

# AGENDA

## CITY OF WATSONVILLE

### PLANNING COMMISSION MEETING

*Opportunity Through Diversity; Unity Through Cooperation.*



*Working with our community to create positive impact through service with heart.*

**Chair Matthew H. Jones, District 6**  
**Vice Chair, Anna Kammer, District 5**

**Jenny Sarmiento, District 1**  
**Gina Cole, District 2**  
**Jenni Veitch-Olson, District 3**  
**Veronica Dorantes-Pulido, District 4**  
**Ed Acosta, District 7**

**Suzi Merriam, Secretary to Planning Commission**  
**Alan J. Smith, City Attorney**  
**Deborah Muniz, Recording Secretary**

*275 Main Street, Top Floor  
Watsonville, CA*

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**Spanish language interpretation is available**

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Americans with Disabilities Act

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Meetings are televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting. For information regarding this agenda or interpretation services, please call the City Clerk's Office at (831) 768-3040.

**1. ROLL CALL****2. PLEDGE OF ALLEGIANCE****3. PRESENTATIONS AND ORAL COMMUNICATIONS**

*This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO FILL OUT A CARD & LEAVE IT AT THE PODIUM, ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.*

**A. PRESENTATION ON SENATE BILL 743 UPDATE**

Attachments: [Presentation Slides \(for advanced review\)](#)

**4. CONSENT AGENDA**

*All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.*

**A. MOTION APPROVING MINUTES OF JANUARY 14 AND FEBRUARY 4, 2020 REGULAR MEETINGS**

Attachments: [January 14, 2020 Minutes](#)  
[February 4, 2020 Minutes](#)

**5. NEW BUSINESS****A. NOMINATIONS AND ELECTION OF PLANNING COMMISSION CHAIRPERSON**

- 1) Nomination Period
- 2) Public Input
- 3) Motion Electing Chairperson (roll call vote)

**B. NOMINATIONS AND ELECTION OF PLANNING COMMISSION  
VICE-CHAIRPERSON**

- 1) Nomination Period
- 2) Public Input
- 3) Motion Electing Vice-Chairperson (roll call vote)

**6. PUBLIC HEARING**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT WITH  
ENVIRONMENTAL REVIEW (PP2019-301) TO ALLOW THE  
CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN  
EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE  
STORAGE) LOCATED AT 1478 FREEDOM BOULEVARD (APN:  
019-226-13), FILED BY NEW CINGULAR WIRELESS PCS, LLC DBA AT&T  
WIRELESS, APPLICANT, ON BEHALF OF EXTRA SPACE STORAGE 121,  
PROPERTY OWNER**

Attachments:

[1478 Freedom Boulevard - Report](#)  
[Attachment 1 - Site and Vicinity Map](#)  
[Attachment 2 - Plan Set](#)  
[Attachment 3 - Alternative Sites Analysis](#)  
[Attachment 4 - Visual Simulations](#)  
[Attachment 5 - Proposed Materials](#)  
[Attachment 6 - CCL03320 Coverage Propogation Map](#)  
[Attachment 7 - Independent Analysis](#)  
[Attachment 8 - Radio Frequency Emissions Compliance Report](#)  
[1478 Freedom Boulevard - Resolution](#)

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation

- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

**7. REPORT OF THE SECRETARY****8. ADJOURNMENT**

**The next meeting is scheduled for Tuesday, April 7, 2020 at 6:00 p.m., in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.**

# LOS → VMT

## *Are we there yet?*

Senate Bill 743 Update

Planning Commission | Justin Meek, AICP | March 3, 2020



# PREVIEW

- SB 743
- What is LOS
- What is VMT
- Needed technical analysis
- Next up: establish significance thresholds



MATT GROENING

musikmachine.com

# SB 743 Overview

- Changes **CEQA**

“Automobile delay, as described solely by level of service or similar measures... shall not be considered a significant impact on the environment...” (PRC § 21099 [b] [2])

- New primary metric will be VMT – aligns with climate goals

# SB 743

## milestones

- Enacted in **2013**
- State guidelines/rule-making process **2014-2018**
- OPR adopted rules in **2018**
- Effective **July 1, 2020**

## TECHNICAL ADVISORY

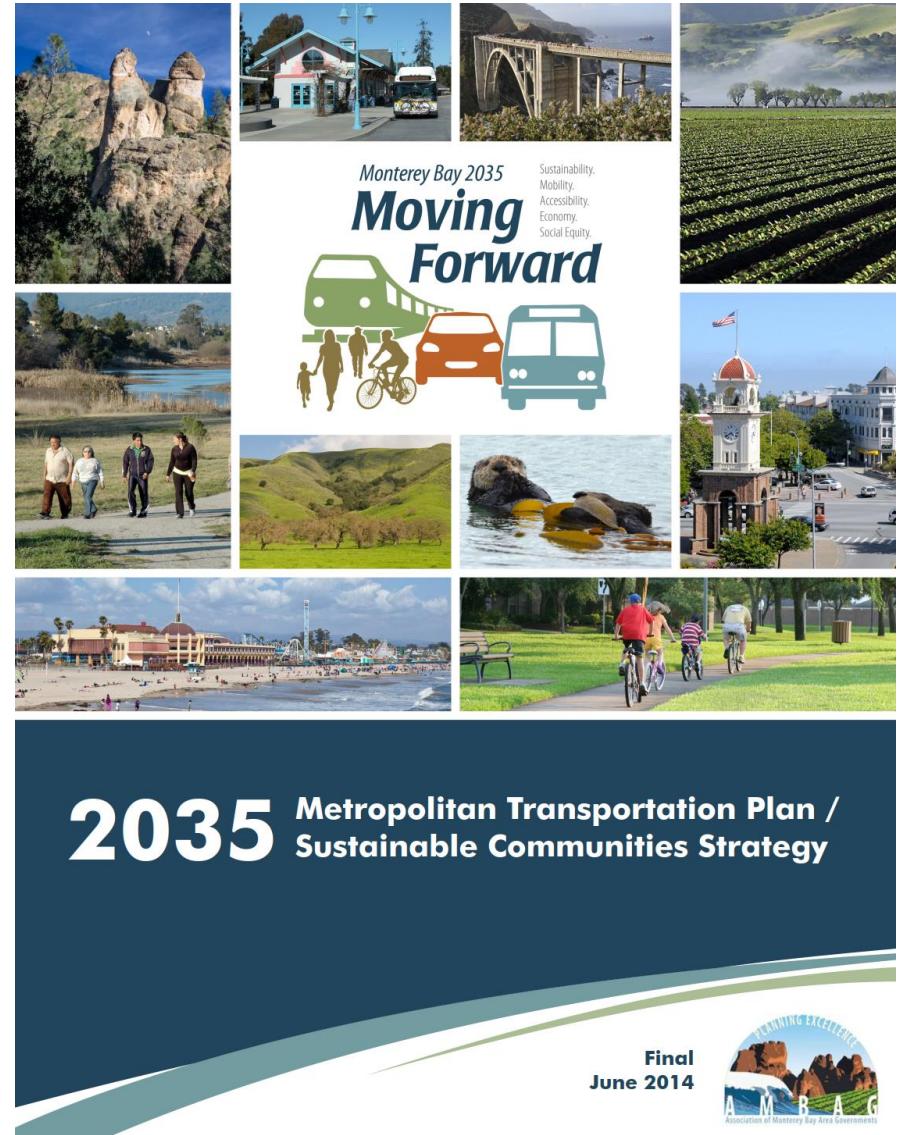
ON EVALUATING TRANSPORTATION  
IMPACTS IN CEQA



December 2018

# SB 743 background

- Brainchild of Senator **Darrell Steinberg** (D-Sacramento)
- Also crafted **SB 375** in 2008
  - Coordinate regional housing needs and transportation planning in an effort to curb GHG emissions
  - Aim: encouraging infill and alternative transportation



# Traffic Truism

context for SB 743 & SB 375

- Truism:
  - the more residents a downtown accommodates,
  - the less driving there is in the aggregate
- Example: Santa Barbara
  - Encouraging development – commercial and residential – in its downtown core
  - A development's traffic impact is less
  - Developments in the core will generate  $\frac{1}{2}$  the traffic of developments in outlying areas of the city

# SB 743

## purpose

- Change transportation impact analysis, per **CEQA**
  - Objective: promote infill and reduce GHG
- Change from maintaining **LOS** to reducing **VMT**
  - Base impacts on how much vehicle travel a project generates, not changes to existing traffic conditions

# SB 743 Requirements

**new approach required to  
evaluating transportation  
impacts**

- The legislation includes the following language:
  - “**Upon certification of the guidelines** by the Secretary of the Natural Resources Agency pursuant to this section, **automobile delay**, as described solely by level of service or similar measures of vehicular capacity or traffic congestion **shall not be considered a significant impact on the environment...**” (PRC § 21099[b][2], emphasis added)
- The Governor’s Office of Planning and Research (**OPR**) was required to develop new CEQA guidelines establishing criteria...
  - “for determining the significance of transportation impacts” that use vehicle miles traveled (**VMT**), or a similar metric, instead of measures of congestion or delay, such as level of service (**LOS**)

# SB 743

## **purpose**

- Promote infill
- Reduce greenhouse gas emissions
- Support multimodal transportation networks
- Encourage diversity of land uses

# SB 743

## **purpose**

- Removes focus on traffic at intersections and roadways
- New focus on how new development may influence overall auto use
- Focus on reducing GHG emissions
- Promote multi-modal transportation
- Ensure land use diversity within transit priority areas

# OPR

## developed new CEQA guideline

- “Determining the Significance of Transportation Impacts”
  - CCR § 15064.3
  - Implements PRC § 21099
- Focuses on VMT and includes the statement that, except for roadway capacity projects, **“a project’s effect on automobile delay shall not constitute a significant impact.”**

### **SECTION 15064.3. DETERMINING THE SIGNIFICANCE OF TRANSPORTATION IMPACTS**

#### **(a) Purpose.**

This section describes specific considerations for evaluating a project’s transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, “vehicle miles traveled” refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project’s effect on automobile delay shall not constitute a significant environmental impact.

#### **(b) Criteria for Analyzing Transportation Impacts.**

- (1) Land Use Projects.** Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects.** Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.
- (3) Qualitative Analysis.** If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project’s vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) Methodology.** A lead agency has discretion to choose the most appropriate methodology to evaluate a project’s vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project’s vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.
- (c) Applicability.** The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide.

**Note:** Authority cited: Sections 21083 and 21099, Public Resources Code. Reference: Sections 21099 and 21100, Public Resources Code; Cleveland National Forest Foundation v. San Diego

# CCR § 15064.3

effective date

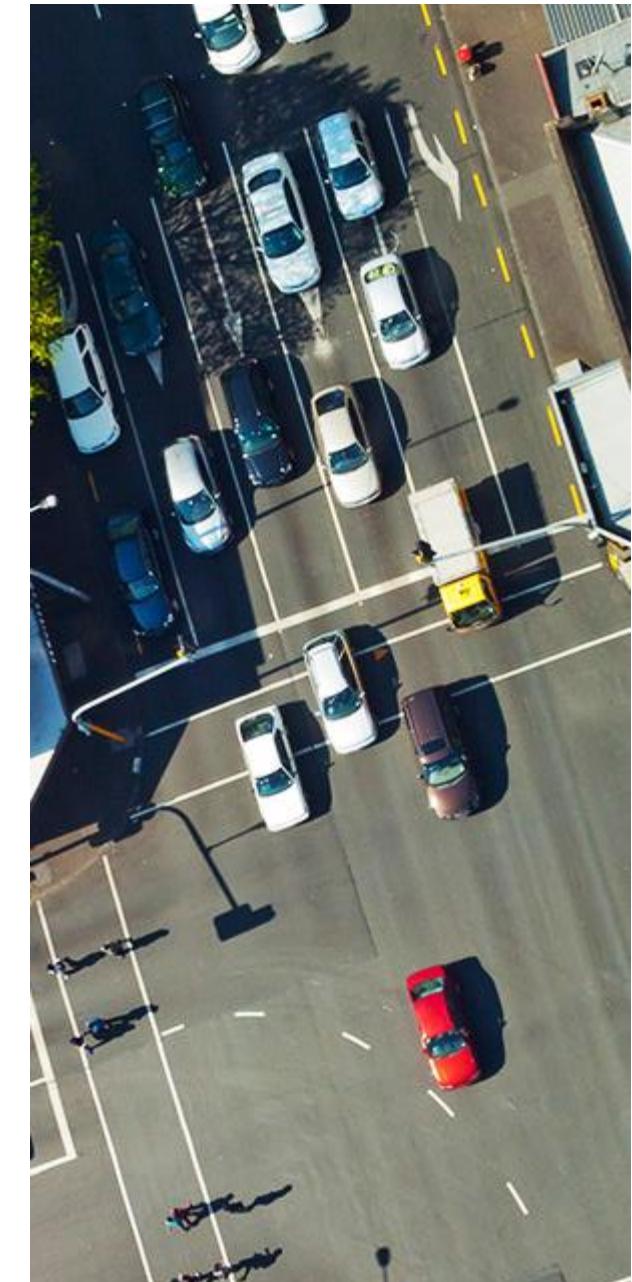
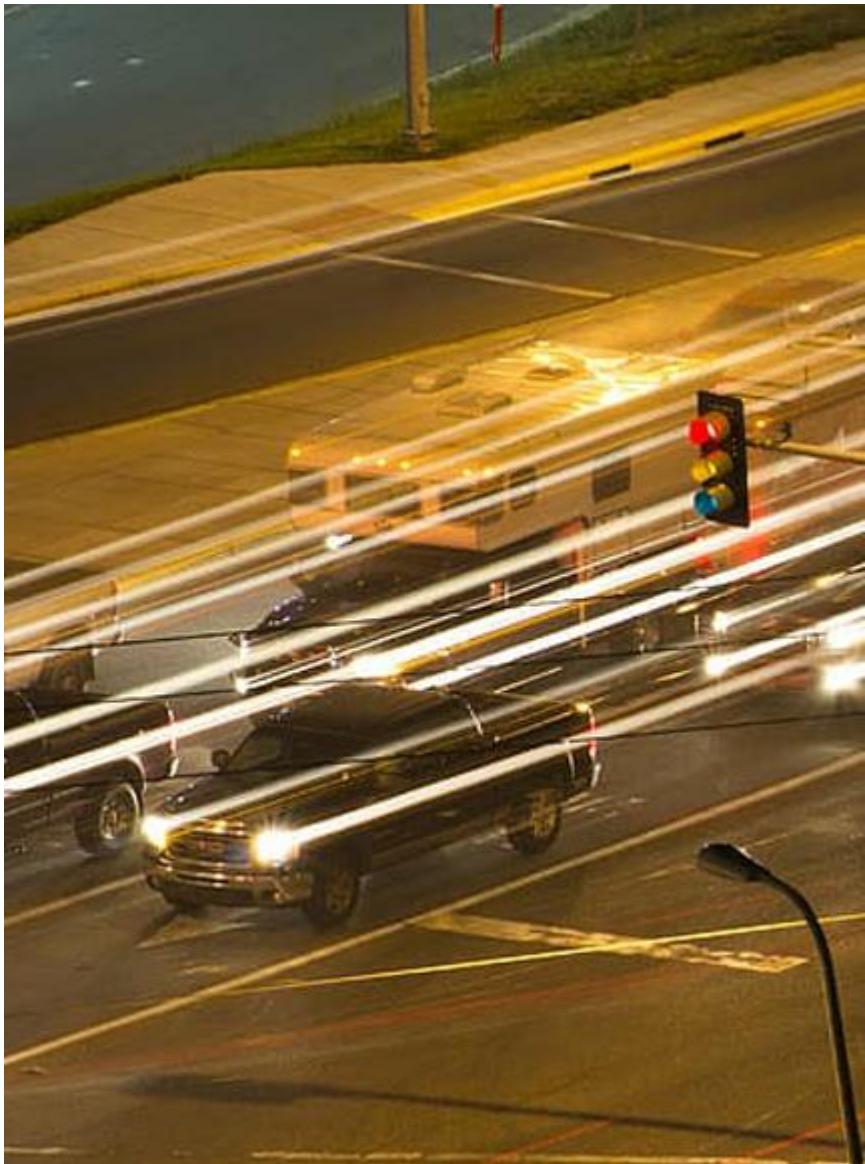
- **Applicability.** The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. **Beginning on July 1, 2020, the provisions of this section shall apply statewide.**

## SB 743 implications

- CEQA documents can no longer base a significance determination on an automobile delay–based analysis, such as LOS.
- These documents are not precluded from including a LOS analysis for disclosure purposes, such as General Plan Circulation Element or Congestion Management Plan consistency, but the analysis cannot be used as a basis for determining a significant environmental impact.
- All EIRs and negative declarations circulated for public review after July 1, 2020, are required to consider VMT when determining whether a project may cause a significant impact.

## SB 743 recap/takeaways

- **Prohibits** automobile delay as a significant impact
- Must evaluate transportation impacts using **VMT**
- Will go into effect **July 1, 2020**



LOS

What is **Level of Service?**

# What is LOS?

- “Level of service,” or LOS, is a measure of delay or congestion
- Application?
  - Former rules treat auto delay and congestion (i.e., a project’s contribution to a roadway’s LOS) as an environmental impact

# What is LOS?



- The LOS approach, born of 1950s-era management approaches, set up the paradoxical situation in which high-density development was often pushed away from city centers – where multiple transportation options are available – and out to urban fringes, where intersections are less congested even if they end up generating more and longer car trips.
- "Over-reliance on level of service as the only indicator of success in our transportation systems is one of the biggest obstacles to infill development," said Jeffery Tumlin, principal and director of strategy at Nelson-Nygaard.

# LOS

## level-of-service considerations

- Focus: driver convenience
- Volume-to-capacity analysis
- Qualitative scoring

Table 1. LOS for Urban Streets, Adapted from the Highway Capacity Manual<sup>3</sup>

Level of Service	Control Delay (s/veh)	Travel Speed at % Free-Flow Speed
A	$\leq 10$	$> 85$
B	$> 10$ and $\leq 20$	$> 67$ and $\leq 85$
C	$> 20$ and $\leq 35$	$> 50$ and $\leq 67$
D	$> 35$ and $\leq 55$	$> 40$ and $\leq 50$
E	$> 55$ and $\leq 80$	$> 30$ and $\leq 40$
F	$> 80$	$< 30$

- A to F letter grades
  - “84 seconds of delay” = “LOS F”
  - Implies failure

# LOS

## recap/takeways

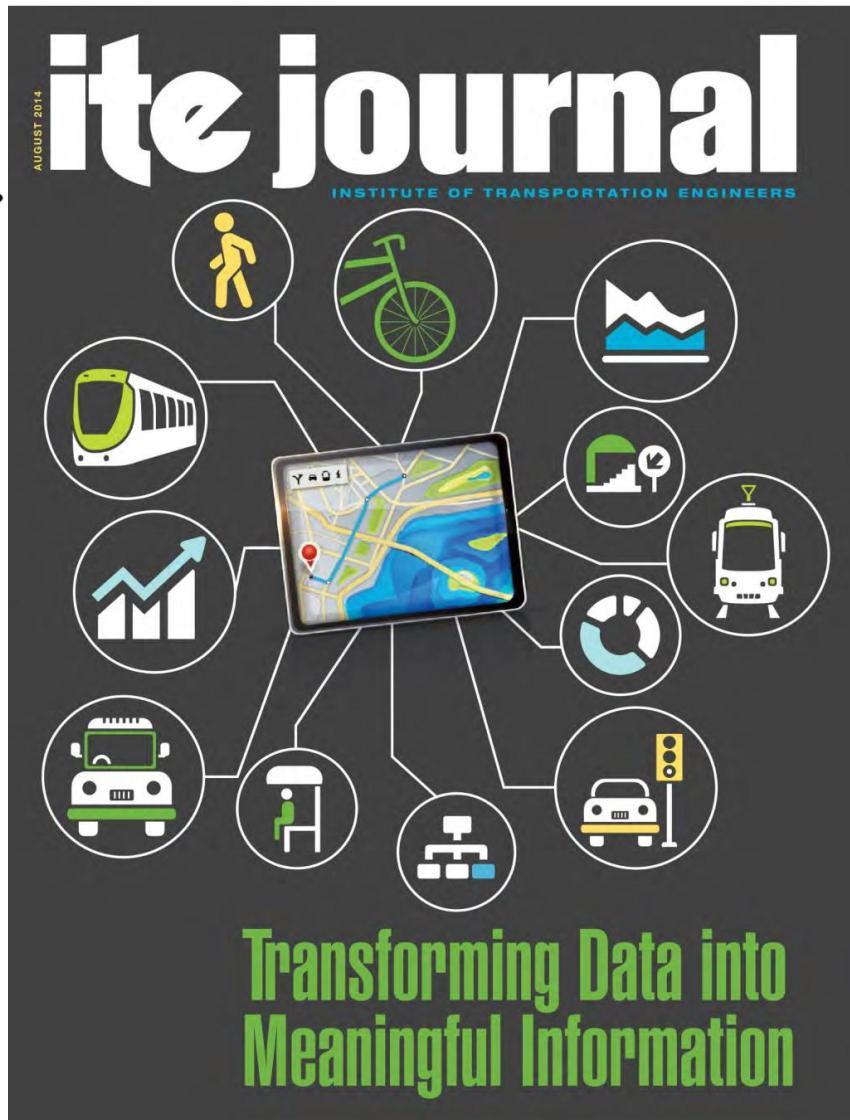
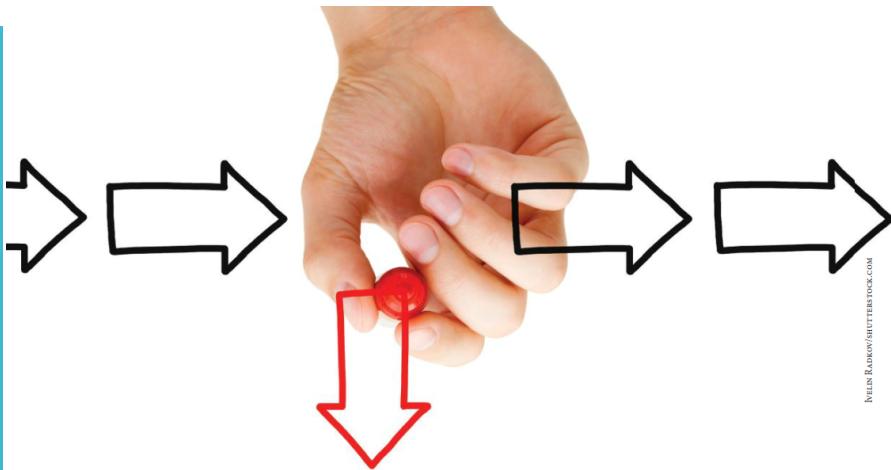
- What is it?
  - Measure of traffic flow (or delay)
  - Assigns qualitative levels of traffic based on performance measures such as vehicle speed, congestion, etc.
- When did it start?
  - Post World War II
  - Context: suburban development and higher auto ownership
- Why is it important?
  - Used for evaluating traffic impacts
  - Obstacle to infill





SPEEDING THE TRANSITION  
FROM *LOS* TO *VMT*

LOS  
paradigm shift underway



# Changing the Paradigm of Traffic Impact Studies:

**How Typical Traffic Studies Inhibit Sustainable Transportation**

BY MICHELLE DEROBERTIS, M.S., P.E., JOHN EELLS, MCP, JOSEPH KOTT, PH.D., AICP, PTP, AND RICHARD W. LEE, PH.D., AICP

The practice of focusing on automobile level of service (LOS) and traffic flow as part of environmental clearance has, ironically, actually inhibited sustainable transportation, that is, transit, bicycling, and walking. This paper describes the problems with current practices and suggests how transportation studies should be used to improve mobility and livability for all.

# Decisions, Values, and Data:

## Understanding Bias in Transportation Performance Measures



*Changing values and the performance measures that reflect them*

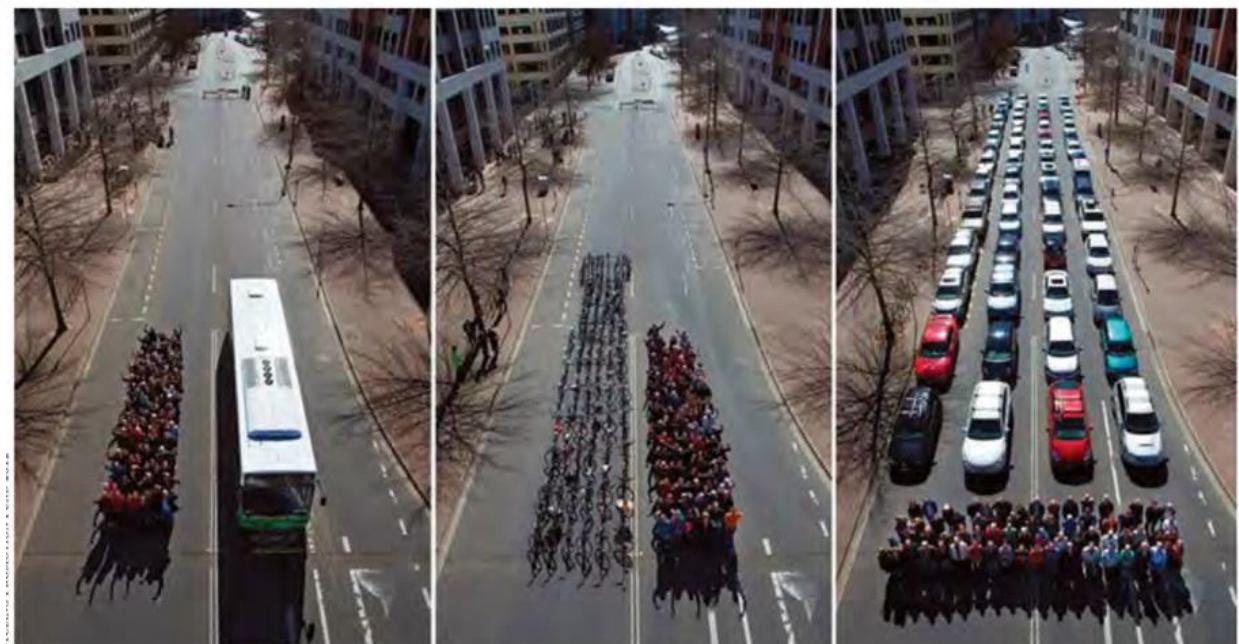


Figure 2: This image from Canberra, Australia shows the space required to move 69 people by bus, bicycle, and car.

# SB 743 Implementation Around California

- Cities that have adopted VMT-focused transportation analysis policies
  - Emeryville (2009 – prior to SB 743)
  - Pasadena (2014)
  - San Francisco (2016)
  - Oakland (2016)
  - San Jose (February 2018)
  - Los Angeles (2019)
- Caltrans working on new guidance for development projects affecting the State Highway System

# SB 743 Implementation Caltrans

State of California  
**DEPARTMENT OF TRANSPORTATION**

California State Transportation Agency

*Making Conservation  
a California Way of Life*

## Memorandum

**To:** TRANSPORTATION STAKEHOLDERS      **Date:** February 12, 2020

**From:** ELLEN GREENBERG      **CHRIS SCHMIDT**  
Deputy Director, Sustainability      SB 743 Program Manager

**Subject:** **Caltrans Implementation of SB 743 – Use of Vehicle Miles Traveled in CEQA**

- TAC will provide methodologies for CEQA practitioners
- Draft document: March 2020
- Target publication date: May 2020

# Why VMT?

- SB 743 requires the CEQA Guidelines to proscribe an analysis that **better accounts for transit and reducing greenhouse gas emissions.**
- OPR selected **vehicle miles traveled (VMT)** as a replacement measure not only because it satisfies the explicit goals SB 743, but also because VMT is already used in...
  - CEQA to **study greenhouse gas and energy impacts**
  - Planning for **regional sustainable communities strategies**

## Options & other considerations

*If Level of Service can still be used for planning purposes, isn't this just adding another layer of study?*

- Because SB 743 preserves local government authority to make planning decisions, LOS and congestion can still be measured for planning purposes. In fact, many general plans contain LOS requirements.
- While traffic studies may be required for planning approvals, those studies will not be required to be part of the CEQA process.
  - This would be similar to how some local governments require landscaping plans and site elevations as part of project approval, but not necessarily for the environmental document prepared under CEQA.

## Options & other considerations

*What benefits come from removing level of service and congestion from CEQA?*

- Removing level of service and congestion from CEQA is beneficial for several reasons.
  1. It preserves local choice in planning circulation systems (i.e., it does not mandate that local roads have any certain capacity).
  2. It gives local governments the ability to make policy trade-offs in dealing with congestion (i.e., balancing free-flow with the cost of building and maintaining roadways and using other modes of travel).
  3. Mitigation for congestion impacts (which often entails larger roadway infrastructure) can be quite costly, and cause other adverse environmental impacts.

## Options & other considerations

*Does this add more of a litigation burden for infill?*

- Using VMT should reduce litigation burdens in several ways.
  1. Congestion impacts are frequently litigated in CEQA cases today. Under this approach, however, such effects would not be part of CEQA litigation.
  2. This approach presumes that projects located near transit would normally not have a significant impact. In most cases, no study or mitigation would be required for such projects, meaning that there would be fewer issues to litigate in a lawsuit.
  3. Even for projects that are not located near transit, the proposal establishes wide discretion for lead agencies in selecting models to estimate VMT, and to apply professional judgment in adjusting model assumptions and outputs to reflect project conditions.
- All of these features should make infill projects more defensible in litigation than they are today.

## Options & other considerations

*What are the implications for mitigation for enhanced mobility?*

- A switch to VMT means that impacts need not be mitigated only by improving vehicular flow.
- Other modes are eligible now – including transit, cycling, pedestrian improvements, etc.

## Options & other considerations

*What if local general plans call for more roadway capacity?*

- SB 743 preserves local government authority to plan the circulation system that is right for their community.
- Local governments may continue to require new projects to contribute to transportation enhancements in connection with project approvals.
- To the extent that local governments adopt policies that have environmental impacts, those impacts would need to be studied. Once addressed in an environmental impact report for a general plan, such impacts would not normally need to be reevaluated for later projects. (PRC § 21083.3.)

## Options & other considerations

*Local practice?*

- SB 743 **does not** preclude local agencies from applying LOS in policies, codes, conditions, etc.

## Options & other considerations

### *Local practice?*

- New focus may include:
  - Manage congestion
  - Manage traffic volumes
  - Manage how signals operation
- Not adding capacity to mitigate LOS impacts

Now what?

# What Are We Doing?



# SB 743 Implementation work plan

- Countywide collaboration
- Convene working group
- Share resources/costs
- Develop countywide VMT tool for land use projects
- Model is trip-based (not activity-based or tour-based)

# SB 743 Implementation currently underway

- Baseline VMT modeling
- VMT evaluation tool for land use projects

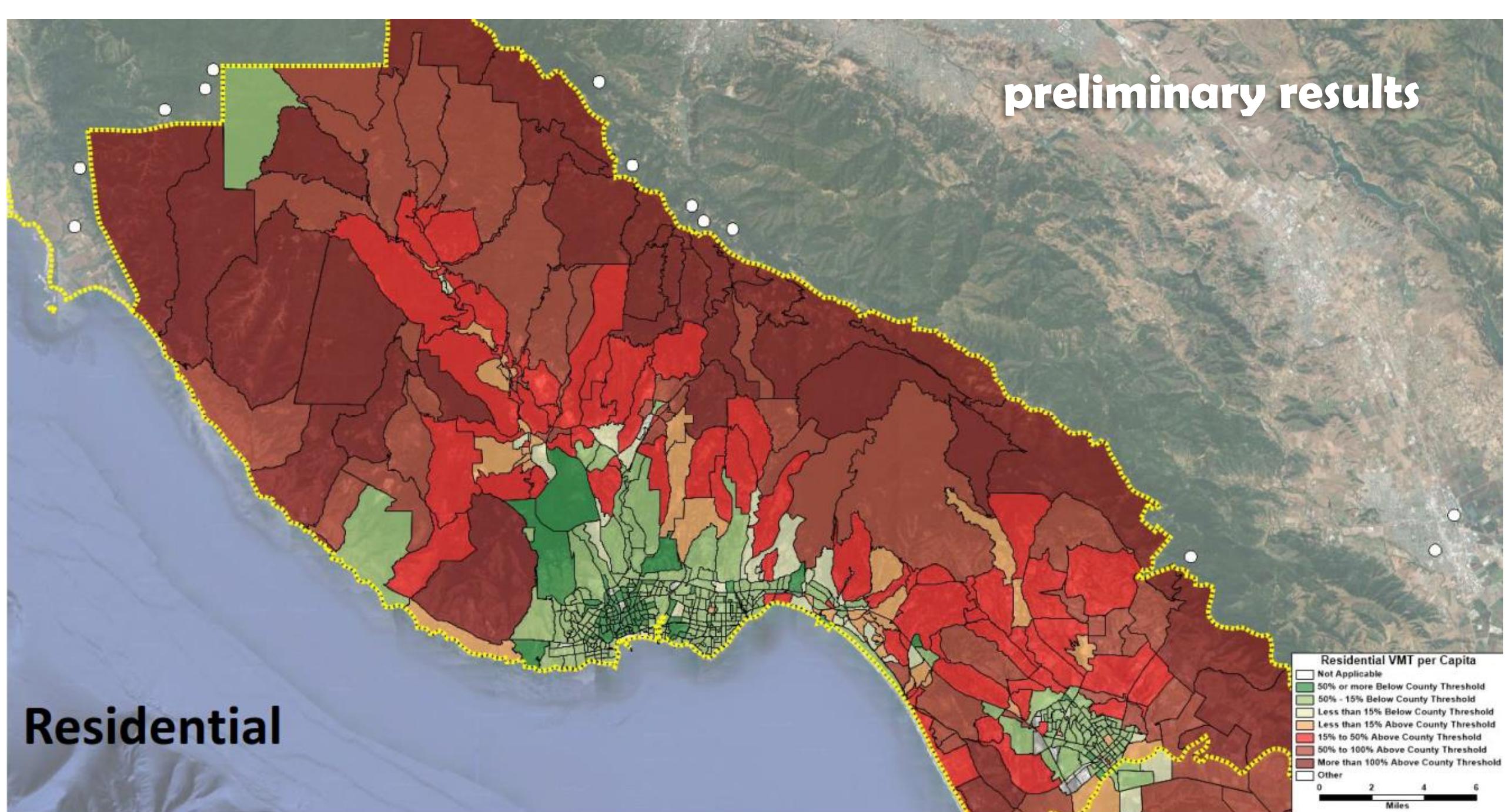
**Kimley»Horn**  
Expect More. Experience Better.

# SB 743 Implementation currently underway

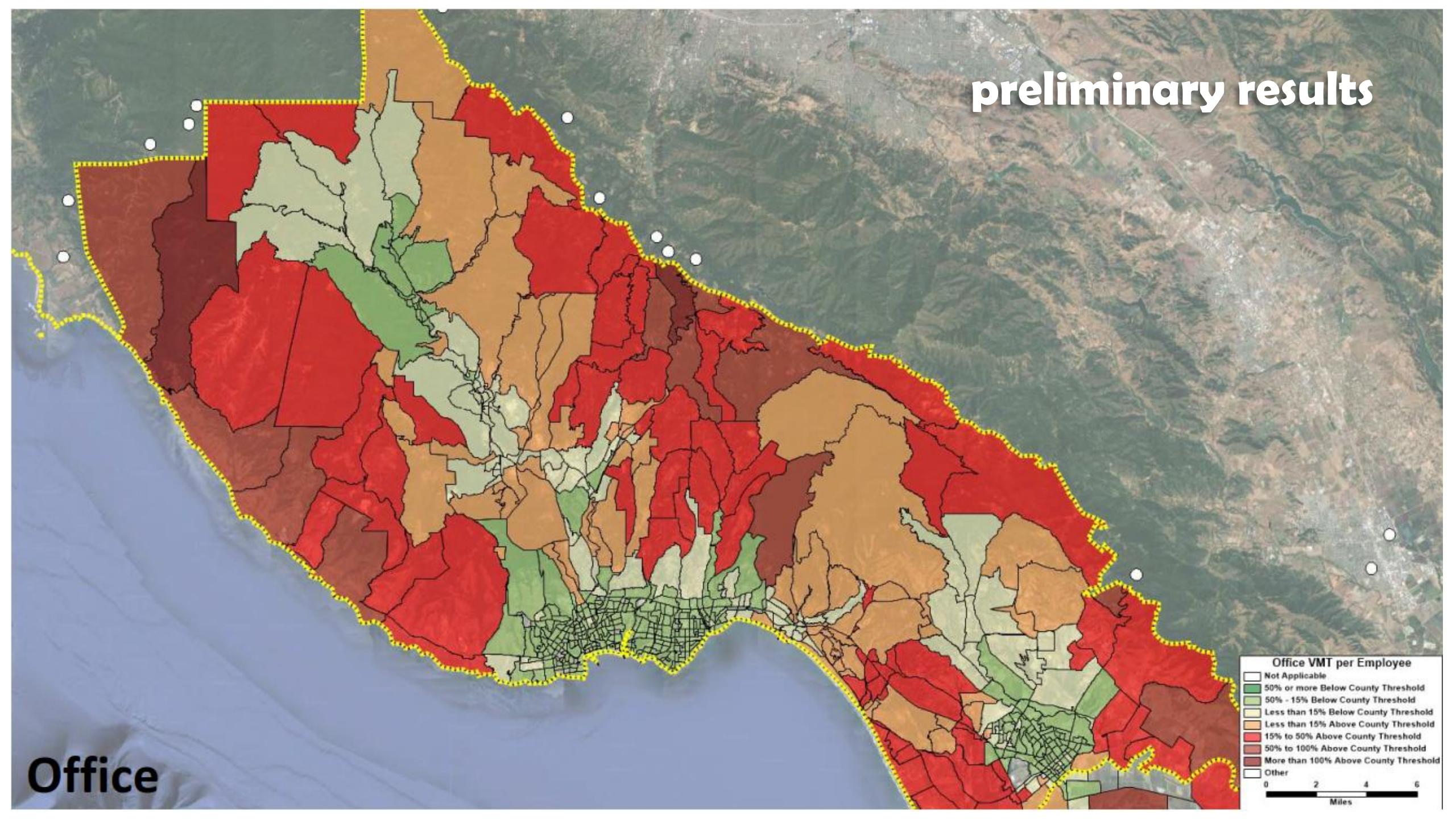
- VMT calculator
- Estimate project-specific daily...
  - Household VMT per capita
  - Work VMT per employee

**Kimley»Horn**  
Expect More. Experience Better.

preliminary results



preliminary results



Office

# SB 743 Implementation OPR recommended thresholds

- **Residential:** > 15% of existing VMT per capita
- **Office:** > 15% of existing VMT per employee
- **Retail:** Net increase in total existing VMT for region
- **Transportation:** Net increase to VMT “budget” to comply with GHG targets

# Exemptions

OPR presumption of  
less-than-significant  
impact

- Screening thresholds
  - Identify when a project should be expected to cause a *less-than-significant* impact without conducting a detailed study. (CEQA Guidelines, §§ 15063(c)(3)(C), 15128, and Appendix G)
  - May be based on project *size, maps, transit availability*, and provision of *affordable housing*

## Exemptions

OPR presumption of  
less-than-significant  
impact

- Map-based screening
  - Residential & office project located in areas of low VMT
- Small projects screening
  - < 110 trips per day
  - Local retail < 50K sq ft
- Affordable housing to infill locations
- Within ½ mile of a Major Transit Stop\*

\*Red flags:

- Excessive parking
- Inconsistency with SCS
- Replaces affordable housing
- FAR of < 0.75

# Mitigation

## How to reduce VMT?

- Travel Demand Management (TDM) strategies
- Applied to reduce vehicle trips and VMT estimates
- Typical categories from which users can select strategies include:
  1. **Parking:** Reducing, unbundling, permitting, pricing parking.
  2. **Transit:** Transit subsidies, reduced headways, neighborhood shuttles.
  3. **Education & Encouragement:** Travel behavior change program, promotions/marketing.
  4. **Commute Trip Reductions:** Required commute trip reduction program, vanpool, rideshare.
  5. **Shared Mobility:** Car-share, bike share, school carpool program.
  6. **Bicycle Infrastructure:** On-street bike facilities, bike parking, bike facilities, showers.
  7. **Neighborhood Enhancement:** Traffic calming, pedestrian network improvements

# TDM Mitigations

- Transit Tickets
- Trolley Subsidy
- Bike Racks and lockers
- Showers
- Bike share facility (for residents or employers)
- No parking provision
- Unbundling of parking – where applicable
- Shared parking and parking cash-out programs
- Guaranteed ride home
- Flexible schedule
- Company HR policies
- Carpool parking
- Preferential parking



Transportation Demand Management Measure	Description
Bike Share Program	Bicycle share programs provide convenient rental bicycles to users. This allows urban residents and visitors to bicycle without needing to purchase, store and maintain a bike.
Bicycle Lockers/Racks	Provide safe storage for employees to park bicycles for commuting.
Showers/Changing Room Facilities	Provide showers and changing rooms for those walking/bicycling to work.
Bicycle Repair Station	Provide a bicycle repair station on-site to encourage bicycling. This would include bicycle maintenance tools and supplies that are readily available for users of the building.
Bicycle Fleet	Project will provide its own fleet of bicycles that can be rented out to users. The number of bicycles would be equivalent to the required number of Class II bicycle spaces, or at a minimum of five (5) bikes.
Provide Delivery Services Facility	The project would have a delivery services facility to store food deliveries at work. This would reduce the number of vehicle trips needed to run errands before, during, or after work.
Provide Laundry, Dry-Cleaning, and Banking Services	The project would have on-site laundry services, dry cleaning services, and banking services. This would reduce the number of vehicle trips needed to run errands before, during, or after work.
Childcare Services	The project can provide on-site childcare services. This would reduce the vehicle trip distance to a childcare facility and then to work.

