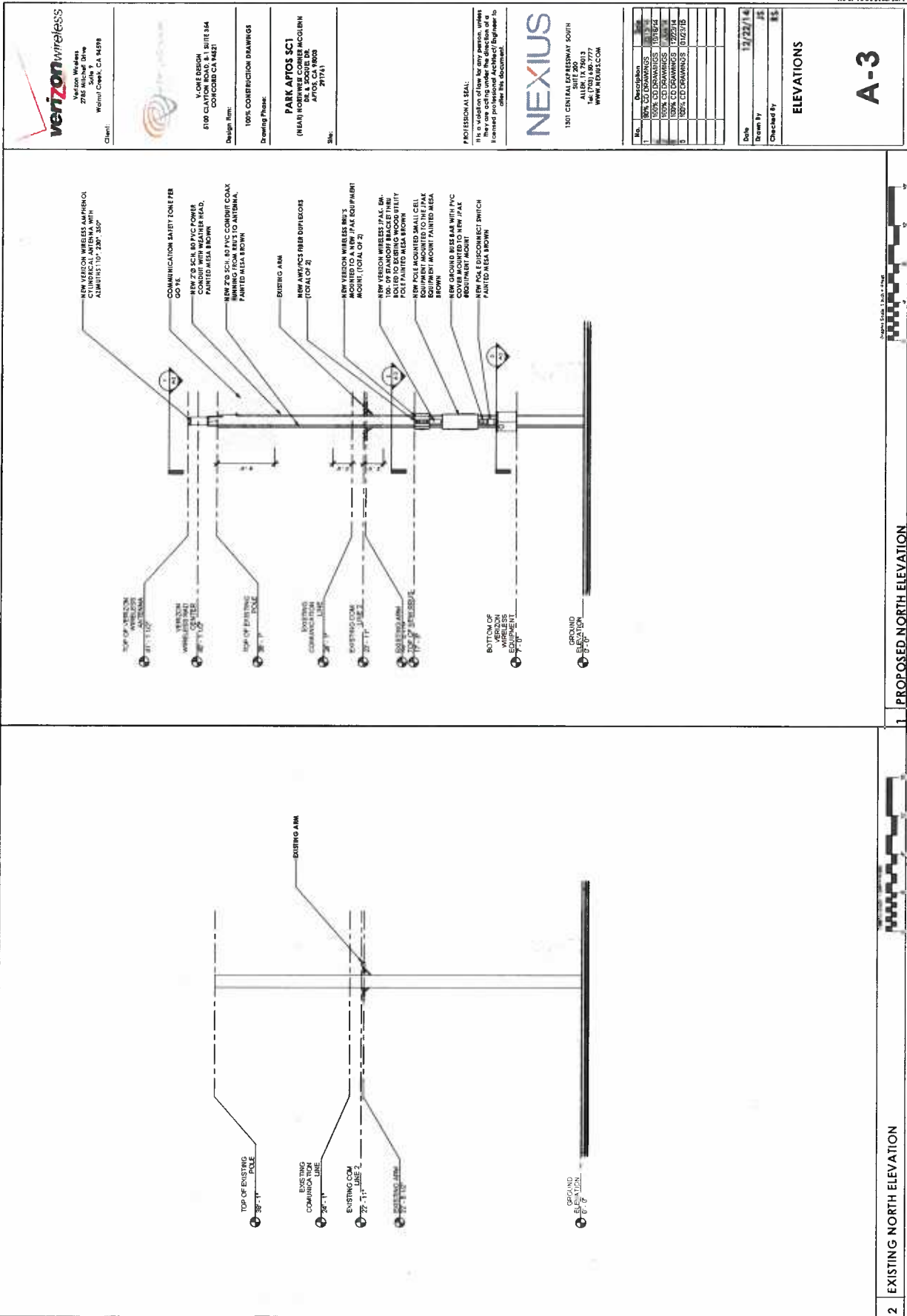
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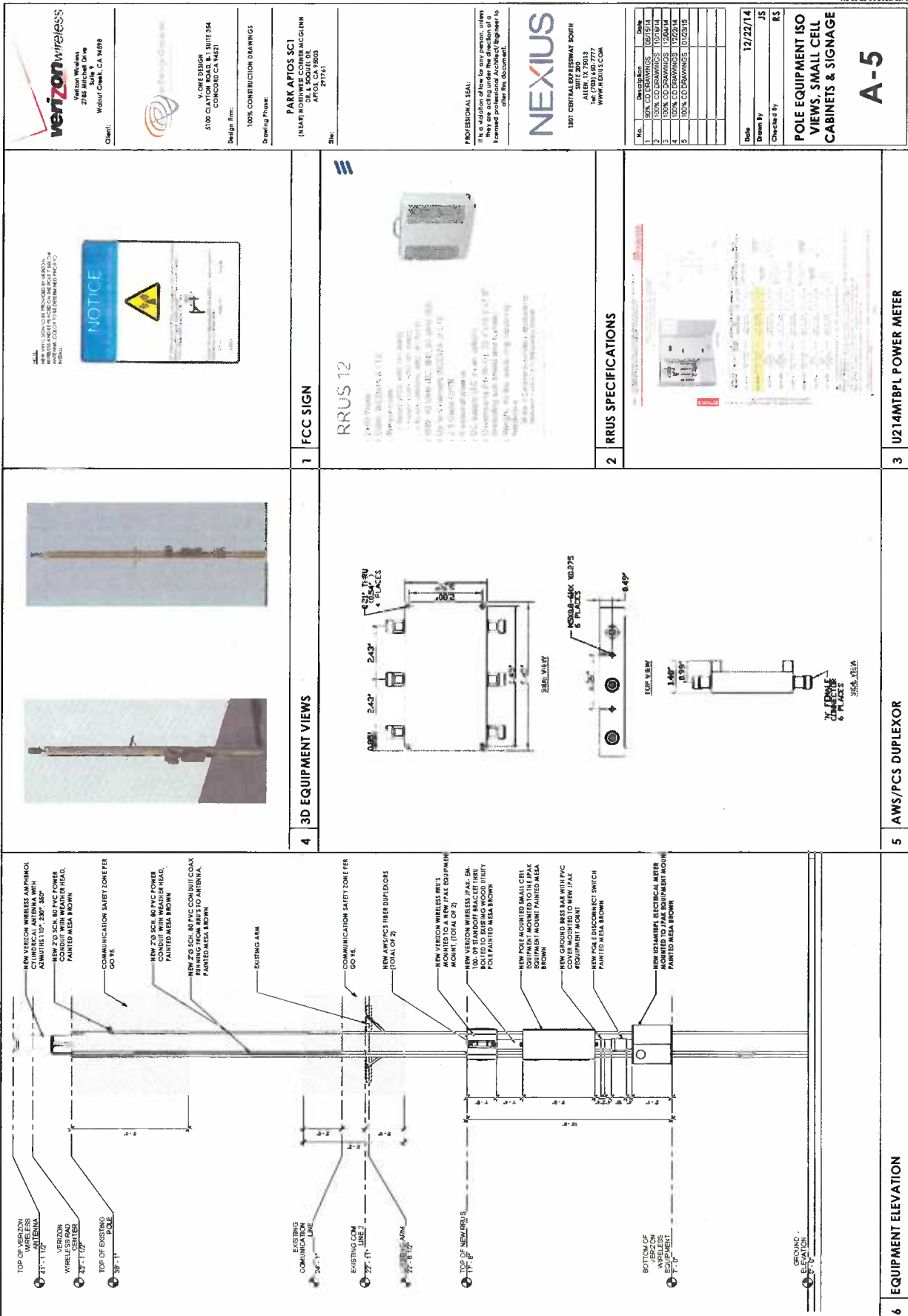
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APN: 037-271-48

APN: 037-271-48





Verizon Wireless
 2788 Mitchell Drive
 Suite 9
 Walnut Creek, CA 94598

Y-ONE DESIGN
 8150 CLAYTON ROAD, SUITE 354
 CONCORD, CA 94521

100% CONSTRUCTION DRAWINGS

Design Firm

Drawing Phase

PARK APPOS SCI
 (N548) WILSON ROAD, MCCLURE
 DR. & SCOTTS DR.
 APPOLO, CA 95003
 95713-1

Client: Walnut Creek, CA 94598

PROFESSIONAL SEAL
 I, the undersigned, being a duly qualified and licensed Professional Architect/Engineer, do hereby certify that I am the author of the design and content of the drawings herein and I am not under the direction of a licensed Professional Architect/Engineer to draw this document.

