Staff Report to the Zoning Administrator

Application Number: 05-0444

Applicant: Evan Shepherd Reiff
Owner: Public Storage Inc
APN: 032-091-02

Agenda Date: April 7,2006
Agenda Item: 1.1
Time: After 11:00 a.m.

Project Description: Proposal to construct a new wireless communications facility on an existing commercial building. Includes six flush-mounted antennas, one GPS antenna, three associated ground equipment cabinets, a 96 square foot concrete slab, and two power and telecommunication boxes in **a** new equipment area surrounded by an existing fence.

Location: Property located on the south side of Portola Drive, approximately 450 feet west of the intersection with 41st Avenue in the Live *Oak* Planning Area (3840 Portola Drive.)

Supervisoral District: First District (District Supervisor: Janet Beautz)

Permits Required: Amendment to Planned Development Permit 83-18-PD, Coastal Development Permit 83-53-CZ , Commercial Development Permit 86-0134 & Coastal Development Permit 88-0251.

Staff Recommendation:

- Approval of Application 05-0444, 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.	Comments & Correspondence
D.	Categorical Exemption (CEQA determination)		

Parcel Information

Parcel Size:	39,204 square feet
Existing Land Use - Parcel:	Commercial

Existing Land Use - Surrounding:	Commercial
Project Access:	Portola Drive
Planning Area:	Live *Oak*
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2 (Community Commercial)
Coastal Zone:	X Inside ___ Outside
Appealable to Calif. Coastal Comm.	___ Yes X No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	No soils report required
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Biotic:	Biotic pre-site completed; no Santa Cruz Tarplant exists on-site
Env. Sen. Habitat:	Not mappdno physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed, but arborist report completed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mappdno physical evidence on site

Services Information

Urban/Rural Services Line:	X Inside ___ Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5 Flood Control District

History

Discretionary Permits 86-0134 and 88-0251 amended Discretionary Permits 83-18-PD and 83-53-CZ to allow the subject parcel to be used as a mini-storage facility. The current proposal is to amend the original approvals to allow for the installation of a wireless communication facility. Since the project was first scheduled for hearing, the applicant has made a number of modifications to address visual and noise concerns. This staff report has been modified to account for these changes.

Project Setting

The subject parcel is an interior lot located on the south side of Portola Drive, about 140 feet east of 38'' Street. It is currently developed with a Public Storage mini-storage facility that consists of two buildings. The northern building, which is closest to Portola Drive, contains a manager's unit and an office to serve the public. The proposed equipment cabinets will be located to the west of this structure between it and the property line. The proposed antennas, consisting of six antennas

and one GPS antenna, are to be flush mounted on the southern building and camouflaged behind a screen textured and painted to match the existing building. This southern building is behind a locked gate which requires a code for entry.

Surrounding land uses include: a Big Creek Lumber Company yard to the west; **a** medical office to the north; a restaurant, Rock of the Sea, to the east; and a mobile home park to the south.

Zoning & General Plan Consistency

The subject property is located in the C-2 (Community Commercial) zone district, a designation which allows wireless communication facilities and the project is consistent with the site's (C-C) Community Commercial General Plan designation.

Visual Impacts/Design Review

The proposed Wireless Communication Facility and associated equipment cabinets comply with the requirements of the County Design Review Ordinance, in that the proposed antennas will be flush mounted to the existing building and hidden behind a screen painted and textured to match the existing structure. The screen will appear integral to the existing structure, and the project will have virtually no visual impact on surrounding residences and the natural landscape. The equipment cabinets will not be visible from offsite as they are located about **42** feet south of Portola Drive and are behind fencing and five mature pine trees. The County's Urban Designer has reviewed and accepted the proposed design with several conditions of approval including allowing only manual lighting.

Alternatives Analysis

Although County Code 13.10.662(c) does not require an Alternatives Analysis for projects proposed for the C-2 (Community Commercial) zone district, the applicant provided two alternative sites. Neither site proved to be a satisfactory alternative to the proposed location.

Trees

The 96 square foot concrete pad, which will support the proposed equipment cabinets, is adjacent to three mature pine trees. To ensure that those trees are not adversely affected by the construction of the concrete pad, construction will be required to comply with the recommendations of the submitted arborist report (Exhibit G).

Radio Frequency (RF) Exposure

The maximum ambient RF exposure level anywhere on the ground will be .54% of the applicable RF exposure levels established by the Federal Communications Commission (FCC). The on-site manager's residence's maximum ambient RF level will be .31% of the public exposure limit.

For the roof or the second floor of any building located at least 60 feet away, the maximum calculated exposure level is **14.5%.** Beyond 60 feet away, **exposure** levels decrease rapidly. By approximately 140 feet, the RF exposure decreases to below 1% of the public exposure limit.

Section 47 USC 332(c)(7)(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.

Local Coastal Program Consistency

The proposed wireless communications facility is **in** conformance with the County's certified Local Coastal Program, in that the project is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. The project site is not located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea, and it is not identified as a priority acquisition site in the County's Local Coastal Program. The proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **05-0444,** 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: Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@co.santa-cruz.ca.us

EXHIBIT A

metroPCS

TRM/PP PUBLIC STORAGE
SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA
COUNTY OF SANTA CRUZ

LANDLORD/OWNER

CONST MANAGER

LEASING

PLANNING

RF ENGINEER

NET OPS

UTILITIES

(44) APPROVALS

APPLICANT/LESSEE
COMPANY: METRO PCS, INC.
ADDRESS: 1080 MARINA VILLAGE PKWY, 4TH FLOOR
CITY, STATE, ZIP: ALAMEDA, CA 94501
CONTACT: GREG PHILLIPS, SUPERVISOR
PHONE: 510.747.4664
FAX: 510.748.1823

PROPERTY OWNER
COMPANY: PUBLIC STORAGE PROPERTIES XIV, INC.
ADDRESS: 1500 MORENA BLVD.
CITY, STATE, ZIP: SAN DIEGO, CA 92108
CONTACT: TODD VANBORTEL
PHONE: 619.641.3076
FAX: 619.641.3078

SITE ACQUISITION
COMPANY: PEACOCK & ASSOCIATES
ADDRESS: 5900 HOLLIS STREET, SUITE R1
CITY, STATE, ZIP: EMERYVILLE, CA 94608
CONTACT: EVAN SHEPHERD HOFF
PHONE: 831.345.3245
FAX: 831.438.0845

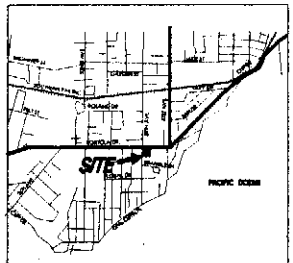
ZONING
COMPANY: PEACOCK ASSOCIATES
ADDRESS: 5900 HOLLIS STREET, SUITE R1
CITY, STATE, ZIP: EMERYVILLE, CA 94608
CONTACT: EVAN SHEPHERD HOFF
PHONE: 831.345.3245
FAX: 831.438.0845

ARCHITECT
COMPANY: OMNI DESIGN GROUP
ADDRESS: 1001 CHORRO ST. SUITE 101
CITY, STATE, ZIP: SAN LUIS OBISPO, CA 93401
CONTACT: STEVE HANNIG
PHONE: 805.544.9700
FAX: 805.544.4527

SURVEYOR
COMPANY: OMNI DESIGN GROUP
ADDRESS: 1001 CHORRO ST. SUITE 101
CITY, STATE, ZIP: SAN LUIS OBISPO, CA 93401
CONTACT: STEVE HANNIG
PHONE: 805.544.9700
FAX: 805.544.4527

ELECTRICAL ENGINEER
COMPANY: JNPS
ADDRESS: 156 W. Allman Ave. Suite B
CITY, STATE, ZIP: Santa Barbara, CA 93105
CONTACT: John Mulkerin
PHONE: 805.899.3775
FAX: 805.569.2405

(34) PROJECT TEAM



(23) VICINITY MAP

DRIVING DIRECTIONS
FROM SANTA CRUZ: STARTING IN SANTA CRUZ FROM CHURCH ST. TURN LEFT ON WALNUT ST. THEN TURN RIGHT ON CHESTNUT STREET. CONTINUE ON CA-1 SOUTH TAKE 41ST AVE EXIT. RIGHT ON 41ST AVENUE. RIGHT ON PORTOLA DR.

PROPERTY INFORMATION

AREA OF CONSTRUCTION:	140 SQFT
EXISTING OCCUPANCY TYPE:	U
EXISTING CONSTRUCTION TYPE:	VN
PROPOSED FACILITY OCCUPANCY TYPE:	U
TELECOM FACILITY CONSTRUCTION TYPE:	VN
CURRENT ZONING:	PP
A.P.N.:	032-091-02

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP APPEB ACCESS NOT REQUIRED.

PROJECT DESCRIPTION
METRO PCS PROPOSES TO INSTALL:
(3) NEW EQUIPMENT CABINETS ON A NEW RAISED EQUIPMENT PLATFORM (6) PANEL ANTENNAS MOUNTED TO OUTSIDE OF EXISTING BUILDING PENTHOUSE BEHIND A RF TRANSPARENT ENCLOSURE. POWER/TELCO SERVICE ROUTED TO EQUIPMENT AND (1) GPS ANTENNA

(24) PROJECT INFORMATION

SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY & GENERAL NOTES
A-1	PLANS
A-2	ELEVATIONS
Z-1	PROXIMITY MAP/AERIAL PHOTO
Z-2	TOPOGRAPHIC MAP

(13) SHEET INDEX

ALL WORKS AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THE PLANS IS TO BE CONSTRUED TO BE PERMIT WORK NOT CONFORMING TO THESE CODES.