Car Share Membership	Provide an on-site car share vehicle for employees to use.
Guaranteed Ride Home Program (GRH)	Provides an occasional subsidized ride to commuters who use alternative modes and eliminates a common constraint to the use of alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available. GRH programs may use taxies, company vehicles or rental cars.
Subsidized transit tickets for employees and	Pay for employees to use transit. This could either be a discounted ticket or a fully-reimbursed transit ticket (e.g. Caltrain Go Pass Program or Caltrain Monthly Pass paid by Company).
Shuttle service from transit station to work site	Provide a shuttle from the project site to nearby transit stations or park and ride lots.
Vanpool Program	Organize a vanpool for employees.
Compressed Workweek Program	Employees work a different work week schedule (e.g. four 10-hour days, four 9-hour days and take every other Friday off).
Alternate Hours Workweek Program	Employees work non-standard hours (e.g. 10 AM to 6 PM).
Telecommuting	Employees work from home on certain days.
Safe and well-lit and accessible routes to nearby transit or shuttle stops	Enhance the route for employees walking or bicycling to nearby transit (typically off-site).

Preferential Carpool Parking Spaces	Reserved carpool spaces closer to the building entrance.
Preferential Vanpool Parking Spaces	Reserved vanpool spaces closer to the building entrance.
Designated Parking Spaces for Car Share Vehicles	Reserved car share spaces closer to the building entrance.
Passenger Loading Zones for carpools and vanpools	Provide easy access for carpools or vanpools.
Unbundle Parking	Parking spaces shall be leased or sold separately as part of a residential development. By not automatically providing parking to all tenants, residents have the option to pay for parking. This may result in fewer vehicles on-site and would reduce the number of vehicle trips generated by the site.
Short-term Daily Parking	The project would only provide hourly parking for a maximum of one day. The project would not provide parking passes for weekly, monthly, or yearly durations. This would result in higher turnover of parking spaces and may discourage users from parking at the site.
Parking Cash Out	The project would pay users to not utilize their parking spaces. This would incentivize users to find alternative modes of transportation to the site.
Parking Maximums	The project would have a set parking maximum supply, instead of minimum parking required. The reduction in parking supply would result in users finding alternative means of getting to and from the site.
Commute Assistance Center	Provide a computer kiosk that allows employees to research other modes of transportation for commuting.

San\_Jose\_VMT\_Evaluation\_Tool\_02.28.2019\_201902281546111115 - Excel

File Home Insert Page Layout Formulas Data Review View Tell me what you want to do...

Cut Copy Format Painter Paste Clipboard Font Alignment Number Styles Cells Editing

Wrap Text Merge & Center Conditional Format as Table Insert Delete Format AutoSum Fill Sort & Find & Clear Select

# CITY OF SAN JOSE VEHICLE MILES TRAVELED EVALUATION TOOL

[Clear All](#) [See Report](#) [FAQ](#)

## Project Information

Project Name: <Enter project name here>

Project Parcel: [REDACTED] Assessor's Parcel Number, Place Type = Unidentified APN - Planned Growth Area = Unidentified APN

Location: <Enter project address here>

Proposed Parking: [REDACTED] Vehicle [REDACTED] Bike

### Land Use Type

RESIDENTIAL	
Single Family	[REDACTED] DU
Multi Family	[REDACTED] 50 DU
Percent of All Units:	
Extremely Low Income ( $\leq 30\% MFI$ )	[REDACTED] 5 % Affordable
Very Low Income ( $>30\% MFI, \leq 50\% MFI$ )	[REDACTED] 5 % Affordable
Low Income ( $>50\% MFI, \leq 80\% MFI$ )	[REDACTED] 5 % Affordable
OFFICE	[REDACTED] KSF
RETAIL	[REDACTED] KSF
INDUSTRIAL	[REDACTED] KSF

### VMT Reduction Strategies

Select each section to show individual strategies

**Tier 1** PROJECT CHARACTERISTICS

- Increase Residential Density N/A - Existing Density (DU/Residential Acres in Parcel Buffer Zone)  
N/A - With Project Density (DU/Residential Acres in Parcel Buffer Zone)
- Increase Employment Density N/A - Existing Density (Jobs/Commercial Acres in Parcel Buffer Zone)  
N/A - With Project Density (Jobs/Commercial Acres in Parcel Buffer Zone)
- Increase Development Diversity N/A - Existing Activity Mix Index  
N/A - With Project Activity Mix Index
- Integrate Affordable and Below Market Rate 5% Extremely Low Income BMR units  
5% Very Low Income BMR units  
5% Low Income BMR units

**Tier 2** MULTIMODAL INFRASTRUCTURE

**Tier 3** PARKING

**Tier 4** TDM PROGRAMS

### Analysis Results

**RESIDENTIAL ONLY**

**EMPLOYMENT ONLY**

# SB 743 Implementation recap/takeaways

- Regional effort underway
  - Boundary condition analysis tool (estimate VMT outside the County)
  - VMT data development & analysis (enable screening maps)
  - VMT estimation tool
- Next steps
  - VMT significance thresholds
    - For residential, retail and office development projects
  - Mitigation strategies
    - Project level, programmatic and transaction exchanges
    - Legal and administrative framework
  - Update CIP program and fees



## More Information

- California State Legislature | Senate Bill 743 (Steinberg, 2013)  
[https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201320140SB743](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB743)
- OPR | Transportation Impacts | SB 743 website  
<http://opr.ca.gov/ceqa/updates/sb-743/>
- OPR | Technical Advisory on Evaluating Transportation Impacts  
[http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)
- Caltrans | SB 743 Implementation  
<https://dot.ca.gov/programs/transportation-planning/office-of-smart-mobility-climate-change/sb-743>
- Fehr & Peers | California SB 743  
<https://www.fehrandpeers.com/sb743/>

# Questions

**Contact:**

Justin Meek, AICP, MURP  
[justin.meek@cityofwatsonville.org](mailto:justin.meek@cityofwatsonville.org)  
831.768.3050

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS  
275 MAIN STREET, 4<sup>th</sup> FLOOR, WATSONVILLE, CALIFORNIA

January 14, 2020

6:02 PM

*In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety, and are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.*

**1. ROLL CALL**

Chair Jenni Veitch-Olson, Vice-Chair Matthew H. Jones, and Commissioners Ed Acosta, Anna Kammer, Jenna Rodriguez, Jenny T. Sarmiento, and Phillip F. Tavarez were present.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Assistant Police Chief Thomas Sims, Recording Secretary Deborah Muniz, Administrative Assistant II Maria Elena Ortiz, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Commissioner Kammer asked if staff could give an update at a future meeting for the Downtown Complete Streets Plan and Vision Zero.

Chair Veitch-Olson encouraged the public to vote during the Presidential Primary Election on March 3, 2020.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES FOR DECEMBER 3, 2019 MEETING**

**MOTION:** It was moved by Commissioner Kammer, seconded by Commissioner Sarmiento, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Sarmiento,  
Tavarez, Jones, Veitch-Olson  
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**5. PUBLIC HEARING**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-346) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,061 SQUARE-FOOT CONVENIENCE STORE (32 ENTERPRISES INC) LOCATED AT 1180 MAIN STREET**

**1) Staff Report**

Staff Report was given by Assistant Planner Sarah Wikle.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

Rahil Hussain, 32 Enterprises Inc. president, expressed gratitude for being able to work in the City of Watsonville.

**4) Planning Commission Clarifying & Technical Questions**

Addressing Commissioner Sarmiento's questions, Mr. Hussain stated that he has met with the previous business owner and gone over the requirements set forth by the City.

In answering Commissioner Tavarez' inquiry, Mr. Hussain spoke about his experience through the City's alcohol application process.

Commissioner Kammer commended the applicant for his business model and efforts to keep the neighborhood safe.

In answering Commissioner Kammer's inquiry, Assistant Police Chief Sims gave an overview of the crime statistics for the area.

Addressing Vice-Chair Jones' question, Mr. Hussain stated that he owns other businesses in the City and spends three days out of the week in Watsonville.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Kammer, seconded by Chair Veitch-Olson to accept the following resolution:

**RESOLUTION NO. 1-20 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-346) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,061 SQUARE-FOOT CONVENIENCE STORE (32 ENTERPRISES INC.) LOCATED AT 1180 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 016-172-19)**

**7) Deliberation**

Chair Veitch-Olson expressed her support for the item as she sees that the applicant has met all of the requirements set forth by the City.

**8) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Sarmiento, Tavarez, Jones, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**B. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-347) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,040 SQUARE-FOOT CONVENIENCE STORE (32 ENTERPRISES INC.) LOCATED AT 1597 FREEDOM BOULEVARD**

**1) Staff Report**

Staff Report was given by Assistant Planner Sarah Wikle.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

None

**4) Planning Commission Clarifying & Technical Questions**

None

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no further comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Vice-Chair Jones, seconded by Commissioner Rodriguez to approve the following resolution:

**RESOLUTION NO. 2-20 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-347) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,040 SQUARE-FOOT CONVENIENCE STORE (32 ENTERPRISES INC.) LOCATED AT 1597 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 016-501-18)**

**7) Deliberation**

None

**8) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Sarmiento, Tavarez, Jones, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**C. RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 (DISTRICT REGULATIONS) AND 14-53 (CANNABIS FACILITIES) OF THE WATSONVILLE MUNICIPAL CODE REGARDING CANNABIS FACILITIES**

**1) Staff Report**

Staff Report was given by Community Development Director Suzi Merriam.

**2) Planning Commission Clarifying & Technical Questions**

Director Merriam answered Commissioner Kammer's questions regarding residential zoning versus legal residential use, potential cannabis sites for cultivation, manufacturing, retail, and distribution in the City of Watsonville, and separation requirements from parks and schools.

In answering Vice-Chair Jones' question regarding the Type 13 non-storefront retail license, Director Merriam clarified that existing businesses would still have to go through the application process.

Director Merriam addressed Chair Veitch Olson's inquiry regarding additional points on the grading rubric for existing local businesses, minority owned businesses, women-owned businesses and those in the equity program.

Commissioner Sarmiento suggested the idea of giving additional points for businesses that purchase supplies from other local businesses in Watsonville.

Commissioner Tavarez thanked Director Merriam and City staff for all of their efforts and work on the Cannabis Ordinance. Additionally, he inquired about the reasoning for allowing more manufacturing licenses, but restricting the cultivation licenses to six.

Director Merriam explained the reasons why, among them the fact that the City of Watsonville does not have the expansive area to accommodate large cultivation facilities, as opposed to manufacturing facilities.

Director Merriam answered Commissioner Tavarez' questions regarding the current application process and forthcoming changes to both the requirements and the application itself.

In answering Commissioner Sarmiento and Acosta's questions, Director Merriam clarified that there can be multiple license holders per parcel, and provided some scenarios.

Commissioner Kammer inquired about the number of cannabis retail establishments for the neighboring cities.

Director Merriam provided her with some of those numbers.

In answering Vice-Chair Jones' question, Director Merriam stated that the flavored tobacco ordinance will apply to cannabis, therefore, regardless of what is being vaped, it cannot be flavored.

**3) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Seth Smith, Santa Cruz Veterans Alliance, spoke in support of the item and listed his reasons. Additionally, he addressed Commissioner Sarmiento's question regarding procedure for verification of age for those doing store pick-ups.

Laura del Castillo, Eden Infusions, voiced her support of the item and the expansion of retail zones.

Wesley Clark, Marina Trading Company, spoke in support of the item and feels that three retail businesses is a good number for the size of the City. Additionally, he listed a number of reasons for his support.

Colin Disheroon, Santa Cruz Naturals owner, spoke in support of the item and is happy to hear the City is removing the real estate condition, which puts an undue burden on the businesses during the lengthy application process. Additionally, he spoke about the possibility of bringing his business to Watsonville one day.

Rebecca Garcia, City of Watsonville Mayor, spoke about the lack of information regarding the safety and health implications of the growing cannabis business. She asked that the Planning Commission postpone making a decision and inform themselves first.

Patricia Mata, Community Prevention Partner (CPP), listed a number of health and safety practices they are concerned with, and praised City staff for incorporating some of these in the ordinance.

McKenna, Pajaro Valley Prevention and Student Assistance, asked that the Planning Commission consider adopting the CPP recommendations and not allow cannabis facilities in thoroughfare zones.

Alan Flores, District 3 resident/cannabis business owner, requested that the Planning Commission recommend to City Council a special equity license type, and listed his reasons.

James Cunningham, cannabis cultivator at 1000 West Beach Street, spoke in support of the item.

Crystal Gonzalez, Community Prevention Partners, provided information regarding the number of dispensaries for neighboring cities, and asked the Planning Commission adopt CPP's recommendation.

Erika Vazquez, PVPSA tobacco prevention specialist, expressed concern over the number of businesses proposed and asked that the Planning Commission adopt CPP's recommendation.

Hearing no further comment, Chair Veitch-Olson closed the public hearing.

**4) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Chair Veitch-Olson, seconded by Commissioner Sarmiento to approve the following resolution as proposed by staff:

**RESOLUTION NO. 3-20 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS) AND CHAPTER 14-53 (CANNABIS FACILITIES) FOR THE REGULATION OF CANNABIS BUSINESSES LOCATED WITHIN THE CITY**

Chair Veitch-Olson stated she would like to pursue an equity program to help disadvantaged residents increase their probability of receiving a cannabis permit.

**5) Deliberation**

In answering Commissioner Tavarez, Chair Veitch-Olson explained who would benefit from a potential equity program.

Seth Smith, Santa Cruz Veterans Alliance, explained what the State Equity Program funds and mentioned that the City of Watsonville currently has no equity program, but was looking toward implementing something in the future.

**MOTION TO AMEND MAIN MOTION 1:** It was moved by Commissioner Tavarez, seconded by Chair Veitch-Olson, to amend the Main Motion to include criteria that grants disadvantaged applicants more points on the rating scale in the application process.

In answering Commissioner Sarmiento, Director Merriam clarified that the Planning Commission can make a recommendation to City Council, whom will ultimately decide if they will adopt an equity program.

In answering Commissioner Acosta, Director Merriam explained the cannabis permitting process once applicants are graded.

**MOTION TO AMEND MAIN MOTION 1:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Sarmiento, Tavarez, Jones, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**MOTION TO AMEND MAIN MOTION 2:** It was moved by Commissioner Sarmiento, seconded by Vice-Chair Jones, to amend the Main Motion to include requirements for vendors to ensure purchasers, and those who would consume delivered cannabis products, are over 21 years old.

Both Director Merriam and Sharon, Aptos dispensary manager, answered Commissioner Kammer's question regarding the cannabis delivery procedure.

**MOTION TO AMEND MAIN MOTION 2:** The above motion failed by the following vote:

AYES: COMMISSIONERS: Sarmiento  
NOES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Tavarez,  
Jones, Veitch-Olson  
ABSENT: COMMISSIONERS: None

**MOTION TO AMEND MAIN MOTION 3:** It was moved by Commissioner Kammer, seconded by Vice-Chair Jones, to amend the Main Motion to prohibit any cannabis retail establishments in the CT-Thoroughfare Commercial zones.

**MOTION TO AMEND MAIN MOTION 3:** The above motion failed by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Jones  
NOES: COMMISSIONERS: Rodriguez, Sarmiento, Tavarez,  
Veitch-Olson  
ABSENT: COMMISSIONERS: None

Assistant Police Chief Sims answered Vice-Chair Jones' questions regarding police enforcement on cannabis retail establishments, and mentioned that there is very limited information regarding cannabis related hospital visits or DUI's, as it is all relatively new.

Chair Veitch-Olson thanked city staff and Community Prevention Partners for their research and work on the ordinance.

## **6) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION:** The above motion carried by the following vote as amended:

AYES: COMMISSIONERS: Acosta, Kammer, Rodriguez, Sarmiento,  
Tavarez, Jones, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: None

**6. REPORT OF THE SECRETARY**

Director Merriam shared that the City was awarded two State grants to fully fund the Downtown Specific Plan.

**7. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 8:31 PM. The next Planning Commission meeting is scheduled for Tuesday, February 4, 2020, at 6:00 PM in the City Council Chambers.

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Suzi Merriam, Secretary  
Planning Commission

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Jenni Veitch-Olson, Chair  
Planning Commission

**MINUTES**

**REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE**

**COUNCIL CHAMBERS  
275 MAIN STREET, 4<sup>th</sup> FLOOR, WATSONVILLE, CALIFORNIA**

**February 4, 2020**

**6:04 PM**

*In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety, and are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.*

**1. ROLL CALL**

Chair Jenni Veitch-Olson, Vice-Chair Matthew H. Jones, and Commissioners Anna Kammer and Phillip F. Tavarez were present. Commissioners Ed Acosta, Jenna Rodriguez and Jenny T. Sarmiento were absent.

Staff members present were City Attorney Alan Smith, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Principal Engineer Murray Fontes, Recording Secretary Deborah Muniz, Administrative Assistant II Maria Elena Ortiz, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Chair Veitch-Olson encouraged the public to vote during the Presidential Primary Election on March 3, 2020.

**4. REPORTS TO PLANNING COMMISSION**

**A. PRESENTATION ON THE COMPLETE STREETS PLAN FOR DOWNTOWN**

Staff presentation was given by Principal Engineer Murray Fontes.

In answering Chair Veitch-Olson, Principal Engineer Fontes went over what will be presented to the City Council at their February meeting, and what the next steps are for the road diet.

Principal Planner Justin Meek added that because it is a Caltrans facility, the decision to allow a road diet would be up to agency to decide.

**B. PRESENTATION ON THE COMPLETE STREETS PLAN FOR SCHOOLS**

Staff presentation was given by Principal Engineer Murray Fontes.

In answering Commissioner Kammer's inquiry, Principal Engineer Fontes went over some of the funding sources for this project.

**C. PRESENTATION ON VISION ZERO**

Staff presentation was given by Principal Engineer Murray Fontes.

Commissioner Kammer thanked Principal Engineer Fontes and the Public Works staff for all of their work and outreach efforts to get the information out to the public.

Principal Engineer Fontes shared that Watsonville was the first city in Santa Cruz County to adopt Vision Zero.

Commissioner Kammer invited the Planning Commission and members of the public to attend the South County Bike and Pedestrian Work Group meetings, which are held at the Watsonville Public Library every other month.

Principal Engineer Fontes responded to Commissioner Tavarez' question regarding traffic enforcement.

Chair Veitch-Olson also thanked staff for their creative approach in engaging the public.

**5. PUBLIC HEARING**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT (PP2019-430) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING 775 SQUARE FOOT CONVENIENCE STORE (LALO'S LIQUORS) LOCATED AT 338 EAST RIVERSIDE DRIVE (APN: 017-282-05), FILED BY EDUARDO CASILLAS CERVANTES, APPLICANT AND PROPERTY OWNER**

**1) Staff Report**

Staff Report was given by Assistant Planner Sarah Wikle.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

Eduardo "Lalo" Casillas Cervantes, applicant, gave a brief background on his business and shared his excitement about becoming a business owner.

**4) Planning Commission Clarifying & Technical Questions**

In answering Commissioner Kammer's question, Mr. Casillas Cervantes mentioned his intent to move into the one-bedroom unit that is attached to the store, but not until the proper renovations are complete.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Kammer, seconded by Chair Veitch-Olson to accept the following resolution:

**RESOLUTION NO. 4-20 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2019-430) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING 775 SQUARE-FOOT EXISTING CONVENIENCE STORE (LALO'S LIQUORS) LOCATED AT 338 EAST RIVERSIDE DRIVE, WATSONVILLE, CALIFORNIA (APN 017-282-05)**

**7) Deliberation**

None

**8) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Jones, Kammer, Tavarez, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Acosta, Rodriguez, Sarmiento

**B. AN APPLICATION FOR A MAJOR VARIANCE (PP2019-411) TO ALLOW THREE MENU-TYPE BOARDS TOTALING 35.68± SQUARE FEET IN AGGREGATE AREA FOR THE DRIVE-THROUGH FACILITY ON A 2.4+ ACRE PARCEL LOCATED AT 73 LEE ROAD (APN 018-302-06) WITHIN A 7.3± ACRE SITE APPROVED FOR HOTEL, RESTAURANT AND RETAIL DEVELOPMENT (APNS 018-302-04, -05 & -06), FILED BY DAVID FORD WITH ALL SIGNS SERVICES, APPLICANT, ON BEHALF OF J & H RETAIL LLC, PROPERTY OWNER**

**1) Staff Report**

Staff Report was given by Principal Planner Justin Meek.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

Dave Coberly, Superior Signs, asked Principal Planner Meek if staff would approve the Major Variance with all boards, except the preview board.

Principal Planner Meek clarified that if they had originally submitted a plan with multiple menu boards with an aggregate area of less than 30 square-feet, staff would have recommended that it not go through the Major Variance process and approved administratively.

Mr. Coberly stated that he was under the impression they were under the 30 square-feet, as he did not believe the order screen was considered a menu screen, and asked what the next step would be should the major variance be denied.

Principal Planner Meek stated that they would have to submit plans with a configuration of menu boards with an aggregate area of less than 30 square-feet combined, an example being the order screen and menu board only.

Mr. Coberly stated that Starbucks would like to keep the preview menu board, as studies show that it expedites drive-through traffic.

**4) Planning Commission Clarifying & Technical Questions**

None

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no further comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Kammer, seconded by Chair Veitch-Olson, to approve the following resolution:

**RESOLUTION NO. 5-20 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING A MAJOR VARIANCE**

**(PP2019-411) TO ALLOW THREE MENU-TYPE BOARDS SIGNS TOTALING 35.68± SQUARE FEET IN AGGREGATE AREA FOR THE DRIVE-THROUGH FACILITY ON A 2.4± ACRE PARCEL LOCATED AT 73 LEE ROAD, WATSONVILLE, CALIFORNIA (APN 018-302-06) WITHIN A 7.3± ACRE SITE APPROVED FOR HOTEL, RESTAURANT AND RETAIL DEVELOPMENT (APNs 018-302-04, -05 & -06)**

**7) Deliberation**

Principal Planner Meek answered Commissioner Tavarez' question regarding what the next steps are for getting the sign permit approved.

In answering Commissioner Jones' inquiry, Principal Planner Meek provided an example of an approved Major Variance.

Both Chair Veitch-Olson and Commissioner Kammer spoke in support of staff's recommendation.

**8) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Jones, Kammer, Jones, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta, Rodriguez, Sarmiento

**6. REPORT OF THE SECRETARY**

**A. PROCEDURES FOR ELECTING PLANNING COMMISSION CHAIR AND VICE-CHAIR**

City Attorney Alan Smith explained the procedure.

**7. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 7:20 PM. The next Planning Commission meeting is scheduled for Tuesday, March 3, 2020, at 6:00 PM in the City Council Chambers.

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Suzi Merriam, Secretary  
Planning Commission

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Jenni Veitch-Olson, Chair  
Planning Commission

# **City of Watsonville MEMORANDUM**

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**DATE:** February 11, 2020

**TO:** Planning Commission

**FROM:** Suzi Merriam, Community Development Director  
Sarah Wikle, Assistant Planner

**SUBJECT:** Public Hearing to consider approval of a Special Use Permit with Environmental Review (PP2019-301) to allow a new telecommunications facility located at 1478 Freedom Boulevard (APN: 019-226-13).

**AGENDA ITEM:** March 3, 2020 **Planning Commission**

---

## **RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a Resolution approving a Special Use Permit with Environmental Review to permit a new telecommunications facility located at 1478 Freedom Boulevard (APN: 019-226-13).

The recommendations are based on the attached findings and conditions of approval.

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## **BASIC PROJECT DATA**

**APPLICATION NO.:** PP2019-301  
**LOCATION:** 1478 Freedom Boulevard

**APN:** 019-226-13  
**LOT SIZE:** 75,097± square feet

**PROJECT DESCRIPTION:** Special Use Permit with Environmental Review (PP2019-301) to allow a new telecommunications facility. The proposed project includes installing a new unmanned telecommunications facility consisting of a 10 foot by 33 foot, eight inch lease area with 12 new panel antennas and 24 new RRUs (two per antenna) installed on a 75 foot tall monopole.

**GENERAL PLAN:** General Commercial (GC)  
**ZONING:** Thoroughfare Commercial (CT)

**SURROUNDING GENERAL PLAN/ZONING:** Public/Quasi Public in the Institutional (N) Zoning District (southeast), Residential High Density in the Multiple Residential-High Density (RM-3)/ Planned Development (PD) Zoning Districts (northeast), General Commercial in the Thoroughfare Commercial (CT) Zoning District (west, south) and Residential High Density in the Multiple Residential (RM-3) Zoning District (west).

**EXISTING USE:** Mini Warehouse – Storage Facility

**PROPOSED USE:** Mini Warehouse – Storage Facility with a telecommunications facility

**SURROUNDING USES:** Single family residential along Riverside Drive; educational use across Riverside Drive at Watsonville High School

**FLOOD ZONE:** N/A

**CEQA REVIEW:** The project qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines.

**APPLICANT:** New Cingular Wireless PCS, LLC dba AT&T Wireless, 605 Coolidge Drive #100, Folsom, CA 95630

**PARCEL OWNER:** Extra Space Storage Properties 121 LLC, 1478 Freedom Boulevard, Watsonville, CA 95076

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## **BACKGROUND**

On July 16, 1979, the Planning Commission approved Special Use Permit (U-810-79) to locate and maintain a temporary truck parking and storage facility on a rental basis at 1478 Freedom Boulevard.

On December 2, 1985, the Planning Commission approved Special Use Permit (U-53-85) for Crocker's Lockers to develop a mini-warehouse facility located at 1478 Freedom Boulevard. The approval consisted of 250 mini storage units. The City Council denied an appeal of the project on January 14, 1986.

On June 2, 1986, the Design Review Committee approved conditionally Design Review Permit No. 263 for a mini-warehouse facility for Crocker's Lockers.

On May 9, 2007, the Zoning Administrator approved a Business License (BL2007-16) for a change in ownership of the mini-warehouse facility from Susa Partnership LB dba "Storage USA" to Extra Space Storage.

Extra Space Properties 52 LLC transferred the property to the present owner Extra Space Properties 121 LLC by deed recorded February 18, 2016 as Document Number 2016-0006614.

## Proposal

On July 25, 2019, Sara King with New Cingular Wireless PCS, LLC dba AT&T Wireless, applicant, on behalf of Extra Space Storage 121 LLC, property owner, applied for a Special Use Permit with Environmental Review to construct a new telecommunications facility located at 1478 Freedom Boulevard.

## PROCESS

### Special Use Permit

Watsonville Municipal Code (WMC) Section 14-16.1203(b) allows for the construction of a new telecommunications facility upon approval of a Special Use Permit by the Planning Commission in the Thoroughfare Commercial (CT) Zoning District. WMC Section 14-12.513 specifies the findings required for approval of a Special Use Permit. WMC Section 14-35.110 specifies the additional findings required for a telecommunication site facility.

The provisions for approval of a Special Use Permit, as set forth in WMC Section 14-12.513 requires findings that the proposed use is consistent with the General Plan, compatible with surrounding land uses and adjacent development, incorporates features that minimize adverse effects, and that the proposed special use will not be detrimental to the public health, safety, convenience and welfare nor result in damage to adjacent development.

WMC Section 14-35.110 includes required findings that the telecommunications site has appropriate design and zoning for a telecommunications facility, that the proposed site is in compliance with Federal Communications Commission (FCC) and California Public Utilities Commission (PUC) requirements, that the facility is necessary, by evaluation of the City, to address current demand, and that the facility incorporates stealth technology to minimize visual impacts.

Pursuant to WMC Section 14-35.100, the public hearing notice of a proposed telecommunications facility shall be conducted in accordance with WMC 14-10.300 with a noticing radius of 500 feet measured from parcel boundaries. GIS Staff prepared a site vicinity map (Attachment 1) to properly notice adjacent properties in accordance with this requirement.

Congress passed the Telecommunications Act of 1996 which amended the Communications Act of 1934. Section 704(a) of the Telecommunications Act amends the Communications Act by adding subdivision 7. Subdivision 7 allows state and local government to make decisions regarding placement, construction, and modification of personal wireless facilities. Section 704(a) requires a state or local government to act upon a request for authorization to place, construct, or modify personal wireless service facilities within a reasonable timeframe.

Based on the Telecommunications Act of 1996 and the City of Watsonville's Zoning Ordinance, the proposed project is being processed as a Special Use Permit with Environmental Review.

### Environmental Review

The California Environmental Quality Act requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose any potential impacts of a project and suggest methods to minimize identified impacts. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. State CEQA Guidelines §15300.

## STANDARD OF REVIEW & APPEAL PROCESS

Whether a particular decision is adjudicative or legislative affects the requirements for findings to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan amendments and zoning ordinance changes). Legislative decisions need not be accompanied by findings, unless a State law or City ordinance requires them.

Adjudicative (or “quasi-judicial”) decisions, on the other hand, are not policy decisions. Adjudicative/quasi-judicial decisions apply already adopted policies or standards to individual cases, such as a variance or conditional use permit application. Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.<sup>1</sup>

The decision before the Planning Commission—a Special Use Permit—is an adjudicative/quasi-judicial decision and requires findings, either for denial, or as recommended, for approval that is supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309

If the Planning Commission’s decision is appealed, the City Council will consider whether the action taken by the Planning Commission was erroneously taken and may sustain, modify or overrule the action. In order for an official action to be overturned by an appeal, the City Council must find that the action taken by the Planning Commission was taken erroneously and was inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106

A lawsuit is required to challenge a Council’s decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate findings. Courts scrutinize adjudicative/quasi-judicial decisions closely. An action may be overturned if the City (1) exceeded its authority, (2) failed to provide a fair hearing, or (3) or made a decision not supported by substantial evidence (also called “a prejudicial abuse of discretion”).

Another important difference between legislative and adjudicative/quasi-judicial decisions is the substantial evidence standard: in weighing evidence of what happened at the Council meeting, courts go beyond whether a decision was “reasonable” (the legislative standard). Court’s reviewing adjudicative/quasi-judicial decisions look to make sure the decision is supported by substantial evidence. Denied applicants argue the there is no substantial evidence to support the decision. Cities usually assert there is substantial evidence to support the decision and rely on (1) the written words in the staff findings, (2) the statements by those presenting at the hearing, and (3) the words of the Planning Commission or Council.

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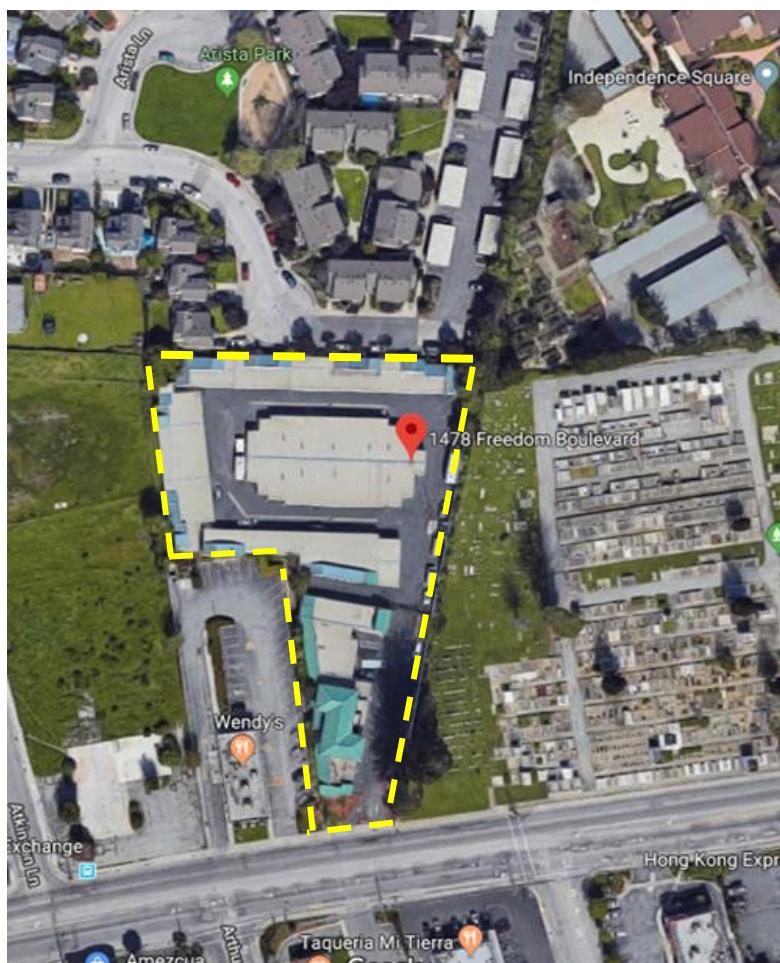
<sup>1</sup> Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

## DISCUSSION

### Existing Site

The  $1.72\pm$  acre subject site (APN 019-226-13) is developed with a single story mini warehouse storage facility with surface parking. The site has been operated as a mini warehouse storage facility since 1987, following approval of Special Use Permit U-53-85 and Design Review Permit DRC 263. The property is currently owned by Extra Space Properties 121 LLC.

Parking is located on the side yard property line next to Odd Fellows Cemetery and near storage units. The front of the parcel along Freedom Boulevard is fully paved with one driveway approach, measuring  $43\pm$  feet. The adjacent parcels are the Independent Order of Oddfellows Cemetery, Wendy's drive through restaurant and apartments directly behind the site. See Figure 1 below for an existing site plan.



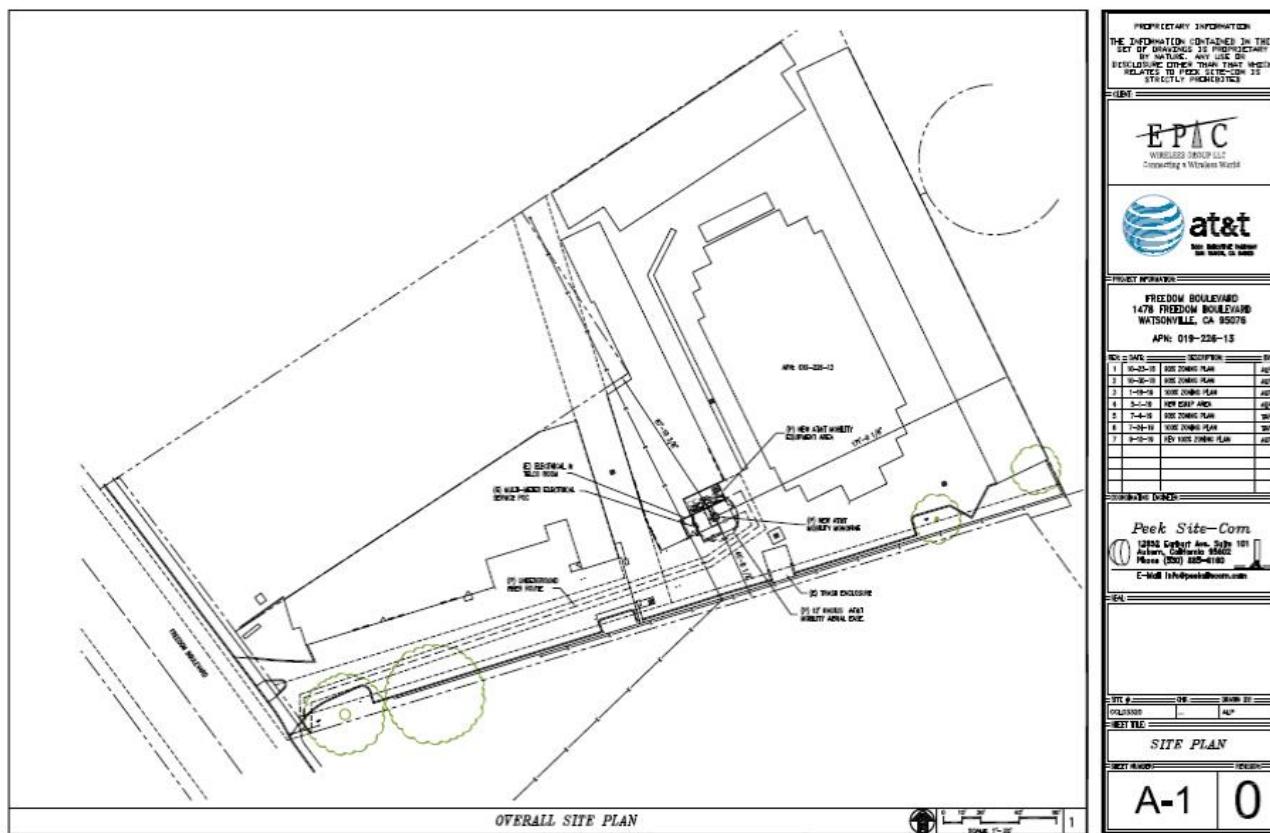
**FIGURE 1** Existing Site and Surrounding Area

Source: Google Earth, 2019

## Proposed Project

The project consists of a new unmanned telecommunications facility with 12 new antennas on a 75 foot tall monopole in a 10 foot by 33 foot eight inch AT&T lease area. Additionally, three small equipment cabinets within an existing storage unit would house additional equipment for the facility. As shown on Figure 2, the proposed telecommunications facility would be located adjacent to an existing mini warehouse storage building.

The proposed 75 foot tall monopole must be located at least 150 feet from residentially zoned or designated property. The proposal is located approximately 155 feet away from the apartments located off Arista Lane meeting the separation requirements set forth in WMC Section 14-35.050(c).



**FIGURE 2** Proposed Site Plan

Source: Project File, 2019

Other key components of the project include the following:

- Install three new AT&T wireless antennas per sector for a total of 12;
- Install new remote radio units (RRUs) two per antenna for a total of 24;
- Install four new wireless surge suppressors;

- Remove an existing roll up door and frame in new entry;
- Install new underground power and fiber;
- Install new outdoor equipment cabinets;
- Install new D/C and fiber trunks from equipment to new monopine; and
- Install new chain link fence and protective steel bollards around outside equipment area.

Support equipment would be housed in an existing storage unit adjacent to the facility, with an emergency generator located onsite in the event of a commercial power failure. No additional supplies or materials would be stored on the site. The facility would be served by technicians on a maintenance basis only. There would be no more than two technicians' onsite at a time. These periodic maintenance activities would not result in a significant increase in traffic.

#### Submittal Requirements for Telecommunications Facilities

WMC Section 14-35.080 lists application submittal requirements for any new telecommunications facility, including an alternative site analysis, visual simulations of the proposed facility, a radio frequency analysis, a search ring analysis, and a report detailing operational and capacity needs within the City of Watsonville and the immediate area adjacent to the City.

#### Alternative Site Analysis

According to the alternative site analysis in Attachment 3, AT&T researched collocation alternatives within the area of interest. Upon further review there were no collocation sites available. Therefore, AT&T is proposing a new telecommunications facility at 1478 Freedom Boulevard.

#### Visual Simulation – Stealth Technology

The applicant proposes a monopine structure to minimize the visual impact of the telecommunications facility. Chameleon Engineering provides the branching material and foliage for the monopine. See Figure 3 for visual simulations from the adjacent residential area.

The monopine design incorporates stealth technology and accessory equipment is located within an existing mini warehouse storage unit. These techniques assist in screening the telecommunications facility from adjacent residential and public right of way. Please see Attachment 4 for additional visual simulations and Attachment 5 for proposed materials.

#### Search Ring Analysis

AT&T proposes a 75 foot tall monopine at 1478 Freedom Boulevard to meet service needs near Freedom Boulevard and Alta Vista Avenue. The applicant provided a search ring analysis to justify the proposed height. Additional information is available in Attachment 6.



**FIGURE 3** Visual Simulations

Source: Advance Sims, 2019

#### Radio Frequency Emissions Compliance Report

The applicant provided a radio frequency (RF) report to ensure the radio frequencies are within the limits allowed by the FCC.