NEXIUS
 1301 CENTRAL EXPRESSWAY SOUTH
 SUITE 200
 ALBUQUERQUE, NM 87103
 TEL: (703) 480-7777
 WWW.NEXIUS.COM

No.	Description	Date
1	80% CD DRAWINGS	08/19/14
2	90% CD DRAWINGS	11/14/14
3	100% CD DRAWINGS	12/01/14
4	100% CD DRAWINGS	12/22/14

Date: 12/22/14

Drawn By: JS

Checked By: RS

ANTENNA SPECS. & DISCONNECT

A-6

1 ANTENNA SPECIFICATIONS

2 PARCEL PLAN

2 DISCONNECT SWITCH AND SIGNAGE



Client: Verizon Wireless
2740 Mitchell Drive
Suite 9
Walton Creek, CA 94598



V-ONE DESIGN
2100 CLINTON ROAD, SUITE 134
CONCORD, CA 94521

Design Firm

100% CONSTRUCTION DRAWINGS

Drawing Phase

PARK APOTOS SC1
(NEAR) HUNTERS CREEK CENTER
APOTOS, CA 95003
217131

Site

PROFESSIONAL SEAL

I, the undersigned, being a graduate of the California State Board of Architectural Examiners, do hereby certify that I am a duly Licensed Professional Architect/Engineer in the State of California, and I am the author of the design and construction documents herein.

NEXIUS
1301 CENTRAL EXPRESSWAY SOUTH
SUITE 200
ALHAMBRA, CA 91803
TEL: (714) 480-7777
WWW.NEXIUS.COM

No.	Description	Date
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100	100% CD DRAWINGS	12/22/14

Date: 12/22/14
Drawn By: JS
Checked By: RS

SMALL CELL CABINET SPECIFICATIONS

A-7

1 SMALL CELL CABINET SPECIFICATIONS

EXHIBIT D



Verizon Wireless
2700 S. Bascom Avenue
Suite 9
West Coast, CA 94098

Client:

V-ONE DESIGN
9100 CLAYTON ROAD #1310 STE 34
CONCORD, CA 94521

Design Firm:

100% CONSTRUCTION DRAWINGS

Drawing Phase:

PARK APPOS SCI
(HEAD) 100% CONSTRUCTION DRAWINGS
APPOS, CA 94523
201731

Site:

PROFESSIONAL SEAL

It is a violation of law for any person, unless licensed professional Architect/Engineer to alter this document.

NEXIUS

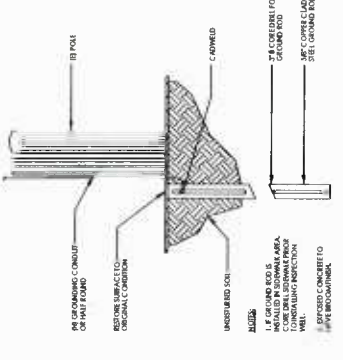
1301 CENTRAL EXPRESSWAY SOUTH
SUITE 200
FOLSOM, CA 95630
TEL: (916) 450-7777
WWW.NEXIUS.COM

No.	Description	Date
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2	100% CD DRAWINGS	11/15/12
3	100% CD DRAWINGS	12/22/14
4	100% CD DRAWINGS	12/22/14
5	100% CD DRAWINGS	12/22/14

Date:	12/22/14
Drawn By:	JS
Checked By:	JS

**ELECT. SINGLE-LINE
DIAGRAM & DETAILS**

E-3



POLE GROUNDING ROD

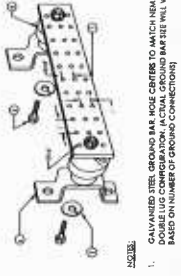
1. GROUND ROD SHALL BE 1/2" DIA. GALV. STEEL OR 1/2" DIA. COPPER CLAD GALV. STEEL. MINIMUM LENGTH SHALL BE 6'.

2. GROUND ROD SHALL BE INSTALLED IN THE CENTER OF THE POLE.

3. GROUND ROD SHALL BE WELDED TO THE POLE.

4. GROUND ROD SHALL BE WELDED TO THE POLE.

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EXOTHERMIC WELD CONNECTION

1. GALVANIZED STEEL GROUND BAR NODE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. ACTUAL GROUND BAR SEE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS.

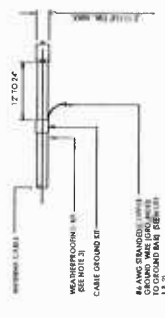
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3. 3/8" LOCK WASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3014-4 OR APPROVED EQUAL.

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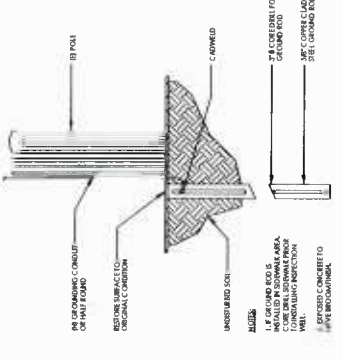
BUS BAR

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4. (WPA) RECOMMENDED BY CABLE MANUFACTURER.



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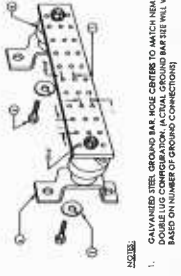
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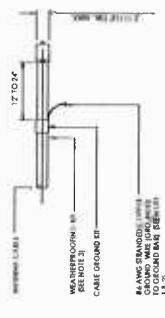
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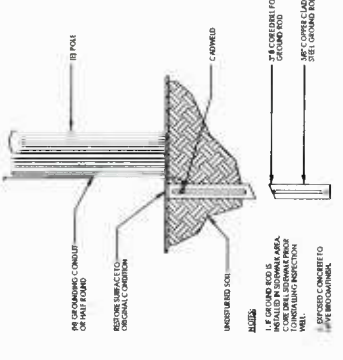
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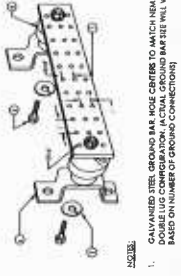
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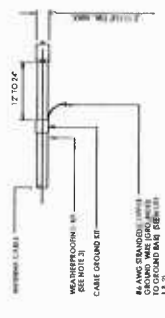
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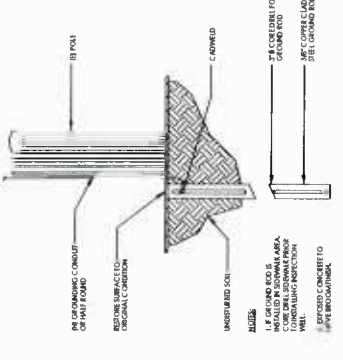
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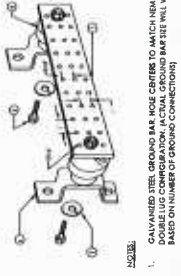
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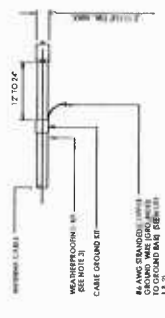
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FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

POR, SOQUEL RANCHO
 SEC. 11, T.11S, R.1W M.D.B. & M.

