

15-00419 Narrative Shannon Clay
East Santa Ynez - Verizon
To The Board of Supervisors, Santa Barbara County
Thank you for your consideration;

Goal to Demonstrate

1. Verizon did not provide relevant Property Values Impact Report for the Santa Ynez Valley
2. Board of Supervisors Report was supplemented by Verizon data omitting the actual site. Photography provided by Verizon displays a camouflaged view from adjacent properties. No foliage on proposed site.
3. Cell Site necessity case provided by Verizon omits true picture of needed band width and existing cell towers.
4. Verizon omitted actual future cell tower needs in the Santa Ynez Valley.
5. Analysis for Alternative Sites in the selection process was ambiguous and flawed.
6. Service industries need to responsibly address band width accommodations.

The Telecommunications Acts of 1996 preserves local government authority to deny tower-antenna site zoning permits if based on “substantial evidence in a written record.” Such evidence includes:

- 1. Exercising the zoning board’s authority to protect residential areas against property devaluation and to preserve the character of neighborhoods.***

*Item 1: PROPERTY VALUES IMPACT REPORT provided by Verizon was
- produced by Silicon Valley Association of Realtors **Attachment 1***

Silicon Valley (population 3.5 to 4 million). Its name is derived from the dense concentration of electronics and computer industry. Silicon Valley boasts the “biggest share of the nation’s high-growth” where like minded individuals desirous of industry come to live.



Business in Silicon Valley Apple, Cisco, Facebook, Google, Hewlett – Packard, Net Flix and Yahoo...not quite the Santa Ynez Valley...

As a comparable study to Santa Ynez Valley (population 20, 000) which has an economy base driven by agriculture (viticulture and the equine industry)



Addresses provided in the Silicon Valley report show high density areas of industry for the cell tower locations with homes located on the perimeter of the industry areas. You can see the cell site in the center of the screen surrounded by Business.

<http://mapq.st/1PXem0s>

Accepting a report on Silicon Valley's population view of additional cell sites is like asking folks in Wisconsin if they mind another dairy cow coming in.

Here is the photo of the Santa Ynez site...no commercial business, no commercial industry, no impaction, not Silicon Valley

BOARD OF SUPERVISORS FINDINGS Report sites "existing onsite and surrounding trees, so that the (cell tower) site blends into the surrounding natural environment." All trees viewed here are on the adjacent property with no foliage provided on proposed lease location. We believe that these pristine roadside views have a value.

*The Artistic Engineering photo display of the proposed cell site location shows only street views. Further, using other property owner's foliage to provide density to camouflage the proposed site is miss leading. These views are maintained by taxpayers, and private property owners who are against **property devaluation and who wish to preserve the character of neighborhoods.***

Here is a photo of real site. There is no foliage for the surrounding land owners, the trees you see in the background are three acres away. The plan view to the right substantiates this. The foliage on the adjacent properties is not above 35' tall so a 50' tower would be extremely intrusive. From this land owners view point there will be no protection.

There for we believe and request The Board of Supervisors should require Verizon to complete a local property value impact report, numerating the impact of future expansion of cell sites at every 2 ½ sq. miles, prior to further action on this or other sites in the Santa Ynez Valley, as we believe that there will be substantial devaluation and loss of ability to preserve the character of our neighborhood.

CELL SITE NECESSITY CASE

*Verizon needs to co-locate with the tower on Santa Ynez Peak and the existing Santa Ynez cell locations. Verizon maintains that the Peak site is over burdened and out dated. Verizon, not local land owners should be required to up date their facilities to meet demand. Further, Verizon maintains that these remote locations of existing cell towers like Santa Ynez Peak are too remote and therefore expensive to maintain. Land owners should not be burdened with Verizon's inability to provided suitable infrastructure for their product. We do not see PG &E plopping electrical plants every 2 1/2 miles. **Why are we as property owners put into the position of inheriting devaluation of property and compromised view sheds just because Verizon does not want to invest in their own infrastructure?***

Verizon representatives at the "Permit-Facilitation" meeting on May 11, 2015, said that they will need to be putting these cell sites every 2 1/2 miles to meet demand. How many cell sites will that be in the Santa Ynez Valley or Santa Barbara County? Your calendar has been loaded with cell site approvals. Please slow down, see where this is going and...do the math. Is this where you want you community to be lead?

Using the Verizon Use Map and Summary: "The existing Santa Ynez Peak site cannot support the volume of data traffic in the large area of Santa Ynez Valley that it covers..the question begs ...why do they not up date their site on the peak? This summary also states (on the last page) need of off loading residential traffic onto a new cell which will improve data service for users. The need is substantially created by the incorporated areas of Santa Ynez and Solvang. A search ring was developed to satisfy Verizon's coverage objectives to establish co-locations to unburden existing sites. Local land owners feel that proposed cell site location is intrusive and does not satisfy their objectives.

