

# Exhibit D

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## **ALTERNATIVE SITE ANALYSIS VERIZON WIRELESS**

**SITE NAME:** ANDREAS ESTATES

**LOCATION:** 900 Lewis Road, Royal Oaks, CA 95076

**APN:** 412-012-017

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The selection of a location for a wireless telecommunications facility that is needed to improve service and provide reliable coverage is dependent upon many factors, such as: topography, zoning regulations, existing structures, co-location opportunities, available utilities, access, and the existence of a willing landlord. Wireless communication utilizes line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

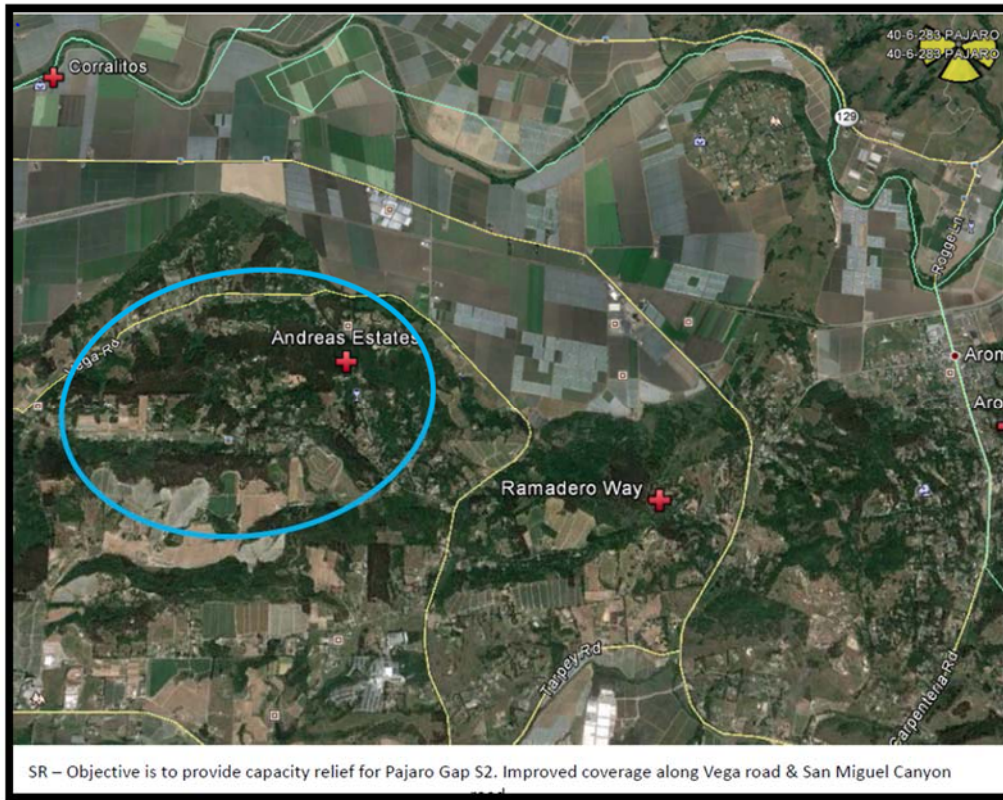
The proposed coverage area consists of agricultural and residential uses in Monterey County. Verizon strives to minimize visual and acoustic impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process.

The proposed facility will consist of Verizon panel antennas mounted on a 100' monopine. The equipment cables will be run underground in order to minimize visual impact and equipment will be screened within a prefabricated equipment shelter, and surrounded by a chain link fence with barbed wire. Of ten candidates considered, the proposed site was selected by Verizon Wireless as the best option to minimize visual impacts while achieving its wireless service objectives.

The facility is needed to offset capacity from a Verizon Wireless facility in Pajaro Gap and improve wireless communication coverage to greater Watsonville. The proposed location best serves the interest of Monterey County and the local community because it is the least intrusive means available to improve service to the area. The process that Verizon implements to identify the least intrusive location is outlined below.

### Selection Process and Candidates Considered

In October 2013, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of ten candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height.