In 1996, the FCC adopted regulations for evaluating the effects of RF emission in [47 CFR § 1.1307](#) and [1.1310](#). The FCC Office of Engineering and Technology published Bulletin 65 ("OEC Bulletin 65"), [Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields, Edition 97-01](#).

A Radio Frequency - Electromagnetic Energy (RF-EME) Compliance Report dated January 15, 2020 was prepared by David H Kiser, of Waterford Consultants LLC, to determine whether the proposed project complies with FCC rules and regulations for RF emissions. The Report indicates that projected maximum RF exposure levels at the ground level would not exceed FCC standards. At the ground level, the maximum power density is estimated to be 8.5 percent of the general population maximum public exposure limit. Incident at adjacent buildings, the maximum power density is estimated to be at 12.6 percent of the general population maximum public exposure limit. The proposed operation would not expose

members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

The January 15, 2020 Waterford RF-EME Compliance Report recommends posting RF altering signage with contact information at the base of the monopine to inform authorized climbers of potential conditions near the antennas. Additionally, the Report recommends restricting access to reduce the risk of exposure and injury. The project is being conditioned to address these two recommendations.

- AT&T shall post RF altering signage with contact information at the base of the monopine to warn of potential conditions near the antennas.
- AT&T shall ensure that access to the antenna and areas associated with the active antenna installation are restricted and secured, where possible.

The RF report can be found in Attachment 7.

#### Operational Needs Assessment

The purpose of the proposed facility at this location is to improve cellular coverage and capacity near Freedom Boulevard and Alta Vista Avenue. Based on AT&T's analysis, the new telecommunications facility at 1478 Freedom Boulevard would provide increased in-building and in-vehicle service for AT&T customers near Freedom Boulevard and Alta Vista Avenue.

An independent evaluation of the proposed telecommunications facility was conducted by Global RF Solutions. The analysis concluded that the proposed site should improve the quality of services in the area identified as needing improvement by this new site build. The Global RF Solutions Report can be found in Attachment 8.

#### Telecommunications Uses Findings

The Planning Commission shall approve or conditionally approve a telecommunications use if the following findings can be made (WMC Section 14-35.110):

- (a) The proposed telecommunications site/facility has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, when applicable.**

The proposed project involves the construction of a 75 foot tall monopine at 1478 Freedom Boulevard. As shown on the visual simulations, the project will incorporate stealth technology, in the form of a monopine, to minimize visual impact on adjacent development. The monopine foliage and construction screen attached telecommunications equipment from public view. Remaining accessory equipment will be located within an existing mini warehouse storage locker, screened from public view.

The proposed project is eligible for a Class 3 Categorical Exemption per Section 15303 of the State CEQA Guidelines as it involves new construction of a

telecommunications facility on a developed parcel located with an urban services area. The project would not change the size of the existing mini warehouse storage facility. The proposed use – a telecommunications facility – is conditionally permitted in the CT Zoning District. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

**(b) That the proposed site has the appropriate zoning, dimensions, slope, design, and configuration for the development of a telecommunications site/facility.**

The proposed telecommunications facility is located at 1478 Freedom Boulevard, which is large, flat and zoned Thoroughfare Commercial. The proposed project is permitted with the issuance of a Special Use Permit. The project involves the construction a 75 foot tall telecommunications facility with 12 panel antennas on a developed parcel with an existing mini warehouse storage facility. The proposed construction of a new telecommunications facility meets all zoning requirements of the Thoroughfare Commercial (CT) Zoning District.

**(c) That general landscaping considerations as outlined in Section 14-35.060(g), when applicable, have been complied with to complement the structures and antennae, provide an attractive environment for the enjoyment of the public, and preserve natural features and elements.**

The proposed telecommunications facility is located on impervious surface area within a developed parcel located in the Thoroughfare Commercial Zone. Based on Sheet A-1, the facility is located adjacent to an existing mini warehouse storage building, screening the base of the facility from public right of way. Additionally, the proposed monopine screens attached telecommunications equipment from public view. Based on the attached findings, no additional screening or landscaping improvements are necessary.

**(d) That the proposed telecommunications site/facility is in compliance with all Federal Communications Commission (FCC) and the California Public Utilities Commission (PUC) requirements.**

The applicant has submitted a Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report completed by Waterford Consultants LLC confirming compliance of the proposed telecommunications facility with current FCC regulations. The report indicates that projected maximum RF exposure levels at the ground level would not exceed FCC standards for general population and/or occupational exposure limits. Recommended safety measures to ensure compliance with appropriate guidelines limiting human exposure to RF-EME for any workers potentially accessing the site have been included as conditions of project approval.

**(e) That the applicant has demonstrated and confirmed, by independent evaluation of the City, that the site/facility is necessary to address current demand, capacity or other technical limitations of the system in order to maintain service levels.**

Based on current and proposed coverage maps for AT&T, the proposed telecommunications facility will increase in building and in vehicle service for customers located near Freedom Boulevard and Alta Vista Avenue. Within AT&T's area of interest, there were no collocation facilities available, prompting the construction of a new telecommunications facility to address current demand needs.

An independent analysis conducted by Global RF Solutions determined the empirical data collected by this company confirms that the coverage for AT&T is only fair and the data quality is slow in the area to be served by this site. It appears that the proposed site should improve quality of service in the area identified as needing improvement by this new site build.

#### Parking

The project involves building a new telecommunications facility on a developed parcel with an existing mini storage warehouse facility. The telecommunications facility will not be expanding the existing use. Therefore, no additional parking is required for the proposed telecommunications facility.

#### Environmental Review

The proposed project is eligible for a Class 3 Categorical Exemption per Section 15303 of the State CEQA Guidelines as it involves new construction of a telecommunications facility on a developed parcel located with an urban services area. The project would not change the size of the existing mini warehouse storage facility. The proposed use – a telecommunications facility – is conditionally permitted in the CT Zoning District. The project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan and is not located within an environmentally sensitive area.

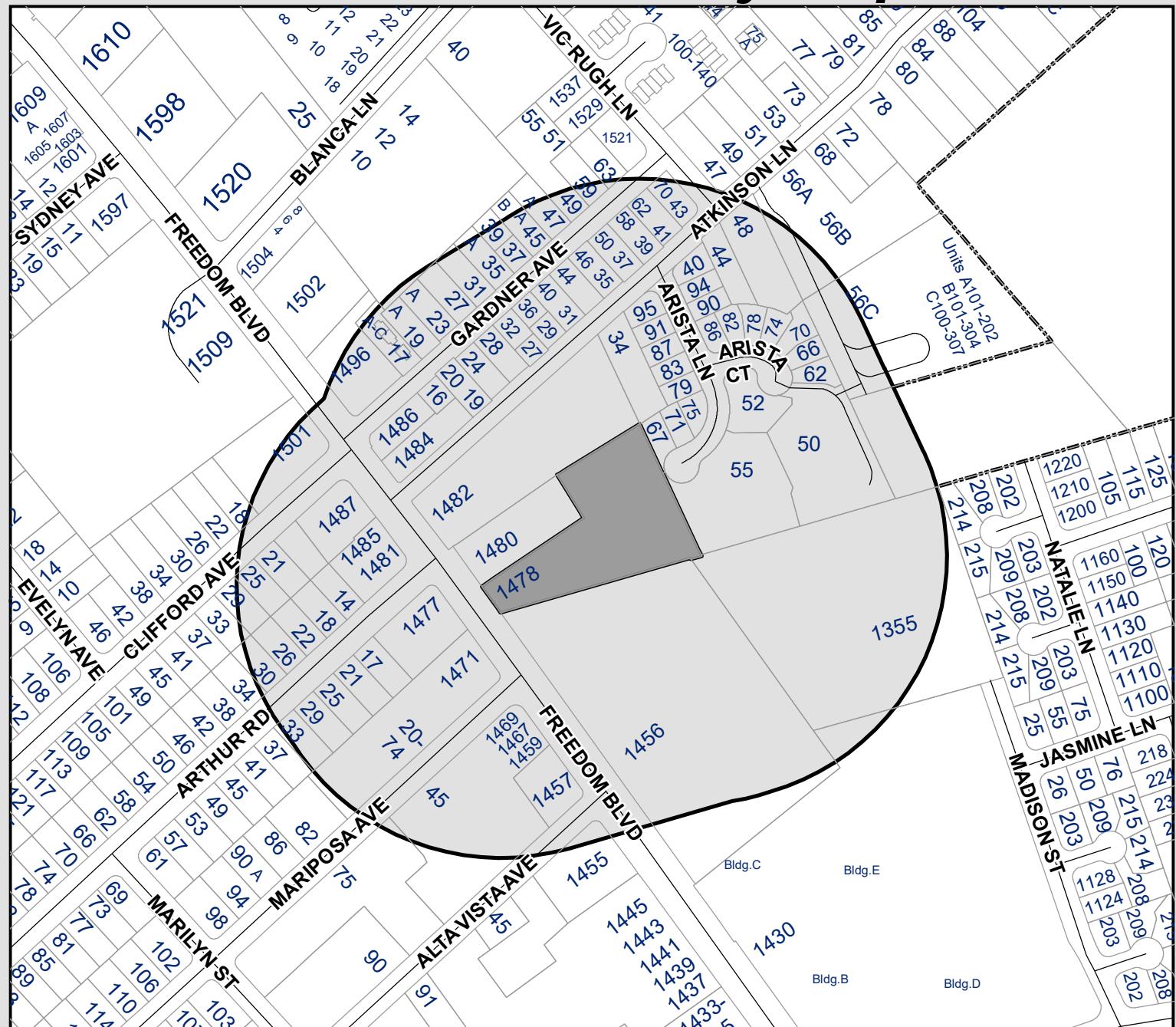
#### **CONCLUSION**

The construction of a new telecommunications facility located at 1478 Freedom Boulevard complies with the Federal Telecommunications Act, WMC Chapter 14-35 on Telecommunications Uses and WMC Chapter 14-16 on Zoning. Therefore, staff recommends that the Planning Commission approve the project, as conditioned.

## **ATTACHMENTS**

1. Site and Vicinity Map
2. Plan Set (dated and received on 9/24/19)
3. Alternative Site Analysis
4. Visual Simulations – Advance Sims
5. Proposed Materials
6. CCL03320 Coverage Propagation Map
7. Radio Frequency Emissions Compliance Report for AT&T Mobility
8. Evaluation of Wireless Facility Submittal – Global RF Solutions

# ***Site and Vicinity Map***



## Legend



## ✓ Streets



 **Parcel**



### Watsonville City Limit



500' Buffer Zone

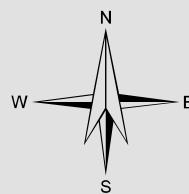
PROJECT: PP2019-301

APPLICANT: New Cingular Wireless PCS, LLC

dba AT&T Wireless

APN#s: 019-226-13

LOCATION OF PROJECT: 1478 Freedom Blvd



## GENERAL NOTES

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOBSITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS, FIELD CONDITIONS AND CONFIRM THAT THE PROJECT MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ERRORS, OMISSIONS, OR DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
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7. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
13. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
14. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.



**SITE NUMBER: CCL03320  
SITE NAME: FREEDOM BOULEVARD**

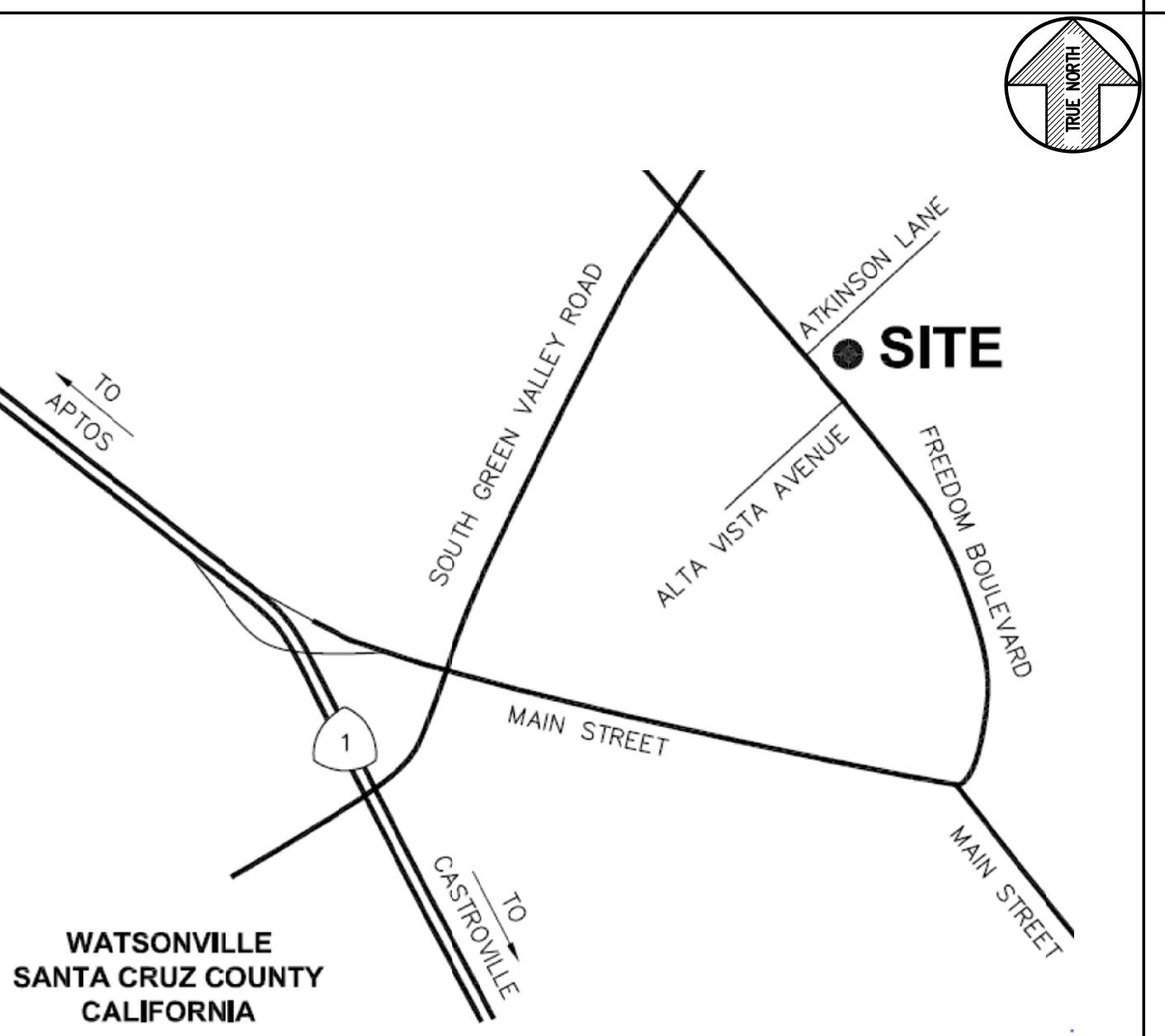
**PACE#:** MRSFR005408

**PTN#:** 3701A0B1PL

**F#:** 10067416

**1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076**

## VICINITY MAP



LEGEND	PROJECT SUMMARY	SHEET INDEX
<p>A ————— ANTENNA CABLE (ABOVE GROUND)</p> <p>T ————— TELEPHONE SERVICE (ABOVE GROUND)</p> <p>E ————— POWER SERVICE (ABOVE GROUND)</p> <p>G ————— GROUND RING (ABOVE GROUND)</p> <p>— — — — A ————— ANTENNA CABLE (BURIED)</p> <p>— — — — T ————— TELEPHONE SERVICE (BURIED)</p> <p>— — — — E ————— POWER SERVICE (BURIED)</p> <p>— — — — G ————— GROUND RING (BURIED)</p> <p>— — — — PROPERTY BOUNDARY LINE</p> <p>— — — — INTERNAL PROPERTY LOT LINE</p>	<p><b>SITE NAME:</b> FREEDOM BOULEVARD  <b>SITE NUMBER:</b> CCL03320  <b>SITE ADDRESS:</b> 1478 FREEDOM BOULEVARD  <b>PROPERTY OWNER:</b> EXTRA SPACE PROPERTIES 121 LLC  <b>OWNER ADDRESS:</b> PO BOX 320099  <b>APPLICANT:</b> AT&amp;T MOBILITY  <b>APPLICANT'S ADDRESS:</b> 5001 EXECUTIVE PARKWAY  <b>ASSESSORS PARCEL NUMBER(S):</b> 019-226-13  <b>LATITUDE NAD 83:</b> N 36° 55' 46.80"  <b>LONGITUDE NAD 83:</b> W 121° 45' 58.95"  <b>ZONING:</b> CT- COMMERCIAL THOROUGHFARE  <b>CONSTRUCTION TYPE:</b> V-B  <b>OCCUPANCY:</b> U  <b>JURISDICTION:</b> CITY OF WATSONVILLE</p>	<p>T-1 TITLE SHEET      GN-1 GENERAL NOTES      GN-2 SITE SIGNAGE      C-1 SITE SURVEY      A-1 ENLARGED SITE PLAN      A-1.1 ENLARGED EQUIPMENT PLAN      A-1.2 ENLARGED ANTENNA PLAN      A-1.3 ANTENNA DETAILS      A-1.4 EQUIPMENT DETAILS      A-2 ELEVATION      A-2.1 ELEVATION</p>

CONTACTS	CODE COMPLIANCE	PROJECT DESCRIPTION
<p><b>APPLICANT:</b>      AT&amp;T MOBILITY      5001 EXECUTIVE PARKWAY      SAN RAMON, CA 94583</p> <p><b>AT&amp;T PROJECT MANAGER:</b>      EPIC WIRELESS GROUP      ATTN: PETE MANAS      605 COOLIDGE DRIVE #100      FOLSOM, CA 95630      PHONE: (916) 798-2275      pete.manas@epicwireless.net</p> <p><b>AT&amp;T CONSTRUCTION MANAGER:</b>      AT&amp;T      5001 EXECUTIVE PARKWAY      SAN RAMON, CA 94583</p> <p><b>ENGINEERING FIRM:</b>      PEAK SITE-COM      12852 EARHART AVE SUITE 101      AUBURN, CA 95602      (530) 885-6160</p>	<p><b>SITE ACQUISITION &amp; PLANNING:</b>      EPIC WIRELESS GROUP      ATTN: CARL JONES      COOLIDGE DRIVE #100      FOLSOM, CA 95630      PHONE: (916) 798-2275      carl.jones@epicwireless.net</p> <p><b>SITE SURVEY:</b>      QUITE RIVER      LAND SERVICES INC.      6747 SIERRA COURT, SUITE K      DUBLIN, CA 94568      (925) 734-6788</p> <p><b>ACCESSIBILITY REQUIREMENTS:</b>      THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING CODE. CHAPTER 11B, EXCEPTION SECTION 11B-203.5</p>	<p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION 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.</p> <ol style="list-style-type: none"> <li>1. 2016 CALIFORNIA BUILDING CODE</li> <li>2. 2016 CALIFORNIA FIRE CODE</li> <li>3. 2016 CALIFORNIA ELECTRICAL CODE</li> <li>4. 2016 CALIFORNIA PLUMBING CODE</li> <li>5. 2016 CALIFORNIA MECHANICAL CODE</li> <li>6. 2016 CALIFORNIA HEALTH AND SAFETY CODE</li> </ol> <p>AT&amp;T MOBILITY PROPOSES TO DEVELOP A NEW UNMANNED TELECOMMUNICATIONS FACILITY. THESE MODIFICATIONS WILL CONSIST OF THE FOLLOWING:</p> <ul style="list-style-type: none"> <li>• INSTALL NEW AT&amp;T EQUIPMENT AREA IN (E) STORAGE UNIT</li> <li>• REMOVE (E) ROLL-UP DOOR AND FRAME IN NEW ENTRY</li> <li>• INSTALL NEW UNDERGROUND POWER AND FIBER</li> <li>• INSTALL NEW OUTDOOR EQUIPMENT CABINETS</li> <li>• INSTALL NEW D/C AND FIBER TRUNKS FROM EQUIP. TO NEW MONOPINE</li> <li>• INSTALL NEW ANTENNAS AND MISC EQUIPMENT ON NEW 75' TALL MONOPINE</li> <li>• INSTALL NEW CHAIN LINK FENCE AND PROTECTIVE STEEL BOLLARDS AROUND OUTSIDE EQUIPMENT AREA</li> </ul>

## PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO PEAK SITE-COM IS STRICTLY PROHIBITED

CLIENT:

**E P I C**  
WIRELESS GROUP LLC  
Connecting a Wireless World



PROJECT INFORMATION:  
**FREEDOM BOULEVARD**  
**1478 FREEDOM BOULEVARD**  
**WATSONVILLE, CA 95076**  
**APN: 019-226-13**

REV:	DATE:	DESCRIPTION:	BY:
1	10-23-18	90% ZONING PLAN	ALP
2	10-30-18	90% ZONING PLAN	ALP
3	1-18-19	100% ZONING PLAN	ALP
4	5-1-19	NEW EQUIP AREA	ALP
5	7-4-19	90% ZONING PLAN	TAP
6	7-24-19	100% ZONING PLAN	TAP
7	9-10-19	REV 100% ZONING PLAN	ALP

COORDINATING ENGINEER:  
**Peek Site-Com**  
 12852 Earhart Ave, Suite 101  
 Auburn, California 95602  
 Phone (530) 885-6160  
 E-Mail info@peeksitcom.com

SEAL:

SITE #:	CHK.:	DRAWN BY:
CCL03320	...	ALP
SHEET TITLE:		
<b>TITLE SHEET</b>		
SHEET NUMBER:		
REVISION:		
<b>T-1</b>		<b>0</b>

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8. THE STRUCTURAL COMPONENTS OF THIS PROJECT SITE/ FACILITY ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
9. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.
10. SEAL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
11. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
13. CONTRACTOR SHALL SEE TO IT THAT GENERAL WORK AREA IS KEPT CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
14. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

## ABBREVIATIONS

ABV.	ABOVE	L.F.	LINEAR FEET (FOOT)
ADD'L	ADDITIONAL	MAX.	MAXIMUM
A.G.L.	ABOVE GROUND LEVEL	M.B.	MACHINE BOLT
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MFR.	MANUFACTURER
AWG.	AMERICAN WIRE GAUGE	MIN.	MINIMUM
BLDG.	BUILDING	MISC.	MISCELLANEOUS
BLK.	BLOCKING	MTL.	METAL
CAB.	CABINET	(N)	NEW
CONC.	CONCRETE	NO. (#)	NUMBER
CONN.	CONNECTION(OR)	N.T.S.	NOT TO SCALE
CONST.	CONSTRUCTION	O.C.	ON CENTER
CONT.	CONTINUOUS	P/C	PRECAST CONCRETE
DBL.	DOUBLE	PPC	POWER PROTECTION CABINET
DEPT.	DEPARTMENT	P.S.F.	POUNDS PER SQUARE FOOT
D.F.	DOUGLAS FIR	P.S.I.	POUNDS PER SQUARE INCH
DIA.	DIAMETER	P.T.	PRESSURE TREATED
DIM.	DIMENSION	QTY.	QUANTITY
EA.	EACH	RAD. (R)	RADIUS
EL.	ELEVATION	REF.	REFERENCE
ELEC.	ELECTRICAL	REINF.	REINFORCEMENT(ING)
EMT.	ELECTRICAL METALLIC TUBING	REQ'D.	REQUIRED
ENG.	ENGINEER	RGS	RIGID GALVANIZED STEEL
EQ.	EQUAL	SCH.	SCHEDULE
(E)	EXISTING	SHT.	SHEET
EXT.	EXTERIOR	SPEC.	SPECIFICATIONS
FAB.	FABRICATION	SQ.	SQUARE
F.A.	FINISHED FLOOR	S.S.	STAINLESS STEEL
F.B.	FINISHED GRADE	STD.	STANDARD
FT. (')	FOOT (FEET)	STL.	STEEL
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	TEMP.	TEMPORARY
GALV.	GALVANIZE(D)	T.O.A.	TOP OF ANTENNAS
G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.O.F.	TOP OF FOUNDATION
GPS	GLOBAL POSITIONING SYSTEM	T.O.P.	TOP OF PLATE (PARAPET)
GRND.	GROUND(ING)	T.O.W.	TOP OF WALL
HT.	HEIGHT	TYP.	TYPICAL
ICGB.	ISOLATED COPPER GROUND BUS	U/G	UNDER GROUND
IN. (")	INCH(ES)	V.I.F.	VERIFY IN FIELD
INT.	INTERIOR	W	WIDE (WIDTH)
L.B.	LAG BOLTS	W/	WITH
		WT.	WEIGHT

## SYMBOLS LEGEND

	WOOD FENCE
	CHAIN LINK FENCE
	HIDDEN LINE
	COAX/POWER/FIBER CONDUIT
	PROPERTY LINE
	ELEVATION DATUM
	EARTH
	CONCRETE
	SAND
	GRATE PLATFORM
	GRAVEL
	FRP (FIBERGLASS REINFORCED PLASTIC)
	NEW DC SURGE SUPPRESSOR
	NEW ANTENNA
	NEW RRU

## PROPRIETARY INFORMATION

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CLIENT:

**E P C**  
WIRELESS GROUP LLC  
Connecting a Wireless World

5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

PROJECT INFORMATION:  
FREEDOM BOULEVARD  
1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076  
APN: 019-226-13

REV:	DATE:	DESCRIPTION:	BY:
1	10-23-18	90% ZONING PLAN	ALP
2	10-30-18	90% ZONING PLAN	ALP
3	1-18-19	100% ZONING PLAN	ALP
4	5-1-19	NEW EQUIP AREA	ALP
5	7-4-19	90% ZONING PLAN	TAP
6	7-24-19	100% ZONING PLAN	TAP
7	9-10-19	REV 100% ZONING PLAN	ALP

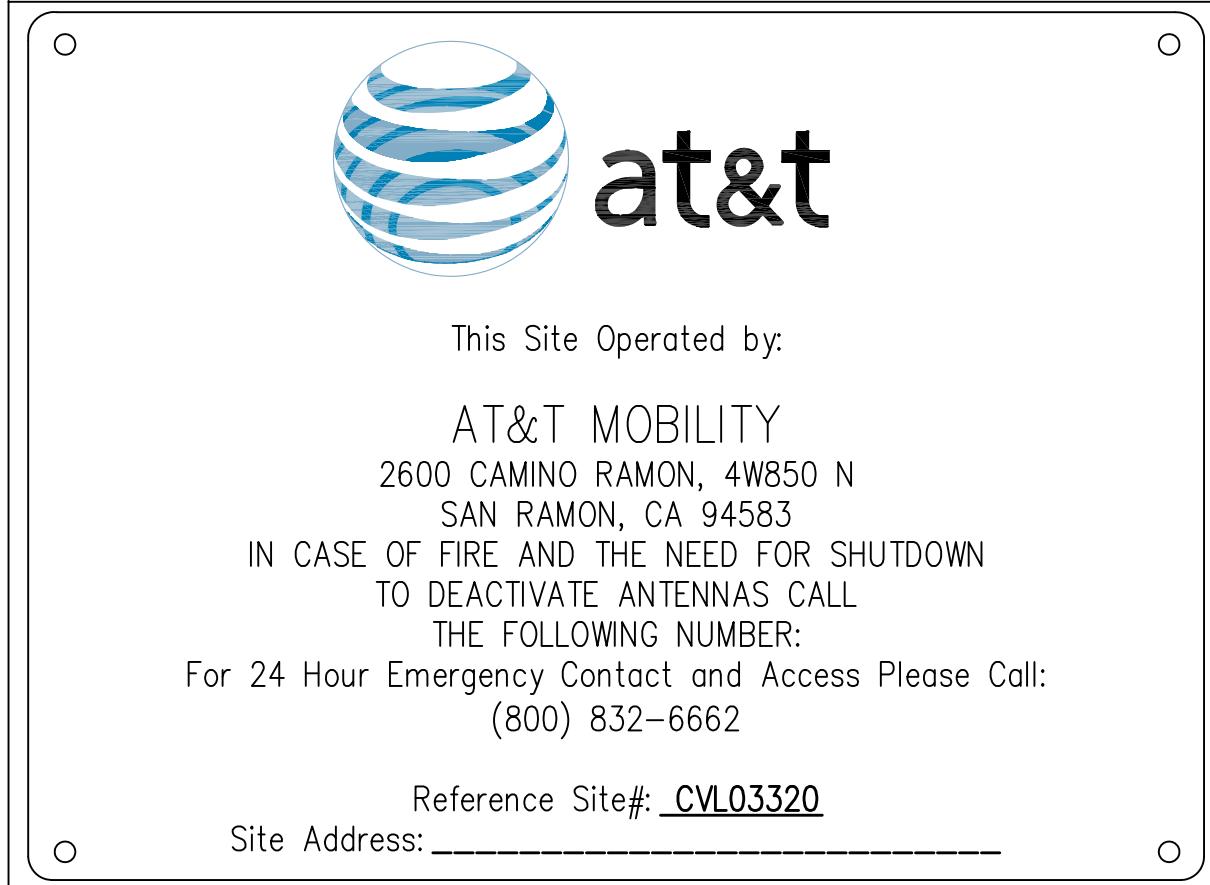
COORDINATING ENGINEER:  
**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:  
SITE #: CHK.: DRAWN BY:  
CCLO3320 ... ALP

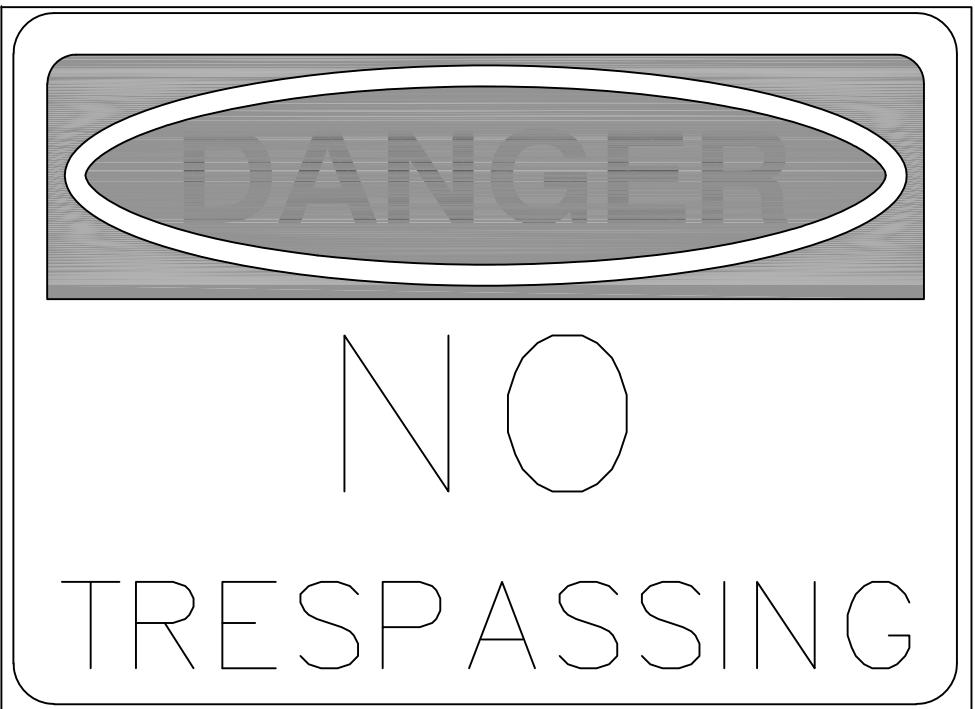
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SHEET NUMBER: REVISION:

**GN-1 0**



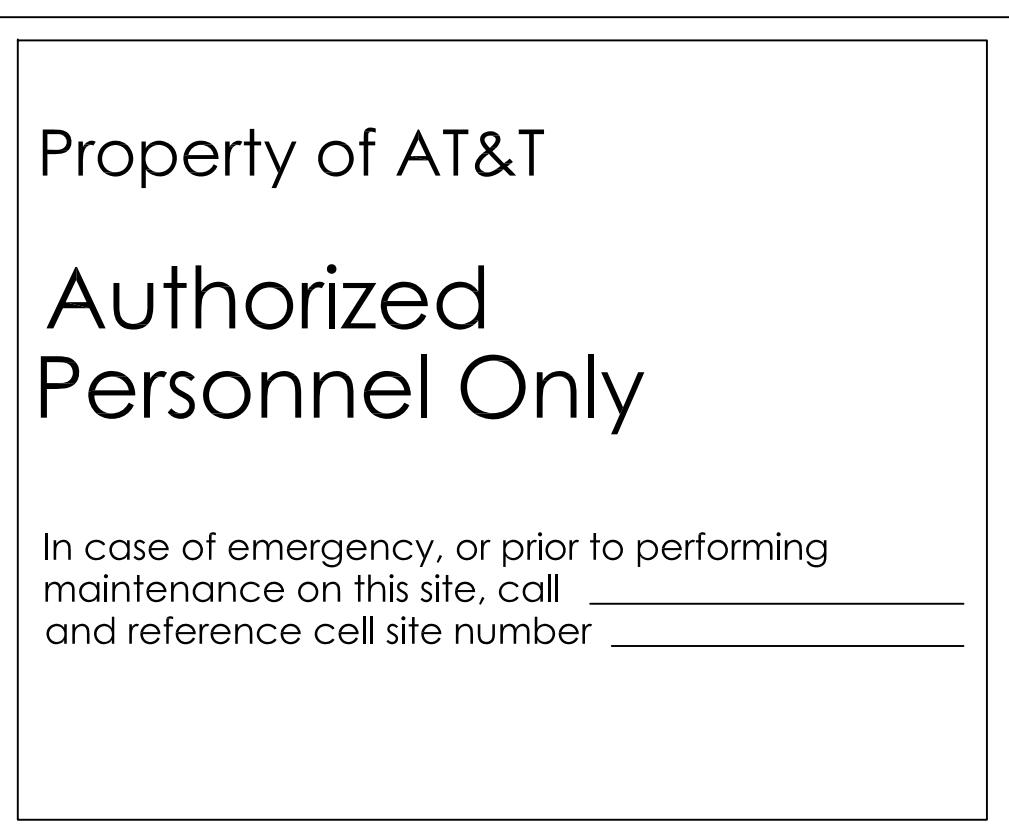
### FENCED COMPOUND SIGNAGE



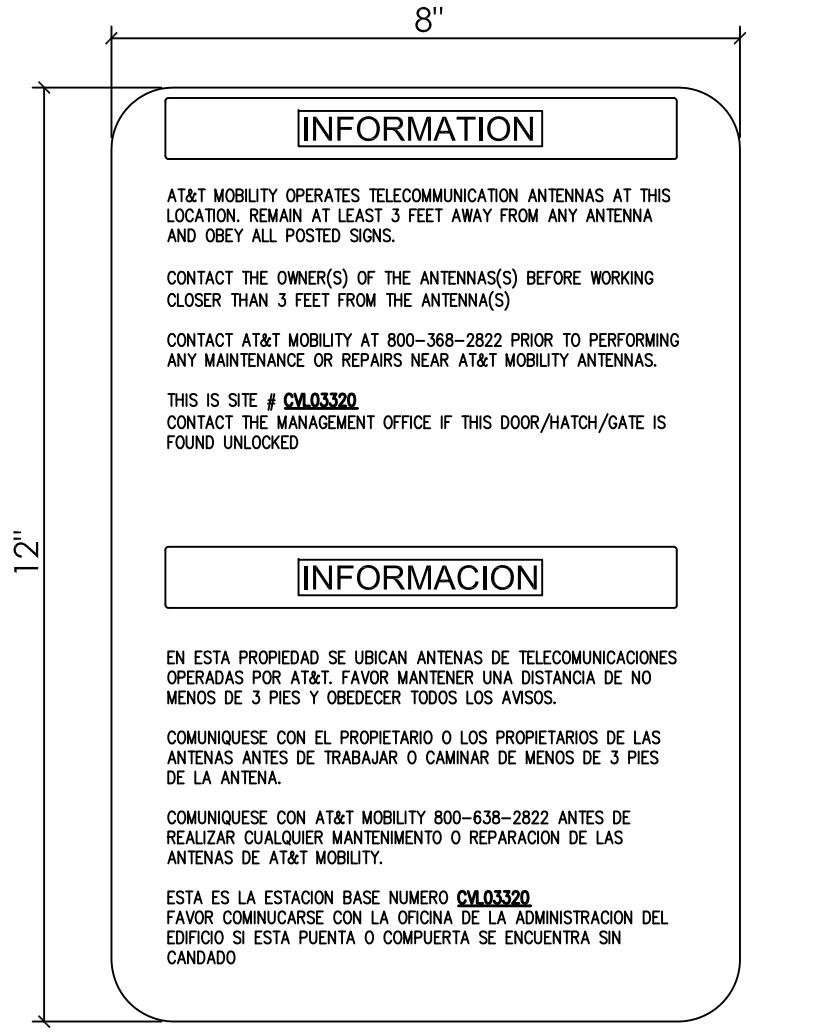
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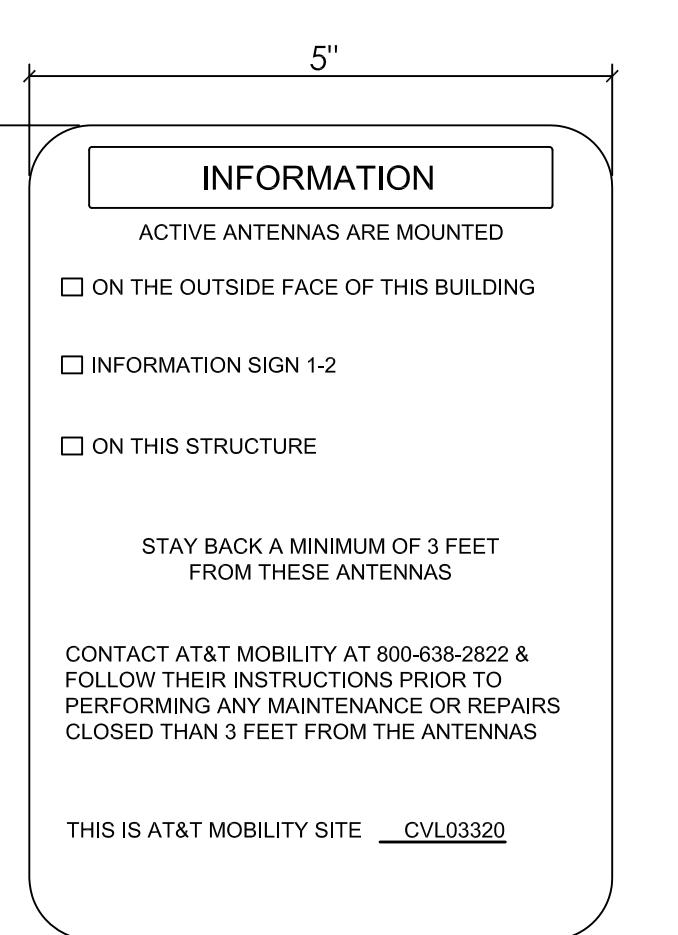
### DOOR/EQUIPMENT SIGN



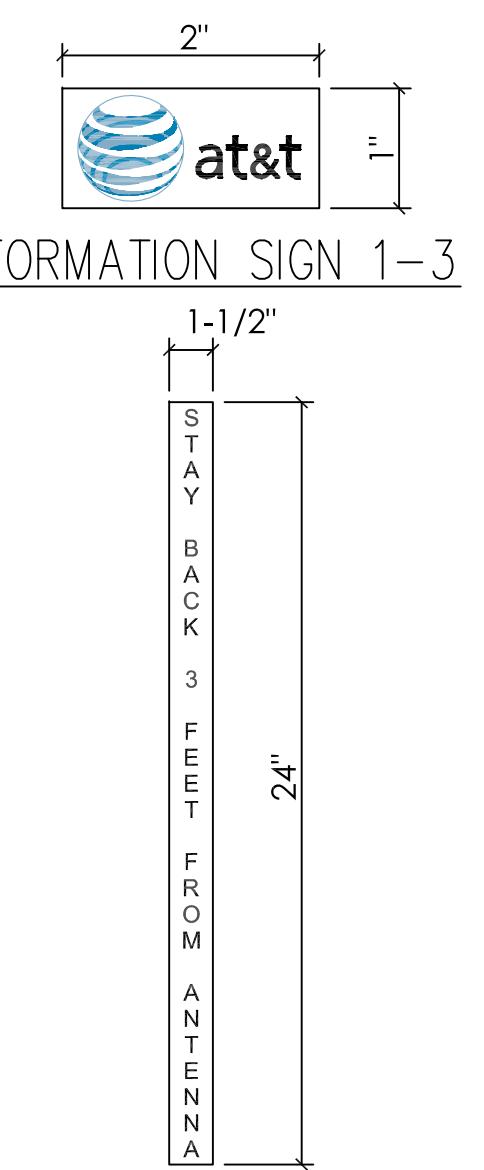
### SHELTER/CABINET DOORS SIGNAGE



INFORMATION SIGN 1-1



INFORMATION SIGN 1-2



INFORMATION SIGN 1-3

STAY BACK 3 FEET FROM ANTENNA

24"