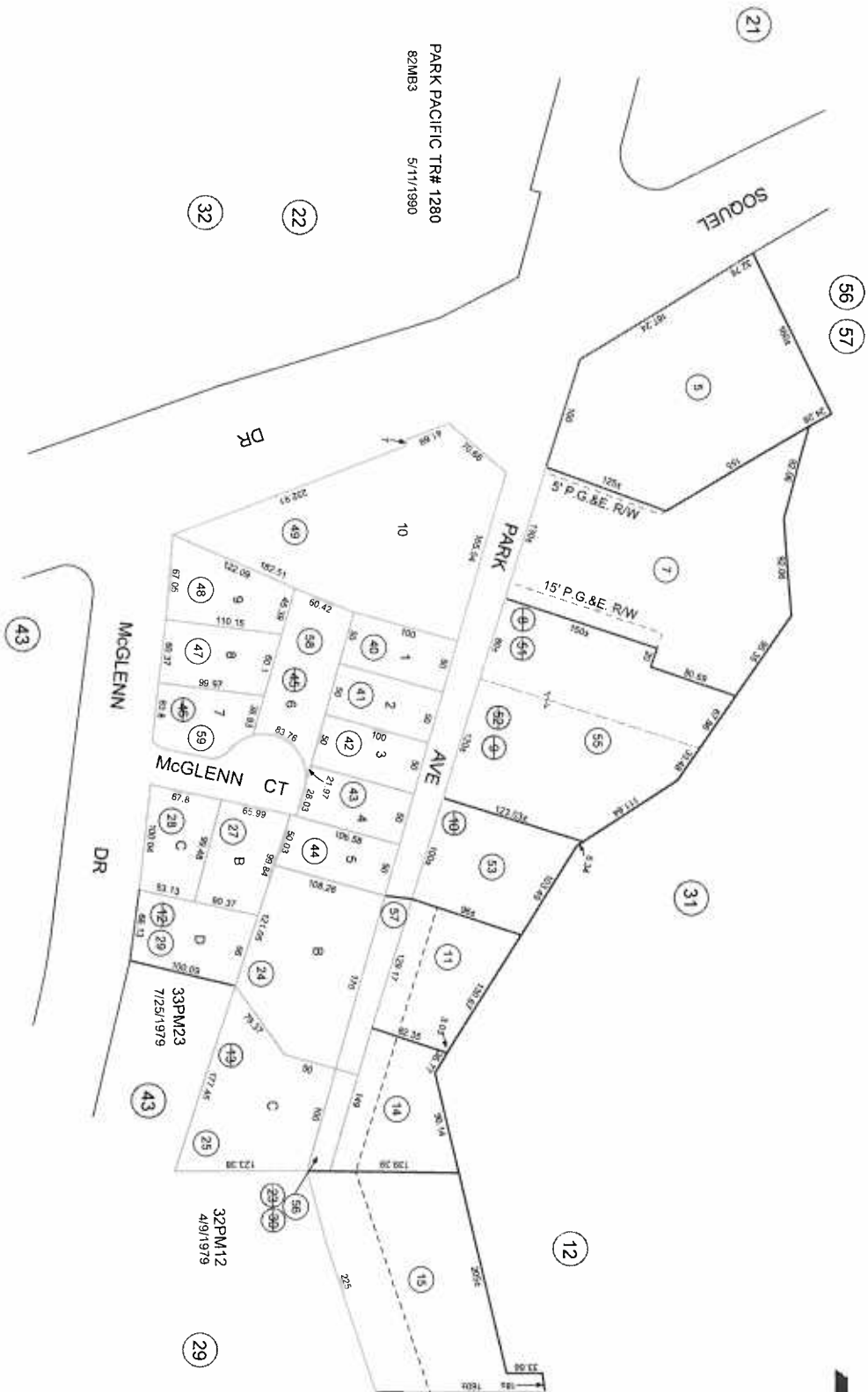
Tax Area Code
 96-101

37-27

Electronically drawn 10/15/96 KSA
 Rev. 10/15/96 KSA (Por. to 37-56 & 57)
 Rev. 12/12/96 CB (5903738 & 741, LBA 1-56 & 57)
 Rev. 5/20/98 (TCA CONSOLIDATION)rw
 Rev. 4/25/01 mvm (changed page refs.)
 Rev. 4/5/10 CB (Sp 9-0045110, 1-58 & 59)

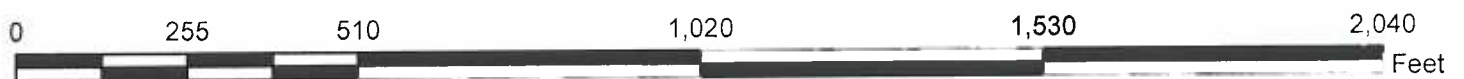
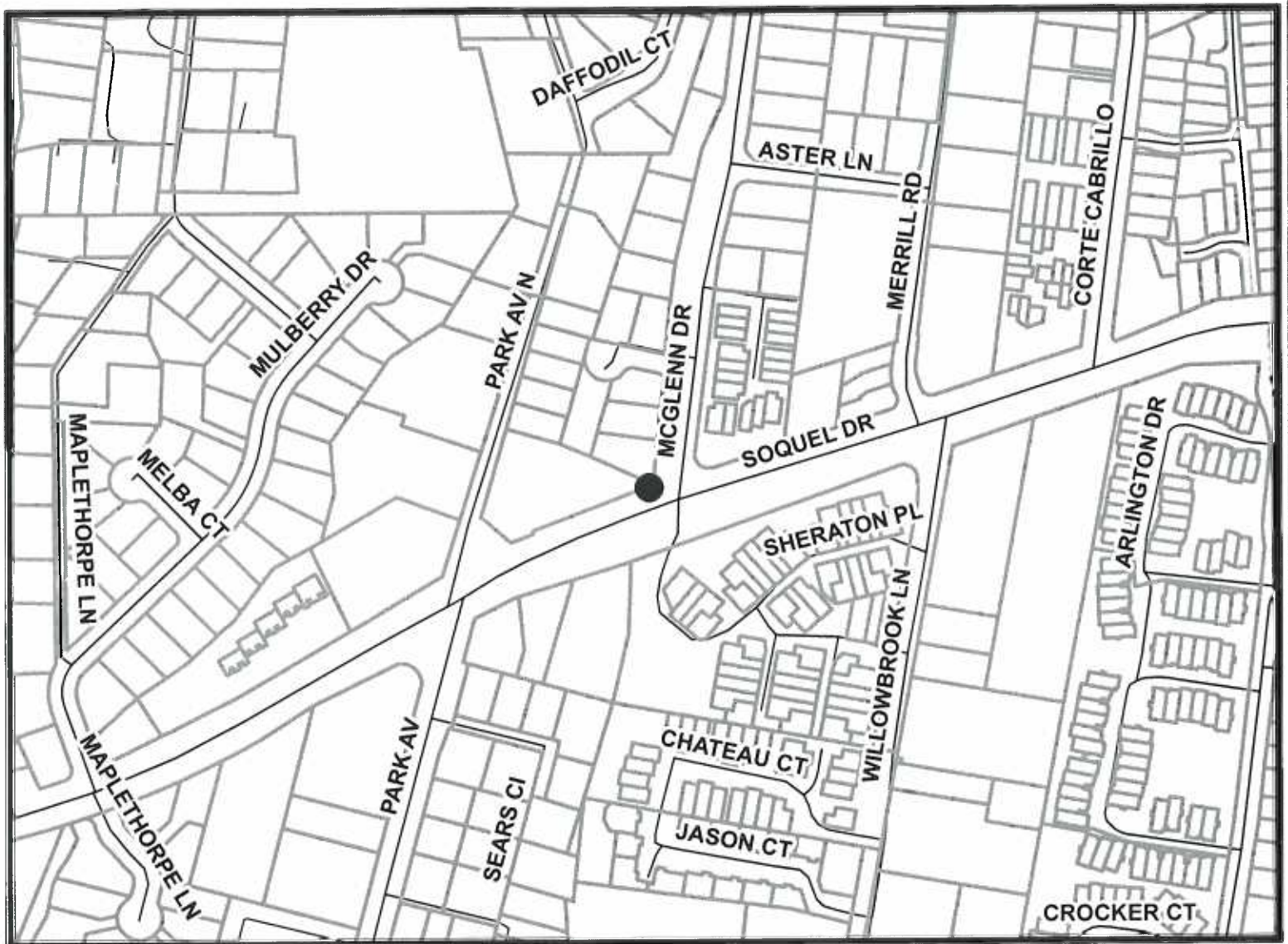
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 37-27
 County of Santa Cruz, Calif.
 Oct. 1996