The Alternative Site Analysis report: here we see in the red ring the selection site possibilities. 15 sites were canvasses. 2 sites on the north end of Mora Ave, according to the report were determined as having sites less effective due to canyons in the north area. This would be the top right quarter of the photo. 2 sites and the bottom right quarter of the photo would have home owner association prohibitive guidelines. This is removing about 40% of the right side of the "selection site" possibilities. Of the remaining circle, 9 owners were not interested. Which I think substantiates my property value question to some degree.

1 site was not considered "These open parcels south of Baseline Avenue were not considered due to a complete lack of power and Telco access." This statement is false. Here is a photo of the power pole and utilities and service road taken from Baseline Ave. **So, there are easy access utilities available on property, with in the selected site analysis, contrary to Verizon's claim and published report to the county.** Further Verizon In the site analysis report stated they were unlikely to gain approval from the Mission Indians. The Verizon representatives at the "Permit-Facilitation" meeting on May 11, 2015 verified the Mission Indians were not likely to work in Verizon's "time frame". **HERE WE see the true mitigating reason that this parcel was not selected.**

Ag Zoning? On a side note Private property owners in this area are prohibited from using their own buildings for commercial uses' (i.e.: Cates, who formally objects to this proposal is prohibited from painting portraits in her barn yet a on the 1867 Mora parcel a Commercial Utilities can operate under same guidelines. This seems erroneous.

Summary: "The existing Santa Ynez Peak site cannot support the volume of data traffic in the large residential area of Santa Ynez Valley, it covers." Let's be frank ... The over use is created in the incorporated areas of Santa Ynez and Solvang. In Santa Ynez, the major band width use is generated by visitors to the Chumash Casino. Service industries are required to meet needs of impact and provide parking, fire protection, water, storm water control and sewage based on their population impaction needs prior to permitting. Band width should be included in these requirements.

The major band width use Santa Ynez, is generated by visitors to the Chumash Casino, and that the Mission Indians do own property in the "Site Selection Ring". Camp 4, is in the selected cell ring and provides Baseline Ave access with utilities, and would be an ideal solution for Verizon's cell site and most amicable for local land owners.

"Permit-Facilitation" meeting on May 11, 2015

Attorney for Verizon, Paul Albritton, was repeatedly asked for examples of what mitigations might be available. He was unable or unwilling to answer. Since that meeting the adjacent land owners have come up with some requests:

Mitigation

- Request return back to mediation for:
 - Verizon be required to provide a land value study report, which accurately shows all future cell site locations, scattered across the Santa Ynez Valley.
 - Verizon pursue the Camp 4 for this cell site location.
 - 35' water tower, rather than the proposed 50' mono broadleaf tree.
 - Adjacent land owners should be compensated for providing cover foliage for any cell site activity and compensation for "loss of use" for existing land subleases that will vacate if cell tower is put in at 1867 Mora Ave.
 - Adjacent land owners should be provided installation of native variety oak trees and additional foliage to cover any cell site activity to preserve their privacy, with maintenance provided per CBAR requirements 2.1.1(for life) to maintain serene settings that landowners have created.
 - Revisit Commercial utilities use of Ag zoned private lands.

Thank you for your consideration;
Shannon Clay 805-714-0673



Wireless Communications Initiative Study

Wireless Facilities Impact on Property Values

November 2012

Background

Wireless technology has dramatically changed the way the world communicates. There are over 6 billion wireless phones being used worldwide. In the United States the number of wireless phones is greater than the population. Conversely, with the advent of smart phones and wireless devices, there is increasing strain being put on already stressed wireless infrastructure. The goal of the Wireless Communications Initiative (WCI) is to enable the deployment of a 21st century wireless infrastructure. Silicon Valley is clearly driving wireless innovation and the region has consistently been an early adopter of these products.

However, compared to feature phones, smartphones place 24 times the demand on wireless networks, and smart devices such as tablets command 120 times as much. Carriers are trying to respond to this revolution in technology by deploying what is called Next Generation technology. Carriers tout the capacity of their 4G or LTE (Long Term Evolution) networks as significantly more efficient in managing the burgeoning demand placed on networks by applications such as streaming video.

The significant challenge facing the next phase in technology deployment is the need to place wireless facilities in residential neighborhoods. These facilities need to be closer to consumers to allow signals to be accessible within homes. This is increasingly important given that about 30 percent of homes rely solely on wireless phone service. In addition, almost 400,000 calls to 911 are made each day using wireless phones. Access to a wireless network has now become a public safety imperative.

