



Staff Report to the Zoning Administrator

Application Number: **03-0541**

Applicant: Nextel of California
Owner: Jason Ashton
APN: 041-301-46

Agenda Date: 12/17/04
Agenda Item #: 2
Time: After 11:00 a.m.

Project Description: Proposal to construct a co-located wireless communications facility at an existing telecommunications site.

Requires an amendment to Commercial Development Permits 96-0069 and 99-0280.

Location: Property located at the end of Moon Valley Ranch Road (**1025** Moon Valley Ranch Road).

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Commercial Development Permit

Staff Recommendation:

- Approval of Application 03-0541, **based** on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|---|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoningmap |
| C. Conditions | G. Supplemental Information (Including RF Report & Visual Analysis) |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size: 24 acres
Existing Land Use - Parcel: Single family residence and telecommunications site
Existing Land Use - Surrounding: Rural residential home sites
Project Access: Moon Valley Ranch Road (off Larkin Valley Road)
Planning Area: Aptos Hills

Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: — Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 2-5 percent at project site, steeper slopes surrounding
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: 3 trees removed prior to application
Scenic: Highway One Scenic Corridor
Drainage: Existing drainage adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: — Inside X Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

Three approvals ~~for~~ wireless communications facilities have been granted on the subject property. Commercial Development Permit 96-0069 approved a non-camouflaged tower and Commercial Development Permit 99-0280 approved a tower camouflaged as a pine tree. Minor Variation 00-0108 to Commercial Development Permit 99-0280 was approved to allow an additional wireless communications facility to be located at a lower point on the **existing** camouflaged tower.

Project Setting

The project site is located *at* the end of Moon Valley Ranch Road on a hilltop surrounded by dense tree cover. The Highway One Scenic Comdor is located below the project site to the south and rural residential home sites are located to the north, east, and west of the subject property.

Zoning & General Plan Consistency

The subject property is **an** approximately 24 acre parcel, located in the RA (Residential

2

Agriculture) zone district. The proposed co-located wireless communication facility is an allowed use within the zone district. The RA (Residential Agriculture) zone district is consistent with the site's (R-R) Rural Residential General Plan designation.

Co-located Wireless Communication Facility

The project site is located within a restricted zone district for wireless communication facilities (per County Code section 13.10.661(c)). The proposed project will co-locate on an existing wireless communication facility and is allowed within the zone district as a co-located facility.

The proposed wireless communication facility will consist of an extension to an existing tower camouflaged as a tree and the installation of an equipment platform and associated equipment cabinets. The extension to the existing tower will be approximately 12.5 feet and the total tower height will be 60 feet with branches for camouflage purposes extending above the height of the tower. An approximately 200 square foot equipment platform with equipment cabinets will be installed on the project site to support the wireless communication facility. All of the existing and proposed equipment is adequately screened by existing vegetation and is topographically separated from surrounding uses. The project access and utilities infrastructure is already in place to serve the proposed facility without additional environmental impacts that would be required through the creation of a new telecommunications site.

Highway One Scenic Corridor

The project site is located within the Highway One Scenic Corridor. The site of the existing and proposed wireless communications facilities is adequately screened from the Highway One Scenic Corridor by existing vegetation and the use of camouflage techniques. The proposed wireless communication facility will be located on an existing monopole which is camouflaged as a pine tree. The proposed extension of the existing camouflaged pole (approximately 12.5 feet in height) will not result in a visual impact to the scenic resource.

Tree Removals

Three Coast Live *Oak* trees were removed from the area of the proposed equipment platform prior to the submittal of this application. The trees removed do not reduce the visual screening available for the existing and proposed wireless communications facilities. At this time, a sufficiently dense canopy of tree cover exists at the project site and the requirement of additional tree plantings in the immediate area may result in an overcrowding of vegetation. If future tree removals occur (due to natural causes or otherwise) that reduce the visual screening of the project site additional replacement trees will be required.

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

- APPROVAL of Application Number 03-0541, based on the attached findings **and** conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

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 wireless communication facility will be co-located on an existing tower that is camouflaged to appear as a natural pine tree. The subject property for the proposed project is located within the Highway One scenic comdor. The currently proposed project will locate additional antennas above the existing antennas on the camouflaged tower, and extend the tower and artificial tree branches to camouflag the new antennas. The lack of visibility of the project site from the scenic corridor, due to the topography of the area and the existing and proposed camouflag, will result in no visual impact to the scenic comdor as a result of this project. The proposed project complies with General Plan Policy 5.10.3 (Protection of Public Vistas), in that no views of the beach, ocean: or other significant vistas can be viewed past or across the subject property, as the property is located upslope from the highway and the property is on the inland side of the scenic comdor with no significant public vista available beyond the slope in front of the subject property. The existing public views from the scenic highway will remain relatively unchanged as a result of this project.

An alternative sites analysis was not required for the proposed project, due to the fact the proposed wireless communication facility will be co-located on site with three existing wireless communications facilities. Per Section 13.10.661(c)(3) of the County Code, applications for co-located wireless communications facilities within a restricted zoning district (such as the Residential Agriculture zone district) are not required to submit an alternative sites analysis. Furthermore, the creation of an additional site for a wireless communication facility in the immediate area would require additional road grading, electrical utilities, and the erection of additional towers that would create unnecessary, additional impacts to the scenic and natural resources that are located in the project vicinity.

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

This finding can be made, in that the presence of the existing wireless communications facilities on the project site, with the associated road and utilities infrastructure, as well as the existing negligible visual impact to the Highway One scenic corridor, result in the determination that the

currently proposed project site is the environmentally superior site for this project. The creation of an additional wireless communications facility along the Highway One scenic conidor, including the grading of a new access road and equipment site in adjacent vegetated areas, would most likely result in more visually intrusive project and cause additional impact to the natural resources in the surrounding areas.

An alternative sites analysis was *not* required for the proposed project, due to the fact the proposed wireless communication facility will be co-located on site with three existing wireless communications facilities. ~~Per~~ Section 13.10.661(c)(3) of the County Code, applications for co-located wireless communications facilities within a restricted zoning district (such as the Residential Agriculture zone district) *are* not required to submit an alternative sites analysis.

Furthermore, the creation of ~~an~~ additional site for a wireless communication facility in the immediate area would require additional road grading, electrical utilities, and the erection of additional towers that would create unnecessary, additional impacts to the scenic and natural resources that are located in the project vicinity.

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

This finding can be made, in that the existing single ~~family~~ residential use is in compliance with the RA (Residential A-miculture) zone district and (R-R) Rural Residential General Plan designation, in which it is located. Single family dwellings are a principal permitted use within the RA zone district. The existing and proposed uses, as designed, are compatible with the zone district and General Plan designation.