Location Map



LEGEND

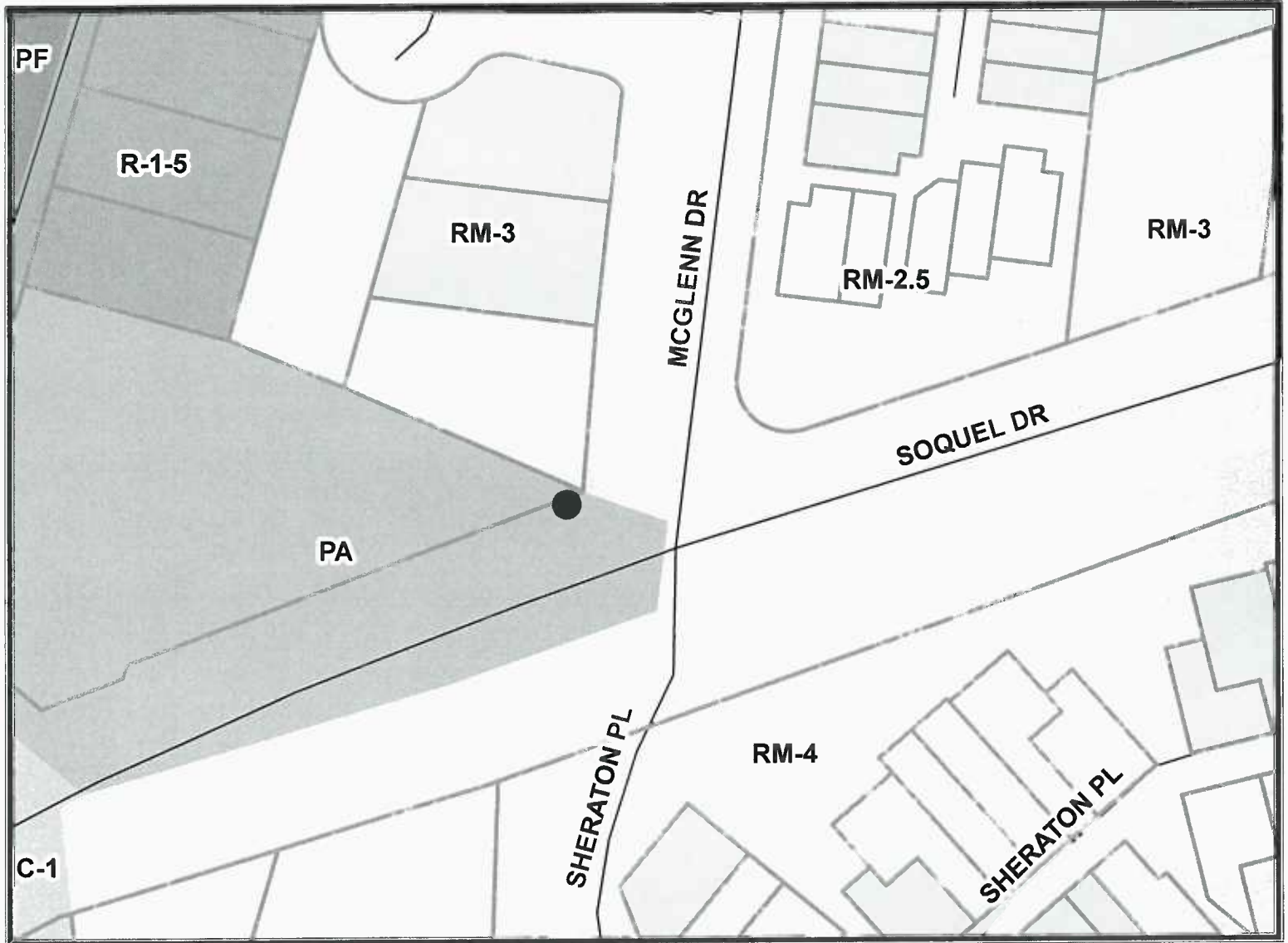
- Cell Site Location
- Assessors Parcels
- Street



Map Created by
County of Santa Cruz
Planning Department
January 2015



Zoning Map



LEGEND

- Cell Site Location
- Cell Site Location
- Assessors Parcels
- Street
- RESIDENTIAL-MULTI FAMILY
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-PROF OFFICE
- RESIDENTIAL-SINGLE FAMILY
- PUBLIC FACILITY

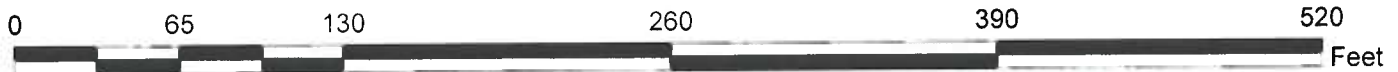
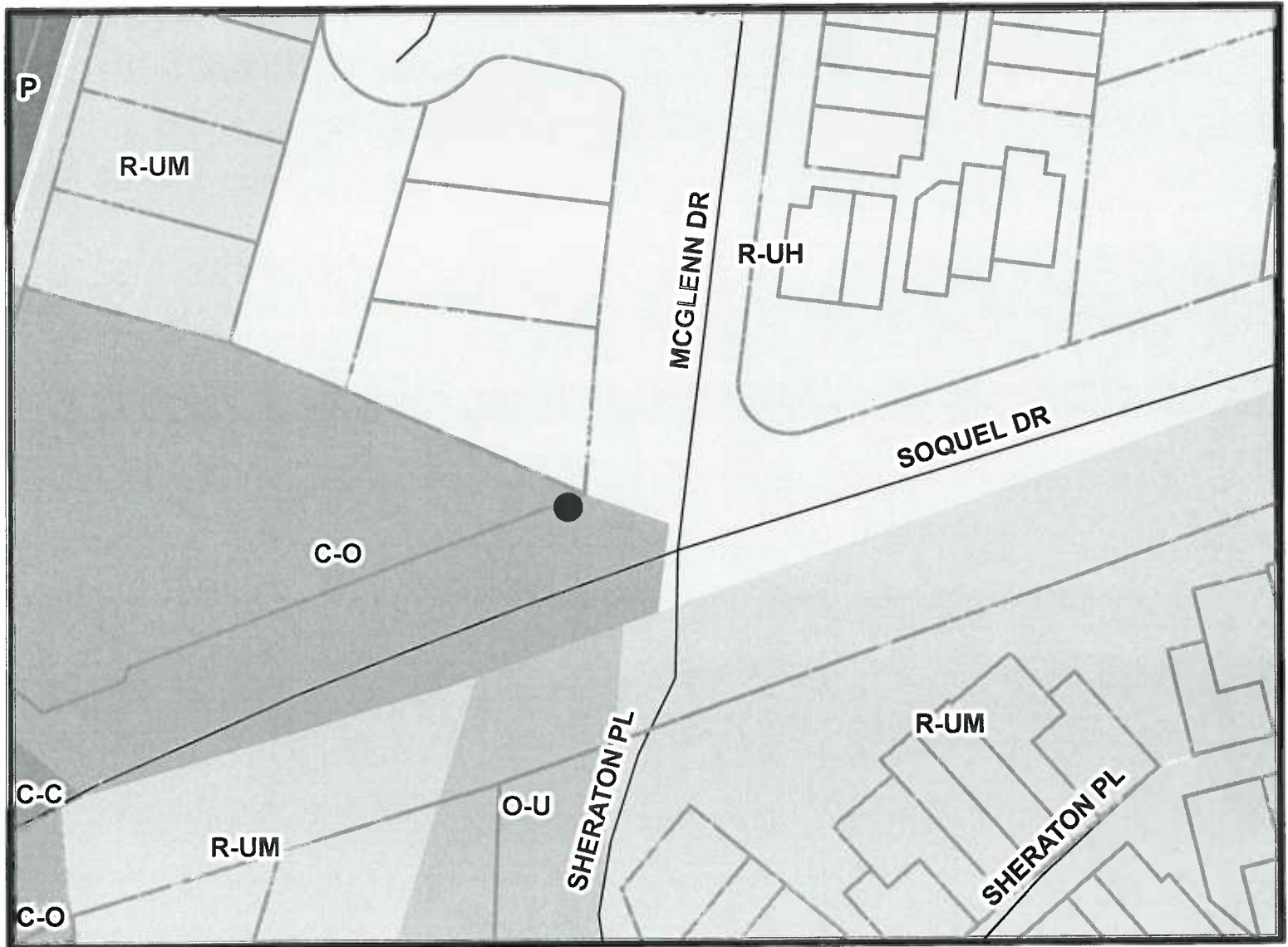