1-1/2"

7"

2"

5"

8"

### SIGNAGE AND STRIPPING INFORMATION

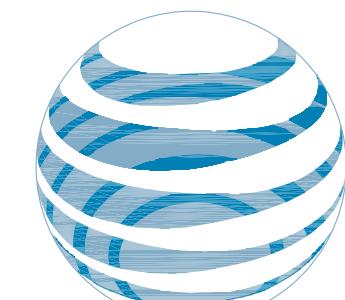
1. THE FOLLOWING INFORMATION IS A GUIDELINE W/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT W/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1MWCM<sup>2</sup> AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5MWCM<sup>2</sup>.
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (E.G. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (E.G. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY W/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (E.G. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

7. PHOTOS OF ALL STRIPPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPPING SHALL BE DONE W/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE W/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED W/ FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER W/ A DETAILED
8. SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

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CLIENT: \_\_\_\_\_

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at&t  
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SAN RAMON, CA 94583

PROJECT INFORMATION:

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1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076  
APN: 019-226-13

REV: \_\_\_\_\_ DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_ BY: \_\_\_\_\_

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7	9-10-19	REV 100% ZONING PLAN	ALP

COORDINATING ENGINEER: \_\_\_\_\_  
  
Peek Site-Com  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitecom.com

SEAL: \_\_\_\_\_

SITE #: \_\_\_\_\_ CHK.: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
CCLO3320 ... ALP

SHEET TITLE: SITE SIGNAGE

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

GN-2 0

### INFORMATION SIGNAGE



FCC ASR SIGNAGE



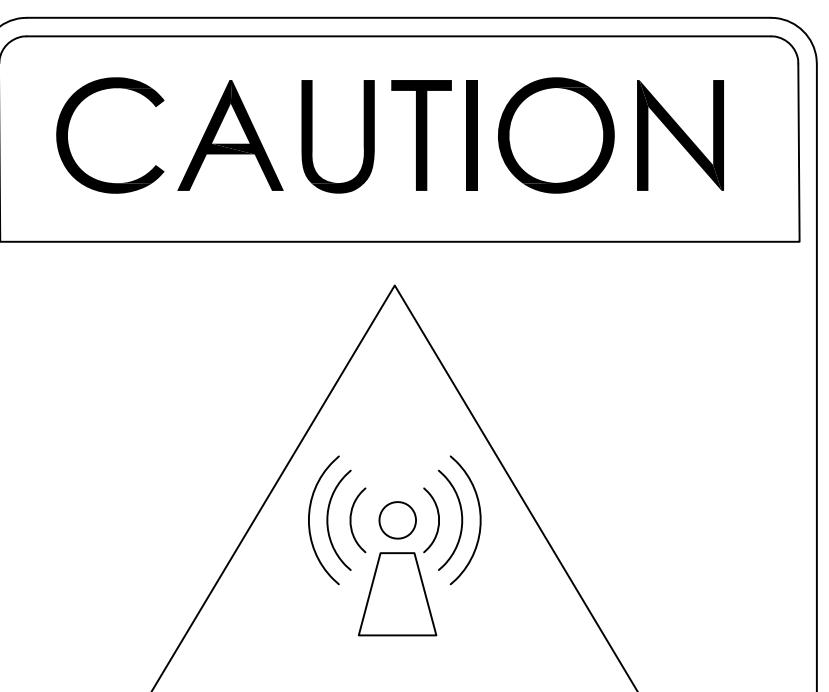
GATE SIGNAGE



**Beyond This Point** you are entering a controlled area where RF Emissions exceed the FCC Controlled Exposure limits

Failure to obey all posted signs and site guidelines could result in serious injury

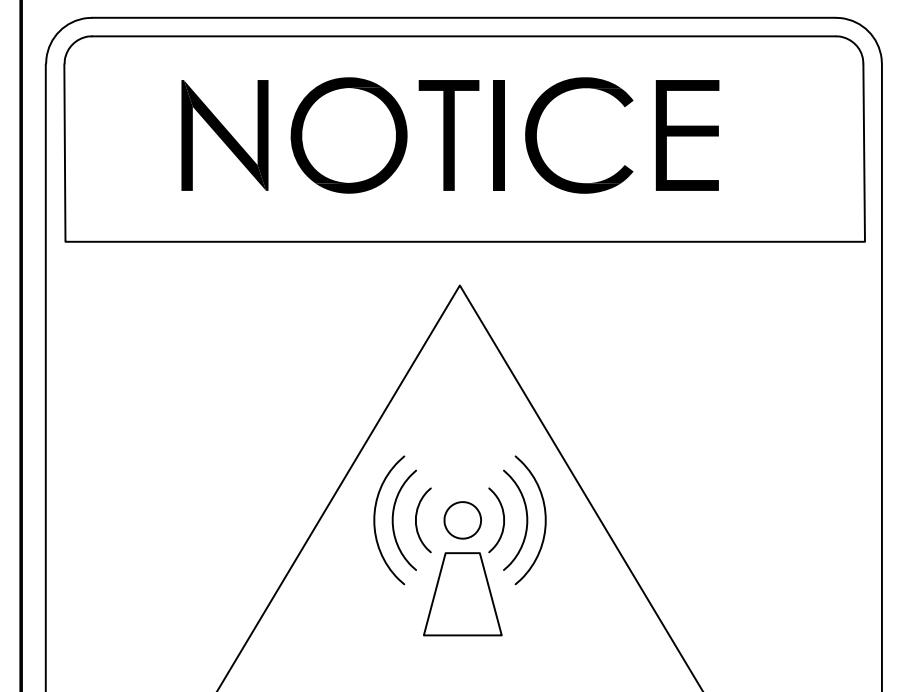
Ref: FCC 47CFR 1.1307(b)



**Beyond This Point** you are entering a controlled area where RF Emissions may exceed the FCC General Population Exposure Limits

Obey all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b)



**Beyond This Point** you are entering an area where RF Emissions may exceed the FCC General Population Exposure Limits

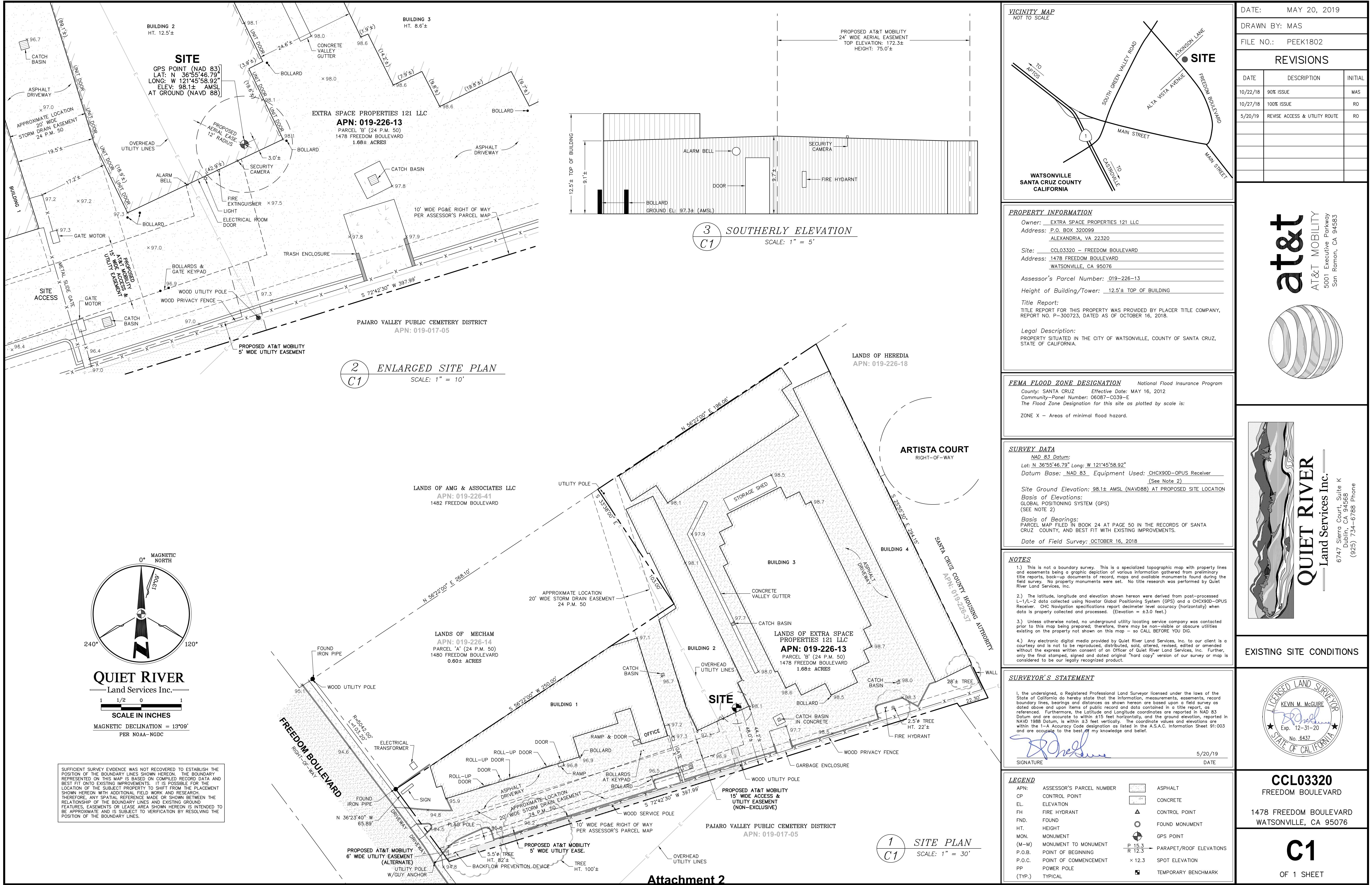
Follow all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b)

CAUTION AND WARNING SIGN

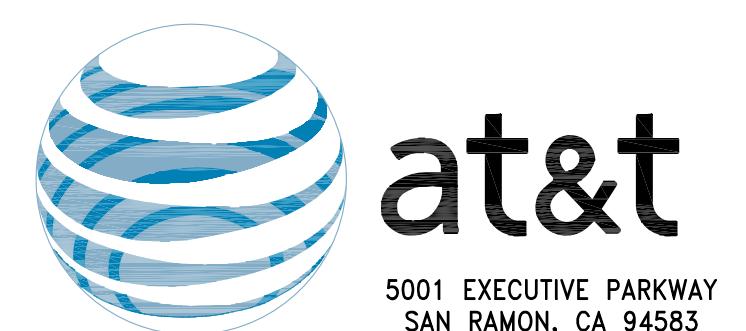
Attachment 2

Page 3 of 11



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CLIENT:



PROJECT INFORMATION:

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1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076

APN: 019-226-13

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COORDINATING ENGINEER:  
Peek Site-Com  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitecom.com

SEAL:

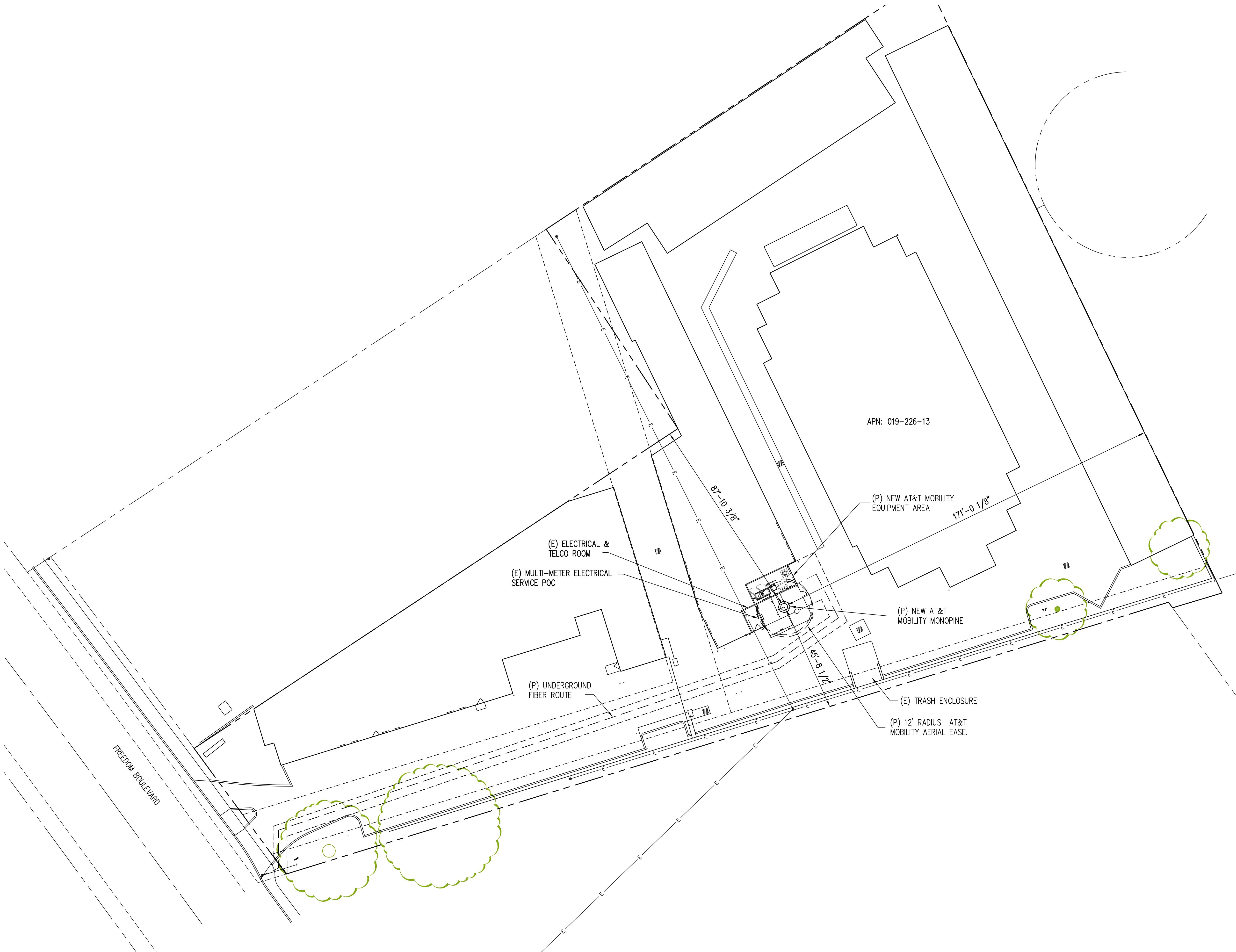
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CCLO3320 ... ALP

SHEET TITLE:

SITE PLAN

SHEET NUMBER: REVISION:

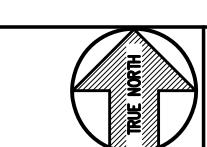
A-1 0



OVERALL SITE PLAN

Attachment 2

Page 5 of 11



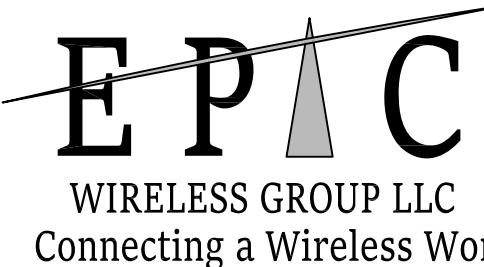
0 10' 20' 40' 60'

SCALE: 1" = 20'

1

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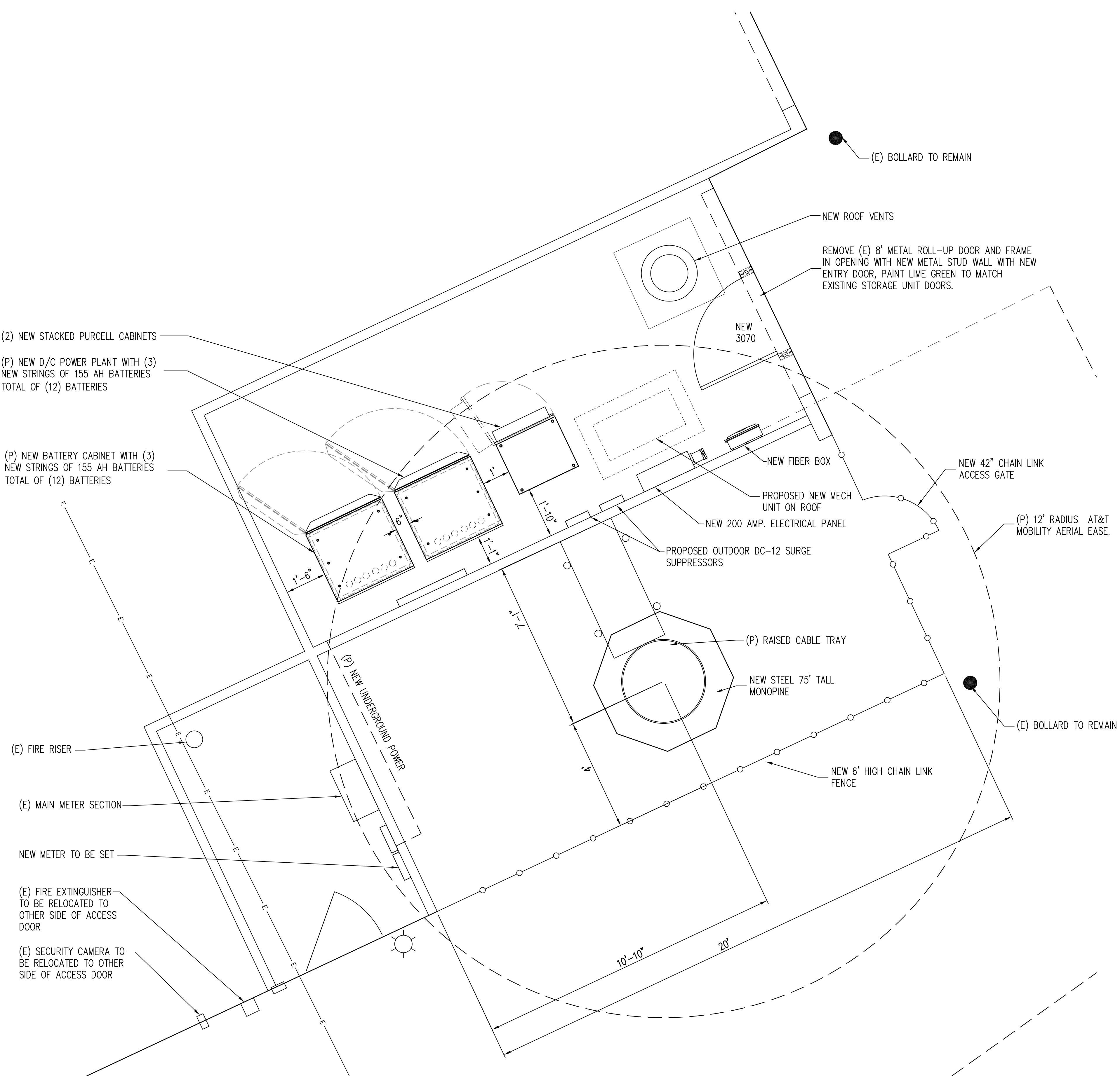
SITE #: CHK.: DRAWN BY:  
CCLO3320 ... ALP

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER: REVISION:

A-1.1 0



### FINAL ANTENNA CONFIGURATION TABLE

#### LEGEND:

B - ANTENNA BY OTHERS  
 ER - EXISTING ANTENNA TO REMAIN  
 NRE - NEW ANTENNA TO REPLACE EXISTING  
 NRO - NEW ANTENNA TO REPLACE ANTENNA BY OTHERS  
 N - NEW ANTENNA TO BE INSTALLED  
 FBO - FUTURE BY OTHERS  
 \*\* - AT GROUND LEVEL

SECTOR/POS.	RAD CENTER	PHYSICAL AZIMUTH	EXISTING ANTENNA MODEL	NEW ANTENNA MODEL	ANT. STATUS	TECH./FREQUENCY	RRU / TMA
A/1	$\pm 67^\circ$	340°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
A/2	$\pm 67^\circ$	340°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
A/3	$\pm 67^\circ$	340°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
B/1	$\pm 67^\circ$	250°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
B/2	$\pm 67^\circ$	250°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
B/3	$\pm 67^\circ$	250°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
C/1	$\pm 67^\circ$	160°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
C/2	$\pm 67^\circ$	160°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
C/3	$\pm 67^\circ$	160°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
D/1	$\pm 67^\circ$	70°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
D/2	$\pm 67^\circ$	70°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS
D/3	$\pm 67^\circ$	70°	N/A	TPA-45-KU6AA-K	NEW	TBD	(2) PROPOSED RRUS

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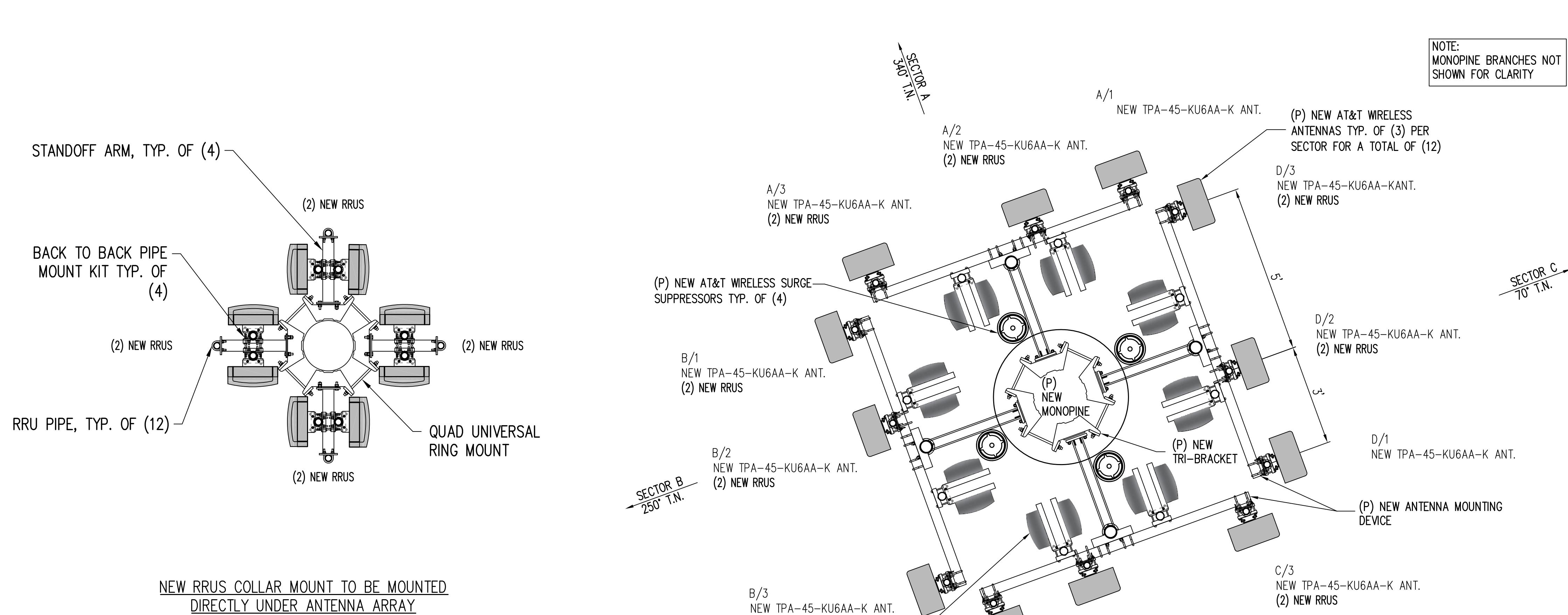
SITE #: \_\_\_\_\_ CHK.: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
CCLO3320 ... ALP

SHEET TITLE: \_\_\_\_\_

ENLARGED  
ANTENNA PLAN

SHEET NUMBER: \_\_\_\_\_ REVISION: \_\_\_\_\_

A-1.2 0



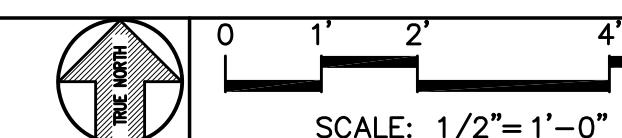
61° RAD CENTER

67° RAD CENTER

ENLARGED ANTENNA PLAN

Attachment 2

Page 7 of 11



2

PROPRIETARY INFORMATION  
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CLIENT:



PROJECT INFORMATION:

FREEDOM BOULEVARD  
1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076

APN: 019-226-13

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Peak Site-Com  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:

SITE #: CHK.: DRAWN BY:

CCLO3320 ... ALP

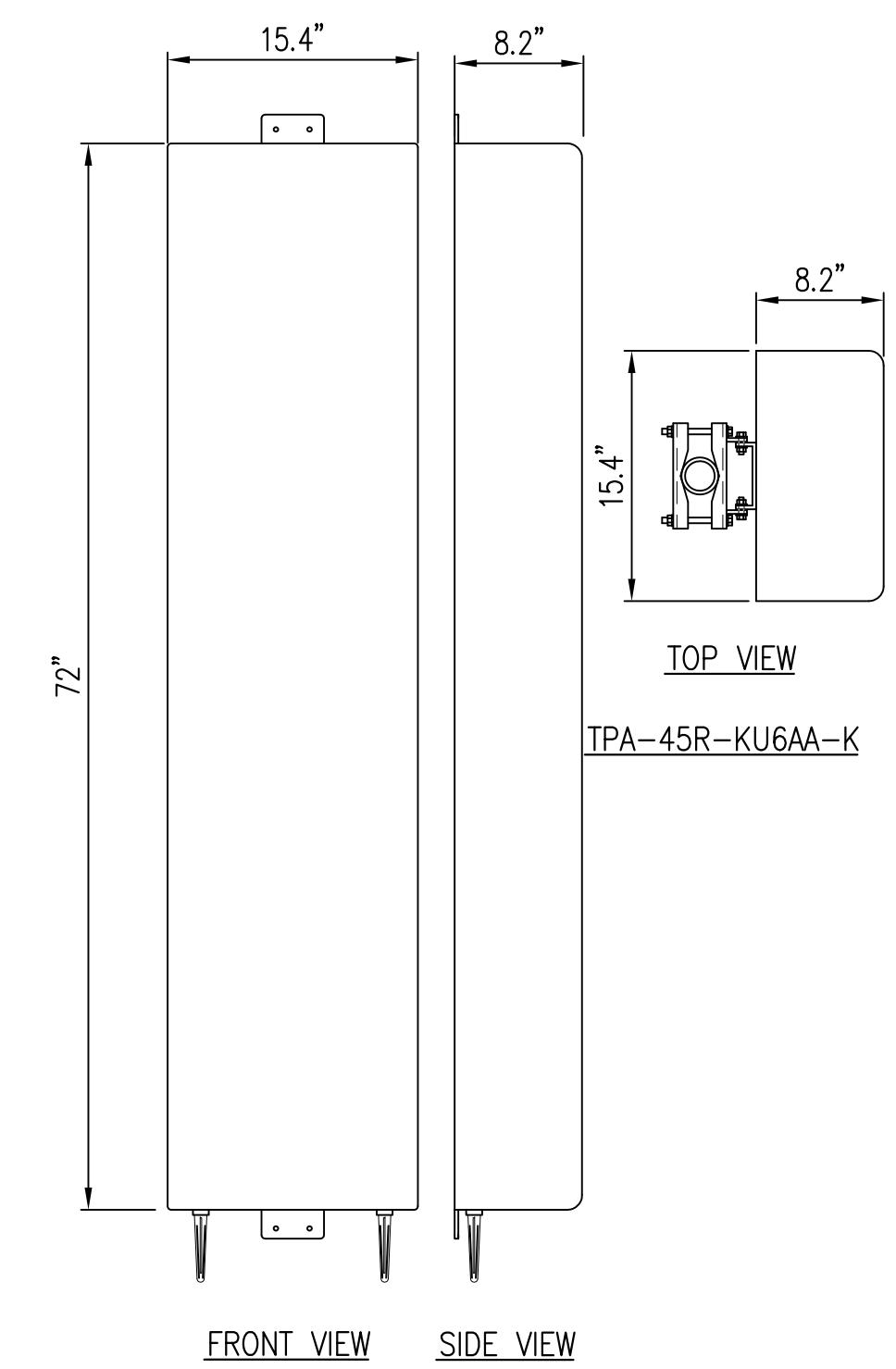
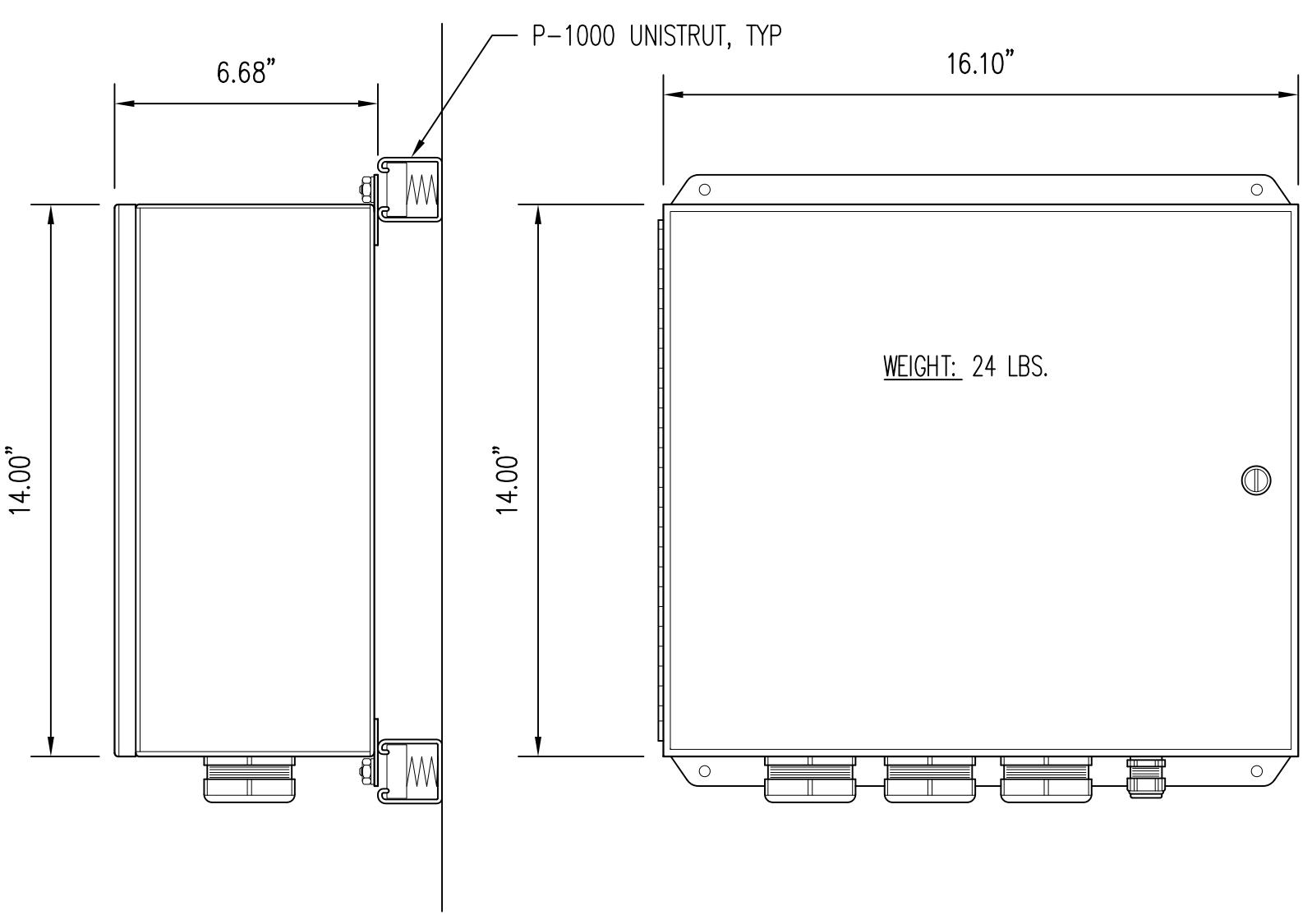
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ANTENNA DETAILS

SHEET NUMBER: REVISION:

A-1.3 0

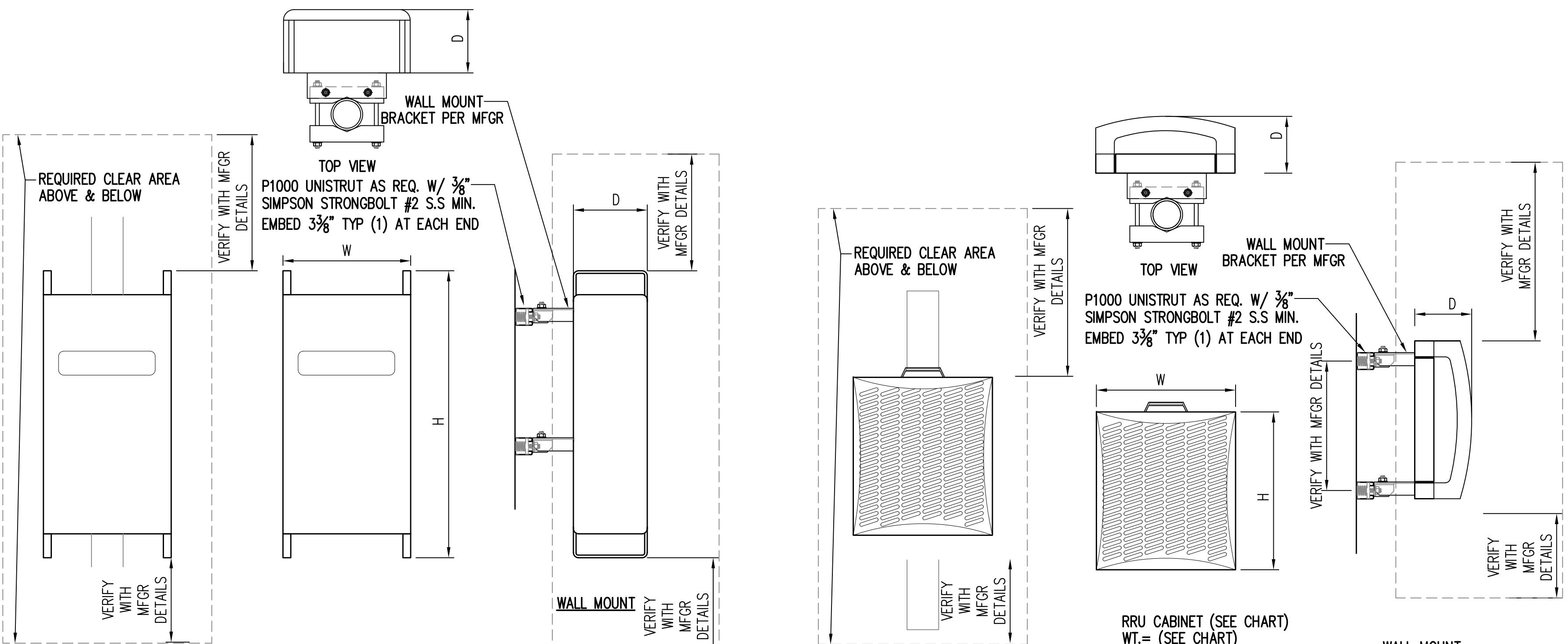
MOUNTING NOTE:  
USE U-BOLTS FOR PIPE MOUNTS, LAG OR TEK SCREWS FOR WOOD AND METAL STUD FRAME, MACHINE BOLTS FOR METAL FRAMING AND WEDGE ANCHORS FOR CONCRETE.



### NEW OUTDOOR DC-12 DETAILS

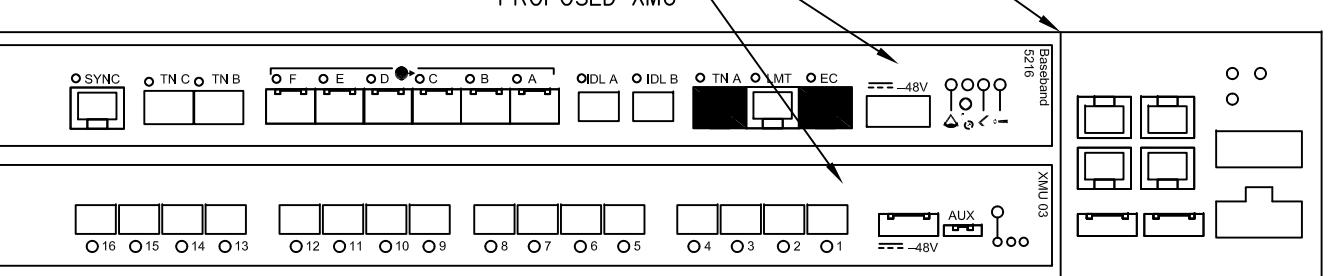
SCALE: N.T.S. 3 NEW ANTENNA DETAILS

SCALE: N.T.S. 1



NOTE: SEE RF SHEET FOR  
RRU PLACEMENT

NOTE: SEE RF SHEET FOR  
RRU PLACEMENT



TYPE	HEIGHT	WIDTH	DEPTH	WEIGHT
RRU-11	17.3"	17.8"	7.19"	50 LBS
RRU-E2	18.5"	20.4"	7.5"	50 LBS
RRU-12	18.5"	20.4"	7.5"	50 LBS
A2	15"	12.8"	3.5"	21 LBS
RRUS-4478 B14	17.3"	17.8"	7.19"	60 LBS
RRUS-4415 B25	14.96"	13.19"	5.39"	44 LBS
RRUS-4426 B66	15"	13.2"	5.8"	48 LBS
RRUS-4478 B14	17.3"	17.8"	7.19"	60 LBS
RRUS-4478 B5	17.3"	17.8"	7.19"	60 LBS

NEW BASE BAND DETAIL

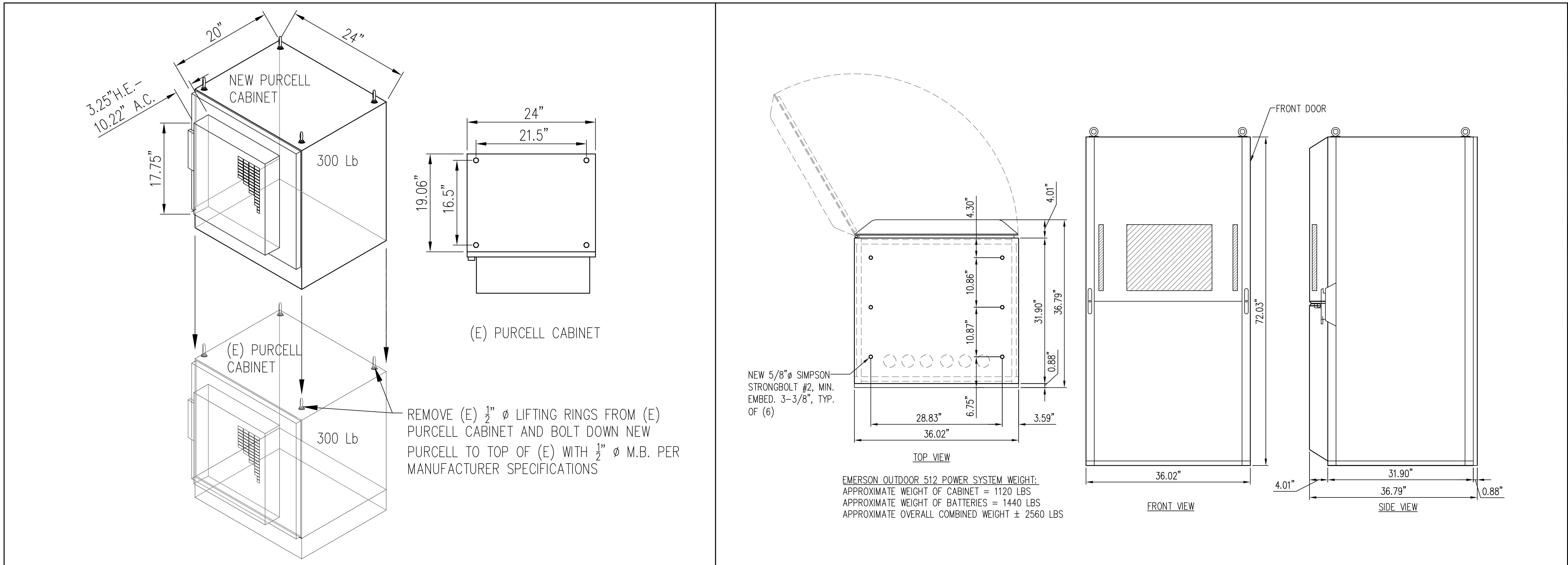
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4

RRUS DETAIL

SCALE: N.T.S.