The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 87' represents the required height of the antennas to produce the desired coverage. After evaluating the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. Verizon always investigates collocation opportunities first as they minimize infrastructure needs. In this case, Verizon determined that there are no existing structures within the search area which could meet its coverage needs.

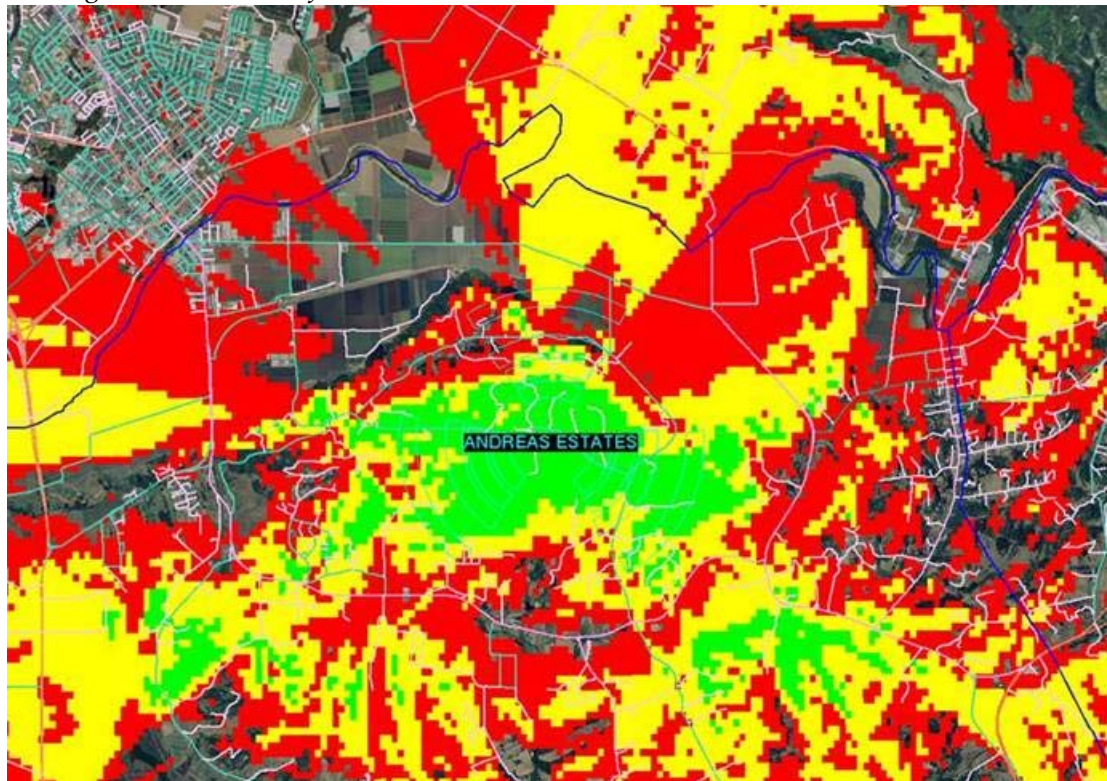
Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

**1. Salinas Solid Waste Authority** (Lewis Road Landfill, Royal Oaks, CA 95070 / APN: 412-102-006)

This site offered a collocation on a to-be-constructed 100’ lattice tower in the eastern portion of the search ring. The proposed tower is expected to be completed sometime in 2014. This site was not selected by Verizon’s Radio Frequency engineer due to the higher terrain of the landfill, which lead to ineffective coverage at the location. Additional complications included access to the site, ongoing construction, and the delay anticipated for tower completion. Comments from Dewayne Bonham, Verizon Wireless RF engineer, are below:

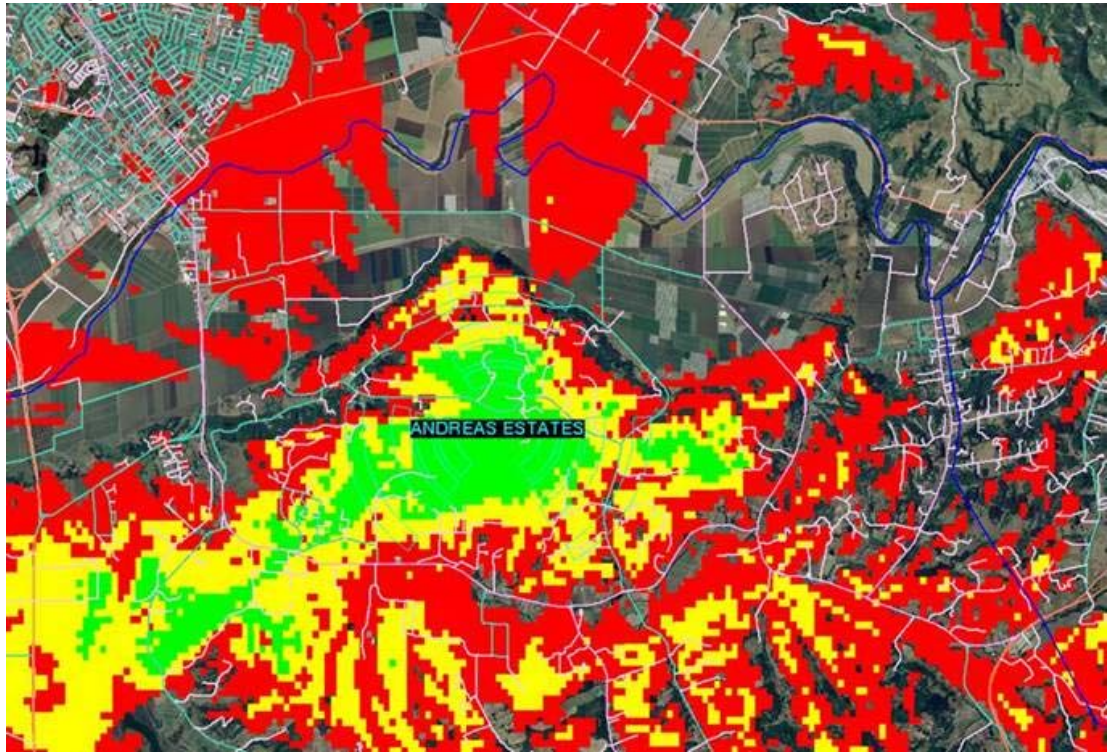
*Looking at the chatter when the three candidates were being weighed the reason for selecting the chosen candidate over the landfill was that the landfill was on higher terrain and put signal into unwanted areas. With 4G we want smaller sites that cover an area without creating RF pollution in areas where we do not want the cell to cover. The landfill candidate covered the intended area, but also polluted too much area with red and yellow shown on the maps below. The other significant factor is that the RF pollution from the landfill candidate goes over the county line into Santa Cruz County. Since we have different frequencies we use in some of the 4G technology in these two counties we would not be able to use all out potential capacity with the Landfill candidate. The lower accepted site crossed the county line at much weaker levels giving us a chance to control the pollution.*

Coverage available at landfill candidate:





*Coverage available at proposed candidate:*

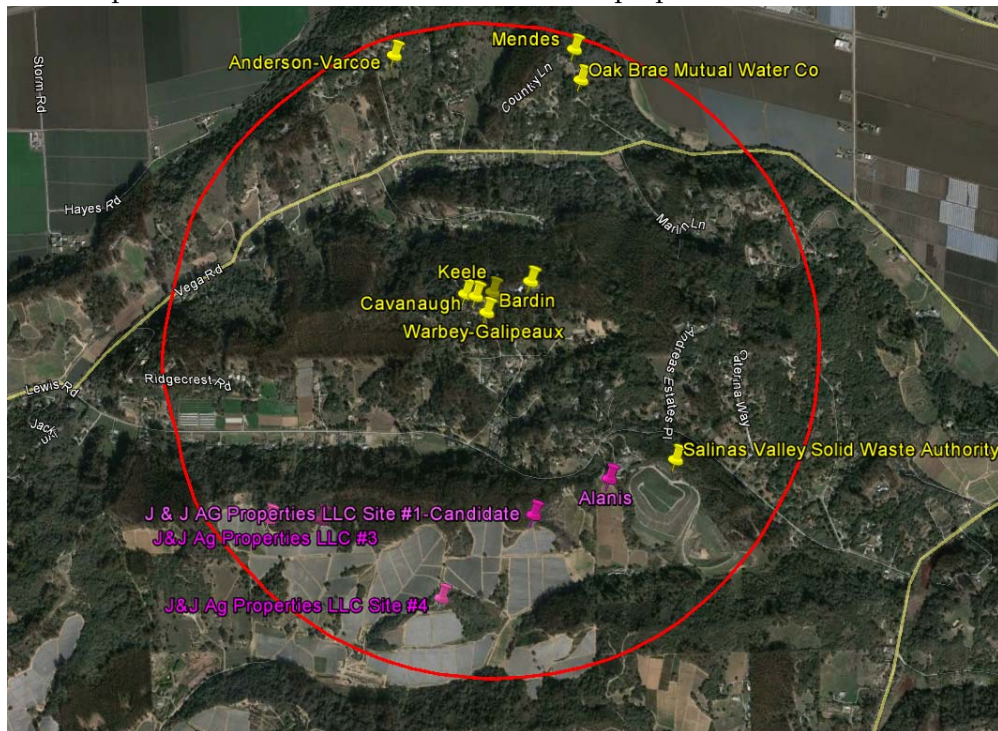


2. **Warbey-Galipeaux** (809 Lewis Road C, Royal Oaks, CA 95076 / APN: 412-051-021)  
This location involved a new build of a 60' monopine, on a 1 acre parcel used as a residence. This site was excluded due to its close proximity to residential uses and the low probability of zoning approval.
3. **Bardin** (811 Lewis Road, Watsonville, CA / APN: 412-051-024)  
This location was specifically identified by the Verizon Radio Frequency engineer as a potential candidate, however the landlord insisted that any potential tower be set in a deep ravine behind the house. This potential lease area would need extensive grading and fill for the site to be feasible. Verizon did not select this site due to the cost of developing this parcel, and the availability of superior candidates in close proximity.
4. **Mendes-Hilltop** (1531 Kari Lane, Royal Oaks, CA / APN: 117-051-016)  
This site was excluded due to its close proximity to residential uses and the low probability of zoning approval.
5. **Alanis** (939 Lewis Rd, Royal Oaks, CA 95076 / APN: 412-012-011)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.
6. **Keele** (809 Lewis Rd, Royal Oaks, CA 95076 / APN: 412-051-020)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.

## Alternative Site Analysis – Verizon Wireless ‘Andreas Estates’

7. **Iniguez** (813 Lewis Rd, Royal Oaks, CA 95076 / APN: 412-051-014)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.
8. **Cavanaugh** (Easement / APN: 412-051-015)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.
9. **Anderson-Varcoe** (1245 Eagle Hill Rd, Royal Oaks, CA 95076 / APN: 117-441-025)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.
10. **Oak Brae Mutual Water Co.** (Oak Brae Tract No. 805 / APN: 117-501-015)  
This site was not selected because the landlord did not respond to inquiries and proposal letters from Verizon.

The map below shows the locations of each of the properties listed above.

