Staff Report to the Zoning Administrator

Application Number: 10-0040

Applicant: Brian Leegwater
Owner: Zollo
APN: 108-371-15

Agenda Date: November 5, 2010
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to amend permit 97-0269 to recognize the replacement of three whip antennas with four panel antennas. Requires an Amendment to Commercial Development Permit 97-0269.

Location: Property located at the north terminus of Crow Avenue in Watsonville (100 Crow Avenue) approximately 1900 feet north of the Amesti Road and Varni Road intersection.

Supervisoral District: 2nd District (District Supervisor: Pirie)

Permits Required: Commercial Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 10-0040, based on the attached findings and conditions.

Exhibits

A.	Project plans		General Plan Maps
B.	Findings	F.	RF-EME Compliance Report
C.	Conditions	G.	97-0269 Photosimulations
D.	Categorical Exemption (CEQA determination)	H.	Comments & Correspondence
E.	Assessor's, Location, Zoning and		

Parcel Information

Parcel Size:	11.5 acres (502,522 square feet)
Existing Land Use - Parcel:	Two single family residences and a wireless communication facility
Existing Land Use - Surrounding:	Residential and Commercial Agriculture
Project Access:	Via Crow Avenue
Planning Area:	Eureka Canyon

Land Use Designation:	R-R (Rural Residential)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	__ Inside X Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Environmental Information

Geologic Hazards:	Not a mapped constraint
Soils:	No ground disturbance proposed
Fire Hazard:	Not a mapped constraint
Slopes:	Topography is flat in area of wireless communication facility
Env. Sen. Habitat:	Not mapped; no ground disturbance proposed
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Within the Amesti Road scenic viewshed
Drainage:	Existing drainage adequate, no ground disturbance proposed
Archeology:	No ground disturbance proposed

Services Information

Urban/Rural Services Line:	__ Inside X Outside
Water Supply:	N/A
Sewage Disposal:	N/A
Fire District:	CalFire (County Fire Department)
Drainage District:	N/A

History

In 1997, Cellular One obtain permit 97-0269 (and associated building permit #119412) to install the existing monopine and three whip antennas. The permit included photo simulations to indicate the resulting design of the monopine (Exhibit G); however, the existing monopine does not resemble the approved design as depicted in the photo simulations.

In 2002, AT&T obtained discretionary permit 02-0324 to co-locate four antennas onto the existing monopine and to install 3 equipment cabinets within the equipment area; however, a building permit was never obtained and the permit expired.

In 2006, Sprint-Nextel obtained a permit to co-locate six panel antennas on the existing monopine (06-0678) which included conditions to bring the design of the monopine into compliance with the photo simulations approved under permit 97-0267, however, the applicant never obtained a building permit and permit 06-0678 expired.

There are four panel antennas that are currently located on the existing monopine at the subject wireless communication facility. The placement of antennas was approved under permit 97-0269; however, the approval was for three whip antennas and it is unclear when these antennas were replaced with four panel antennas.

Project Setting

The project site is located about 300 feet east of Amesti Road, a scenic road, and about 600 feet north of the terminus of Crow Avenue down a gated private driveway. There are two single family residences located on the subject parcel about 300 feet south of the existing facility and the City of Watsonville has a large water tank located on parcel 108-371-16 at the southern end of the property. There are large residential lots to the north, an existing residential neighborhood to the south and agriculture/orchards to the east and to the west across Amesti Road.

Zoning & General Plan Consistency

The subject property is an 11.5 acre lot, located in the RA (Residential Agriculture) zone district. The designation allows co-located wireless communication facilities (per County Code sections 13.10.661(c)), and the project is consistent with the site's (R-R) Rural Residential General Plan designation. Co-located wireless communications facilities are allowed within the RA (Residential Agriculture) zone district if they are designed in a manner that is the least visually obtrusive and that is compatible with the existing rural development. In addition, the proposal is to recognize the replacement of three existing unpermitted panel antennas and the installation of one additional antenna.

Wireless Communication Facility

The facility consists of two sectors of two panel antennas (four total) measuring 4.2' in height on the existing 105-foot tall monopine. The proposal does not include additional equipment, utilities, or cabinets. The proposal includes improvements to the existing monopine to enhance the visual quality of the "tree" and to further screen the antennas from view off site. Visual simulations approved under permit 97-0267 are referenced to indicate the final proposed design of the monopine.

The applicant has submitted a Radio Frequency - Electromagnetic Energy (RF-EME) Report prepared by EBI Consulting (Exhibit F) which indicates that, based on worst-case predictive modeling, there are no modeled areas on any accessible ground level walking/working surface related to the existing AT&T antennas that exceed the Federal Communications Commission's (FCC) occupational or public exposure limits. The maximum power density generated by the AT&T antennas is approximately 1.5 percent of the FCC's general public limit and .3 percent of the FCC's occupational limit. The RF emissions of the wireless communications facility comply with FCC standards.

Amesti Road Scenic View Shed

The project site is located within the Amesti Road Scenic viewshed. The site of the existing wireless communications facility is not currently screened adequately from the Amesti Road viewshed; therefore, the applicant is proposing to further camouflage the antenna and monopine by bringing the pole into compliance with the design approved by permit 97-0267 (Exhibit G) that includes additional fake tree branches, bark material and green and brown paint to match surrounding foliage. The resulting monopine will more closely resemble an actual tree and will therefore result in an improvement of the scenic road viewshed.

Alternative Site Analysis

An alternative site analysis was not required for the current project in that the antennas are located on an existing monopine and there is no additional ground disturbance proposed.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **10-0040,** based on the attached findings and conditions.

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

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

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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 subject property is located within the Amesti Road scenic corridor and the resulting wireless communication facility will be located on an existing monopine which will be improved to be camouflaged as a pine tree. The 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 on the inland side of the scenic corridor with no significant public vista available beyond the subject property. As conditioned, existing public views from designated scenic roads will be improved as a result of this project.

An alternative sites analysis was not required for the proposed project, due to the fact the wireless communication facility is located within a zone district where co-located facilities are allowed (per sections 13.10.661(c) of the County Code) and the proposal is to recognize the replacement of three previously approved whip antennas with four panel antennas. The site is the least environmentally intrusive location to locate the antennas in that the antennas are already located on site, and the monopine and associated ground equipment were previously permitted and already exist. As conditioned, the projects visual impacts are mitigated.

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 there is an existing monopine and wireless communications facility on the project site with an associated access road and infrastructure for utilities. Proposed improvements to the monopine will eliminate any visual impacts to the Amesti Road scenic viewshed. Therefore, the project site is the environmentally superior site for this project. The addition of a new wireless communications facility along Amesti Road may result in a more visually intrusive project and possibly 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 wireless communication facility currently exists and is located within an allowed zone district (per sections 13.10.661(b) & (c) of the County Code). The existing site is the least visually and

environmentally intrusive place in the 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 wireless communication facility is in compliance with the RA (Residential Agriculture) zone district and Rural Residential (R-R) General Plan designation, in which it is located. 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 wireless communications facility is located on an existing 105' tall monopine 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 power density generated by the existing antennas is approximately 1.5 percent of the FCC's general public limit and .3 percent of the FCC's occupational limit (Exhibit F). Therefore, the RF emissions of the wireless communications facility comply with FCC standards.

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 site is not located within the coastal zone; therefore, this finding is not applicable.

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 power density generated by the existing antennas is approximately 1.5 percent of the FCC's general public limit and .3 percent of the FCC's occupational limit (Exhibit F). Therefore, the RF emissions of the wireless communications facility comply with FCC standards.

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 on an existing monopine that will be improved to be camouflaged as a pine tree and will be conditioned to be upgraded and maintained; therefore there will be no visual impact to surrounding properties.

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 wireless communication facility is located within a zone district which allows wireless communications facilities. The project site is located within the RA (Residential Agriculture) zone district which is not a prohibited zone district (per sections 13.10.661(b) & (c) of the County Code) and which allows co-located facilities.

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 resulting wireless communication facility will be the least visually intrusive as a result of required monopine improvements and is the least environmentally intrusive due to the fact that the monopine and all associated equipment and access already exists.

The subject property is located within the Amesti Road viewshed. The proposed camouflage improvements to the existing monopine will provide enough screening of the wireless communication facility to result in an improved scenic viewshed. The 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 on the inland side of the scenic corridor with no significant public vista available beyond the subject

property.

The existing wireless communications facility is consistent with the uses specified for the Rural Residential (R-R) land use designation in the County General Plan.

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 and all electric power and telephone connections currently exist. The facility requires inspection by maintenance personnel at least once per month and this does not result in an increase in traffic that is unacceptable for the surrounding street network.

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 facility is located on an existing permitted monopine and, with the addition of camouflaging improvements to the monopine, is compatible with the existing rural residential development on the subject property and surrounding area.

