Staff Report to the Zoning Administrator

Application Number: 131223

Applicant: Tom Derkas
Owner: Pacific Gas & Electric Company
APN: 051-091-03

Agenda Date: 12/20/2013
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to construct a new 85 foot tall monopine wireless communication facility with associated ground mounted equipment at an existing PG&E substation. Requires a Commercial Development Permit.

Location: Property is located on the west side of Minto Road approximately 1,000 feet east of GreenValley Road.

Supervisorial District: 4th District (District Supervisor: Caput)

Permits Required: Commercial Development Permit
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131223, based on the attached findings and conditions.

Exhibits

A.	Categorical Exemption (CEQA determination)	F.	Radio Frequency Report, prepared by Hammett & Edison, Inc., October 16, 2013
B.	Findings	G.	Visual Simulations
C.	Conditions		
D.	Project plans		
E.	Assessor's, Location, Zoning and General Plan Maps		

Parcel Information

Parcel Size:	8.8 acres
Existing Land Use - Parcel:	PG&E substation
Existing Land Use - Surrounding:	North-Residential, South-Agriculture, West-Vacant, East-Agriculture
Project Access:	Minto Road (40 foot right-of-way)
Planning Area:	Pajaro Valley

Land Use Designation:	P (Public Facility)
Zone District:	PF (Public Facility)
Coastal Zone:	__ Inside _x_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _x_ No

Environmental Information

Geologic Hazards:	County Fault Zone, State Fault Zone
Soils:	Soils Report required prior to building permit issuance to address structural engineering required for site specific geologic and soils conditions.
Fire Hazard:	Not a mapped constraint
Slopes:	N/A, site is flat
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Mapped archaeological resources; a previous archaeological resource review confirmed that absence of resources. However, a presence/absence review for this specific location is required prior building permit approval.

Services Information

Urban/Rural Services Line:	_x_ Inside __ Outside
Water Supply:	Watsonville water
Sewage Disposal:	Freedom Sanitation District
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Flood Zone 7

History

The subject property contains a PG&E substation with an existing 95 foot Electric lattice tower with attached wireless antennas authorized under Permits 05-0362 and 07-0008.

05-0362 - Proposal to construct 12 additional feet to an existing 83.8-foot PG&E lattice tower, construct 3 panel antennas on top of the proposed 12-foot extension, construct 3 ground equipment cabinets located at the base of the PG&E lattice tower and construct a 6-foot tall redwood fence enclosure at the base of the PG&E tower.

07-0008 - Proposal to co-locate (six additional antennas) a Wireless Communication Facility on an existing PG&E lattice tower.

Zoning & General Plan Consistency

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

The subject property is a parcel of approximately 8.8 acres, located in the PF (Public Facility) zone district, a designation which allows commercial uses. The proposed wireless facility is an allowed use within the PF zone district and the zoning is consistent with the site's (P) Public Facility General Plan designation. The proposed site is not located in a prohibited or restricted wireless area as set forth in Sections 13.10.661(B) and 13.10.661(C). Thus, an alternative site analysis or alternative designs are not required.

The wireless ordinance (section 13.10.661. F) requires that wireless facilities be located in the least visually obtrusive location that is technically feasible. Preference was given to location of the proposed antennas on the existing 95 foot tall PG&E lattice structure located to the north of the proposed project site. Currently, T-Mobile and MetroPCS are located on the top portion of the PG&E tower. The proposed antennas were suggested to be located where space is available on the tower, at approximately the 50 foot elevation The AT&T radio frequency engineer reviewed the proposed location and confirmed that a minimum of 80 foot tower height would be required for this particular site. The 85 foot Wireless height limit established by the zoning ordinance prohibits an additional increase in the tower height in the absence of a variance. As a result, a 95 foot tall tower is not recommended for the proposed wireless project as it would require additional height beyond that allowed without a variance and would create additional visual impacts.

The proposed monopine is situated adjacent to Minto Road. All PF zone district setbacks are required to be 10 feet, with exception of the rear yard setback located on the north side of the property adjacent to residential zoning, which is required to be 20 feet. The project meets all required setbacks.

Setback Table

	Front	Side	Rear
Minto Road Wireless Facility (PF zone district)			
Required	10'	10'	10' (20 feet to residential zoning)
Proposed	100+	10'	200 +

The height of the proposed tower will not exceed the allowed height enumerated in County Code Section 13.10.510(D) (2). This section allows a maximum height of 85 feet for wireless facilities located within the Public Facility zone district, as required by the wireless facility policy interpretation WFC-01.

The proposed wireless facility complies with the requirements of the visual protection regulations of the Wireless Ordinance and the County Design Review Ordinance in that the proposed project has been designed to integrate the equipment onto a monopine, also known as an artificial pine tree, as it is situated adjacent to an existing 42 foot tall pine tree located approximately 20 feet to the northwest of the proposed facility. The proposed monopine camouflages the proposed wireless antennas within the canopy of the pine tree and minimizes visual impacts of the proposed wireless equipment, meeting the ordinance objective to reduce visual impacts as much as technically feasible.

Visual simulations (Exhibit G) are attached that provide an image of the existing and proposed appearance of the project site. The simulation shows a color difference between the existing pine and proposed monopine. At staff's request, the applicant provided two color samples of the monopine branches to ensure that the proposed color matches the adjacent pine tree as much as feasible. One sample is a solid green and other sample is two tones, green and brown. The color sample selected by staff is the variegated (two color) sample and is available for review as necessary. This color provides a more muted and natural color and is similar to the natural pine as pines include tufts of brown needles as well as green. This color scheme should blend the monopine with the existing pine tree. The proposed equipment enclosure is also conditioned to require landscape screening of the proposed site fencing to ensure that the equipment is screened from view. The screening plants are required to be irrigated until they are established.

Radio Frequency (RF) Exposure

County Code Section 13.10.661 (D) requires compliance with the Federal Communications Commission (FCC) rules, regulations and standards by requiring that facilities comply with the emissions standards set forth by the FCC. A non-ionizing electromagnetic radiation (NIER) report is attached as Exhibit F. The report concludes that the maximum cumulative level at the ground will be 4.7 percent of the applicable radio frequency exposure levels established by the Federal Communications Commission (FCC). The maximum RF levels at the second floor elevation are calculated to be 9.4 percent of the most restrictive applicable limit.

The antennas are not accessible to the general public due to their location on the tower so no mitigation measures are necessary to comply with the FCC public exposure guidelines. Occupational safety measures are conditioned to be provided in compliance with the FCC occupational exposure guidelines for work required near the antennas. The proposed project is consistent with the FCC regulations as proposed and conditioned.

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.

Environmental Review

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. Commercial structures not exceeding 10,000 square feet and not involving the use of significant amounts of hazardous substances and

not located in a sensitive habitat are exempt per Section 15303, Class 3. The project proposes an approximately 300 square foot pad and a monopine and is not located within a mapped sensitive habitat. A preliminary determination has been made that the project is exempt from the California Environmental Quality Act and a notice of exemption has been attached as Exhibit A.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. 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 **131223,** based on the attached findings and conditions.

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

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

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CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

Application Number: 131223
Assessor Parcel Number: 051-091-03
Project Location: Property is located on the west side of Minto Road approximately 1,000 feet east of GreenValley Road.

Project Description: Proposal to construct a new 85 foot tall monopine wireless communication facility with associated ground mounted equipment at an existing PG&E substation. Requires a Commercial Development Permit

Person or Agency Proposing Project: Tom Derkas

Contact Phone Number: (925) 202-3333

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

E. X Categorical Exemption

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

F. Reasons why the project is exempt:

Commercial structures not exceeding 10,000 square feet and not involving the use of significant amounts of hazardous substances and not located in a sensitive habitat. The project proposes an approximately 300 square foot pad and a monopine and is not located within a mapped sensitive habitat.