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 on a wireless communications tower, which will be approximately 60 feet in height, 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 4.4 percent of the most restrictive applicable limit.

Application # 03-0541
APN:041-301-46
Owner: Jason Ashton

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.

Not Applicable

7

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 maximum ambient RF levels at ground level due to the existing wireless communications facilities and the proposed operation are calculated to be 4.4 percent of the most restrictive applicable limit.

The proposed project will not result in inefficient or wasteful use of energy, in that the most recent and efficient technology available to provide wireless communication services will be required as a condition of this permit. Upgrades to more efficient and effective technologies will be required to occur as new technologies are developed.

The project will not be materially injurious to properties or improvements in the vicinity in that the project will be co-located on an existing camouflaged wireless communication facility, resulting in a minimal visual impact.

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 installation of wireless communications facilities that are co-located with existing wireless communication facilities are allowed uses within the RA (Residential Agriculture) zone district, without the requirement of further alternatives analysis. The project site is located within the RA (Residential Agriculture) zone district.

The 60 foot height of the proposed tower is an allowed exception to the 28 foot maximum height limit for the zone district per County Code section 13.10.510(d)(2).

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 communication facility will be co-located on an existing camouflaged tower. Wireless communication facility installations that are co-located with existing wireless communication facilities, such as this proposal, are an environmentally superior alternative to the creation of new wireless communication facility installations and their associated visual and environmental impacts.

The subject property for the proposed project is located within the Highway One scenic corridor. The existing ground-mounted tower is camouflaged from view from the scenic corridor. The proposed facility will be co-located on an existing tower that is camouflaged to appear as a natural pine tree. The currently proposed project will locate additional antennas above the

8

existing antennas on the camouflaged tower, and extend the tower and artificial tree branches to camouflage the new antennas. The lack of visibility of the project site from the scenic comdor, due to the topography of the area and the existing and proposed camouflage, will result in no visual impact to the scenic corridor as a result of this project. The proposed project complies with General Plan Policy 5.10.3 (Protection of Public Vistas), in that no views of the beach, ocean, or other significant vistas can be viewed past or across the subject property, as the property is located upslope from *the* highway and the property is on the inland side of the scenic conidor with no significant public vista available beyond the slope in front of the subject property. The existing public views from *the* scenic highway will remain relatively unchanged as a result of this project.

The property is located in the Rural Residential (R-R) land use designation, which is implemented by and consistent with the site's RA (Residential Agriculture) zone district.

A specific plan has not been adopted for this portion of the County.

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

This finding can be made, in that the project will not require the use of public services such as water or sewer, but will require electric power and telephone connections. The facility will require inspection by maintenance personnel at least once per month and this will not result in increasing traffic to unacceptable levels in the vicinity.

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 wireless communication facility will be co-located on **an** existing ground-mounted tower that is camouflaged to appear as a natural pine tree. This proposed design will adequately mitigate any potential visual impacts to the surrounding neighborhood.

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

This finding can he made, in that the proposed facility will be co-located on an existing ground-mounted tower that is camouflaged to reduce potential visual impacts to the surrounding neighborhood.

Conditions of Approval

Exhibit A: Project Plans entitled "Nextel of California, Rio Del Mar, Site Number CA-2590-B", prepared by MSA Architecture & Planning, 7 sheets, dated 8/18/03 with revisions ~~through~~ 10/8/04.

- I. This permit amends and incorporates all of the findings and conditions of Commercial Development Permit 96-0069 and Commercial Development Permit 99-0280, any findings or conditions contained in this permit that are in conflict with prior permits will be superceded by the conditions contained within this permit. This permit authorizes the existing wireless communications facilities to continue operation, with an additional wireless communications facility to be co-located on an approximately 12.5 foot extension to the existing, camouflaged, ground-mounted pole not to exceed 60 feet in total height (with branches for camouflage purposes only allowed to extend above the tower), and the placement of additional equipment boxes and associated utilities to serve the proposed new facility per the approved Exhibit A for this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant and/or 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.
 - C. 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.
- II. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.
- III. Prior to issuance of a Building Permit the **applicant/owner** shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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 "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish and color of the proposed camouflage materials for Planning Department approval.
 2. Grading, drainage, and erosion control plans.

3. Construction details of the access pathway and the method of installation for the equipment platform. Tree protection measures must be clearly delineated on the plans for both the access pathway and the construction of the equipment platform.
 4. All new electric and telecommunications lines shall be placed underground.
 5. Details showing compliance with fire department requirements.
- C. To guarantee that the camouflaged, ground-mounted tower remains in good Visual condition and to ensure the continued provision of mitigation of the visual impact of the wireless communications facility, the applicant shall submit a maintenance program prior to building permit issuance which includes the following:
1. A signed contract for maintenance with the company that provides the exterior finish and camouflage materials, for annual visual inspection and follow up repair, painting, and resurfacing as necessary.
- D. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Drainage.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- G. Submit 3 copies of a plan review and acceptance letter prepared and stamped by a licensed Geotechnical Engineer.
- H. Submit 3 copies of a plan review and acceptance letter prepared and stamped by a licensed arborist.
- IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.

- D. Submit 3 copies of a final letter describing tree conditions prepared and stamped by a licensed arborist.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. Additional Facilities: A Planning Department review that includes a public hearing shall be required for any future co-location at this wireless communications facility.
- B. Equipment Modifications: Any modification in the type of equipment shall be reviewed and acted on by the Planning Department staff. The County may deny or modify the conditions at this time, or the Planning Director may refer it for public hearing before the Zoning Administrator.
- C. Camouflage: The camouflage materials, and the ground-mounted tower, shall be permanently maintained and replacement materials and/or paint shall be applied as necessary to maintain the camouflage of the tower.
- D. Visual Screening: The existing vegetative screening of the project site and facilities must be maintained throughout the duration of the approved use. Tree removals or excessive pruning which reduce the visual screening of the project site are not allowed. If visual screening is reduced due to natural causes, replacement trees will be required which provide adequate visual screening of the project site and facilities.
- E. Access Road: The access road shall be permanently maintained to allow access to emergency vehicles at all times. Any obstruction of the access road, as a result of neglect or lack of maintenance, will be in violation of the conditions of this permit.
- F. Noise: All noise generated from the approved use shall be contained on the property.
- G. Lighting: All site, building, security and landscape lighting shall be directed onto the lease site and away from the scenic corridor and adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be

shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.

- H. If future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees through accepting the terms of this permit to 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 applicant agrees to 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 vegetation.
- I. **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.
- J. 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.

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 two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
Project Planner

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

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: 03-0541

Assessor Parcel Number: 041-301-46

Project Location: 1025 Moon Valley Ranch Road

Project Description: Proposal to construct a co-located wireless communications facility.

Person or Agency Proposing Project: Nextel of California

Contact Phone Number: (925) 250-1744

- 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).