2



PURCELL CABINET DETAIL

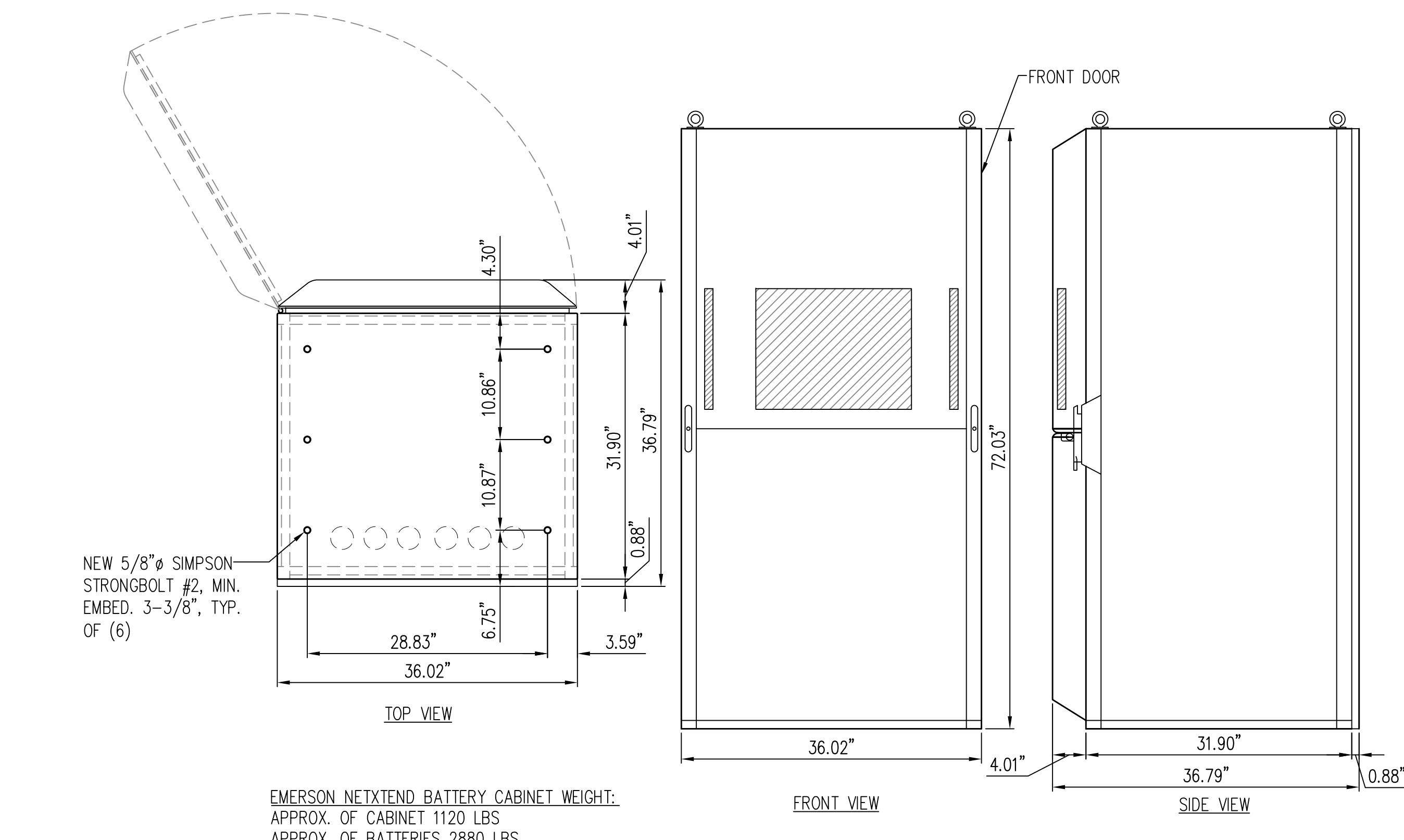
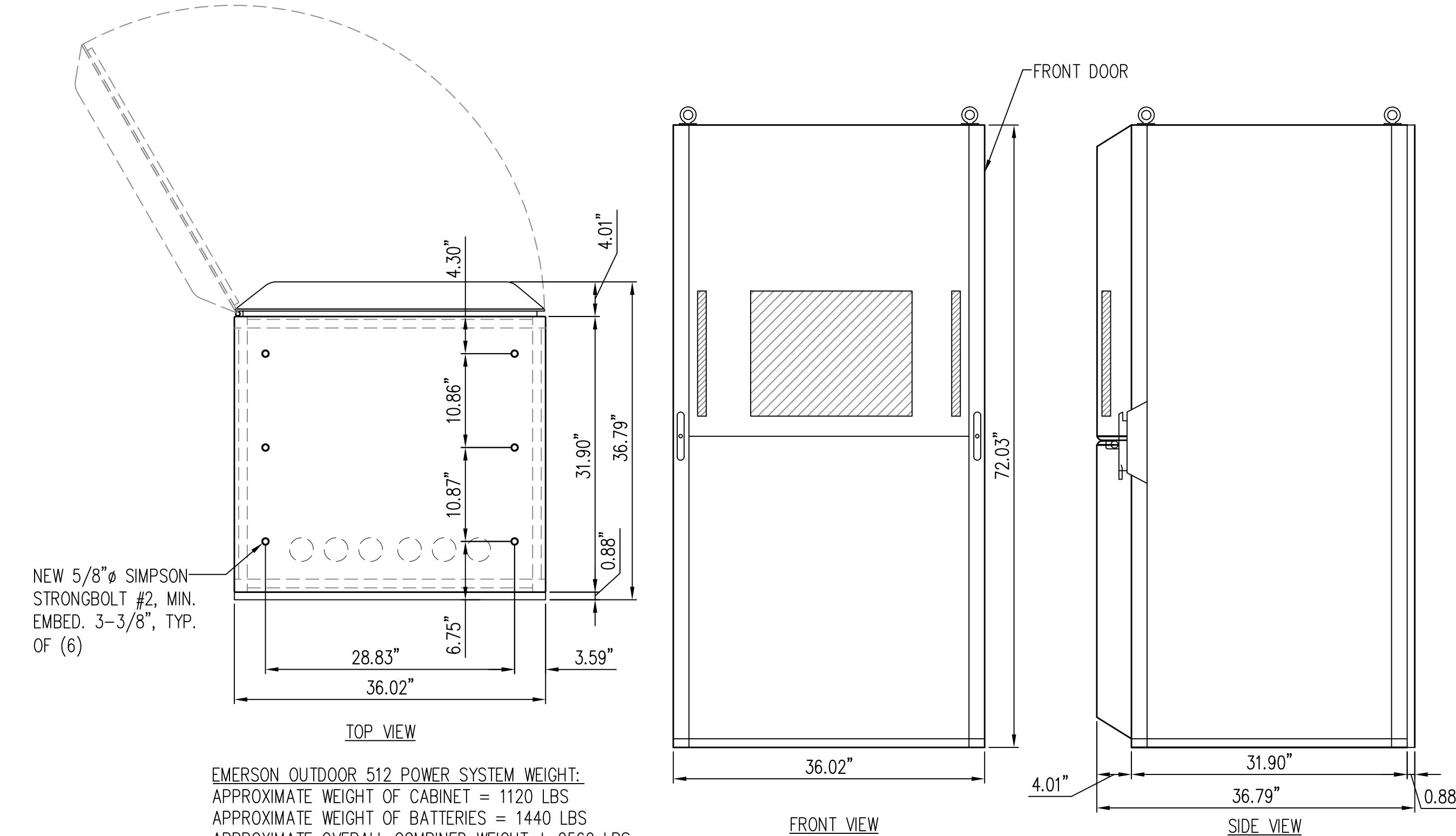
SCALE: N.T.S.

3

EMERSON OUTDOOR D/C POWER PLANT

SCALE: N.T.S.

1



EMERSON OUTDOOR BATTERY CABINET

Attachment 2

Page 9 of 11

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CLIENT:

**E P C**  
WIRELESS GROUP LLC  
Connecting a Wireless World



PROJECT INFORMATION:  
FREEDOM BOULEVARD  
1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076  
APN: 019-226-13

REV:	DATE:	DESCRIPTION:	BY:
1	10-23-18	90% ZONING PLAN	ALP
2	10-30-18	90% ZONING PLAN	ALP
3	1-18-19	100% ZONING PLAN	ALP
4	5-1-19	NEW EQUIP AREA	ALP
5	7-4-19	90% ZONING PLAN	TAP
6	7-24-19	100% ZONING PLAN	TAP
7	9-10-19	REV 100% ZONING PLAN	ALP

COORDINATING ENGINEER:  
**Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:

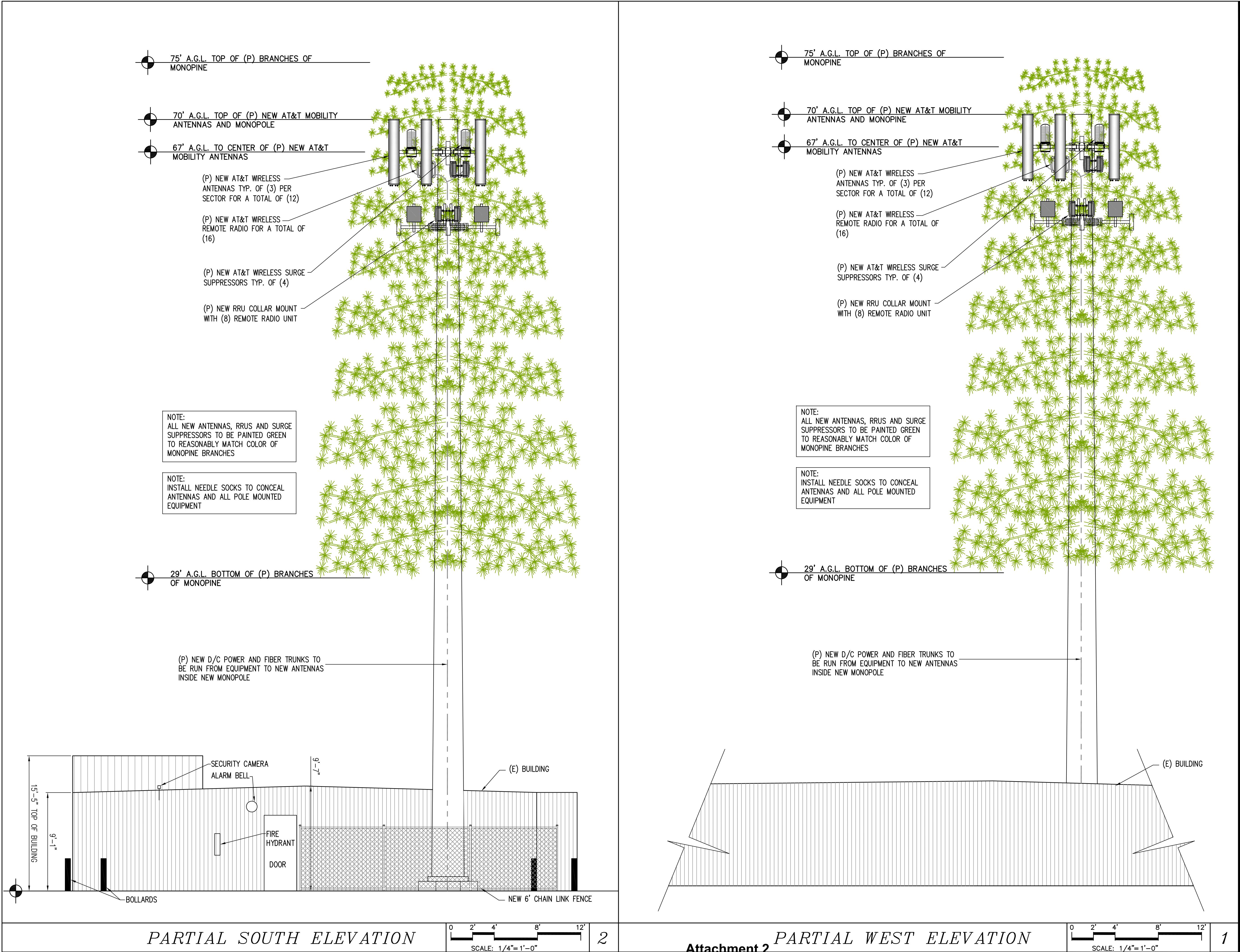
SITE #: CHK.: DRAWN BY:  
CCLO3320 ... ALP

SEAL TITLE:

EQUIPMENT DETAILS

SEAL NUMBER: REVISION:

**A-1.4** 0



PROPRIETARY INFORMATION  
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CLIENT: **E P C**  
WIRELESS GROUP LLC  
Connecting a Wireless World

at&t  
5001 EXECUTIVE PARKWAY  
SAN RAMON, CA 94583

PROJECT INFORMATION:  
FREEDOM BOULEVARD  
1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076  
APN: 019-226-13

REV: DATE: DESCRIPTION: BY:  
1 10-23-18 90% ZONING PLAN ALP  
2 10-30-18 90% ZONING PLAN ALP  
3 1-18-19 100% ZONING PLAN ALP  
4 5-1-19 NEW EQUIP AREA ALP  
5 7-4-19 90% ZONING PLAN TAP  
6 7-24-19 100% ZONING PLAN TAP  
7 9-10-19 REV 100% ZONING PLAN ALP

COORDINATING ENGINEER: **Peek Site-Com**  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitecom.com

SEAL:

SITE #: CHK.: DRAWN BY:  
CCLO3320 ... ALP

Sheet Title: **ELEVATIONS**

Sheet Number: **A-2** Revision: **0**

PROPRIETARY INFORMATION  
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DISCLOSURE OTHER THAN THAT WHICH  
RELATES TO PEEK SITE-COM IS  
STRICTLY PROHIBITED

CLIENT:

E P C

WIRELESS GROUP LLC  
Connecting a Wireless World



PROJECT INFORMATION:

FREEDOM BOULEVARD  
1478 FREEDOM BOULEVARD  
WATSONVILLE, CA 95076

APN: 019-226-13

REV: DATE: DESCRIPTION: BY:

1	10-23-18	90% ZONING PLAN	ALP
2	10-30-18	90% ZONING PLAN	ALP
3	1-18-19	100% ZONING PLAN	ALP
4	5-1-19	NEW EQUIP AREA	ALP
5	7-4-19	90% ZONING PLAN	TAP
6	7-24-19	100% ZONING PLAN	TAP
7	9-10-19	REV 100% ZONING PLAN	ALP

COORDINATING ENGINEER:

Peek Site-Com  
12852 Earhart Ave. Suite 101  
Auburn, California 95602  
Phone (530) 885-6160  
E-Mail info@peeksitcom.com

SEAL:

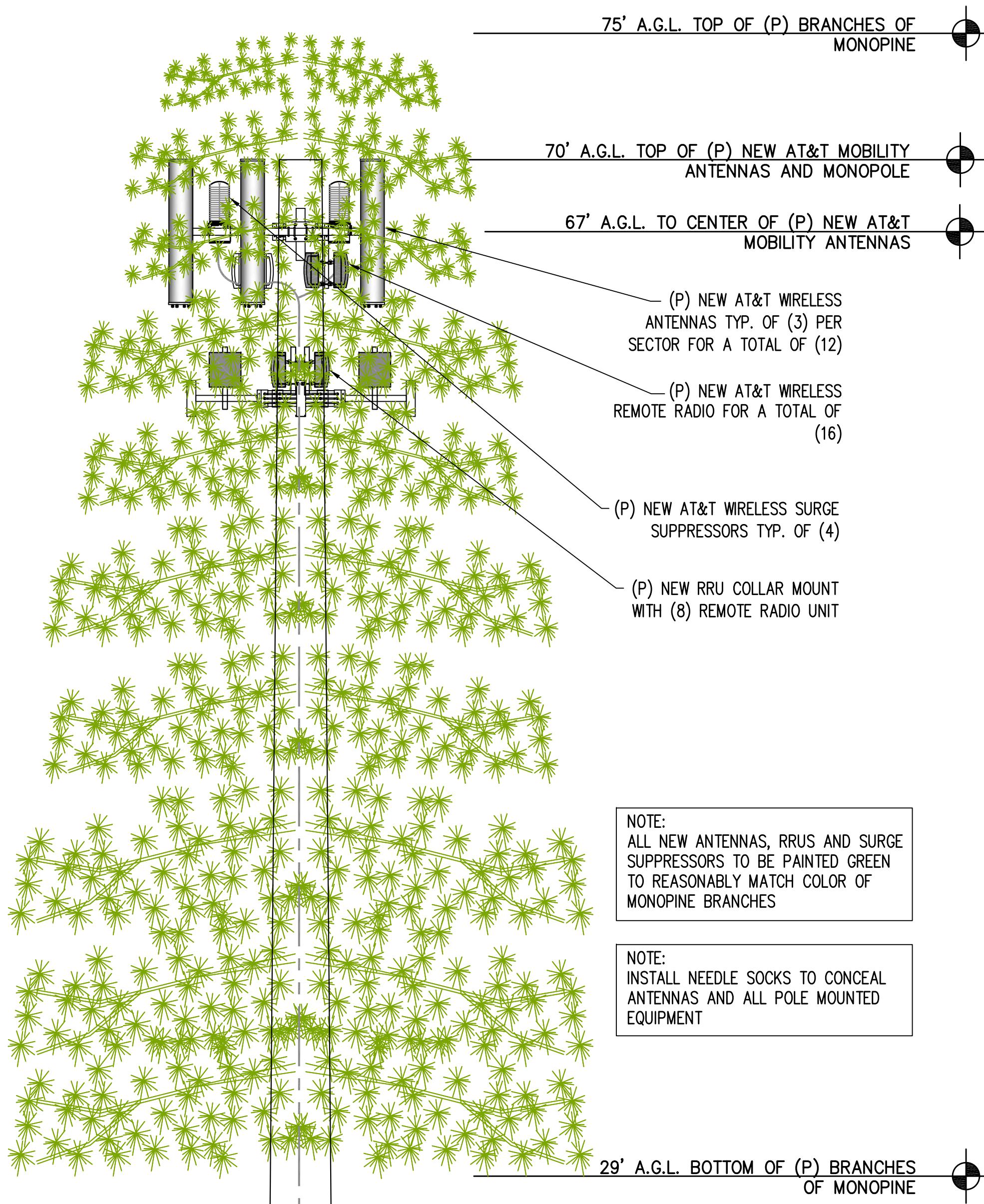
SITE #: CHK.: DRAWN BY:  
CCLO3320 ... ALP

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: REVISION:

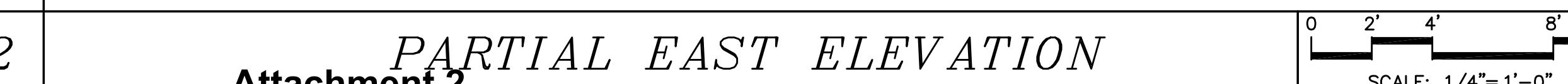
A-2.1 0



PARTIAL NORTH ELEVATION

0 2' 4' 8' 12'  
SCALE: 1/4"=1'-0"

2



PARTIAL EAST ELEVATION

0 2' 4' 8' 12'  
SCALE: 1/4"=1'-0"

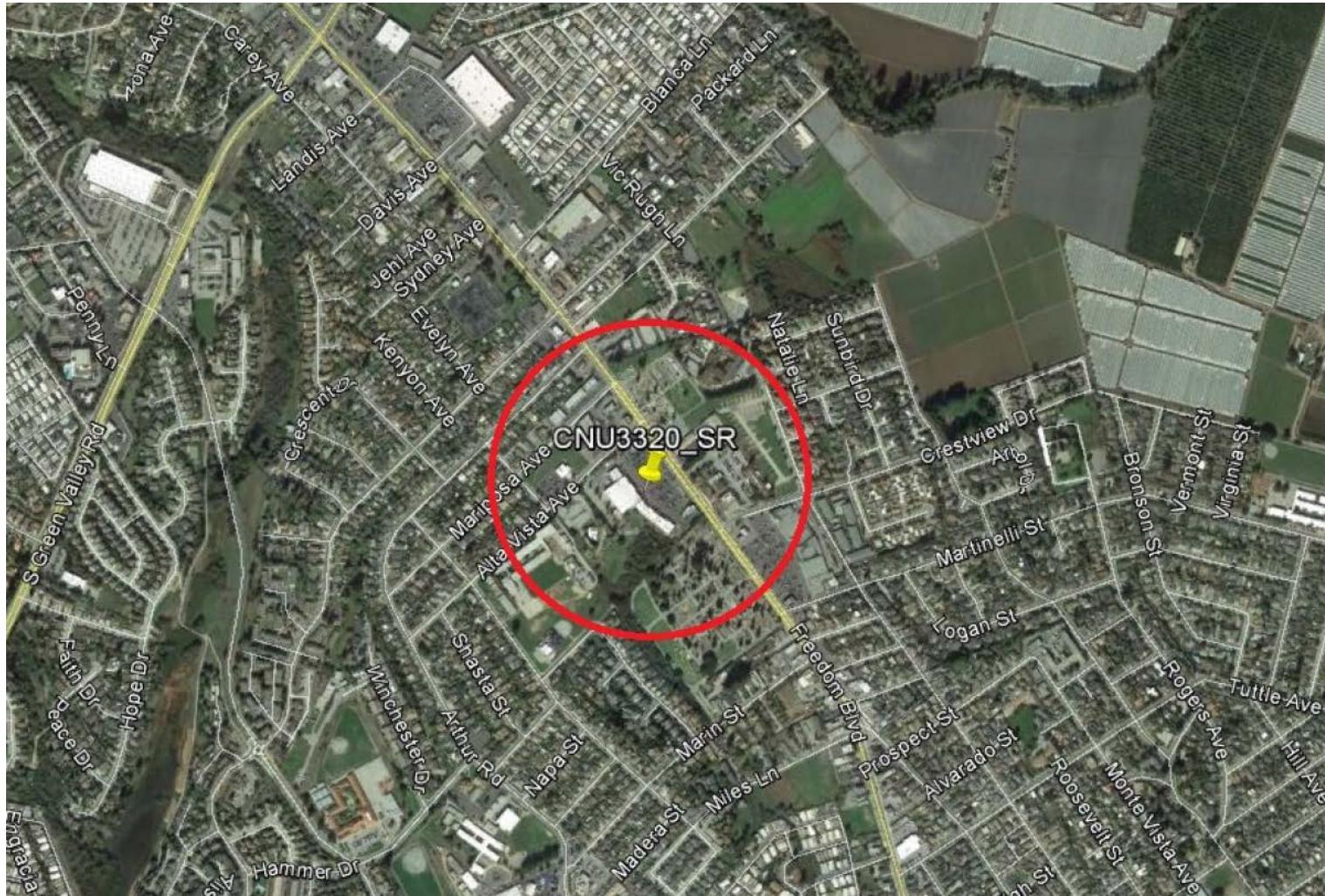
1

**CCL03320 – Freedom Blvd  
1478 Freedom Blvd, Watsonville, CA 95076**

# **Alternative Site Location Analysis**

Attachment 3  
Page 1 of 9

# CCL03320 – Service Improvement Objective



The purpose of the proposed site is to improve coverage and capacity in the area of Watsonville near the cross street of Freedom Boulevard and Alta Vista Avenue. For the best desired improvement to coverage we need to remain within or as close to the circle shown in the image above as possible.

# CCL03320 – Area Map

Attachment 2  
Page 3 of 9



## Locations Analyzed:

Project Location: Public Storage, 1478 Freedom Blvd, Watsonville, CA 95076

## Alternative Locations Analyzed:

1. Wells Fargo, 1503 Freedom Blvd, Watsonville, CA 95076

Attachment 3  
Page 3 of 9

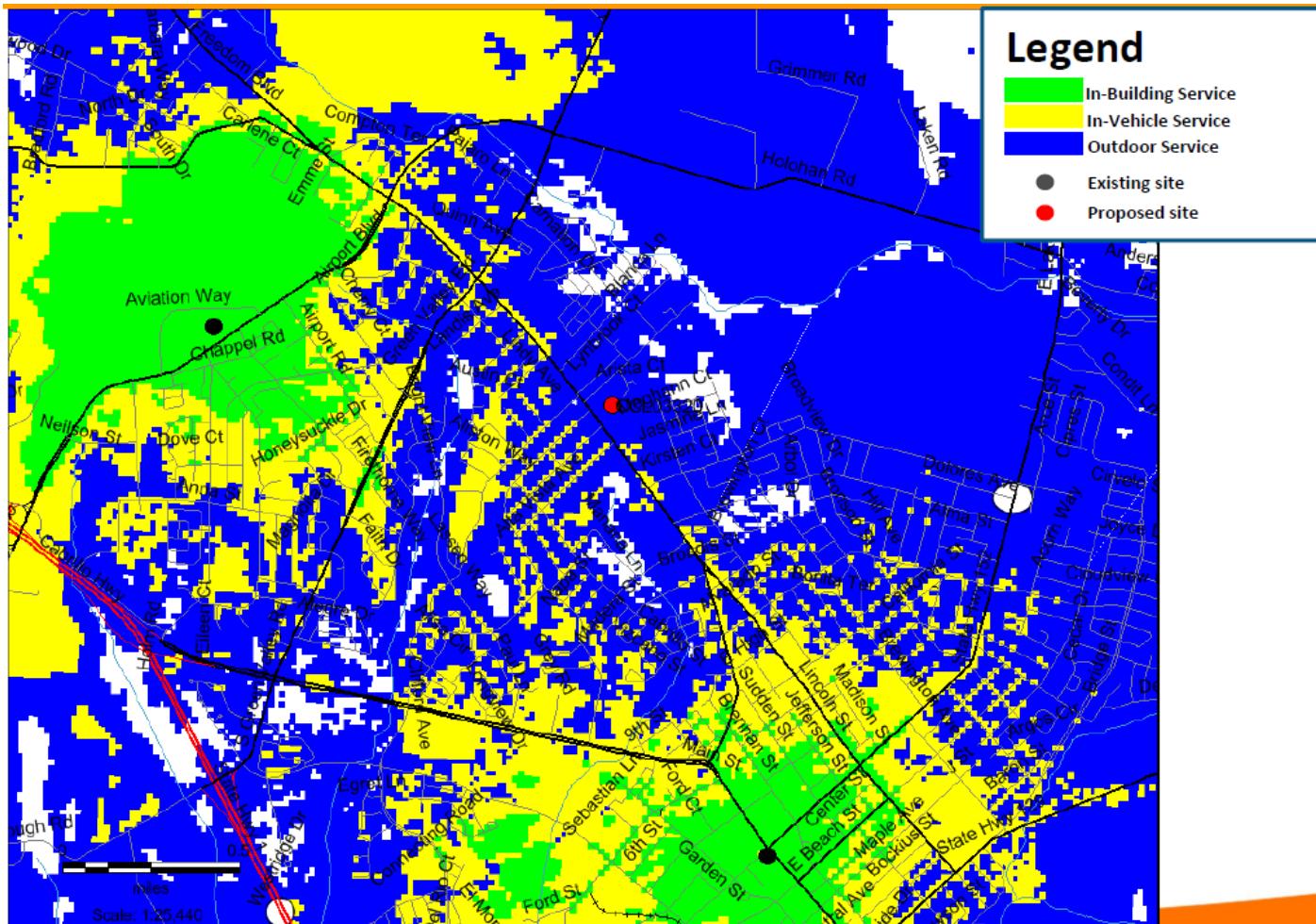
# CCL03320 – Selection Process

## Proposed Site Location



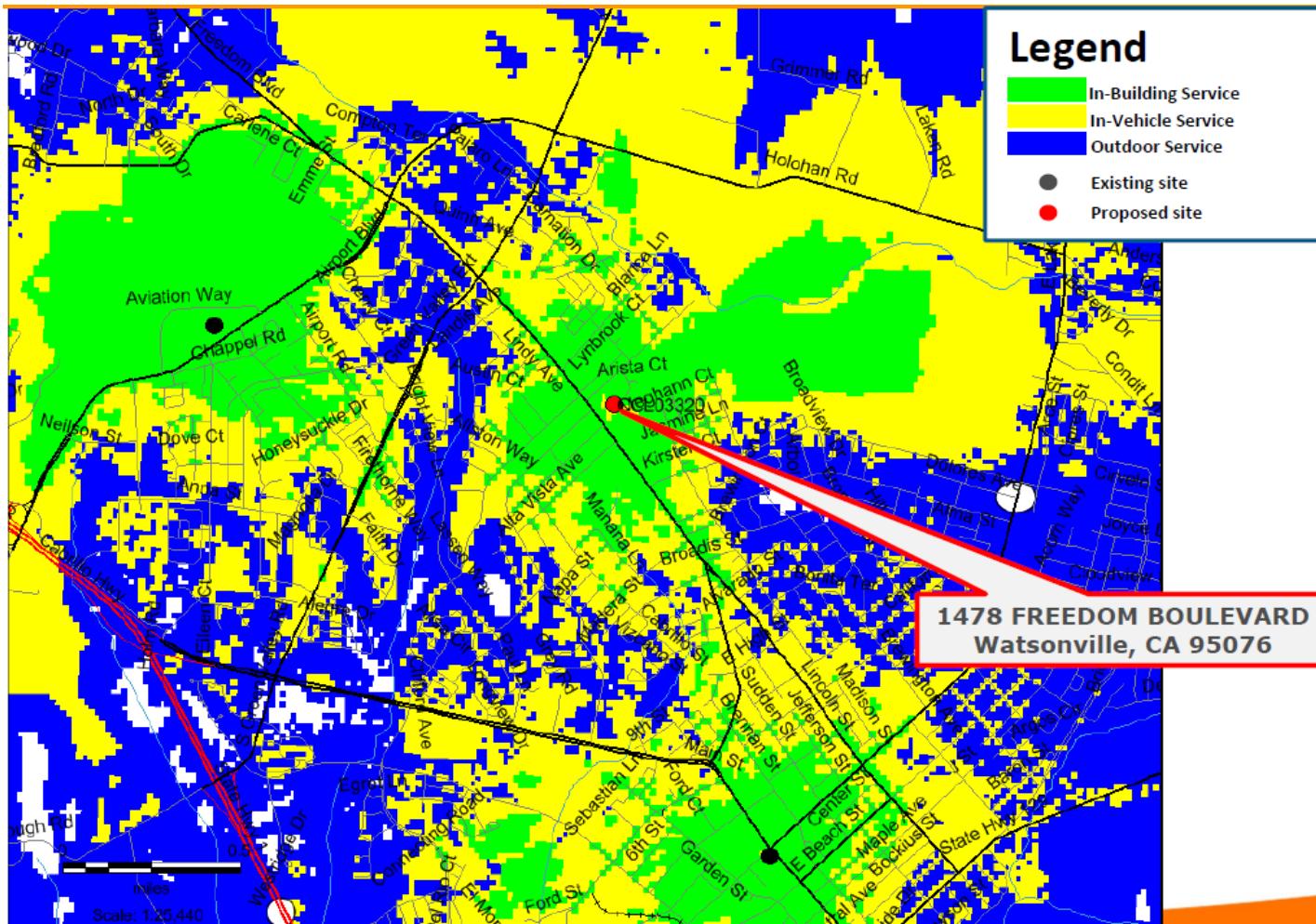
- Upon review of the region, AT&T found only one potential location within or near to our area of interest that might provide collocation at 1503 Freedom Boulevard; however, upon physically visiting the site it was determined that the data was incorrect as there was no existing tower at the location. In addition, this location was outside the main area of interest and therefore a new build here would be inferior to a location closer to our interest area. Therefore, this alternative was discarded.
- Once the potential collocation site above was determined unsuitable we determined that a new build tower in the area was going to be necessary. We reached out via phone calls and physical visits and only identified one interested property owner located at 1478 Freedom Boulevard. This became our selected site for our proposal. This site location is pictured above.

# CCL03320 – Current Coverage Map



- This map represents the coverage without the proposed site.
- Significant coverage gaps appear in the primary coverage area presented during High Demand Periods.
- For the express purpose of meeting AT&T's coverage objectives for this area, AT&T proposes the following Alternative Site Location Analysis.

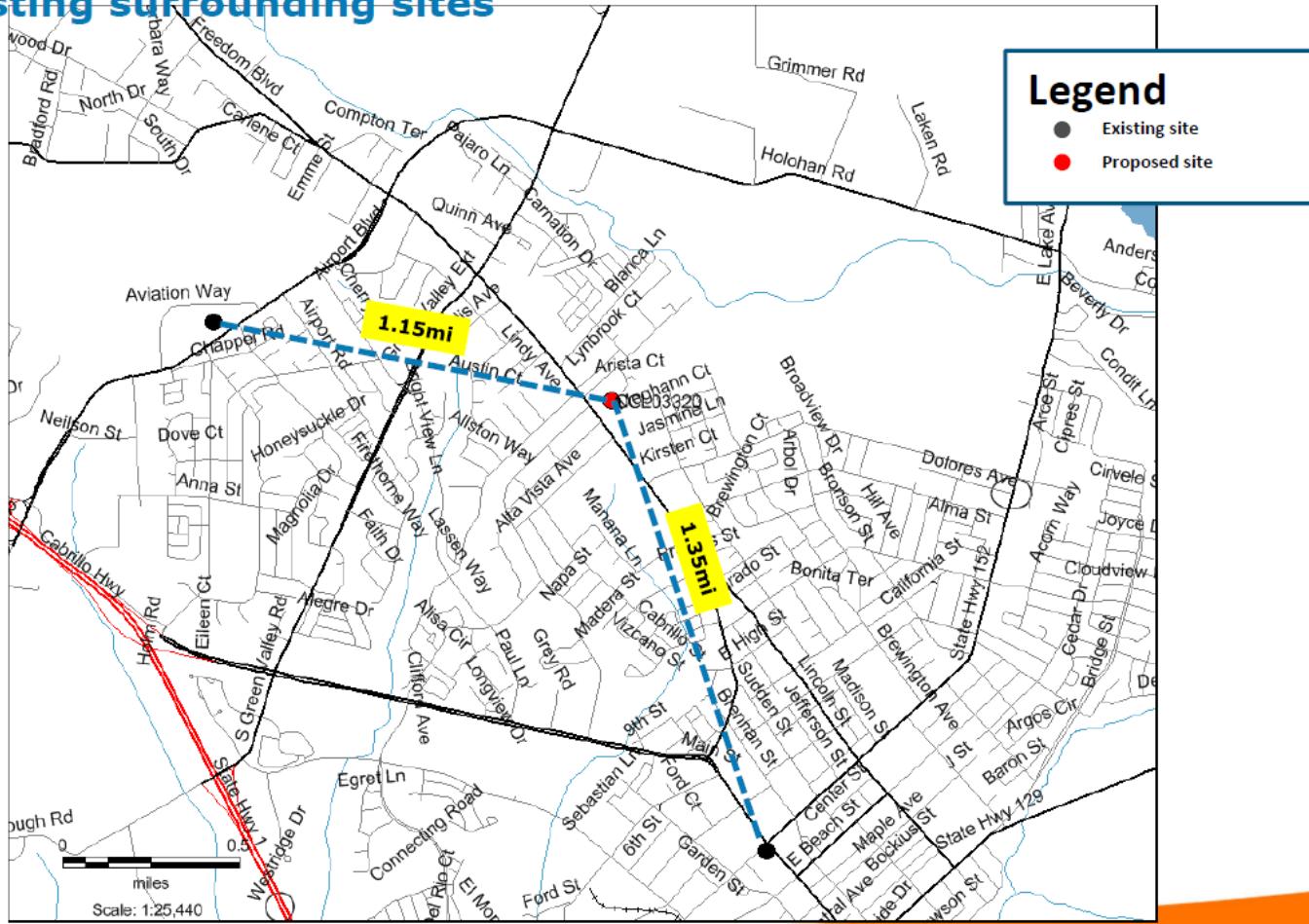
# CCL03320 – Proposed Coverage from Primary Site Location



- RF modeling predicts this will be the expanded coverage with the proposed site installed.
- This location and elevation is considered to be “optimal” as a permanent site.

# CCL03320 – Existing Surrounding Sites

## Existing surrounding sites



- This map represents the location of existing on air sites surrounding the proposed site location

# Conclusion

Existing



Proposed



view from Dear Meadows Road looking northwest at site



CCL03320 Freedom Boulevard  
1478 Freedom Boulevard, Watsonville, CA  
Photosims Produced on 5-20-2019

# About this Statement

## RF Engineer – Asad Shahbaz

646-369-2573

### RF Tools

- **ATOLL**

The ALT Sites Analysis is compiled using a wireless coverage prediction tool from Forsk called ATOLL. The tool has several GIS layers as inputs such as ground clutter data and average ground elevation height. The tool also knows about our antennas that we use for the cell sites and the transmit powers and everything in the link budget. This tool simulates what a customer will receive as a signal power. This tool is used to compare future site choices so that the optimal coverage can be attained.

- **Google Earth Pro**

A powerful GIS tool which is used to overlay the ATOLL prediction and drive test data. With this data and the topography models in this program, further analysis of data and graphic displays of coverage areas can be generated for reference.



