



Staff Report to the Zoning Administrator

Application Number: 141212

Applicant: Verizon Wireless C/O Michelle
Ellis GTE Mobilnet of Ca. Limited
Partnership, d.b.a.

Owner: Charles Kennedy
APN: 098-021-06

Agenda Date: November 6, 2015

Agenda Item #: 1

Time: After 9:00 a.m.

Project Description: Proposal to construct a 64 foot tall monopine wireless communication facility on a vacant 29.8 acre A-P (Agriculture-Preserve) zoned parcel, including ground mounted equipment in a forty foot by forty foot fenced lease area. Requires a Commercial Development Permit.

Location: South side of Loma Prieta Avenue, abutting the Santa Clara County Line and located within the Summit Planning area.

Supervisory District: 1st District (District Supervisor: John Leopold)

Permits Required: Commercial Development Permit

Technical Reviews: None

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141212, based on the attached findings and conditions.

Exhibits

- | | |
|-------------------------------------------------------|---------------------------------------------------------------------------------|
| A. Categorical Exemption (CEQA determination) | F. Radio Frequency Report, prepared by Hammett & Edison, Inc., October 16, 2013 |
| B. Findings | G. Noise Study |
| C. Conditions | H. Visual Simulations |
| D. Project plans | I. Alternatives analysis |
| E. Assessor's, Location, Zoning and General Plan Maps | J. Comments & Correspondence |

Parcel Information

Parcel Size: 41 29.8 acres (*Revised by the Zoning Administrator*)
Existing Land Use - Parcel: Existing Residential Structure

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Existing Land Use - Surrounding: Commercial Agriculture to east and west, Residential to north
Project Access: Loma Prieta Avenue
Planning Area: Summit
Land Use Designation: AG (Agriculture)
Zone District: A-P (Agriculture-Preserve Contract)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: County Fault Zone, see soils comments below
Soils: Soils Report required prior to building permit issuance
Fire Hazard: Not a mapped constraint
Slopes: Building site is flat
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: A standard archaeological condition of approval applies to this project should resources be identified during construction, which requires work to be stopped and evaluation of the resources in accordance with the code.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: County Fire
Drainage District: Outside drainage district

Project Setting

The subject property is a parcel of approximately 41 29.8 (*Revised by the Zoning Administrator*) acres and is located on the south side of Loma Prieta Avenue within the Summit Planning area. The property is a large wooded setting of large properties and is agriculturally undeveloped. The property contains an existing residence approximately 360 feet northeast from the proposed wireless development area.

The property is zoned A-P (Agriculture-Preserve) and corresponds with the Agriculture General Plan designation. There is an existing unpaved access road that extends from Loma Prieta Avenue to the proposed development area on the subject property.

Detailed Project Description

The applicant proposes to construct a 64 foot tall monopine located approximately 250 feet east south (*Revised by the Zoning Administrator*) of the right-of-way within the central portion of the subject property. The improvements include 9 antennas (3 per sector and 3 sectors) with a two foot microwave dish within a landscaped, fenced forty foot by forty foot equipment lease area containing a 30 watt emergency generator, 1000 gallon water tank, and associated equipment. The applicant proposes an 8 foot wide access road to the proposed improvements with a fire turnaround.

Zoning & General Plan Consistency

Pursuant to County Code Section 13.10.661 (A) (Wireless Communications Ordinance), all new wireless communication facilities are required to obtain a commercial development permit with approval by the Zoning Administrator.

The subject property is zoned A-P (Agriculture-Preserve) and designated Agriculture by the General Plan. The proposed wireless facility is a permitted use with a Zoning Administrator Approval within the Agriculture zone district and the zoning is consistent with the site's Agriculture General Plan designation. The P designation denotes that the subject property contains a Williamson Act Agricultural preserve contract, which was established February 28, 1977 and is still in effect. The agricultural preserve contract specifically allows all uses permitted within the Agricultural Zone District. Therefore, wireless facilities are permitted within this district.

Wireless facilities are subject to the wireless regulations enumerated in County Code Section 13.10.661-668. As noted, the proposed site is not located in a prohibited or restricted wireless area as set forth in Sections 13.10.661(B) and 13.10.661(C). Thus, an alternative site analysis or alternative designs are not required. However, the applicant provided an alternative analysis evaluating various sites as part of their application to establish the most suitable site meeting their cellular objectives. (Exhibit I).

All Agriculture zone district setbacks are required to be 20 feet. The existing tower and equipment enclosure meet all required setbacks.

Setback Table			
	Front	Side	Rear
(A zone district)			
Required	20'	20'	20'
Proposed	250'	400' and 1000'	400'

The wireless ordinance section 13.10.661(F) requires that wireless facilities are located in the least visually obtrusive location that is technically feasible. The proposed facility is setback from the Loma Prieta Avenue approximately 250 feet and situated adjacent to existing mature Monterey Pine trees and against a background of mixed trees throughout the site. The proposed monopine is 64 feet in height and the antennas are proposed at the 55 foot elevation. The canopy of the monopine is approximately 21 feet in height within the range of other tree canopy heights

in the vicinity. The height of the proposed tower will not exceed the allowed height enumerated in County Code Section 13.10.510(D) (2). This section allows a maximum height of 90 feet for wireless facilities located within the Public Facility zone district, as required by the wireless facility policy interpretation WFC-01.

The proposed wireless facility complies with the requirements of the visual protection regulations of the Wireless Ordinance and the County Design Review Ordinance in that the proposed project has been designed to camouflage the facility as a pine tree with a branching height and pattern consistent with surrounding trees. Views of the facility are limited given the significant distance from the roadway and location in a wooded setting. The most prominent feature of the project is the fenced enclosure. The project was required to provide landscape screening to better screen the enclosure from the roadway. Visual simulations (Exhibit G) are attached that provide an image of the existing and proposed appearance of the project site. The visual simulations do not include the proposed landscaping as landscaping was added during the project review process. As designed, the proposed project would minimize visual impacts of the proposed wireless equipment, meeting the ordinance objective to reduce visual impacts as much as technically feasible.

Radio Frequency (RF) Exposure

Section 47 USC 332(c)(7)(B)(iv) of the Telecommunications Act of 1996 forbids jurisdictions from regulating the placement, construction, or modification of Wireless Communications Facilities based on the environmental effects of RF emissions if these emissions comply with FCC standards. The RF emissions of the proposed wireless communication facility comply with FCC standards.

County Code Section 13.10.661 (D) requires compliance with the Federal Communications Commission (FCC) rules, regulations and standards by requiring that facilities comply with the radio-frequency (RF) emissions standards set forth by the FCC. A non-ionizing electromagnetic radiation (NIER) report is attached as Exhibit F. The report concludes that the worst case RF power density levels are below the maximum permissible emissions levels established for the general population in accessible areas. Maximum cumulative level at the ground will be less than 1 percent of the applicable radio frequency exposure levels established by the Federal Communications Commission (FCC).

The report recommends safety signage in order to be compliant with the FCC rules and regulations. Occupational safety measures are conditioned to be provided in compliance with the FCC occupational exposure guidelines for work required near the antennas. The proposed project is consistent with the FCC regulations as proposed and conditioned.

Noise

A noise study (Exhibit H) was submitted confirming that the proposed HVAC system will not exceed the general plan maximum daytime or nighttime noise threshold as predicted noise levels are expected to be a maximum of 39 decibels at the property line, which is 6 decibels below the maximum 45 decibel nighttime threshold and 21 decibels below the maximum 60 decibel daytime threshold. The noise levels of the proposed 30 kW generator will not exceed the general plan maximum daytime noise threshold of 60 decibels as predicted noise levels are

expected to be a maximum of 56 decibels at the property line. Levels at the nearest residences are further decreased below the levels at the property line. The generator would be operated during the daytime for testing and maintenance and only operated at night during emergency events.

Environmental Review

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. Commercial structures not exceeding 10,000 square feet and not involving the use of significant amounts of hazardous substances and not located in a sensitive habitat are exempt per Section 15303, Class 3. A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit A.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141212**, based on the attached findings and conditions.

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

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

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 141212

Assessor Parcel Number: 098-021-06

Project Location: No situs address

Project Description: Proposal to construct a 64 foot tall monopine wireless communication facility on a vacant 29.8 acre A-P (Agriculture Preserve) zoned parcel, including ground mounted equipment in a forty foot by forty foot fenced lease area. Requires a Commercial Development Permit

Person or Agency Proposing Project: Verizon Wireless C/O Michelle Ellis GTE Mobilnet of Ca. Limited Partnership, d.b.a.

Contact Phone Number: (916) 917-9746

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

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of lease area and wireless monopine

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

Sheila McDaniel, Project Planner

Date: _____

Wireless Communication Facility Use Permit Findings

1. The development of the proposed wireless communications facility as conditioned will not significantly affect any designated visual resources, environmentally sensitive habitat resources (as defined in the Santa Cruz County General Plan/LCP Sections 5.1, 5.10, and 8.6.6.), and/or other significant County resources, including agricultural, open space, and community character resources; or there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed wireless communications facility as conditioned (including alternative locations and/or designs) with less visual and/or other resource impacts and the proposed facility has been modified by condition and/or project design to minimize and mitigate its visual and other resource impacts.

This finding can be made, in that the proposed 64 foot wireless facility and equipment enclosure will be located on the ground outside any mapped visual resources, environmentally sensitive habitat resources, or other significant county resources. Furthermore, although the property is restricted by a Williamson Act contract established in 1977 intended to protect agricultural activities on the subject property; this contract permits all uses allowed within the Agricultural Zone district and the proposed wireless facility use is an allowed use. The proposed use will not affect agricultural use as no agricultural development is taking place on the subject property.

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

This finding can be made, in that pursuant to County Code Section 13.10.661 (B) and 13.10.661 (C), the proposed wireless facility is not located within a prohibited or restricted area and therefore complies with the ordinance. An alternative analysis is not required for the proposed facility. Nonetheless, the applicant provided this analysis to further substantiate that the proposed location is the most viable site for the project.

3. The subject property upon which the wireless communications facility is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this title (County Code 13.10.660) and that all zoning violation abatement costs, if any, have been paid.

This finding can be made, in that the proposed wireless facility is an allowed use in compliance with the requirements of the Agricultural-Preserve zone district and General Plan designation, in which it is located. The improvements are proposed at the 55 foot height level of the proposed wireless monopine and this does not exceed the maximum 90 foot height permitted for wireless facilities within the Agricultural Zone District.

No zoning violation abatement fees are applicable to the subject property.

4. The proposed wireless communication facility as conditioned will not create a hazard for aircraft in flight.

This finding can be made, in that the proposed wireless communications facility will be located at the 55 foot level of a proposed wireless monopine, which is approximately 64 foot tall, and this elevation is too low to interfere with an aircraft in flight.

5. The proposed wireless communication facility as conditioned is in compliance with all FCC and California PUC standards and requirements.

This finding can be made, in that the maximum ambient RF levels at ground level due to the existing wireless communications facilities and the proposed operation are calculated to be less than one percent of the most restrictive applicable limit.

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

This finding does not apply in that the proposed project site is not located within the coastal zone.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for wireless facilities and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed improvements will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure will meet all current setbacks that ensure access to these amenities.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the improvements and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A-P (Agriculture-Preserve) zone district in that the proposed improvements meet all current site standards for the zone district including setbacks, maximum antenna height, etc. Furthermore, although the property is located within a P designated site and subject to a Williamson Agricultural Preservation Act contract established in 1977, intended to provide agricultural activities on the subject property. This contract permits all uses allowed within the Agricultural Zone district and the proposed wireless facility use is an allowed use specified in the Agricultural use chart in County Code 13.10.312. The proposed use will not affect agricultural operations as no agricultural development is currently taking place on the subject property. The proposed facility location does not preclude future agricultural uses. Section 13.10.661 et al was adopted to allow installation of wireless telecommunications facilities. The project does not affect existing or protected agricultural uses on site.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed wireless facility is consistent with the use and density requirements specified for the Agriculture (AG) land use designation in the County General Plan.

The proposed wireless project will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district.

The proposed wireless project will be compatible with adjacent property uses due to its small size and location on an existing utility tower properly proportioned to the parcel size and the

character of the neighborhood as specified in General Plan Policy 8.5.2 (commercial compatibility with other uses) in that proposed monopine, antennas, and equipment enclosure will comply with the site standards for the A-P zone district (including setbacks, height) and will result in a structure consistent with a design that could be approved on any similarly sized Agriculture zoned parcel in the vicinity. Approval of the project will not interfere in the Williamson Act agricultural preserve contract and will be located 250 feet from the nearest property line.

The project is not located within a special community or town plan.

The proposed HVAC would generate a maximum of 39 decibels at the property line, which is 6 decibels below the maximum 45 nighttime decibel threshold. The noise levels of the proposed 30 kw generator would not exceed the general plan maximum daytime noise threshold as predicted noise levels are expected to be a maximum of 56 decibels at the property line, which is 4 decibels below the maximum 60 decibel threshold permitted at the property line. Levels at the nearest residences are further decreased below the levels at the property line. The generator will exceed the night time average decibel level by 11 decibels over the 45 decibel threshold as it is expected to be 56 decibels. However, since the generator would be operated during the daytime for testing and maintenance and only operated at night during emergency events, the project has not been required to include the noise attenuation measures, these noise levels would be considered temporary and not subject to this standard.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed monopine, antennas, and equipment enclosure is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to affect the traffic volumes because the only traffic generated by the proposal will be one utility truck periodically visiting the site for routine maintenance and thus will not adversely impact the existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed monopine, antennas, and equipment shelter are located in a rural area with limited development, and the proposed improvements are consistent with the land use intensity and density of the neighborhood and will result in no appreciable change in the character of the area or result in significant visual impacts. The proposed wireless facility complies with the requirements of the visual protection regulations of the Wireless Ordinance and the County Design Review Ordinance in that the proposed project has been designed to camouflage the facility as a pine tree with a branching height and pattern consistent with surrounding trees. Views of the facility are limited given the significant distance from the roadway and location in a wooded setting. The most prominent feature of the project is the fenced enclosure. The project includes landscape screening to better screen the enclosure from the roadway. As designed, the proposed project would minimize visual impacts of the proposed wireless equipment, meeting the ordinance objective to reduce visual impacts as much as technically feasible.

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

This finding can be made, in that the proposed improvements will be of an appropriate scale and type of design that will minimize visual impacts to surrounding properties and open space in the surrounding area by provision of a monopine tree, including a branching height and pattern, which will camouflage the facility from surrounding properties. The proposed equipment shelter would be screened from surrounding property by proposed fencing and landscaped screening. Only limited views of the proposed monopine and fenced enclosure are possible from Loma Prieta Avenue roadway and then the improvements are located within a backdrop of existing mature vegetation softening the views.

Agricultural Development Findings

1. That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

This finding can be made in that the parcel is a wooded property that contains no current agricultural use. The proposed wireless facility will not reduce, restrict or adversely affect current or future agricultural operations given the incidental nature of the proposed project.

2. That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or that no other agricultural use is feasible for the parcel or

The proposed use is incidental to a potential principal agricultural use.

3. That the use consists of an interim public use which does not impair long-term agricultural viability; and
4. That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.
5. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production. (Ord. 4094, 12/11/90)

The proposed project is incidental to the principal permitted agricultural use allowed on the property and given the limited extent of improvements, removes as little potential agricultural land from production.

Conditions of Approval

Exhibit D: Project Plans, prepared by MST Architects, dated October 5, 2015

- I. This permit authorizes construction of a 64 foot tall monopine wireless communication facility, including ground mounted equipment in a 40' by 40' fenced lease area. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
 - D. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate that colors match the color sample on file in the Planning Department, as applicable.
 2. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review. The grading/drainage plan will need to include the entire access road leading to the cell site and the parking space.

3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
 4. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Storm water Management. Drainage fees will be assessed on the net increase in impervious area.
 5. Any new electric and telecommunications lines shall be placed underground.
 6. A lighting plan. All lighting must be manual and must not be visible from neighboring properties.
 7. Details showing compliance with the FCC occupational exposure guidelines and safety measures.
 8. *Revised drought tolerant landscape species and reduced water storage to be reviewed and approved by Planning Staff. (Revised by the Zoning Administrator)*
- B. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The soils report shall be reviewed and approved by Environmental Planning.
- C. Submit an erosion/sediment control plan for review.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. To ensure that the storage of hazardous materials on the site does not result in adverse environmental impacts, the applicant shall submit a Hazardous Materials Management Plan for review and approval by the County Department of Environmental Health Services, if required.
- E. Meet all requirements and pay any applicable plan check fee of the County Fire District comments dated October 23, 2015.
- F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- G. Pay the current fees for Child Care mitigation for proposed building footprint area. Currently, these fees are \$.23 per square foot.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The wireless communication facility may not be connected to a power source or operated until a final inspection and clearance from the Santa Cruz County Planning Department has been received.
- D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. This shall include modified soil deposits (including trash pits older than 50 years). The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The exterior finish and materials of the wireless communication facility must be maintained on an annual basis to continue to blend with the existing utilities infrastructure. Additional paint and/or replacement materials shall be installed as necessary to blend the wireless communication facility with the existing utilities infrastructure.
- C. The operator of the wireless communication facility must submit within 90 days of commencement of normal operations (or within 90 days of any major modification of power output of the facility) a written report to the Santa Cruz County Planning Department documenting the measurements and findings with respect to compliance with the established Federal Communications Commission (FCC) Non-Ionizing Electromagnetic Radiation (NEIR) exposure standard. The wireless communication facility must remain in continued compliance with the NEIR standard established by the FCC at all times. Failure to submit required reports or to remain in continued compliance with the NEIR standard established by the FCC will be a violation of the terms of this permit.
- D. If, as a result of future scientific studies and alterations of industry-wide standards resulting from those studies, substantial evidence is presented to Santa Cruz

County that radio frequency transmissions may pose a hazard to human health and/or safety, the Santa Cruz County Planning Department shall set a public hearing and in its sole discretion, may revoke or modify the conditions of this permit.