Specify type:

E. **Categorical Exemption**

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

F. Reasons why the project is exempt:

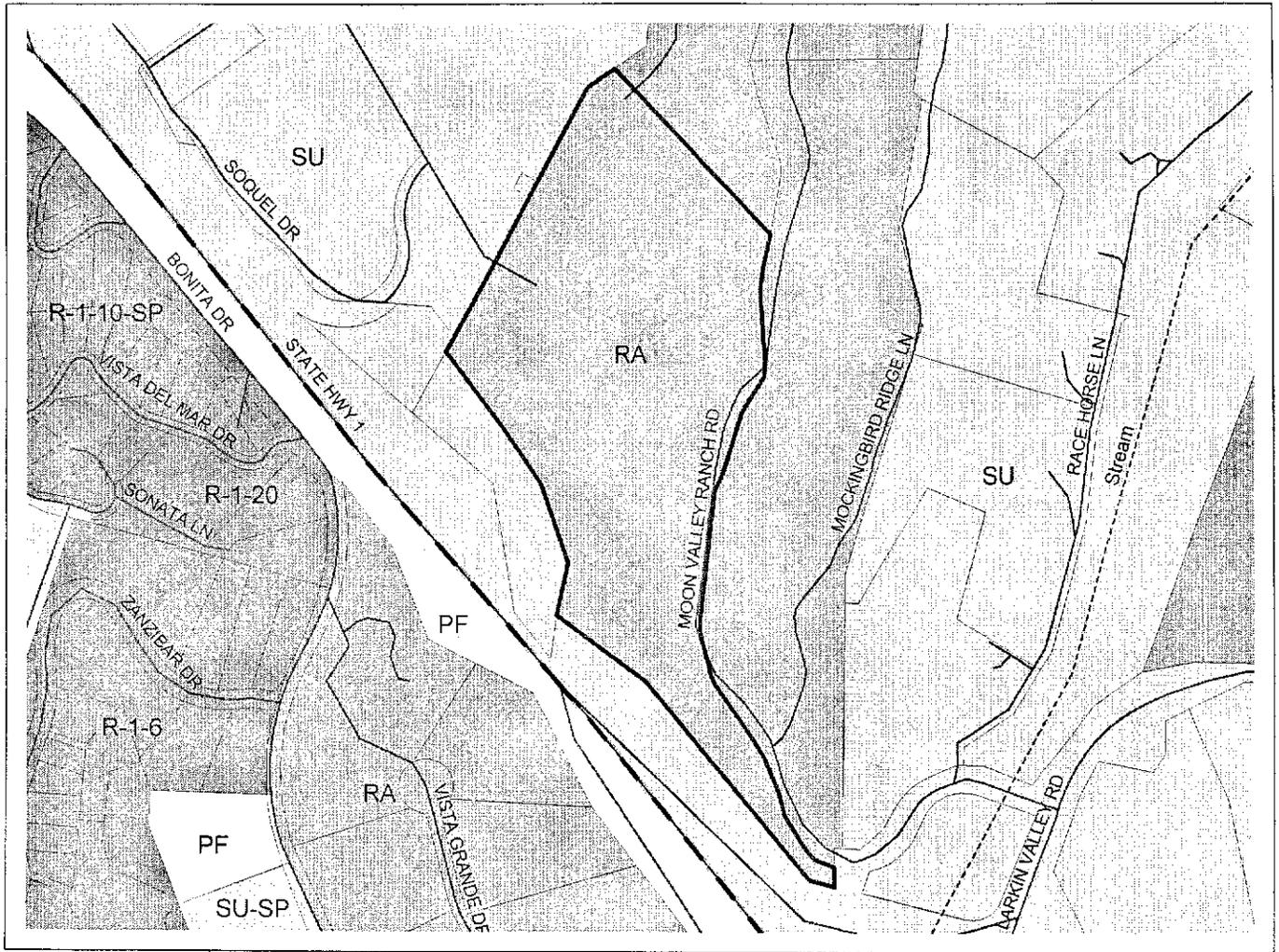
Construction of an additional small structure in an area of existing commercial uses.

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

Randall Adams, Project Planner

Date: _____

Zoning Map



1000 0 1000 2000 Feet

Legend

	APN 041-301-46
	State highways
	Streets
	Intermittent Stream
	PF
	SU
	RA
	R-1-X



Map created by Santa Cruz County
Planning Department:
December 2003

EXHIBIT F

16



Tetra Tech Communication Services
 1255 Treat Blvd. Suite 800
 Walnut Creek. CA **94596**
 Main **(925) 279-5780**
 Fax **(925) 279-2683**

December 18th, 2003

County of Santa ~~Cruz~~ Planning Department
 701 Ocean Street, 4th Floor
 Santa Cruz, Ca. **95060**

RE: Santa Cruz County File # **03 - 054 1**

Nextel Communications Project # Ca2590B "Rio Del ~~Mar~~"

Dear Santa Cruz County Planning,

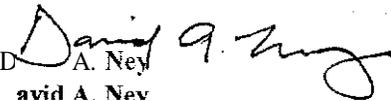
My name is David Ney. I am an agent for Tetra Tech Communications Services, and represent Nextel of California in the aforementioned project. We seek a (Level 5) Conditional Use Permit to construct and operate an unmanned wireless communication facility at:

1025 Moon Valley Ranch Road Watsonville, Ca. 95076
A.P.N. # 041-301-46

I've enclosed the following documents, in accordance with Section **13.10.662**: "Application Requirements for Wireless Communicatioo Facilities", taken from the interim Santa Cruz County Wireless Communications Facilities Draft Ordinance:

- Exhibit A - *Submittal Fee Check, \$5000.00*
- Exhibit B - *Letter of Authorization from Property Owner*
- Exhibit C - *Project Synopsis/ Statement of Operations*
- ~~Exhibit D -~~ *Supplemental Application Information*
- Exhibit E - *Ambient Radio Frequency Fields Report (NIER/EMF study)*
- Exhibit F - *Photo-simulations of Proposal*
- Exhibit G - *One (1) Required set of 8.5" x 11" foldedplans*
- Exhibit H - *Twelve (12) Required sets of 24" x 36" foldedplans*
- Exhibit I - *One (1) sei Structural Calculations*

Thank You,


 David A. Ney

Project Manager
 Tetra Tech Communications
 Representing Nextel of California
925/250-1498
dney@ttwireless.com

LETTER OF HORIZATION

To THE COUNTY OF: ,County of Santa Cruz

APPLICATION FOR ZONING/USE/BUILDING PERMIT

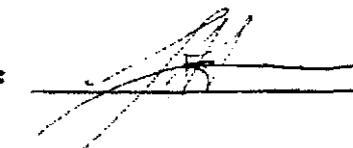
as owner(s) of the below described property, does/do hereby appoint Nextel of California, Inc. as agent for the purpose of consummating any application necessary to ensure their ability to use and/or construct improvements to the property leased, or licensed, to them for the purpose of constructing a communicationssite.