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

_____ Date:_____
Sheila McDaniel, Project Planner

EXHIBIT A

Wireless Communication Facility Use Permit Findings

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

This finding can be made in that the proposed wireless communication facility and equipment are not proposed within a designated visual resource area, environmentally sensitive habitat resource area, or other significant county resource area. Furthermore, consideration was given to location of the proposed equipment on the existing 95 foot tall PG&E lattice tower north of the proposed location, but this tower already includes antenna equipment at the elevation required by the proposed facility and cannot be increased in height to accommodate additional wireless antennas due to the maximum height allowed within the Public Facility zone district. The project provides a design intended to camouflage the proposed antennas as a pine tree and thus additional alternative designs are not required. The project is conditioned to maintain the paint color matching with the pine tree adjacent to the proposed monopine, and landscape screening along the proposed fenced equipment area.

The project is not located within the Coastal Zone.

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 is required. Consideration was given to location of the proposed equipment on the existing 95 foot tall PG&E lattice tower north of the proposed location, but this tower already includes antenna equipment at the elevation required by the proposed facility and cannot be increased in height to accommodate additional wireless antennas due to the maximum 85 foot height allowed within the Public Facility zone district. The project provides a design intended to camouflage the proposed antennas as a pine tree and thus additional alternative designs are not required. Wireless communication facilities are an allowed use with the PF (Public Facility) and 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 utility is exempt from County Zoning and Building Regulations under Government Code Section 53091. The existing wireless facilities are in compliance with the requirements of the zone district and General Plan designation, in which it is located.

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

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

This finding can be made, in that the proposed antennas will be located on a proposed 85 foot tall monopine, which complies with the height standard allowed for antennas pursuant to County Code Section 13.10.510(D) (2) and the wireless facility policy interpretation WFC-01. 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 ambient radio frequency electromagnetic field exposure level anywhere on the ground will be .37% of the applicable radio frequency exposure levels established by the Federal Communications Commission (FCC). The maximum calculated cumulative level at the ground level is .70% of the public exposure limit. The maximum calculated cumulative level at the second floor elevation of any nearby building would be .92% of the public exposure limit. Plans are required to provide warning signs and an automatic shut-off value as conditions of approval to ensure occupational safety.

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 is not located within the coastal zone.

Development Permit Findings

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

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

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

This finding can be made, in that the proposed location of the improvements and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public Facility) zone district in that the proposed improvements meet all current site standards for the zone district including setbacks, maximum antenna height, etc.

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 Public Facility (P) land use designation in the County General Plan.

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

The proposed wireless project will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed monopine and equipment shelter will comply with the site standards for the PF zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized public facility lot in the vicinity.

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

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

This finding can be made, in that the proposed monopine and equipment shelter is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to affect the traffic volumes associated with these existing uses and thus will not adversely impact the existing roads or intersections in the surrounding area.

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

This finding can be made, in that the proposed monopine and equipment shelter is located in a mixed neighborhood containing a variety of architectural styles, and the proposed improvements are consistent with the land use intensity and density of the neighborhood and will result in no appreciable change in the character of the area because the proposed monopine design will fully screen the proposed antennas so that visual impacts are minimized. The proposed equipment shelter will be screened by required landscaping around the edge of the proposed enclosure.

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

This finding can be made, in that the proposed improvements will be of an appropriate scale and type of design that will minimize visual impacts to surrounding properties and open space in the surrounding area by provision of a monopine located adjacent to an existing pine tree. The proposed equipment shelter will be screened from the street by required landscaping.

Conditions of Approval

Exhibit D: Project Plans, Sheets A-0, C-1, A-1, A-2, A-3, A-4.2, A-5, prepared by Borges Architectural Group, dated 7/23/2013

I. This permit authorizes the construction of a new 85 foot tall monopine wireless communication facility with associated ground mounted equipment at an existing PG&E substation. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

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

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

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.

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

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate the monopine material and needle and trunk color. The monopine color shall match the color sample on file in the Planning Department.

2. Grading, drainage, and erosion control plans, as required by Environmental Planning.

3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

4. Plans shall include landscaping to screen the fenced enclosure from surrounding properties. Vines planted along the base of the fence are acceptable. Plans shall include a temporary watering system until plants are established.

5. Plans shall provide product specifications for the proposed 50 kw generator that confirm that the noise levels do not exceed 70 dB Ldn (agriculture standard) at the eastern property line and 60 dB Ldn (residential standard) at the north property line as required by the General Plan.

6. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Storm water Management. Drainage fees will be assessed on the net increase in impervious area.

7. All new electric and telecommunications lines shall be placed underground.

8. Construction details of the access pathway/ road and the method of installation for the equipment platform. Tree protection measures for protection of the Monterey Pine must be clearly delineated on the plans for the access pathway/ road and the construction of the equipment platform.

9. A lighting plan. All lighting must be manual and must not be visible from neighboring properties.

10. Details showing compliance with the FCC occupational exposure guidelines and safety measures.

B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. To ensure that the storage of hazardous materials on the site does not result in adverse environmental impacts, the applicant shall submit a Hazardous Materials Management Plan for review and approval by the County Department of Environmental Health Services, if required.

C. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

D. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The soils report shall be reviewed and approved by Environmental Planning.

E. Pay the current fees for Child Care mitigation for proposed building footprint area. Currently, these fees are $.23 per square foot.

F. Pay the current fees for Roadside and Transportation improvements. Currently, these fees are, respectively, $300.00 and $300.00 per trip end, as required by the Public Works Department.

G. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

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 approved soils reports.

D. The wireless communication facility may not be connected to a power source or operated until a final inspection and clearance from the Santa Cruz County Planning Department has been received.

E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

B. The exterior finish and materials of the wireless communication facility must be maintained on an annual basis to continue to blend with the existing utilities infrastructure. Additional paint and/or replacement materials, including

replacement branches, shall be installed as necessary to blend the wireless communication facility with the existing utilities infrastructure, including the existing adjacent pine tree.

C. The operator of the wireless communication facility must submit within 90 days of commencement of normal operations (or within 90 days of any major modification of power output of the facility) a written report to the Santa Cruz County Planning Department documenting the measurements and findings with respect to compliance with the established Federal Communications Commission (FCC) Non-Ionizing Electromagnetic Radiation (NEIR) exposure standard. The wireless communication facility must remain in continued compliance with the NEIR standard established by the FCC at all times. Failure to submit required reports or to remain in continued compliance with the NEIR standard established by the FCC will be a violation of the terms of this permit.

D. If, in the future, the pole based utilities are relocated underground at this location, the operator of the wireless communication facility must abandon the facility and be responsible for the removal of all permanent structures and the restoration of the site as needed to re-establish the area consistent with the character of the surrounding natural landscape.

E. 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.

F. If future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the operator of the wireless communication facility must make those modifications which would allow for reduced visual impact of the proposed facility as part of the normal replacement schedule. If, in the future, the facility is no longer needed, the operator of the wireless communication facility must abandon the facility and be responsible for the removal of all permanent structures and the restoration of the site as needed to re-establish the area consistent with the character of the surrounding natural landscape.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, 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: _____

Wanda Williams	Sheila McDaniel
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.

CCU3739

PG&E WATSONVILLE GREEN VALLEY RD. & MINTO RD.