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 facility is located on an existing monopine and will be camouflaged to reduce and improve visual impacts to the surrounding neighborhood.

Conditions of Approval

Exhibit A: Project Plans entitled "AT&T Mobility Site Number CN3482", prepared by LD Strobel Co., Inc., 7 sheets, revised 6/2/10

I. This permit amends Commercial Development Permit 97-0269 to recognize the replacement of three whip antennas with four panel antennas (2 sectors of 2 antennas) and to complete camouflaging improvements as per the photo simulations in the attached Exhibit G. All conditions of permit 97-0269 remain in effect and are applicable to this permit unless specifically modified or revised by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

C. The monopine shall resemble the monopine shown in the photo simulations attached as Exhibit G.

II. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install four panel antennas.

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. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. No additional or replacement equipment, utilities, or cabinets are approved with this permit.

C. The pole shall be improved with tree branches, bark material and natural paint colors to accurately resemble the monopine shown in the attached photo simulations (Exhibit G).

D. To mitigate the visual impacts of the antennae and monopine on residences to the south of the project site, the applicant shall review the plan prepared by SCCI (dated 6/17/98) and Van De Voorde Landscape Architects (dated 8/12/98) for building permit 119412 and develop a planting and maintenance plan. The plan

shall show the replacement of any trees that have died and shall show an adequate numbers of five gallon redwoods and oaks to be planted along the entire southern property line as well as adjacent to the existing water tank. The applicant shall submit a 5 year maintenance plan that includes replacement of any trees that die within that period.

E. Submit four copies of the approved Discretionary Permit with the recorded Conditions of Approval attached.

F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.

G. A maintenance contract and cash security amount for the maintenance of the faux "tree" shall be reviewed and approved by staff, which includes the following:

1. A signed maintenance contract with the company that provides the exterior finish, for annual visual inspection and follow-up repair, painting, and resurfacing as necessary;

2. A cash security in the amount of 250% of the yearly maintenance cost, as developed by the applicant in consultation with the maintenance company.

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. 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.

D. All landscaping shall be installed as approved in Building Permit 119412.

E. The monopine shall resemble the monopine shown in the photo simulations attached as Exhibit G.

V. Operational Conditions

A. NIER Report: A report documenting Non-Ionizing Electromagnetic Radiation at the facility site shall be submitted within ninety (90) days after the commencement of normal operations, or within ninety (90) days after any major modification to power output of the facility.

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

C. 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.

D. Camouflage: The camouflage materials shall be permanently maintained and replacement materials and/or paint shall be applied as necessary to maintain the camouflage of the facility.

E. Noise: All noise generated from the approved use shall comply with the requirements of the General Plan.

F. Lighting: All site, building, security and landscape lighting shall be directed 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.

G. Maintenance & Signage: Signage shall comply with the recommendations in the RF-EMF report prepared by EBI Consultants, dated July 8, 2010.

H. Future Technologies: 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. Future Studies: 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. Transfer of Ownership: In the event that the original permittee sells its interest in the permitted wireless communications facility, the succeeding carrier shall assume all responsibilities concerning the project and shall be held responsible to the County for maintaining consistency with all project conditions of approval, including proof of liability insurance. Within 30-days of a transfer of ownership, the succeeding carrier shall provide a new contact name to the Planning Department.

K. Noncompliance: 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.

VI. 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.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney	Samantha Haschert
Deputy Zoning Administrator	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: 10-0040
Assessor Parcel Number: 108-371-15
Project Location: 100 Crow Avenue

Project Description: Proposal to recognize the replacement of three whip antennas with four panel antennas.

Person or Agency Proposing Project: Brian Leegwater

Contact Phone Number: (510) 388-0342

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: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Minor amendment at an existing wireless communications facility.

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

_____ Date: _____
Samantha Haschert, Project Planner

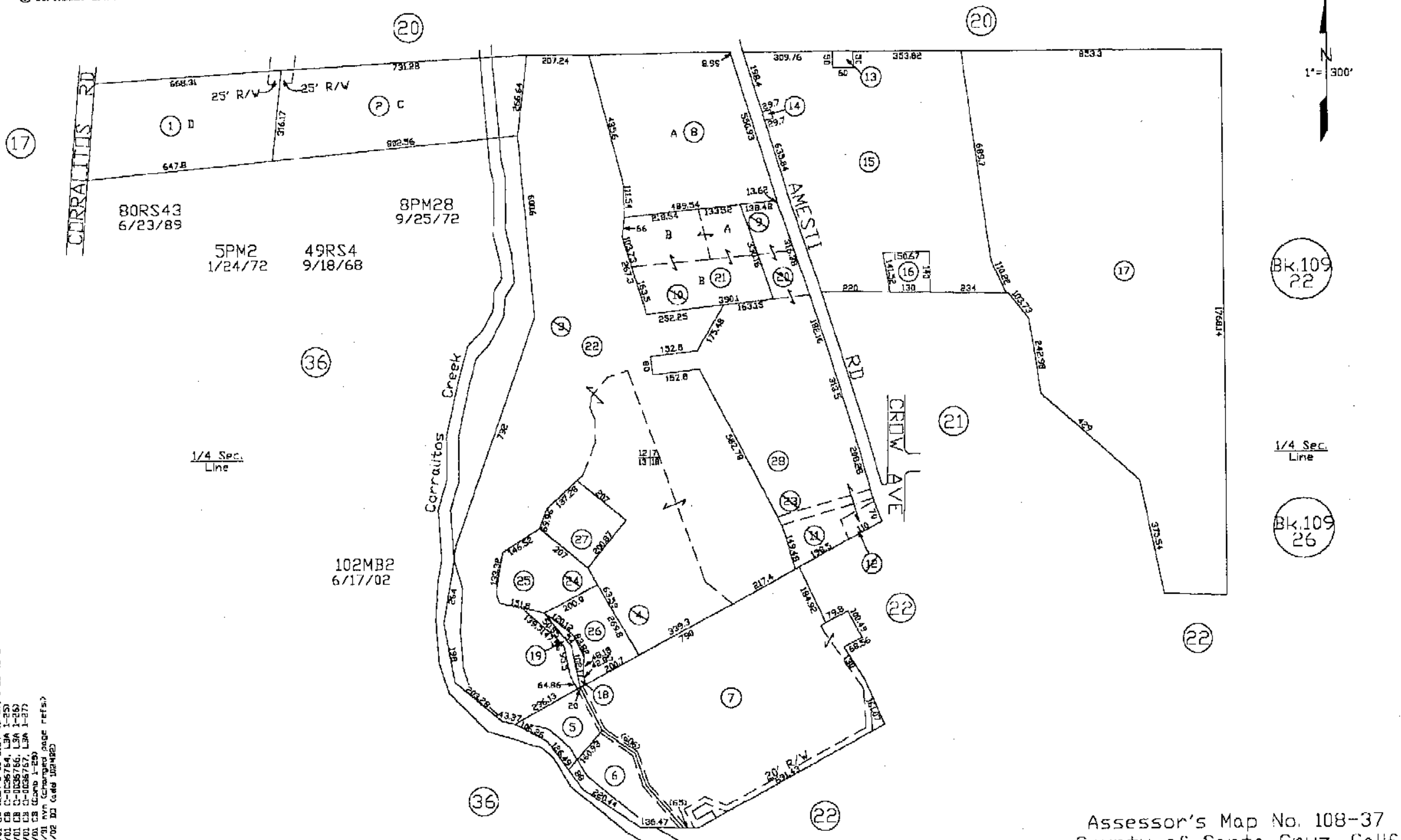
EXHIBIT D

FOR TAX PURPOSES ONLY

RANCHO DE LOS CORRALITOS
POR. SEC.S 12 & 13, R.1E., &
POR. SECS. 7 & 18, R.2E., T.11S., M.D.B. & M.