- E. If future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the operator of the wireless communication facility must make those modifications which would allow for reduced visual impact of the proposed facility as part of the normal replacement schedule. If, in the future, the facility is no longer needed, the operator of the wireless communication facility must abandon the facility and be responsible for the removal of all permanent structures and the restoration of the site as needed to re-establish the area consistent with the character of the surrounding natural landscape.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant

Application #: 141212
APN: 098-021-06
Owner: Charles Kennedy

and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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

Z.D. DRAWING SIGN-OFF	
DATE	TIME
<div style="display: flex; justify-content: space-between;"> <div> </div> <div> DATE _____ TIME _____ </div> </div>	
SITE ACQUISITION _____ _____ _____	SIGNATURE _____ _____ _____
PLANNING _____ _____ _____	SIGNATURE _____ _____ _____
CONSTRUCTION _____ _____ _____	SIGNATURE _____ _____ _____
MANAGEMENT _____ _____ _____	SIGNATURE _____ _____ _____
CONSTRUCTION _____ _____ _____	SIGNATURE _____ _____ _____
REAL ESTATE _____ _____ _____	SIGNATURE _____ _____ _____
RF ENGINEER _____ _____ _____	SIGNATURE _____ _____ _____
EQUIPMENT ENGINEER _____ _____ _____	SIGNATURE _____ _____ _____
W/ ENG/TRANSPORT _____ _____ _____	SIGNATURE _____ _____ _____
OTHER (IF APPLICABLE) _____ _____ _____	SIGNATURE _____ _____ _____

2785 Mitchell Drive, Walnut Creek, CA 94598

NORTH SUMMIT

LOMA PRIETA AVENUE
LOS GATOS, CA 95033-8136
APN: 098-021-06
LOCATION #: 287900

LOS GATOS, CA

LOCATION PLAN

DIRECTIONS

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHWEST ON MITCHELL DR TOWARD OAK GROVE RD
2. TAKE THE 1ST LEFT ONTO OAK GROVE RD
3. TURN LEFT ONTO TREAT BLVD
4. TURN RIGHT ONTO N MAIN ST
5. TURN LEFT ONTO N MAIN ST
6. MERGE ONTO I-880 S
7. TAKE THE MISSION BLVD/STATE ROUTE 285 EXIT TOWARD I-880
8. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MISSION BLVD W AND MERGE ONTO I-880 S
9. KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 880 S/SAN JOSE AND MERGE ONTO I-880 S
10. CONTINUE ONTO CA-17 S
11. TAKE THE SUMMIT RD EXIT
12. TURN LEFT ONTO SUMMIT RD
13. TURN LEFT TO STAY ON SUMMIT RD (SIGNS FOR SUMMIT ROAD)
14. CONTINUE ONTO HIGHLAND WAY
15. TURN LEFT ONTO MT. BACHE RD
16. TURN LEFT ONTO HIGHLAND WAY
17. DESTINATION WILL BE ON THE RIGHT

INDEX OF DRAWINGS

NO.	DESCRIPTION
1.	T1.1
2.	T1.1
3.	T1.1
4.	T1.1
5.	T1.1
6.	T1.1
7.	T1.1
8.	T1.1
9.	T1.1
10.	T1.1

PROJECT DIRECTORY

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

PROPERTY OWNER:
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

ARCHITECT:
MST ARCHITECTS
1120 14TH AVENUE, SUITE 100
SACRAMENTO, CA 95818
916-227-4319
mstarchitects.com

CONSTRUCTION MANAGER:
COMPLETE WIRELESS CONSULTING, INC.
2009 Y STREET
SACRAMENTO, CA 95818
916-227-4319
completewireless.net

PROJECT SUMMARY

ASSessor'S PARCEL NUMBER: 098-021-06

JURISDICTION: SANTA CRUZ COUNTY

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: AGRICULTURE PRESERVE (A-P)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL JURISDICTION. UNLESS OTHERWISE SPECIFIED, THESE CODES SHALL BE APPLIED TO ALL WORK NOT CONFORMING TO THESE CODES.

2013 CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS INCLUDING SUPPLEMENTS EFFECTIVE JULY 1, 2015

PART 1 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 CALIFORNIA BUILDING CODE
PART 3 CALIFORNIA ELECTRICAL CODE
PART 4 CALIFORNIA MECHANICAL CODE
PART 5 CALIFORNIA PLUMBING CODE
PART 6 CALIFORNIA FIRE CODE
PART 7 CALIFORNIA HISTORICAL BUILDING CODE
PART 8 CALIFORNIA FIRE CODE
PART 9 CALIFORNIA FIRE CODE
PART 10 CALIFORNIA FIRE CODE
PART 11 CALIFORNIA FIRE CODE
PART 12 CALIFORNIA FIRE CODE

LOCAL COUNTY OR CITY ORDINANCES

ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 40'-0"X40'-0" LEASE AREA
- A FENCE & LEASE AREA PERMITTER
- OUTDOOR EQUIPMENT
- POWER & TELCO UTILITIES BROUGHT TO FACILITY
- A STANDBY GENERATOR
- A CABLE ICE BRIDGE
- (9) ANTENNAS & (1) 7'-0" WINDSHIELD DISH W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED 64.0' TALL MONOPINE.

PROJECT MILESTONES

DATE	DESCRIPTION
07/29/2014	90% ZONING DOCUMENTS
08/19/2014	100% ZONING DOCUMENTS
09/05/2014	100% ZONING DOCUMENTS REVISION 1
09/16/2015	100% ZONING DOCUMENTS REVISION 2
09/16/2015	90% ZONING DOCUMENTS
10/05/2015	100% ZONING DOCUMENTS, CDE
12/14/2015	90% CONSTRUCTION DOCUMENTS
12/14/2015	100% CONSTRUCTION DOCUMENTS

PROJECT MILESTONES

07/29/2014 90% ZONING DOCUMENTS

08/19/2014 100% ZONING DOCUMENTS

09/05/2014 100% ZONING DOCUMENTS REVISION 1

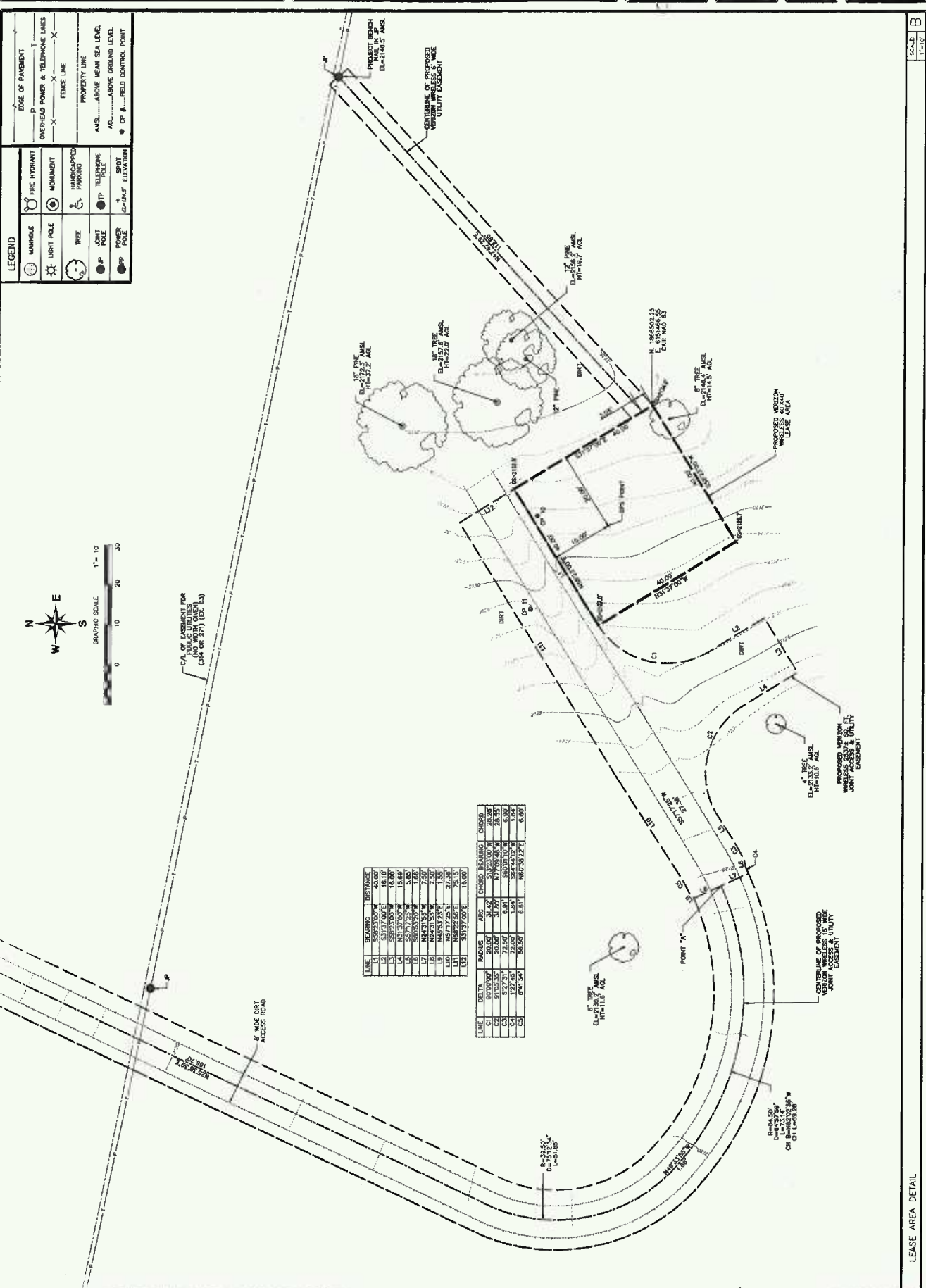
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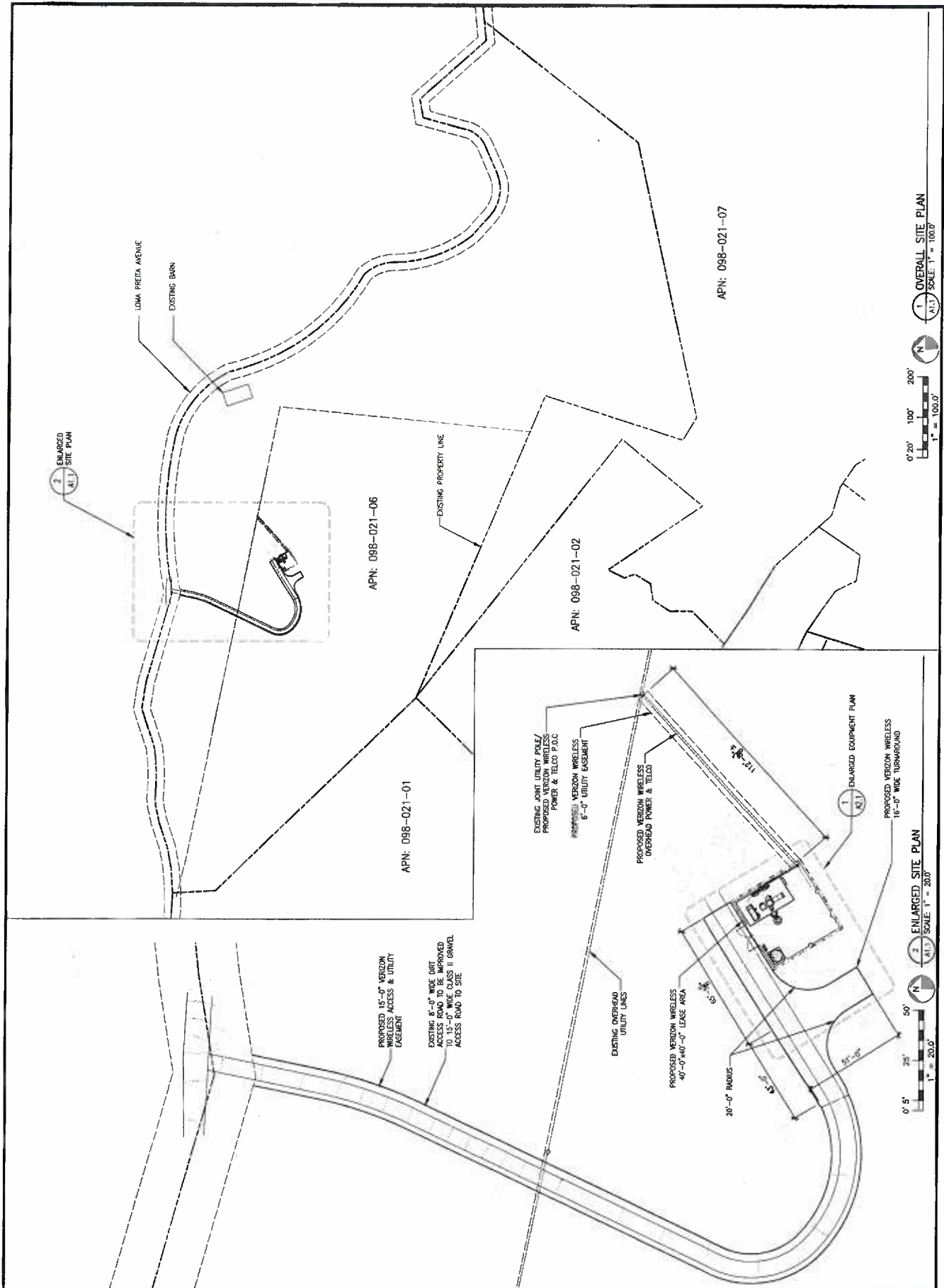
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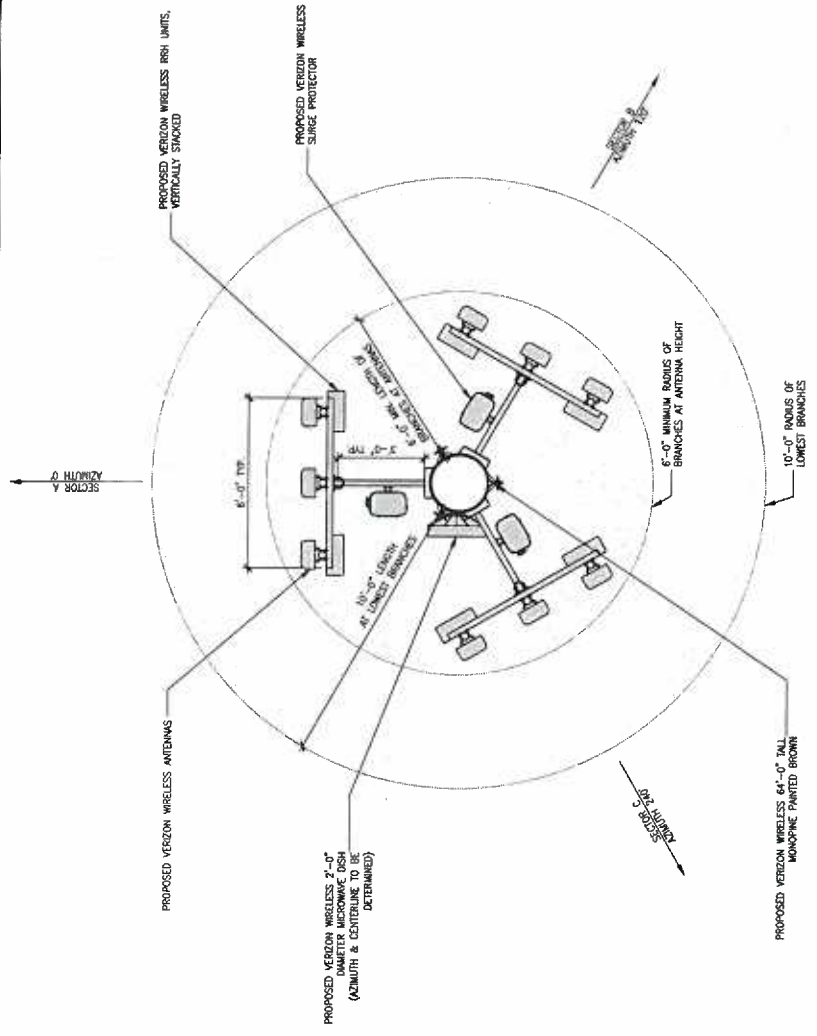
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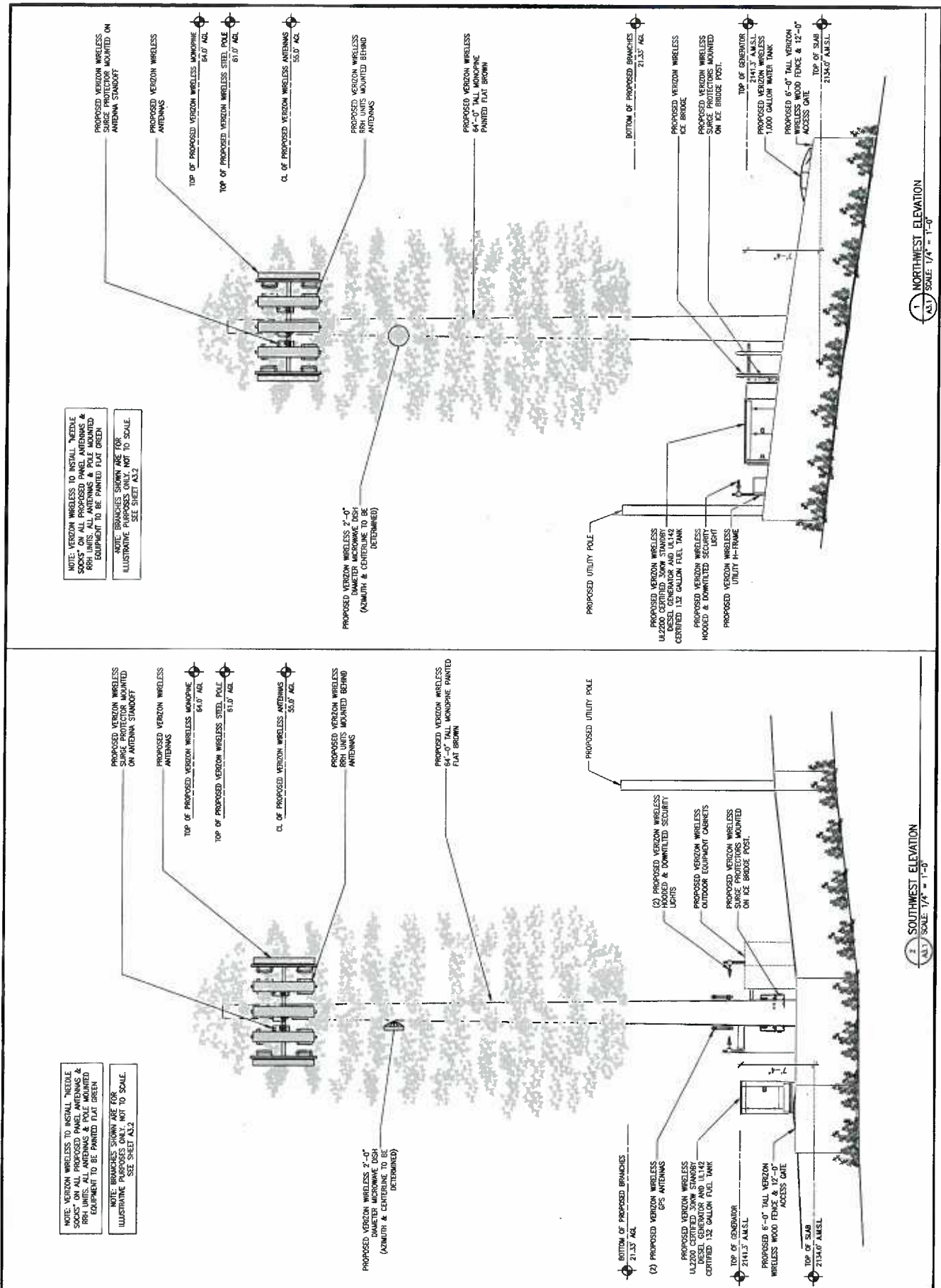