90 MINTO ROAD
WATSONVILLE, CA 95076
Jurisdiction: COUNTY OF SANTA CRUZ

Project # 3701015613
FA # 10149791

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL AT&T APPROVED PREMANUFACTURED EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT
3. INSTALL 50kW DIESEL BACK UP GENERATOR
4. ADD NEW 2 CPS UNITS
5. ADD RF: MONOPINE
6. ADD (12) ANTENNAS (4 PER SECTOR) & (27) RRUS (9 PER SECTOR)

DIRECTIONS FROM AT&T

DIRECTIONS FROM AT&T'S OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA 94583

1. HEAD SOUTHEAST ON CAMINO RAMON TOWARD BISHOP DR
2. TURN RIGHT ONTO BOLLINGER CANYON RD
3. MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE
4. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
5. TAKE THE TENNANT AVE EXIT
6. TURN RIGHT ONTO TENNANT AVE
7. TURN LEFT ONTO BUTTERFIELD BLVD
8. CONTINUE ONTO WATSONVILLE RD
9. TURN RIGHT ONTO CA-152 W/HECKER PASS RD
10. TURN RIGHT ONTO HOLOHAN RD
11. TURN RIGHT ONTO GREEN VALLEY RD
12. TAKE THE 3RD RIGHT ONTO MINTO RD

DESTINATION WILL BE ON THE RIGHT

PROJECT INFORMATION

Property Information:
Site Name: PG&E WATSONVILLE

Search Ring: GREEN VALLEY RD. & MINTO RD.

Site Number: CCU3739

Site Address: 90 MINTO ROAD
WATSONVILLE, CA 95076

A.P.N. Number: 051-09-03-000

Current Zoning:

Jurisdiction: COUNTY OF SANTA CRUZ

Latitude: 36.953364°

Longitude: -121.759169°

Ground Elevation: 124' AMSL

Property Owner:
PACIFIC GAS & ELECTRIC
245 MARKET STREET, MAIL CODE N10D
SAN FRANCISCO, CA 95105

Power Agency:
PG&E CORPORATION
1 MARKET STREET, SPEAR TOWER
SAN FRANCISCO, CA 94105-1126
ph: (800) 743-5000

Telephone Agency:
AT&T CALIFORNIA
525 MARKET STREET
SAN FRANCISCO, CA 94105
ph: (800) 310-2355

PROJECT TEAM

Construction Mgr.:
VINCULUMS
575 LENNON LANE, SUITE 125
WALNUT CREEK, CA 94598-2414
contact: Chris Lohmann
email: clohmann@vinculums.com
ph: (949) 783-3550

Applicant / Lessee:
AT&T MOBILITY
2600 CAMINO RAMON
SAN RAMON, CA 94583
contact: JIM SIDORICK
email: js850r@att.com
cell: (925) 468-8632

Site Aquisition:
FORTATELECOM
1330 NORTH BROADWAY, SUITE #202
WALNUT CREEK, CA 94596
contact: TOM DERKAS
email: tomderkas@fortatelecom.com
cell: (925) 202-3333

Zoning Mgr.:
FORTATELECOM
1330 NORTH BROADWAY, SUITE #202
WALNUT CREEK, CA 94596
contact: TOM DERKAS
email: tomderkas@fortatelecom.com
cell: (925) 202-3333

Architect:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: BRIAN K. WINSLOW
email: bkw@borgesarch.com
ph: (916) 782-7200

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5032 SUNRISE BLVD
FAIR OAKS, CA 95628
contact: NORM SCHEEL
email: norm@nse.com
ph: (916) 536-9585

RF Engineer:
AT&T MOBILITY
2600 CAMINO RAMON
SAN RAMON, CA 94583
contact: ROBERT PUNSALANG
email: rp167r@att.com
ph: (407) 346-1101

SHEET INDEX

CODE COMPLIANCE

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

1) 2010 CALIFORNIA BUILDING CODE (CRC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2009 IBC
2) 2010 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2009 IRC
3) 2010 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
4) 2010 CALIFORNIA EXISTING BUILDING CODE (CEBC), BASED ON THE 2009 IEBC
5) 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBSC)
6) 2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 IFC, WITH CALIFORNIA AMENDMENTS
7) 2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 UMC
8) 2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UPC
9) 2010 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2008 NEC
10) 2010 CALIFORNIA ENERGY CODE (CEC)
11) ANSI / EIA-TIA-222-G
12) 2009 NFPA 101, LIFE SAFETY CODE
13) 2009 NFPA 72, NATIONAL FIRE ALARM CODE
14) 2009 NFPA 13, FIRE SPRINKLER CODE
15) LOCAL BUILDING CODE
16) CITY / COUNTY ORDINANCES
17) ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY : U (UNMANNED)

CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1103B.1, EXCEPTION 1 & SECTION 1134B.2.1, EXCEPTION 4.

VICINITY MAP

SPECIAL INSPECTIONS

1. ANCHOR BOLTS WET-SET INTO CONCRETE
2. HILTI EXPANSION BOLTS INTO EXISTING CONCRETE
3. HIGH STRENGTH BOLTING
4. WELDING
5. STEEL REINFORCEMENT / REBAR PLACEMENT
6. STEEL MATERIAL VERIFICATION
7. 4,000 P.S.I. CONCRETE

SOILS ENGINEER TO INSPECT DRILLED PIERS

SPECIAL CONDITIONS

1. HILLSIDE ZONES
2. WILDLAND URBAN INTERFACE

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL SIZE AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOBSITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

APPROVALS

APPROVED BY:	INITIALS	DATE
AT&T:		
VENDOR:		
R.F.:		
LEASING / LANDLORD:		
ZONING:		
CONSTRUCTION:		
POWER / TELCO:		
PG&E:		

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

PREPARED FOR
at&t
2600 Camino Ramon, 4W650 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:
Borges

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.L.

REV	DATE	DESCRIPTION
1	07/29/13	100% ZD SUBMITTAL
0	07/16/13	90% ZD SUBMITTAL

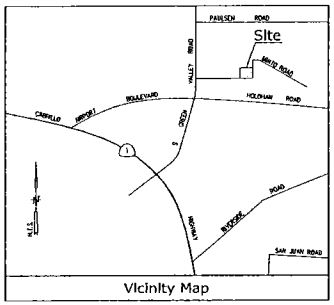
Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued for:
07/29/13
100% ZD Submittal

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A-0



Vicinity Map

Title Report

PREPARED BY: FIRST AMERICAN TITLE COMPANY
ORDER NO.: 0001-4115539
DATED: FEBRUARY 22, 2013

Legal Description

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PART OF THE RANCHO CORRALITOS AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY PETER JOHNSON, ET UX., TO HENRY W. SCHROEDER AND MENAME SCHROEDER BY DEED RECORDED MARCH 23, 1916 IN VOLUME 211 OF DEEDS, AT PAGE 77, RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA, AND BEGINNING ON THE SOUTHERN BOUNDARY OF SAID LAST NAMED LANDS ON THE NORTHERN SIDE OF A 40 FOOT WIDE COUNTY ROAD, KNOWN AS MINTO ROAD, AT THE SOUTHEASTERN CORNER OF LANDS DESCRIBED IN A DEED OF TRUST FROM ERNEST O'BRIEN, ET UX, TO L. H. LIPPS, ET AL, RECORDED APRIL 4, 1938, IN VOLUME 353, AT PAGE 13, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERN BOUNDARY OF SAID LAST NAMED LANDS NORTH 205.33 FEET TO THE NORTHEASTERN CORNER THEREOF; THENCE, ALONG THE NORTHERN BOUNDARY WEST 0.33 FEET; THENCE LEAVING SAID NORTHERN BOUNDARY NORTH 182.53 FEET TO THE SOUTHEASTERN CORNER OF LANDS CONVEYED BY WATSONVILLE AND PAJARO VALLEY STEAM LAUNDRIES, A CORPORATION, TO ROMOLLA HARRIS BY DEED RECORDED DECEMBER 12, 1941, IN VOLUME 434, AT PAGE 50, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA; AND THENCE ALONG THE EASTERN BOUNDARY OF SAID LANDS NORTH 129.44 FEET TO THE NORTHERN BOUNDARY OF THE AFORESAID LANDS CONVEYED BY JOHNSON TO SCHROEDER #5 AFORESAID; THENCE ALONG SAID NORTHERN BOUNDARY SOUTH 83° 14' EAST 1364.12 FEET TO THE NORTHEASTERN CORNER THEREOF; THENCE ALONG THE EASTERN BOUNDARY OF SAID LAST NAMED LANDS SOUTH 0° 15' EAST 518.27 FEET TO THE NORTHERN SIDE OF THE AFORESAID 40 FOOT COUNTY ROAD, KNOWN AS MINTO ROAD; AND THENCE ALONG THE NORTHERN SIDE OF SAID ROAD NORTH 87° 12' WEST 1366.28 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO JOHN M. LUETICH BY INSTRUMENT RECORDED DECEMBER 29, 1948 IN BOOK 750, AT PAGE 417, OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND FURTHER DESCRIBED AS: BEING A PART OF THE RANCHO CORRALITOS AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY THE CALIFORNIA PACIFIC TITLE COMPANY TO COAST COUNTIES GAS AND ELECTRIC COMPANY, BY DEED RECORDED NOVEMBER 19, 1947 IN VOLUME 964, AT PAGE 228, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