Carriers are working with cities to identify neighborhood sites for wireless facilities. However, this task has been made more difficult in some cases when a few residents raise concerns about the placement of wireless towers. These residents oppose carrier applications because of

trepidations related to Radio Frequency (RF) emissions or suspicions about a negative impact on property values. The anxiety that wireless towers impact property values has been a powerful argument used by opponents to carrier applications. Oftentimes, anecdotal evidence is used to bolster these arguments, absent any factual evidence regarding the veracity of these claims.

Carrier and city attempts to address these concerns can lead to long delays in deploying and upgrading wireless facilities. It isn't unusual for a single application to be delayed for a year or more while community concerns are being addressed.

This study has been designed to assess the actual effects of wireless facilities on property values. We have the capability to consider wireless facilities that have been in place for several years. We can look at hundreds of recent real estate transactions to determine what effects are present.

The Study Partners

The Santa Clara County Association of REALTORS® and the Silicon Valley Association of REALTORS® (SILVAR) partnered with WCI to produce the study. The members of these two organizations are involved with most transactions involving single family residences in Silicon Valley. The Associations are over 100 years old and have a rich history paralleling the growth of the region. The organizations represent thousands of real estate agents who have a deep commitment to furthering the professionalism of the industry.

In addition, WCI partnered with MLS Listings to perform the actual data analysis. MLSListings, Inc. was founded in 2007 by a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. The company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms. MLSListings typically handles listings totaling nearly \$70 billion annually.

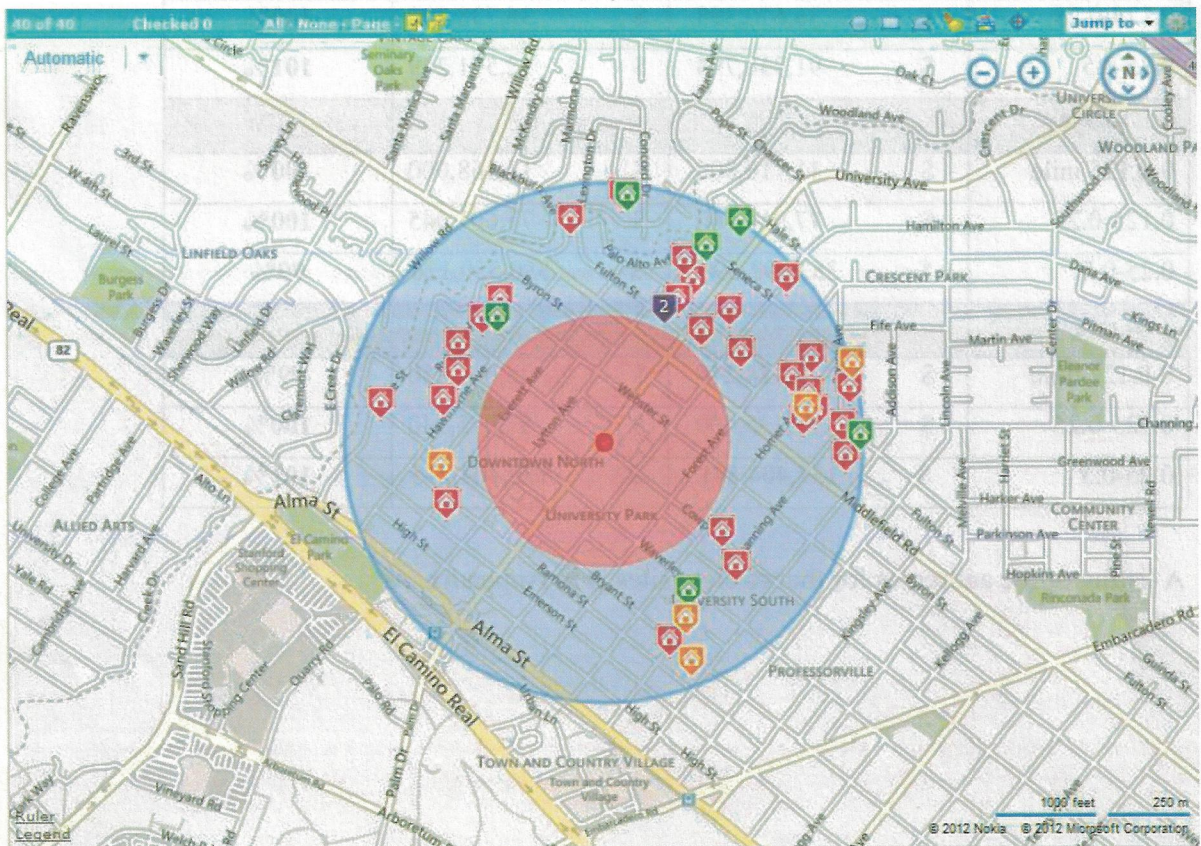
See Appendix B for more information about these organizations.