Tax Area Code
69-262

108-37



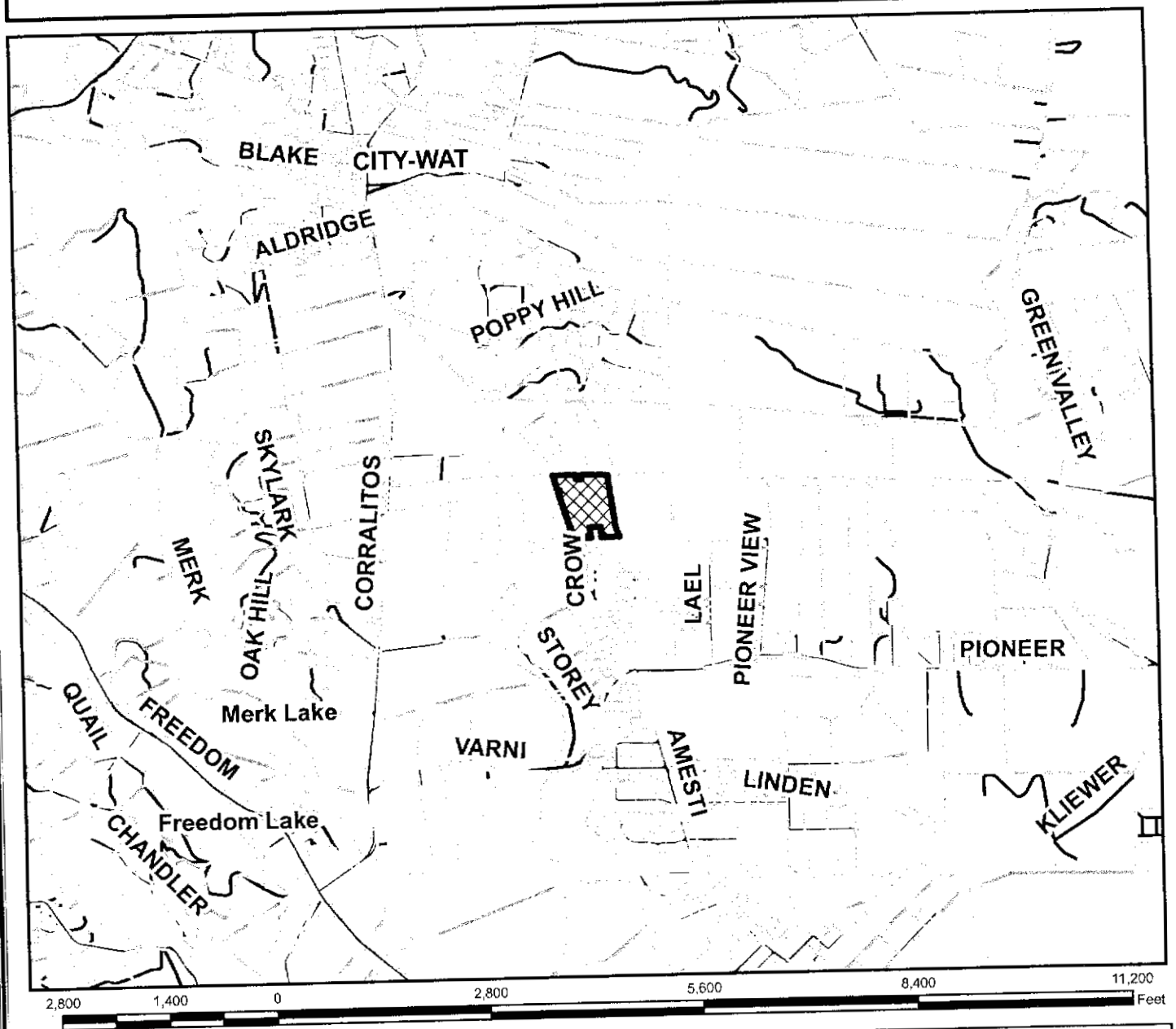
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 108-37
County of Santa Cruz, Calif.
Nov. 1997

Electronically drawn 11/14/97 KSA
Rev. 11/14/97 KSA (Por. From Pg. 20)
Rev 4/3/98 CB (Tax Consolidation)
Rev 8/28/00 CB (C-0032345, LBA 1-28 & 20)
Rev 7/17/01 CB (LBA 0-004164 to 57, 1-22 to 24)
Rev 8/15/01 CB (C-0036764, LBA 1-25)
Rev 8/15/01 CB (C-0036766, LBA 1-26)
Rev 8/15/01 CB (C-0036767, LBA 1-27)
Rev 9/15/01 CB (Cond 1-29)
Rev 10/10/01 AVN (changed page refs.)
Rev 6/24/02 DD (add 102MB2)

EXHIBIT E

Location Map



LEGEND

- APN: 107-371-15
- Assessors Parcels
- Streets
- WATSONVILLE
- Lakes

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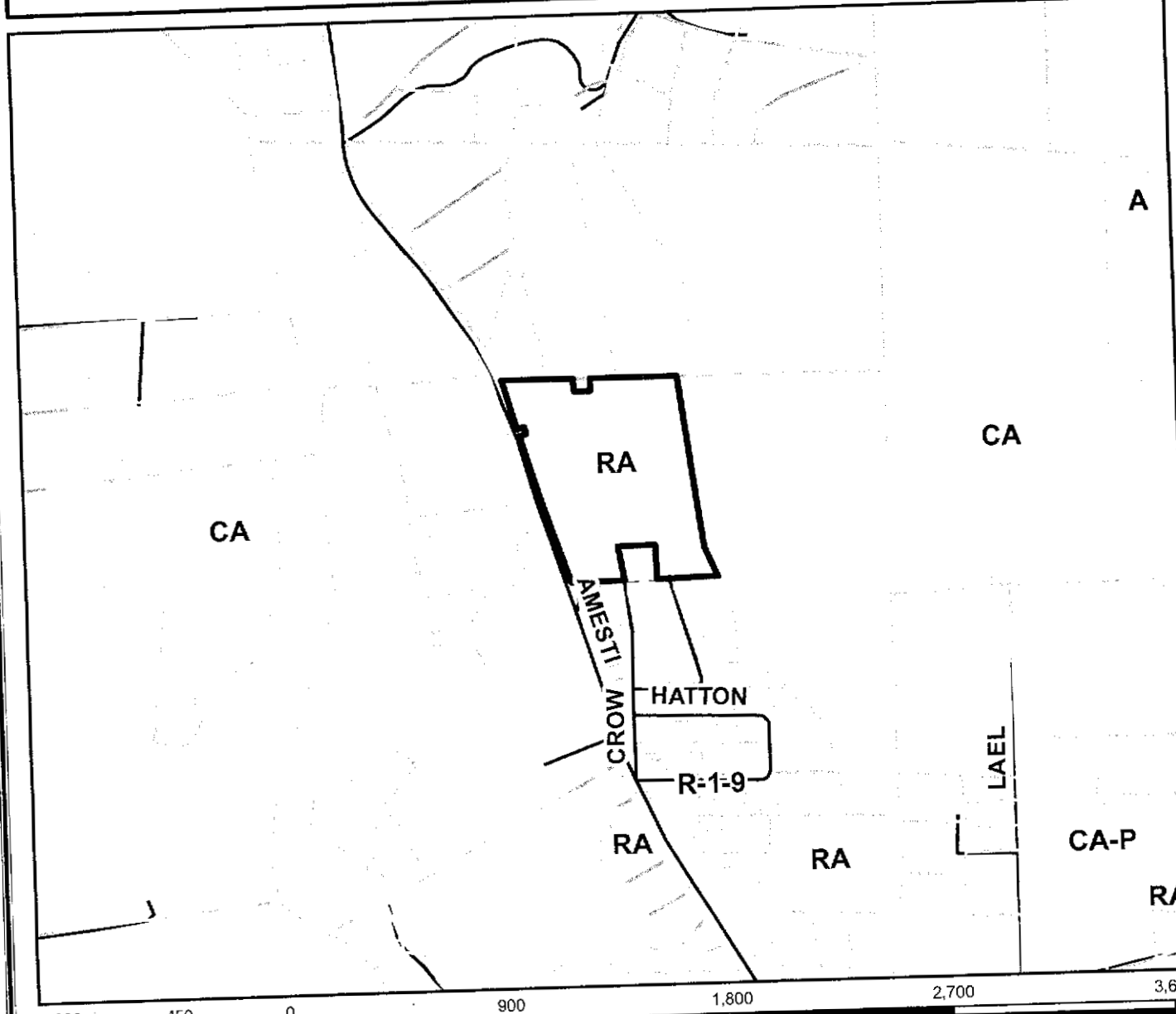
Map Created by
County of Santa Cruz
Planning Department
February 2010

Zoning Map



LEGEND

- APN: 107-371-15
- Assessors Parcels
- Streets
- AGRICULTURE RESIDENTIAL
- AGRICULTURE COMMERCIAL
- AGRICULTURE
- RESIDENTIAL-SINGLE FAMILY