EQUIPMENT SCHEDULE				
EQUIPMENT	DESCRIPTION	QUANTITY		
		SECTOR A	SECTOR B	SECTOR C
ANTENNA	TO BE DETERMINED	3	3	3
IRH	IRH12	4	4	4
TMA OR DIPLER	N/A	0	0	0
SURGE PROTECTOR/HYBRID	HYBRID THUMB CABLE	0	0	0
COAXIAL CABLE	1 5/8" DIAMETER COAX	0	0	0
RET CABLE	N/A	0	0	0
TOTAL		7	7	7




NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE
 POINT" ANTENNAS. ALL ANTENNAS & POLE MOUNTED EQUIPMENT
 TO BE PAINTED FLAT GREEN




MST ARCHITECTS
 11200 RIVER PARK DRIVE, SUITE 200
 LOS GATOS, CA 95033
 408.251.8800
 www.mstarchitects.com

COMPLETE
 10/26/17

MONOPINE SIMULATION
 SHEET TITLE:


Verizon WIRELESS
 NORTH SUMMIT
 LOMA PRIETA AVENUE
 LOS GATOS, CA 95033-8136

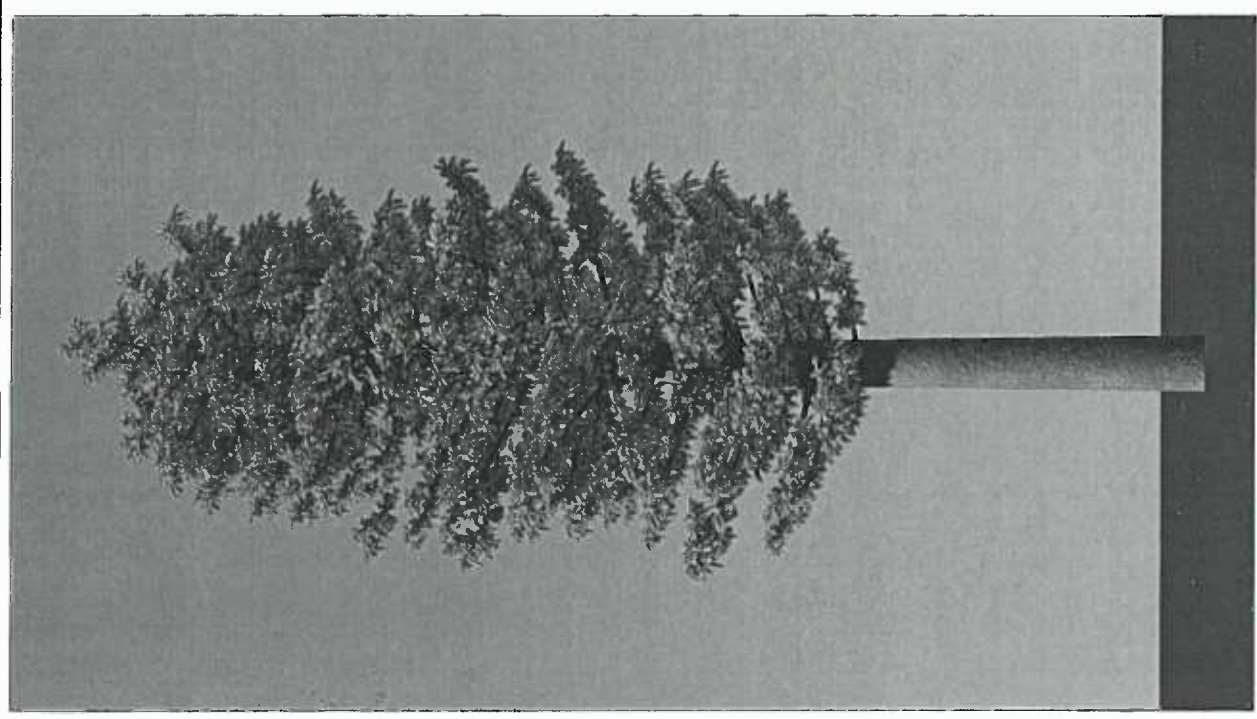
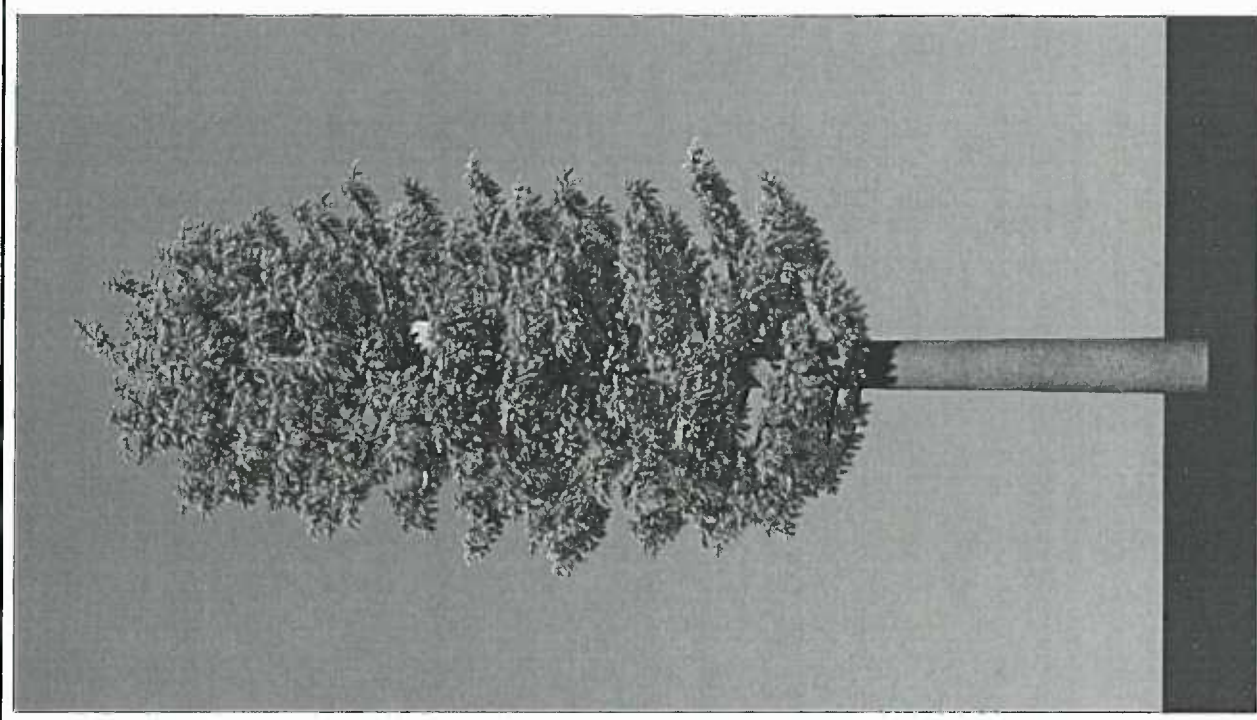


Revisions:

File: 10/26/17.dwg
 Drawn By:
 Checked By:
 Scale: as noted
 Date: 10/26/17

SUB NO. 10/26/17

A3.2



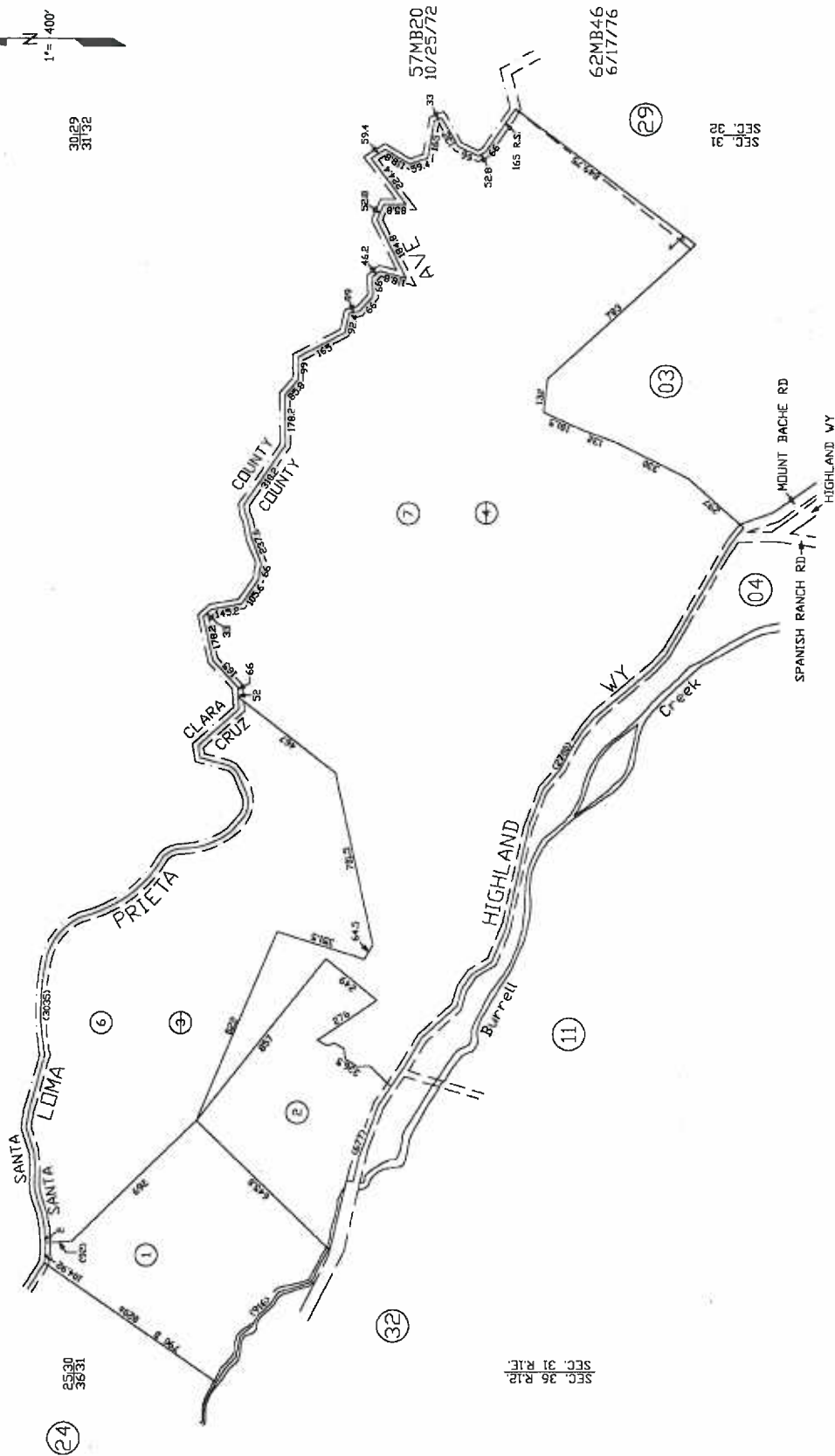
1 MONOPINE SIMULATION
 A3.2 SCALE: NO SCALE

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SOQUEL AUGMENTATION RANCHO
 POR. SEC. 30, 31 & 32, T.9S., R.1E., M.D.B. & M.

Tax Area Code
 79-032

98-02



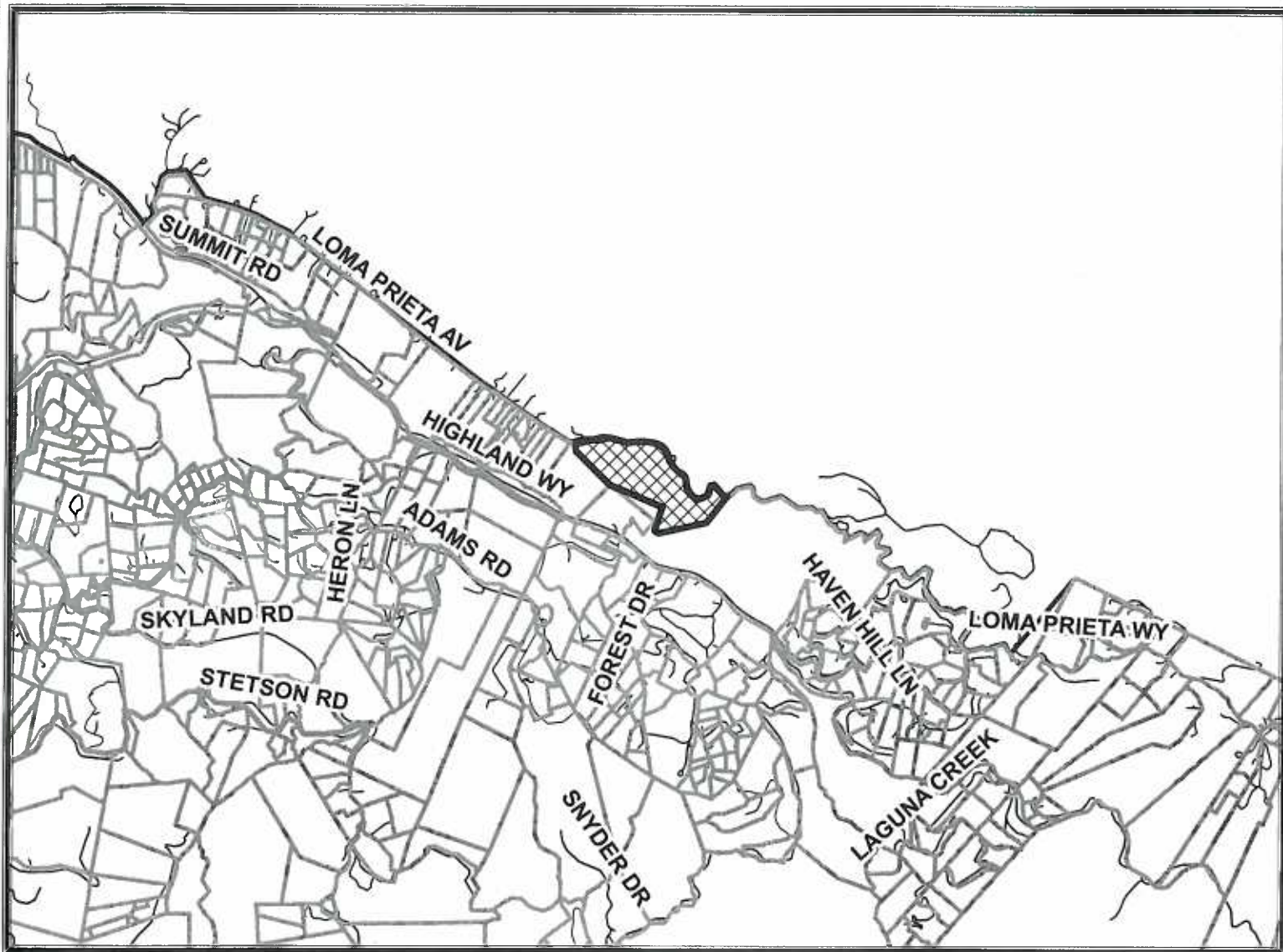
Assessor's Map No. 98-02
 County of Santa Cruz, Calif.
 Dec. 1998

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





Electronically redrawn 12/3/98 KSA
 Rev. 12/16/98 KSA (added Pg Refs)
 Rev. 9/21/01 mwn (changed page refs.)