1. CALIFORNIA ADMINISTRATIVE CODE (PART 1, TITLE 24 C.C.R.) 1998
2. UNIFORM BUILDING CODE 1998
3. UNIFORM MECHANICAL CODE 1997
4. ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101-1997
5. CALIFORNIA PLUMBING CODE 2001
6. NATIONAL ELECTRIC CODE 2001 CALIFORNIA ELECTRIC CODE 2001
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES

(14) CODE COMPLIANCE

metroPCS
METRO PCS, INC.
1080 MARINA VILLAGE PARKWAY
4th FLOOR
ALAMEDA, CA 94501
PHONE: 510.523.2610
FAX: 510.748.1823

ARCHITECT:
OMNI

CONSULTANT:

SEA

REV.	DATE:	DESCRIPTION:	BY:
-	6-17-05	ISSUED FOR 100% ZD's	BC
-	6-23-05	ISSUED FOR 100% ZD's	CP
-	7-17-05	ISSUED FOR 100% ZD's	SH
-	1-24-06	ISSUED FOR 100% ZD's	SH
-	3/3/06	REVISION PER PLANNING	SH
	3/24/06	REVISION PER PLANNING	SHP

DRAWN BY:	CHK:	APV.:
RNA	SH	

CURRENT ISSUE DATE:
3/24/06

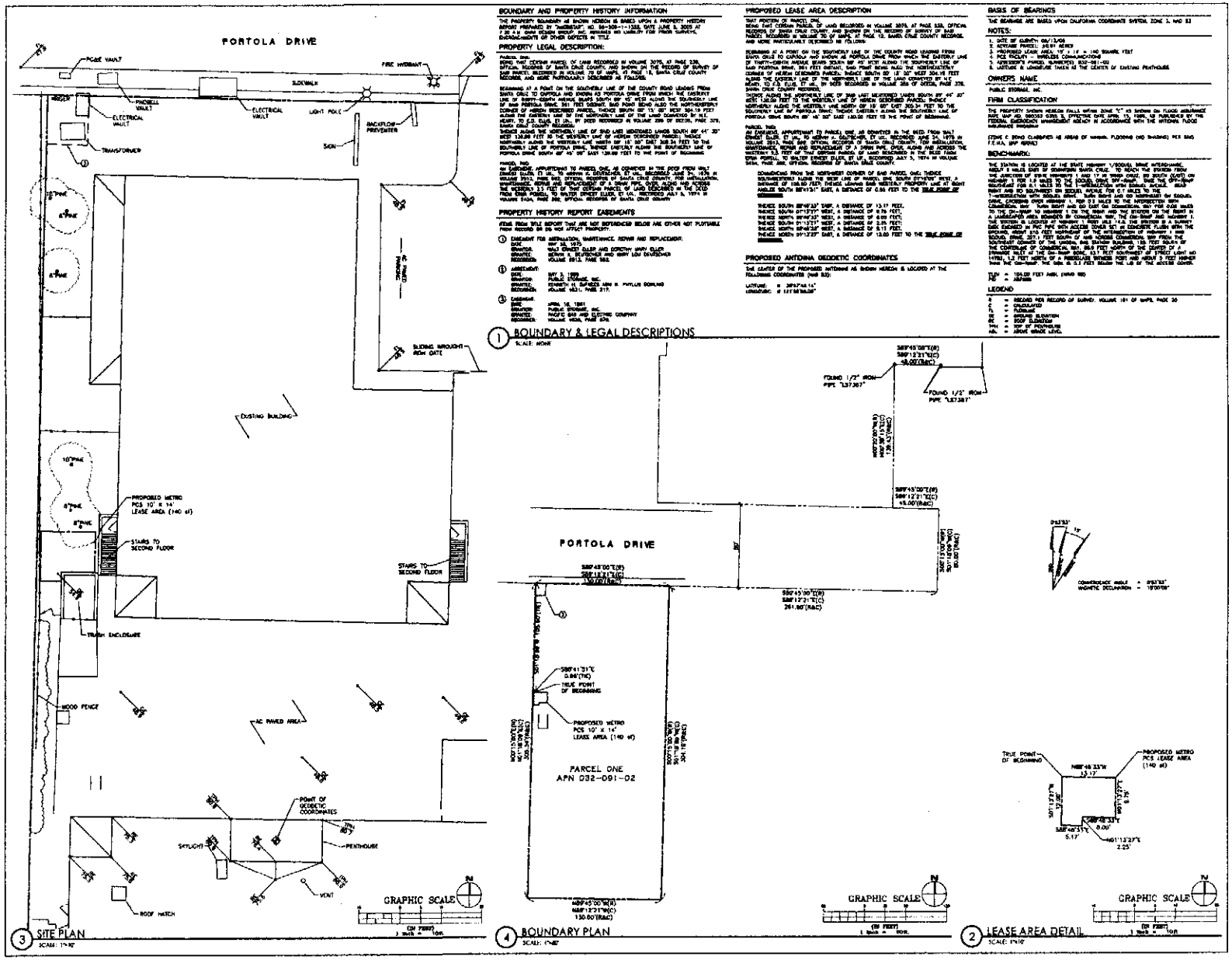
ISSUED FOR:
100% ZONING

PROJECT INFORMATION:
PLEASURE POINT STORAGE
SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: REVISION:
T-1

855-33



metroPCS
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ARCHITECT:
OMNI
CONSULTANT:
SEAL:

REV.:	DATE:	DESCRIPTION:	BY:
	6-17-05	ISSUED FOR 100% ZD's	RC
	6-23-05	ISSUED FOR 100% ZD's	CJP
	7-15-05	ISSUED FOR 100% ZD's	SH
	1-24-06	ISSUED FOR 100% SD's	SH
	3/3/06	REVISION PER PLANNING	SH
	3/24/06	REVISION PER PLANNING	JMP

DRAWN BY:	CHK.:	APV.:
DKN	DM	

CURRENT ISSUE DATE:
3/24/06

ISSUED FOR:
100% ZONING

PROJECT INFORMATION:
PLEASURE POINT STORAGE
SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

SHEET TITLE:
LEASE AREA DETAIL
SITE & BOUNDARY PLAN

SHEET NUMBER: REVISION:
C-1

855-33

EXHIBIT A

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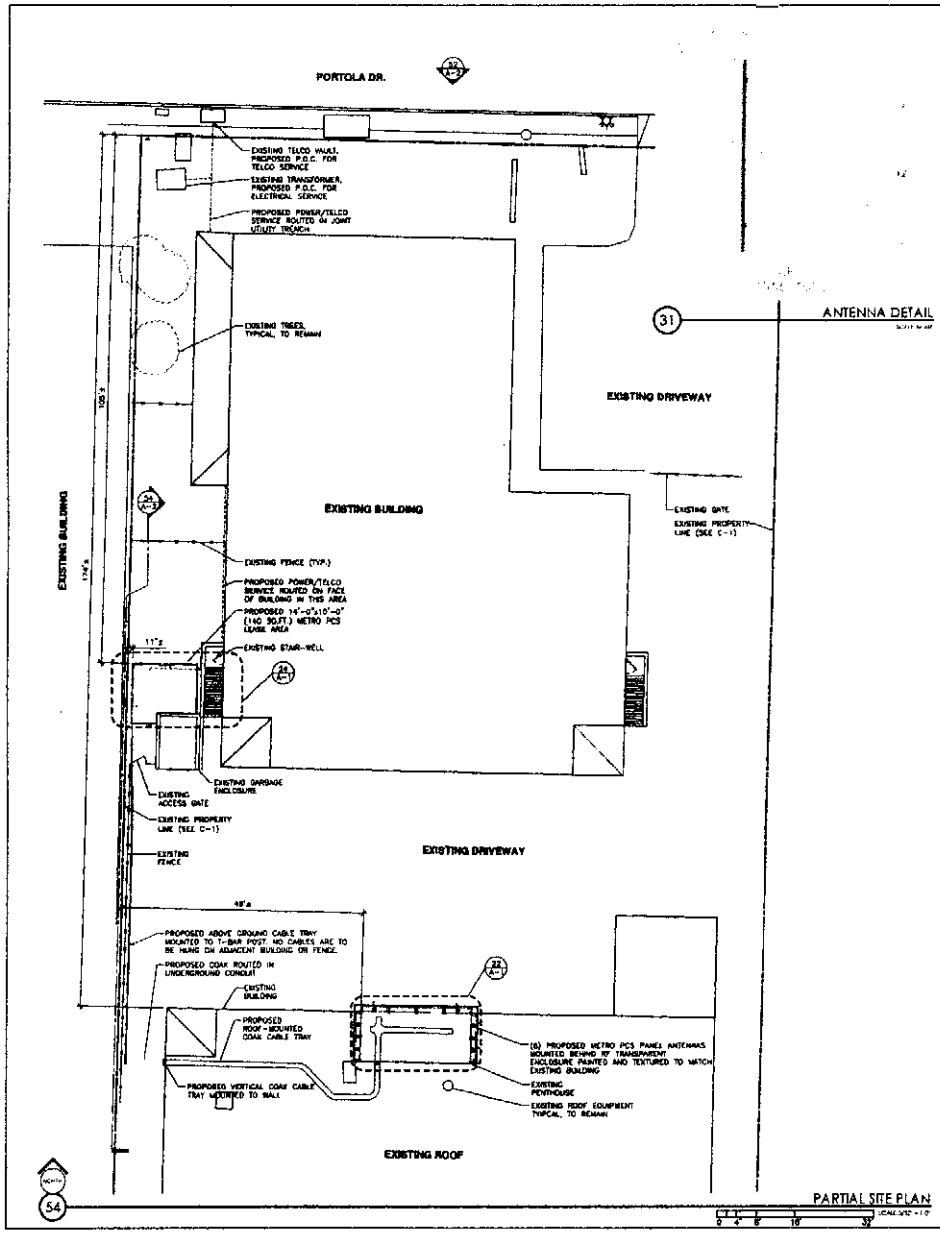
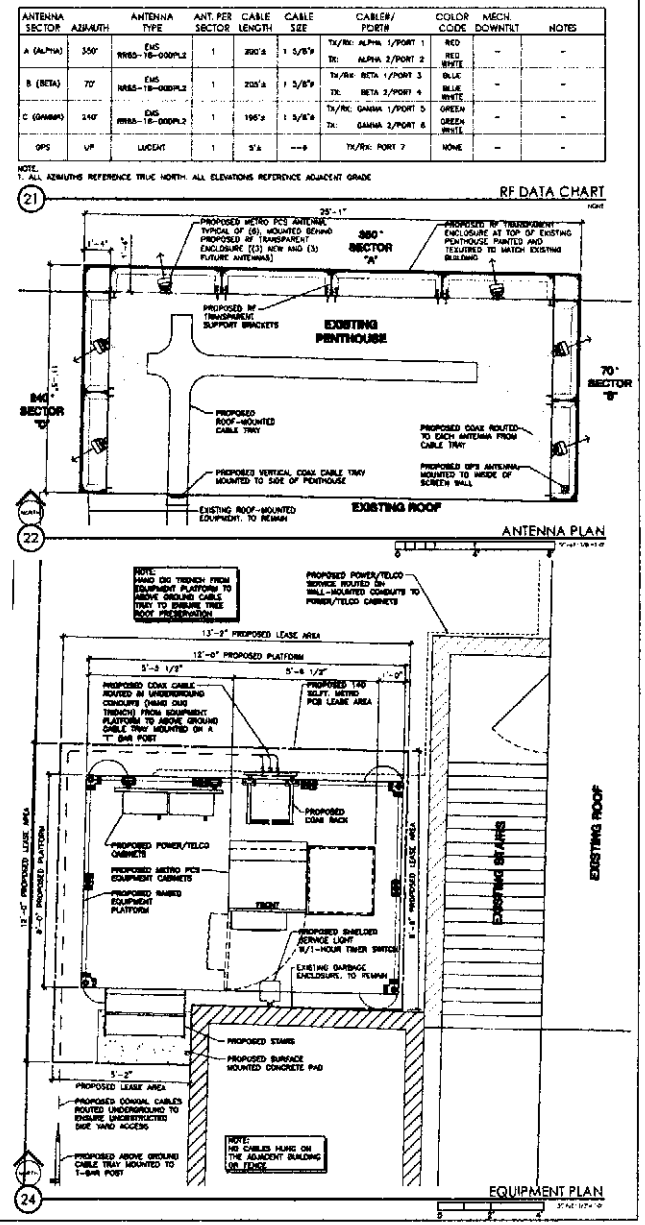
6