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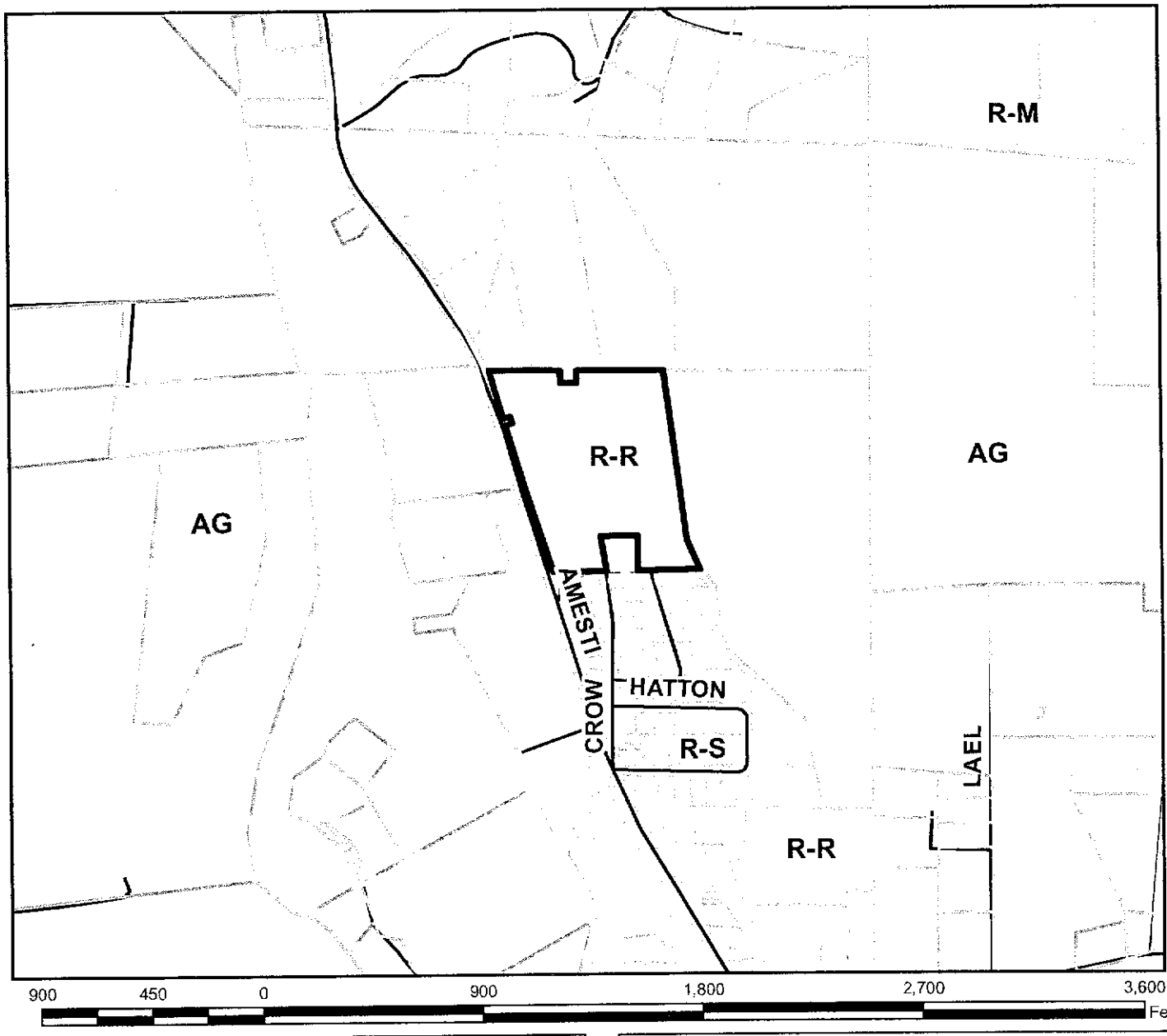
Map Created by
County of Santa Cruz
Planning Department
February 2010

EXHIBIT C

General Plan Designation Map



LEGEND

- APN: 107-371-15
- Assessors Parcels
- Streets
- Residential-Rural
- Agriculture
- Residential-Suburban
- Residential-Mountain

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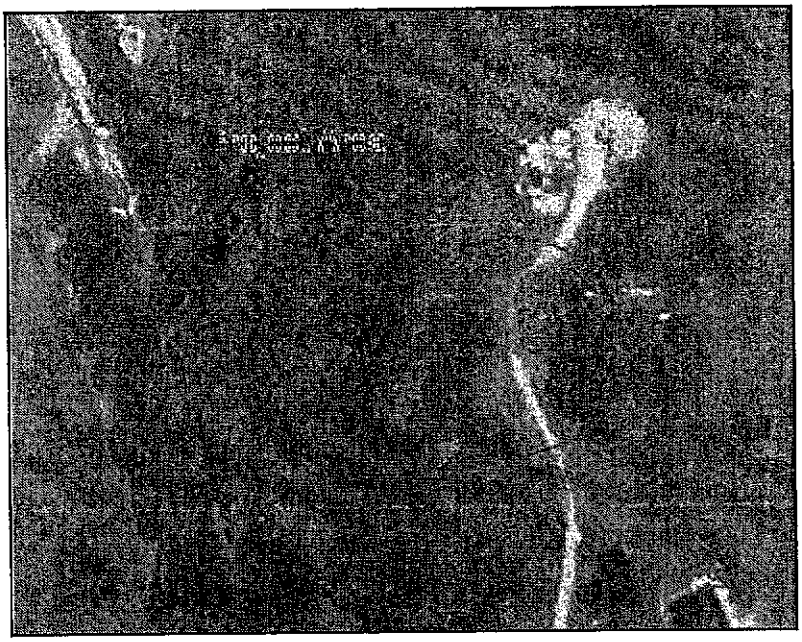
Map Created by
County of Santa Cruz
Planning Department
February 2010

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report



Prepared for:
AT&T Mobility, LLC
4430 Rosewood Drive
Pleasanton, CA 94588

USID Number 46635
Site No. CN3482
Corralitos
100 Crow Ave.
Watsonville, California 95076
Santa Cruz County
36.977858; -121.797633 NAD83

EBI Project No. 62101065
July 8, 2010

EBI CONSULTING
Creating Value for Your Business

EXHIBIT

TABLE OF CONTENTS

APPENDICES

EXHIBIT

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) monitoring and modeling for AT&T Site CN3482 located at 100 Crow Ave. in Watsonville, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME monitoring and modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

EBI field personnel visited this site on February 9, 2008 .This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers
- Site Photographs
- Graphic representation of on-site monitoring results

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

Additionally, based on the FCC criteria, there are no measured areas on any accessible ground walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009. The following signage is recommended at this site:

- Green INFO 1 sign posted next to the gates *leading into the compound.*
- Yellow CAUTION sign posted at the base of the monotree

The signage proposed for installation at this site complies with AT&T's RF Exposure Policy and therefore complies with FCC and OSHA requirements. No barriers are recommended for this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves four (4) wireless telecommunication antennas on a monotree in Watsonville, California. There are two Sectors (A and C) at the site, with two (2) antennas installed per sector. In each sector, it was assumed that one antenna is transmitting in the UMTS 850 MHz frequency range and the second is transmitting in the GSM 850 MHz and 1900 MHz frequency ranges. The Sector A antennas are oriented 0° from true north. The Sector C antennas are oriented 180° from true north. The bottoms of the antennas were determined to be 88.9 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via two gates in the fence surrounding the monotree. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

EBI conducted a site visit on February 9, 2008 At the time of the site visit there were no other carriers observed at this site. Measurements were taken at ground level to record ambient RF-EME levels. Appendix F contains site photos taken on February 9, 2008 during the on-site survey. Appendix G presents a site plan indicating monitoring and antenna locations. Appendix H contains climate and site observations recorded during the site visit.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a

particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

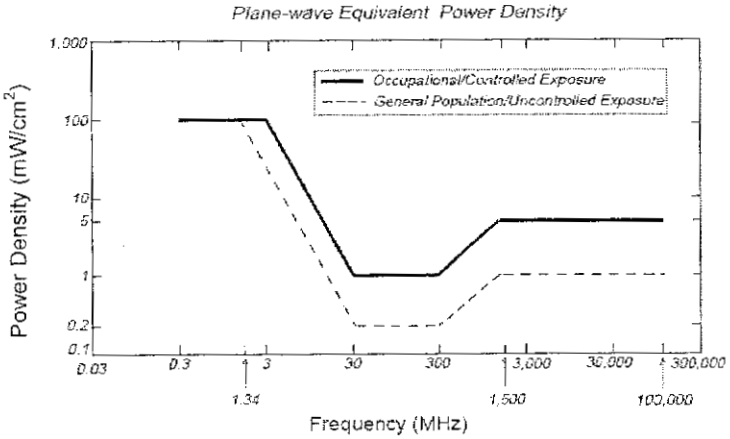
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. 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.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 850-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF Exposure Policy Requirements

AT&T's RF Exposure Policy guidance, dated March 31, 2009, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, an RF site survey has been completed for this site. The results of the site survey are summarized below in Section 6.0 and in Appendices B, F, G, and H. Worst-case predictive modeling was also performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 Santa Cruz County Requirements

The Santa Cruz County Code requires that all new telecommunications sites or those that are proposing a major modification of power output be monitored to verify compliance with the RF-EME MPE limits for human exposure set forth by the FCC.