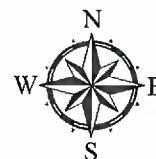


Location Map



LEGEND

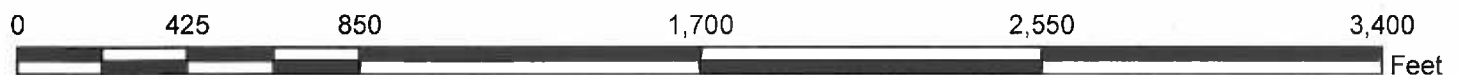
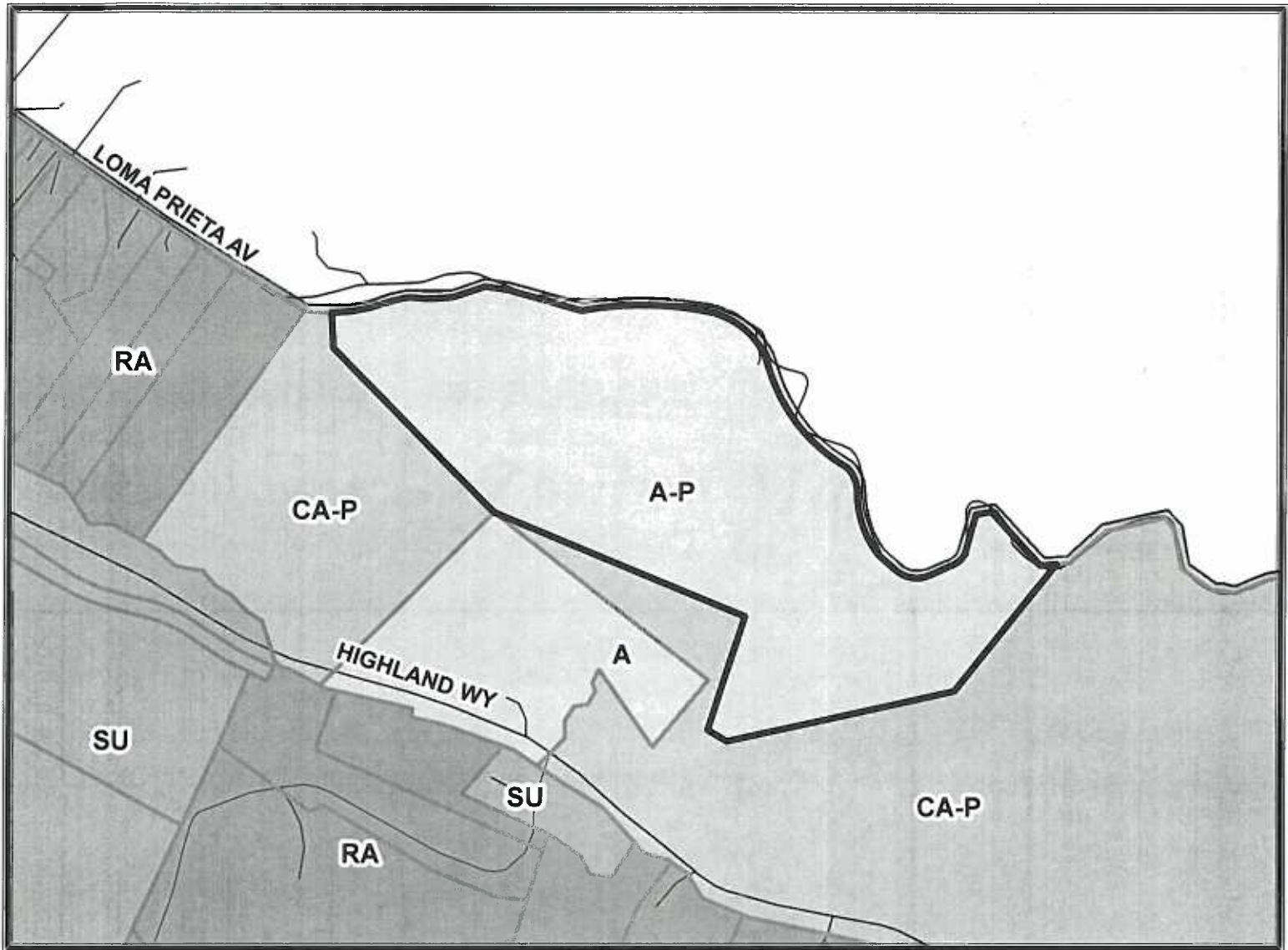
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-  Assessors Parcels
-  Street
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
November 2014

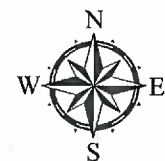


Zoning Map



LEGEND

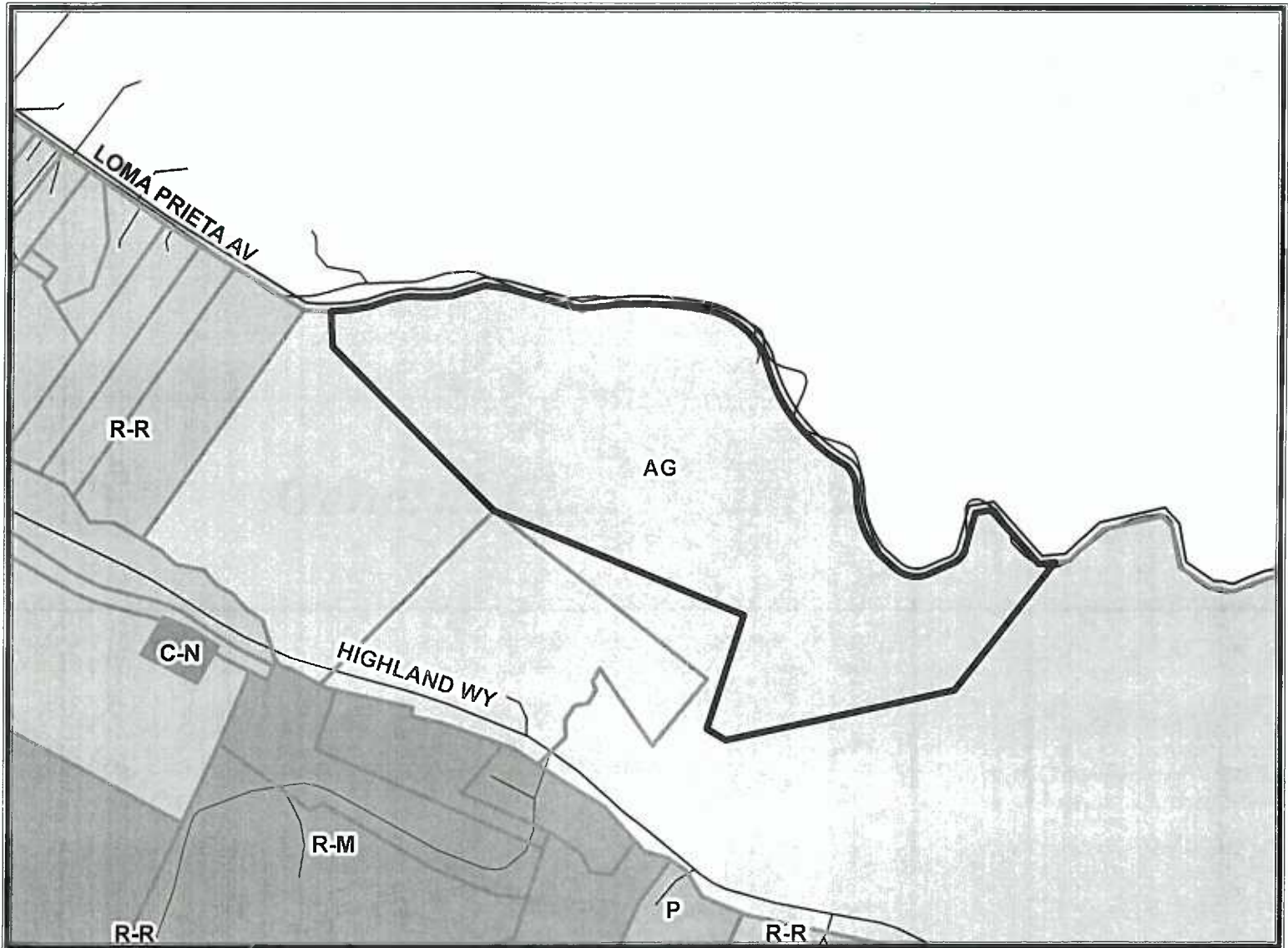
-  APN: 098-021-06
-  Assessors Parcels
-  Street
-  County Boundary
-  AGRICULTURE
-  AGRICULTURE COMMERCIAL
-  SPECIAL USE
-  AGRICULTURE RESIDENTIAL



Map Created by
County of Santa Cruz
Planning Department
November 2014



General Plan Designation Map



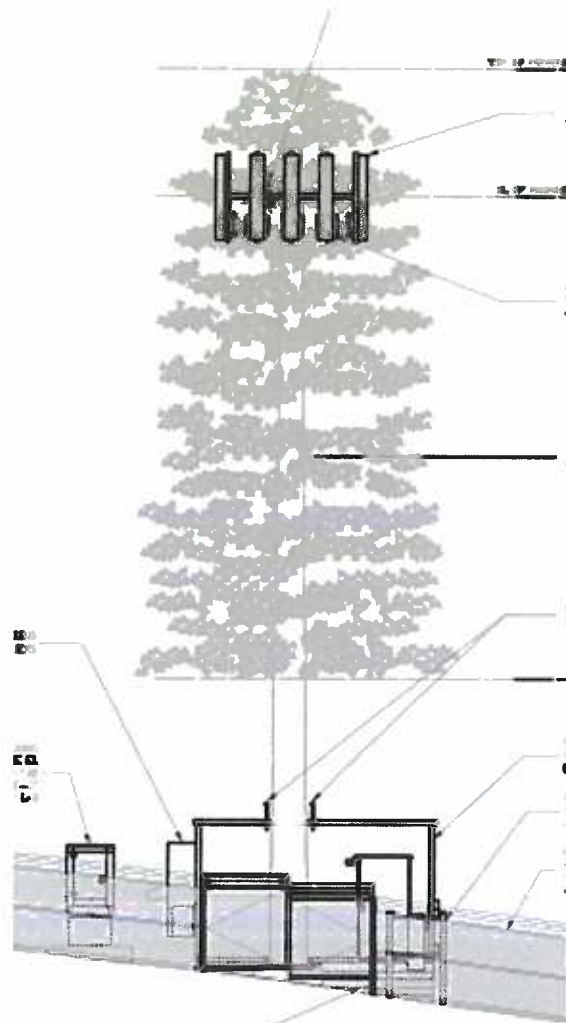
LEGEND

- APN: 098-021-06
- Assessors Parcels
- Street
- County Boundary
- Agriculture
- Residential-Rural
- Public Facilities
- Residential-Mountain
- Commercial-Neighborhood

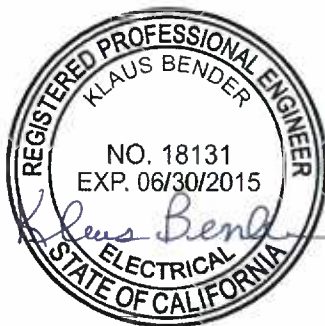


Map Created by
County of Santa Cruz
Planning Department
November 2014

287900 - North Summit Radio Frequency (RF) Site Compliance Report



Loma Prieta Avenue, Los Gatos, CA 95033-8136



Klaus Bender
Registered Professional Engineer (Electrical)
State of California, 18131, Expires 2015-June-30
Date: 2014-June-19

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Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	North Summit	Categorically Excluded?	Yes
Street Address	Loma Prieta Avenue	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Los Gatos, CA 95033-8136		
Multi-Licensee Facility	No	Verizon's Max % MPE (Predictive – Occupational)	<1% Occupational
Structure Type	Monotree	Verizon's Max % MPE (Measured –Occupational)	N/A
Broadcast Equipment	No	Assessment Date	August 22, 2014
# of Access Points	1	Assessment Purpose	New Site Build
Compliance Status		MITIGATION REQUIRED	

<input checked="" type="checkbox"/>	Verizon's Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input type="checkbox"/>	Verizon's Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Verizon's Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Verizon's Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements	 Guidelines	 Notice	 Caution	 Warning	 NOC Information	 Barrier/Marker
Equipment Shelter Access	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Base of Tower	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Additional Compliance Requirements(s):			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

Contents

1. Executive Summary.....	4
2. Existing Site Characteristics.....	5
a. Structure	5
b. Accessibility.....	5
c. Verizon Wireless Signage	5
d. Antenna Inventory	6
3. Analysis	7
a. Predictive Model: All Transmitters	7
b. Predictive Model: Significant Contribution of Verizon Wireless.....	8
4. Conclusion.....	9
a. Conclusion Narrative.....	9
b. Compliance Requirements.....	9
Signage/Barrier Installation Detail.....	9
5. Appendix A: RF Consultant Certifications	11
a. Preparer Certification.....	11
b. Reviewer Certification.....	11
6. Appendix B: Reference Information	12
a. FCC Rules & Regulations	12
b. Occupational Safety and Health Administration (OSHA) Requirements	12
c. RF Signage	13
d. Physical.....	13
e. Indicative Markers	13

1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the North Summit cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The **Verizon Wireless antenna data** was provided by:

Name	Lucy M Sarkisyan
Title	Assistant Planner
Date	August 22, 2014
Region	West

This **Pre-Installation** compliance assessment and report has been **prepared and reviewed** by:

	Preparer	Reviewer
Name	Kobi Thompson	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	8/22/2014	8/22/2014

This report utilizes the following **for predictive modeling of the ambient RF environment**:

MPE Modeling Program: SitesafeTC

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

Additional Modeling Assumptions:

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a worst-case analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a worst-case prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of “Generic” as an antenna model, or “Unknown” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna’s range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

2. Existing Site Characteristics







a. Structure

Physical Description	Monotree
Site Latitude (NAD 83)	N37-6-44.94
Site Longitude (NAD 83)	W121-54-24.78
Site Elevation (AMSL)	2142.9ft
Structure Height (AGL)	64ft
Overall Structure Height	64ft

b. Accessibility

n/a

c. Verizon Wireless Signage

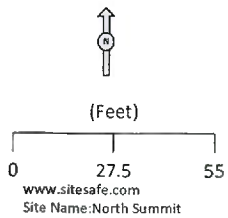
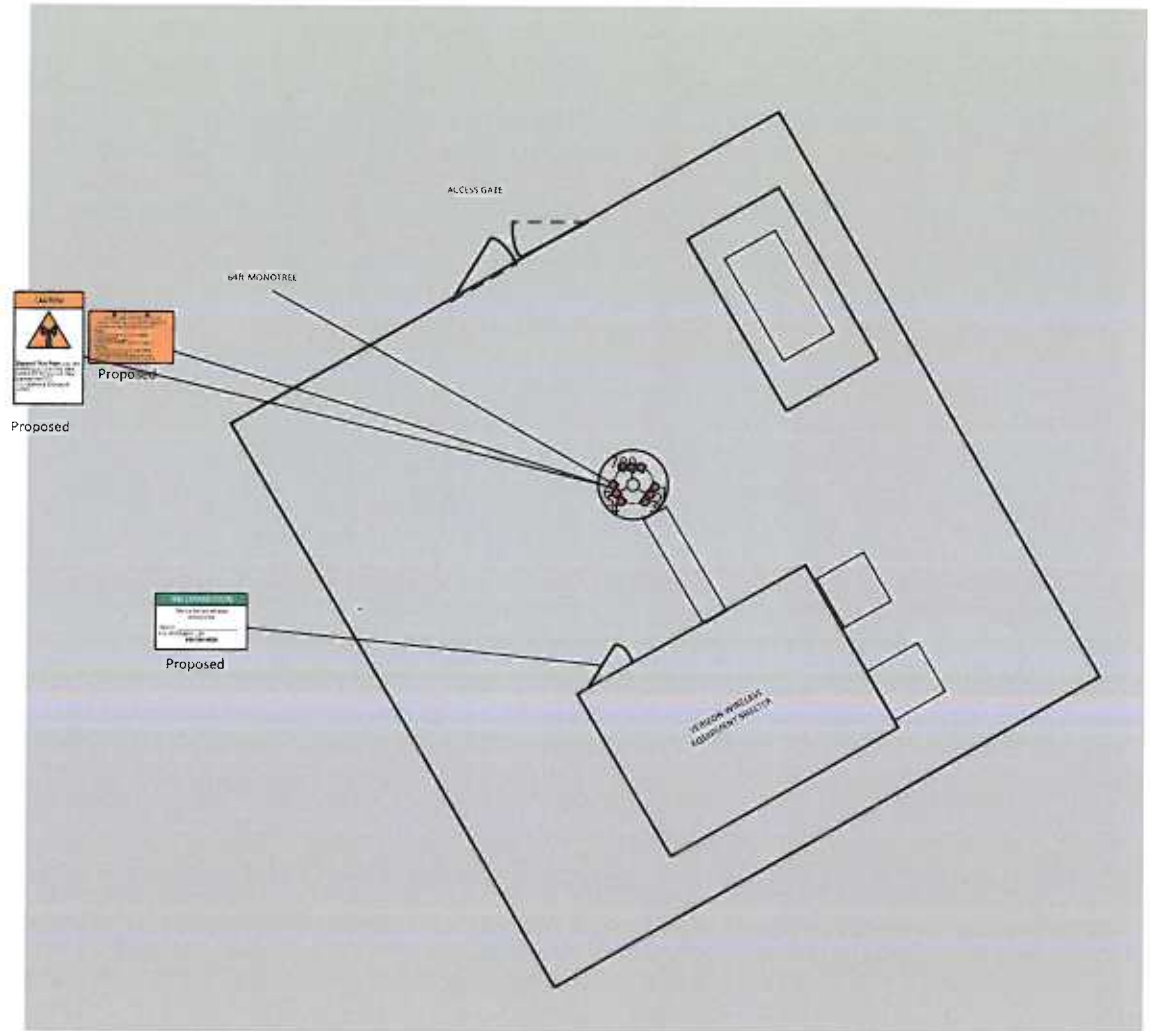
<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier/Marker
Access Points	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Existing Signage Adheres to VZW Signage & Demarcation Policy?						No

d. Antenna Inventory

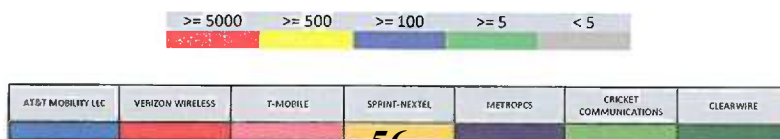
Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBd)	Total ERP (Watts)	X	Y	Z (AGL)
1	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	120	70	6.1	12.91	781.7	492.2'	705.5'	55'
1	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	120	65	6.1	15.71	2234.4	492.2'	705.5'	55'
2	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	120	57	6.1	16.11	1959.9	490.9'	703.4'	55'
3	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	120	67	6.1	13.11	3274.3	489.5'	701.4'	55'
4	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	220	70	6.1	12.91	781.7	483'	701.5'	55'
4	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	220	65	6.1	15.71	2234.4	483'	701.5'	55'
5	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	220	57	6.1	16.11	1959.9	481.7'	703.7'	55'
6	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	220	67	6.1	13.11	3274.3	480.8'	705.9'	55'
7	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	751	295	70	6.1	12.91	781.7	483.3'	711'	55'
7	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	2100	295	65	6.1	15.71	2234.4	483.3'	711'	55'
8	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	1900	295	57	6.1	16.11	1959.9	485.8'	710.8'	55'
9	VERIZON WIRELESS (Proposed)	Andrew SBNHH-1D65B	Panel	850	295	67	6.1	13.11	3274.3	488.4'	710.8'	55'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height **above ground level** unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed.