Map Created by
County of Santa Cruz
Planning Department
January 2015

EXHIBIT E

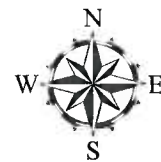


General Plan Designation Map



LEGEND

- Cell Site Location
- Assessor's Parcels
- Street
- Residential - Urban High Density
- Residential - Urban Medium Density
- Urban Open Space
- Commercial-Office
- Commercial-Community
- Public Facilities



Map Created by
County of Santa Cruz
Planning Department
January 2015

EXHIBIT E

Human Exposure to RF Energy Compliance Report

Prepared for:
Mr. Jason Osborne
Beacon Development, LLC

415-559-2121

For the benefit of Verizon Wireless

**Park Aptos SC1
Site Location #291761
(Near) Northwest Corner
McGlenn Dr. & Soquel Dr.
Aptos, CA 95003**

Report Date: February 18, 2015



RF Compliance Services, Inc.
3628 24th Street
San Francisco, CA 94110

Prepared By
Chris Goldsmith
Chris@RadioFrequencyCompliance.com
415-948-6790

Table of Contents

Introduction 1

Site Description 1

Compliance Summary 2

Mitigation, Signage, and Barrier Recommendations..... 3

Regulatory Framework..... 3

Predictive Modeling 6

Limitations..... 11

Engineering Statement 11

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Introduction

Radio Frequency Compliance Services, Inc., has been contracted to conduct a human exposure to radio frequency energy study for the benefit of Verizon Wireless. The Federal Communications Commission (FCC) requires licensees to ensure that people are not exposed to radiofrequency electromagnetic energy power densities in excess of the applicable maximum permitted exposure (MPE) limit.

This study uses data supplied by Verizon Wireless or its representatives to determine the human exposure to RF energy from the subject site.

The following documents were supplied by Verizon Wireless or its representatives. This information is considered to be correct and was used in the creation of this report:

1. Drawings – PARK APTOS SC1 100CD 102414
2. Power Statement – PARK APTOS SC1 EME DATA SHEET – 11/03/14
 - a. Power was adjusted to 20 watts per channel via email request on January 21, 2015, by Jennifer Haas. Total power is shown in the table, below.

Site Description

The subject site is Park Aptos SC1, Site Location #291761, located near Northwest Corner, McGlenn Dr. & Soquel Dr., Aptos, CA 95003. The site is a new installation on an existing, wooden power company pole. The site consists of a single, three sector antenna, mounted 37 feet above ground level. The alpha sector is oriented at 110 degrees, the beta sector is oriented at 230 degrees, and the gamma sector is oriented at 350 degrees.

The site is located in a residential area. There is a two story building located 55 feet to the North.



Compliance Summary

This site COMPLIES with Radiofrequency Radiation Exposure Limits of 47 CFR § 1.1307(b)(3) and 1.1310.

Predicted power density of the Verizon proposed installation, calculated at ground level surrounding the site, at the point of closest public access, is 13.3% of the general public MPE limit.

Predicted power density of the Verizon proposed installation, at the commercial lot, directly north of the site:

- Calculated at ground level, anywhere inside the lot, is less than 1.0% of the general public MPE limit.
- Calculated at 10 feet above ground level, 10 feet inside the lot line, is less than 1.0% of the general public MPE limit.
- Calculated at 20 feet above ground level, 10 feet inside the lot line, is less than 1.0% of the general public MPE limit.
- Calculated at 30 feet above ground level, 10 feet inside the lot line, is less than 1.0% of the general public MPE limit.

Predicted power density of the Verizon proposed installation, calculated at roof level, approximately 20 feet above ground level, at the point of closest public access, is less than 1.0% of the general public MPE limit.

Mitigation, Signage, and Barrier Recommendations

No mitigation is necessary.

Customary RF Notice signs and Safe Working Practices should be placed on the pole.

Barriers are not required at this site.

Regulatory Framework

The FCC requires licensees to ensure that persons are not exposed to radiofrequency electromagnetic energy power densities in excess of the applicable MPE limit. Applicable FCC rules are found at 47 CFR § 1.1307(b) (3) and 1.1310.

The FCC rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure.

The General Population / Uncontrolled Exposure Limit applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.¹

The Occupational/Controlled Exposure Limit applies to human exposure to RF fields when persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. These exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above General Population / Uncontrolled limits as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate action.²

¹ Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, Edition 97-01, August 1997, Page 3

² Ibid, Page 4

The FCC's maximum permissible exposure (MPE) is defined as the rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with an acceptable safety factor levels.³

The FCC's MPE limits for the General Population/Uncontrolled and Occupational/Controlled environments are given in Table 1 and Table 2, respectively. Figure 1 is a graph of both MPEs as functions of frequency.

Table 1: MPE Limits for General Population/Uncontrolled Environment⁴

Frequency Range (MHz)	Electric Field Strength (V/m)	Magnetic Field Strength (A/m)	Power Density (mW/cm ²)	Averaging Time for E ² , H ² , or S (Minutes)
0.3 – 1.34	614	1.63	(100)*	30
1.34 – 30	824/f	2.19/f	(180/f ²)*	30
30 – 300	27.5	0.073	0.2	30
300 – 1500	--	--	f/1500	30
1500 – 100,000	--	--	1.0	30
f = frequency in MHz * = Plane wave equivalent power density				

Table 2: MPE Limits for Occupational/Controlled Environment⁵

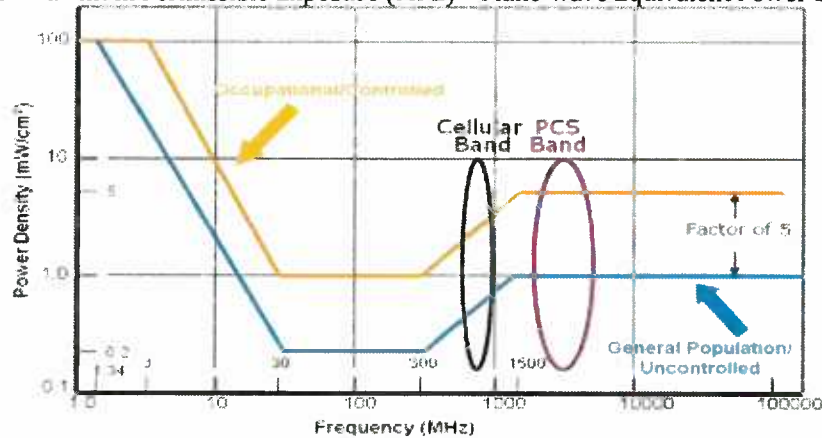
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0.3 – 3.0	614	1.63	(100)*	6
3.0 – 30	1842/f	4.89/f	(900/f ²)*	6
30 – 300	61.4	0.163	1.0	6
300 – 1500	--	--	f/300	6
1500 – 100,000	--	--	5.0	6
f = frequency in MHz * = Plane wave equivalent power density				

³ Ibid, Page 3

⁴ Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, Edition 97-01, August 1997, Page 67

⁵ Ibid, Page 67

FCC Limits for Maximum Permissible Exposure (MPE) – Plane-wave Equivalent Power Density⁶



Maximum Permissible Exposure (MPE) is defined in OET 65 as being 100% of the exposure limit for the situation or tier of permissible exposure. Anyone may be granted safe access to areas less than or equal to 100% of the General Population MPE Limit. For persons who have been properly trained and meet the definition of being Occupational Personnel, access to areas at or below 100% of the Occupational MPE limit may be granted. Access to areas predicted to exceed 100% of the Occupational MPE limit may be granted to persons properly trained and who use real-time power density measurement Personal Protective Equipment, such as a RF Personal Monitor.