CCL03320 Freedom Boulevard  
1478 Freedom Boulevard, Watsonville, CA  
Photosims Produced on 5-20-2019



## Existing



## Proposed



view from property looking northeast at site

## Existing

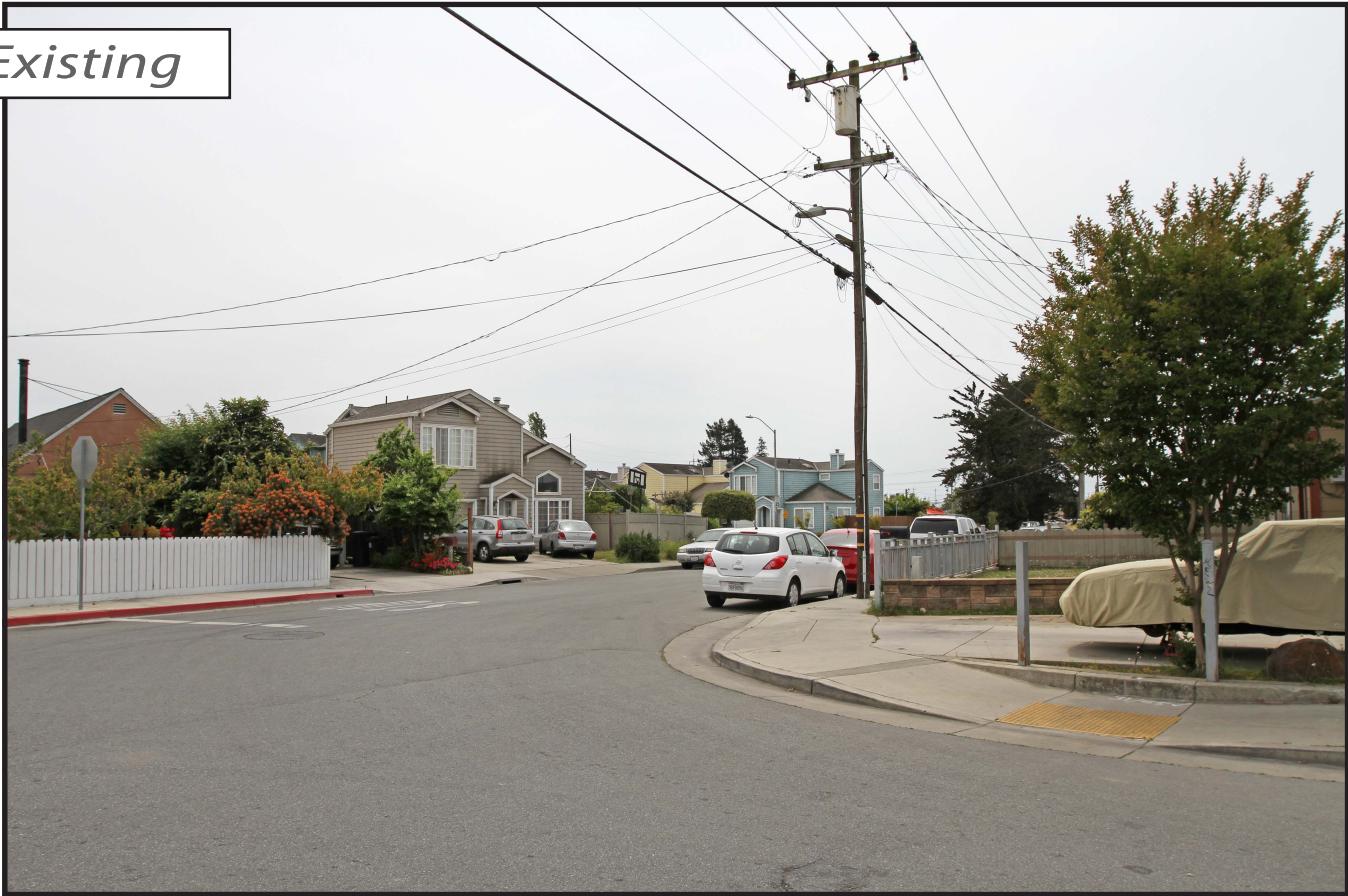


## Proposed



view from Anderson Valley Way looking northeast at site

## Existing



## Proposed



view from Peachland Road looking northwest at site

## Existing



## Proposed



view from Dear Meadows Road looking northwest at site

Site Name: Freedom Blvd

Site Address: 1478 Freedom Blvd, Watsonville, CA 95076

APN: 019-226-13-000

## Jurisdiction Tracking Number:

---

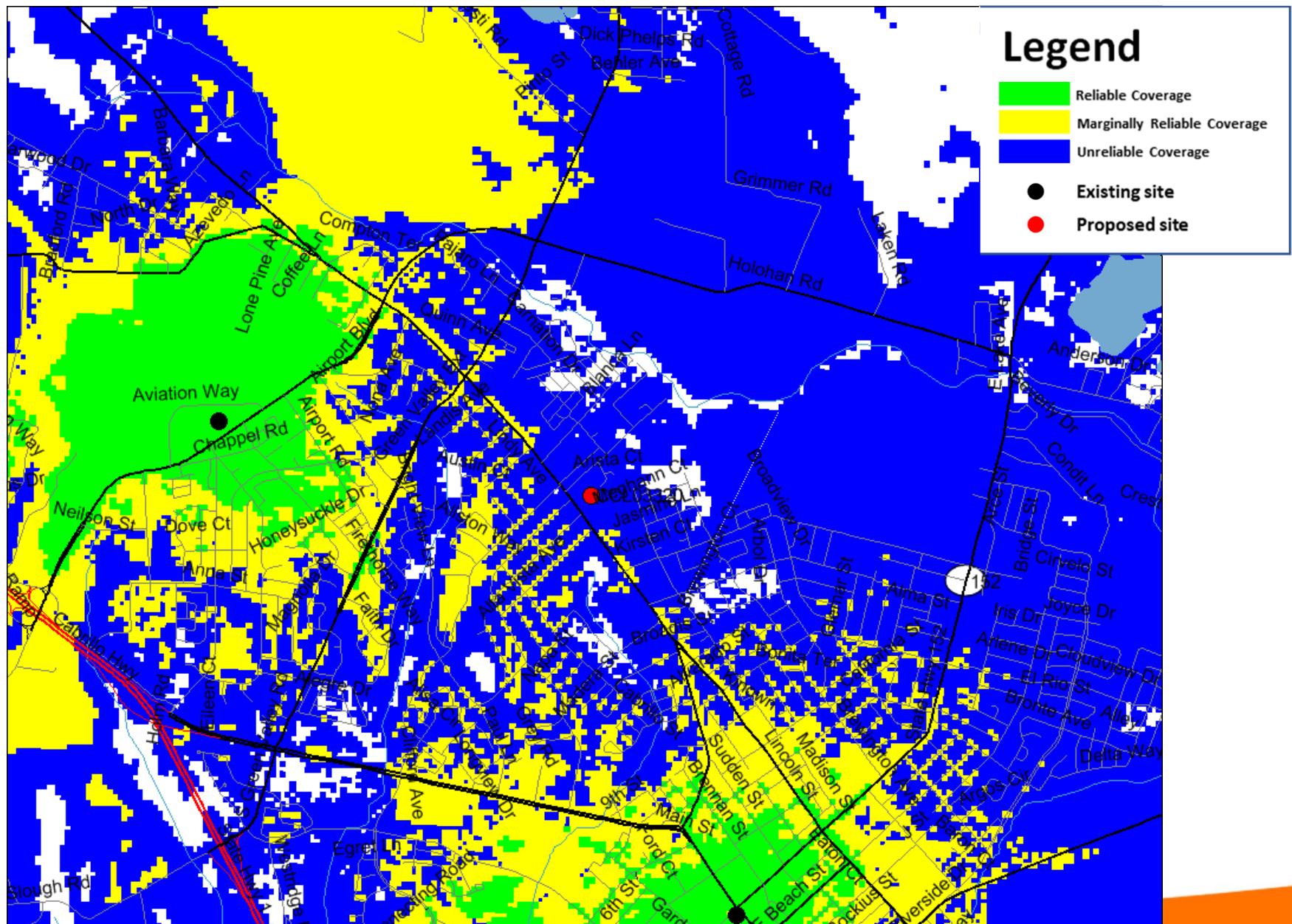
Close up of branching.



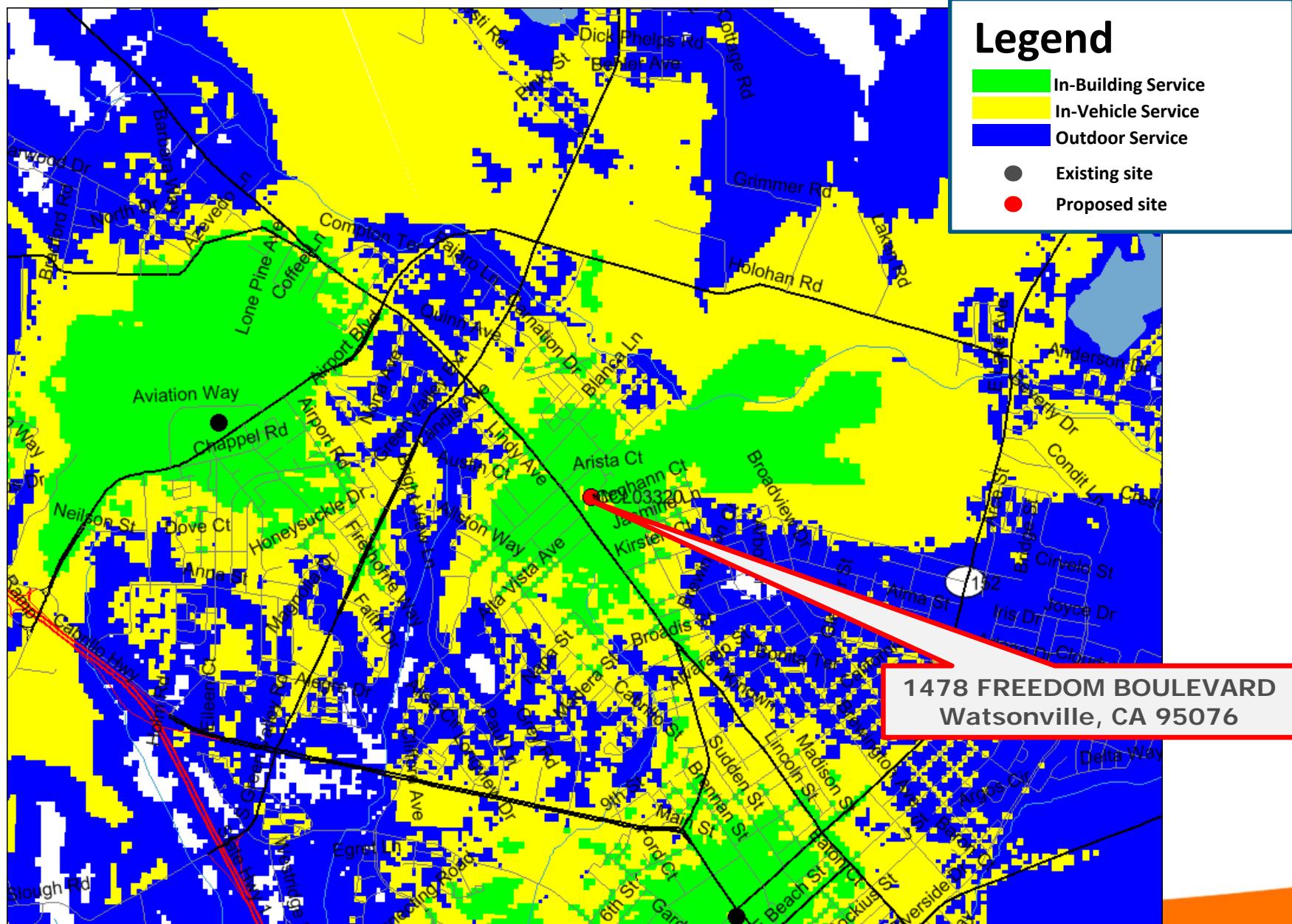
# CCL03320 Coverage Propagation Map

Nov 11<sup>th</sup> , 2019

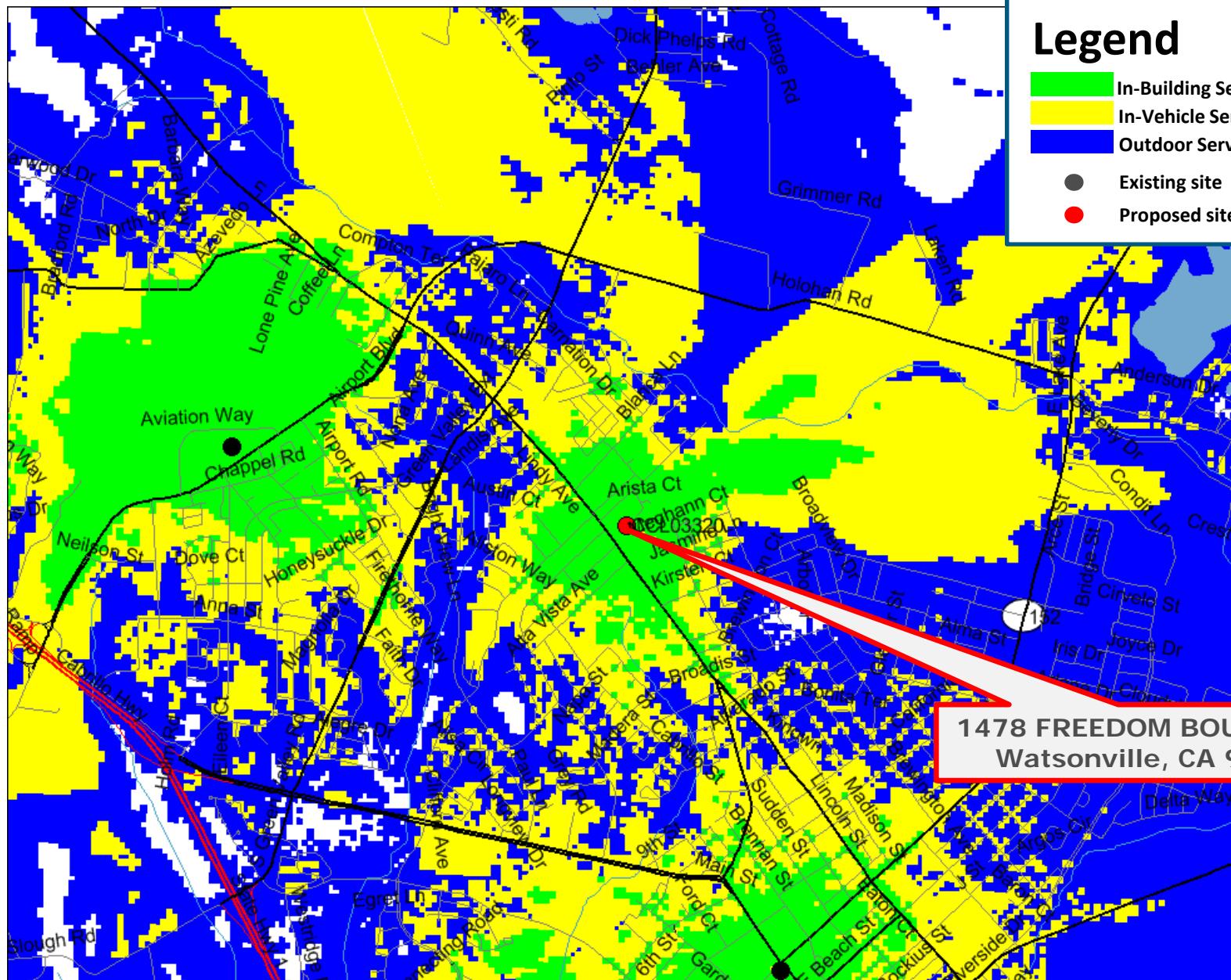
## LTE 700 Existing coverage



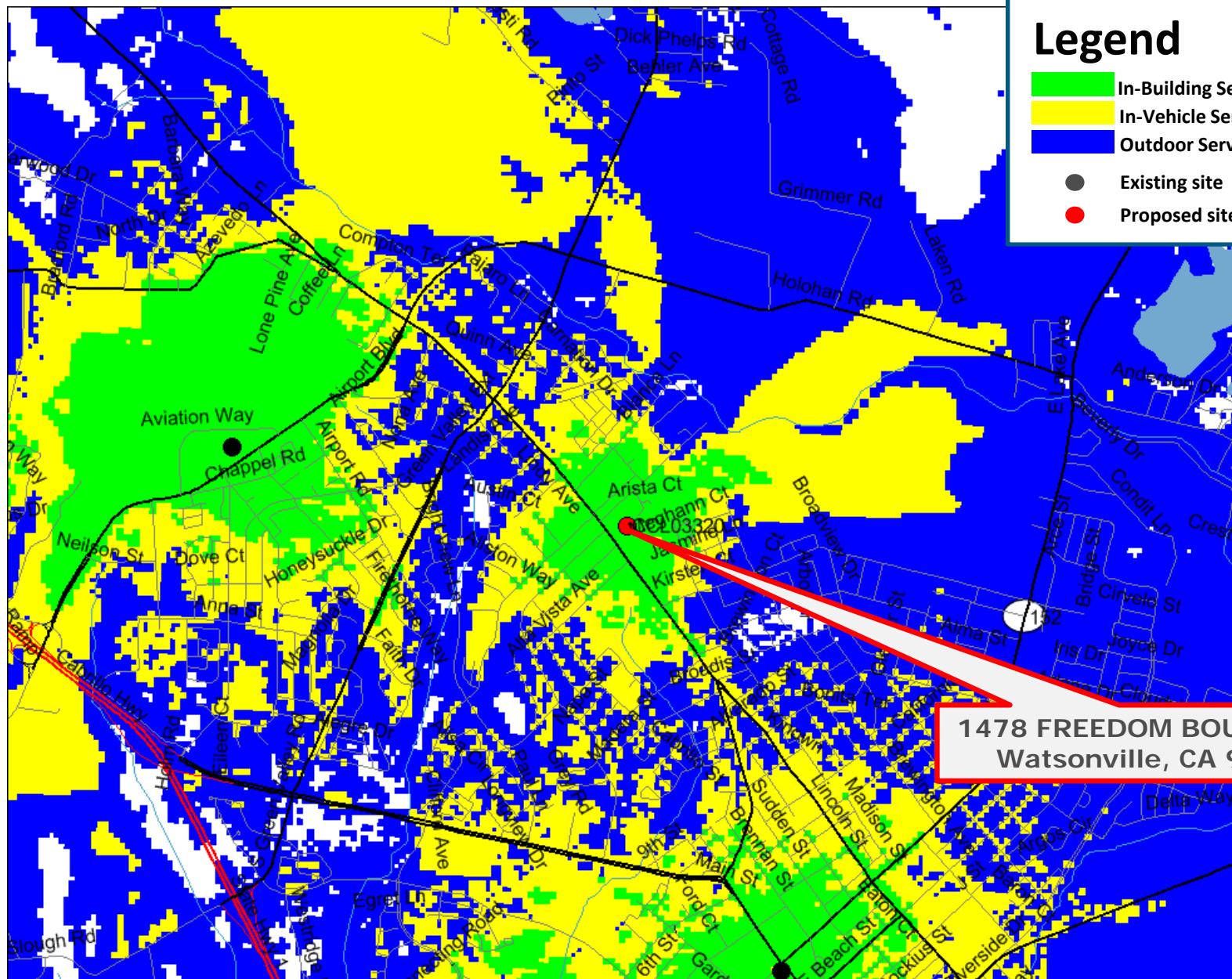
## LTE 700 Coverage with proposed NSB-@ (RC=67 ft)



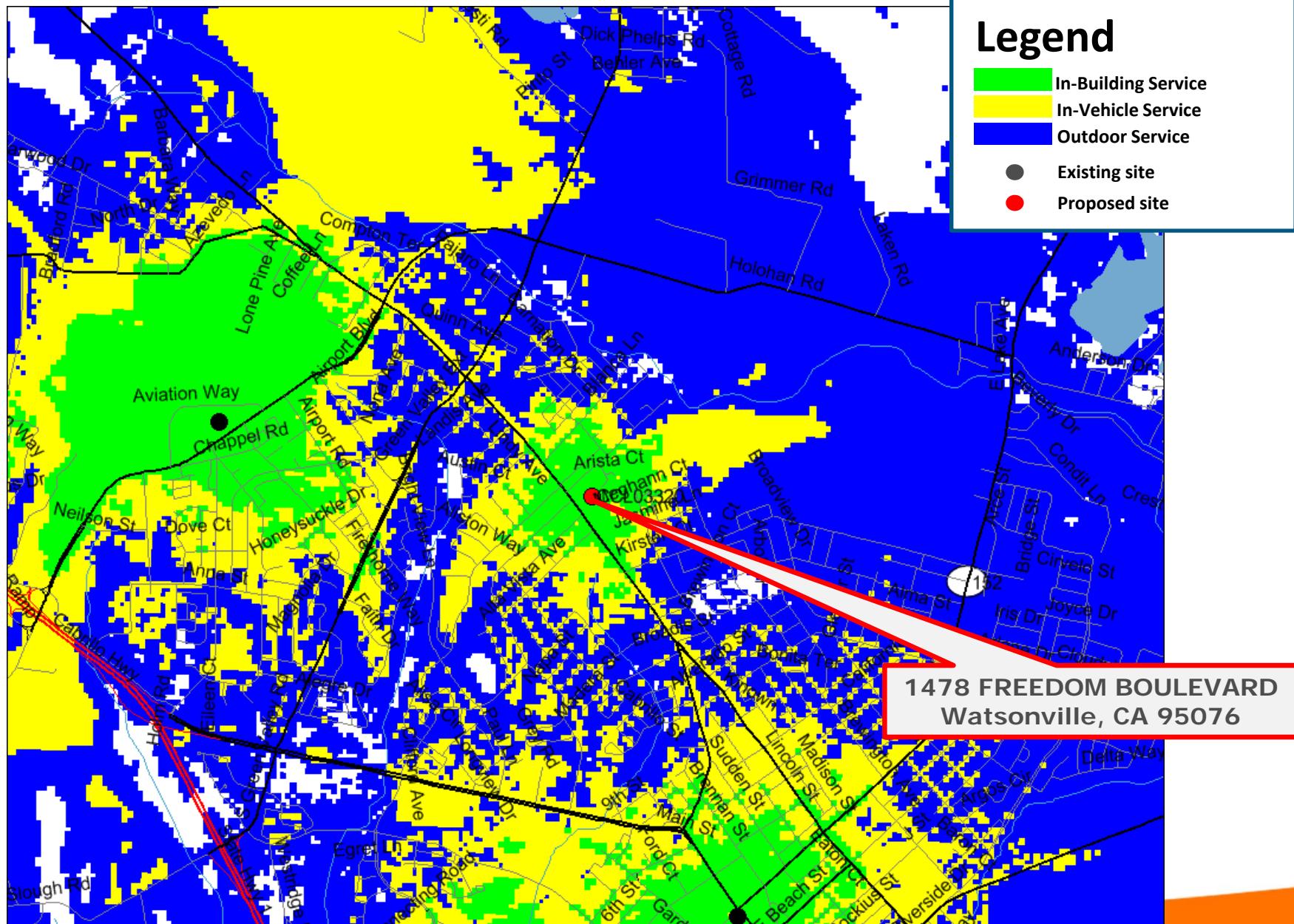
## LTE 700 Coverage with proposed NSB-@ (RC=55 ft)



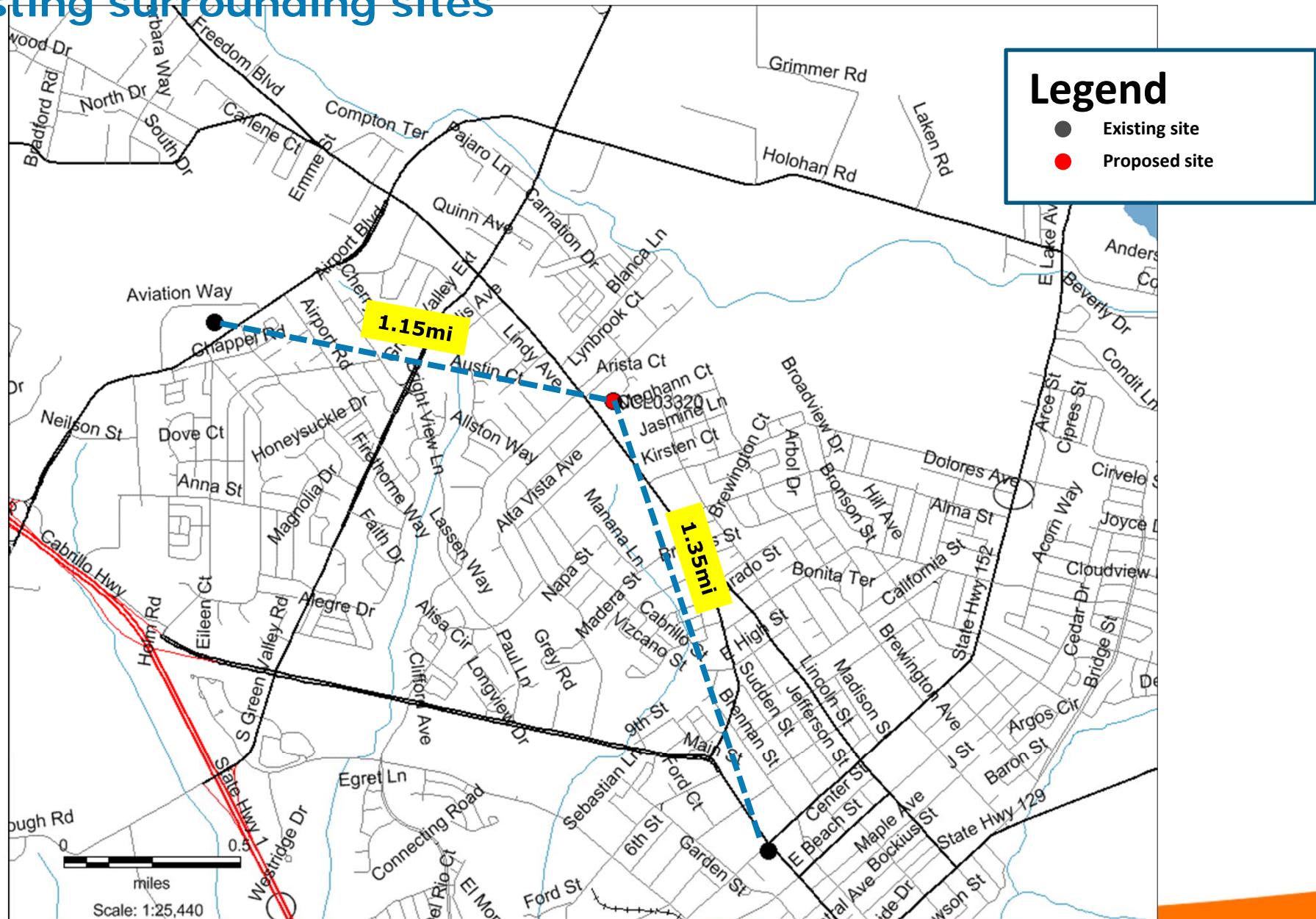
## LTE 700 Coverage with proposed NSB-@ (RC=45 ft)



## LTE 700 Coverage with proposed NSB-@ (RC=35 ft)



## Existing surrounding sites



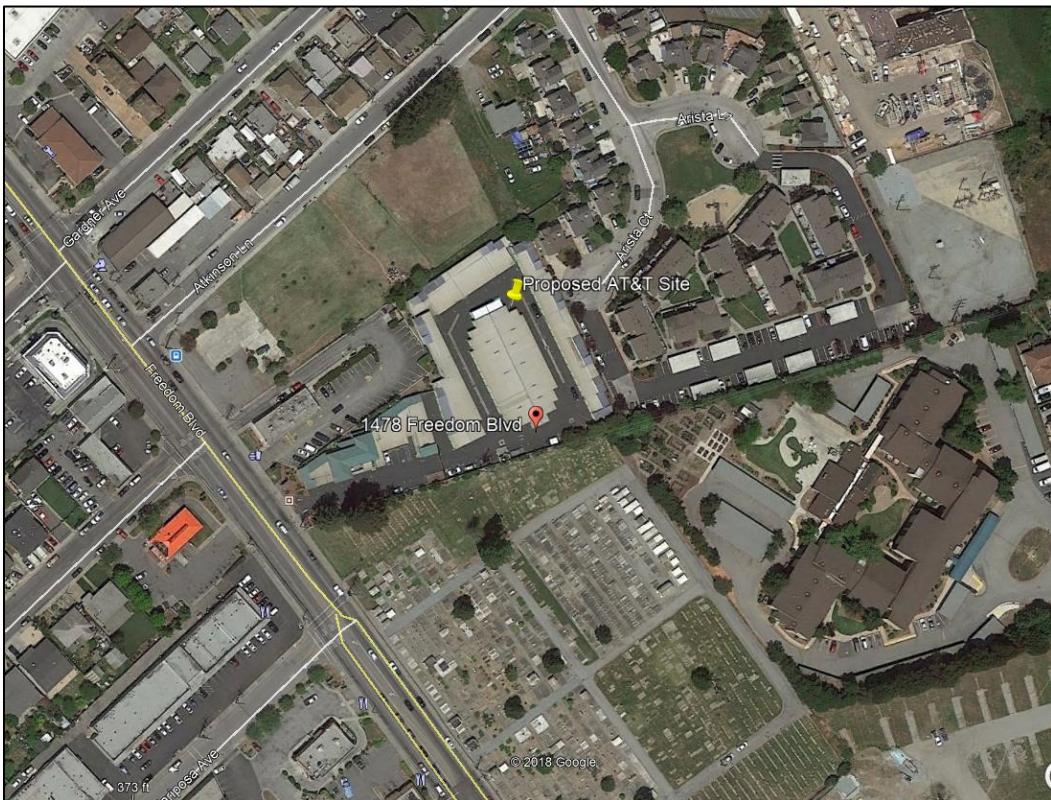


**Global RF Solutions<sup>SM</sup>**  
*PREDICT, DETECT, PROTECT*

1900 W. Chandler Blvd., Ste. 15-228  
Chandler, AZ 85224  
(480) 814-1393  
[www.grfs.net](http://www.grfs.net)

---

## **Evaluation of Wireless Facility Submittal**



**AT&T Wireless Site  
“Freedom Blvd”  
Watsonville, CA**

## **LIMITED WARRANTY**

Global RF Solutions warrants that this analysis was performed using substantially the methods that are referenced and described in this report and based entirely upon the information on the antenna site that was provided by AT&T. Global RF Solutions disclaims all other warranties either expressed or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose.

In no event will Global RF Solutions be liable to you or by any other person for damages, including any loss of profits, lost savings, or other special, exemplary, punitive, incidental or consequential damages arising out of your use or inability to use the analysis whether such claim is based on breach of warranty, contract, tort or other legal theory and regardless of the causes of such loss or damages. In no event shall Global RF Solutions entire liability to you under this Agreement exceed an amount equal to the price paid to for the analysis.

# TABLE OF CONTENTS

1. INTRODUCTION.....	4
2. EXECUTIVE SUMMARY.....	5
3. REPORT EVALUATION DISCUSSIONS .....	7
4. AT&T ATTACHMENTS.....	14

# 1. INTRODUCTION

## **Ordinance 14-35.010 Purpose.**

The Council finds that this Ordinance will protect and promote the public health, safety, welfare and the aesthetic quality of the community when considering applications for telecommunications facilities and not regulate the placement, construction and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communications Commission (FCC) regulations concerning such emissions. This chapter is intended to foster, through appropriate zoning and land use controls, a competitive economic environment for telecommunications carriers that does not unreasonably discriminate among providers of functionally equivalent services and shall not prohibit or have the effect of prohibiting the provisions of personal wireless services. Additionally, this chapter is intended to protect Watsonville's built and natural environment by promoting compatible urban design standards for telecommunications facilities.

(Ord. 1153-03 C-M, eff. April 24, 2003)

The City of Watsonville, CA Ordinance 14-35 deals with Telecommunications Uses within the city. The City of Watsonville has chosen Global RF Solutions to evaluate reports submitted on behalf of AT&T per section 14-35.080 (a) (7) of the ordinance. Marvin Wessel is the CEO of Global RF Solutions and is the engineer that personally reviewed all reports and data associated with this AT&T "Freedom Blvd" submittal to the City of Watsonville and is the author of this report.

The following reports have been submitted to the City of Watsonville on behalf of AT&T and reviewed by Global RF Solutions:

- Radio Frequency Emissions Compliance Report For AT&T Mobility (dated 12-19-2019)
- Alternative Site Location Analysis (dated 7/15/2019)
- Project Description & Justification Letter (dated 7-15-2019)

The requested Scope of Work for this review is listed below:

1. Evaluate the veracity of the radio frequency (RF) analysis conducted by Waterford Consultants.
2. Confirm probable outputs of the proposed telecommunications site, and compare those outputs with the maximum allowable radio frequency outputs allowed by the Federal Communications Commission (FCC).
3. Evaluate the veracity of the written statement indicating the technical reasons why there is no alternative collocation site/ facility available.
4. Evaluate the veracity of the search ring analysis that determined the area where a wireless site/facility must be placed to meet stated service needs.
5. Evaluate the report detailing operational and capacity needs of the provider's system within the City of Watsonville and the immediate areas adjacent to the City, including why and how the proposed site is technically necessary to address current demand and technical limitations of the current system.

## 2. EXECUTIVE SUMMARY

Global RF Solutions has carefully reviewed each report submitted on AT&T's behalf and have the following comments specific to the Scope of Work questions from Section 1.

1. Evaluate the veracity of the radio frequency (RF) analysis conducted by Waterford Consultants.
  - a. The Waterford report analysis is confirmed to be thorough and complete. Clear documentation has predicted that the FCC Public limit will not be exceeded in any readily accessible location on the ground (8.5702% FCC Public limit maximum). Any rooftops adjacent to the site will not exceed the FCC Public limit as well (12.5926% FCC Public limit maximum).
  - b. RF Alerting signage was also recommended for workers accessing the mono-pine in areas not considered "readily accessible" to the general public.
2. Confirm probable outputs of the proposed telecommunications site, and compare those outputs with the maximum allowable radio frequency outputs allowed by the Federal Communications Commission (FCC).
  - a. I performed an independent analysis of this proposed site installation and similar results were obtained by utilizing the RoofView™ calculation software (see figure 3a).
3. Evaluate the veracity of the written statement indicating the technical reasons why there is no alternative collocation site/ facility available.
  - a. The search ring area is small and apparently only one available location within the search ring to build a site. No collocation opportunities appear to be available per the "Alternative Site Location Analysis" supplied.
4. Evaluate the veracity of the search ring analysis that determined the area where a wireless site/facility must be placed to meet stated service needs.
  - a. The search ring plots (figures 3c and 3d) provided by AT&T show the neighboring sites coverage as well as the proposed coverage including the proposed Freedom Blvd site.
  - b. Global RF Solutions does not possess the ATOLL software utilized by AT&T to produce coverage plots nor do we have the technical parameters they used to generate these plots. However, the plots appear to be appropriate representations of proper RF propagation analysis based on my experience using propagation software and the terrain to provide coverage for.
5. Evaluate the report detailing operational and capacity needs of the provider's system within the City of Watsonville and the immediate areas adjacent to the City, including why and how the proposed site is technically necessary to address current demand and technical limitations of the current system.
  - a. A third party data Collection Company's plot (RootMetrics®) was used to analyze the quality of service (signal strength and data speed) in the area to be provided service by the new site build at the 1478 Freedom Blvd site. The empirical data collected by this company confirms that coverage for AT&T is only **Fair** and the data quality is **Slow** in the area to be served by this site (see figures 3e & 3f). It appears that the proposed site

should improve quality of service in the area identified as needing improvement by this new site build.

### 3. REPORT EVALUATION DISCUSSIONS

#### Waterford Consultants Report

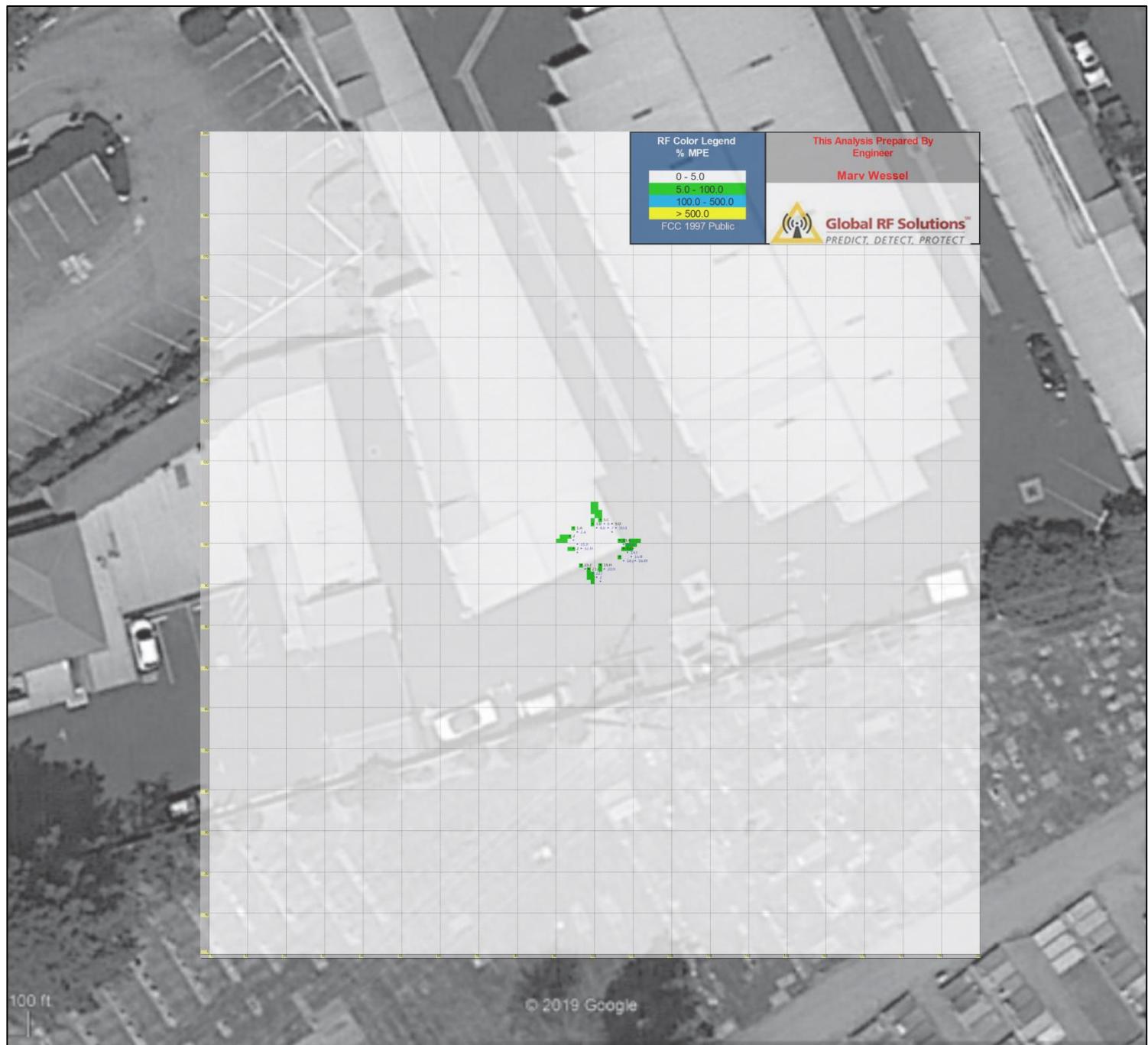
The report contains an analysis of the readily accessible locations on the ground and adjacent rooftops. The report states that the FCC Public limits will not be exceeded in any area considered readily accessible. The report also recommends alerting signage to be placed at the worker access locations to the mono-pine (climbers, etc.).

I have prepared my independent analysis (figure 3a) with RoofView™ calculation software utilizing RF data (table 3a) supplied by Waterford Consultants. I have also determined that the FCC Public limit will not be exceeded at any readily accessible location near the proposed site. The recommendation for signage at the base of the monopine is also a prudent recommendation.