LEGAL DESCRIPTION CONTINUED:

CALIFORNIA, AND BEGINNING ON THE SOUTHERN BOUNDARY OF SAID LAST NAMED LANDS ON THE NORTHERN SIDE OF A 40 FOOT WIDE COUNTY ROAD, KNOWN AS MINTO ROAD, AT THE SOUTHEASTERN CORNER OF THE LANDS DESCRIBED IN A DEED OF TRUST FROM ERNEST O'BRIEN, ET UX., TO L. H. LIPPS, ET AL., RECORDED APRIL 4, 1938 IN VOLUME 353, AT PAGE 13, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERN BOUNDARY OF SAID LAST NAMED LANDS NORTH 205.33 FEET; THENCE LEAVING SAID NORTHERN BOUNDARY NORTH 182.53 FEET TO THE SOUTHEASTERN CORNER OF LANDS CONVEYED BY WATSONVILLE AND PAJARO VALLEY STEAM LAUNDRIES, A CORPORATION, TO ROMOLLA HARRIS BY DEED RECORDED DECEMBER 12, 1941 IN VOLUME 434, AT PAGE 50, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA; THENCE ALONG THE EASTERN BOUNDARY OF SAID LANDS NORTH 129.44 FEET TO THE NORTHERN BOUNDARY OF THE AFORESAID LANDS CONVEYED BY JOHNSON TO SCHROEDER #5 AFORESAID; THENCE ALONG SAID NORTHERN BOUNDARY SOUTH 83° 14' EAST 1364.12 FEET TO THE NORTHEASTERN CORNER THEREOF; THENCE ALONG THE EASTERN BOUNDARY OF SAID LAST NAMED LANDS SOUTH 0° 15' EAST 518.27 FEET TO THE NORTHERN SIDE OF THE AFORESAID 40 FOOT COUNTY ROAD, KNOWN AS MINTO ROAD; AND THENCE ALONG THE NORTHERN SIDE OF SAID ROAD NORTH 87° 12' WEST 1366.28 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:

A STRIP OF LAND OF THE UNIFORM WIDTH OF 40 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE SOUTHERLY BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM CHANNELLE B. BRUNNETT AND WIFE TO EDWALL FOSTER AND WIFE DATED OCTOBER 29, 1964 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SANTA CRUZ IN BOOK 1060 OF OFFICIAL RECORDS AT PAGE 581 AND EXTENDING FROM THE EASTERLY BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED DATED OCTOBER 29, 1964 NORTHERLY 660.20 FEET; BEING A PORTION OF RANCHO LOS CORRALITOS.

Assessor's Parcel No.

051-09-03-000

Easements

NO EASEMENTS REPORTED PER TITLE REPORT

Utility Easement/Lease Area

AS SHOWN

Geographic Coordinates at Proposed Monopine

1983 DATUM: LATITUDE: 36° 57' 04.91" N LONGITUDE 121° 45' 33.01" W
ELEVATION = 124.0 FEET ABOVE MEAN SEA LEVEL

CERTIFICATION:
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("), TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

Bench Mark

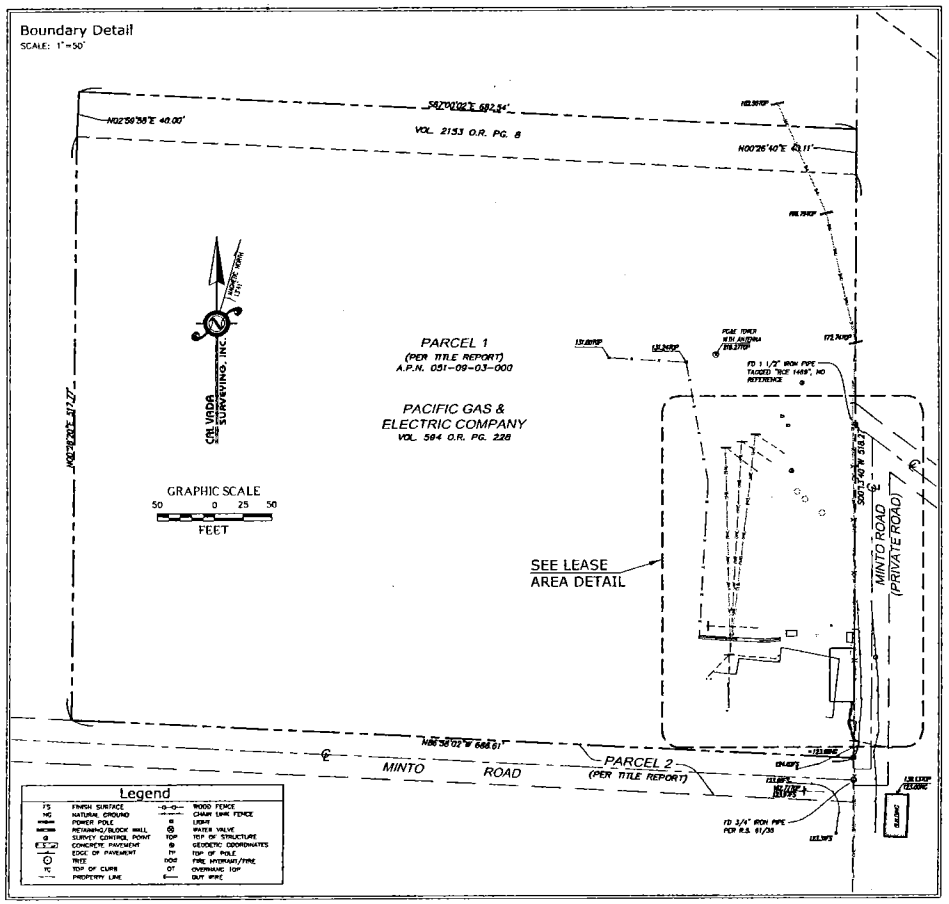
THE CALIFORNIA SPATIAL REFERENCE CORS "P234". ELEVATION = 414.90 FEET (NAVD 88)

Date of Survey

JUNE 4, 2013

Boundary Detail

SCALE: 1"=50'