FCC rules allow for access to areas that exceed of 100% of the applicable limit, if time-averaged exposure is not exceeded. This clause requires very carefully measured, consistent exposure and is difficult to incorporate into practical compliance policies. This report and any recommendations herein assume continuous exposure at or below the applicable MPE limit. Time average is not employed to determine compliance.

For any area in excess of 100% General Population MPE, access controls must be put in place and maintained to prevent the general population from gaining access. Occupational Personnel trained in RF safety and equipped with personal protective equipment designed for safe work in the vicinity of RF may be granted access, subject to other site security requirements. Access controls may be imposed by locked doors, physical barriers, or alarms to notify the individual and site management. Controls may include administrative policies and procedures requiring personal protective equipment, proof of RF training to obtain site access cards, presentation of appropriate RF awareness training certifications to security personnel or other measures designed to prevent uncontrolled access.

⁶ Ibid, Page 68

Following these FCC requirements, predictive modeling was performed to evaluate power density resulting from client transmitters as a percentage of the power density MPE limit applicable to their transmitters. If additional carriers and other wireless installations are identified and included, their technical and operating parameters have been assumed and are intended to be conservative and consistent with the higher range of operating parameters.

In field and on site measurements typically show power density values significantly lower than predicted values. The purpose of predictive analysis is to depict the worst case potential for exposure such that compliance with the analysis assures a high safety margin.

Predictive Modeling

The RoofView software program is used to calculate the predicted power density throughout the subject area in both the general public and occupational MPE in accordance with the FCC's OET bulletin 65 "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation" dated August 1997. Spatially averaged power density is plotted based on the percentage of the applicable standard, as noted in the plots below.

Park Aptos SC1
 Site Location #291761
 (Near) Northwest Corner
 McGlenn Dr. & Soquel Dr.
 Aptos, CA 95003

Antenna inventory and operating power

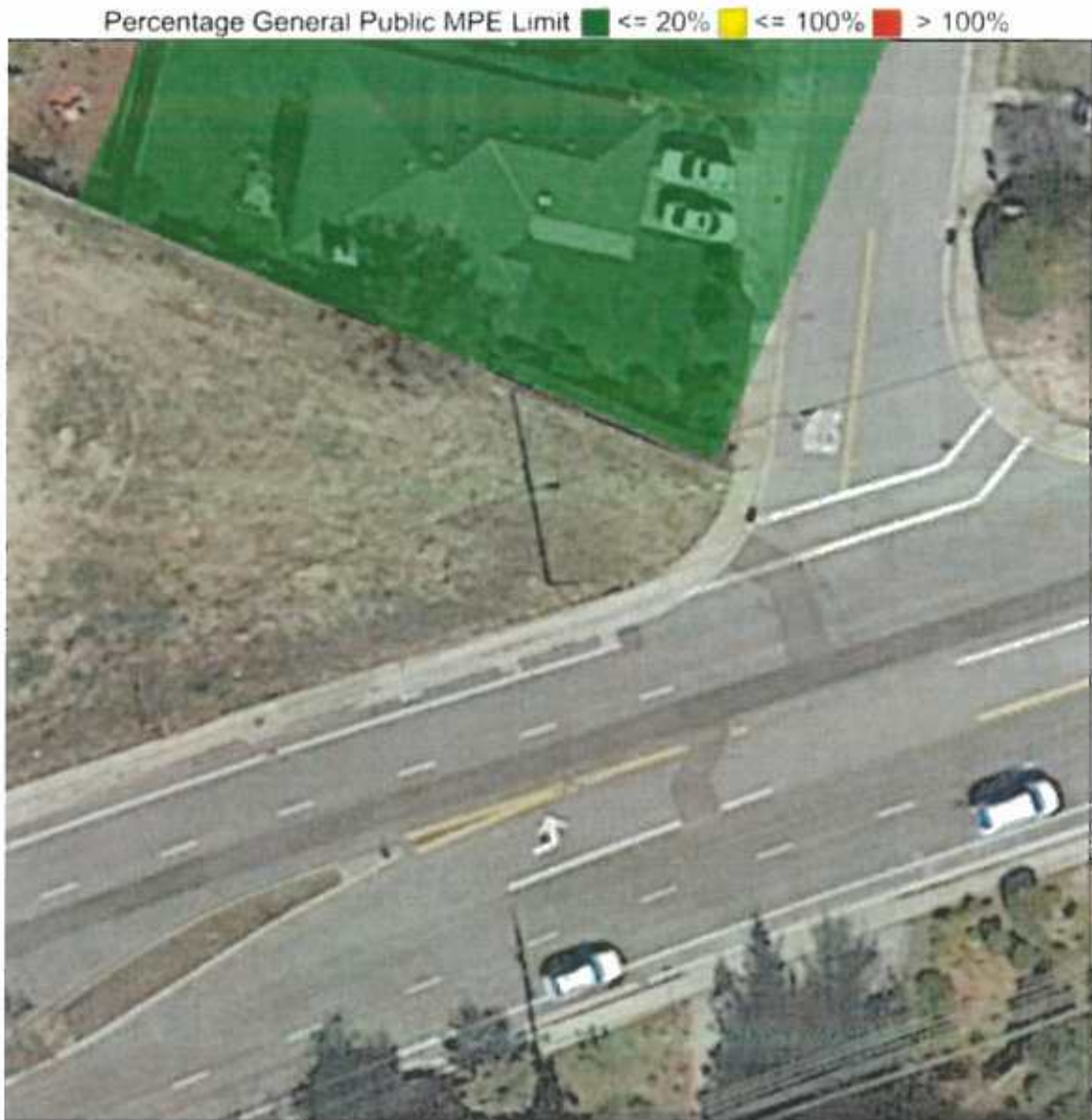
ID	Name	Freq	Power	Mfg	Model	X	Y	Z	Aper	Pt Dir
VZ	A1	700.000000	36.5	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	67;110
VZ	A1	2100.000000	34.8	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	61;110
VZ	B1	700.000000	36.5	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	67;230
VZ	B1	2100.000000	34.8	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	61;230
VZ	C1	700.000000	36.5	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	67;350
VZ	C1	2100.000000	34.8	Amphenol	CWT070X06F0Y	100.0	100.0	37.0	2.0	61;350

This table is extracted from RoofView for this project. Antenna and operating information for Verizon has been supplied by Verizon or its representatives. Operating information for co-located transmission facilities has been estimated based on generally accepted operating parameters.

Antenna Z position is to the bottom of the aperture, not the center line
 Power is the net power, in Watts, to the antenna
 Pt Dir is the beam width in degrees and the orientation



A 200 foot by 200 foot grid surrounding the site with the **general public MPE limit** calculated for ground level, with all antennas operating. All accessible areas are within the general public limit. The maximum predicted power density in any accessible area is **13.3% of the general public MPE limit**.