EXHIBIT A





ANTENNA SECTOR	AZIMUTH	ANTENNA TYPE	ANT. PER SECTOR	CABLE LENGTH	CABLE SIZE	CABLE#/ PORT#	COLOR CODE	MECH. DOWNTILT	NOTES
A (ALPHA)	350°	EMS RR65-18-00DPL2	1	200'±	1 5/8"±	TX/RX: ALPHA 1/PORT 1	RED	–	–
						TX: ALPHA 2/PORT 2	RED WHITE		
B (BETA)	70°	EMS RR65-18-00DPL2	1	205'±	1 5/8"±	TX/RX: BETA 1/PORT 3	BLUE	–	–
						TX: BETA 2/PORT 4	BLUE WHITE		
C (GAMMA)	140°	EMS RR65-18-00DPL2	1	195'±	1 5/8"±	TX/RX: GAMMA 1/PORT 5	GREEN	–	–
						TX: GAMMA 2/PORT 6	GREEN WHITE		
GPS	UP	LUCENT	1	5'±	---±	TX/RX: PORT 7	NONE	–	–

NOTE:
1. ALL AZIMUTHS REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE

metroPCS

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ALAMEDA, CA 94601
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FAX: 510.748.1823

ARCHITECT:

OMNI

CONSULTANT:

SEAL

REV.	DATE	DESCRIPTION	BY
	6-17-05	ISSUED FOR PDR 20%	BC
	6-23-05	ISSUED FOR 100% ZDS	CSP
	7-12-05	ISSUED FOR 100% ZDS	BP
	1-24-06	ISSUED FOR 100% ZDS	BH
	2/3/06	REVISION PER PLANNING	BP
	2/24/06	REVISION PER PLANNING	AJP

DRAWN BY:	CHK.:	APV.:
RNA	SH	

CURRENT ISSUE DATE:
3/24/06

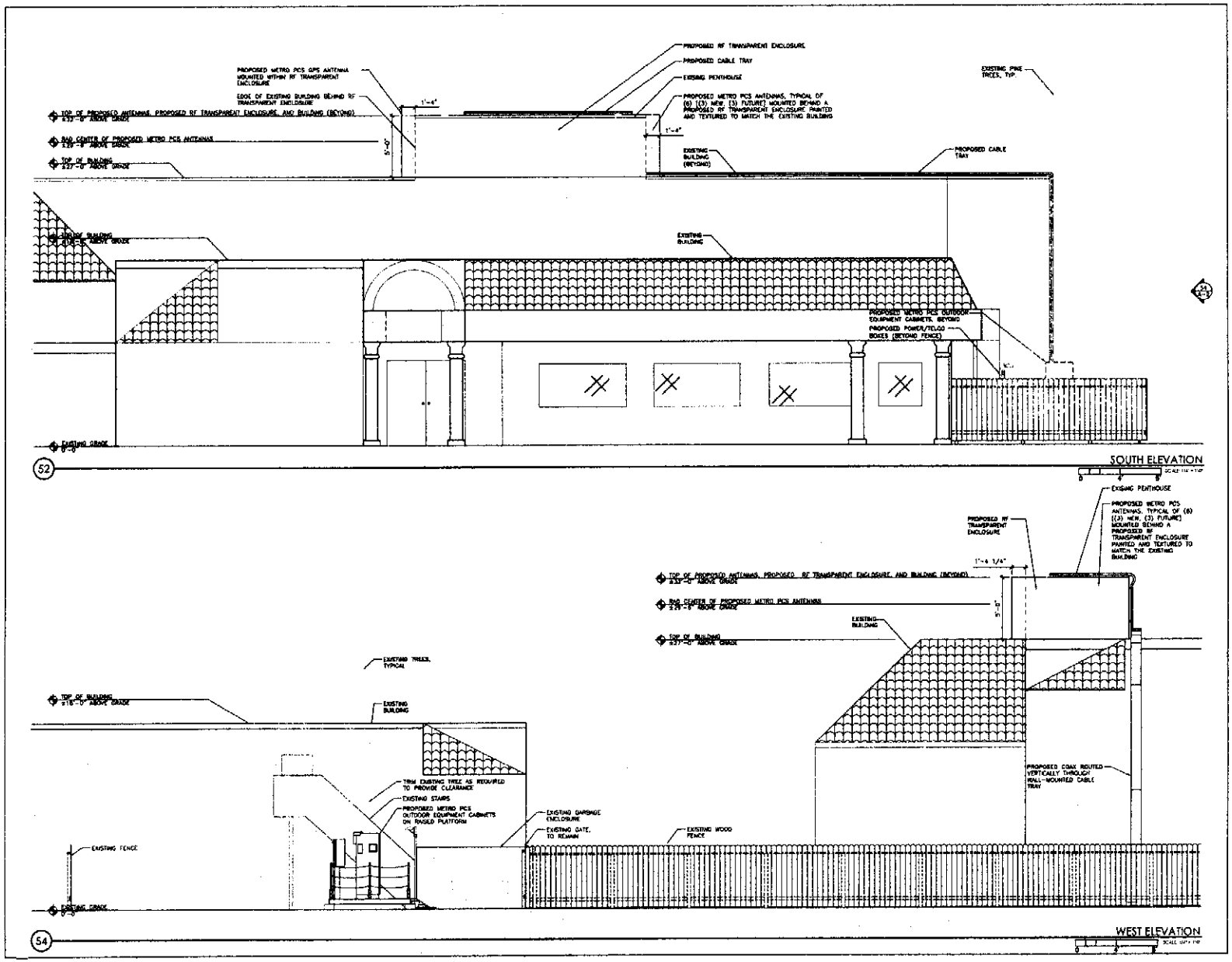
ISSUED FOR:
100% ZONING

PROJECT INFORMATION:
PLEASURE POINT STORAGE
SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

SHEET TITLE:
SITE, EQUIPMENT, AND ANTENNA LAYOUT PLANS

SHEET NUMBER: A-1 REVISION:

855-33



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ARCHITECT:
OMNI

CONSULTANT:

SEAL:

REV.:	DATE:	DESCRIPTION:	BY:
	6-17-05	ISSUED FOR 90% ZD'S	RC
	4-25-05	ISSUED FOR 100% ZD's	CP
	7-13-05	ISSUED FOR 100% ZD's	SH
	1-24-06	ISSUED FOR 100% ZD's	SH
	2/3/06	REVISION PER PLANNING	SH
	2/24/06	REVISION PER PLANNING	JwP

DRAWN BY:	CHK.:	APV.:
RNA	SH	

CURRENT ISSUE DATE:
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PROJECT INFORMATION:
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SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

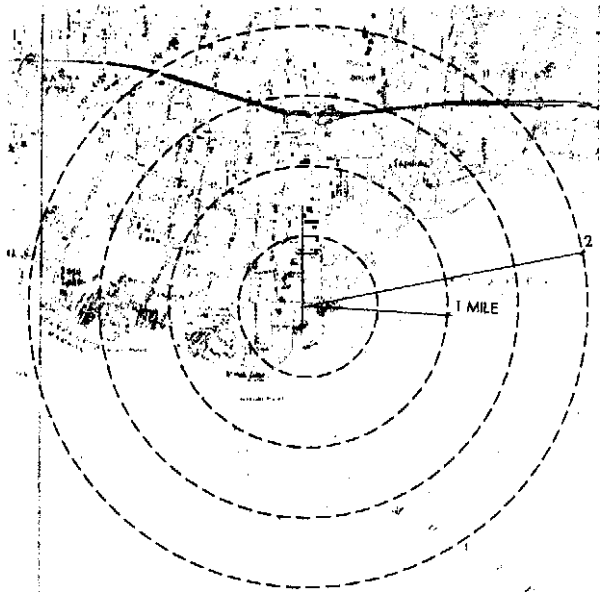
SHEET TITLE:
ELEVATIONS

SHEET NUMBER: REVISION:
A-2

855-33

EXHIBIT A

EXHIBIT A



TOPOGRAPHIC/AREA MAP

0 1000' 2000' 4000'

metroPCS
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2250 MARINA VILLAGE PARKWAY
4th FLOOR
ALAMEDA, CA 94501
PHONE: 510.523.3610
FAX: 510.748.1825

OMNI
DESIGN GROUP, INC.

CONSULTANT:

SEAL:

REV:	DATE:	DESCRIPTION:	BY:
	6-17-05	ISSUED FOR 90% ZD'S	BC
	6-28-05	ISSUED FOR 100% ZD'S	CW
	7-12-05	ISSUED FOR 100% ZD'S	SH
	1-24-06	ISSUED FOR 100% ZD'S	SH
	3/3/06	REVISION PER PLANNING	SH
	3/24/06	REVISION PER PLANNING	JNW

DRAWN BY:	CHK.:	APV.:
JNW	SH	

3/24/06

ISSUED FOR:

100% ZONING

PROJECT INFORMATION:

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SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

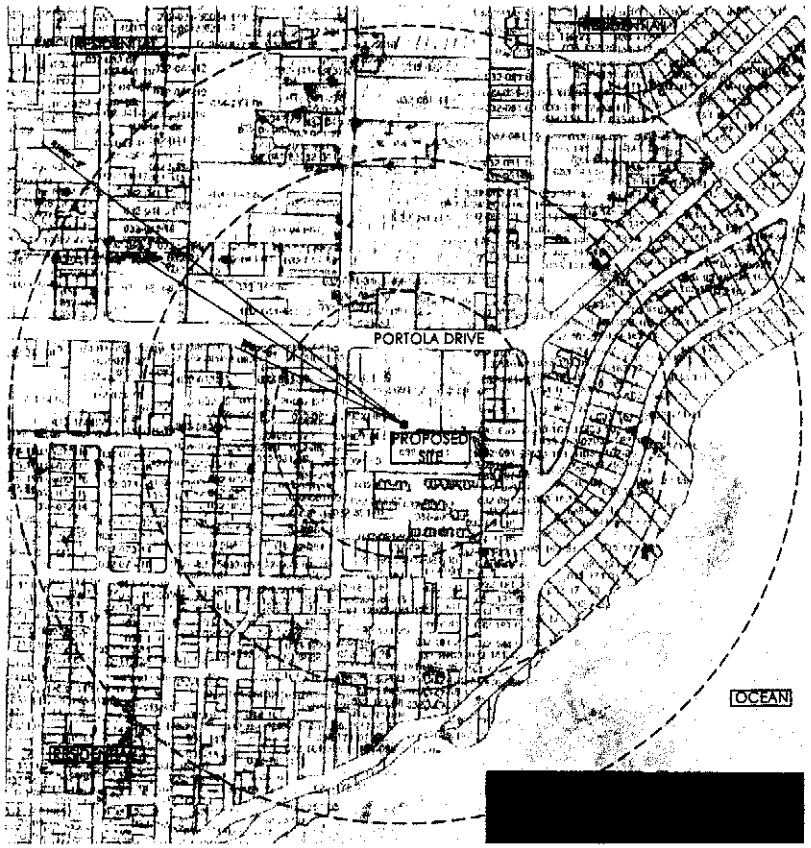
SHEET TITLE:

TOPOGRAPHIC/AREA MAP

SHEET NUMBER: REVISION:

Z-1

855-33



PROXIMITY MAP/AERIAL PHOTO

0 100' 200' 400'

54

metroPCS
METRO PCS, INC
1080 MARINA VILLAGE PARKWAY
4th FLOOR
ALAMEDA, CA 94501
PHONE: 510.522.2610
FAX: 510.748.1823

ARCHITECT:

OMNI

CONSULTANT:

SEAL:

REV.:	DATE:	DESCRIPTION:	BY:
	6-17-05	ISSUED FOR 90% ZDS	KC
	6-28-05	ISSUED FOR 100% ZDS	CP
	7-15-05	ISSUED FOR 100% TDs	SH
	1-24-06	ISSUED FOR 100% ZDS	SH
	2/2/06	REVISION PER PLANNING	SH
	2/24/06	REVISION PER PLANNING	JNW

DRAWN BY:	CHK.:	APV.:
JNW	SH	

CURRENT ISSUE DATE:
3/24/06

ISSUED FOR:
100% ZONING

PROJECT INFORMATION:
PLEASURE POINT STORAGE
SF16650-B
3840 PORTOLA DR.
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY
A.P.N.: 032-091-02

SHEET TITLE:
PROXIMITY MAP/
AERIAL PHOTO

SHEET NUMBER: REVISION:
Z-2

855-33

10

EXHIBIT A

Application #: 05-0444
AFN: **032-091-02**
Owner: Public **Storage Inc**

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 antennas and cable tray will be screened with fiberglass textured and painted to match the existing building. The proposal will not significantly affect any designated visual resources, environmentally sensitive resources or any other significant County resource **as** its visual impact will be minimal and it will be located in an area for which there are no known significant County resources. Although the project is located within the Coastal Zone, it is not located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea.

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 proposed site is not located in a prohibited or restricted area as set forth in Sections 13.10.661(b) and 13.10.661(c). As such, no alternative site analysis or alternative designs are required. Wireless communication facilities are an allowed use with the C-2 (Community Commercial) zone district.

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 mini-storage is a permitted use under permits 83-18-PD, 83-53-CZ , 86-0134 and 88-0251. This application does not propose any alterations to the existing mini-storage facility beyond the installation of the wireless communication facility **as** shown in Exhibit **A.**

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 antennas will be flush mounted to an existing

structure which is about **32** feet high. **As** such, the proposal will not create a hazard for 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 RF exposure levels within 1,000 feet of the proposed antennas will be 14.5% of the maximum public exposure limit as set by the FCC and California PUC standards. On the ground, RF exposure will not exceed 1 percent of the FCC maximum public exposure 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.

The proposed wireless communication facility will not extend onto or impede access to a publicly used beach. The power and telecommunication lines servicing the facility will be placed underground. In addition, the project is not located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea.

Application # 05-0444
APN: 032-091-02
Owner Public Storage Inc

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned C-2 (Community Commercial), a designation which allows commercial uses. The proposed wireless communications facility is an allowed use within the zone district, and is consistent with the site's (C-C) Community Commercial General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is designed to have almost no visual impact on the neighborhood. **A** fiberglass screen, textured and painted to match the existing building, will screen the antennas. The equipment cabinets will not be visible from Portola Drive. The development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the proposed wireless communications facility will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with and integrated with the character of the surrounding neighborhood. Additionally, commercial uses are allowed uses in the C-2 (Community Commercial) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Application #: 05-0444
AFN: **032-091-02**
Owner **Public Storage Inc**

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 proposed wireless communication facility will comply with all FCC regulations and a fiberglass covering, textured and painted to match the existing building, will screen the antennas ***so*** that the visual impact to neighboring properties will be minimal. The proposed wireless communication facility will require a building and electrical permit to ensure structural safety and energy conservation. Security measures will be required to prevent people from accessing the antennas or equipment cabinets.

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 proposed wireless communications facility will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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 wireless communications facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district. The primary use of the property will continue to be one mini-storage facility that meets all current site standards for the zone district except for the rear yard setback for which a variance was granted to reduce the setback from the required 30 feet to 15 feet.

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 commercial use is consistent with the use and density requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

The proposed wireless communication facility is compatible with adjacent uses in that the wireless communications facility was subject to Design Review and its design was accepted by the County's Urban Designer as specified in Policy 8.5.2 (Commercial Compatibility With Other Uses).

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.

The proposed project will be compliant with the General Plan Noise element, specifically Policy 6.9.1 (Land Use Compatibility Guidelines) and 6.9.4 (Commercial and Industrial Development) in that an acoustical study will be required with the building permit confirming that the project is in compliance with the General Plan's noise limits.

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 adequate electrical service will be available to the facility, and no additional traffic will be generated beyond occasional trips for maintenance and inspection of the facility.

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 ancillary to the primary use of the property as a mini-storage facility, and the antennas will be camouflaged to match the existing building. Furthermore, the proposed equipment cabinets will not be visible to the public as the proposed lease area is located behind fencing, mature pine trees and between two buildings.

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 wireless communication facility and associated equipment cabinet will be of a height and color to minimize visual impacts to the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, six sheets, drawn by Omni Design Group, Inc., dated January 25, 2006.

I. This permit authorizes the construction of a Wireless Communications Facility. 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.

C. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.

D. 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. 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 "A" on file with the Planning Department. The **final** plans shall include the following additional information:

1. Identify finish paint and color for Planning Department approval. The fiberglass screen covering the antennas must be textured and painted to match the existing building. Paint must be non-reflective

2. Identify the height and material of fencing surrounding the lease area for Planning Department approval.

3. Show compliance with the recommendations of the December 21,2005 arborist report by James P. Allen & Associates, including the arborist's recommendation to use a pier and above grade beam system to support the concrete equipment pad.

4. **A** drainage plan.

5. Details showing compliance with fire department requirements.

6. **All** new electric and telecommunications lines shall be placed

underground

B. To guarantee that the wireless communication facility 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 for **annual** visual inspection and follow up repair, painting, and resurfacing as necessary.

C. Submit a plan review letter from the project acoustical engineer with recommended noise attenuation methods, if necessary, to reduce the noise level at the property line to the level specified in General Plan policies 6.9.1 and 6.9.4.

D. Meet all requirements of and pay Zone **5** drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

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 Central Fire Protection District.

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 project must comply with all recommendations of the arborist report

D. 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.

IV. Operational Conditions

A. The project's noise level must be in compliance with General Plan policies **6.9.1** and **6.9.4.** Should the noise level exceed the limits established in the General Plan policy **6.9.1** and **6.9.4,** sound attenuation will be required to bring the project into compliance.

B. **A** Planning Department review that includes a public hearing shall be required for any **future** co-location at this wireless communications facility.

C. The NIER hazard zone will be posted with bilingual NIER hazard warning signage that also indicates the facility operator and a 24-hour emergency contact who is authorized by the applicant to act on behalf of the applicant regarding **an** emergency situation.

D. The equipment cabinet area must be locked at all times except when authorized personnel are present. The antennas must not be accessible to the public.

E. 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.

F. The antennas shall be permanently maintained and replacement materials and/or paint shall be applied as necessary.

G. Within **90** days of the commencement of normal operations, or within **90** days after any modification to power output of the facility, a report must be submitted documenting the non-ionizing electromagnetic radiation (NIER) emissions of the project in order to verify compliance with the FCC's NIER standards.

H. **All** site, building, security and landscape lighting shall be directed onto the lease site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Building and security lighting shall be integrated into the building design and shall be operated with a manual on/off switch. The site shall be unlit except when authorized personnel are present at night.

I. 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.

J. 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.

K. 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.

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

Application # **OS-0444**
APN: **032-091-02**
Owner Public Storage Inc

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

Annette Olson
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.

EXHIBIT C

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: 05-0444
Assessor Parcel Number: 032-091-02
Project Location: 3840 Portola Dr.

Project Description: Proposal to construct a new wireless communications facility on an existing commercial building.

Person or Agency Proposing Project: Evan Shepherd Reiff

Contact Phone Number: (831) 345-2245

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. __X__ **Categorical Exemption**

Specify type: 15303

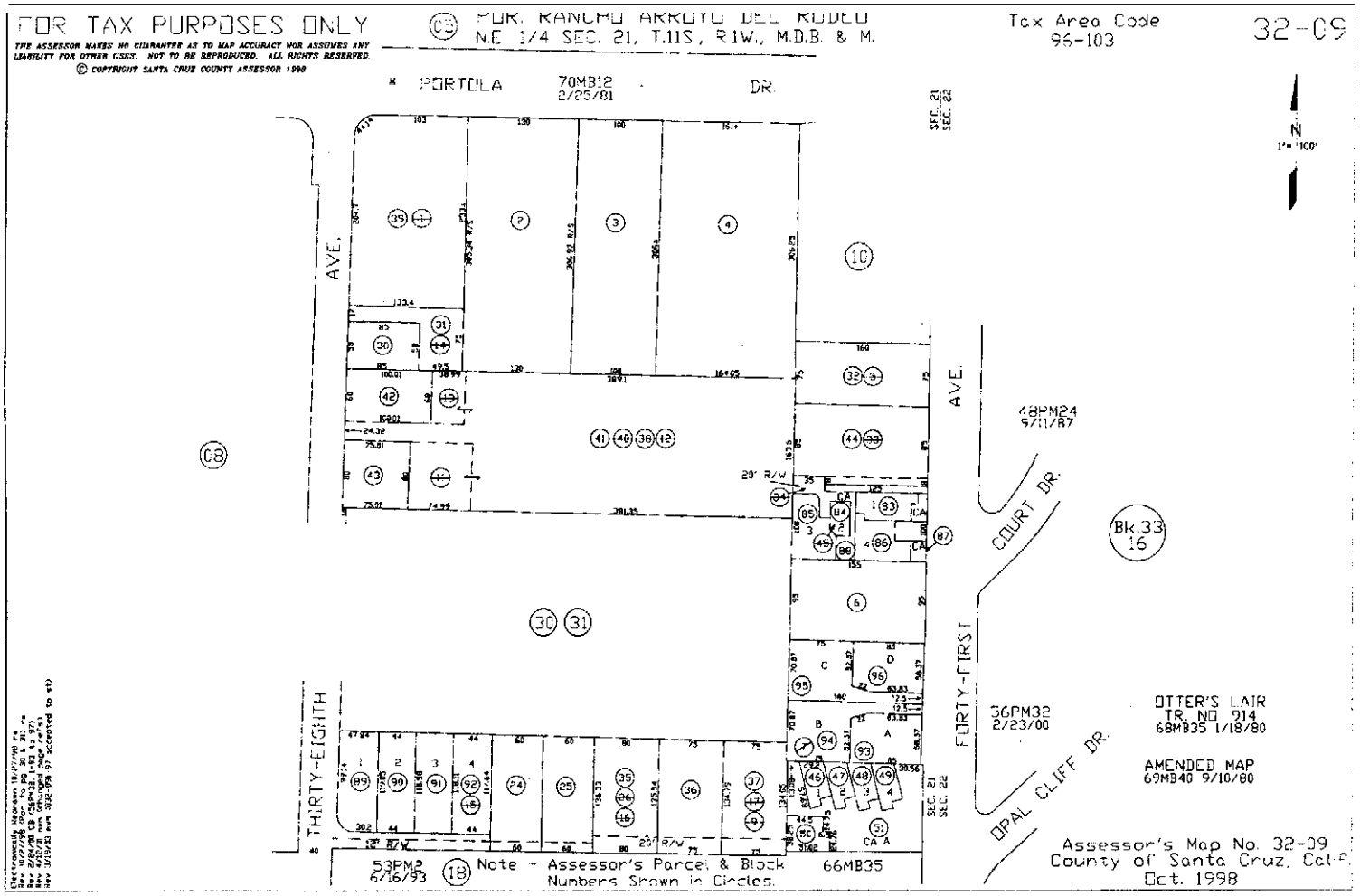
F. Reasons why the project is exempt:

New construction of small structures

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

_____ Date: 1-31-06
Annette Olson, Project Planner

EXHIBIT D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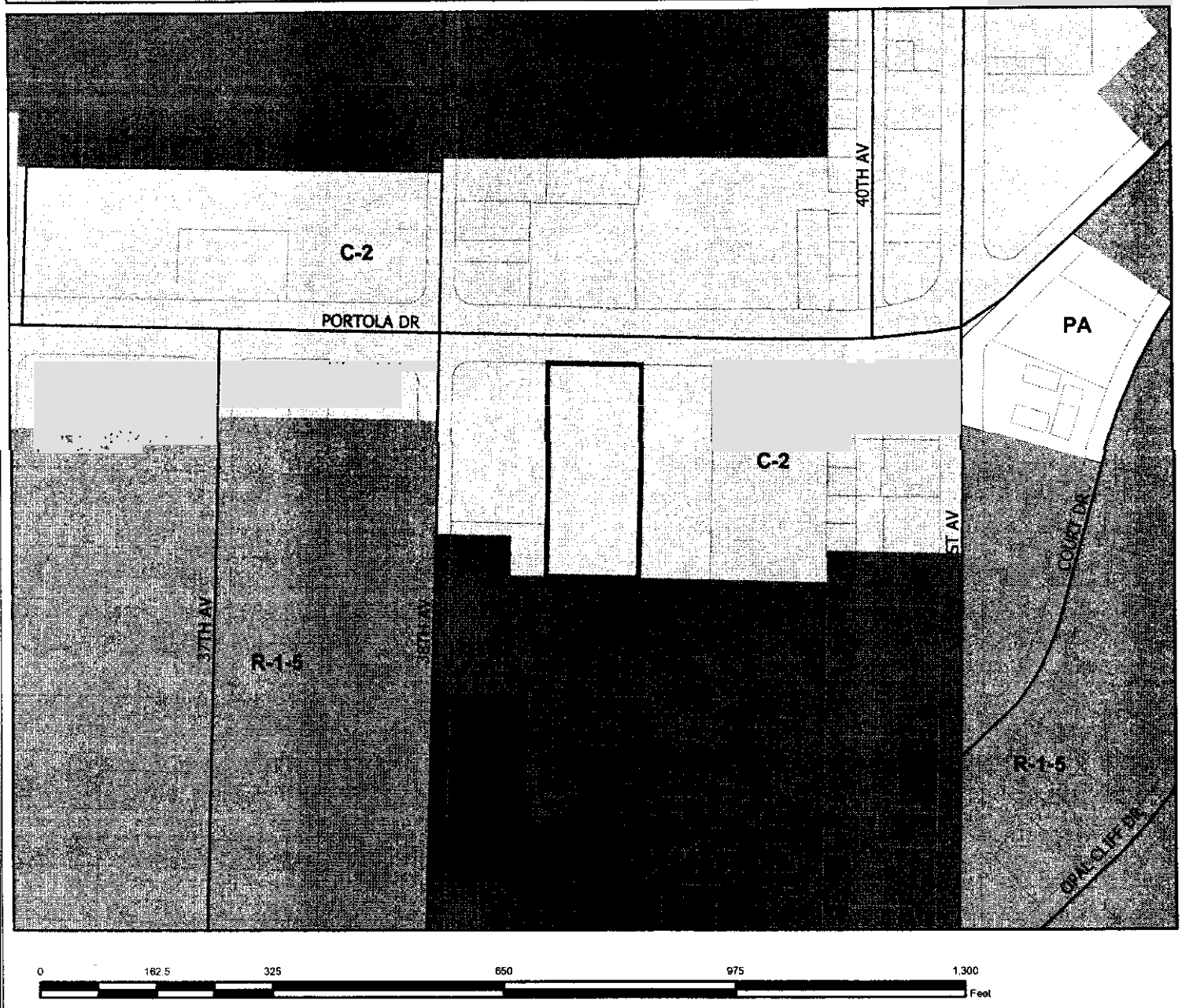
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998
PUR. RANCHO ARROYO DEL RODEO
N.E 1/4 SEC. 21, T.11S., R1W., M.D.B. & M.
Tax Area Code 96-103
32-09
PORTOLA
70MB12 2/25/81
DR.
SEC. 21 SEC. 22
N 1"= 100'
AVE.
20' R/W
COURT DR.
48PM24 9/11/87
Bk.33 16
FORTY-FIRST
36PM32 2/23/00
OTTER'S LAIR TR. NO 914 68MB35 1/18/80
AMENDED MAP 69MB40 9/10/80
OPAL CLIFF DR.
THIRTY-EIGHTH
53PM2 6/16/93
66MB35
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 32-09
County of Santa Cruz, Calif.
Oct. 1998

EXHIBIT E

22

nin Map



0 162.5 325 650 975 1,300 Feet

Legend

- APN 032-091-02
- Assessors Parcels
- Streets
- COMMERCIAL-COMMUNITY (C-2)
- RESIDENTIAL-MULTI FAMILY (RM)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- COMMERCIAL-PROF OFFICE (PA)
- PARK (PR)

N
W E
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Map Created by
County of Santa Cruz
Planning Department
July 2005

EXHIBIT F

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Annette 01son
Application No.: 05-0444
APN: 032-091-02

Date: February 1, 2006
Time: 09:16:51
Page: 1

Environmental Planning Completeness Comnents

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

========== REVIEW ON JULY 20, 2005 BY JESSICA L OEGRASSI ==========
NO COMMENT
The parcel is mapped biotic because of the SC Tarplant layer, allthough no tarplant exists onsite.

Environmental Planning Miscellaneous Comments

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

========== REVIEW ON JULY 20, 2005 BY JESSICA L DEGRASSI ==========
NO COMMENT

Dpw Drainage Completeness Comments

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

========== REVIEW ON AUGUST 4, 2005 BY CARISA REGALAOO ==========
Plans accepted as submitted. Discretionary stage application review is complete for this division. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

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

========== REVIEW ON AUGUST 4, 2005 BY CARISA REGALADO ==========
Maintain existing drainage patterns as shown on the plans and do not adversely affect adjacent and/or downstream structures and properties (by flooding. erosion etc.).

For increases in impervious area, a drainage fee will be assessed. The fees are currently $0.85 per square foot and shall be increased by $0.05 effective August 22, 2005 to $0.90 per square foot.

Dpw Road Engineering Completeness Comments

========== REVIEW ON AUGUST 4. 2005 BY GREG J MARTIN ==========
NO COMMENT

Dpw Road Engineering Miscellaneous Comnents

========== REVIEW ON AUGUST 4. 2005 BY GREG J MARTIN ==========

EXHIBIT G

COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO: 05-0444

Date: August 16.2005

To: David Heinlein, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a wireless antennae co-location at Public Storage, 3840 Portola Drive, Santa Cruz (Public Storage Inc. / owner, Peacock and Associates / applicant)

Add Conditions of Approval that require:

- ***Antennas and cable tray shall be painted to match the existing building.***
- ***Manual lighting only.***
- ***Equipment shelter/cabinets shall be painted to match existing building.***

25

EXHIBIT G

MetroPCS • Proposed Base Station (Site No. SF16650B)
3840 Portola Drive • Santa Cruz, California

Statement of Hamrnett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of MetroPCS, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF16650B) proposed to be located at 3840 Portola Drive in Santa Cruz, 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 limit 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	1.00 mW/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 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 Metro, including zoning drawings by Omni Design Group, Inc., dated June 23, 2005, it is proposed to mount six EMS Model RR6518-00DPL directional panel PCS antennas on the penthouse side walls, above the roof of the building located at 3840 Portola Drive in Santa Cruz. The antennas would be mounted at an effective height of about 29 1/2 feet above ground, 2 1/2 feet above the roof of the building, and would be oriented in pairs toward 70°T, 240°T, and 350°T. The maximum effective radiated power in any direction would be 1,890 watts, representing six channels operating simultaneously at **315** watts each. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Metro operation is calculated to be 0.0054 mW/cm^2, which is 0.54% of the applicable public exposure limit; the maximum calculated level on the first floor of the manager's residence is calculated to be 0.31% of the public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building' is 14.5% 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. Areas on the roof of the subject building may exceed the applicable exposure limit. 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.

* Located at least 60 feet away, based on the drawings and aerial photographs from Terraserver.

Recommended Mitigation Measures

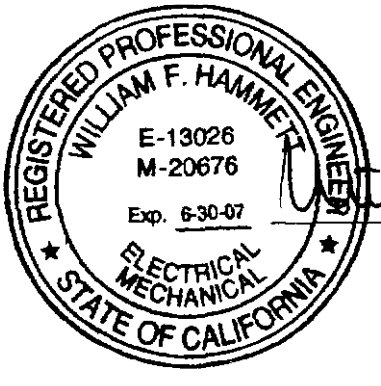
It is recommended that the roof of the building be kept locked, so that the Metro antennas are not accessible to the general public. To prevent occupational exposures in excess of the FCC guidelines, no access within 5 feet in front of the Metro antennas themselves, such as might occur during building maintenance activities, should be allowed while the site is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at roof access locations and at each transmitting antenna, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station proposed by MetroPCS at **3840** Portola Drive in Santa Cmz, 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 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.

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 30,2007. 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.



William F. Hammett, P.E.