I understand that the application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We hereby authorize the employees of the County of Santa Cruz to enter upon the subject property during normal business hours as necessary to inspect the property for the purpose of processing this application.

Located at: 1025 Moon Valley Ranch Road. Watsonville. CA 95076

Assessor's Parcel Number: 041-301-46

Signature of Property Owner: 

Date: 07/28/03

Site #: CA-2590 C

Ria Del Mar



Tetra Tech Communication Services
1255 Treat Blvd Suite 800
Walnut Creek, CA 94596
Main (925) 279-5780
Fax (925) 279-2683

Project Synopsis

Nature of Request

Nextel Communications ("Nextel") seeks approval of a Conditional Use Permit, and all related permits to allow the co-location of a communication facility on an existing parcel, developed with a "mono-pine". The existing mono-pine belongs to Sprint Sites USA, 1510 Rochelle Boulevard, Suite 300, Mailstop TXIVGK0301, Irving, Texas 75039. The proposed plan calls for (12) new antennas, 3 sectors, with four antennas per sector. The sectors will face 40 degrees (northeast), 135 degrees (southeast) and 315 degrees (northwest). The antennas are to be mounted above the existing configuration, at an operating center of 60' above ground level. The existing tower is 50' tall, therefore the proposed facility will require an extension of 10' for the Nextel installation, and 4 additional feet for the "crown" of the mono-pine. The ancillary equipment shelter will be placed adjacent to the tower, within the existing compound, on the northwest side. The shelter will be set on a structural steel platform, which will reside on 4 concrete piers. The equipment installation will be approximately 15' x 9', or 135 square feet (developed), within a 26'x18' "lease area".

Property Description

The subject property is located at 1045 Moon Valley Ranch Road, Watsonville, Ca 95076. The Assessor's Parcel # of the property is 041-301-46. The property owner is Mr. Jason A. Ashton, of 1453 Redwood Drive, Santa Cruz Ca 95060. The existing facilities are located at the southwestern corner of the property. The property is a Rural Residential zone, developed with two existing communications facilities. The site has neighboring residential structures within 1,500 feet of the communication facility, at the end of Moon Valley Ranch Road and across Highway 1. The latitude/longitude coordinates for the existing mono-pine are 36 degrees, 58 minutes, 01.38 seconds North, and 121 degrees, 52 minutes, 01.71 seconds West (NAD 83). The ground elevation at the base of the existing mono-pine is 441.4' above mean sea level. The property has no public access, situated at the end of a private road, and is completely screened from public view by existing trees and foliage. The existing facility is the only location within a one - mile radius that is approved for telecommunications use.

Project Description

Nextel Communications proposes to provide service for the area around this parcel by installing (12) new antennas to an existing "mono-pine". The flat panel antennas will be mounted above the existing antennas, at an operating center height of 60' above ground level. The existing pole stands at 50' in height, so the proposal calls for a ten-foot extension of the pole for the installation, plus four additional feet for the "crown", making a total extension of 14' above the existing mono-pine. The proposed extension does not present a significant visual impact to the surrounding area, as it is fully screened by the existing trees. The equipment shelter is to be placed within the existing compound, behind existing trees and foliage. The entire facility is on private property and is not within any public access. No on-site generator will be required with this proposal. Access to the project site will be gained through permission of the property owner, and will only be gained by authorized Nextel employees and contractors for periodic monitoring. There are no hazardous materials used in conjunction with this facility. The base station is intended to provide coverage along Highway 1, and the surrounding area of Rio Del Mar. This facility is being proposed in strict accordance with Nextel Communications' FCC license requirements.



Tetra Tech Communication Services
1255 Treat Blvd. Suite 800
Walnut Creek, CA 94596
Main (925) 279-5780
Fax (925) 279-2683

Statement of Operations

The proposed Nextel facility requires only electrical and telephone services, which are available at the site. No nuisances will be created by the proposed installation, and the facility will not endanger public safety or health. The expanded service will benefit the public. Cellular technology does not interfere with any other forms of electronic communication, public or private. Construction of the facility may be done with minimal impact to the surrounding area, and the entire complex is securely self-contained.

Upon completion of the project, periodic maintenance will occur, but the site is to operate as an unmanned facility. The site is self-monitoring, and connects directly to central office computers, which alert personnel to any equipment malfunction or security breach. No on site water or sanitation facilities will be required in this proposal.

Zoning Analysis

Pursuant to The County of Santa Cruz Wireless Telecommunication Services (WTS) guidelines, the proposed use is permitted in this Zoning District, subject to approval of a Conditional Use Permit. The proposal is consistent with the County design and review guidelines for commercial antenna installation. The project calls for co-location with existing facilities, and is architecturally integrated into the existing conditions. The proposal is put forth in the least obtrusive manner possible, and is separated from areas of public access. This proposal adheres to all of the design guidelines outlined in the current County Zoning Ordinance.

Compliance with Federal Regulations

Nextel Communications' installations comply fully with all Federal Communications Commission (FCC) guidelines, governing construction requirements, technical standards, interference protection, power level and height restrictions, and radio frequency regulations. Additionally, Nextel will comply with all Federal Aviation Administration (FAA) standards on cellular base station operations. Nextel's facilities are proposed and built in strict accordance with all Federal (NEPA), State (CEQA) and local environmental regulations. All required NIER exposure limits and areas of occupational exposure are to be designated by FCC standard signage, posted conspicuously at the site. Maximum exposure levels at ground level around the installation will be less than 3% of allowable FCC standards for public exposure (per Hammett - Edison analysis attached to this application). Nextel of California installations are built in strict compliance with California Public Utilities Commission (CPUC) standards, and are specifically engineered by PG&E and SBC for compliance.

Alternative Site Analysis

The area surrounding the subject parcel does not contain another wireless facility within 5,000 feet. This site was selected for very specific reasons: 1) The view of the intended coverage area, 2) The fact that a site exists and co-location is encouraged by the jurisdiction, and 3) the design of the proposal integrates with the current zoning standards for the County of Santa Cruz. In addition to this, the existing layout facilitates construction in a non-invasive manner.

Our goal in determining this site as one for our proposal is based on minimizing impacts, visual and others, and to adhere as closely as possible to the zoning standards set forth by the jurisdiction regarding cellular base stations.

No other reasonable candidates exist within the search area, and to create a new facility on another parcel would mean closer encroachment to residential areas, greater visual impacts to the community, and a more intrusive

construction process. The permitted zoning and favorable co-location of this facility make it **the** ideal candidate for Nextel to provide improved service to this area.