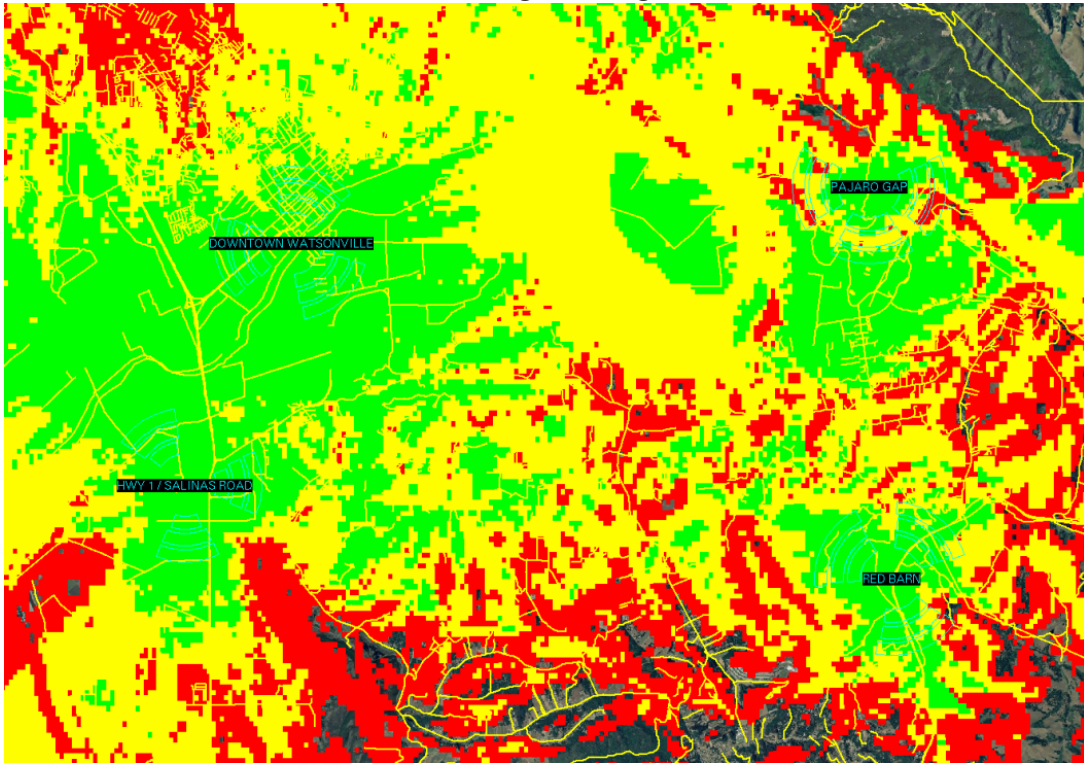


The various properties labeled J&J Ag Properties on this map are part of the same ranch as the proposed site (J&J Ag Properties – Site #1 on the map above). J&J Site #1 offers a lease area significantly removed from Lewis Road, moving the proposed facility away from the street to aid in stealthing. The parcel also contains the densest natural growth of the candidate sites, and the existing trees along the property line are an ideal natural feature for blending the proposed monopine. The proposed parcel allows Verizon to achieve its coverage objectives while selecting the candidate site with the lowest visual impact.