January 16,2006

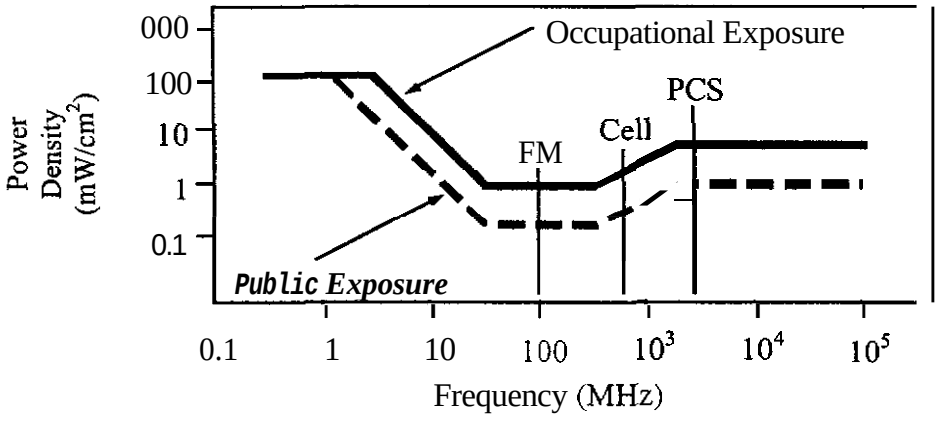
† Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

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 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.

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	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	614	1.63	1.63	100	100
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	$180/f^2$
3.0 – 30	1842/f	*823.8/f*	4.89/f	*2.19/f*	$900/f^2$	$180/f^2$
30 – 300	61.4	***27.5***	0.163	***0.0729***	1.0	***0.2***
300 – 1,500	$3.54\sqrt{f}$	$1.59\sqrt{f}$	f/106	$\sqrt{f}/238$	f/300	*f/1500*
1,500 – 100,000	137	61.4	**0.364**	0.163	*5.0*	***1.0***



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, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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 maximum permissible exposure limits adopted by the FCC (see Figure 1) 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.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is defined by the distance, D, from an antenna beyond which the manufacturer's published, far field antenna patterns will be fully formed; the near field may exist for increasing D until some or all of three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

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:

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

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

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 distances to 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:

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

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

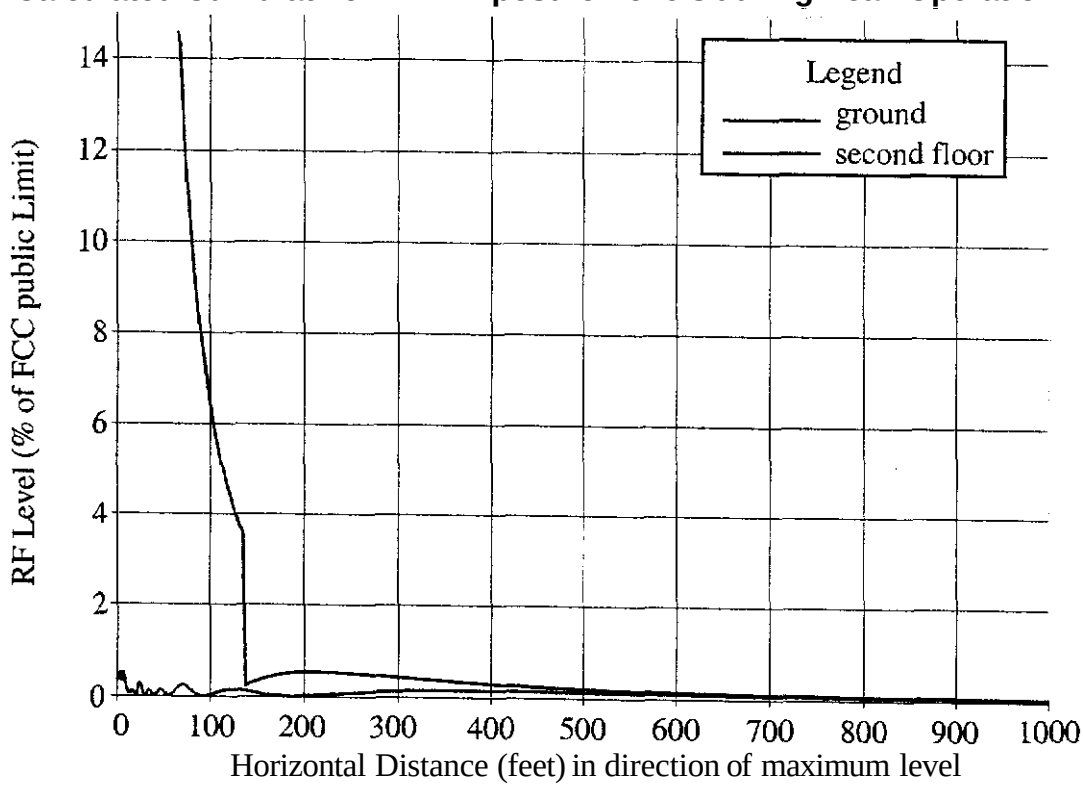
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has 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 in the vicinity, to obtain more accurate projections.

MetroPCS • Proposed Base Station (Site No. SF16650B)
3840 Portola Drive • Santa Cruz, 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



RF level (% limit)

Distance (feet)	50	100	200	300	500	750	1,000
ground	0.12%	0.035%	0.025%	0.14%	0.14%	0.081%	0.050%
roof or second floor	-	6.4%	0.55%	0.45%	0.22%	0.11%	0.061%

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) - 1,890 watts

Effective Metro antenna height above ground - 29½ feet

Other sources nearby - None

Other sources within one mile - Radio Stations KSCO and KOMY; not close enough to affect compliance

Plan for restricting public access - Antennas are mounted above the roof of a building

MetroPCS • Proposed Base Station (Site No. SF16650B)
3840 Portola Drive • Santa Cruz, California

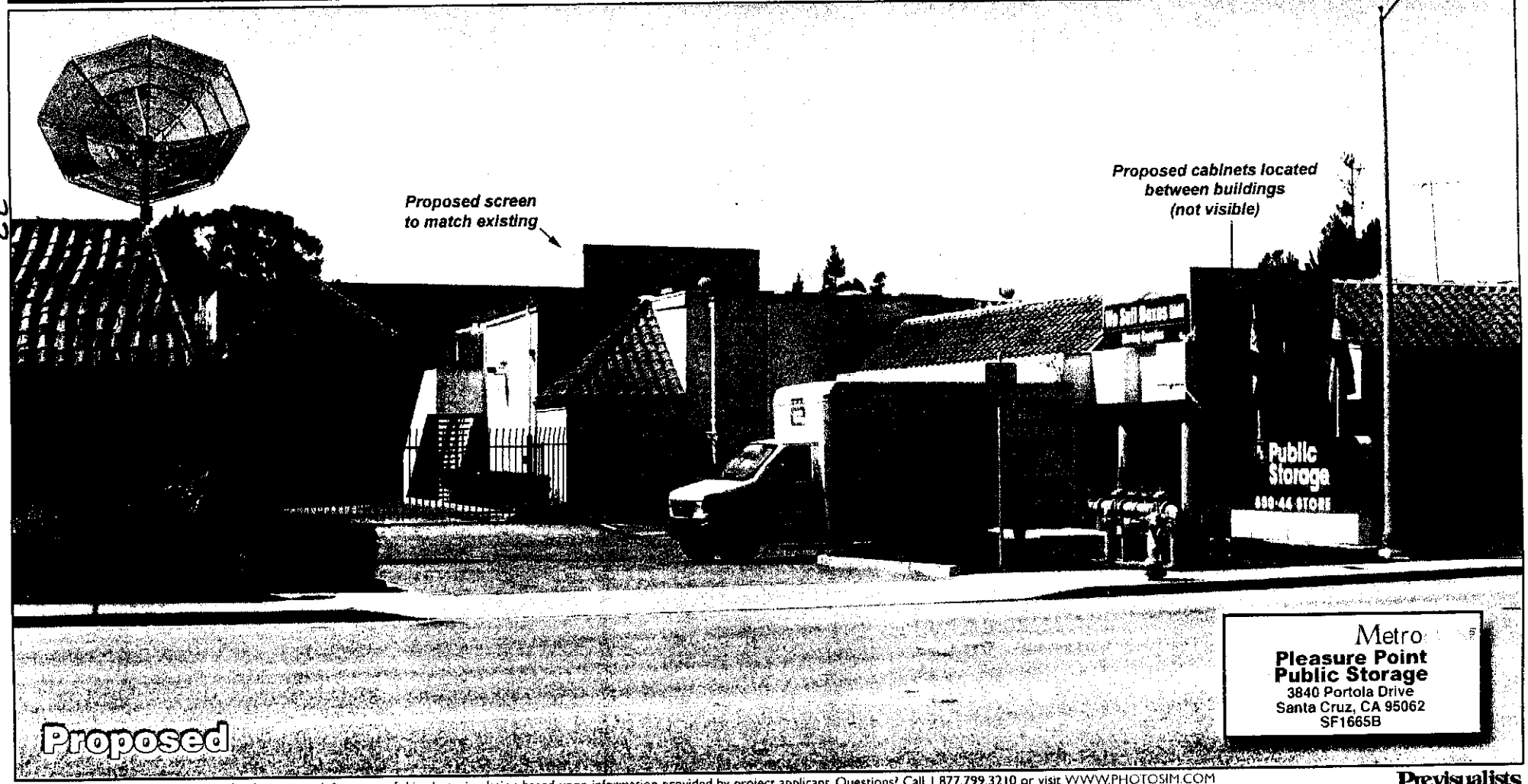
Calculated NIER Exposure Levels
Within 1,000 Feet of Proposed Site

Aerial photo from Terraserver

Legend
blank - less than 0.30% of FCC public limit (*i.e.*, more than 330 times below)
▒ - 0.30% and above near ground level (highest level is 0.54%)
- 0.30% and above at roof or at 2nd floor level (highest level is 14.5%)

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.

Photosimulation of view looking south from directly across Portola Drive.



Metro

Pleasure Point Public Storage
3840 Portola Drive
Santa Cruz, CA 95062
SF1665B

Previsualists

EXHIBIT G

Dedicated to the Preservation of Trees

James P. Allen & Associates

Construction Impact Assessment

MetroPCS Equipment Pad
3840 Portola Drive, Santa Cruz Co.
APN 032-091-02

Prepared for

Peacock Associates, Inc.

&

MetroPCS, Iac.

Consulting Arborists

611 Mission Street
Santa Cruz, CA 95060

831.426.6603 office
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jpallen@cruzio.com

EXHIBIT G

ASSIGNMENT/SCOPE OF SERVICES

MetroPCS Inc is planning to construct a cellular site at the Pleasure Point Storage facility, 3840 Portola Drive, Santa Cruz (APN 032-091-a). Three pine trees growing on the property could be affected by the project. To protect the tree resources on this site, Santa Cruz County Planning Department requirements prompted Evan Shepherd Reiff of Peacock Associates, Inc. to request a proposal for a Construction Impact Assessment. The services performed are defined as follows:

- Inventory trees ≥ 6 inches in diameter at 4.5 feet above grade growing in proximity to the proposed construction.
- Locate, numerically tag and map tree locations using base maps provided by Peacock and Associates. Inc.
- Identify trees as to species and trunk diameter.
- Review construction plans (hardscape and utility) to determine potential impacts to trees.
- Create tree preservation specifications including a tree protection fencing plan with a preservation map.
- Provide all finding in the form of a report accompanied by a Tree Preservation Plan, adhering to the requirements set by the County of Santa Cruz Planning Department.