RF Emissions Simulation For: North Summit

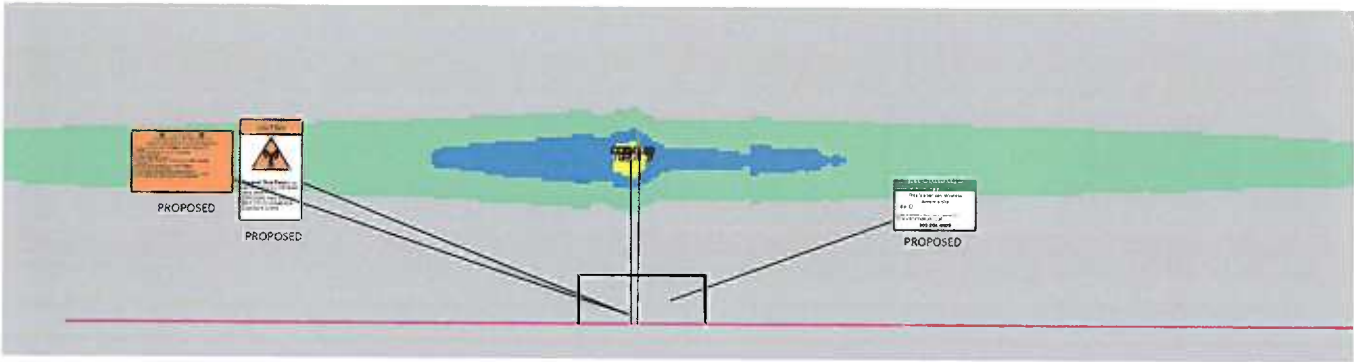


% of FCC Public Exposure Limit
Spatial average 0' - 6'

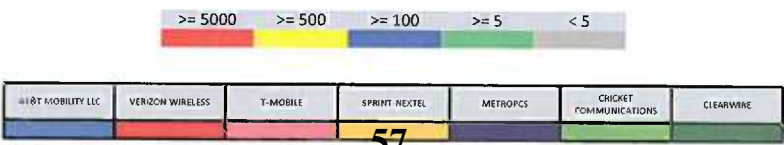
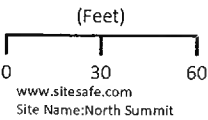


Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Version: 1.0.0.0. EXHIBIT 1B

RF Emissions Simulation For: North Summit
ELEVATION VIEW



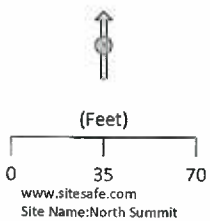
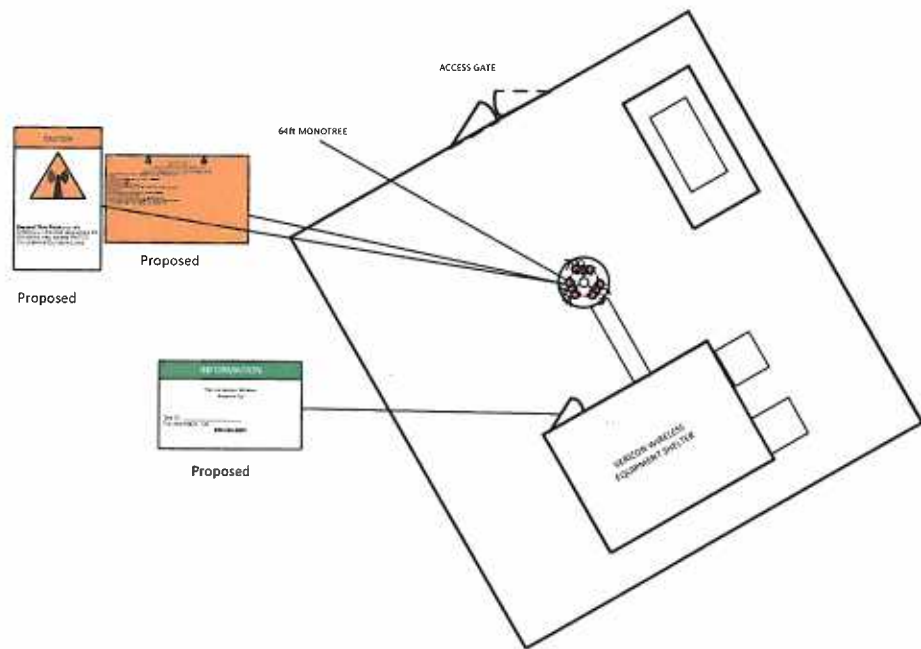
% of FCC Public Exposure Limit
Spatial average 0' - 6'



Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance at (703) 276-1100
Site Name: North Summit
Version: 1.0.0.0
Date: 1/2/14 11:30 AM

EXHIBIT 1B
EXHIBIT F

Signage Recommendation Plan For: North Summit



AT&T MOBILE LLC	VERIZON WIRELESS	T-MOBILE	SPRINT NEXTEL	METROPCS	CRICRET COMMUNICATIONS	CLEARWIRE

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, Kobi Thompson, the preparer of this report, am 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. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Kobi Thompson

b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, 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. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

6. Appendix B: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their *employment*” and are “*fully aware* of the potential for exposure and can *exercise control* over their exposure”.

General Population – Applies to situations in which persons are “exposed as a consequence of their employment *may not be made fully aware* of the potential for exposure or *cannot exercise control* over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.

Environment Classification

Controlled – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

Uncontrolled – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/300$	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/1500$	30
1500-100,000	1	30
<i>f = frequency in MHz</i>		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

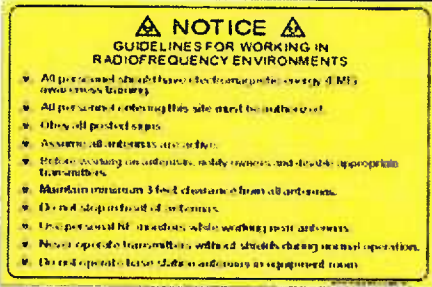



b. Occupational Safety and Health Administration (OSHA) Requirements


A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage MUST be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

INFORMATION SIGN
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.


d. Physical

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit.

e. Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit.

Environmental Noise Analysis

North Summit Cellular Facility

Santa Cruz County, California

BAC Job # 2014-230

Prepared For:

Complete Wireless Consulting

Attn: David Downs
2009 V Street
Sacramento, CA 95818

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

March 17, 2015



Introduction

The North Summit Verizon Wireless Unmanned Telecommunications Facility Project (project) proposes the construction of a monopine cell tower, cellular equipment shelter, and emergency diesel standby generator inside a fenced area located approximately 260 feet south of Loma Prieta Avenue in Los Gatos (Santa Cruz County), California. The external HVAC units of the equipment shelter and the emergency diesel standby generator have been identified as primary noise sources associated with the project. Please see Figure 1 for the general site location. The studied site design is dated July 29, 2014.

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

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

Criteria for Acceptable Noise Exposure

Santa Cruz County General Plan Noise Element

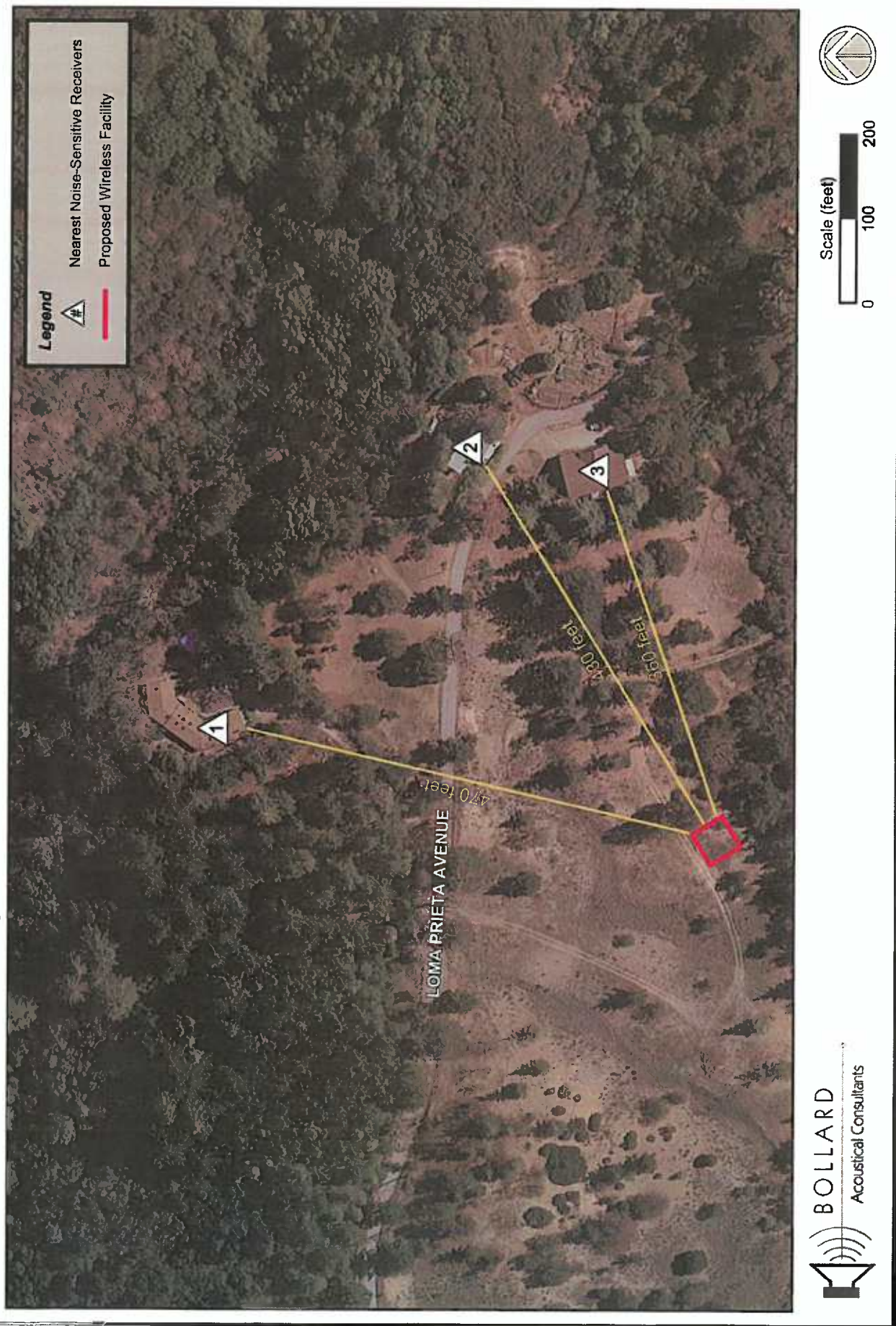
The Santa Cruz County General Plan Noise Element provides regulations regarding noise levels produced by stationary (non-transportation) noise sources. The primary objective of the Noise Element is to prescribe policies that lead to the preservation and enhancement of the quality of life for the residents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

Table 1 Maximum Allowable Noise Exposure for Stationary Noise Sources Santa Cruz County Noise Element of the General Plan		
Noise Level Descriptor	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Hourly L_{eq} , dB	50	45
Maximum Level (L_{max}), dB	70	65
Source: Santa Cruz County Noise Element of the General Plan		

Santa Cruz County Code

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

Figure 1
 North Summit Cellular Facility - Santa Cruz County, California
 Project Area and Nearest Noise-Sensitive Receivers



As shown in Figure 1, the proposed cellular facility is located approximately 360 feet away from the nearest residence. Because the proposed cellular facility would be located over 100 feet away from the nearest residence, the noise level criteria presented in Section 13.10.663 of the Santa Cruz County Code would not be applicable to this project. However, the project noise emissions would still be required to comply with the County of Santa Cruz General Plan Noise Element noise level criteria, presented previously in Table 1.

Discussion of Noise Standard Interpretation Relative to Cellular Facility Projects

Both the County General Plan Noise Element and Noise Ordinance apply the County's noise standards at the property line of the noise-sensitive receiving use. In cases where there are residences located in close proximity to the property lines, application of the noise standards at the project property lines ensures that adequate protection will be in place to ensure the residents are not adversely affected by noise.

Cellular projects are different than most noise-generating projects in that the cellular companies make efforts to locate their proposed equipment as far away from residences as practical, including the residence on the property being leased for the cellular equipment. The result is frequently that the cellular equipment is located far from residences but very close to residential property lines.

The high-frequency noise generated by cellular equipment cabinet cooling fans (the only source of noise associated with the equipment cabinets), dissipates rapidly over distance. As a result, if equipment cabinets are located adjacent to a property line, it's not uncommon for the fan noise to exceed property line noise standards even though the noise has dissipated rapidly within 50 to 100 feet from the cabinets. In addition, cellular cabinet fans frequently cycle off when temperatures drop during nighttime hours and cooling requirements are greatly diminished.

The other noise source associated with cellular projects is the emergency generator. The generator's function is to maintain communications during power outages. As a result, the only time the generator operates is during relatively infrequent power outages and for a period of 15 minutes during daytime hours twice a month to ensure the generator will be functional should a power outage occur.

With a level 2 acoustic enclosure, a typical cellular facility generator emits a noise level of 68 dB at a reference distance of 23 feet. If the generator is located within 10 feet of a residential property line, a condition which is not uncommon, the noise level while operating is approximately 75 dB at that property line. A level of 75 dB will exceed most nighttime property line noise standards even though the nearest residences may be hundreds of feet away and there is no noise-sensitivity at the property line.

Because the noise generation of cellular cabinet HVAC fans is low and dissipates rapidly, and because cellular facility generators would only operate during nighttime hours to maintain vital communications during power outages, it is BAC's professional opinion that noise impacts associated with cellular facilities are more appropriately evaluated in the immediate vicinity of residences rather than at property lines. In addition, because cellular facility generators operate for extended periods at night only during emergency power outages, the noise created by emergency

generator operations would appropriately be exempted from local noise provisions. Finally, it is BAC's professional opinion that noise generated during routine, twice-monthly, daytime generator testing should be evaluated relative to local daytime maximum noise level standards.

BAC does not dictate noise policy, or interpretation of noise policy, to city or county planning departments. As a result, this analysis assesses noise impacts at residential property lines as required by the local noise standards. However, noise impacts are also evaluated in the immediate vicinity of existing residences where the actual noise sensitivity is greatest. The preceding discussion is provided to encourage planning departments to consider latitude in interpreting their noise standards in cases where cellular facilities are proposed near residential property lines but considerable distances from the nearest residences.

Project Noise Generation

Sources and Reference Noise Levels

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

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

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

The project emergency generator would be tested during daytime hours only, and even then only for brief periods of time. The emergency generator would only operate at night during power outages. It is expected that nighttime operation of the project emergency generator would be exempt from the County's exterior noise exposure criteria due to the need for continuous cellular service provided by the project equipment. The generator was assumed to be equipped with the standard enclosure, resulting in a reference noise level of 77 dB at 23 feet.

Predicted Facility Noise Levels at Nearby Sensitive Receptors

As indicated in Figure 1, the cellular facility maintains a separation of 360-470 feet from the nearest existing residences, identified as receivers 1-3. The residence identified as receiver 3 is located within the same parcel as the proposed facility (APN: 098-021-06). The nearest off-site residence is identified as receiver 2 on Figure 1. In addition, the nearest property line containing a residence (receiver 1) is located approximately 260 feet north of the proposed project equipment. Assuming standard spherical spreading loss (-6 dB per doubling of distance), project-equipment noise exposure at the closest receivers was calculated and the results of those calculations are presented in Table 2.

Table 2 Summary of Project-Related Noise Exposure at Nearest Residences and Property Line North Summit Verizon Wireless Telecommunications Facility Project			
Nearest Receiver ¹	Distance from Cellular Equipment (feet)	Predicted Noise Levels (dBA)	
		HVAC	Generator ²
1	470	34	51
2	430	34	52
3	360	36	53
Property Line	260	39	56
Notes:			
¹ Receiver locations are shown on Figure 1.			
² Generator equipped with Standard Enclosure utilized for project noise calculations (77 dB at 23 feet).			

HVAC Noise Assessment

Because the proposed HVAC units could potentially be in operation during nighttime hours, the operation of the HVAC units would be subject to the County's hourly average nighttime noise level standard of 45 dB Leq. As shown in Table 2, the predicted HVAC noise levels of 34-36 dB Leq at the nearest existing residences would satisfy the Santa Cruz County 45 dB Leq nighttime noise level standard. In addition, at the nearest residential property line to the northwest, predicted HVAC noise levels of 39 dB Leq would also satisfy the County's nighttime noise level standard. As a result, no further consideration of noise mitigation measures would be warranted for this aspect of the project.

Generator Noise Assessment Relative to County's Daytime Maximum (70 dB L_{max}) Standard.

Because the project generator would only operate during daytime hours for brief periods required for testing and maintenance, and because generator noise is assumed to be exempt during emergency operations, noise from generator could be subject to the County's maximum daytime noise level standard of 70 dB L_{max}. As shown in Table 2, the predicted generator noise levels of 51-56 dB L_{max} would satisfy the Santa Cruz County maximum daytime noise level standard of 70 dB L_{max}. As a result, no additional noise mitigation measures would be warranted for this aspect of the project if the County's maximum daytime noise standard is applicable.

Generator Noise Assessment Relative to County's Nighttime Average (45 dB L_{eq}) Standard

The County has indicated that they prefer generator noise be assessed relative to their nighttime average noise level standard of 45 dB L_{eq}. As shown in Table 2, the predicted generator noise levels of 51-56 dB L_{eq} would exceed the Santa Cruz County average nighttime noise level standard of 45 dB L_{eq} at both the nearest property line and at the nearest residences. A discussion of potential mitigation measures to meet the County's property line noise level standard can be found in the mitigation section of this report.

Impacts at Property Line and Associated Mitigation Measures

The proposed project equipment is located approximately 260 feet south of the nearest residential property line. As discussed previously, application of the County's noise level standards at the nearest property line would result in an exceedance of the Santa Cruz County General Plan noise level standards.