Amendment

The applicant agrees to notify within **30** days, any change of information required and submitted as part of this ordinance.

Technical Review

An independent technical expert, at the direction of the County of Santa **Cruz** and notification **by**, may review any technical materials submitted with **this** application.



Tetra Tech Communication Services
1255 Treat Blvd. Suite **800**
Walnut Creek, CA 94596
Main (925) 279-5780
Fax (925) 279-2683

Supplemental **Application** Information

(1) Pre Application Meeting

Tetra Tech Communications has met with the Santa Cruz County Planning Department in October of 2003. Issues discussed were site location, zoning classifications and co- location policies. Since co- locations on existing facilities are encouraged by the county ordinance, the proposed site was considered favorable due to the surrounding conditions, and the private access to the site. This proposal meets with the county's expectations and guidelines, and does not pose a significant impact to the existing conditions.

(2) Submittal Information

(i) Identity and Legal Status of the Applicant

Nextel Communications Corporation
DBA "Nextel of California"

(ii) Name Address and Telephone Number

Nextel of California
1255 Treat Boulevard
Suite 800
Walnut Creek, CA 94596
~~925/279-2300~~

(iii) Name, Address, Telephone # of Authorized Agent

Tetra Tech Communications Services, Inc.
1255 Treat Boulevard
Suite 800
Walnut Creek, CA 94596
Contact Representative: David Ney - ph.925/250-1498

(iv) Address, Parcel Map Description Lat/Long

1025 Moon Valley Ranch Road
Watsonville, Ca 95076
A.P.N. # 041 - 301 - 46

36' 58' 01.38" N
121' 52' 01.71" W
(NAD 83)

22

EXHIBIT G

(v) **Narrative of Future Sites (5 year plan)**

The build out plan for Nextel of California is determined by RF engineers who design the system to allow for the maximum blanketing coverage, while using the least amount of sites in the area. This limits the number of visual impacts in the area, and can minimize the expense of building the network, thus keeping the price of wireless services down, while quality of service remains good. The current 3rd generation network will require 6 to 10 sites throughout Santa Cruz county. Preliminary studies have determined that currently, 6 sites fall within the jurisdiction of Santa Cruz County, with the remaining sites yet to be determined by Nextel engineers.

(vi) **Wireless Services to be Provided**

Benefits to the Community

Wireless technology can provide many benefits to the County of Santa Cruz County residents. These benefits include:

- 1) Quick access to 911 emergency allowing motorists to summon emergency aid and report dangerous situations.
- 2) support for emergency services by providing wireless communications access to paramedics, firefighters and law enforcement agencies that utilize this technology
- 3) The ability to transmit data over the airwaves allowing immediate access to information for emergency services
- 4) Communication capabilities in remote areas, enhancing the safety of travelers and residents by allowing immediate access to emergency services.
- 5) Provide quality wireless communication including voice, paging and digital data.
- 6) Enhance the communication services of those residents who conduct business and professional services for Santa Cruz County.

(vii) **California Public Utilities Commission**

Nextel of California is registered with the CPUC under General Order **159A** as.

- 1) Nextel of California
- 2) Nextel Communications Corporation

(viii) **Federal Communications Commission**

Nextel Communications is registered with the Telecommunications Bureau as:

FCC License # WPOH392

Date of issuance: 06/17/98

*Site- specific FCC licenses are issued as each new site goes on a i r .

(ix) **FCC Compliance with NIER Standards**

Exhibit E, which describes NIER/EMF compliance issues regarding this proposal. This report is submitted respectively by Hammett & Edison, an independent consultant that examines the safety of cellular installations.

(x) Security Considerations

The proposed area of installation **is** not accessible to the general public, being located on private property. Only authorized technicians will be allowed access to the facility, through permission of the property owner.

Federal Law mandates that all areas, in compliance with FCC guidelines, shall include ANSI compliant RF sign in a visible place for workers approaching the site.

(xi) Visual Impact Study

Exhibit **F.** photographic simulations, which show what the **site** will look like from the nearest public vantage point



**Nextel SMR • Proposed Base Station (Site No. CA-2590B)
1025 Moon Valley Ranch Road • Watsonville, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Nextel SMR, a wireless telecommunications carrier, to evaluate the base station (Site No. CA-2590B) proposed to be located at 1025 Moon Valley Ranch Road in Watsonville, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The *most* restrictive thresholds for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication("PCS")	1,950 MHz	5.00 mW/cm ²	1.00mW/cm ²
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30-300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "cabinets") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the



**Nextel SMR • Proposed Base Station (Site No. CA-2590B)
1025 Moon Valley Ranch Road • Watsonville, California**

horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No, 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Nextel, including zoning drawings by MSA Architecture & Planning, Inc., dated September 30, 2003, it is proposed to mount up to twelve Andrew Model DB844H65E-XY directional antennas on a 14-foot extension above a 50-foot steel pole, configured to resemble a pine tree, located near 1025 Moon Valley Ranch Road in Watsonville. The antennas would be mounted at an effective height of about 60 feet above ground and would be oriented toward 40°T with 3° downtilt, toward 135°T with 6° downtilt, and toward 315°T with 6° downtilt. The maximum effective radiated power in any direction would be 1,000 watts, representing ten channels operating simultaneously at 100 watts each.

Located lower on the same pole are similar antennas for use by Sprint PCS and by Venzon Wireless, other telecommunications carriers, and Cingular Wireless has similar antennas on another pole about 27 feet away. For the purposes of this study, it is assumed that Sprint and Cingular have installed EMS Model RR9017-00DP directional panel antennas at effective heights of about 46 and 33 feet above ground, respectively, that Verizon has installed Allen Telecom Model DB884H60 directional antennas at an effective height of about 36 feet above ground, and that these three carriers each operates with a maximum effective radiated power of 1,500 watts. Also located at the site is an omnidirectional whip antenna, presumably for low-power, intermittent use. That antenna is assumed for the purposes of this study to be an Andrew Model DB616 and to operate with a maximum effective radiated power of 200 watts.



**Nextel SMR • Proposed Base Station (Site No. CA-2590B)
1025 Moon Valley Ranch Road • Watsonville, California**

Study Results

The maximum ambient RF level at any ground level location within 1,000 feet, due to the proposed Nextel operation by itself, is calculated to be 0.0044 mW/cm^2 , which is 0.77% of the applicable public limit. The maximum calculated cumulative level within 1,000 feet for the simultaneous operation of all five services is 4.4% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels. Figure 3 attached provides the specific data required under Santa Cruz County Code Section 13.10.659(g)(2)(ix), for reporting the analysis of RF exposure conditions.