SUMMARY

Plans for the proposed construction project have been reviewed and the impacts to the existing tree population assessed. To protect the tree resources on this site the following plan modifications and alternative construction methods must be implemented.

The proposed construction will have minimal impacts to the Canary Island pines on this site as long as the pad supporting the equipment is constructed above natural grade using a pier and above grade beam system. This will elevate the equipment support structure and avoid disturbance to the exposed supporting roots of Tree ##. Piers should be positioned at the corners of the 8' x 12' pad supporting the required equipment with placement avoiding roots greater than two inches in diameter.

The required underground utility/coaxial cables from point of contact to equipment pad and from equipment pad to antennae are to be placed either above ground or far removed from tree root zones. This form of installation will not harm the trees on this project.

Tree Preservation Zone fencing and straw bales *shall* be in place prior to the onset of construction.

Implementation of the ***Tree Preservation Specifications*** included within this document is required to safeguard the trees proposed for retention.

EXHIBIT G

BACKGROUND

To complete this assessment a site inspection was performed on December 16,2005. For purposes of identification, metal numbered tags have been affixed to tree trunks at 6 feet above natural grade. Tree locations with corresponding numbers are documented on a survey map.

The trees were evaluated visually from the root crown (where the trunk meets natural grade), to the foliar canopy to determine health and structural stability. A visual tree assessment involves an evaluation of the biology, mechanics and function, as well as the suitability for preservation.

The biological assessment includes a visual analysis of the following:

- Vitality of the leaves, bark and twigs
- Presenceoffungi
- Presence of dead wood or broken branches
- Status of old wounds or cavities

The mechanical assessment involves a visual analysis of the following characteristics:

- Integrity of the framework of the tree (trunk and major branches)
- Indicators of potential internal defect such as bulges crack or ribs on the supporting trunk or large branches.
- Wounds
- Lean
- Root buttress development and configuration

The site assessment involves an analysis of the following:

- Evaluation of the growing area including availability for potential root development.
- Typical wind/rain events and previous consequences to tree stability.

Construction related impacts were assessed using plans (dated 7/12/05) provided by Evan Shepherd Reiff – Peacock Associates, Inc. and drawn by Omni Design Group, Inc.

SITE DESCRIPTION

The proposed construction will occur in a landscaped area between the storage facility and the western property line behind a trash enclosure. Width of this site varies from 20 to 15 feet. Access to this area is limited due to a locked gate located to the west of the garbage enclosure.

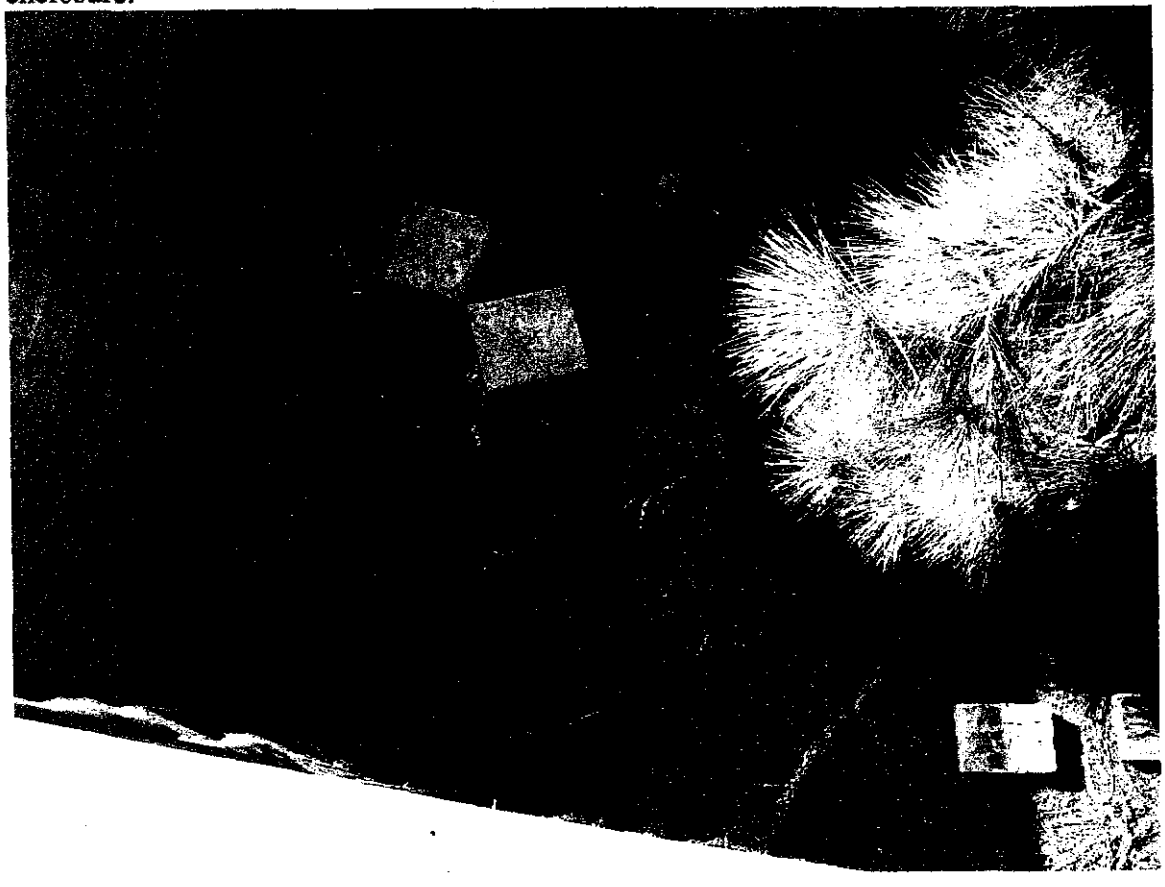
This site slopes to the west with the highest point being where there is surface root development and the lowest point at the pathway.

TREE DESCRIPTION

These three trees were planted from nursery grown, containerized stock at the time the storage facility was constructed. The original support stakes are still in place. The trees are planted close to one another without adequate area for canopy/root development

Tree #1
Canary Island Pine ***Pinus Canariensis***
8.5 diameter inches at **54** inches above grade
Height of approximately *25* feet

Extensive *surface* root development to the south with roots ranging from ½ inch to 3 inches in diameter. Approximately 10 linear feet of the supporting surface mots are visible, growing in the southerly direction – spanning from the trunk to the existing trash enclosure.



Canopy is dense with good foliar coloration.

EXHIBIT G

Tree #2
Canary Island Pine ***Pinus Canariensis***
6.5 diameter inches at 54 inches above grade
Height of approximately 28 feet

This tree is located approximately 6 feet to the west of the stairwell, with tree #1 to the south and tree #3 to the north. The root crown flare is not visible at grade, an indication of excessive planting depth during installation.

The foliar development and coloration are indications this tree is in a good state of vigor.

Tree #3
Canary Island Pine ***Pinus Canariensis***
12 diameter inches at 54 inches above grade
Height of approximately 35 feet

This tree is located approximately 10 feet to the west of the existing storage building.

The upper 8 feet of the canopy has died.

The lower canopy displays good coloration and density.

EXHIBIT G

DESCRIPTION OF CONSTRUCTION RELATED IMPACTS

The proposed project consists of an 8' by 12' equipment support pad at the western property boundary midpoint. It will begin with the preparation and construction of the leased equipment pad area. Installation of aboveground utility lines linking power and signal supply lines to the roof attached antennae will complete the proposed construction plans.

The impacts to the trees are based on provided development plans.

- **Concrete slab construction to support equipment**
  Traditional construction of a concrete slab requires the upper 8 inches of topsoil to be scrapped off exposing lower level soils that can be stabilized. During this process, roots adjacent to and within this area are often *damaged,* resulting in bark-stripped roots or shattered root stubs. Additionally, soil stabilization involves the mechanical removal of pore spaces within the soil by compaction. This decreases both anchoring and feeding root development, leading to a stressed tree.

- **Utility line placement**
  Traditionally, this involves trenching for utility lines, affecting tree roots. Design plans avoid root zone *impacts* by detailing an above ground routing of utilities from the building comer, approximately 20 feet from the point of contact, along the existing building foundation to the equipment pad. Utilities will continue above ground from the equipment pad to the roof anchored antennae. Disturbance to tree roots from the below ground portion is not anticipated.

- **Equipment access**
  Equipment repeatedly driving over Critical Root Zones can mechanically damage supporting roots and compact soils. Compaction breaks down soil structure by removing air and adding moisture. Anaerobic conditions may develop, promoting decay. Absorbing roots can suffocate from lack of oxygen. Structural roots may be compromised as a result of the decay.

- **Canopy pruning**
  The removal of branches encroaching into the building area is required to create adequate space for access.

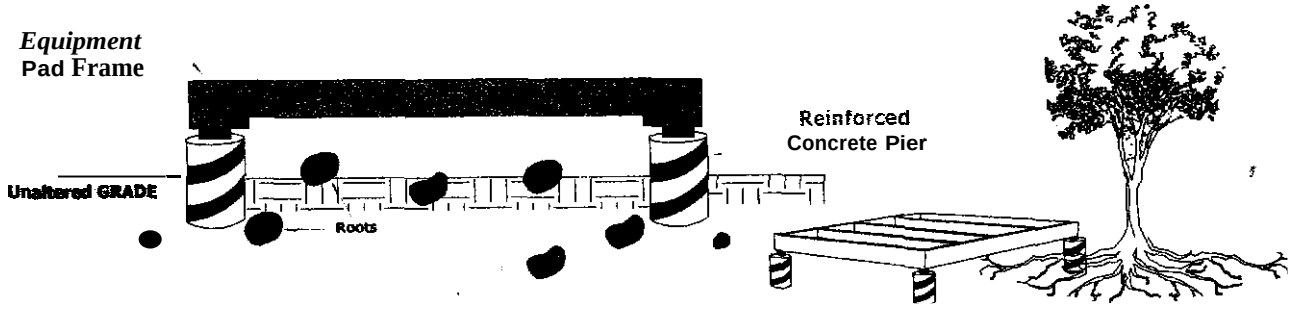
EXHIBIT G

Recommended Procedures

The construction of the support pad using traditional methods will dramatically reduce the lifespan of existing tree, It can be abated with the implementation of pre-construction treatments and modifications to construction methods as described below.