A 200 foot by 200 foot grid surrounding the site with the **general public MPE limit** calculated for ground level, with all antennas operating. All areas within the adjacent property are within the general public limit. The maximum predicted power density in any area is less than **1.0% of the general public MPE limit**.

Percentage General Public MPE Limit ■ ≤ 20% ■ ≤ 100% ■ > 100%



A 200 foot by 200 foot grid surrounding the site with the **general public MPE limit** calculated for accessible areas at roof level, approximately 20 feet above ground level, with all antennas operating. All accessible areas are within the general public limit. The maximum predicted power density in any accessible area is less than **1.0% of the general public MPE limit**.

Limitations

This report was prepared in accordance with generally accepted practices based solely on the information provided by the client or its representatives. Observations made by Radio Frequency Compliance Services, or its contractors, are valid on the date of the observation. Changes to the site, the technical, or operating parameters may invalidate the findings of this report and should be brought to the attention of Radio Frequency Compliance Services, Inc. No warranty, expressed or implied, is made.

Engineering Statement

This work has been carried out under my direction and all statements are true and correct to best of my knowledge.



Appendix A: Radio Frequency Health and Safety Guidelines

The FCC has established guidelines for human exposure to RF electromagnetic fields based on the work of the National Council on Radiation Protection and Measurements (NCRP) and the Institute of Electrical and Electronics Engineers (IEEE). The exposure guidelines are based on thresholds for known adverse effects and they incorporate a safety margin.

The FCC has established two tiers of limits, one for conditions under which the public may be exposed (general public exposure) and the other for exposure situations involving workers (occupational exposure). The limits, expressed as power density in mW/cm, vary based on the frequencies in use at the site. Typical cellular communications systems operate in two frequency bands referenced in the guidelines: 300 MHz to 1,500 MHz and 1,500 MHz to 100,000 MHz. Within those ranges, the general population limit varies from 0.2 mW/cm² to 1.0 mW/cm² and the occupational limit varies from 1.0 mW/cm² to 5.0 mW/cm². Power density can be predicted or measured in accordance with FCC guidelines.

The FCC has established exposure limits, not emissions limits, therefore areas must be accessible to the public or to workers. Restricting access is usually the simplest means of controlling exposure to areas where high RF levels may be present.

Areas within the general public limit

No restrictions on exposure exist for areas less than the general public limit. Those areas are safe for unlimited access by all persons.

Areas within the occupational limit

The general public must be restricted from accessing areas that exceed the general public limit. In general, these restrictions include fencing and locking out of unauthorized persons. Workers who are "aware of" and "exercise control over" their exposure meet the criteria for occupational exposure. Workers who meet these criteria may access areas that are within the occupational limit without restriction. Persons who are only "transient" visitors to the area, such as air conditioning technicians, etc., could also be considered to fall within the occupational criteria as long as they are "made aware" of their exposure and exercise control over their exposure.

Areas that exceed the occupational limit

The FCC guidelines allow for the calculation of a time averaged MPE limit that would permit workers who meet the criteria for occupational exposure to enter areas that exceed the absolute occupational limit for brief, specific time intervals. In practice, the application of time averaged exposure is difficult to implement and, therefore, access to areas that exceed the occupational limit is not recommended. If the

transmitters cannot be deactivated, the use of radiofrequency protective clothing may facilitate compliance with RF exposure guidelines.

Never touch an antenna that is energized.

OVERVIEW



ADL Simulations, Inc. ♦ (415) 559-2121 ♦ adlsimulations@gmail.com

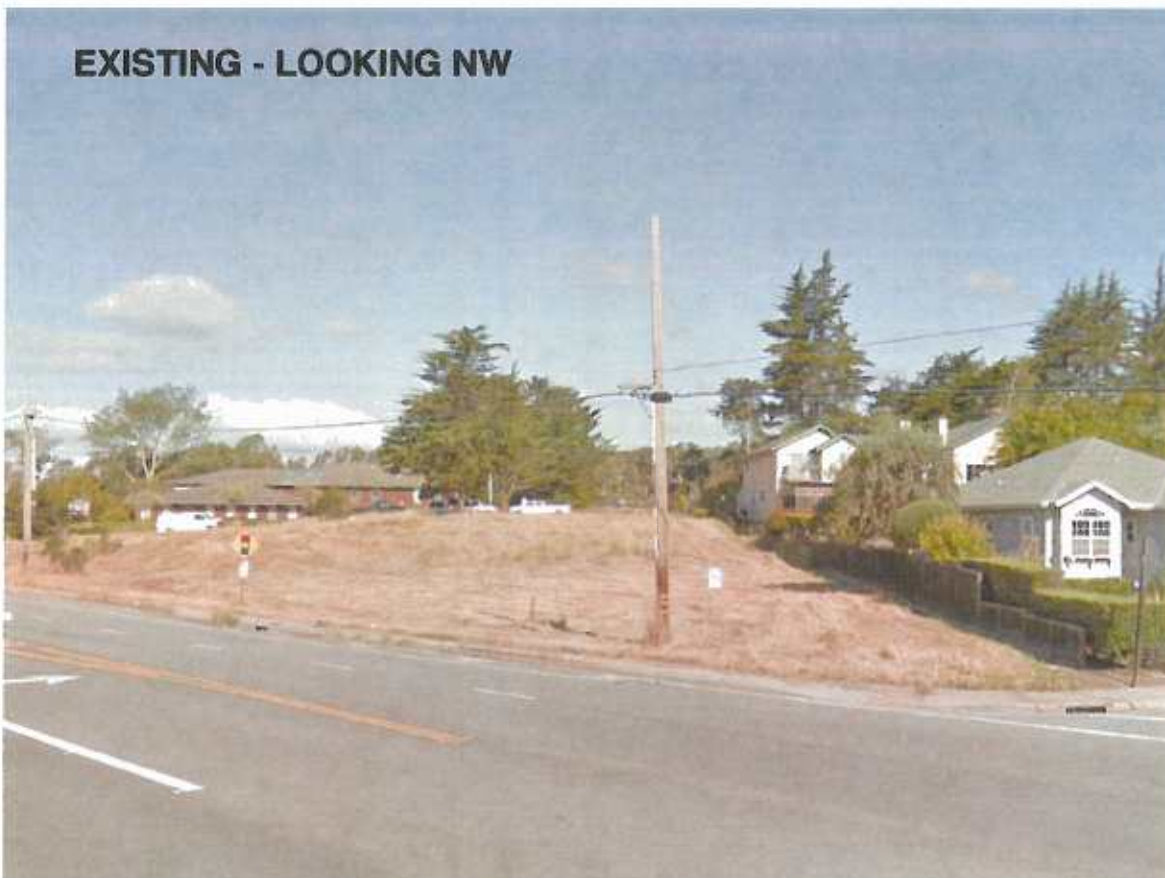


PARK APTOS SC1
(Near) Northwest Corner McGlenn Dr. & Sequel Dr.
Autos, CA 95003
Project #20141050481
Location #281761