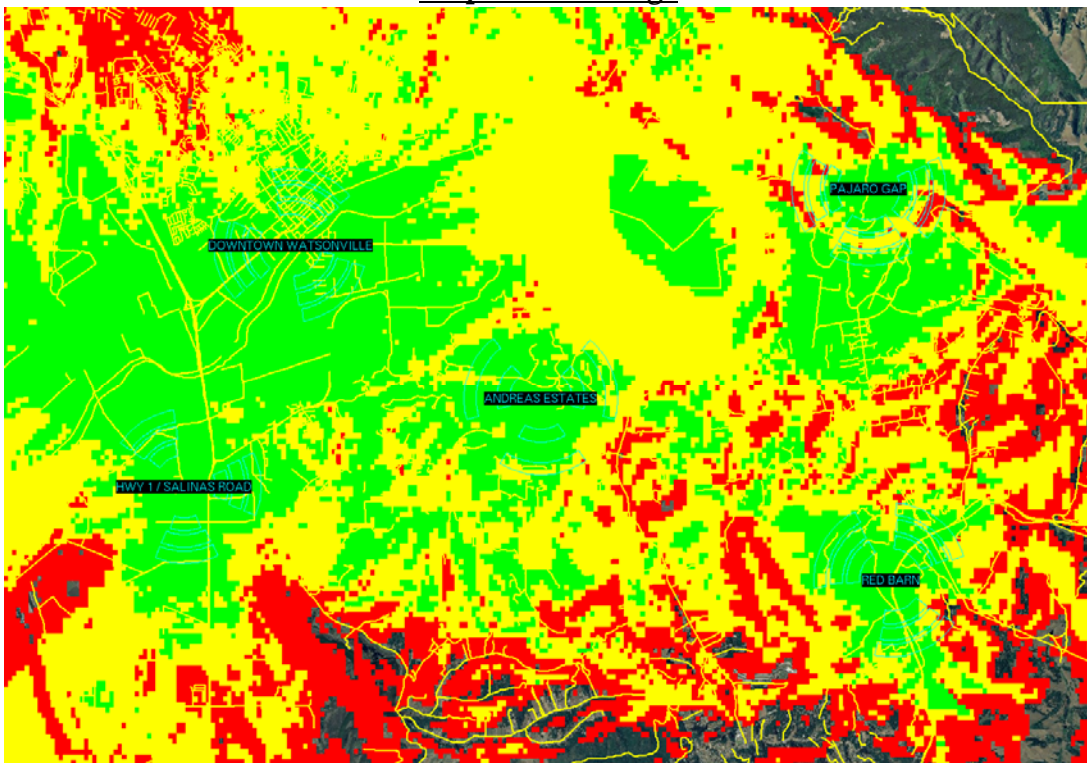


Coverage Area

Existing Coverage



Proposed Coverage

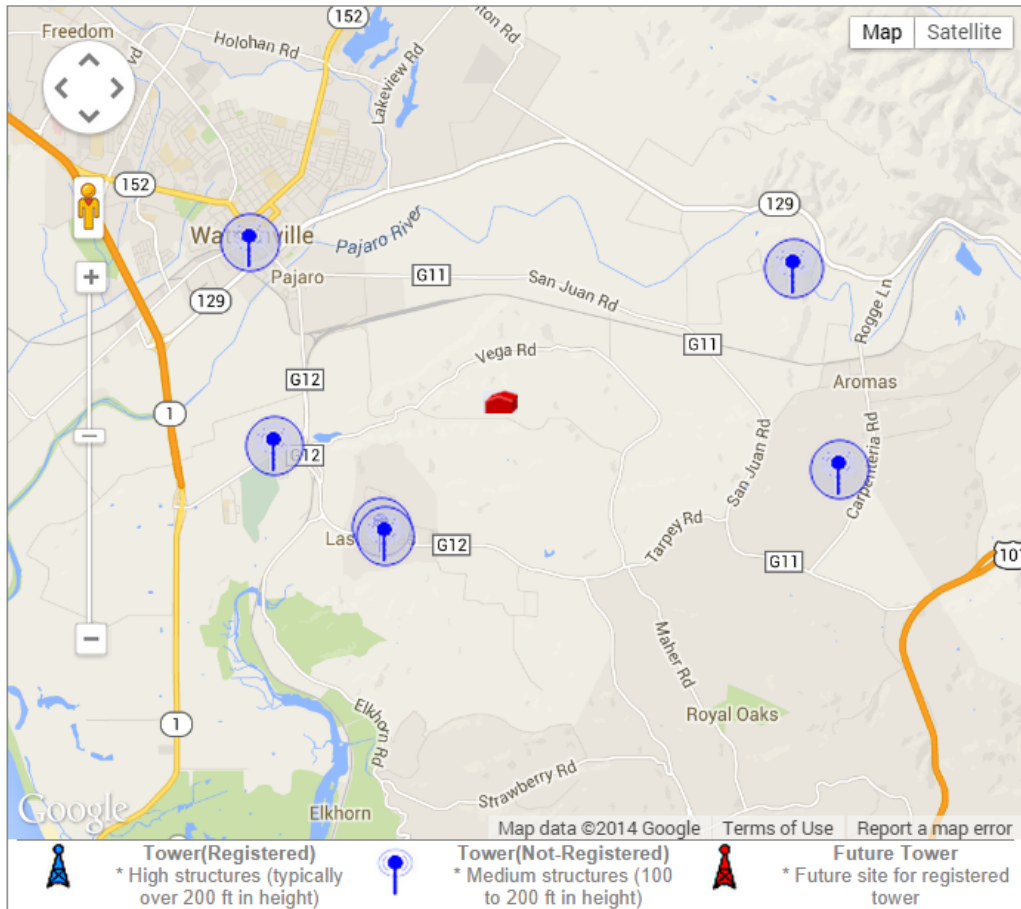




## Alternative Site Analysis – Verizon Wireless ‘Andreas Estates’

The proposed facility is not located within one mile of an existing wireless telecommunications facility. The closest existing wireless tower is 1.83 miles from the proposed site. The image below provides a visual representation of the closest existing towers, and all towers in a four mile radius of the proposed site.

**Tower Structures - (900 Lewis Rd, Watsonville, CA 95076)**



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