5.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon collected during the site survey andinformation provided by AT&T, and information gathered from other sources. A graphical representation of the RoofView® modeling results is presented in Appendix F. Since AT&T is utilizing (a) a dual-band GSM antenna to transmit at 850 MHz and 1900 MHz; and (b) a UMTS antenna at the 850 frequency, three antennas were modeled in each sector in order to account for the UMTS and GSM antennas transmitting at the site.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 1.50 percent of the FCC's general public limit (0.30 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1.50 percent of the FCC's general public limit (0.30 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

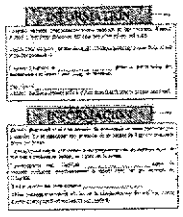
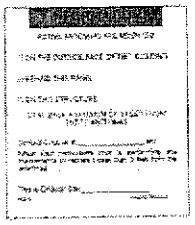
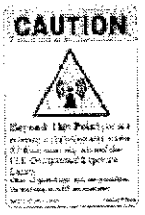
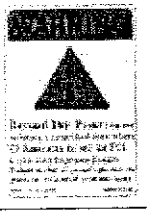
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

6.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION
at&t	INFO 3		WARNING
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated March 31, 2009, and additional guidance provided by AT&T, the following signage is on the site:

Recommended Signage:

- Green INFO 1 sign posted next to the gates leading into the compound.
- Yellow CAUTION sign posted at the base of the monotree

No barriers are required for this site. Barriers may consist of rope, chain, fencing, or painted/taped stripes. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

7.0 SITE AND VICINITY SURVEY

EBI performed a ground level RF-EME survey on February 9, 2008 . The antenna inventory (based upon the site survey) and site photos taken from ground level are presented in Appendices F and G, respectively.

Monitoring was performed using a Narda 8718B Electromagnetic Radiation Survey Meter, Serial #1702 with a Narda A8742D Shaped Probe with a frequency range of 300kHz-3GHz. The meter was last calibrated on January 16, 2008. This meter was programmed to measure the total power density for all electromagnetic radiation within the 300kHz-50GHz frequency range and report the power density as a percent of the FCC's controlled MPE. During this survey, no instantaneous readings above 0.1387% of the FCC's occupational MPE (0.6937% of the general public MPE) were encountered on any ground surface. A site plan depicting monitoring locations and measurements of power density can be found in Appendix G. Appendix H contains notes from the site survey.

At the time of the site survey, it was noted that there was no signage indicating the presence of RF emitting equipment at the site. As described in Section 5.0, additional signage is recommended in order to comply with AT&T guidance.

8.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 100 Crow Ave. in Watsonville, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Additionally, based on the FCC criteria, there are no measured areas on any accessible ground-level walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

9.0 LIMITATIONS

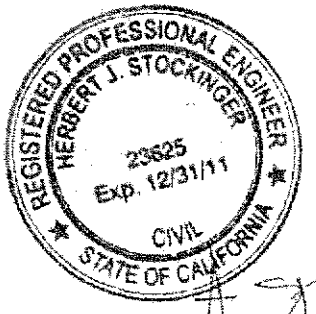
This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information collected during the site survey andprovided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

EXHIBIT F

Reviewed and Approved by:



Herbert J. Stockinger, PE
Senior Engineer

07/08/2010

page 1 of 2

EXHIBIT F

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

page 2 of 2

Field Personnel Certification

I, Burke Walker, state that:

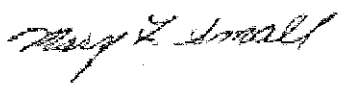
- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in the proper use of the RF-EME measurement equipment, and have successfully completed EBI training in the policies and procedures for site survey protocols.
- All information collected during the site survey and contained in this report is true and accurate to the best of my knowledge and based on the data gathered.

EXHIBIT F

Preparer Certification

I, Mary Small, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure Policy guidance (dated 3/31/09) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data collected during the site survey and provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Antenna Inventory

EXHIBIT F

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (ft)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	UMTS 850	203	11.85	Kathrein 742-264	0	4.25	65	48	49	88.9
ATT A2	AT&T	Panel	GMS 850	283	11.85	Kathrein 742-264	0	4.25	65	58	49	88.9
ATT A2	AT&T	Panel	GMS 1900	383	14.65	Kathrein 742-264	0	4.25	65	58	49	88.9
ATT C1	AT&T	Panel	UMTS 850	203	11.85	Kathrein 742-264	180	4.25	65	58	48	88.9
ATT C2	AT&T	Panel	GMS 850	283	11.85	Kathrein 742-264	180	4.25	65	48	48	88.9
ATT C2	AT&T	Panel	GMS 1900	383	14.65	Kathrein 742-264	180	4.25	65	48	48	88.9

Appendix C

Roofview® Export File

EXHIBIT F

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> RoofView 4.15.xls
Done on 7/8/2010 at 4:15:28 PM.
Use this format to prepare other data sets for the RoofView workbook file.
You may use as many rows in this TOP header as you wish.
The critical point are the cells in COLUMN ONE that read 'Start...' (eg. StartMapDefinition)
If used, these (4) headers are required to be spelled exactly, as one word (eg. StartMapDefinition)
The very next row will be considered the start of that data block.
The first row of the data block can be a header (as shown below), but this is optional.
When building a text file for import, Add the Map info first, then the Antenna data, followed by the symbol data.
All rows above the first marker line 'Start...' will be ignored, no matter how many there are.
This area is for you use for documentation.
End of help comments.

You can place as much text here as you wish as long as you don't place it below
the Start Map Definition row below the blue line.
You may insert more rows using the Insert menu.
Should you need additional lines to document your project, simply insert additional rows
by highlighting the row number adjacent to the blue line below and then clicking on the insert menu
and selecting rows.

Note: Antenna azimuths are adjusted for modeling purposes. Actual antenna azimuths for AT&T Sector A-C are 0-180.

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	X Offset	Y Offset	Number of envelope	List Of Areas
120	100	150	120	20	20	1	$AE$81:DAE$81:$DZ$200

StartSettingsData

Standard	Method	Uptime	Scale Fact	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	X (ft)	Y (ft)	Z (ft)	Type	Aper (ft)	dBd Gain	BWdth Pl Dir	Uptime Profile	ON flag
ATT A1	UMTS	850	39.8	1	125	1-1/4 LDF	1.46		21.69617	Kathrein	742-264	48	49	88.9		4.25	11.85	65;15		ON
ATT A2	GSM	850	31.6	2	125	7/8 LDF	1.46		30.35408	Kathrein	742-264	48	49	88.9		4.25	11.85	65;15		ON
ATT A2	GSM	1900	22.4	2	125	7/8 LDF	1.46		21.51682	Kathrein	742-264	48	49	88.9		4.25	14.65	65;15		ON
ATT C1	UMTS	850	39.8	1	125	1-1/4 LDF	1.46		21.69617	Kathrein	742-264	48	48	88.9		4.25	11.85	65;195		ON
ATT C2	GSM	850	31.6	2	125	7/8 LDF	1.46		30.35408	Kathrein	742-264	48	48	88.9		4.25	11.85	65;195		ON
ATT C2	GSM	1900	22.4	2	125	7/8 LDF	1.46		21.51682	Kathrein	742-264	48	48	88.9		4.25	14.65	65;195		ON