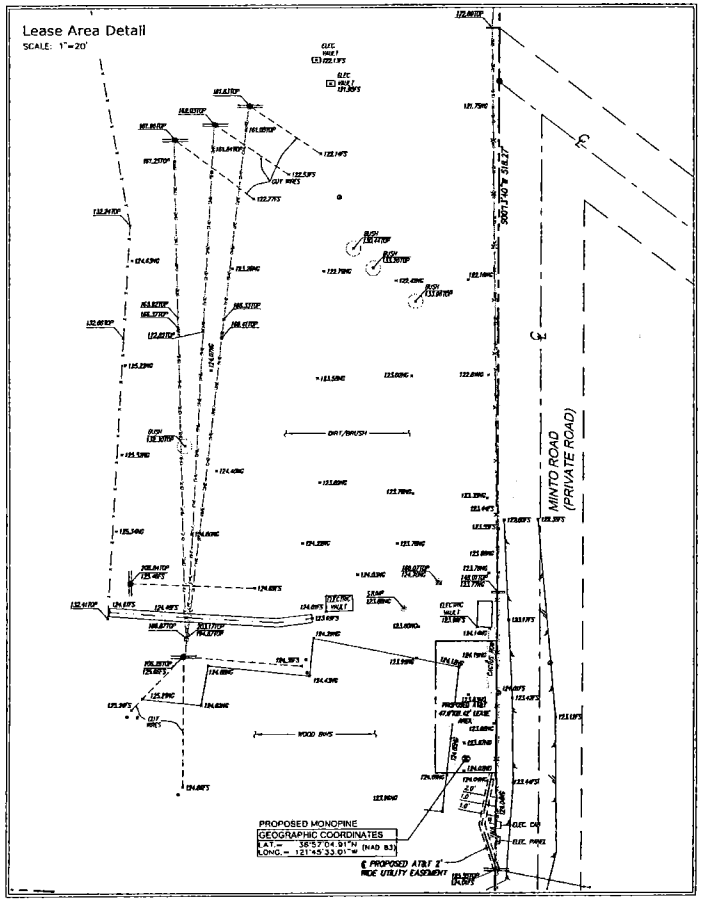


Legend

FS	FINISH SURFACE	-o-o-	WOOD FENCE
NG	NATURAL GROUND	-x-x-	CHAIN LINK FENCE
	POWER POLE	E	LEDGE
	RETAINING/BLOCK WALL		WATER VALVE
	SURVEY CONTROL POINT	TOP	TOP OF STRUCTURE
	CONCRETE PAVEMENT		GEODETIC COORDINATES
	EDGE OF PAVEMENT	TP	TOP OF POLE
	TREE	FDC	FIRE HYDRANT/TYPE
TC	TOP OF CURB	OT	OVERHANG TOP
	PROPERTY LINE		GUY WIRE

Lease Area Detail

SCALE: 1"=20'



AT&T

AT&T MOBILITY
4430 ROSEWOOD DRIVE
PLEASANTON, CA 94588

PLANS PREPARED BY:

ARCHITECTURAL GROUP
Borges
3478 STONE POINT DRIVE
SUITE 240
ROSEVILLE CA 95661
T | 916 781 7700
F | 916 791 9837
BORGESARCH.COM

CONSULTANT:

CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9745
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 13405

NO.	DATE:	DESCRIPTION:	BY:
	06/12/13	SUBMITTAL	HP
1	07/25/13	FINAL	AL

SITE INFORMATION:

CCU3739

PG&E WATSONVILLE

90 MINTO ROAD
WATSONVILLE, CA 95076
SANTA CRUZ COUNTY

SEAL:

SHEET TITLE:

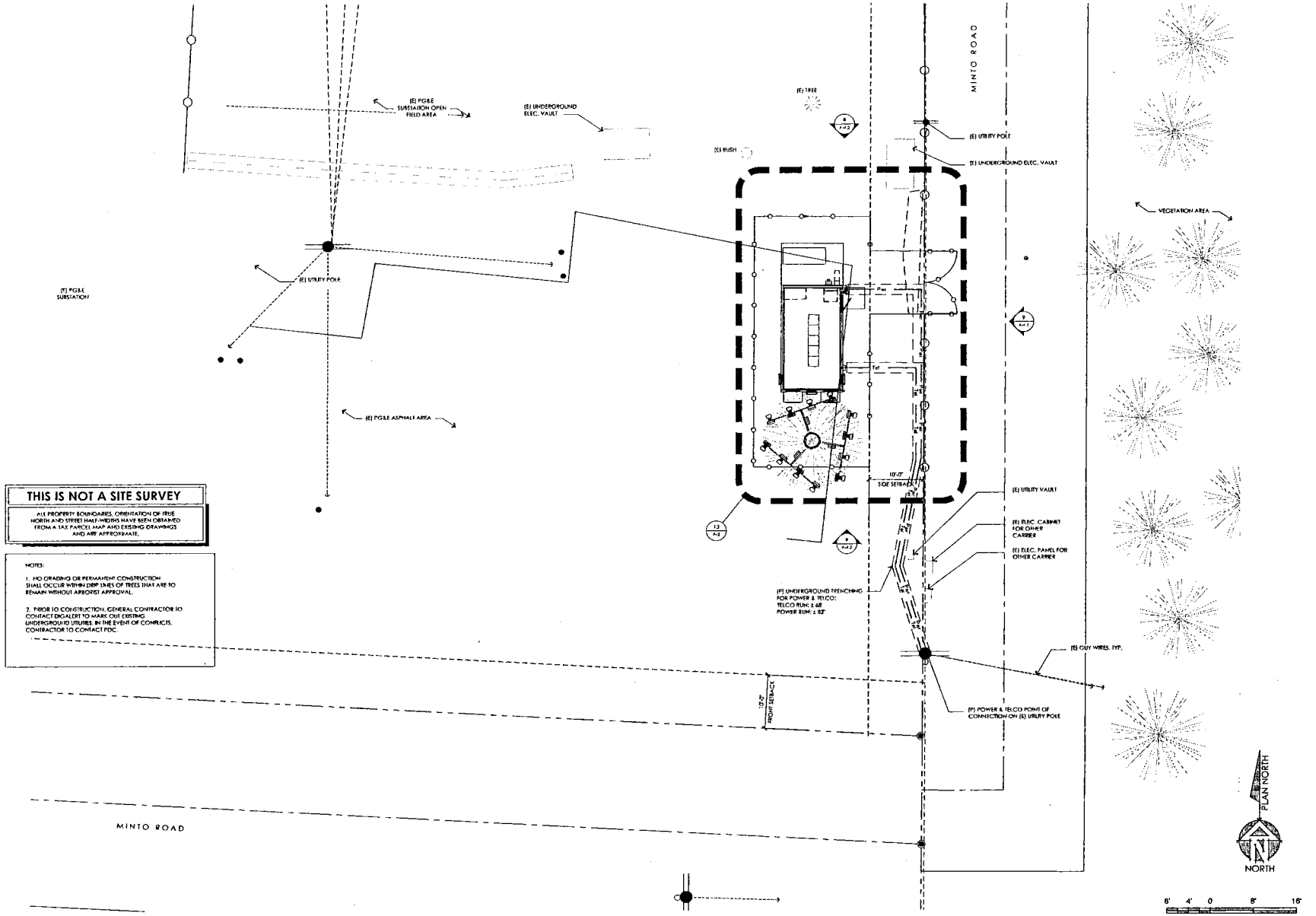
TOPOGRAPHIC SURVEY

SHEET NUMBER:

C-1

SHEET 1 OF 1

19



THIS IS NOT A SITE SURVEY

ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.

2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.

17 SITE PLAN
1/8" = 1'-0"

PREPARED FOR
at&t
2600 Camino Ramon, 4W850 M
San Ramon, California 94583

Vendor:

Consultant:

Architect:
Borges

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.I.