Generator Mitigation

If the County applies the noise standards at the property line, mitigation would be required. To mitigate these identified exceedances to a state of compliance with the County's noise level standards, the effectiveness of constructing a noise barrier along the northern boundary of the facility, between the generator and the property line, was evaluated. In addition, an upgrade in the generator enclosure, from the standard enclosure to the level 2 acoustic enclosure, was considered. This evaluation concluded that a level 2 acoustic enclosure for the generator and a 6-foot tall barrier constructed along the northern facility boundary would reduce project generator noise exposure to a state of compliance with the Santa Cruz County noise level standards. The location of the recommended noise barrier is illustrated on Figure 2.

If a solid barrier is to be constructed, it could consist of either of masonry or precast concrete panels. If suspended acoustic curtains are installed, an acoustical vinyl product with a minimum STC (Sound Transmission Class) rating of 28 should be considered. An example of such a product can be found at www.fencefabricsonline.com/#!/noise-reducing-fence-cover/c1m3a. Appendix C illustrates the use of an acoustical vinyl curtain at a photovoltaic inverter facility.

Figure 2



OLLARD
Acoustical Consultants



Conclusions

Predicted Noise Levels at Residences (Outdoor Activity Areas)

Based on the equipment noise level data and analyses presented above, project-related equipment noise exposure is expected to satisfy the recommended interpretation of the Santa Cruz County noise exposure limits at the closest residential receivers. Specifically, the proposed HVAC units would be compliance with the nighttime 45 dB L_{eq} noise level standard and the generator (Generac SD030 equipped with standard enclosure) would be in compliance with the daytime 70 dB L_{max} noise level standard. As a result, no additional noise mitigation measures would be warranted for this project when the County's noise level standards are applied at the nearest residences and the twice-monthly daytime generator testing is subject to the County's 70 dB L_{max} standard.

Predicted Noise Levels at Nearest Property Line

Project-related equipment noise exposure is expected to satisfy the Santa Cruz County nighttime 45 dB L_{eq} noise level standard at the nearest property line provided that the following noise mitigation measures are incorporated into the project design:

- 1A. A 6-foot tall solid noise barrier should be constructed at the location shown on Figure 2.

OR

- 1B. Line the proposed facility chain link fence with an acoustical curtain product having a minimum STC rating of 28 (see Appendix C).

AND

2. The proposed project generator, Generac Industrial Power Systems Model SD030, should be equipped with the optional Level 2 Acoustic Enclosure that results in a reference noise level of 68 dB at 23 feet.

This concludes our environmental noise assessment for the proposed North Summit Cellular Facility in Santa Cruz County, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions or requests for additional information.

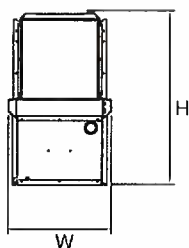
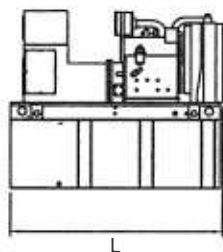
Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



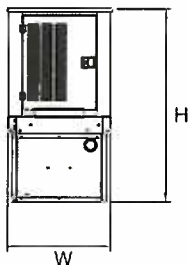
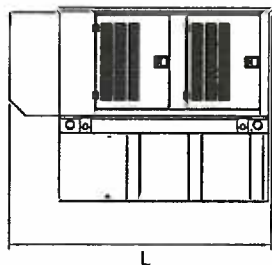
SD030

dimensions, weights and sound levels



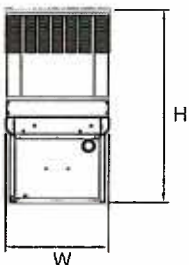
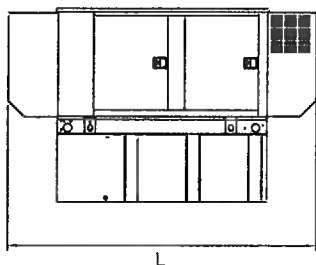
OPEN SET

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



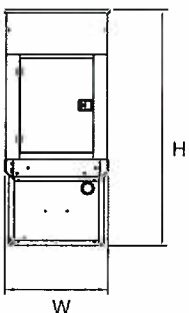
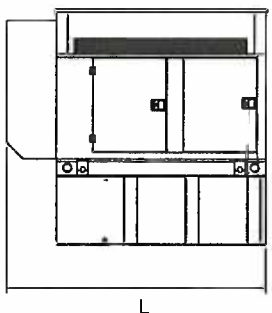
STANDARD ENCLOSURE

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



LEVEL 1 ACOUSTIC ENCLOSURE

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



LEVEL 2 ACOUSTIC ENCLOSURE

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

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

Tank Options

<input type="radio"/> MDEQ	OPT
<input type="radio"/> Florida DERM/DEP	OPT
<input type="radio"/> Chicago Fire Code	OPT
<input type="radio"/> IFC Certification	CALL
<input type="radio"/> ULC	CALL

Other Custom Options Available from your
Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

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

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Appendix C
Photovoltaic Inverter Facility
Chain Link Fence Lined with Acoustical Vinyl Product



North Summit
Loma Prieta Avenue
Los Gatos, CA 95033

verizonwireless

Aerial photograph showing the viewpoints for the photosimulations.



Existing

Photosimulation of the view looking south from the nearest point along Loma Prieta Avenue.

North Summit

Loma Prieta Avenue
Los Gatos, CA 95033

verizonwireless

Proposed 64 ft monopine

Proposed

Existing

Photosimulation of the view looking southeast from the first view of the site traveling eastbound.

Proposed 64 ft monopine

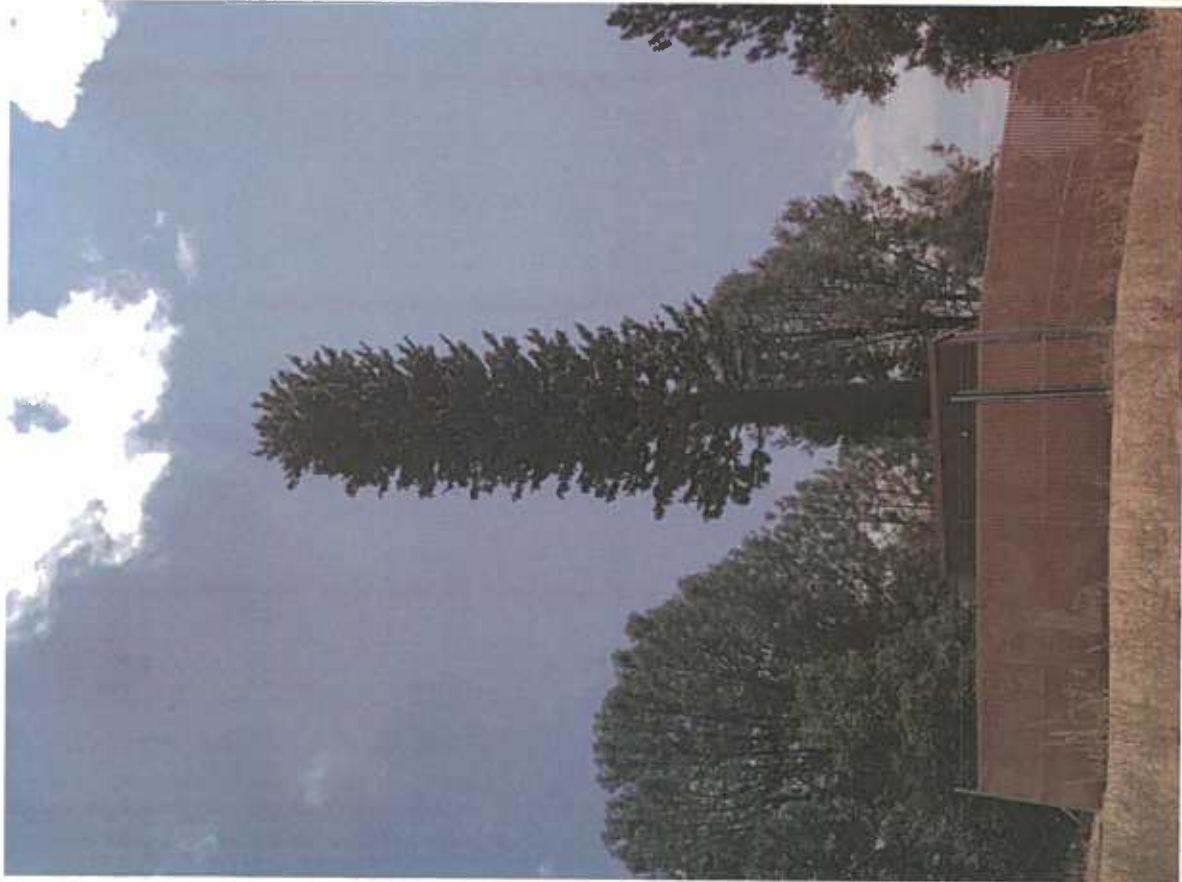
North Summit

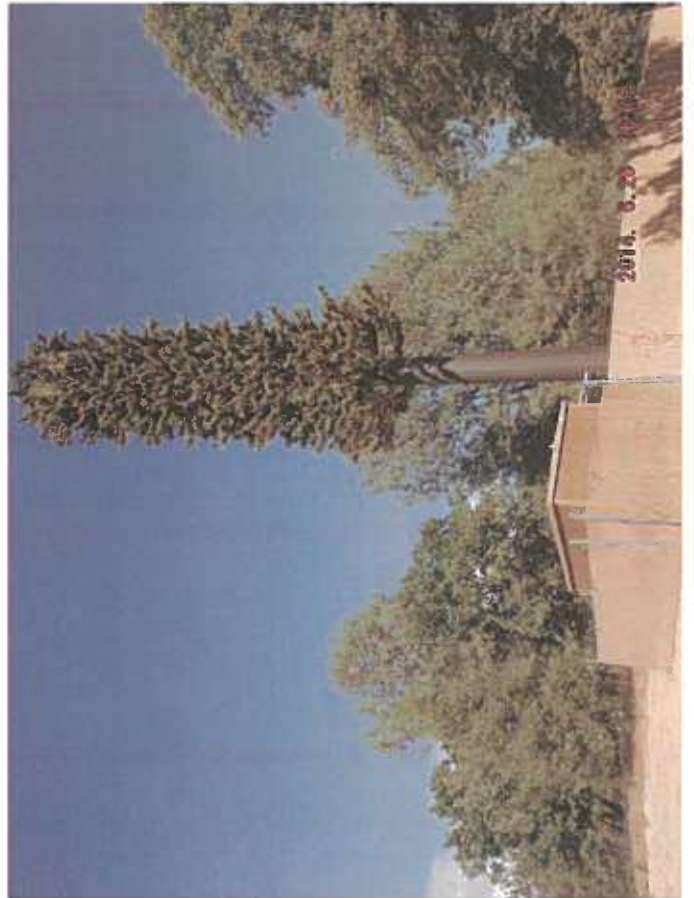
Loma Prieta Avenue
Los Gatos, CA 95033

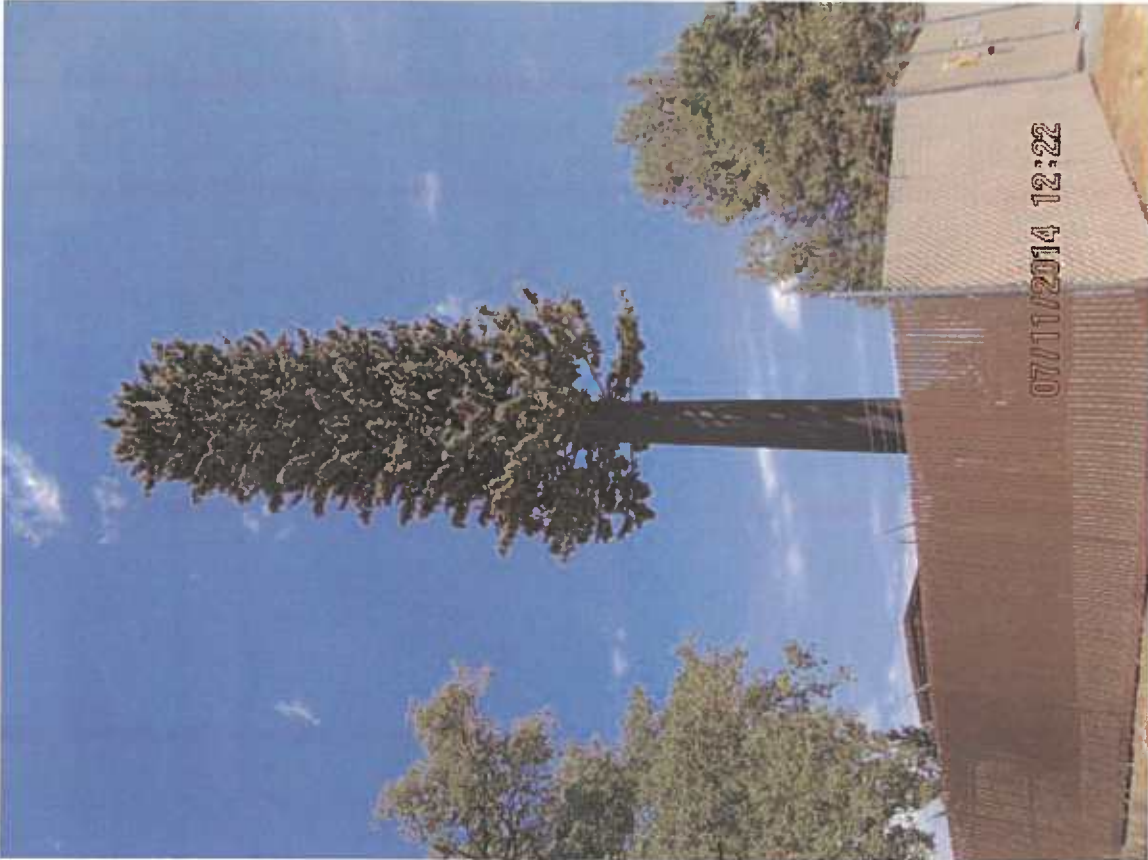
verizonwireless

Proposed

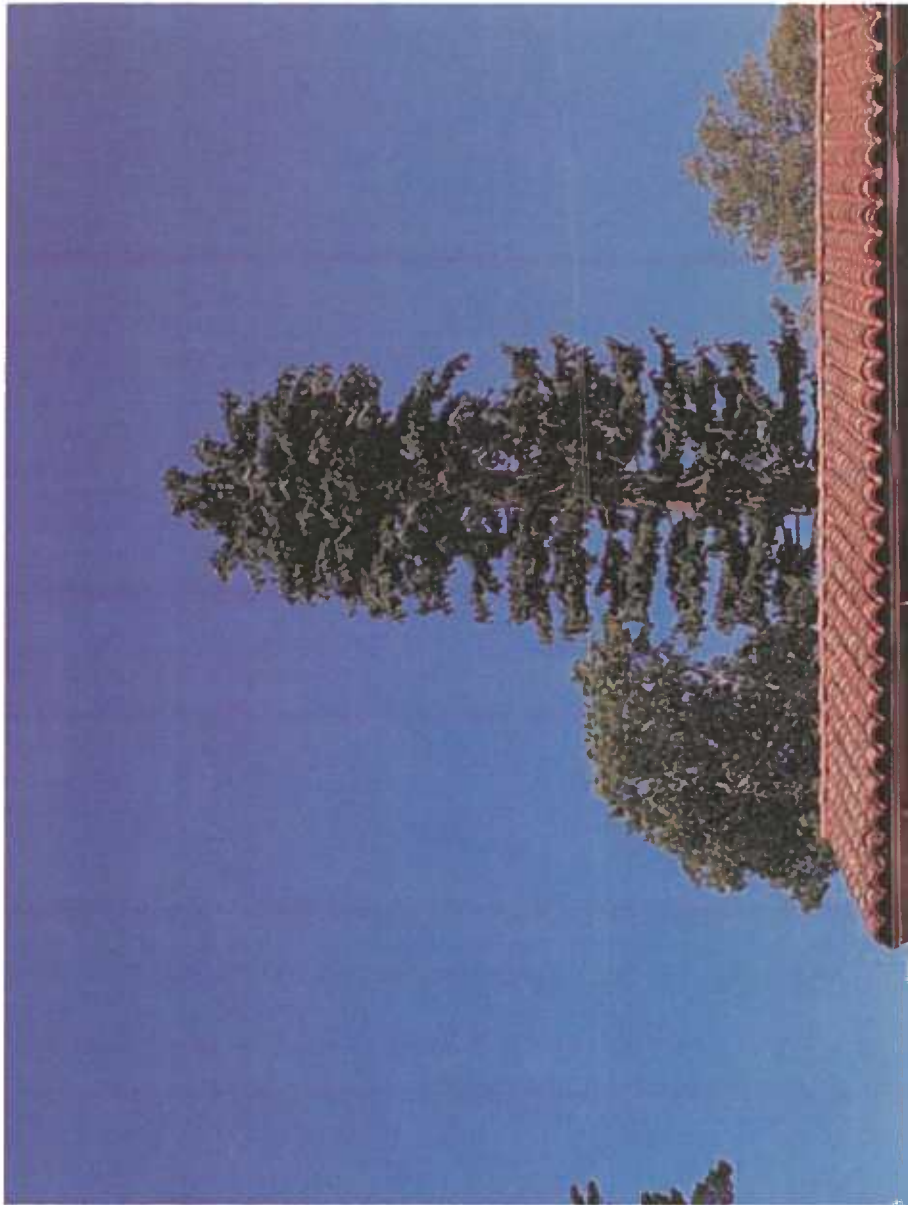
Sample Monopines - Verizon Wireless 'North Summit'













PROJECT SUPPORT STATEMENT VERIZON WIRELESS

SITE NAME: North Summit

LOCATION: Loma Prieta Ave. Los Gatos, CA

APN: 098-021-06

Introduction

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

Location

Verizon Wireless proposes a new wireless communications facility on a proposed Monopine located at Loma Prieta Avenue, Los Gatos, CA. (no known address). The property is located in the Agriculture Preserve (A-P) zone. This roughly 41 acre property is not currently being used. The lease area is located in the center portion of the property and would overlook Summit Road to the northwest. The subject parcel is surrounded by parcels that are also zoned Agriculture.