No Recommended Mitigation Measures

Since they are to be mounted on a tall pole, the Nextel antennas are not accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that the several carriers will, as FCC licensees, take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that the base station proposed by Nextel SMR at 1025 Moon Valley Ranch Road in Watsonville, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

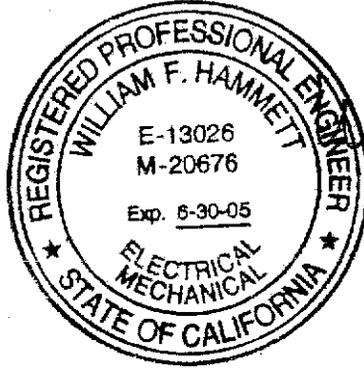


Nextel SMR • Proposed Base Station (Site No. CA-25908)
1025 Moon Valley Ranch Road • Watsonville, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

December 12, 2003



William F. Hammett
William F. Hammett, P.E.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

28

EXHIBIT G

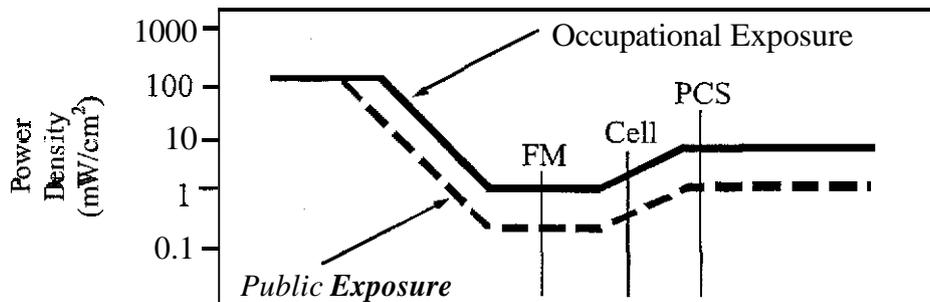
NX2590595
Page 4 of 4

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electric! and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 - 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 - 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 - 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 - 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	10	0.2
300 - 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	0.300	<i>f/1500</i>
1,500 - 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	1.0



RFR.CALC™ Calculation Methodology Assessment by Calculation of Compliance with Human Exposure Limitations

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field. The near field zone is the distance from an antenna before which the manufacturer's published, far field antenna patterns have formed; the near field is assumed to be in effect for increasing distance, D until results coincide with far-field predictions. The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density } S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \text{ in mW/cm}^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and

P_{net} = net power input to the antenna, in watts.

where h = aperture height of the antenna, in meters, and

λ = wavelength of the transmitted signal, in meters.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates the distances to the FCC public and occupational limits.

Far Field. OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor in the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density.

These formulas have been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain at the site, to obtain more accurate projections.

* The far-field azimuth patterns included to account for exposures at locations behind the antenna.

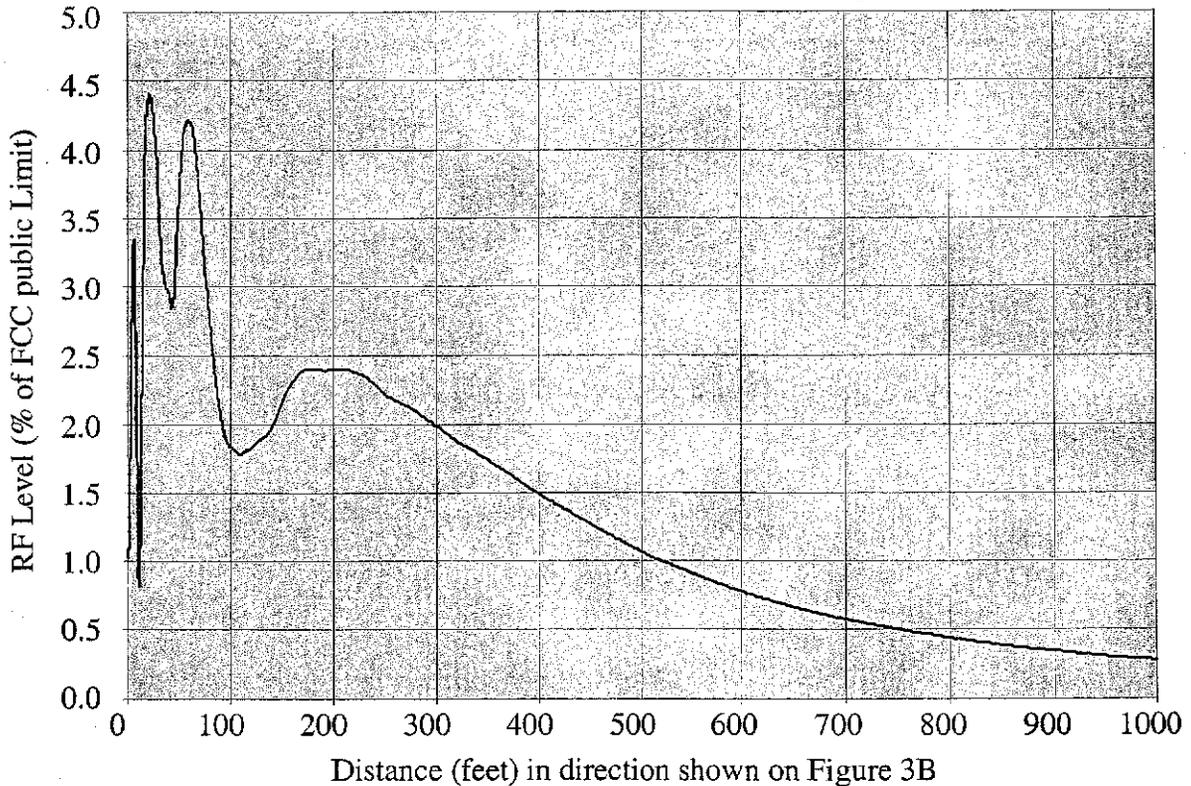


**Nextel SMR • Proposed Base Station (Site No. CA-2590B)
1025 Moon Valley Ranch Road • Watsonville, California**

Compliance with Santa Cruz County Code §13.10.659(g)(2)(ix)

"Compliance with the FCC's non-ionizing electromagnetic radiation (NIER) standards or other applicable standards shall be demonstrated for any new wireless communication facility through submission, at the time of application for the necessary permit or entitlement, of NIER calculations specifying NIER levels in the area surrounding the proposed facility. Calculations shall be made of expected NIER exposure levels during peak operation periods at a range of distances from fifty (50) to one thousand (1,000) feet, taking into account cumulative NIER exposure levels from the proposed source in combination with all other existing NIER transmission sources within a one-mile radius. This should also include a plan to ensure that the public would be kept at a safe distance from any NIER transmission source associated with the proposed wireless communication facility, consistent with the NIER standards of the FCC, or any potential future superceding standards."