REV:	DATE	DESCRIPTION
1	07/29/13	100% ZD SUBMITTAL
0	07/16/13	90% ZD SUBMITTAL

Licensor:

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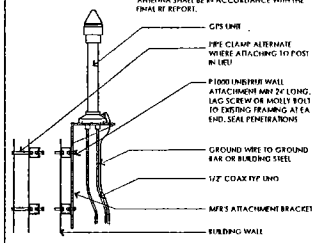
Issued For:
07/29/13
100% ZD Submittal

SHEET TITLE:
SITE PLAN

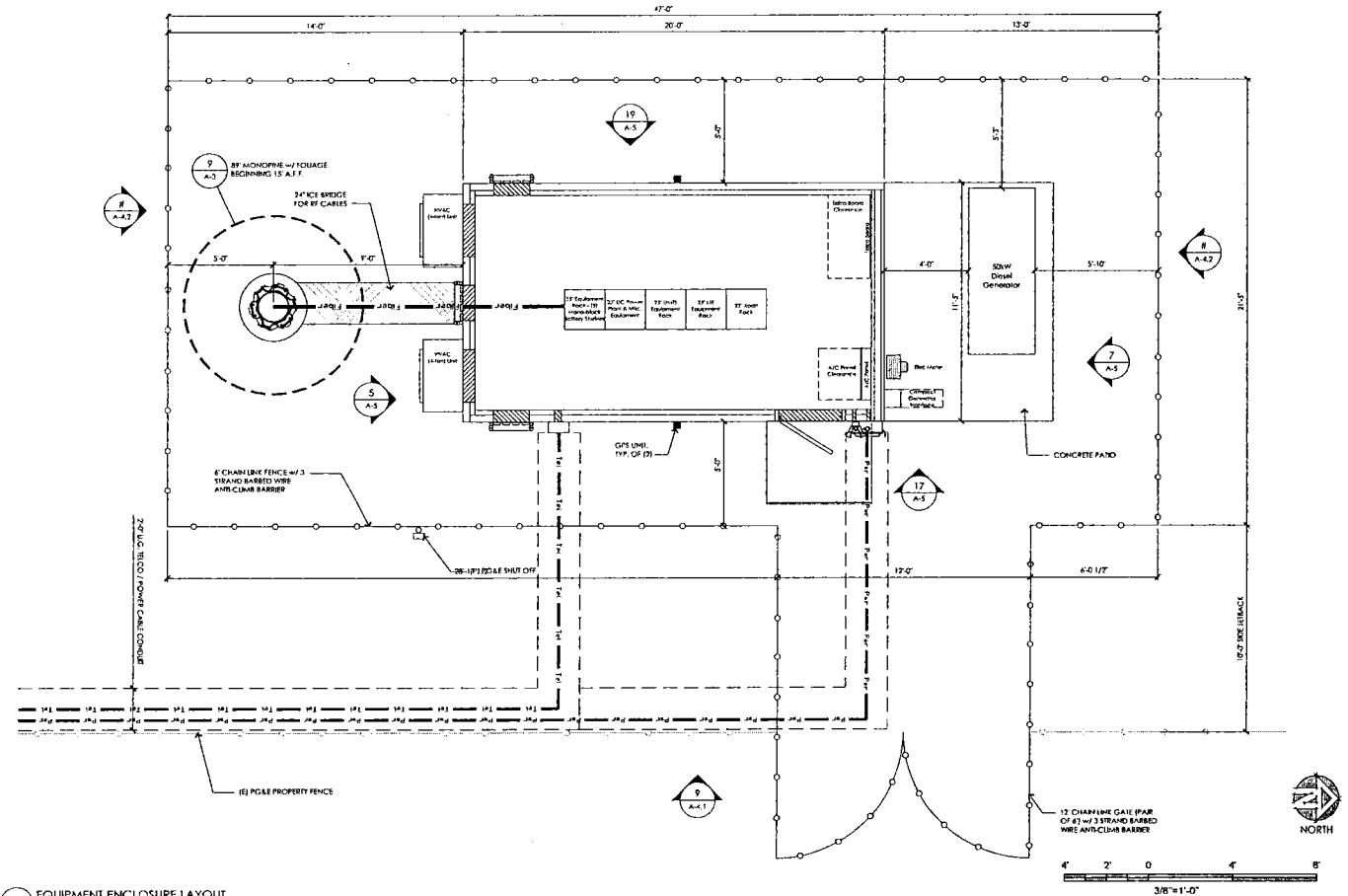
SHEET NUMBER:
A-1

NOTES:

PIPE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.



4 GPS MOUNT DETAIL
3/4" = 1'-0"



13 EQUIPMENT ENCLOSURE LAYOUT
3/16" = 1'-0"

PREPARED FOR
at&t
2400 Camino Ramon, #W850 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:
Borges
ARCHITECTURAL GROUP
ARCHITECTURE PLANNING INTERIORS

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.L.

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SHEET TITLE:
EQUIPMENT SHELTER LAYOUT WITH GENERATOR PLAN

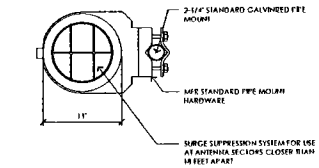
SHEET NUMBER:
A-2

RAYCAP DC6-48-60-18-8F SURGE SUPPRESSION SOLUTION

COLOR: BLACK/SILVER

DIMENSIONS: 11" DIA X 27" TALL W/ 9" BASE

WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



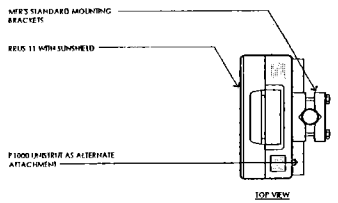
19 DC SURGE SUPPRESSION (SQUID)
1 1/2" = 1'-0"

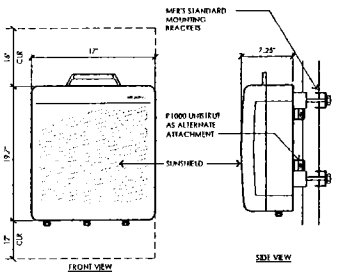
ERICSSON RRUS 11 REMOTE RADIO UNIT

COLOR: WHITE

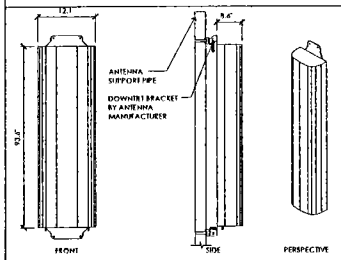
DIMENSIONS: 19.7" TALL X 17" WIDE X 7.25" DEEP (INCLUDING SUNSHIELD)

WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)

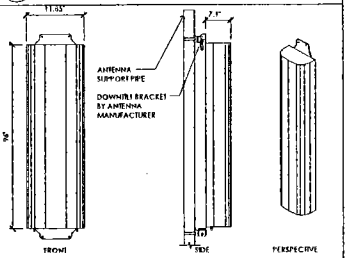




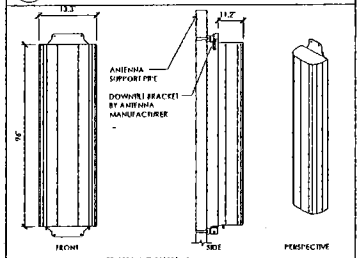
17 ERICSSION RRUS-11 REMOTE RADIO UNIT
1 1/2" = 1'-0"



15 ERICSSON KRC118048-1
3/4" = 1'-0"



14 ANDREW SBNHH-1D65C
3/4" = 1'-0"



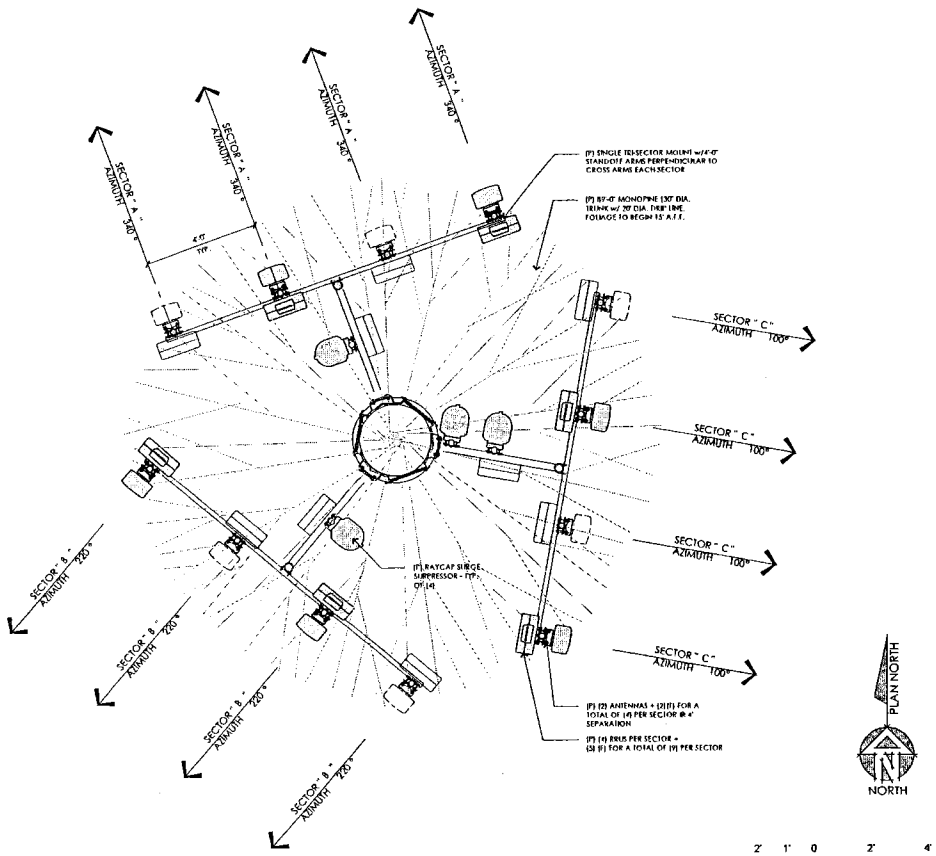
13 ERICSSON KRC118054-1
3/4" = 1'-0"

RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRU	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
ALPHA	A1	ERICSSON KRC118045-1	340°	± 80'-0"	(1) RRUS-11-700 (1) RRUS-11-AWS	± 105'-0"	± 8'-0"	½"	1
	A2	ANDREW SBNHH-1D65C (F)	340°	± 80'-0"	(1) RRUS-11-A50 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	A3	ANDREW SBNHH-1D65C	340°	± 80'-0"	(1) RRUS-11-850 (1) RRUS-11-1900 (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	A4	ERICSSON KRC118054-1 (T)	340°	± 80'-0"	(1) RRUS-11-700 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
BETA	B1	ERICSSON KRC118048-1	220°	± 80'-0"	(1) RRUS-11-700 (1) RRUS-11-AWS	± 105'-0"	± 8'-0"	½"	1
	B2	ANDREW SBNHH-1D65C (F)	220°	± 80'-0"	(1) RRUS-11-A50 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	B3	ANDREW SBNHH-1D65C	220°	± 80'-0"	(1) RRUS-11-850 (1) RRUS-11-1900 (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	B4	ERICSSON KRC118054-1 (T)	220°	± 80'-0"	(1) RRUS-11-700 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
GAMMA	C1	ERICSSON KRC118048-1	100°	± 80'-0"	(1) RRUS-11-700 (1) RRUS-11-AWS	± 105'-0"	± 8'-0"	½"	1
	C2	ANDREW SBNHH-1D65C (F)	100°	± 80'-0"	(1) RRUS-11-A50 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	C3	ANDREW SBNHH-1D65C	100°	± 80'-0"	(1) RRUS-11-850 (1) RRUS-11-1900 (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1
	C4	ERICSSON KRC118054-1 (T)	100°	± 80'-0"	(1) RRUS-11-700 (F) (1) RRUS-11-1900 (F)	± 105'-0"	± 8'-0"	½"	1

RF DATA SHEET SF_CCU03739_MSB_378015612_10149791_116730_V1.01.00

8 RF SCHEDULE



9 ENLARGED ANTENNA PLAN
1/2" = 1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4WB50 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:

Borges

AT&T SITE NO:	CCU03739
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0	07/16/13	90% ZD SUBMITTAL

Licensor:

Issued For:

07/29/13

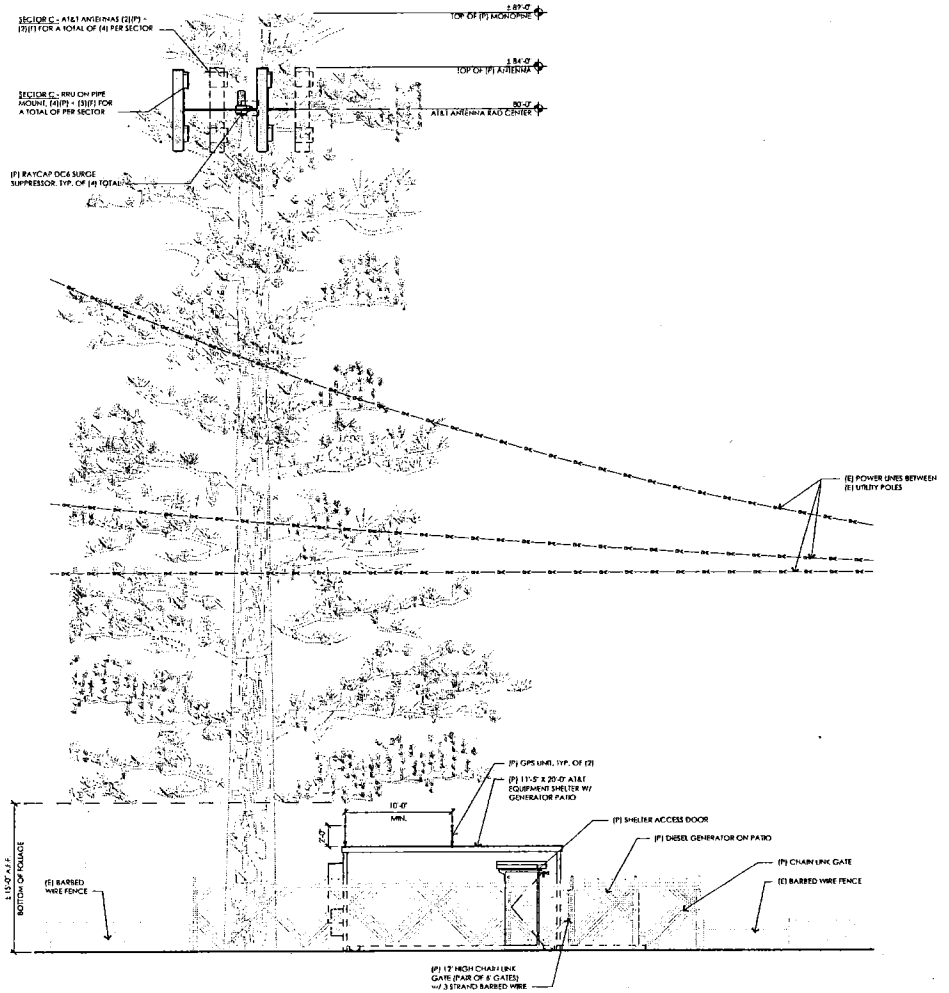
100% ZD Submittal

SHEET TITLE:

ANTENNA PLANS & DETAILS

SHEET NUMBER:

A-3



9 PROPOSED EAST ELEVATION
3/16" = 1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W650 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:

Borges

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.L.