Proposed Facility

The proposed facility is within a 40' x 40' lease area that will consist of (9) Verizon Wireless panel antennas with (3) proposed antenna sectors and (3) antennas per sector and (1) 2' microwave dish to be mounted on a proposed Monopine. There are (12) Verizon Wireless RRH units that will be mounted behind the antennas with (3) proposed Verizon Wireless surge protectors mounted on the proposed Monopine. An equipment cabinet will be installed along with a 30kw standby diesel generator and 132 gallon fuel tank. A 6' tall Chain link fence will be installed with a 12' access gate around the lease area perimeter. The power and telecommunications cables will be installed underground from the tower to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

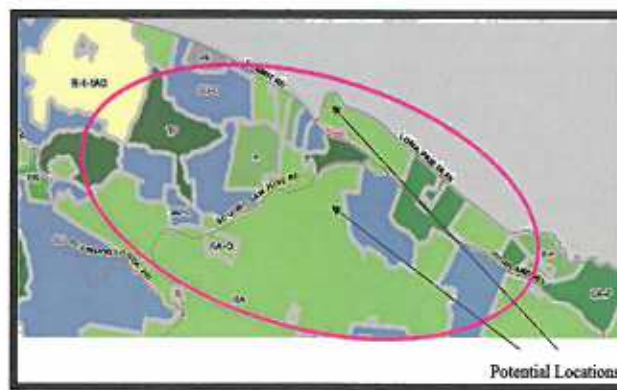
Service Objective

The objective of the proposed facility is both to fill in a gap in coverage in the Santa Cruz County area, as well as to provide support capacity to the existing overloaded facilities at Mt. Roberta S1. In order to achieve this service objective, VZW identified a potential candidate "Search Ring". A Search Ring is a circle on a map that is determined by Verizon's Radio Frequency Engineer. The circle identifies the geographic area within which the proposed facility must be located to satisfy the intended service objective. In creating the Search Ring, the RF Engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. For a visual representation of the Search Ring, see the images below. The vast majority of the search area identified to meet VZW's coverage objectives is comprised of land that is zoned Agriculture (A-P), CA-P, HS-SR and RA.

Search Ring (Aerial)



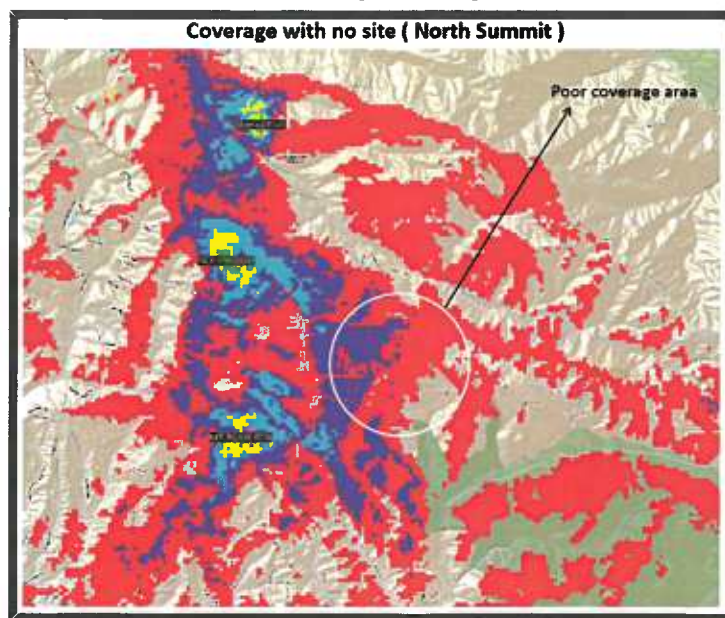
Search Ring (Zoning)



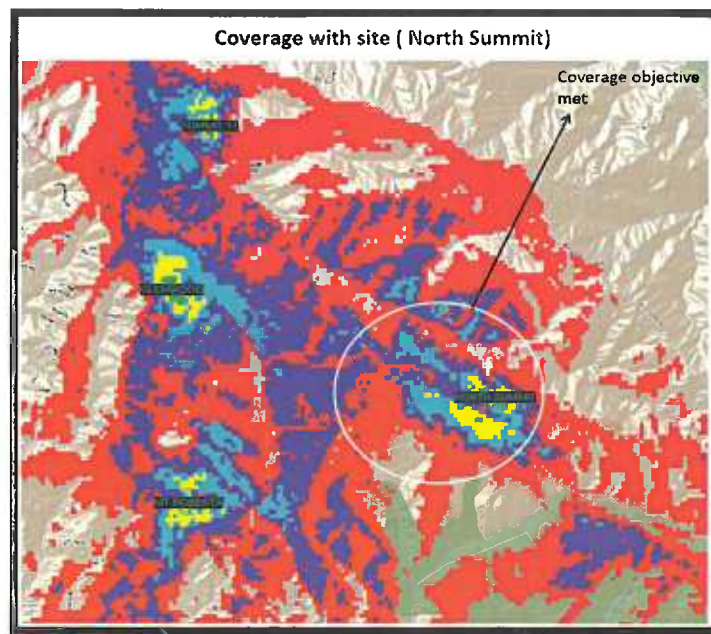
Coverage Maps

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

Existing Coverage



Proposed Coverage



Alternative Site Analysis

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

The site selection process for this proposed facility began in January 2014 with the issuance of the above reference Search Ring. When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers, which could potentially allow for the satisfaction of the necessary coverage objectives. In this instance, there were no feasible collocation opportunities on existing towers exist within the necessary geographic area (the Search Ring). See the Existing Tower map below for further detail regarding existing towers. Once collocation opportunities on existing towers were exhausted, Verizon next looked for opportunities for roof-mounts, flush-mounts, façade-mounts, etc. Verizon was not able to find any building-mounted collocation opportunities within the necessary Search Ring.

Due to the lack of feasible collocation opportunities in this area, Verizon began a site search for feasible new build facility locations. The vast majority of the property in the search ring along Summit Road consists of residential dwellings and a mix of zoning prohibited areas with dense forest. Most sites have no sufficient centerline view over field obstructions. A total of 16 potential candidates were initially identified, contacted, and investigated for this search ring. The majority of the property owners are not interested in a wireless facility on their property. A few landlords expressed interest, however after meeting with them revealed less than desirable site locations. The additional site locations investigated had severe issues with access, lease space, zoning, setback, leasing, and topography. As a result, a single candidate location is being presented.

After analyzing the relevant Santa Cruz County regulations (Zoning Code Section 13.10.660 in particular), Verizon identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. A form letter was sent out to all of the (16) potential candidates identified. A draft of each of those letters has been attached for reference. Of the (16) property owners notified, (7) property owners showed an interest in having their property as a candidate for a new facility. Those (16) response letters have been attached. In addition, below is a summary of each the considered candidates, and the reason each candidate was or was not selected for the new facility location.

Candidates investigated (considered) that are not being presented:

(1-3). 3 Additional Kennedy locations reviewed on Loma Prieta Ave and Skyland Rd. - APN#'s: 098-011-22, 098-011-23, 098-021-01 / All zoned: CA-P - All three candidates are located in the CA zone, which prohibits wireless facilities. In addition these candidates have issues associated with access to power and telco.

4). Burrell, 24010 Summit Rd., APN # 558-55-001 / Zoned HS-SR – No response from landowner.

5). CAD Resources, Summit Rd., APN # 096-151-22 / Zoned SU – No response from landowner.

6). Hubbard, 24261 Loma Prieta Ave, APN # 096-171-32/ Zoned RA – Owner was contacted and indicated some interest. After consulting with family they had concerns and were not interested.

7). Lokteff Winery & Vineyards LLC, 24250 Loma Prieta Ave, APN # 562-02-008 / Zoned HS-SR – No response from landowner.

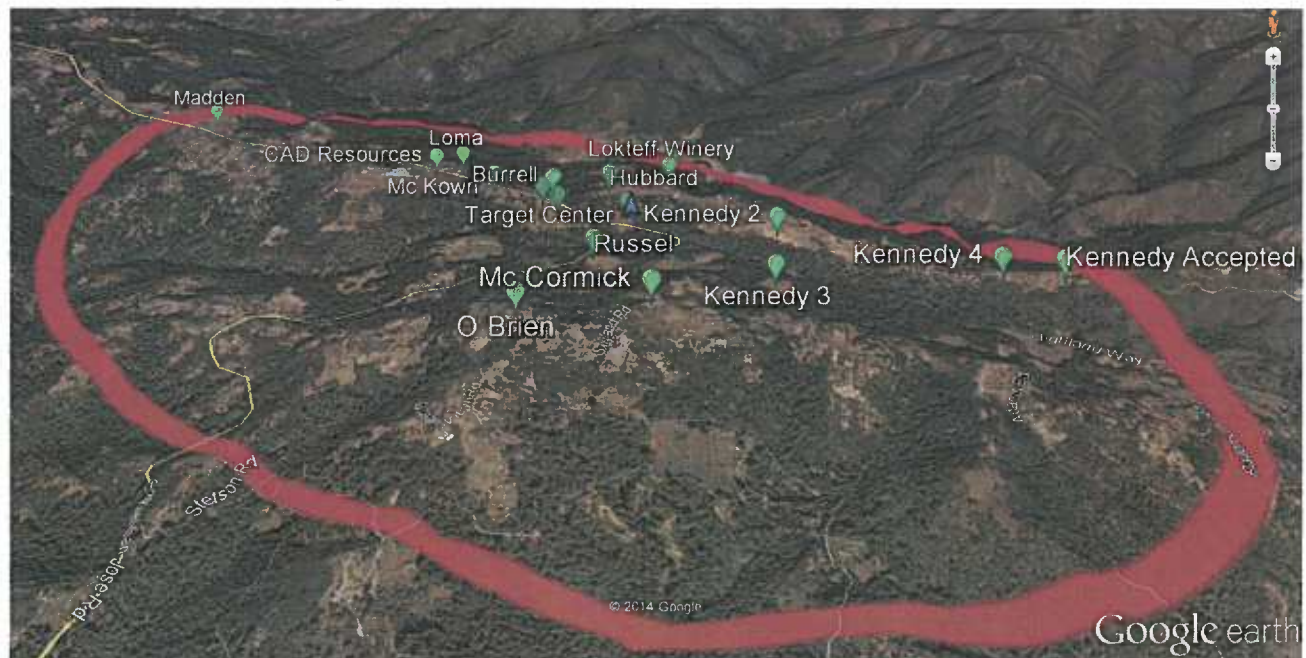
8). Loma Prieta School District, Summit Rd., APN # 558-56-013 / Zoned HS-SR – Superintendent responded with some interest. This candidate is located in the HS-SR zone, which prohibits wireless facilities.

- 9). Madden, 23291 Summit Rd., APN # 558-03-017 / Zoned HS-SR – Ground space too small and is in close proximity to residential homes. This candidate is located in the HS-SR zone, which prohibits wireless facilities.
- 10). McCormick, 24900 Skyland Rd., APN # 098-061-12 / Zoned RA – No response from landowner.
- 11). Moulton, 24060 Summit Rd., APN # 096-451-03 / Zoned SU-L – The potential lease site was in a gully and inhibited by hills and trees, therefore, not effective from an RF perspective.
- 12). Mountain Bible Church – 23946 Summit Rd., APN # 096-161-35 / Zoned RA – Zoning setback issues and site location was inadequate, close proximity to residential homes.
- 13). Northstar Properties LLC, 24040 Summit Rd., APN # 096-451-02 / Zoned A – Met with property owner on site. Owner expressed some interest but had issue with lease size area and later rescinded.
- 14). O'Brien, 333 Silver Mountain Dr., APN # 098-061-46 / Zoned RA – Owner initially was interested. This site has access, power, telco, and lease area issues. Obtaining a lease with the owner would be difficult. Zoning setback restrictions.
- 15). Osborn, 24193 Summit Rd., APN # 096-171-46 / Zoned C-1 – Owner expressed initial interest. Site is under review for construction. Site is close to residential homes. Issues with setback and lease space.
- 16). Russel, 24740 Miller Hill Rd., APN # 096-231-21 / Zoned RA – No response from landowner.

Note: Additional parcels investigated had severe access issues, not enough space upon which to build a wireless telecommunications facility, or were located in an area which does not meet RF's coverage objectives.

Aerial image of considered candidates:

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



Proposal of Facility within Agriculture (A-P) zone:

The site selection process outlined above represents a thorough and responsibly site search for a facility location that will adequately achieve the necessary service objective. Fortunately, the only feasible location that was identified (the subject location), happens to be zoned (A-P) and it is not located within a prohibited zoning district as in (Section 13.10.661(B) (1) (a-e) Prohibited Areas):

(B) Prohibited Areas.

(1) Prohibited Zoning Districts. Wireless communication facilities are prohibited in the following zoning districts, unless a Telecommunications Act exception is approved pursuant to SCCC 13.10.668:

- (a) Single-Family Residential (R-1);
- (b) Multifamily Residential (RM);
- (c) Single-Family Ocean Beach Residential (RB);
- (d) Commercial Agriculture (CA); and
- (e) The combining zone overlays for:
 - (i) Mobile Home Parks (MH).

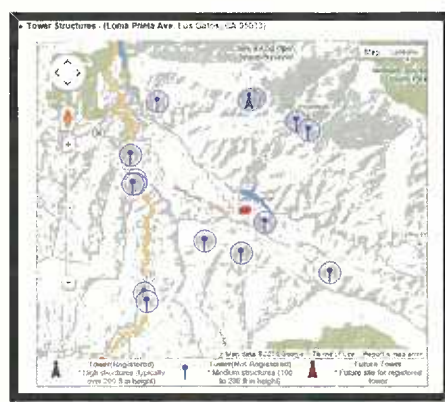
As is outlined in the above referenced Alternative Site Analysis, the proposed location represents the only feasible location for the proposed facility and it is not located within a prohibited zone. In fact, some potential candidates were located within prohibited zoning districts.

In addition to compliance with the necessary findings discussed above, the proposed facility has been located and designed in a manner that will minimize visual impacts. The monopine design was selected to blend with the rural character of the surrounding area. The monopine design is one of the best stealth designs available today. More than any other stealth design, the monopine is most often unrecognizable as a wireless communications facility by the surrounding community. Lastly, the location of the proposed facility is well over 900’ from the nearest residential land use, which will significantly minimize the impacts (visual and acoustical) of the ground equipment.

Collocation Opportunities

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

Existing Towers



[6]

Project Support Statement – Verizon Wireless “North Summit”

Tower Search Results!

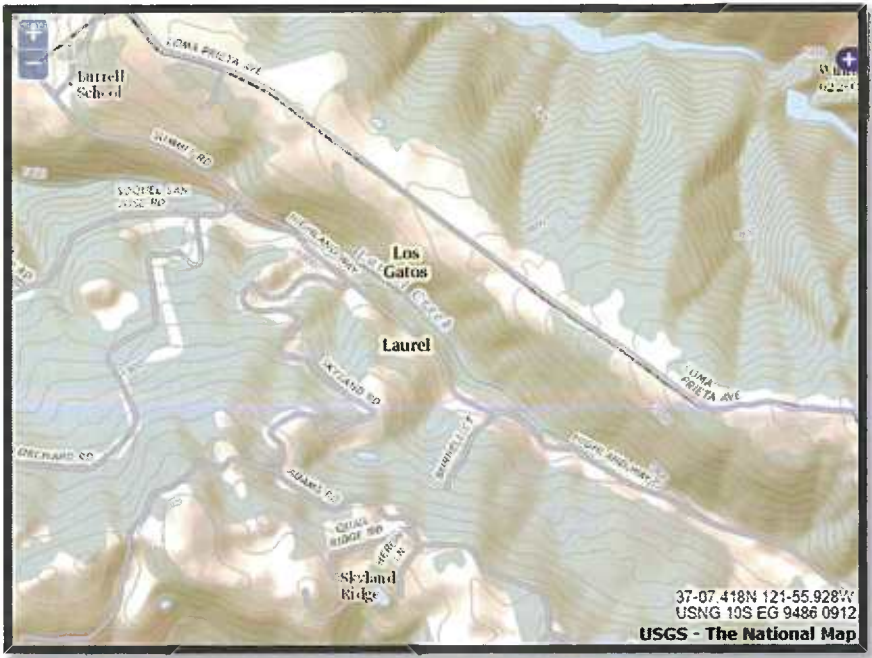
Alert! 16 Towers (2 Registered, 14 Not Registered) found within 4.00 miles of Loma Prieta Ave, Los Gatos, CA 95033

Info! The NEAREST Tower is .47 miles away and is owned by Mobile Radio Resources.

Ok! No Applications for Future Towers detected as of 09/16/14

Tower Type	Count	Company	Height	Distance
Registered	(1)	Pinnacle Towers LLC	172 feet	2.84 miles
	(2)	Touch Tel Corp	140 feet	2.88 miles
Not Registered	(1)	Mobile Radio Resources	170 feet	.47 miles
	(2)	Gte California Incorporated	35 feet	.90 miles
	(3)	Pacific Bell Mobile Services	46 feet	1.46 miles
	(4)	Civil Air Patrol California Wing	33 feet	2.71 miles
	(5)	Unisys Systems Development	140 feet	2.75 miles
	(6)		36 feet	2.78 miles
	(7)	Granite Construction Co	201 feet	2.88 miles
	(8)	Crown Castle - West Area - Deedee Stoud	82 feet	3.51 miles
	(9)	Gte Mobilenet Of California Ltd Pismo	80 feet	3.55 miles
	(10)	Pacific Bell Mobile Services	60 feet	3.59 miles
	(11)	Gte Mobilenet Of California Lo	80 feet	3.66 miles
	(12)	Pacific Bell Mobile Services	50 feet	3.70 miles
	(13)	Pacific Bell Mobile Services	40 feet	3.87 miles
	(14)	Gte Mobilenet - California Limited Pismo	70 feet	3.93 miles
Future		(No Towers Detected)		

Topographic/Area Map



Proximity Map and Ariel Photo 1500’ Radius



Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

Lighting

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

Maintenance and Standby Generator Testing

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

Construction Schedule

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

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that

Project Support Statement – Verizon Wireless “North Summit”

would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.