Pier and Above Grade Beam System

This procedure is recommended for the equipment pad in close proximity to both trees (#1 & 2). This system eliminates the need for excavation and the resulting root loss. The graphic below depicts the basic principles of the system that will be used for the construction of the equipment support pad.



Pier and Above Grade Frame
Detail

Piers will be placed at the corners of the 8 ft x 12 ft support structure. Grade beams will be placed above natural grade or constructed without disturbing native soil. This alternative method of construction will decrease the impacts of the pad foundation.

Equipment access

Equipment used to construct the support will be smaller mechanized equipment to be operated by hand. There is no vehicular access to the site, avoiding the possibility of extensive damage to the surface roots of Trees #1 & 2.

EXHIBIT G

Pruning *to* provide clearance has been recommended for Tree #1 to remove the minimum amount of lower branches on the southern side of the tree that will interfere with the proposed construction.

A qualified certified arborist, using the following industry guidelines should be contracted to perform all the above-described work.

- American National Standards Institute A300 for Tree Care Operations-Tree, Shrub and *Other* Woody Plant Maintenance-Standard Practices. (Part 1'1-2001Pruning
- International *Society* of Arboriculture: Best Management Practices
- American National Standards Institute Z133.1-1994 for Tree Care Operations- Pruning, Trimming, Repairing, Maintaining, and Removing Trees and Cutting Brush-Safety Requirements

Tree preservation specifications included in this report, outline specifics for tree protection fencing and other procedures that will provide the best opportunity for their long-term survivability. The exact locations for these procedures are documented on the attached map.

The implementation of these recommended procedures will ensure the future growth and stability of the tree resources on this site.

Any questions regarding this report may be directed to my office.

Respectfully submitted,

James P. Allen
Registered Consulting Arborist #390

EXHIBIT G

Tree Preservation Specifications
MetroPCS Cell Site, APN 032-091-02

These guidelines should be printed on all pages of the development plans. Contractors and sub contractors should be aware of tree protection guidelines and restrictions. Contracts should incorporate tree protection language that includes "damage to trees will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed".

A pre construction meeting with the Project Arborist

A meeting with the Project *Arborist,* Project Manager and all contractors involved with the project shall take place prior to the onset of construction. Tree preservation specifications will be reviewed and discussed.

Establishment of a Tree Preservation Zone (TPZ)

Fencing, no less than 48 inches in height with metal *stakes* embedded in the ground shall be installed in areas designated on the attached map. Fencing will be installed prior to the onset of *grading,* under the supervision of the Project Arborist and shall not be moved.

Restrictions within the Tree Preservation Zone (TPZ)

No storage of construction materials, debris, or excess soil will be allowed within the TPZ. Parking of vehicles or construction equipment in this area is prohibited. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Field decisions

The Project Arborist and Construction Project Manager will determine the most effective construction methods to maintain tree health.

Alteration of made

Maintain the natural grade around trees. If trees roots are unearthed during the construction process, the Project Arborist will be notified immediately. Exposed roots will be covered with moistened burlap until the Project Arborist makes a determination.

Trenching requirements

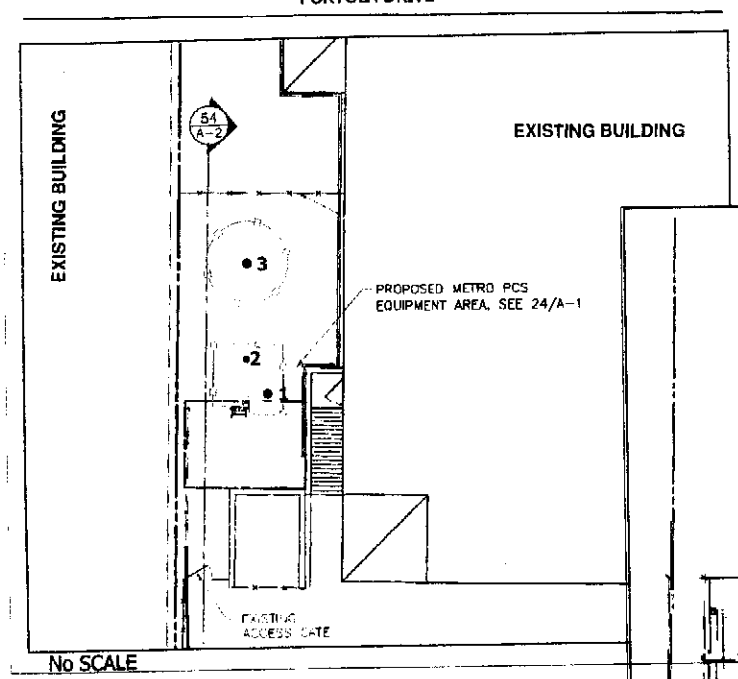
Any areas of proposed trenching will be evaluated with the Project Arborist and the contractor prior to construction.

Tree canopy alterations

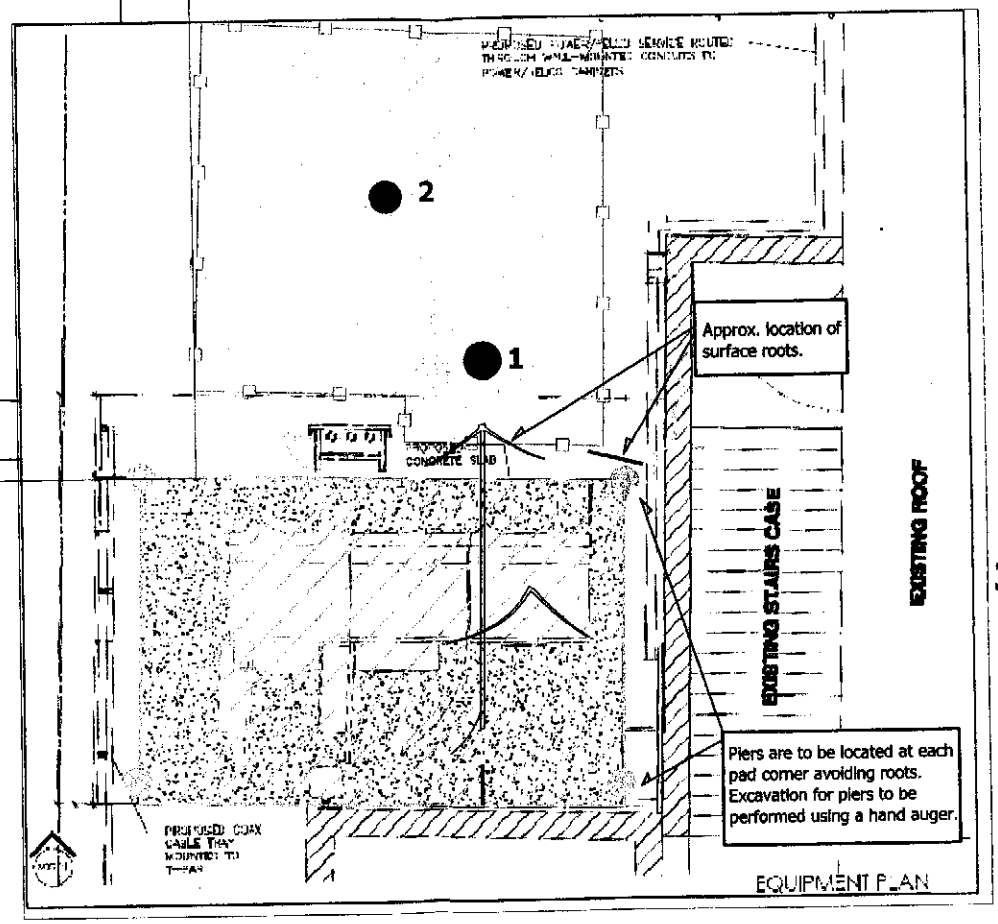
Unauthorized pruning of any tree on this site will not be allowed. Tree canopy alterations are to be performed the specifications established by the Project Arborist.

EXHIBIT G

SITE OVERVIEW



SITE DETAIL



0 1 2 3 6

SCALE 1/3 inch = 1 Foot

Basemap provided by Omni Design Group, INC

Legend

- Surveyed tree location
- 2 Assigned tree number
- Canopy pruning for clearance
- Straw Bale
- Tree Preservation Fencing
- Tree Preservation Zone
- Equipment Support Pad

3840 Portola Drive

Santa Cruz, CA 95062

APN 032-091-02

Tree Location & Preservation Map

James P. Allen & Associates

611 Mission Street, Santa Cruz Ca 95060
office 831.426.6603 fax 831.460.1464
email jpallen@cruzio.com

Map 1 of 1
Date: Dec. 21, 2005

43

EXHIBIT G

Lucent Technologies
Bell Labs Innovations

Systems - Product **Realization** Center

subject: Bellcore Requirement GR-487-CORE
Section 3.28 (R3-157) Acoustical Noise Suppression
Test Report on Flexent Modular Cell Enclosure

date: January 24, 2000

from: Gregory P. Mikus
Org. JC012E002
NJ0452, 1H3B
(973) 426-1230
gmikus@lucent.com

Memorandum for Record

Introduction

Acoustical Noise Suppression test was performed on the Outdoor Flexent Modular Cell enclosure laboratories located in Annandale NJ on January 24,2000 in order to verify compliance to **the** requirement specified in section 3.28 of GR-487-CORE (Generic Requirements for Cabinets) see Noise Unlimited test report No. 9065.1. Marvin Lowman of Noise Unlimited **Inc. cor** ducted the testing. G. Mikus and J. Stofanak of Lucent Technologies were present during the testing.

Bellcore Requirement Description (R3-157)

Cabinets equipped with telecommunications equipment and associated cooling fans, shall suppress acoustical noise to a level of 65dBA at a distance of **1.5** m (5 **A)** from the cabinet with the doors open during times of maximum noise generation within the cabinet.

Test Procedure:

- Acoustic measurements shall be made in a room or enclosure that duplicates as much as possible the acoustic properties of a network facility and the actual service environment.
- The sound level shall be measured by a sound meter meeting ANSI 1.4, and set to the A-weighting scale and the slow meter response setting.
- Measurements shall be made in accordance with ANSI **S1.18.**
- Cabinet doors shall be closed.
- Noise levels produced shall be measured at **5ft from** the cabinet surfaces in all horizontal directions at a height of 3ft from the cabinet-mounting surface.

EXHIBIT G

Test Setup

The Flexent Modcell outdoor version was placed inside the acoustic room; a background noise measurement was taken. The Modcell outdoor version enclosure was then rendered operational and acoustic measurements were taken around the enclosure.

Test Results

Position	Location	DBA re: 20 uPa
1	Ambient	43
1	Front	61
2	Left Side	53
3	Rear	52
4	Right Side	53

At the completion of the test as described in the Bellcore requirement the Flexent Modular Cell test data was reviewed and the noise levels did not exceed the specified requirement. Therefore the Outdoor Flexent Modular Cell enclosure meets the requirements set forth in Bellcore GR-487 –CORE section 3.28. This data is also in the Noise Unlimited test report No. 9065.1

Respectfully,

Gregory P. Mikus