**Table 3a.** Data utilized for RoofView™ analysis.

Antenna Data Table		Last File Imported-> AT&T freedom blvd.xlsx										•Update linking•			1.5 = ApHt Factor				
		(MHz)	Input Power	Calc Power	Mfg	Model	(ft)	(ft)	(ft)	(ft)	dBd	BWdth	ON flag	X	Y	Z	ver 511-091316	Antenna Pixel	Ant Num
ID	Name	Freq					X	Y	Z	ApHt	Gain	Pt Dir							
1	A	AT&T	700.00000		80.0	CCI	TPA45R-KU6A	95.0	104.0	64.0	6.0	11.05	51;340	ON•	95	104	64.0	1	
2	a	AT&T	2300.00000		100.0	CCI	TPA45R-KU6A	95.0	104.0	64.0	6.0	14.15	45;340	ON•	95	104	64.0	2	
3	B	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	100.0	105.0	64.0	6.0	11.05	51;340	ON•	100	105	64.0	3	
4	b	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	100.0	105.0	64.0	6.0	13.85	45;340	ON•	100	105	64.0	4	
5	C	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	102.0	106.0	64.0	6.0	11.05	51;340	ON•	102	106	64.0	5	
6	c	AT&T	850.00000		160.0	CCI	TPA45R-KU6A	102.0	106.0	64.0	6.0	12.15	48;340	ON•	102	106	64.0	6	
7	cc	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	102.0	106.0	64.0	6.0	13.85	45;340	ON•	102	106	64.0	7	
8	ccc	AT&T	2100.00000		160.0	CCI	TPA45R-KU6A	102.0	106.0	64.0	6.0	15.05	39;340	ON•	102	106	64.0	8	
9	D	AT&T	700.00000		80.0	CCI	TPA45R-KU6A	105.0	105.0	64.0	6.0	13.85	45;340	ON•	105	105	64.0	9	
10	d	AT&T	2300.00000		100.0	CCI	TPA45R-KU6A	105.0	105.0	64.0	6.0	14.15	45;70	ON•	105	105	64.0	10	
11	E	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	107.0	101.0	64.0	6.0	11.05	51;70	ON•	107	101	64.0	11	
12	e	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	107.0	101.0	64.0	6.0	13.85	45;70	ON•	107	101	64.0	12	
13	F	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	108.0	99.0	64.0	6.0	11.05	51;70	ON•	108	99	64.0	13	
14	f	AT&T	850.00000		160.0	CCI	TPA45R-KU6A	108.0	99.0	64.0	6.0	12.15	48;70	ON•	108	99	64.0	14	
15	ff	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	108.0	99.0	64.0	6.0	13.85	45;70	ON•	108	99	64.0	15	
16	fff	AT&T	2100.00000		160.0	CCI	TPA45R-KU6A	108.0	99.0	64.0	6.0	15.05	39;70	ON•	108	99	64.0	16	
17	G	AT&T	700.00000		80.0	CCI	TPA45R-KU6A	107.0	97.0	64.0	6.0	11.05	51;160	ON•	107	97	64.0	17	
18	g	AT&T	2300.00000		100.0	CCI	TPA45R-KU6A	107.0	97.0	64.0	6.0	14.15	45;160	ON•	107	97	64.0	18	
19	H	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	102.0	95.0	64.0	6.0	11.05	51;160	ON•	102	95	64.0	19	
20	h	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	102.0	95.0	64.0	6.0	13.85	45;160	ON•	102	95	64.0	20	
21	I	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	99.0	94.0	64.0	6.0	11.05	51;160	ON•	99	94	64.0	21	
22	I	AT&T	850.00000		160.0	CCI	TPA45R-KU6A	99.0	94.0	64.0	6.0	12.15	48;160	ON•	99	94	64.0	22	
23	ii	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	99.0	94.0	64.0	6.0	13.85	45;160	ON•	99	94	64.0	23	
24	iii	AT&T	2100.00000		160.0	CCI	TPA45R-KU6A	99.0	94.0	64.0	6.0	15.05	39;160	ON•	99	94	64.0	24	
25	J	AT&T	700.00000		80.0	CCI	TPA45R-KU6A	97.0	95.0	64.0	6.0	11.05	51;250	ON•	97	95	64.0	25	
26	j	AT&T	2300.00000		100.0	CCI	TPA45R-KU6A	97.0	95.0	64.0	6.0	14.15	45;250	ON•	97	95	64.0	26	
27	K	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	95.0	99.0	64.0	6.0	11.05	51;250	ON•	95	99	64.0	27	
28	k	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	95.0	99.0	64.0	6.0	13.85	45;250	ON•	95	99	64.0	28	
29	L	AT&T	700.00000		160.0	CCI	TPA45R-KU6A	94.0	102.0	64.0	6.0	11.05	51;250	ON•	94	102	64.0	29	
30	I	AT&T	850.00000		160.0	CCI	TPA45R-KU6A	94.0	102.0	64.0	6.0	12.15	48;250	ON•	94	102	64.0	30	
31	II	AT&T	1900.00000		160.0	CCI	TPA45R-KU6A	94.0	102.0	64.0	6.0	13.85	45;250	ON•	94	102	64.0	31	
32	III	AT&T	2100.00000		160.0	CCI	TPA45R-KU6A	94.0	102.0	64.0	6.0	15.05	39;250	ON•	94	102	64.0	32	

**Figure 3a.** RoofView™ calculated RF Exposure plot for FCC Public limit.

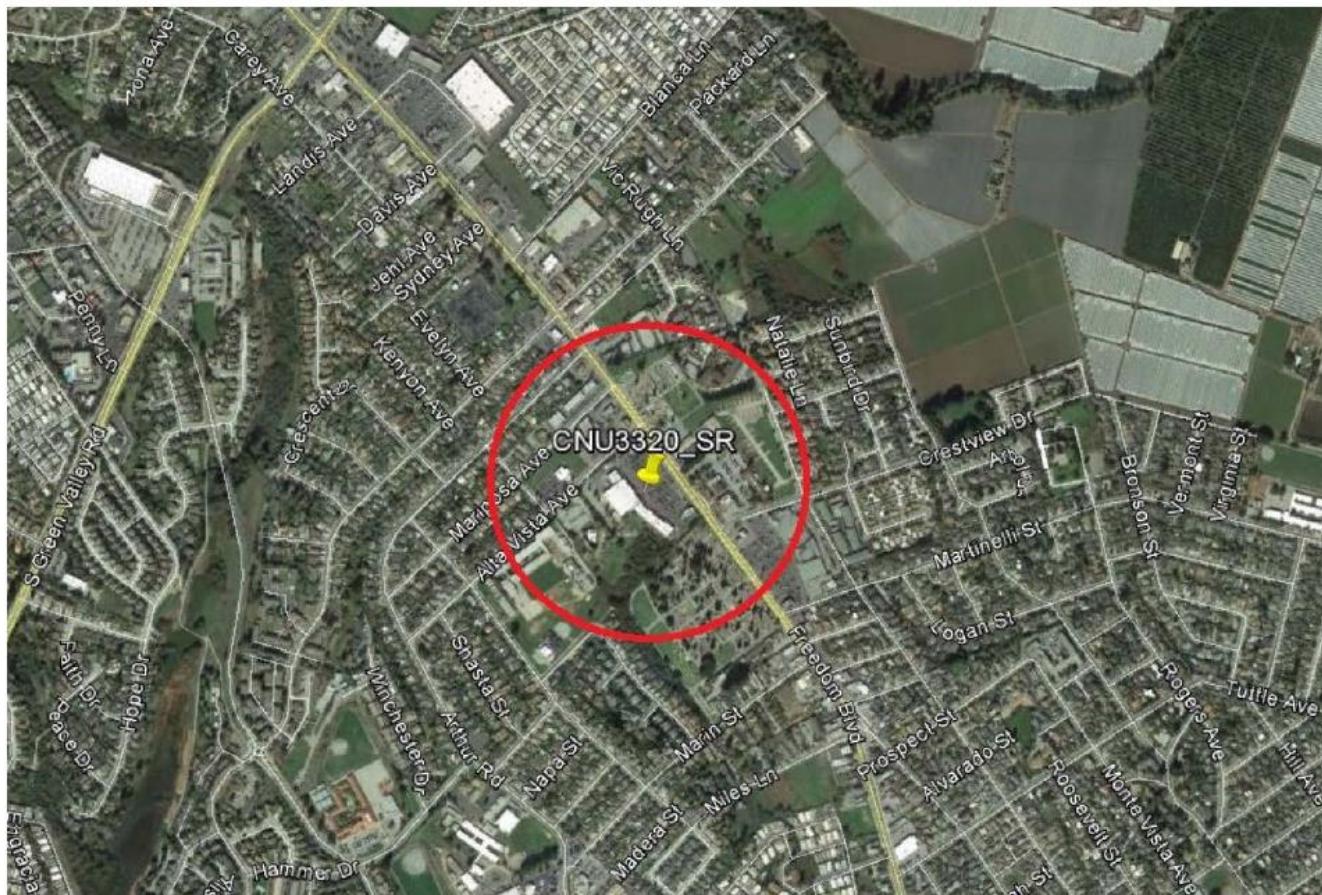


## Search Ring Analysis/Operational Needs

AT&T has provided a description of an area with marginal coverage (figure 3b) and coverage plots without the proposed site (figure 3c) and a coverage plot with the proposed site (figure 3d) showing improved coverage to the area described having marginal coverage.

**Figure 3b.** Area identified as needing improvement in coverage and capacity by AT&T (1478 Freedom Blvd).

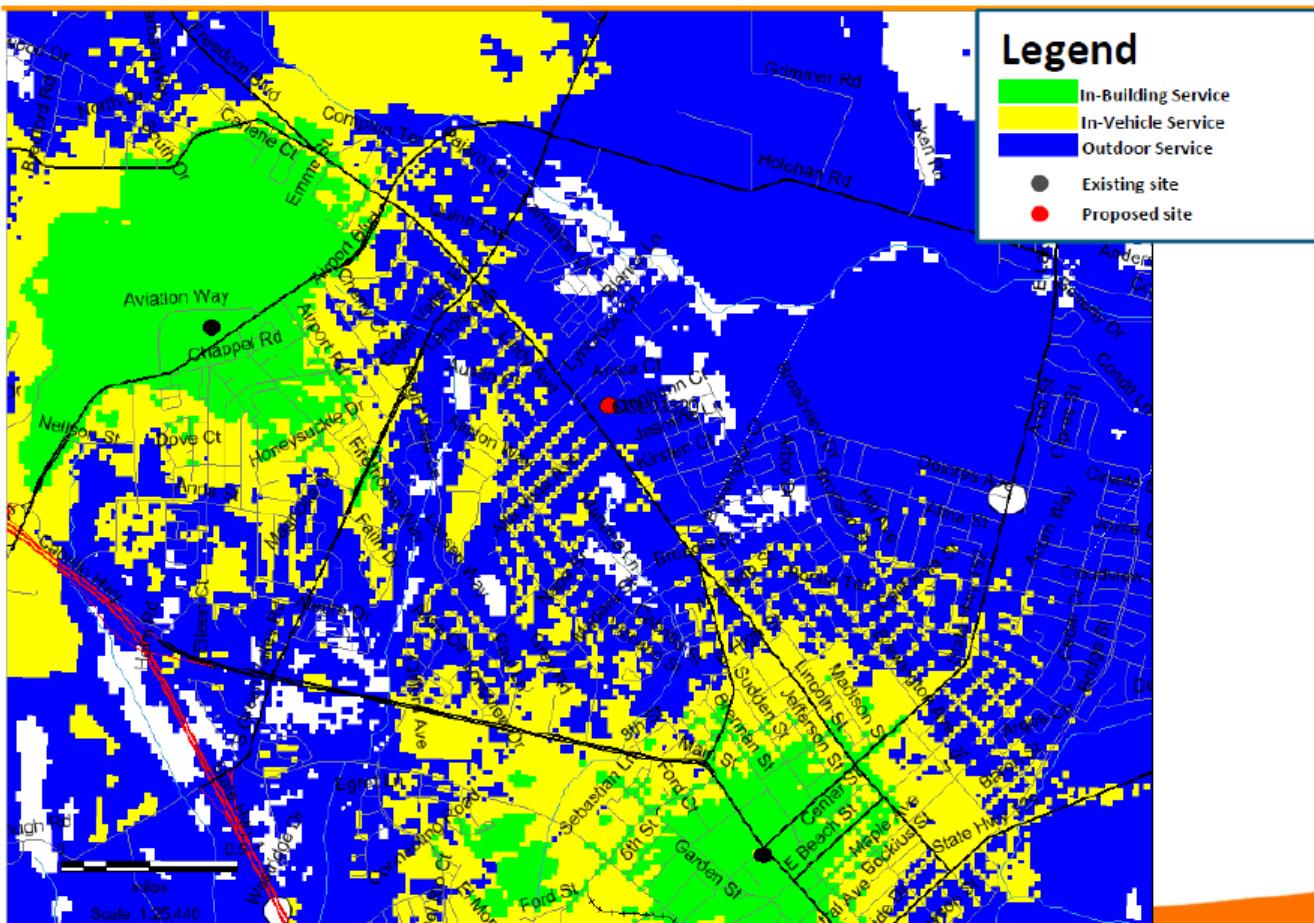
## CCL03320 – Service Improvement Objective



The purpose of the proposed site is to improve coverage and capacity in the area of Watsonville near the cross street of Freedom Boulevard and Alta Vista Avenue. For the best desired improvement to coverage we need to remain within or as close to the circle shown in the image above as possible.

**Figure 3c.** Current AT&T coverage without the 1478 Freedom Blvd site.

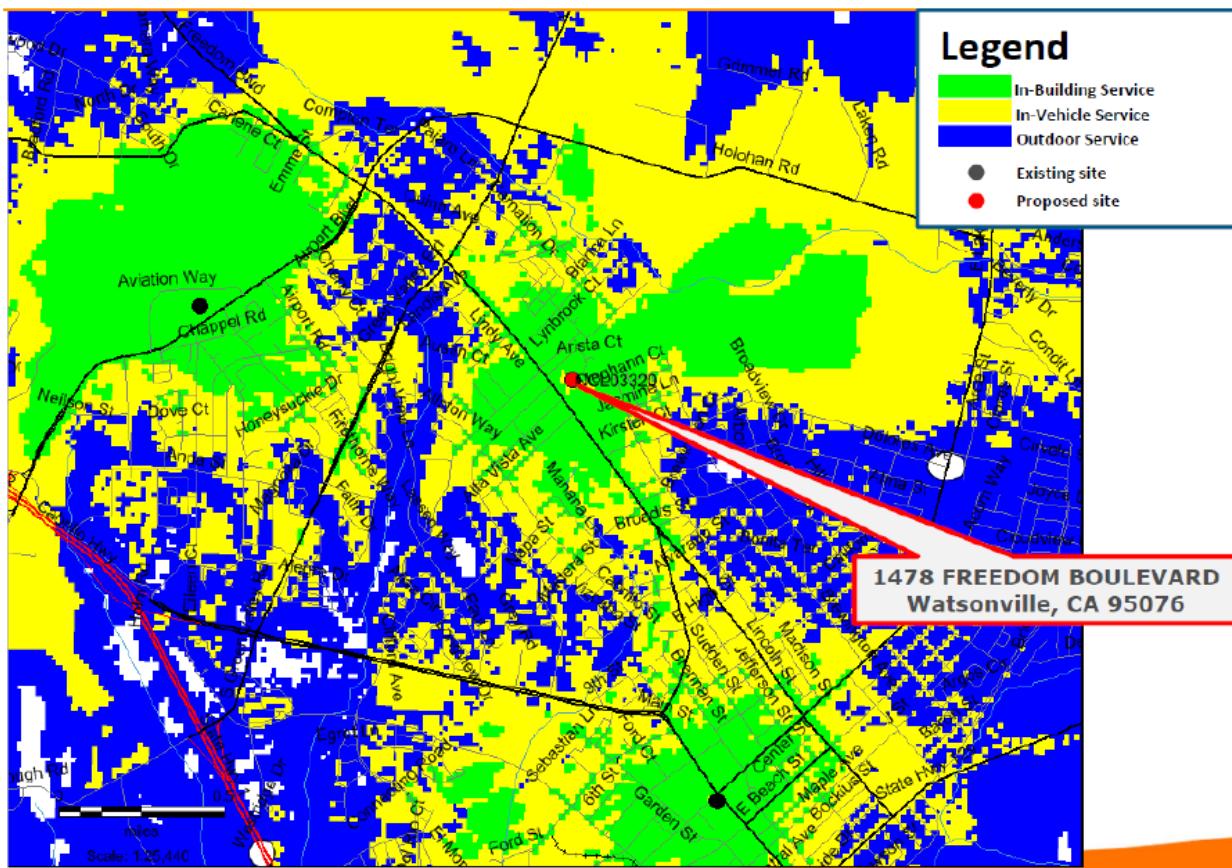
## CCL03320 – Current Coverage Map



- This map represents the coverage without the proposed site.
- Significant coverage gaps appear in the primary coverage area presented during High Demand Periods.
- For the express purpose of meeting AT&T's coverage objectives for this area, AT&T proposes the following Alternative Site Location Analysis.

**Figure 3d.** Predicted AT&T coverage with the 1478 Freedom Blvd site operational.

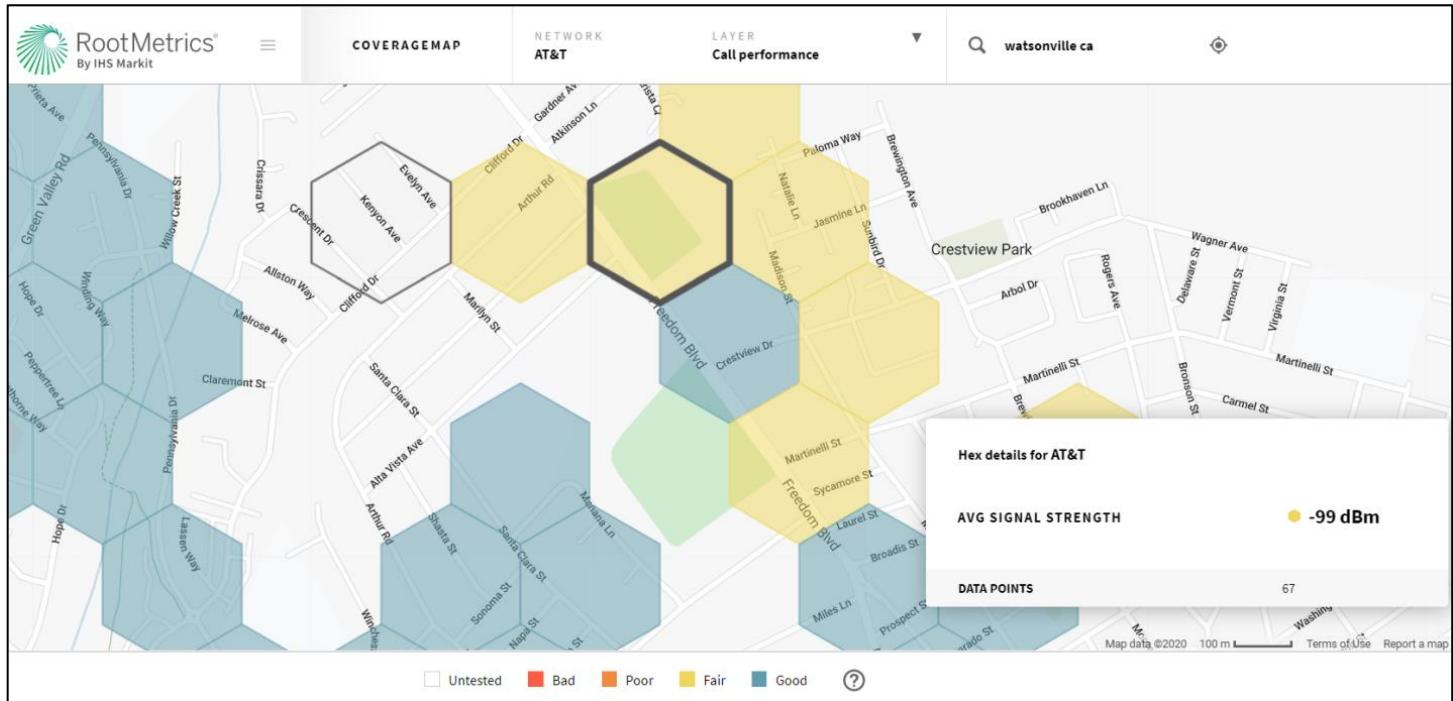
## CCL03320 – Proposed Coverage from Primary Site Location



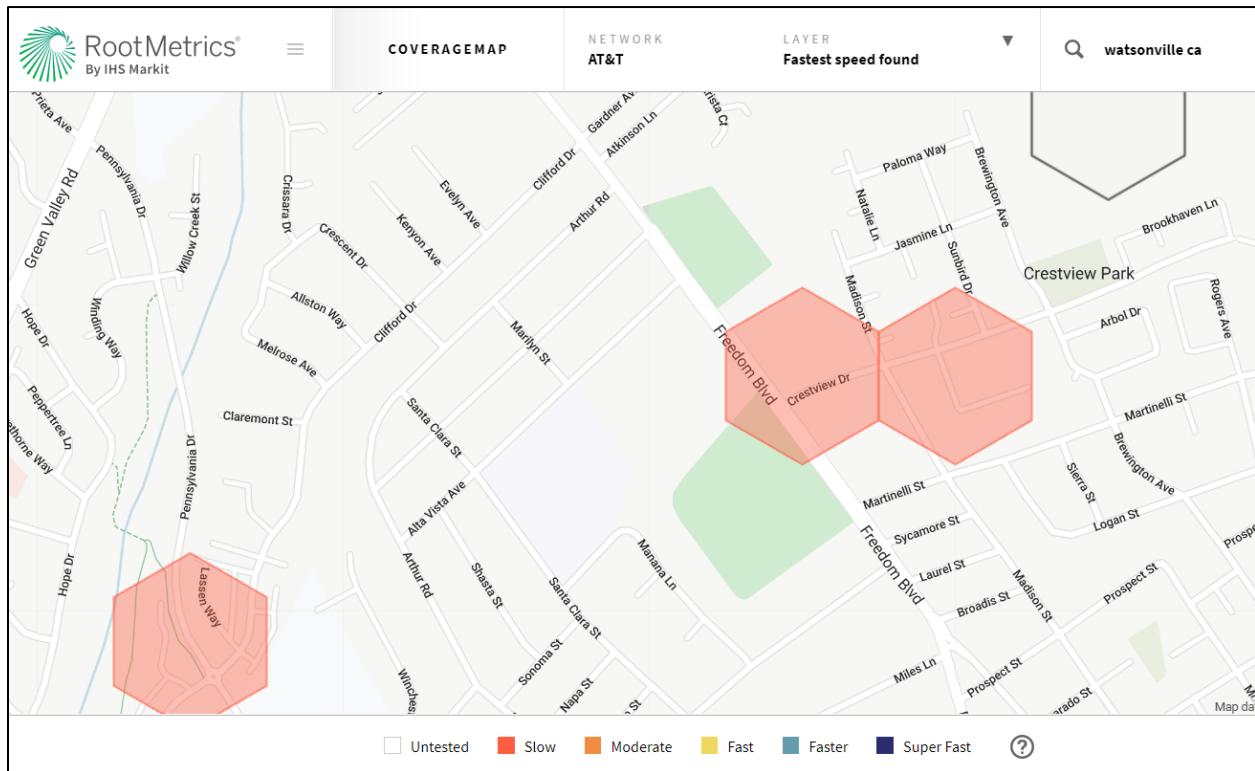
- RF modeling predicts this will be the expanded coverage with the proposed site installed.
- This location and elevation is considered to be "optimal" as a permanent site.

Empirical data (observed data) is one of the best methods to determine system performance or verify a need for coverage improvement in a wireless system. This plot is from an objective third party (RootMetrics®) displaying the empirical data for coverage in the area surrounding the proposed site. The plot (figure 3e) confirms that coverage from AT&T is only rated “Fair” or nonexistent (untested) in the area surrounding the proposed site. The next plot (figure 3f) measures the data quality to be “Slow” or untested.

**Figure 3e.** Tested signal strength (source RootMetrics®) in the area identified by AT&T needing coverage improvement.



**Figure 3f.** Tested data plot (source RootMetrics®) for current AT&T data speed in the proposed coverage area.



## **4. AT&T ATTACHMENTS**



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## Radio Frequency Emissions Compliance Report For AT&T Mobility

**Site Name:** Freedom Boulevard  
**Address:** 1478 Freedom Boulevard  
Watsonville, CA  
**Report Date:** January 15, 2020

**Site Structure Type:** Monopine  
**Latitude:** 36.929667  
**Longitude:** -121.766375  
**Project:** New Build

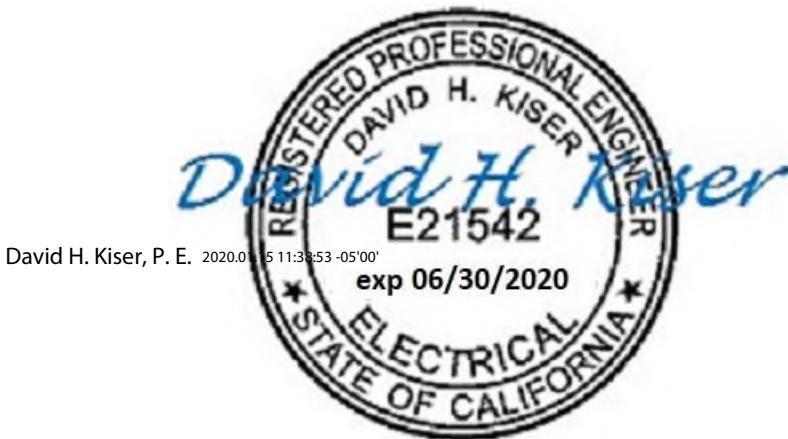
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### Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Freedom Boulevard installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

### Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David H. Kiser, P. E. 2020.01.15 11:30:53 -05'00'

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. 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. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4\pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left( \frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where  $P_{in}$  is the power input to the antenna,  $\theta_{BW}$  is the horizontal pattern beamwidth and h is the aperture length.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

## Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL NEW ANTENNAS AND MISC EQUIPMENT ON NEW 75' TALL MONOPINE

The antenna will be mounted on a 75-foot Monopine with a centerline 67 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

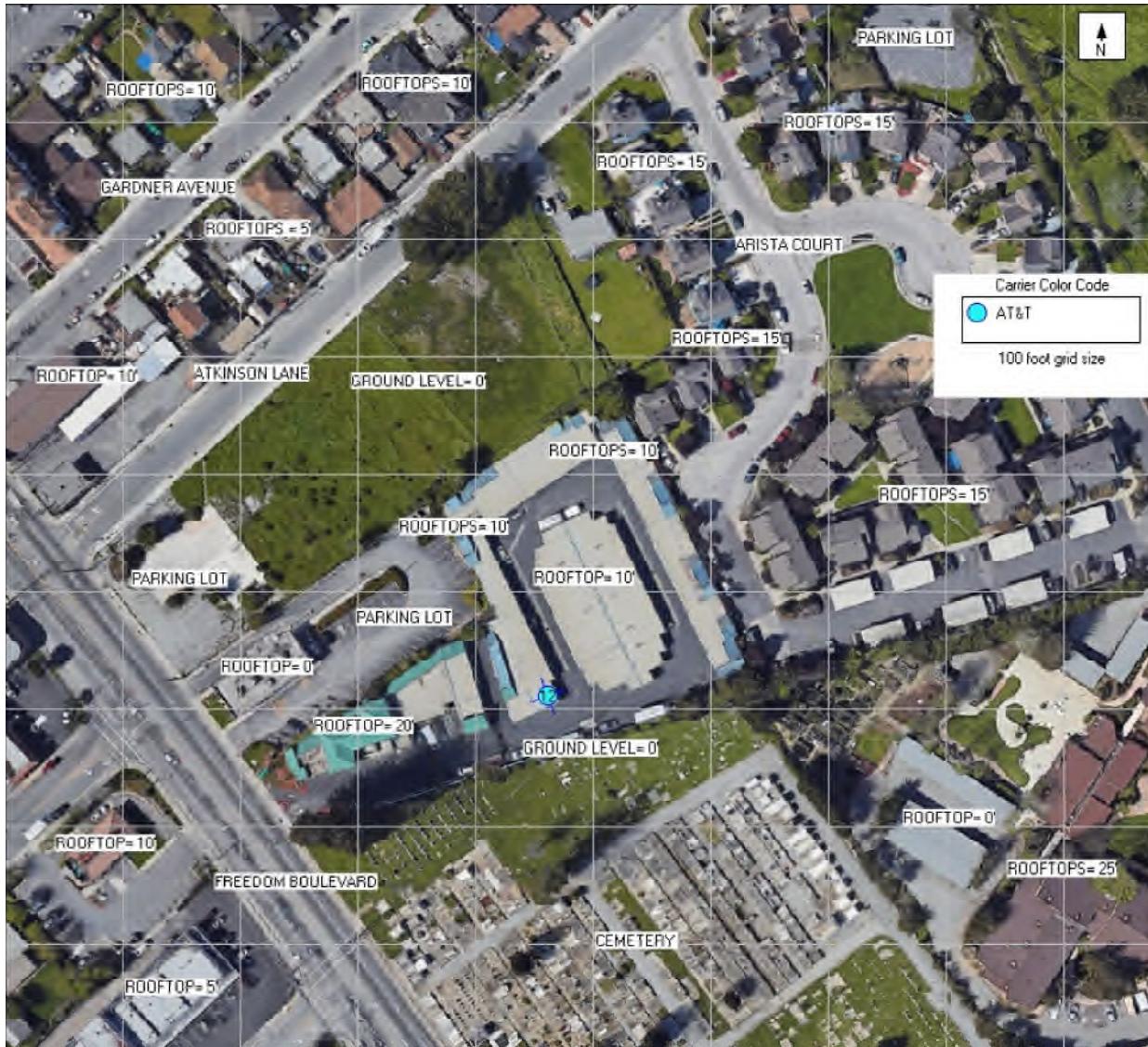


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 8.5702% of the FCC General Population limits. Incident at adjacent

buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 12.5926% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.



Figure 2: Mitigation Recommendations  
Caution 2B posted at base of monopine



## Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBi):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	4	0	11.05	2038	3343	67
1	AT&T	CCI	TPA45R-KU6A 02DT	850	340	0	48	6.0	40	4	0	12.15	2625	4306	67
1	AT&T	CCI	TPA45R-KU6A 03DT	1900	340	0	45	6.0	40	4	0	13.85	3883	6370	67
1	AT&T	CCI	TPA45R-KU6A 03DT	2100	340	0	39	6.0	40	4	0	15.05	5118	8397	67
2	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	4	0	11.05	2038	3343	67
2	AT&T	CCI	TPA45R-KU6A 03DT	1900	340	0	45	6.0	40	4	0	13.85	3883	6370	67
3	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	2	0	11.05	1019	1671	67
3	AT&T	CCI	TPA45R-KU6A 03DT	2300	340	0	45	6.0	25	4	0	14.15	2600	4266	67
4	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	4	0	11.05	2038	3343	67
4	AT&T	CCI	TPA45R-KU6A 02DT	850	250	0	48	6.0	40	4	0	12.15	2625	4306	67
4	AT&T	CCI	TPA45R-KU6A 03DT	1900	250	0	45	6.0	40	4	0	13.85	3883	6370	67
4	AT&T	CCI	TPA45R-KU6A 03DT	2100	250	0	39	6.0	40	4	0	15.05	5118	8397	67
5	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	4	0	11.05	2038	3343	67
5	AT&T	CCI	TPA45R-KU6A 03DT	1900	250	0	45	6.0	40	4	0	13.85	3883	6370	67
6	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	2	0	11.05	1019	1671	67
6	AT&T	CCI	TPA45R-KU6A 03DT	2300	250	0	45	6.0	25	4	0	14.15	2600	4266	67
7	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	4	0	11.05	2038	3343	67
7	AT&T	CCI	TPA45R-KU6A 02DT	850	160	0	48	6.0	40	4	0	12.15	2625	4306	67
7	AT&T	CCI	TPA45R-KU6A 03DT	1900	160	0	45	6.0	40	4	0	13.85	3883	6370	67
7	AT&T	CCI	TPA45R-KU6A 03DT	2100	160	0	39	6.0	40	4	0	15.05	5118	8397	67
8	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	4	0	11.05	2038	3343	67
8	AT&T	CCI	TPA45R-KU6A 03DT	1900	160	0	45	6.0	40	4	0	13.85	3883	6370	67
9	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	2	0	11.05	1019	1671	67
9	AT&T	CCI	TPA45R-KU6A 03DT	2300	160	0	45	6.0	25	4	0	14.15	2600	4266	67
10	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	4	0	11.05	2038	3343	67
10	AT&T	CCI	TPA45R-KU6A 02DT	850	70	0	48	6.0	40	4	0	12.15	2625	4306	67

Freedom Boulevard - New Build 01152020

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
10	AT&T	CCI	TPA45R-KU6A 03DT	1900	70	0	45	6.0	40	4	0	13.85	3883	6370	67
10	AT&T	CCI	TPA45R-KU6A 03DT	2100	70	0	39	6.0	40	4	0	15.05	5118	8397	67
11	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	4	0	11.05	2038	3343	67
11	AT&T	CCI	TPA45R-KU6A 03DT	1900	70	0	45	6.0	40	4	0	13.85	3883	6370	67
12	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	2	0	11.05	1019	1671	67
12	AT&T	CCI	TPA45R-KU6A 03DT	2300	70	0	45	6.0	25	4	0	14.15	2600	4266	67

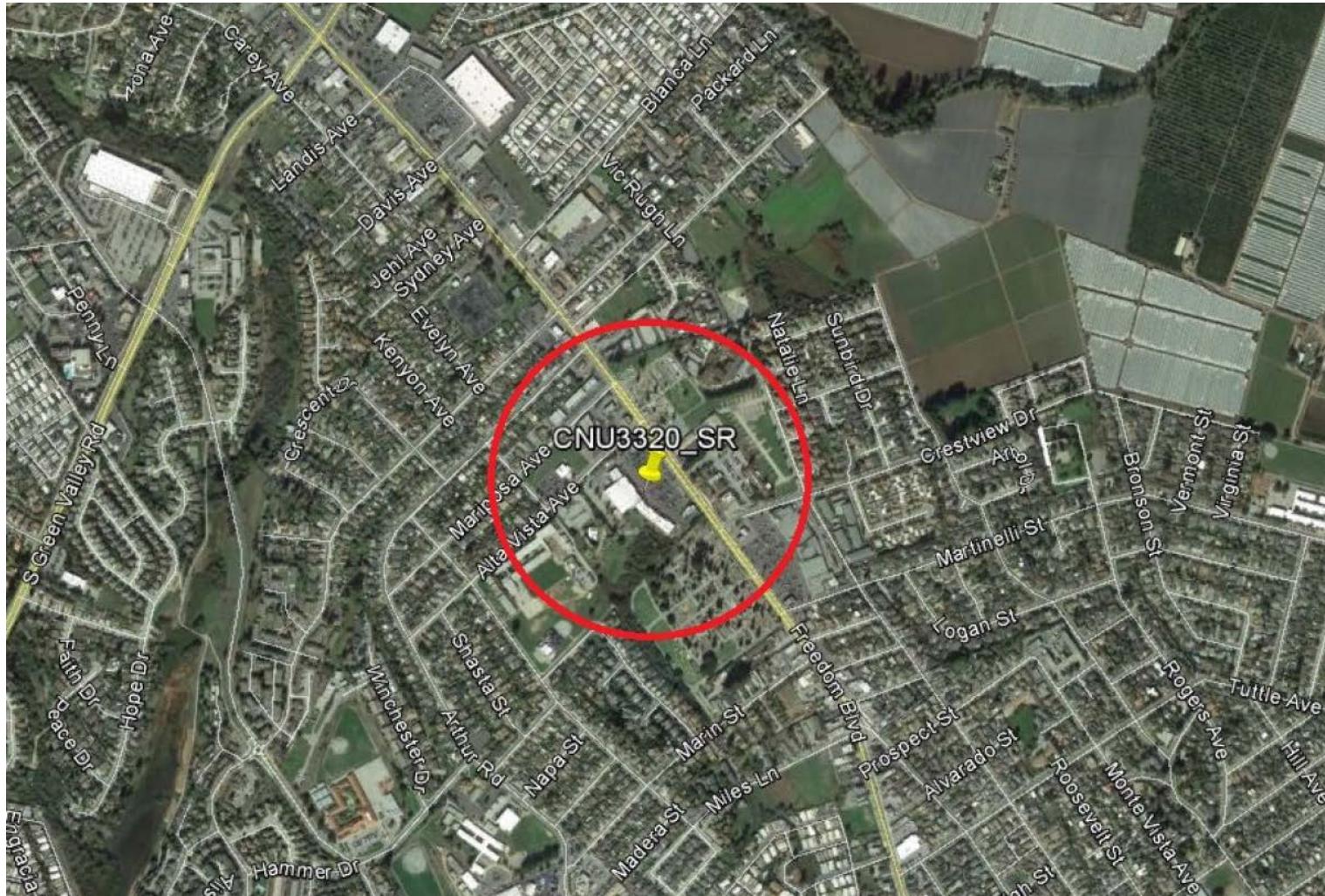


**CCL03320 – Freedom Blvd  
1478 Freedom Blvd, Watsonville, CA 95076**

# **Alternative Site Location Analysis**

**Attachment 7  
Page 21 of 35**

# CCL03320 – Service Improvement Objective



The purpose of the proposed site is to improve coverage and capacity in the area of Watsonville near the cross street of Freedom Boulevard and Alta vista Avenue. For the best desired improvement to coverage we need to remain within or as close to the circle shown in the image above as possible.

# CCL03320 – Area Map



## Locations Analyzed:

Project Location: Public Storage, 1478 Freedom Blvd, Watsonville, CA 95076

## Alternative Locations Analyzed:

1. Wells Fargo, 1503 Freedom Blvd, Watsonville, CA 95076

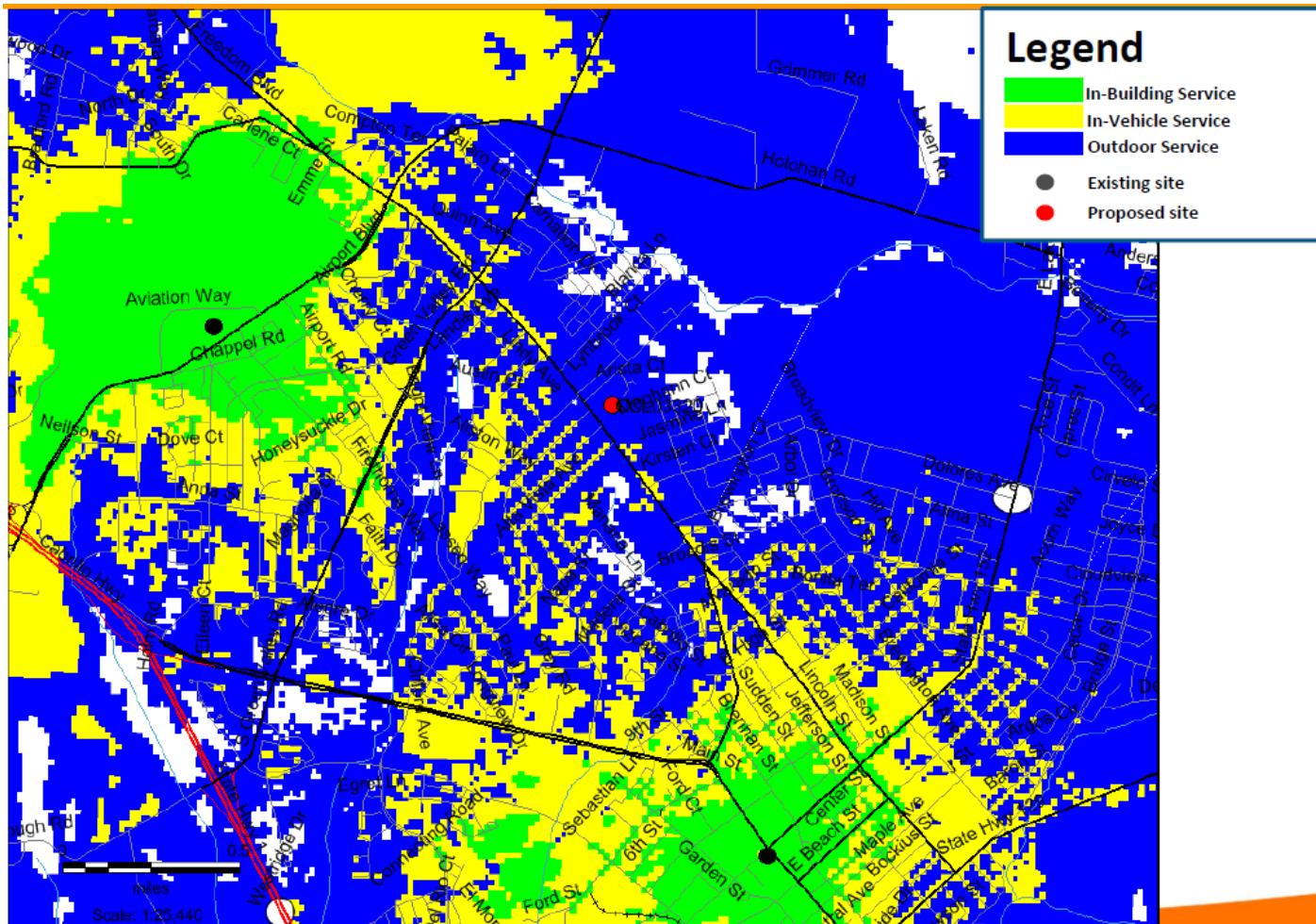
# CCL03320 – Selection Process

## Proposed Site Location

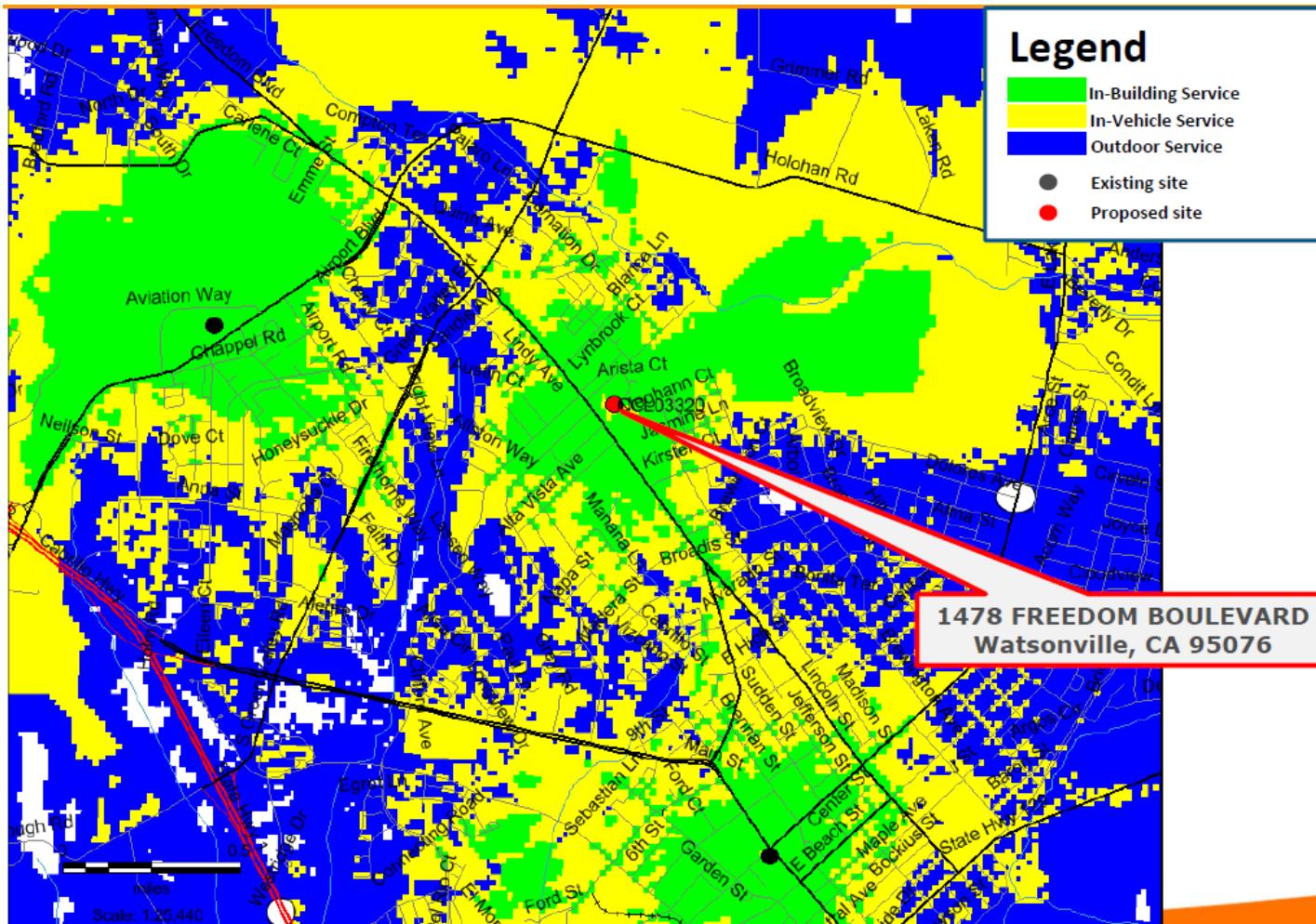


- Upon review of the region, AT&T found only one potential location within or near to our area of interest that might provide collocation at 1503 Freedom Boulevard; however, upon physically visiting the site it was determined that the data was incorrect as there was no existing tower at the location. In addition, this location was outside the main area of interest and therefore a new build here would be inferior to a location closer to our interest area. Therefore, this alternative was discarded.
- Once the potential collocation site above was determined unsuitable we determined that a new build tower in the area was going to be necessary. We reached out via phone calls and physical visits and only identified one interested property owner located at 1478 Freedom Boulevard. This became our selected site for our proposal. This site location is pictured above.