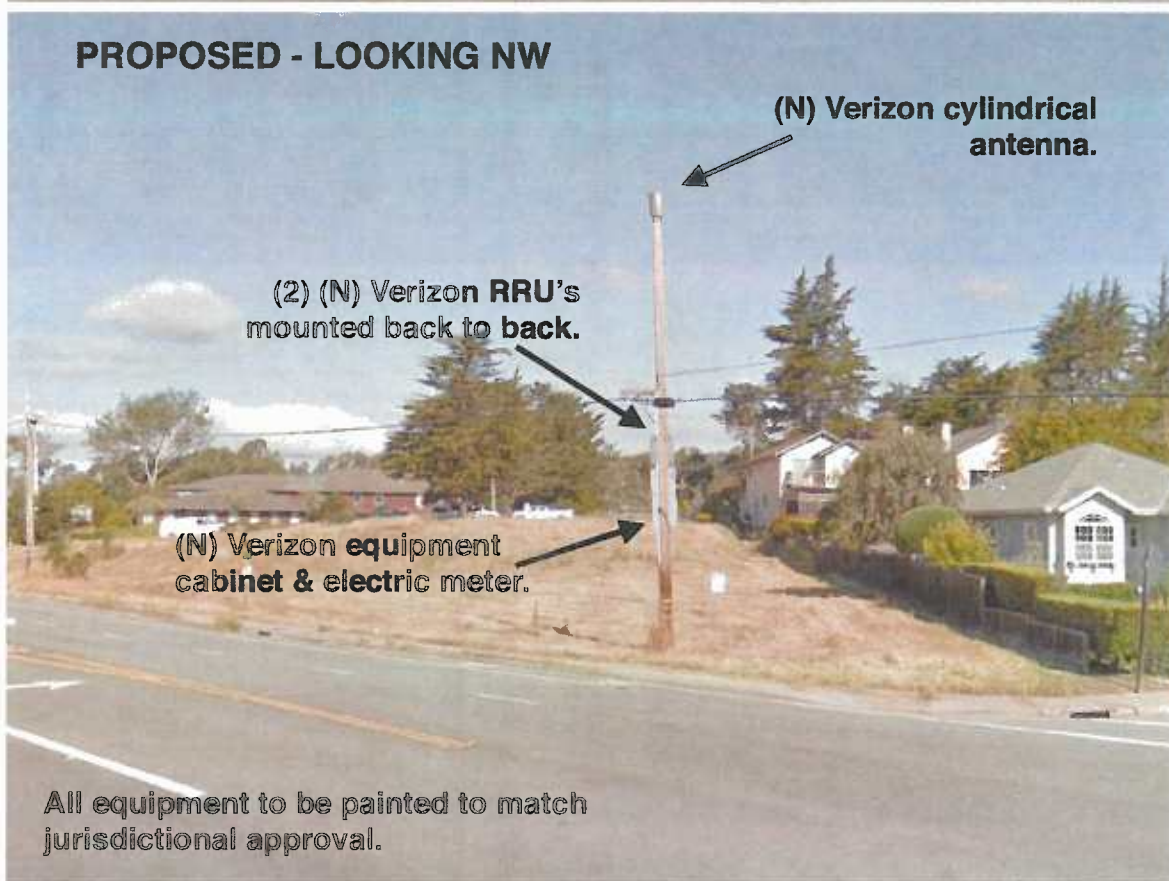


EXHIBIT G

EXISTING - LOOKING NW



PROPOSED - LOOKING NW



ADL Simulations, Inc. ♦ (415) 559-2121 ♦ adisimulations@gmail.com



PARK APTOS SC1
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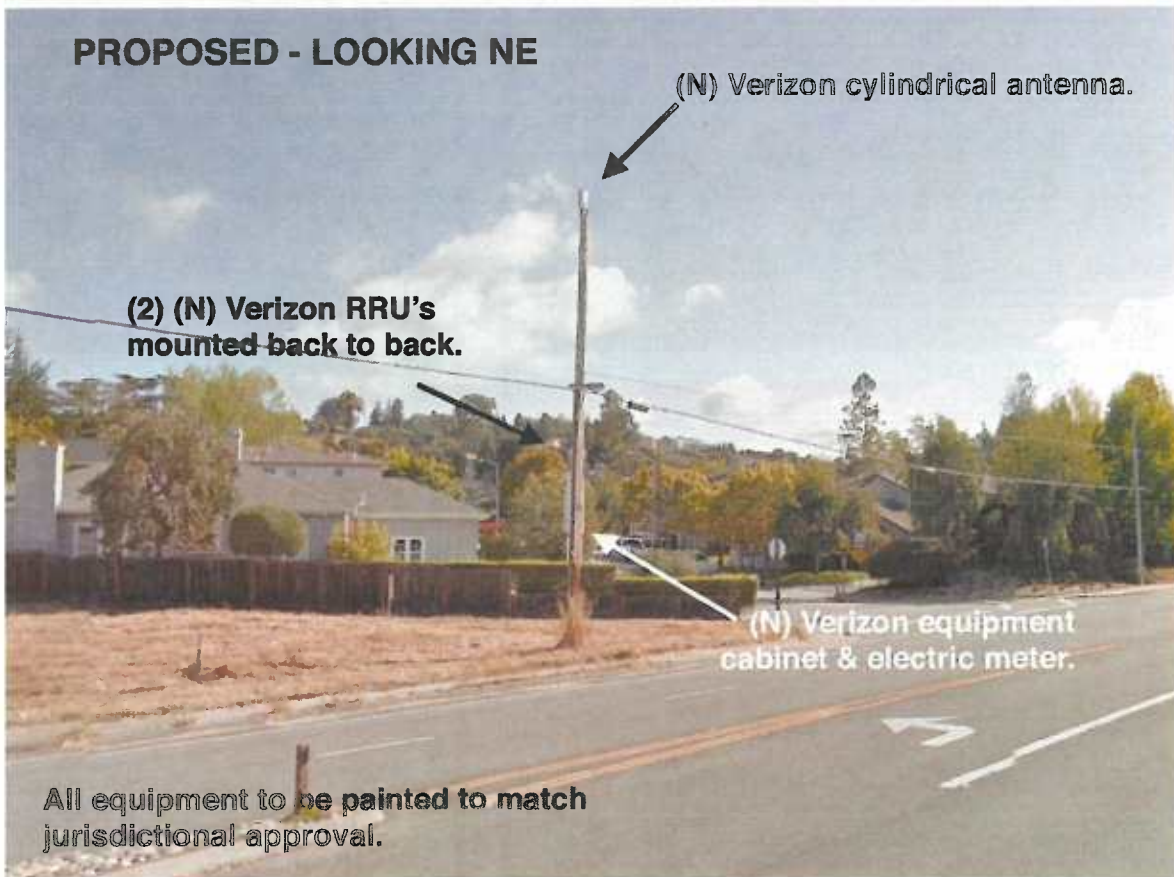


EXHIBIT G

EXISTING - LOOKING NE



PROPOSED - LOOKING NE



PARK APTOS SC1
(Near) Northwest Corner McGlenn Dr. & Sequel Dr.
Autos, CA 95003
Project #20141050481
Location #491761



EXHIBIT G

Elizabeth Hayward

From: Frank Barron
Sent: Monday, March 09, 2015 4:00 PM
To: Elizabeth Hayward
Cc: Wanda Williams; 'Gary Gochberg'
Subject: FW: verizon microcell wcf proposed in Aptos in my neighborhood

FYI - this is re: 141285 at Soquel & McGlenn on the 3/20 ZA agenda

-----Original Message-----

From: gayle7701@cruzio.com [<mailto:gayle7701@cruzio.com>]
Sent: Monday, March 09, 2015 11:25 AM
To: Frank Barron
Cc: Zach Friend
Subject: verizon microcell wcf proposed in Aptos in my neighborhood

Please have some care for the multiple families in our neighborhood. There is at least some anecdotal evidence that microcell wireless poles have increased birth defects in areas where they exist.

I have no children, but I am living in a drought bound area where Soquel Creek is rapidly running to dry. Water use is restricted and rates have doubled. So = your solution is to give a green, empty field of brown grass over to the multiple billion dollar Verizon company? The water use of any business is always greater than family use.

Is Verizon paying a few County administrators Sooooo much money that it is worth giving up what very little open space left in Aptos ? Which supervisor is dreaming of putting kids through college, or buying a second home in another state where there is water, or maybe having more trips to Las Vegas?

If you put a verizon microcell in Aptos, the land of the old hippies (me) it seems to be begging those who detest the invasion of privacy of email to monkeywrench the entire site (not me!).

I mean, get a thought for once. If Verizon wants to expand its footprint in my home, tell them to first FILL UP soquel creek and bring their own water. Okay?

What CAN you be thinking? Other than more money for me?

Gayle Field
3021 Corte Cabrillo