The Methodology

The data was compiled using over 1600 single-family home transactions from January to September 2012. A total of 70 wireless sites were selected in Palo Alto, Redwood City, Saratoga and San Jose. The survey compared the “list” and “sale” price for transactions based on the distance from the wireless facility. The transactions were grouped by those 1) within 1/8th of a mile, 2) 1/8 to a quarter mile and 3) a quarter to one-half mile.

In addition, the study included all types of wireless facilities. These facilities may be A) a wireless tower, B) equipment placed on buildings (e.g. church, offices) or C) placed on a utility structure (e.g. pole, tower).

See Appendix D for sample photographs of the sites.



Sample MLS listing data query

The chart below displays the aggregated results for the study. The list and sale prices are an aggregate of the all of the transactions that occurred within the specified distance from the wireless site during January to September 2012. The fourth column is derived as a percentage of the sale price to the list price.

| | Total List Price | Total Sale Price | %List to Sale |
|---------------------|-------------------------|-------------------------|----------------------|
| Palo Alto | | | |
| 0-0.125 mile | \$ 33,093,000 | \$ 34,243,125 | 103% |
| 0.125-0.25 | \$ 219,641,507 | \$ 233,276,629 | 106% |
| 0.25-0.5 | \$ 1,058,288,821 | \$ 1,094,507,081 | 103% |
| Redwood City | | | |
| 0-0.125 mile | \$ 9,111,888 | \$ 9,306,000 | 102% |
| 0.125-0.25 | \$ 36,670,398 | \$ 36,738,500 | 100% |
| 0.25-0.5 | \$ 91,938,794 | \$ 92,571,249 | 101% |
| Saratoga | | | |
| 0-0.125 mile | \$ 11,116,000 | \$ 11,168,000 | 100% |
| 0.125-0.25 | \$ 77,914,560 | \$ 77,601,045 | 100% |
| 0.25-0.5 | \$ 353,092,390 | \$ 350,550,126 | 99% |
| San Jose | | | |
| 0-0.125 mile | \$ 29,024,249 | \$ 28,695,250 | 99% |
| 0.125-0.25 | \$ 57,135,400 | \$ 57,075,940 | 100% |
| 0.25-0.5 | \$ 157,404,541 | \$ 158,404,215 | 101% |

A listing of the addresses for the wireless sites is in Appendix A.

Conclusion

It is quite clear from the data that the distance from a wireless facility has no apparent impact on the value or sale price of a home. The relationship between the list and sale price remained the same no matter how close the property was to the wireless facility. In addition, we see that all the cities in the survey had similar results. The sites across all cities represent a variety of properties including those in neighborhoods with higher priced homes versus those in communities with more moderately priced homes.

Most real estate professionals believe there are multiple factors that affect property values. These professionals still believe in the old adage that there are three factors: location, location, location. However, it is quite obvious that the overall economic climate can have an overriding effect on the real estate market. This year has seen a significantly stronger market for home sales, both in the number of transactions and sellers' ability to obtain their asking price. Other factors that tend to impact property values include schools and access to transportation.

This study should provide a data-based explanation of the relationship between home values and the proximity to wireless facilities. The conclusions can be understood to suggest that communities and carriers have done well in considering the placement of the technology. The Wireless Communications Initiative believes this continued commitment to resolving deployment issues will benefit our region and its neighborhoods.

(Appendix A)

Wireless Facilities Included In Study

Palo Alto

1082 Coronado
101 Alma St
1985 Louis Road
3990 El Camino
305 N California
10950 Channing
1501 Page Mill Rd
200 Page Mill Rd
2047 bayshore
2300 Geng Rd
260 Sheridan
2666 E Bayshore Rd
2675 Hanover St
2701 Middlefield Rd
300 Pasteur Dr
3000 Alexis
3141 Maddux Dr
3401 & 3431 Hillview
345 Hamilton Ave
3475 Deer Creek Rd
3600 W Bayshore Rd
3600 Middlefield
3672 Middlefield
3862 Middlefield
4009 Miranda
4243 Manuela Ave
4249 El Camino Real
488 University Ave
525 University Ave

531 Stanford Ave
695 Arastradero
711 Colorado
724 Arastradero
850 Webster St
855 El Camino
900 Blake Wilbur Dr
799 Arastradero
760 Porter
3000 El Camino Real
675 El Camino Real
2595 E Bayshore
Junipero & Stanford
Page Mill & Foothill

Redwood City

3025 Jefferson Ave
468 Grand St
1175 Palomar
1251 Annette
2900 Whipple Ave

Saratoga

14407 Big Basin Way
14000 Fruitvale
13000 Glen Brae
13750 Prune Blossom
14091 Quito Rd
12770 Saratoga Ave
1777 Saratoga Ave
13601 Saratoga Ave
20508 Saratoga Los Gatos
19491 Saratoga Los Gatos
12393 Saratoga Sunnyvale