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

EXHIBIT F

Appendix D

Roofview ® Graphics

EXHIBIT H

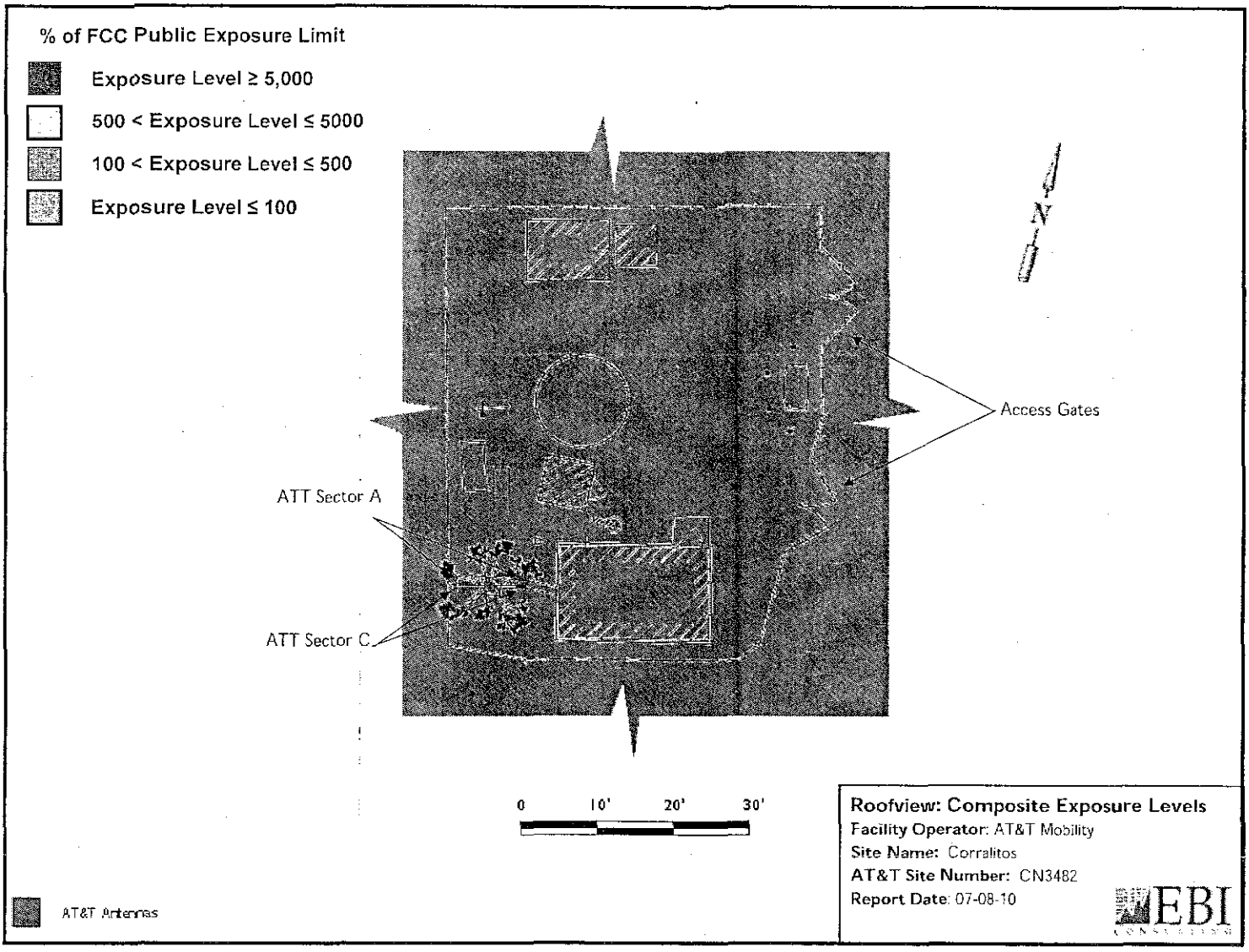
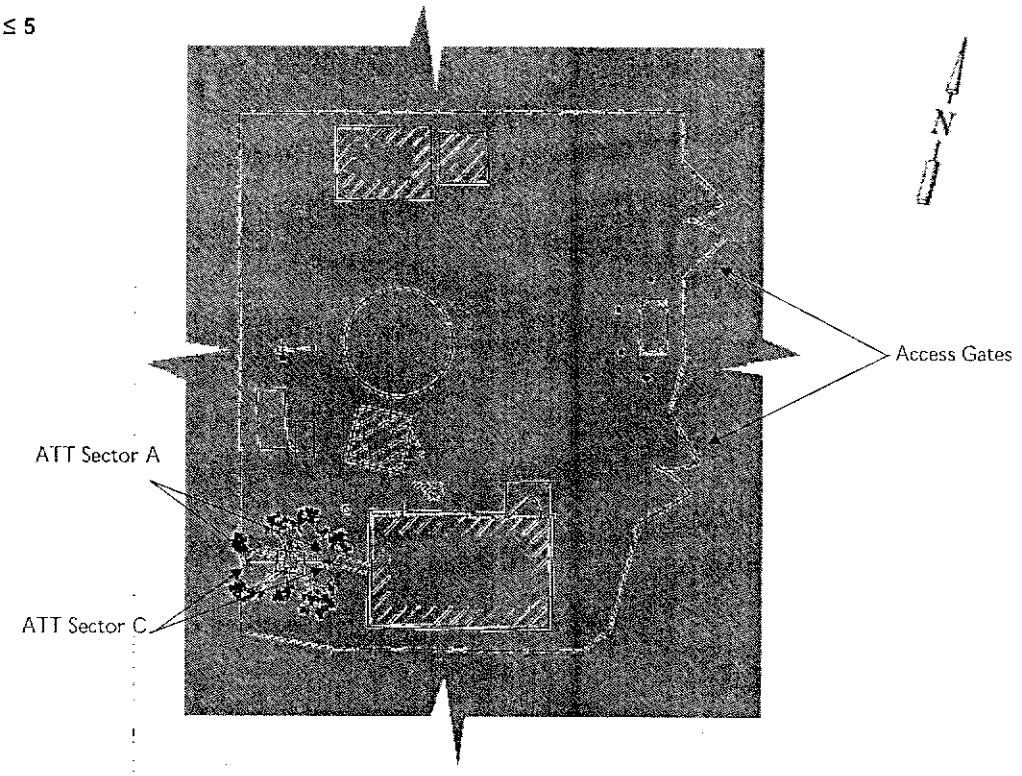

% of FCC Public Exposure Limit
Exposure Level ≥ 5,000
500 < Exposure Level ≤ 5000
100 < Exposure Level ≤ 500
Exposure Level ≤ 100
N
Access Gates
ATT Sector A
ATT Sector C
0
10'
20'
30'
AT&T Antennas
Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Corralitos
AT&T Site Number: CN3482
Report Date: 07-08-10
EBI

EXHIBIT F

% of FCC Public Exposure Limit

Exposure Level >5

Exposure Level ≤ 5



0 10' 20' 30'

AT&T Antennas

Roofview: AT&T Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Corralitos
AT&T Site Number: CN3482
USID Number: 46635
Report Date: 07-08-10

EBI CONSULTING

EXHIBIT F

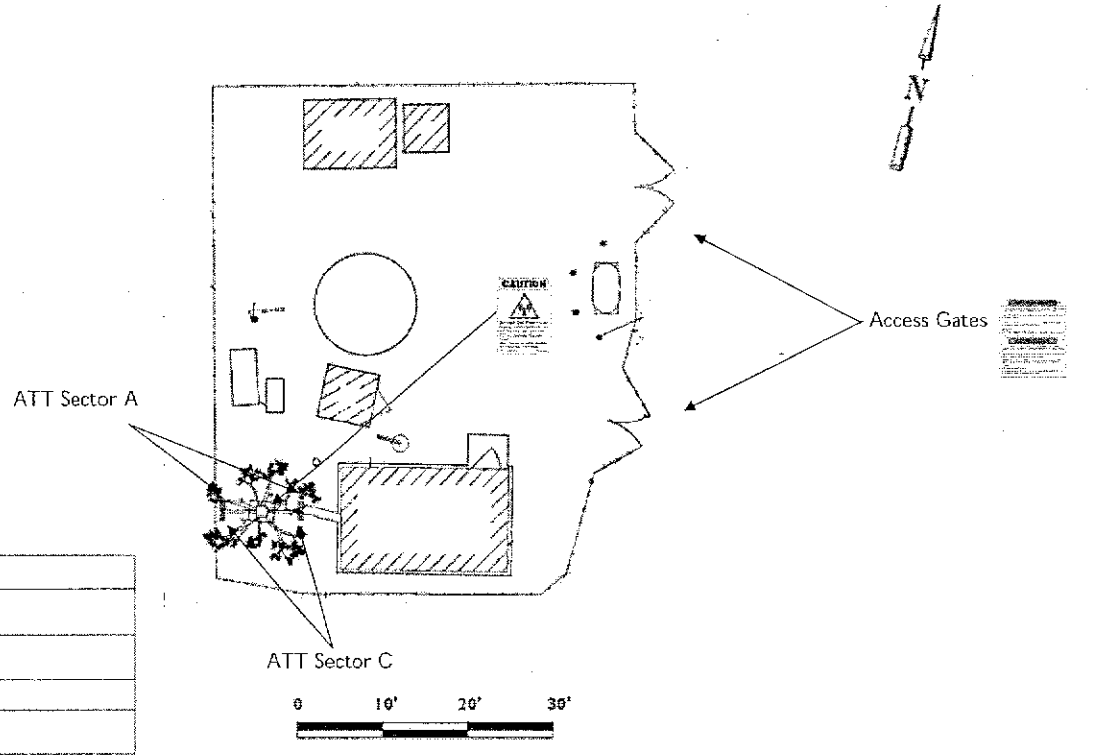
AT&T Safety Audit Packet

Site USID: 46635

Annotated Site Map

Site Name: Corralitos

Reference: ND-00059 RF Exposure Policy Responsibilities, Procedure, and Guidelines, Chapter 18