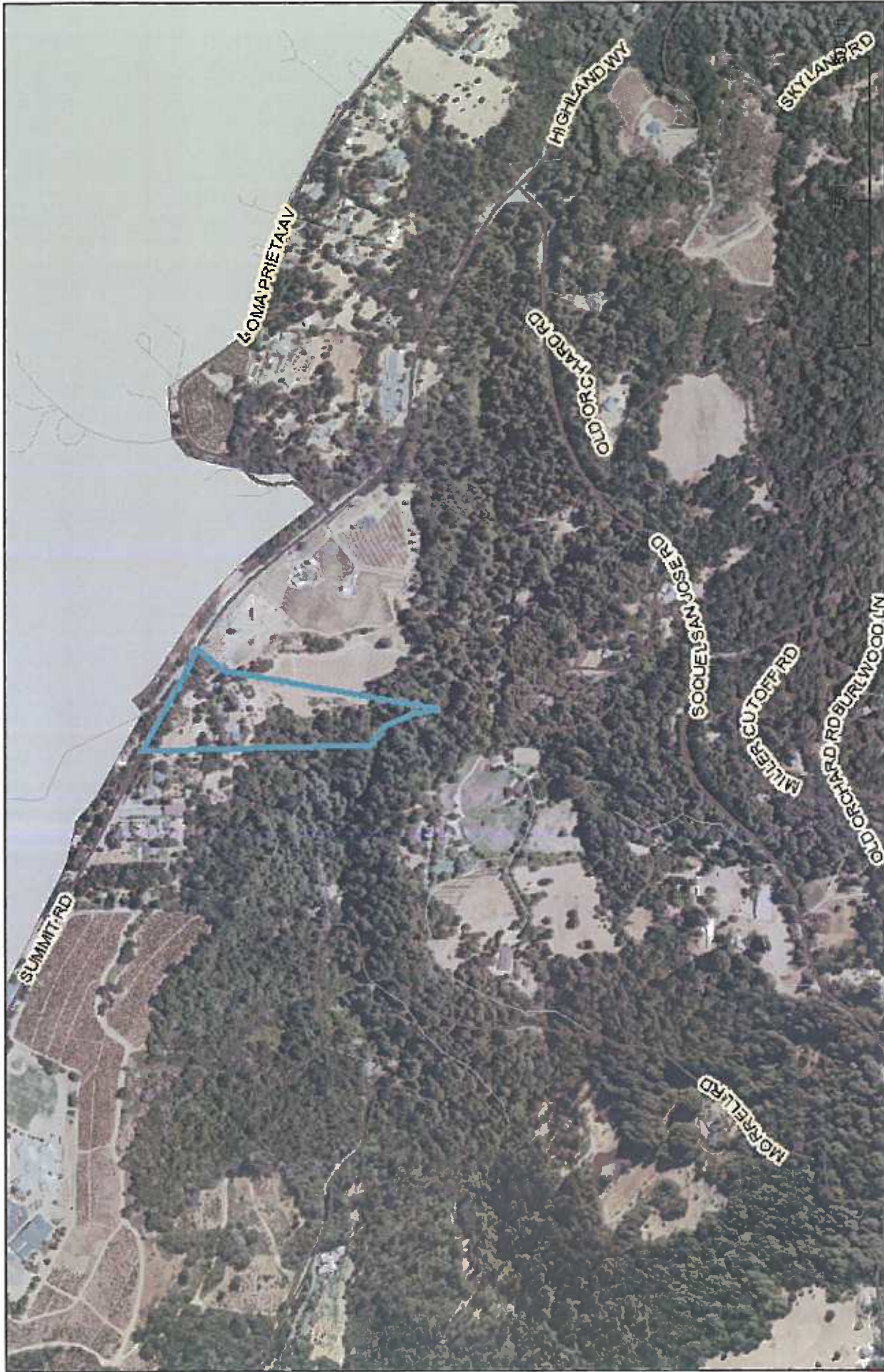
	Alley		Major Road		Unnamed
	Business Route		Ramp		
	Driveway		State Highway		
	Levee		Street		



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



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

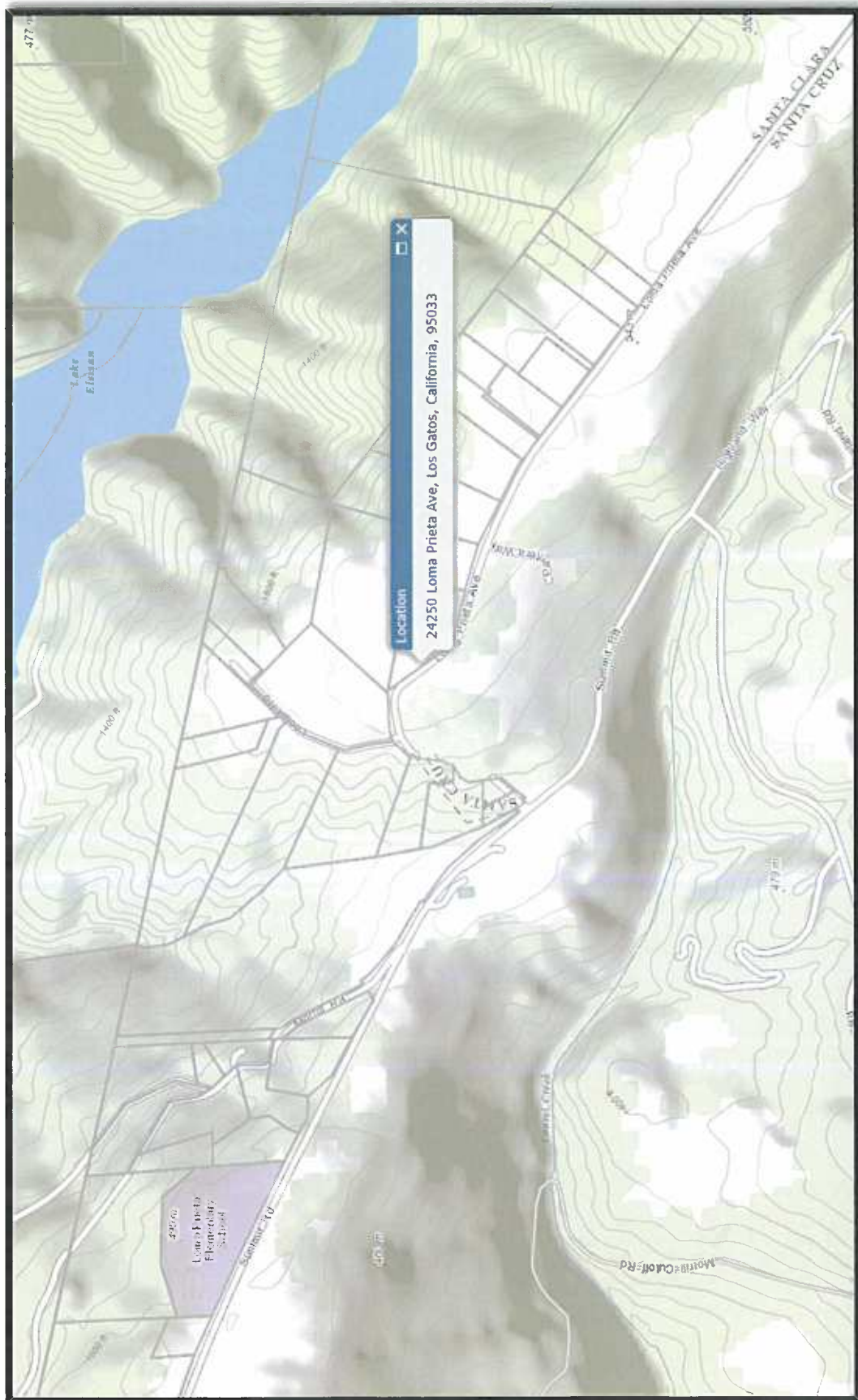




- Alley
- Business Route
- Driveway
- Levee
- Major Road
- Ramp
- State Highway
- Street
- Unnamed



7. Lokteff Winery & Vineyards LLC



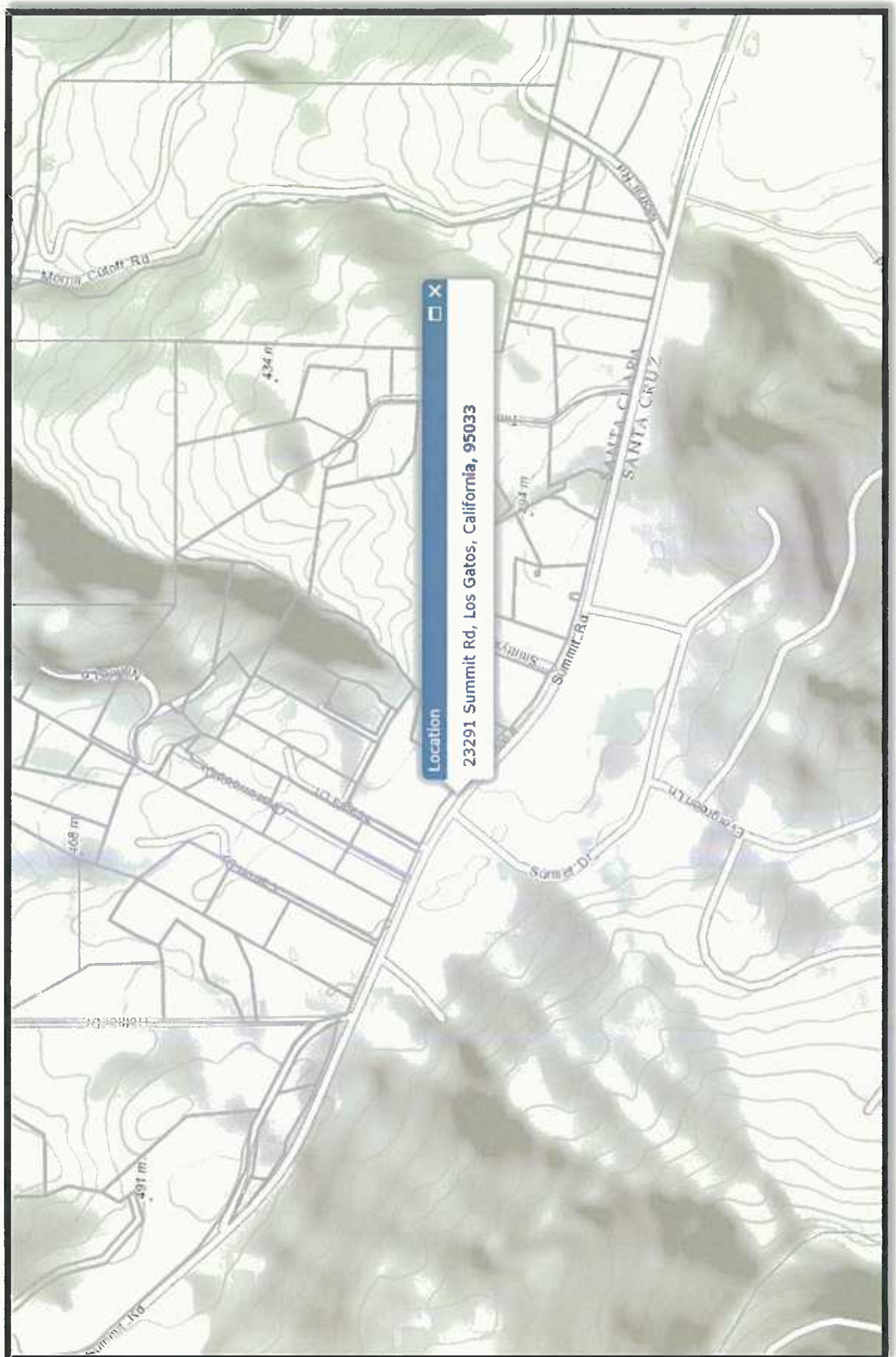
North Summit
Alternative Site Maps
Santa Clara County
Sites: 7, 8, 9

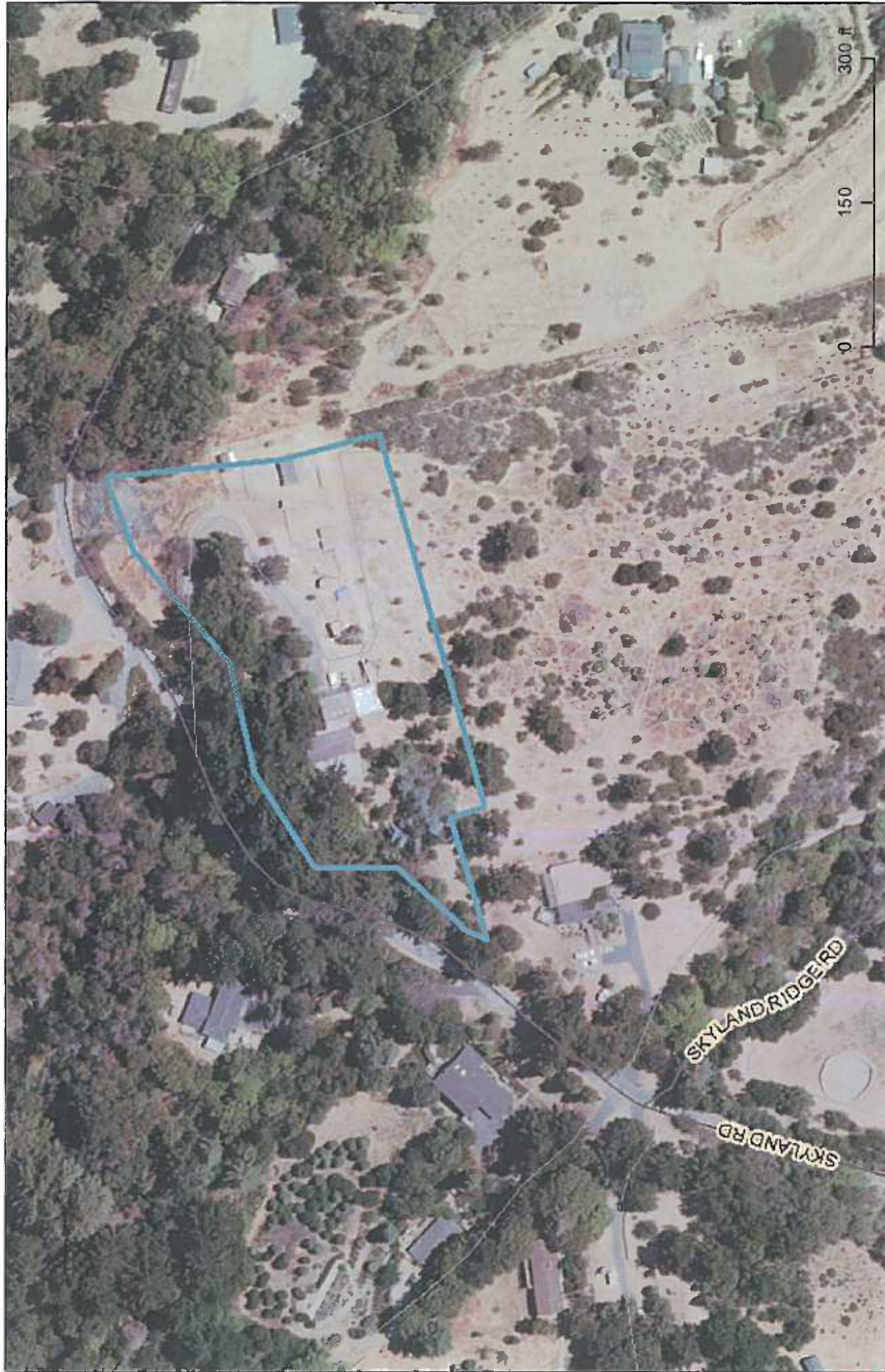
8. Loma Prieta School District



North Summit
Alternative Site Maps
Santa Clara County
Sites: 7, 8, 9

9. Madden





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



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



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



- Alley
- Business Route
- Driveway
- Levee
- Major Road
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- Unnamed





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



Your plans have been sent to several agencies for review. The comments that were received are printed below. Please read each comment, noting who the reviewer is and which of the three categories (Completeness, Policy Considerations/Compliance, and Permit Conditions/Additional Information) the comment is in.

Completeness: A comment in this section indicates that your application is lacking certain information that is necessary for your plans to be reviewed and your project to proceed.

Policy Considerations/Compliance: Comments in this section indicate that there are conflicts or possible conflicts between your project and the County General Plan, County Code, and/or Design Criteria. We recommend that you address these issues with the project planner and the reviewer before investing in revising your plans in any particular direction.

Permit Conditions/Additional Information: These comments are for your information. No action is required at this time. You may contact the project planner or the reviewer for clarification if needed.

Environmental Planning

Routing No: 1 | Review Date: 10/31/2014

ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. Submit a soils report completed by a California licensed geotechnical engineer for review.
2. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review. The grading/drainage plan will need to include the entire access road leading to the cell site and the parking space.
3. Submit an erosion/sediment control plan for review.

Fire Review

Routing No: 1 | Review Date: 10/23/2014

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2

SCOTT JALBERT
FIRE CHIEF



Fire Review

Routing No: 1 | Review Date: 10/23/2014

COLLEEN BAXTER (CBAXTER) : Complete

FELTON, CA 95018

Phone (831) 335-6748

Fax # (831) 335-4053

Date: 10/23/14

Planning Department

County of Santa Cruz

Attention: CAROLYN BURKE

701 Ocean Street

Santa Cruz, CA 95060

Subject: APN: 098-021-06 / Appl # 141212

Address: NO SITUS

Dear Name:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has no objections as presented.

- **Any other requirements will be addressed in the Building Permit phase.**
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT.**

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

NOTE on the plans “the driveway / access road shall be in place prior to any framing construction, or construction will be stopped.”



Fire Review

Routing No: 1 | Review Date: 10/23/2014

COLLEEN BAXTER (CBAXTER) : Complete

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be **12** feet minimum unobstructed width and maximum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

ACCESS ROAD / DRIVEWAY REQUIREMENTS

· The access road / driveway shall be an "all weather" surface. "All Weather Surface" is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.

· The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time.

· The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.

· An approved turn-a-round shall be provided for access roads and driveways in excess of 150 feet in length.

· Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.

· All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

· The driveway shall be thereafter maintained to these standards at all times.

NOTE on the plans "a 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure."

NOTE on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."



Fire Review

Routing No: 1 | Review Date: 10/23/2014

COLLEEN BAXTER (CBAXTER) : Complete

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Project Review

Routing No: 1 | Review Date: 08/21/2014

SHEILA MCDANIEL (SMCDANIEL) : Complete