Calculated Cumulative NIER Exposure Levels during Peak Operation Periods



Distance (feet)	50	100	200	300	500	750	1,000
RF level (% limit)	3.7%	1.8%	2.4%	2.0%	1.1%	0.50%	0.27%

Calculated using formulas in FCC Office of Engineering Technology Bulletin No. 65 (1997), considering terrain variations within 1,000 feet of site.

Maximum effective radiated power (peak operation) - 1,000 watts

Effective Nextel antenna height above ground - 60 feet

Other sources nearby - Verizon Wireless, Sprint PCS, Cingular Wireless, and unknown two-way

Other sources within one mile - No AM, FM, or TV broadcast stations

No two-way stations close enough to affect compliance

~~Plan for restricting public access~~ - Antennas are mounted on tall pole within fenced enclosure



Nextel S. 1 • Proposed Base Station (Site N , CA-2590B)
1025 Moon Valley Ranch Road • Watsonville, California

Calculated NIER Exposure Levels
Within 1,000 Feet of Proposed Site

For Simultaneous Operation of
Nextel SMR, Verizon Wireless, Sprint PCS, and Cingular Wireless



Aerial photo from Mapquest.

Legend	
blank	- less than 3.0% of FCC public limit (<i>i.e.</i> , more than 30 times below)
	- 3.0% and above near ground level (highest level is 4.4%)

Calculated using formulas in FCC Office of Engineering Technology Bulletin No. 65 (1997), considering terrain variations within 1,000 feet of site. See text for further information.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

32

EXHIBIT G

NX26590595
Figure 3B



PHOTO SIMULATED VIEWS
EXHIBIT F

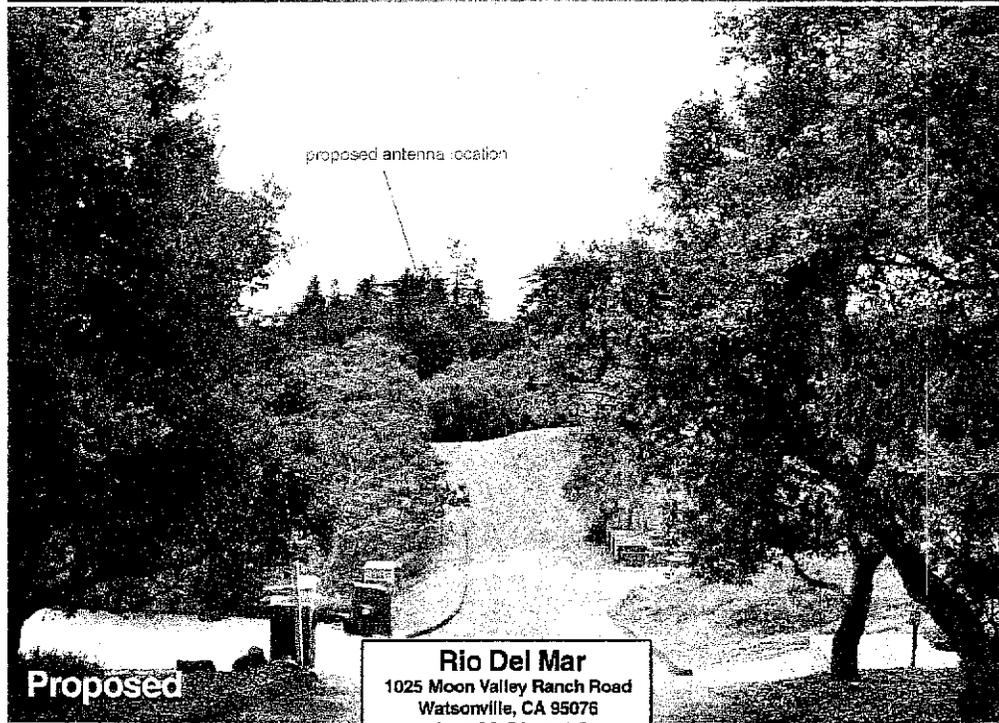
ca2590 view3 (1587x2060x24b jpeg)



Rio Del Mar
 1025 Moon Valley Ranch Road
 Watsonville, CA 95076
 site # CA CA 2590 B

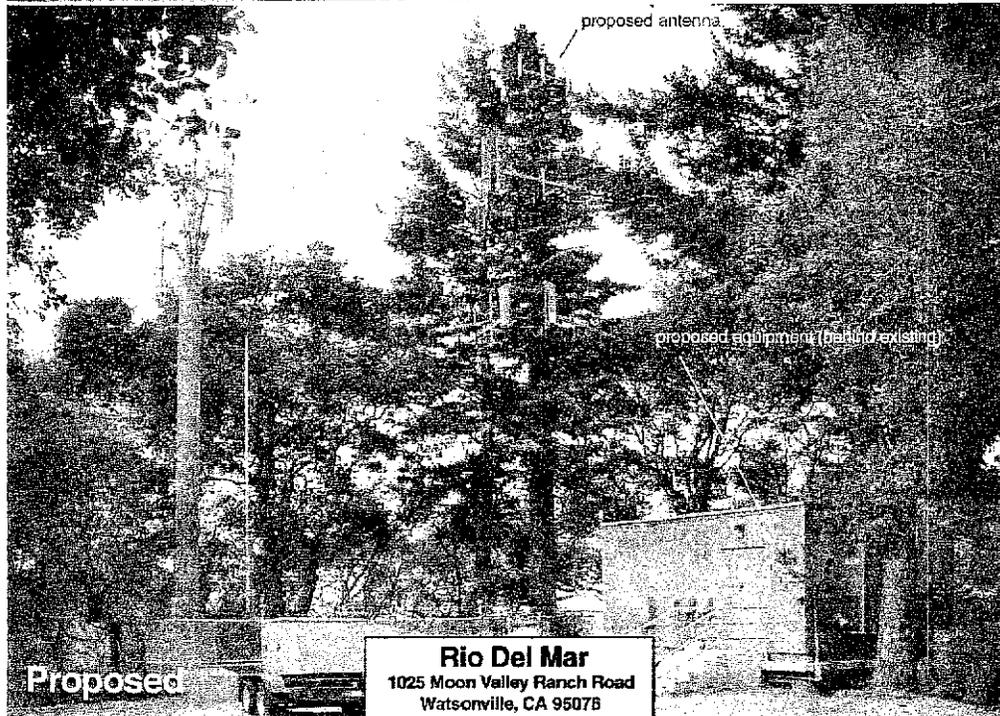
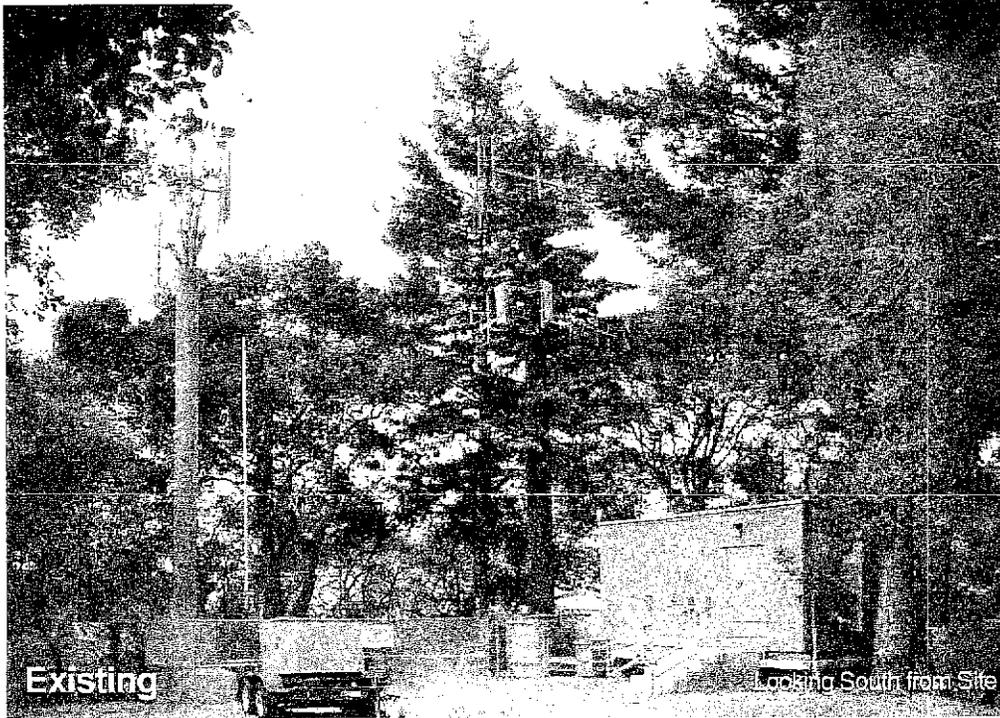
NEXTEL 9/5/03