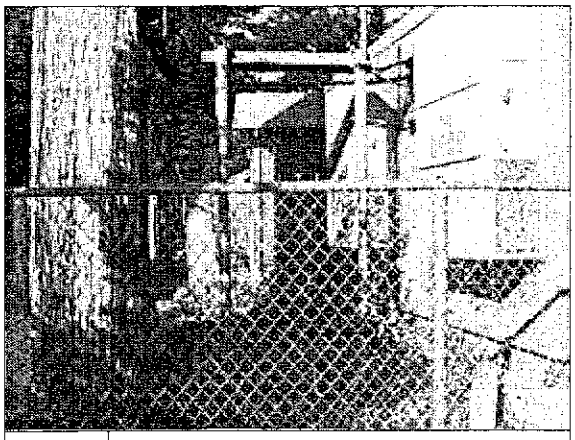
Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

EXHIBIT F

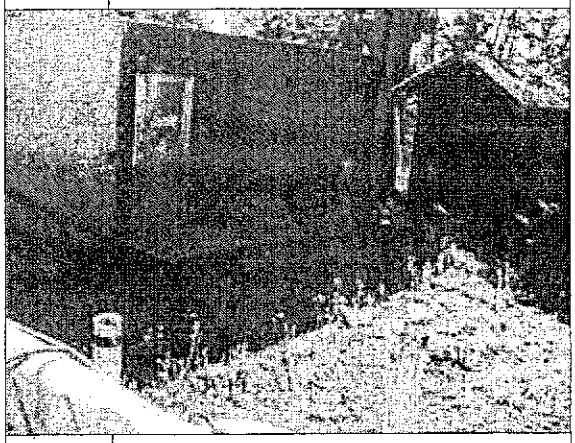
Appendix F

Site Photographs

EXHIBIT F

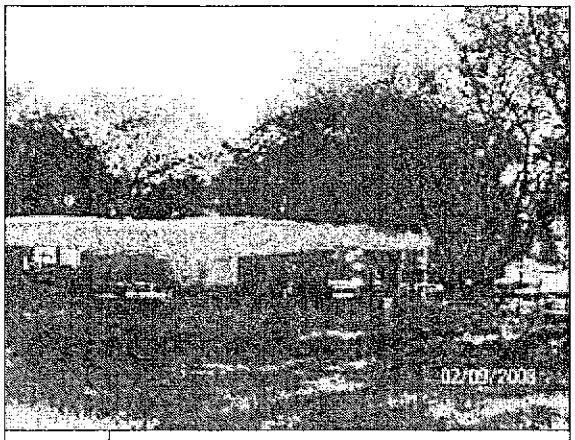


1.	Equipment Shelter

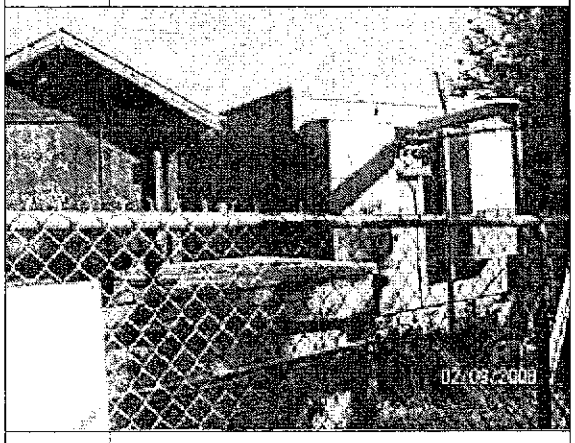


2.	Entrance to Equipment Shelter

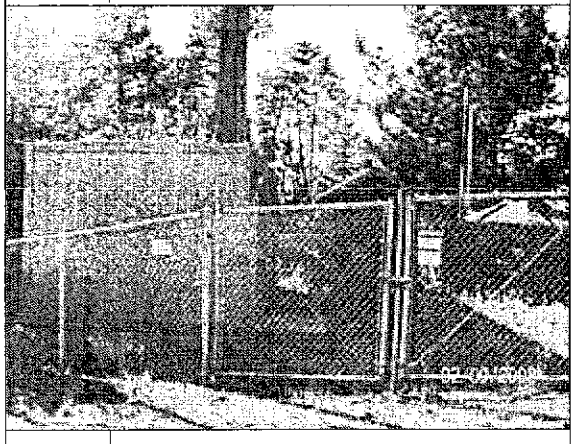
3.	Facing in Direction of Sector A



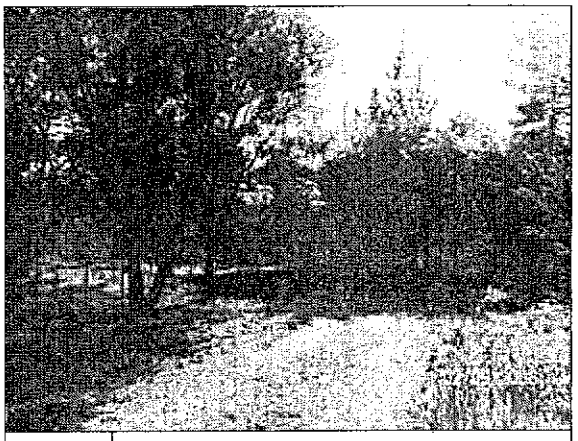
4.	Facing in the Direction of Sector C



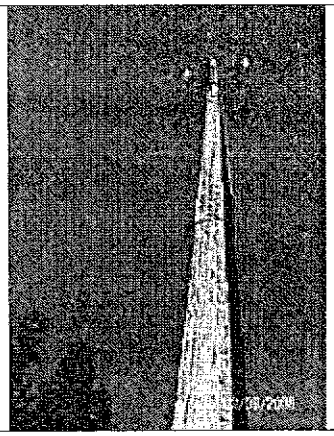
5.	Looking East Towards Compound



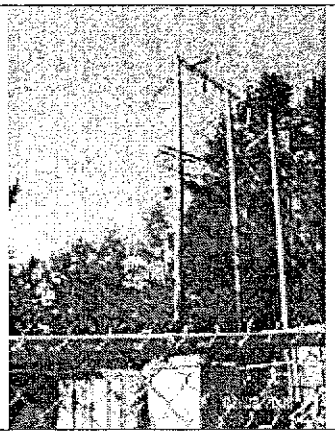
6.	Looking West Towards Compound Gate and Signage