# CCL03320 – Current Coverage Map



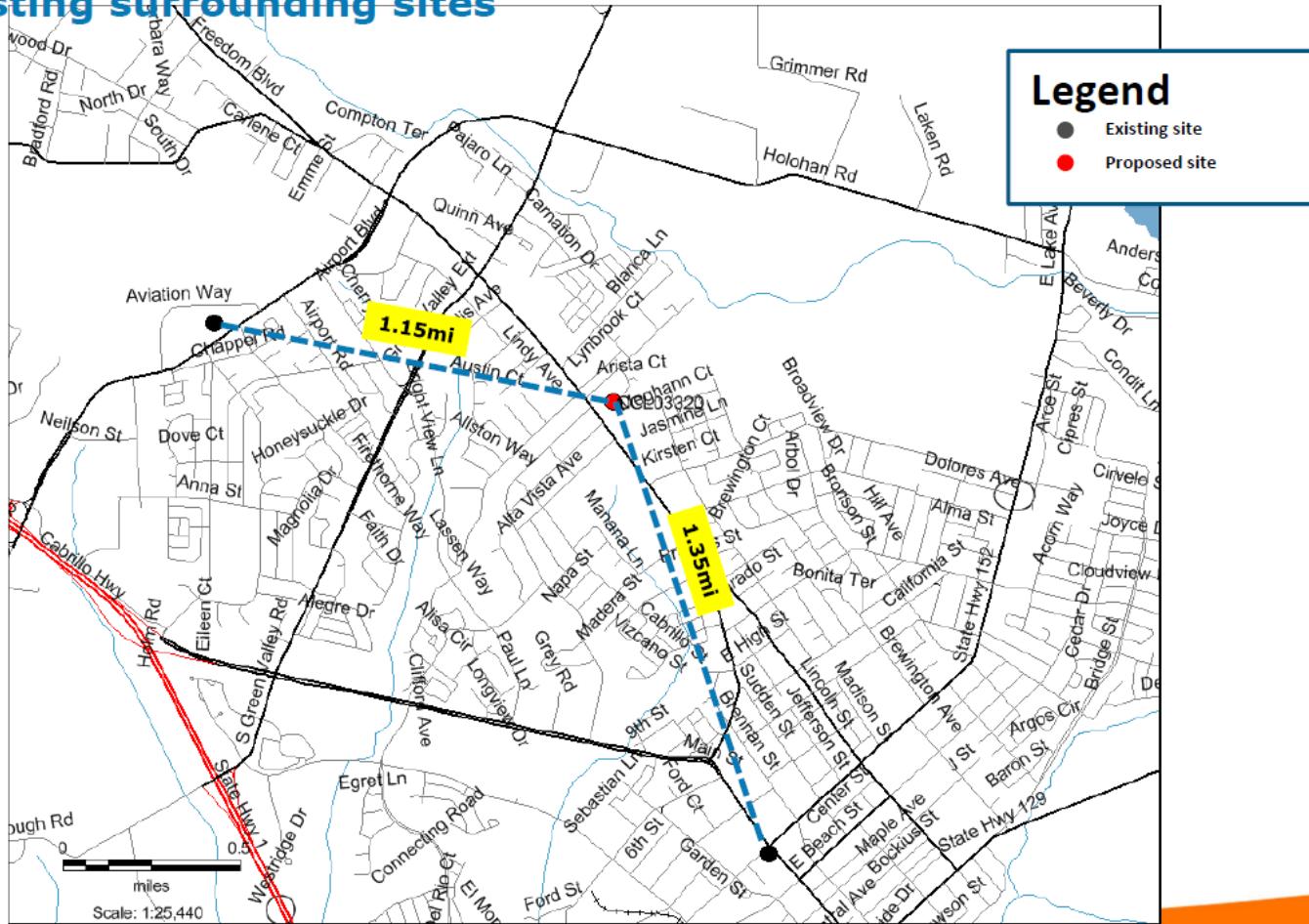
# CCL03320 – Proposed Coverage from Primary Site Location



- RF modeling predicts this will be the expanded coverage with the proposed site installed.
- This location and elevation is considered to be “optimal” as a permanent site.

# CCL03320 – Existing Surrounding Sites

## Existing surrounding sites



- This map represents the location of existing on air sites surrounding the proposed site location

# Conclusion

Existing



Proposed



view from Dear Meadows Road looking northwest at site



CCL03320 Freedom Boulevard  
1478 Freedom Boulevard, Watsonville, CA  
Photosims Produced on 5-20-2019

# About this Statement

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## RF Engineer – Asad Shahbaz

646-369-2573

### RF Tools

- **ATOLL**

The ALT Sites Analysis is compiled using a wireless coverage prediction tool from Forsk called ATOLL. The tool has several GIS layers as inputs such as ground clutter data and average ground elevation height. The tool also knows about our antennas that we use for the cell sites and the transmit powers and everything in the link budget. This tool simulates what a customer will receive as a signal power. This tool is used to compare future site choices so that the optimal coverage can be attained.

- **Google Earth Pro**

A powerful GIS tool which is used to overlay the ATOLL prediction and drive test data. With this data and the topography models in this program, further analysis of data and graphic displays of coverage areas can be generated for reference.



## Existing



## Proposed



view from property looking northeast at site

## Existing

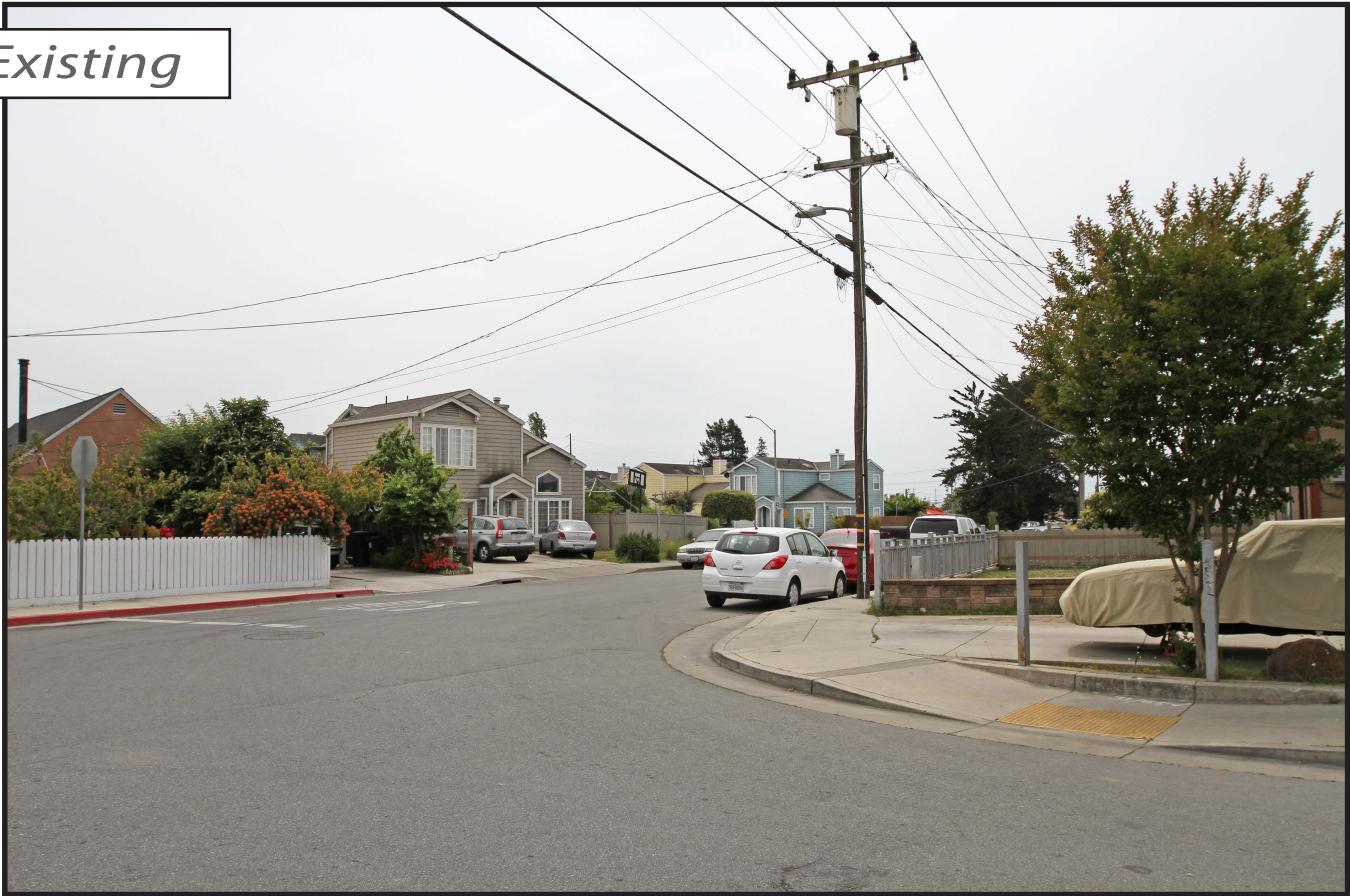


## Proposed



view from Anderson Valley Way looking northeast at site

## Existing



## Proposed



view from Peachland Road looking northwest at site

## Existing



## Proposed



view from Dear Meadows Road looking northwest at site



July 15, 2019

Project Description & Justification Statement

Re: Proposed new AT&T Wireless Facility at: 1478 Freedom Boulevard, Watsonville, CA 95076;  
APN: 019-226-13-000

Project Description

The proposed project consists of installing a new unmanned telecommunication facility consisting of a 10' x 33'-8" AT&T Lease area with 12 panel antennas installed on a proposed 75' tall monopole. And installing three small equipment cabinets inside a 10' x 22'-8" existing storage unit on the property.

Project Justification.

AT&T Wireless is currently improving the existing wireless network in City of Watsonville. The proposed installation of this new telecommunications facility will improve wireless coverage to the area and will also increase the network capacity. This network will provide an extremely valuable service to those who live, travel, and do business in the local area. It will give people the ability to call for emergency services in the event of an accident, the ability to communicate with employees or clients outside of the office, and the ability to communicate with family members when needed. The project engineer has indicated that the proposed location will provide the necessary coverage and capacity with the ability to hand off the wireless signal to the next telecommunications site. This will enable travelers and community members to have reliable and continuous wireless coverage.

- Operation of the project will occur 12 months a year, 7 days a week, 24 hours a day consistent with the continuous schedule of normal telephone company operations.
- The facility is "unmanned" and will be visited on an "as needed" basis only. No more than two technicians will ever attend the facility. Their schedule will be on a 24 hour basis. No more than two service vehicles, being either a van or a four-wheel drive vehicle, will visit the facility.
- The equipment located in the shelter will be used for telephone operations.
- There will be no supplies or materials stored on the site.
- In the applicants opinion the proposed facility does not cause any unsightly appearance. There will be no noise, glare, dust or odors associated with the facility with the exception of an emergency generator which will operate in the event of a commercial power failure.
- The communication equipment will be housed inside one of the already existing storage units.

Should you have questions regarding this project, please do not hesitate to contact me at (916) 296-2011.

Sincerely,

**Sara King**  
Site Acquisition Specialist  
Epic Wireless Group LLC



**WATERFORD**

## **Radio Frequency Emissions Compliance Report For AT&T Mobility**

**Site Name:** Freedom Boulevard  
**Address:** 1478 Freedom Boulevard  
Watsonville, CA  
**Report Date:** January 15, 2020

**Site Structure Type:** Monopole  
**Latitude:** 36.929667  
**Longitude:** -121.766375  
**Project:** New Build

### **Compliance Statement**

Based on information provided by AT&T Mobility and predictive modeling, the Freedom Boulevard installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the antenna to authorized personnel that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

### **Certification**

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



### **General Summary**

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. 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. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	Limits for General Population/ Uncontrolled Exposure		Limits for Occupational/ Controlled Exposure	
	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)	Power Density (mW/cm <sup>2</sup> )	Averaging Time (minutes)
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300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4\pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where  $P_{in}$  is the power input to the antenna,  $\theta_{BW}$  is the horizontal pattern beamwidth and h is the aperture length.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

## Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL NEW ANTENNAS AND MISC EQUIPMENT ON NEW 75' TALL MONOPINE

The antenna will be mounted on a 75-foot Monopine with a centerline 67 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

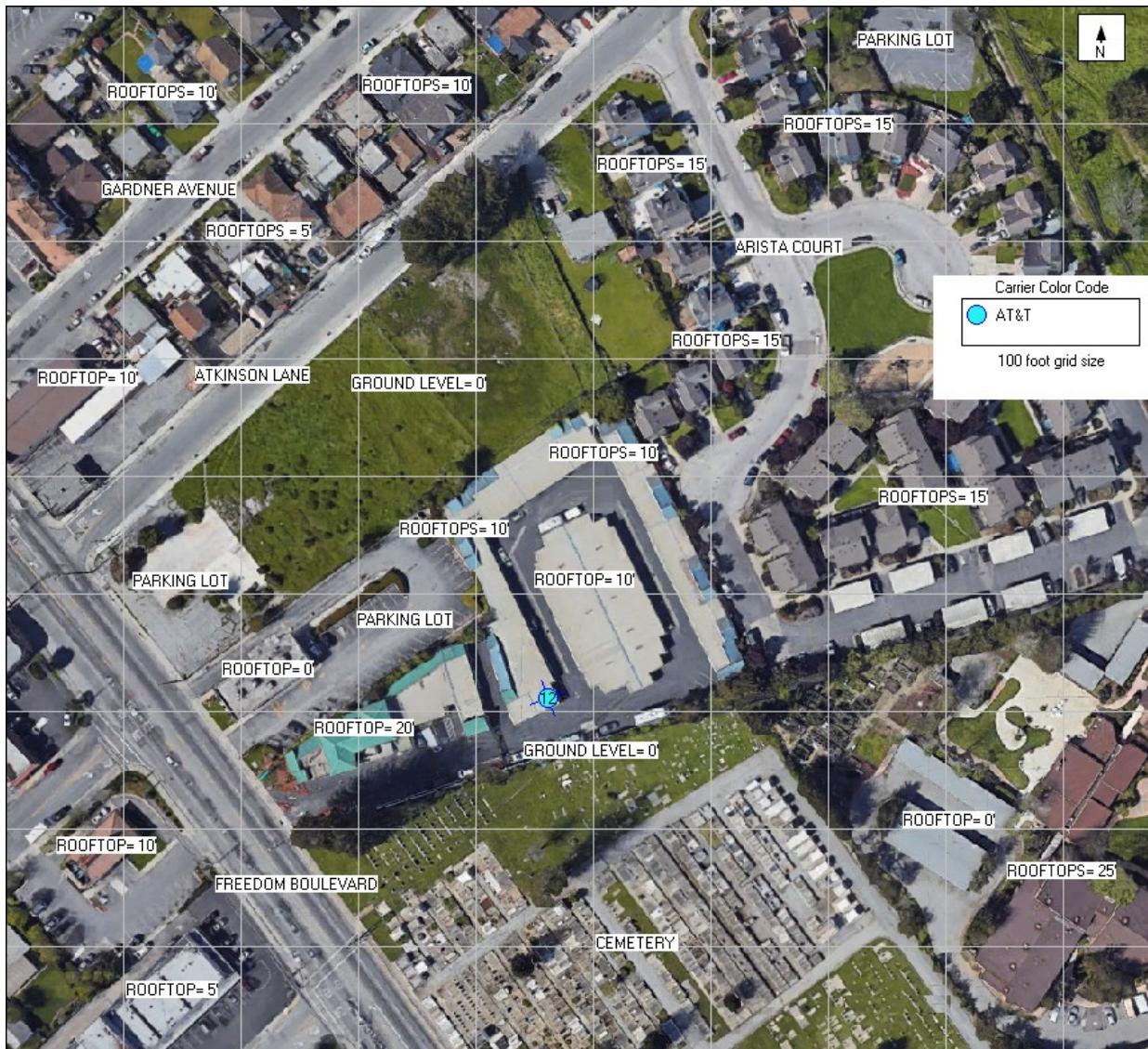


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 8.5702% of the FCC General Population limits. Incident at adjacent

buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 12.5926% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

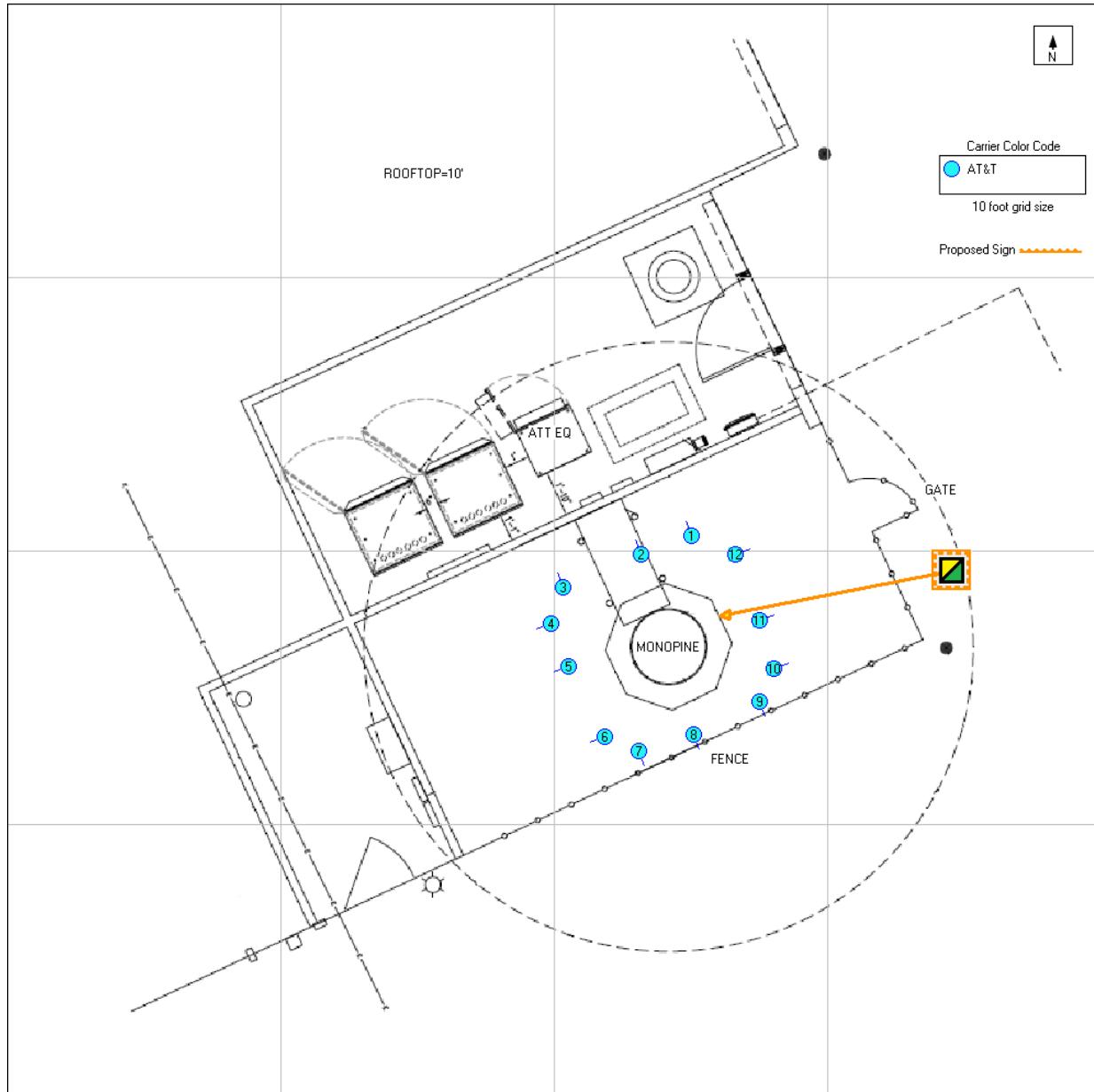


Figure 2: Mitigation Recommendations  
Caution 2B posted at base of monopine



Caution 2B

## Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBi):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	4	0	11.05	2038	3343	67
1	AT&T	CCI	TPA45R-KU6A 02DT	850	340	0	48	6.0	40	4	0	12.15	2625	4306	67
1	AT&T	CCI	TPA45R-KU6A 03DT	1900	340	0	45	6.0	40	4	0	13.85	3883	6370	67
1	AT&T	CCI	TPA45R-KU6A 03DT	2100	340	0	39	6.0	40	4	0	15.05	5118	8397	67
2	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	4	0	11.05	2038	3343	67
2	AT&T	CCI	TPA45R-KU6A 03DT	1900	340	0	45	6.0	40	4	0	13.85	3883	6370	67
3	AT&T	CCI	TPA45R-KU6A 02DT	700	340	0	51	6.0	40	2	0	11.05	1019	1671	67
3	AT&T	CCI	TPA45R-KU6A 03DT	2300	340	0	45	6.0	25	4	0	14.15	2600	4266	67
4	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	4	0	11.05	2038	3343	67
4	AT&T	CCI	TPA45R-KU6A 02DT	850	250	0	48	6.0	40	4	0	12.15	2625	4306	67
4	AT&T	CCI	TPA45R-KU6A 03DT	1900	250	0	45	6.0	40	4	0	13.85	3883	6370	67
4	AT&T	CCI	TPA45R-KU6A 03DT	2100	250	0	39	6.0	40	4	0	15.05	5118	8397	67
5	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	4	0	11.05	2038	3343	67
5	AT&T	CCI	TPA45R-KU6A 03DT	1900	250	0	45	6.0	40	4	0	13.85	3883	6370	67
6	AT&T	CCI	TPA45R-KU6A 02DT	700	250	0	51	6.0	40	2	0	11.05	1019	1671	67
6	AT&T	CCI	TPA45R-KU6A 03DT	2300	250	0	45	6.0	25	4	0	14.15	2600	4266	67
7	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	4	0	11.05	2038	3343	67
7	AT&T	CCI	TPA45R-KU6A 02DT	850	160	0	48	6.0	40	4	0	12.15	2625	4306	67
7	AT&T	CCI	TPA45R-KU6A 03DT	1900	160	0	45	6.0	40	4	0	13.85	3883	6370	67
7	AT&T	CCI	TPA45R-KU6A 03DT	2100	160	0	39	6.0	40	4	0	15.05	5118	8397	67
8	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	4	0	11.05	2038	3343	67
8	AT&T	CCI	TPA45R-KU6A 03DT	1900	160	0	45	6.0	40	4	0	13.85	3883	6370	67
9	AT&T	CCI	TPA45R-KU6A 02DT	700	160	0	51	6.0	40	2	0	11.05	1019	1671	67
9	AT&T	CCI	TPA45R-KU6A 03DT	2300	160	0	45	6.0	25	4	0	14.15	2600	4266	67
10	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	4	0	11.05	2038	3343	67
10	AT&T	CCI	TPA45R-KU6A 02DT	850	70	0	48	6.0	40	4	0	12.15	2625	4306	67

Freedom Boulevard - New Build 01152020

Antenna #:	Carrier:	Manufacturer	Pattern:	Band:	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
10	AT&T	CCI	TPA45R-KU6A 03DT	1900	70	0	45	6.0	40	4	0	13.85	3883	6370	67
10	AT&T	CCI	TPA45R-KU6A 03DT	2100	70	0	39	6.0	40	4	0	15.05	5118	8397	67
11	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	4	0	11.05	2038	3343	67
11	AT&T	CCI	TPA45R-KU6A 03DT	1900	70	0	45	6.0	40	4	0	13.85	3883	6370	67
12	AT&T	CCI	TPA45R-KU6A 02DT	700	70	0	51	6.0	40	2	0	11.05	1019	1671	67
12	AT&T	CCI	TPA45R-KU6A 03DT	2300	70	0	45	6.0	25	4	0	14.15	2600	4266	67

**RESOLUTION NO. \_\_\_\_\_ - 20 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2019-301) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE STORAGE,121 LLC) LOCATED AT 1478 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN 019-226-13)**

**Project: New Cingular Wireless PCS, LLC DBA AT&T Wireless  
APN: 019-226-13**

**WHEREAS**, on July 25, 2019, an application for a Special Use Permit (PP2019-301) to allow the construction of a new 75 foot tall telecommunications facility located at 1478 Freedom Boulevard, Watsonville, California, was filed by New Cingular Wireless PCS, LLC dba AT&T Wireless, applicant on behalf of Extra Space Properties 121 LLC, property owner; and

**WHEREAS**, the project site is designated General Commercial on the General Plan Land Use Map and is within the Thoroughfare Commercial (CT) Zoning District; and

**WHEREAS**, the project qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines; and

**WHEREAS**, On December 2, 1985, Planning Commission approved Special Use Permit (U-53-85) for Crocker's Lockers to develop a mini-warehouse facility located at 1478 Freedom Boulevard. The approval consisted of 250 mini storage units. The City Council denied an appeal of the project on January 14, 1986. On June 2, 1986, the Design Review Committee conditionally approved Design Review Permit No. 263 a mini-warehouse facility for Crocker's Lockers; and

**WHEREAS**, On May 9, 2007, the Zoning Administrator approved a Business License (BL2007-16) for a change in ownership of the mini-warehouse facility from Susa Partnership LB dba "Storage USA" to Extra Space Storage; and

**WHEREAS**, notice of time and place of the hearing to consider Special Use Permit (PP2019-301) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

**WHEREAS**, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the Special Use Permit (PP2019-301) to allow the construction of a new telecommunications facility at an existing mini warehouse storage facility located at 1478 Freedom Boulevard, Watsonville (APN 019-226-13).

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby grant approval of Special Use Permit (PP2019-301), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," to allow the construction of a new telecommunications facility at an existing mini warehouse storage facility located at 1478 Freedom Boulevard, Watsonville (APN 019-226-13).

**I HEREBY CERTIFY** that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 3rd day of March, 2020, by Commissioner\_\_\_\_\_, who moved its adoption, which motion being duly seconded by Commissioner\_\_\_\_\_, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

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Suzi Merriam, Secretary  
Planning Commission

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Jenny Veitch-Olson, Chairperson  
Planning Commission

**Application No:** PP2019-301

**APN:** 019-226-13

**Applicant:** New Cingular Wireless

**Hearing Date:** March 3, 2020

**SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)**

The purpose of the Special Use Permit is to allow construction of a new telecommunications facility at an existing mini warehouse storage facility pursuant to WMC Chapter 14-16.

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

**Supportive Evidence**

The construction of a new telecommunications facility located at 1478 Freedom Boulevard in the Thoroughfare Commercial (CT) Zoning District is allowed with the approval of a Special Use Permit. The new telecommunications facility will be compliant with Federal Communications Commission (FCC) guidelines for human exposure to radio frequency electromagnetic fields, and the project meets all pertinent requirements outlined in the Telecommunications Ordinance (WMC Chapter 14-35).

- 2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

**Supportive Evidence**

The project proposes a 75 foot tall telecommunications facility above ground level. As shown on the visual simulations, the proposed telecommunications facility incorporates stealth technology in the form of a monopole structure to minimize visual nuisances. All related support equipment will be located in an existing storage facility and out of public view. The project meets all pertinent requirements outlined in the Telecommunications Ordinance (WMC Chapter 14-35). As conditioned, the proposed use is compatible with and preserves the character of adjacent development.

3. **The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

**Supportive Evidence**

The telecommunications facility is un-manned and is visited on an "as needed" basis only. A maximum of two service vehicles will be on-site to service the facility at one time. As a result, no additional traffic will be generated by the project.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

**Supportive Evidence**

Because of the limited scope of the project, no additional improvements are necessary.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

**Supportive Evidence**

The proposed telecommunications facility meets all pertinent requirements outlined in the Telecommunications Ordinance, as well as State and Federal regulations regarding telecommunications uses. The telecommunication facility utilizes stealth technology in the form of a monopole to limit the visual impact of the site on adjacent properties. No additional measures are required for the project.

6. **The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.**

**Supportive Evidence**

Standard conditions have been applied to the project in reference to construction, telecommunications uses, and all other applicable requirements. The project is conditioned to provide provisions for removal of all equipment if the carrier abandons the site.

7. **The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

**Supportive Evidence**

The proposed telecommunications facility meets all pertinent requirements of the Telecommunications Ordinance, and has demonstrated compliance with FCC guidelines for human exposure to radio frequency electromagnetic fields. The

applicant has submitted a Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report completed by David H Kiser, registered professional engineer of Waterford Consultants LLC, confirming compliance of the proposed telecommunications facility with current FCC regulations. The report indicates that projected maximum RF exposure levels at the ground level would not exceed FCC standards for general population and/or occupational exposure limits.

The telecommunications facility complies with all applicable requirements of the Zoning Ordinance (WMC Chapter 14-16), the Telecommunications Ordinance (WMC 14-35), and the Federal Telecommunications Act. As conditioned, the proposed site will not be detrimental to the public health, safety, convenience or welfare.

## TELECOMMUNICATIONS USE FINDINGS (WMC § 14-25.013)

1. **The proposed telecommunications site/facility has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, when applicable.**

### **Supportive Evidence**

The proposed project involves the construction of a 75 foot tall monopole at 1478 Freedom Boulevard. As shown on the visual simulations, the project will incorporate stealth technology, in the form of a monopole, to minimize visual impact on adjacent development. The monopole foliage and construction screen attached telecommunications equipment from public view. Remaining accessory equipment will be located within an existing mini warehouse storage locker, screened from public view.

The proposed project is eligible for a Class 3 Categorical Exemption per Section 15303 of the State CEQA Guidelines as it involves new construction of a telecommunications facility on a developed parcel located within an urban services area. The project would not change the size of the existing mini warehouse storage facility.

The proposed use – a telecommunications facility – is conditionally permitted in the CT Zoning District. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

2. **That the proposed site has the appropriate zoning, dimensions, slope, design, and configuration for the development of a telecommunications site/facility.**

### **Supportive Evidence**

The proposed telecommunications facility is located at 1478 Freedom Boulevard, which is large, flat and zoned Thoroughfare Commercial. The proposed project is permitted with the issuance of a Special Use Permit. The project involves the construction of a 75 foot tall telecommunications facility with 12 panel antennas on a developed parcel with an existing mini warehouse storage facility. The proposed construction of a new telecommunications facility meets all zoning requirements of the Thoroughfare Commercial (CT) Zoning District.

3. **That general landscaping considerations as outlined in Section 14-35.060(g), when applicable, have been complied with to complement the structures and antennae, provide an attractive environment for the enjoyment of the public, and preserve natural feature and elements.**

### **Supportive Evidence**

The proposed telecommunications facility is located on impervious surface area within a developed parcel located in the Thoroughfare Commercial Zone. Based on Sheet A-1, the facility is located adjacent to an existing mini warehouse storage building, screening the base of the facility from public right of way.

Additionally, the proposed monopole screens attached telecommunications equipment from public view. Based on the attached findings, no additional screening or landscaping improvements are necessary.

4. **That the proposed telecommunications site/facility is in compliance with all Federal Communications Commission (FCC) and the California Public Utilities Commission (PUC) requirements.**

**Supportive Evidence**

The applicant has submitted a Radio Frequency-Electromagnetic Energy (RF-EME) Compliance Report completed by Waterford Consultants LLC confirming compliance of the proposed telecommunications facility with current FCC regulations. The report indicates that projected maximum RF exposure levels at the ground level would not exceed FCC standards for general population and/or occupational exposure limits. Recommended safety measures to ensure compliance with appropriate guidelines limiting human exposure to RF-EME for any workers potentially accessing the site have been included as conditions of project approval.

5. **That the applicant has demonstrated and confirmed, by independent evaluation of the City, that the site/facility is necessary to address current demand, capacity or other technical limitations of the system in order to maintain service levels.**

**Supportive Evidence**

Based on current and proposed coverage maps for AT&T, the proposed telecommunications facility will increase in building and in vehicle service for customers located near Freedom Boulevard and Alta Vista Avenue. Within AT&T's area of interest, there were no collocation facilities available, prompting the construction of a new telecommunications facility to address current demand needs.

An independent analysis conducted by Global RF Solutions determined the empirical data collected by this company confirms that the coverage for AT&T is only fair and the data quality is slow in the area to be served by this site. It appears that the proposed site should improve quality of service in the area identified as needing improvement by this new site build.

**Application No:** PP2019-301

**APNs:** 019-226-13

**Applicant:** New Cingular Wireless

**Hearing Date:** March 3, 2020

**SPECIAL USE PERMIT  
CONDITIONS OF APPROVAL**

**General Conditions:**

1. **Approval.** This approval applies to plans marked "CCL03320, Freedom Boulevard" filed by Epic Wireless, on behalf of AT&T, date stamped by the Community Development Department on July 25, 2019 and revised September 22, 2019. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit (PP2019-301) shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Substantial Conformance.** Project development shall be accomplished in substantial conformance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
4. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Section 14-10.1305. (CDD-P)
5. **Compliance.** The proposed use shall be in compliance with Use Permit Conditions of Approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)
6. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
7. **Appeal Period/Effective Date.** This Special Use Permit shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

8. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
9. **Conditions of Approval.** A copy of the Conditions of Approval shall be printed on the front sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the front page will not be accepted at the plan check phase.*** (CDD-B, P)
10. **Required Statement. Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

"I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."

---

Signature of Building Contractor

Date

### **Project Specific Conditions**

11. **FCC Requirements.** The telecommunications facility shall comply with all Federal Communications Commission (FCC) rules, regulations and standards, including compliance with non-ionizing electromagnetic radiations standards set by the FCC. (CDD-P)
12. **Access to Telecommunications Facility.** AT&T, or its successor, shall ensure access to the telecommunications facility or areas associated with the active antenna installation to be restricted and secured where possible, in accordance with the recommendations of the RF-EME Compliance Report prepared by David H. Kiser, of Waterford Consultants LLC, on January 15, 2020. (CDD-B)
13. **Sign Permit.** Any other proposed signage on the site or the equipment area advertising AT&T, or any other carrier, must be approved by the Zoning Administrator in conjunction with a sign permit. No signage is permitted on the tower itself. (CDD-P)

14. **Maintenance.** The area within and around the monopine and equipment enclosure are to be kept clear of trash, weeds, and other debris. (CDD-P)
15. **Cease of Operation.** Non-operation of the telecommunications facility for a period of six (6) months or more (180 days), or if the site falls into disrepair, the site shall be considered abandoned. (CDD-P)
16. **Removal.** The owner of an abandoned telecommunications facility shall remove the facility/site and appurtenant equipment within (6) months of its abandonment. (CDD-P)
17. **City Initiated Removal.** If the facility is not removed within six (6) months, the City may remove the site at the owner's expense. (CDD-P)
18. **Deemed Abandoned.** The facility shall not be deemed abandoned unless all users cease operation. (CDD-P)
19. **Revocation of Permit.** Failure to comply with the provisions of WMC Chapter 14-35 or the Conditions of Approval of this Use Permit shall be grounds for revocation of the permit. (CDD-P)
20. **RF Report Recommendations.** AT&T shall post RF altering signage with contact information at the base of the monopine to inform authorized climbers of potential conditions near the antennas. AT&T shall ensure that access to the antenna and areas associated with the active antenna installation are restricted and secured, where possible. (CDD-P)
21. **Collocation Opportunities.** The applicant shall provide proof of notification to an offer of collocation opportunities on the new site/facility to other service providers. (CDD-P)
22. **Cost Share.** Where deemed feasible by the City as a collocation opportunity site/facility, the applicant shall sign and record with the Santa Cruz County Recorder's Office a legally binding agreement limiting any collocation costs assessed to other service providers to a pro rata share of the ground lease, site acquisition cost, design, capital costs for construction of the site/facility including associated permitting costs, and reasonable maintenance, repair and replacement costs. (CDD-P)

**Prior to or concurrent with the submittal of a Building Permit application, the following information shall be submitted:**

23. **Removal of Facility.** The applicant shall submit a copy of the lease agreement, omitting any financial information, that includes provisions for removal of the site, as outlined in the Watsonville Municipal Code. (CDD-P)
24. **Building Permit.** The applicant shall obtain all required building permits (Building & Electrical) for this project to ensure that all telecommunications facility modifications comply with current California Codes. (CDD-P, B)

25. **Design Professional Required.** A design professional is required to prepare construction drawings for proposed improvements per the State of California Business and Profession's Code. (CDD-B)
26. **Construction Plans.** Comprehensive detailed construction plans are required at the time of submittal to be reviewed for adequate content prior to intake by the Building Official. (CDD-B)
27. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7:00 PM – 7:00 AM Monday through Friday, nor prior to 8:00 AM or after 5:00 PM on Saturday. No work shall be performed on Sundays or holidays. A sign shall be posted at a conspicuous place near the main entry to the site, prominently displaying these hour restrictions and identifying the phone number of the Job Superintendent. Any exception to these hours shall require a minimum 48 hours' notice to the Community Development Department. (CDD-P, B)

#### **Post-Construction Conditions:**

28. **Post Construction NIER Measurement Reporting.** Monitoring of NIER/RF radiation to verify compliance with the FCC's NIER standards shall be required for all new or modified wireless communication facilities through submission of a report documenting NIER measurements at the site or facility within ninety (90) days after the commencement of normal operations or within ninety (90) days after any major or minor modification of the site or facility. The NIER measurements shall be made, at the applicant's expense, by a qualified independent tele-communications radio-frequency engineer licensed by the State of California, during typical peak use periods, utilizing the monitoring guideline described in Section 14-35.090(a)(1), with measurements taken at various locations, including those from which public RF exposure levels are expected to be the highest. The report shall list and describe each transmitter/antenna present at the site/facility, indicating the effective radiated power of each (for collocated sites/facilities, this would include the antennae of all other carriers at the site/facility). The report shall include field measurements of NIER emissions generated by the facility and also any other nearby emissions sources from various directions and particularly from adjacent areas with habitable structures. The report shall compare the measured results to the FCC NIER standards for such sites/facilities. (CDD-P)
29. **Liability Insurance.** The applicant or site/facility operator shall provide proof of a current occurrence-based, comprehensive general liability insurance policy evidencing coverage of at least one million dollars and no/100ths (\$1,000,000.00) per occurrence for bodily injury and property damage claims, naming the applicant and owner of the facility as insureds, and an endorsement thereof naming the City of Watsonville, its appointed and elected officials, and its employees as additional insureds. The report documenting the measurements and findings, with respect to compliance with the established FCC NIER exposure standard, and proof of general liability insurance for the site/facility, shall be submitted to the Community Development Department prior to

commencement of facility operation. Failure to comply with this requirement may result in the initiation of permit revocation proceedings by the City. (CDD-P)

**Indemnity Provision:**

30. **Indemnity Provision.** The applicant shall defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Watsonville, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City of Watsonville concerning this Use Permit, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or Community Development Director, which action is brought within the time period provided for in Government Code Section 66499.37. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the Use Permit and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (CDD-P)

**Key to Department Responsibility**

CDD-B – Community Development Department (Building)  
CDD-P – Community Development Department (Planning)

**CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT C**

**Application No:** PP2019-301

**APNs:** 019-226-13

**Applicant:** New Cingular Wireless

**Hearing Date:** March 3, 2020

**Applicant:** New Cingular Wireless PCS, LLC dba AT&T Wireless

**Address:** 605 Coolidge Drive, #100, Folsom, CA 95630

**Project:** Special Use Permit with Environmental Review

**Location:** 1478 Freedom Boulevard, Watsonville, CA 95076

**Purpose:** Allow a new telecommunications facility at an existing mini warehouse storage facility

**Property Owner:** Extra Space Properties 121

**Address:** 1478 Freedom Boulevard, Watsonville, CA 95076

A Special Use Permit (PP2019-301) to allow construction of a new telecommunications facility at an existing mini warehouse storage facility located at 1478 Freedom Boulevard, Watsonville (APN 019-226-13), was reviewed by the Planning Commission at a public hearing on March 3, 2020, and was conditionally approved by adoption of Planning Commission Resolution No.\_\_\_\_\_ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

**CITY OF WATSONVILLE  
Planning Commission**

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Suzi Merriam  
Community Development Director