Photosimulation by Applied Imagination 510 914-0500



NEXTEL 9/5/03

Photosimulation by Applied Imagination 510 914-0500



Rio Del Mar
1025 Moon Valley Ranch Road
Watsonville, CA 95078
site # CA CA 2590 B

NEXTEL 9/5/03

Photosimulation by Applied Imagination 510 914-0500

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Randall Adams
Application No.: 03-0541
APN: 041-301-46

Date: November 16, 2004
Time: 16:00:27
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 13, 2004 BY ROBERT S LOVELAND =====

1. Identify if permanent fencing is to be installed around the Nextel lease area
2. Show the location of the large oak tree located on the north west boundary of the lease area. This tree shall not be negatively impacted (by construction activity, pruning, etc.) Identify any other trees on the plan that might be impacted during construction activities. NOTE: An arborist report is required. The report shall provide tree protective measures during construction activities. Three trees have been removed within the vicinity of the lease area. These trees will have to be replaced with five gallon size native trees (coast live oak and/or madrone). ADDITIONAL NOTE: The following Condition of Approval from Development Permit 99-0280 Item III (A 2a) is pertinent to this application: "Submit a landscaping/irrigation plan for review and approval by the project planner. The plan shall incorporate twenty, 5 gallon coast redwoods to be established on the southern property line adjacent to the proposed site. The intention is to screen development from views along Highway 1. A five year maintenance plan including replacement of any trees that die shall be included in the plan". Per my site visit on 1/13/04, it appears that the majority of these trees have died. The arborist shall include an assessment of these trees in the report too. If the trees require replacement, then 5 gallon replacements will be required (coast live oak and/or madrone). The arborist shall identify tree replacement locations on the plan. tree protection and irrigation method for replacement trees
3. A "Plan Review" letter from the project geotechnical engineer is required. There was a project geotechnical engineer (Krazan & Associates (408) 271-2200) for building permit 37429M. ===== UPDATED ON MAY 13, 2004 BY ROBERT S LOVELAND =====

1. Item 1 above still needs to be addressed.
2. I received an arborist report with the 2nd routing (James Scott, dated 4/26/04). The tree protection recommendations are acceptable. The report does not cover an assessment of the redwoods as requested above. Please have the arborist evaluate these trees and provide recommendations for replacements (species & size) and detail how the replacement trees (including the 3 trees that have already been removed at the new lease area) will be maintained until established. The location of all replacement trees must be shown on the plans (including how they will be irrigated). NOTE: Tree protection recommendations must be shown on the plans.
3. I received an addendum report from the project geotechnical engineer, dated 3/26/04 with the 2nd routing. The "Plan Review" letter can be provided at the building permit stage.
4. It appears that a permanent access road to the new lease area has been added to this 2nd routing. If this road is deemed necessary than the following information would be required: earthwork quantities, grading cross-section through the maximum cut/fill, identify any retaining structures and identify construction materials.

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No. : 03-0541
APN: 041-301-46

Date: November 16, 2004
Time: 16:00:27
Page: 2

NOTE: Impact to the trees close to the proposed road will need to be evaluated by the project arborist. ===== UPDATED ON NOVEMBER 8, 2004 BY ROBERT S LOVELAND =====

3rd Routing 11/05/04:

Items 1.3 and 4 have been addressed

Item 2 above: It has been determined that adequate tree cover is present within the vicinity of the lease areas. Additional tree planting is not required as the project is presently proposed (plans dated 10/1/04). Please refer to Misc. comments for further tree protection/replacement information.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 13, 2004 BY ROBERT S LOVELAND =====

NO COMMENT

===== UPDATED ON MAY 13, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. A "Plan Review" letter from the project geotechnical engineer is required prior to building permit issuance.
2. A licensed arborist will need to provide an assessment of the trees within the vicinity of the proposed Nextel access road and equipment pad area prior to construction activities. A letter from the arborist describing the condition of the trees after the work is completed is required prior to finaling the building permit. Should any tree(s) be damaged during construction, the replacement rate will be 3:1 with California native species.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 13, 2004 BY DAVID W SIMS =====

Stormwater Management discretionary review is approved. Applicant will be subject to Groundwater Recharge Zone requirements if total new impervious area cover exceeds 500 sq. ft. The entirety of the proposed lease area is less than this area.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 13, 2004 BY DAVID W SIMS =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

Discretionary Comments - Continued

Project Planner: Randal1 Adams
Application No.: 03-0541
APN: 041-301-46

Date: November 16, 2004
Time: 16:00:27
Page: 3

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 16, 2004 BY ERIN K STOW =====
DEPARTMENT NAME:Aptos/La Selva Fire Dept. Approved.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 16, 2004 BY ERIN K STOW =====
NO COMMENT