7.	Access Road



8.	Tower View



9.	Power Lines to North

Appendix G

Site Plan with Monitoring Locations

EXHIBIT F

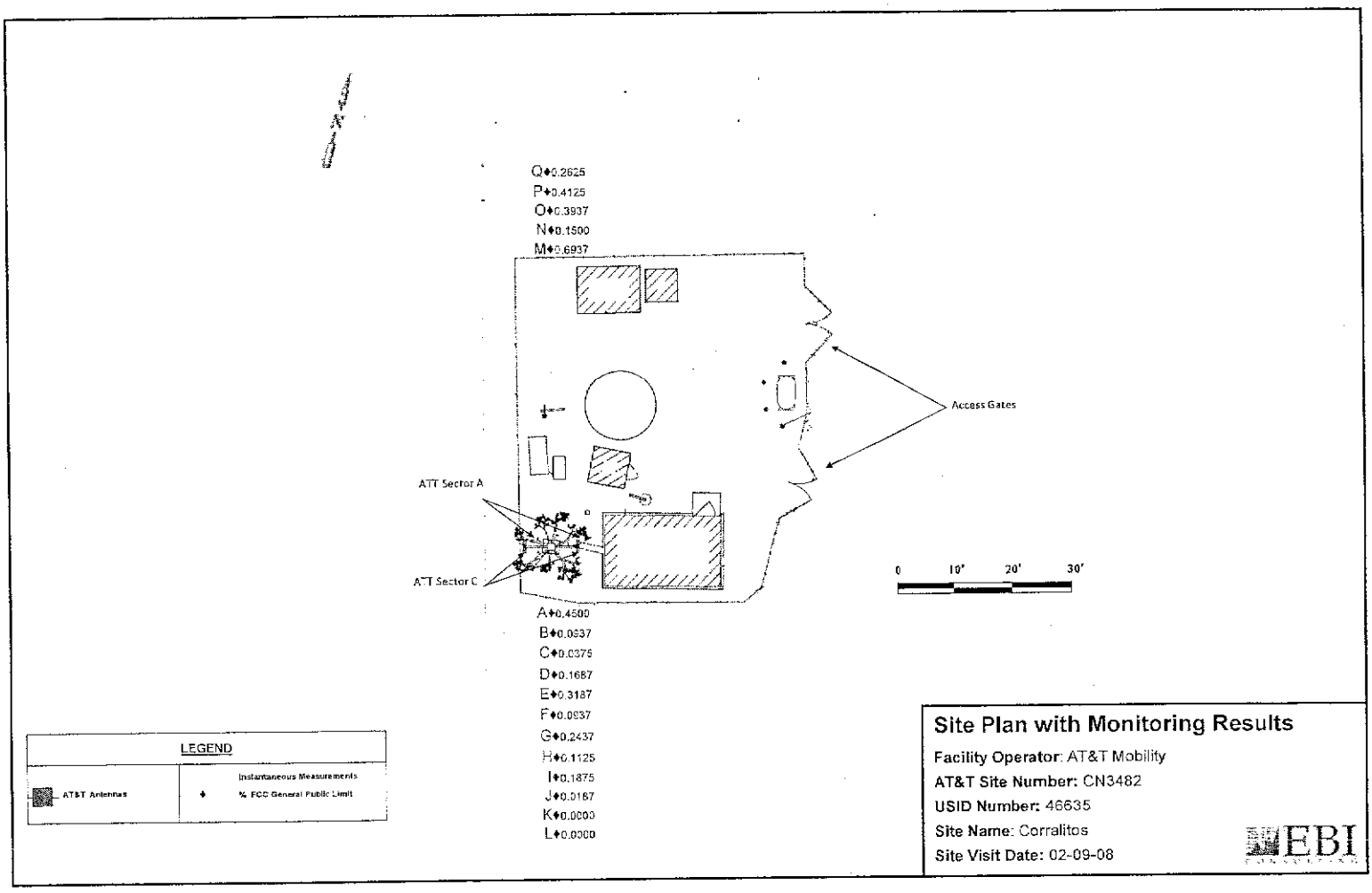

Q♦0.2625
P♦0.4125
O♦0.3937
N♦0.1500
M♦0.6937
Access Gates
ATT Sector A
ATT Sector C
0
10'
20'
30'
A♦0.4500
B♦0.0937
C♦0.0375
D♦0.1687
E♦0.3187
F♦0.0937
G♦0.2437
H♦0.1125
I♦0.1875
J♦0.0187
K♦0.0000
L♦0.0000
LEGEND
AT&T Antennas
Instantaneous Measurements
% FCC General Public Limit
Site Plan with Monitoring Results
Facility Operator: AT&T Mobility
AT&T Site Number: CN3482
USID Number: 46635
Site Name: Corralitos
Site Visit Date: 02-09-08
EBI

EXHIBIT F

Appendix H

Site Survey Data

EXHIBIT F

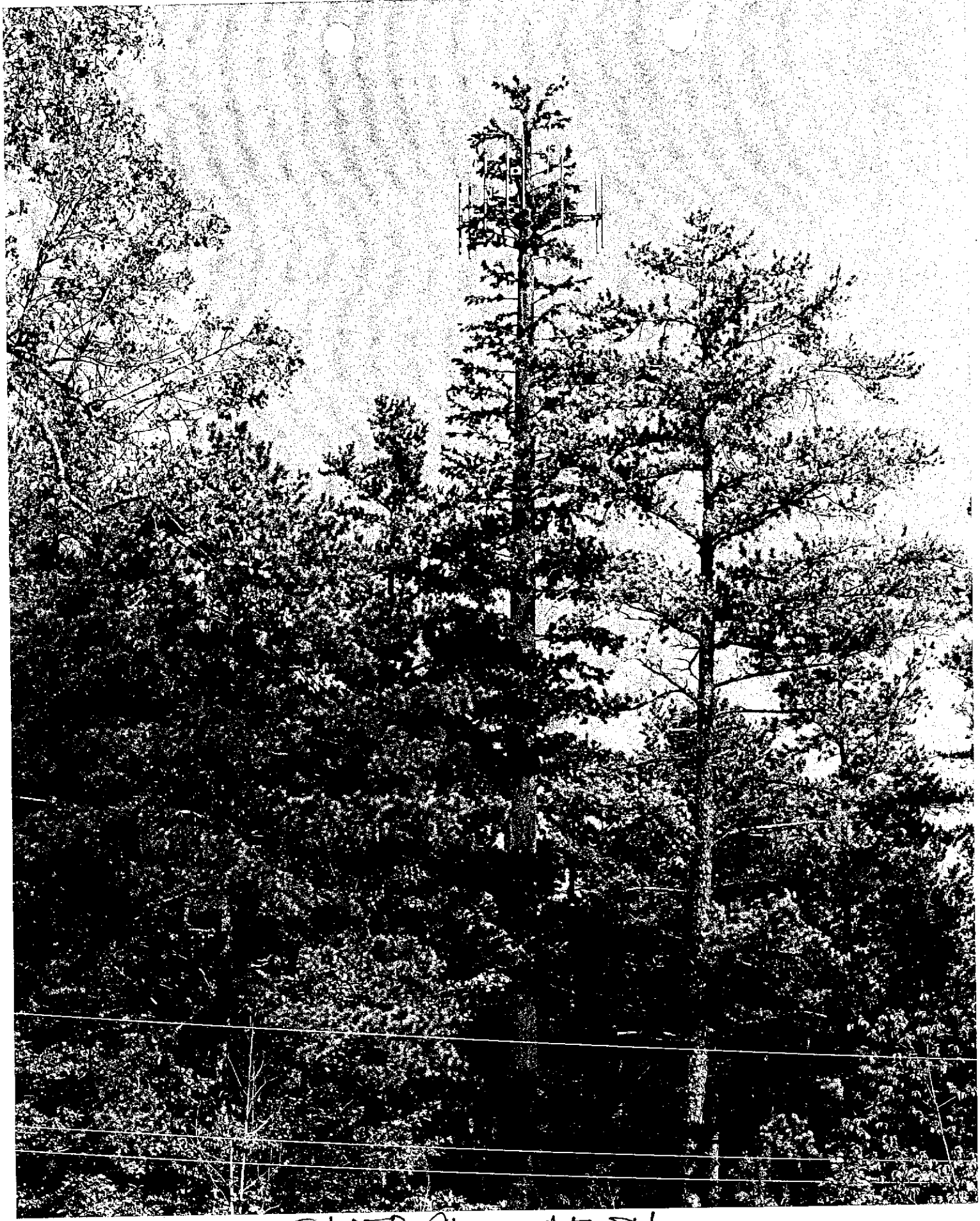
Surveyor Name	**Burke Walker**	Site Visit Date	02-09-08

Site Information	
Corralitos 100 Crow Ave. Watsonville, California 95076	Santa Cruz County **Site Coordinates (NAD83):** 36.977858; -121.797633

MONITOR INFORMATION		**PROBE INFORMATION**	
Monitor Model #	8718B	Probe Model #	A8742D
Monitor Serial #	1702	Probe Serial #	02101
Calibration Date	1/16/2008	Calibration Date	1/16/2008

ACCESS INFORMATION

Type of facility:	Monopole and fenced equipment compound
Contact Information:	Randy Hara: 831-524-1985
Property Owner and Contact Number	Unknown
M-RFSC Name	Unknown
Who manages Access (e.g. security, landlord, no one)	AT&T; Landlord
How is access managed? (locks, sign-in, etc)	Locked fence/gate
Ease of access, in general (e.g. ease of breaching any access physical controls)	Difficult



97-0269 PHOTO SIMULATION

EXHIBIT G

COUNTY OF SANTA CRUZ
Discretionary Application Comments

Project Planner: Samantha Haschert
Application No.: 10-0040
APN: 108-371-15

Date: October 1, 2010
Time: 12:38:37
Page: 1

Dpw Driveway/Encroachment Completeness Comments

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

========= REVIEW ON FEBRUARY 24, 2010 BY DAVID GARIBOTTI =========
Show existing ground and driveway elevations on profile.
Show existing roadside improvements, ie. curb and gutter or valley gutter or other driveways accessing the north terminus of Crow Avenue.

Dpw Driveway/Encroachment Miscellaneous Comments

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

========= REVIEW ON FEBRUARY 24, 2010 BY DAVID GARIBOTTI =========
Compliance Issues Driveway to conform to County Design Criteria Standards including but not limited to FIG DW-5.
Permit Conditions/Additional Information Encroachment permit required for all off-site work in the County road right-of-way.
========= UPDATED ON JUNE 29, 2010 BY DAVID GARIBOTTI =========
Conditions of Approval - 1. Driveway to conform to County Design Criteria Standards including but not limited to FIG DW-5.

2. Encroachment permit required for all offsite work in the County road right-of-way. Apply for anencroachment permit prior to approval.

Environmental Health Completeness Comments

========= REVIEW ON FEBRUARY 25, 2010 BY JIM G SAFRANEK ========= No comment.

Environmental Health Miscellaneous Comments

========= REVIEW ON FEBRUARY 25, 2010 BY JIM G SAFRANEK =========
If hazardous materials (batteries) are to be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2022 to determine if a permit is required.

Cal Dept of Forestry/County Fire Completeness Comm

========= REVIEW ON FEBRUARY 23, 2010 BY COLLEEN L BAXTER =========
DEPARTMENT NAME:santa cruz co fire-no requirements from fire.

Cal Dept of Forestry/County Fire Miscellaneous Com

========= REVIEW ON FEBRUARY 23, 2010 BY COLLEEN L BAXTER =========

EXHIBIT H