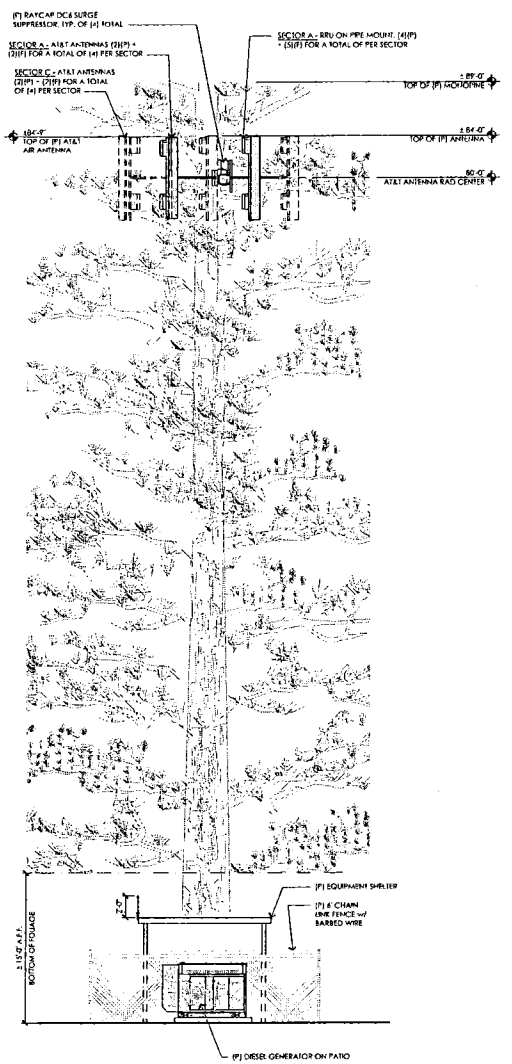
REV	DATE	DESCRIPTION
1	07/29/13	100% ZD SUBMITTAL
0	07/16/13	90% ZD SUBMITTAL

Licensor:

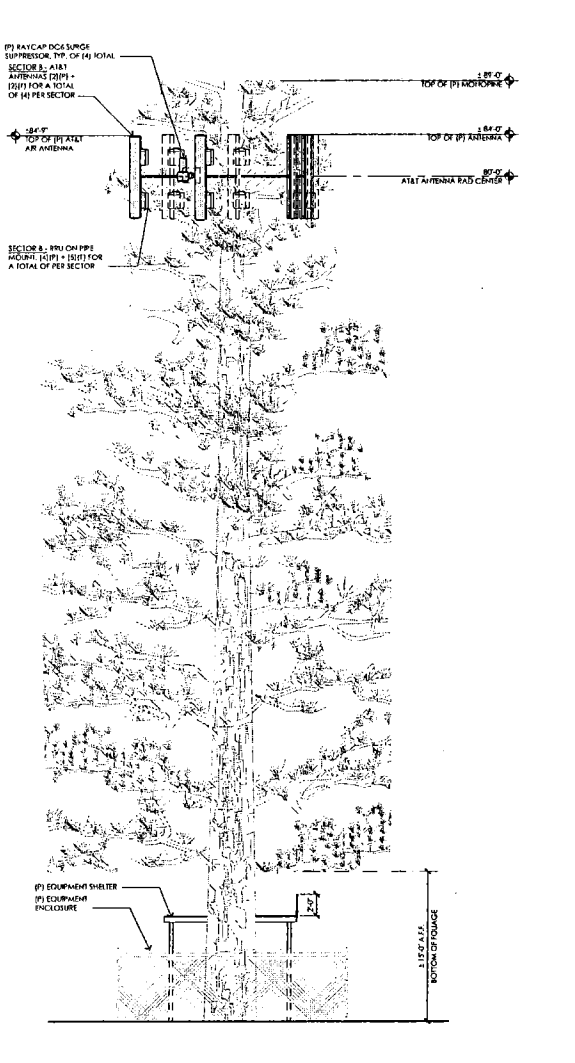
Issued For:
07/29/13
100% ZD Submittal

SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER:
A-4.1



9 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



5 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

PREPARED FOR

at&t

2600 Camino Ramon, 4W850 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:

Borges

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.L.

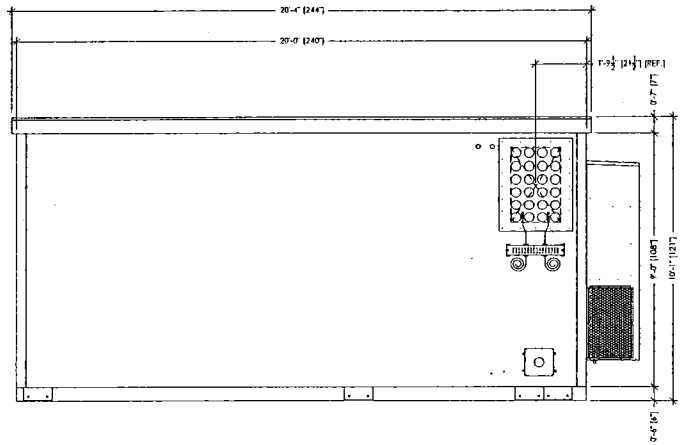
REV	DATE	DESCRIPTION
1	07/29/13	100% ZD SUBMITTAL
0	07/16/13	90% ZD SUBMITTAL

Licensor:

Issued For:
07/29/13
100% ZD Submittal

SHEET TITLE:
SITE ELEVATIONS

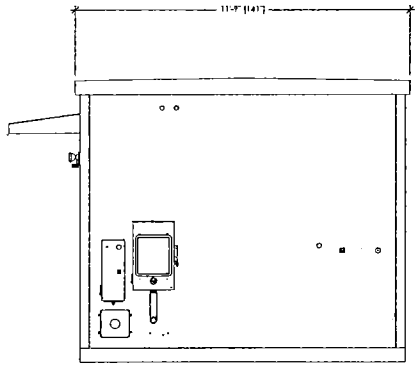
SHEET NUMBER:
A-4.2



ELEVATION "A"

19 WEST ELEVATION
1/2" = 1'-0"

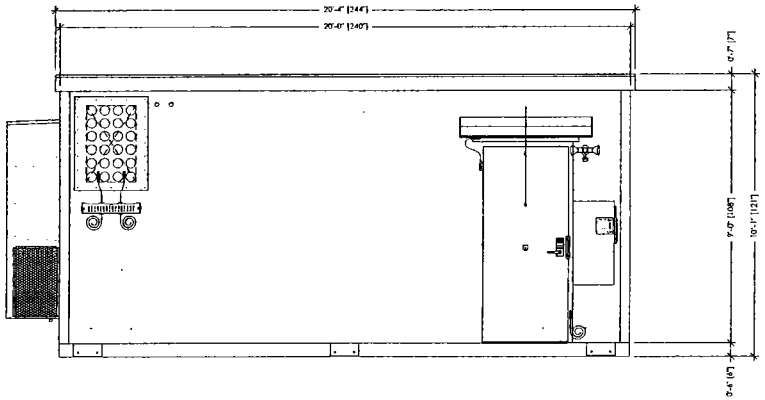
2' 1' 0 2' 4'
1/2"=1'-0"



ELEVATION "D"

7 NORTH ELEVATION
1/2" = 1'-0"

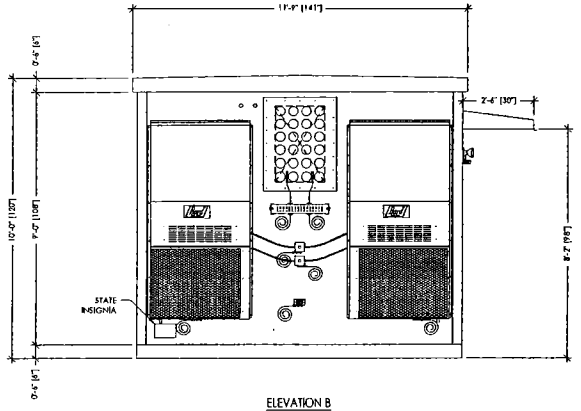
2' 1' 0 2' 4'
1/2"=1'-0"



ELEVATION C

17 EAST ELEVATION
1/2" = 1'-0"

2' 1' 0 2' 4'
1/2"=1'-0"



ELEVATION B

5 SOUTH ELEVATION
1/2" = 1'-0"

2' 1' 0 2' 4'
1/2"=1'-0"

PREPARED FOR
at&t
3600 Camino Ramon, 4W550 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:
Borges

AT&T SITE NO:	CCU3739
PROJECT NO:	12081-3
DRAWN BY:	JVM
CHECKED BY:	A.O.L.

REV.	DATE	DESCRIPTION
1	07/29/13	100% ZD SUBMITTAL
0	07/16/13	90% ZD SUBMITTAL

Licensor:

Issued For:
07/29/13
100% ZD Submittal

SHEET TITLE:
SHELTER ELEVATIONS

SHEET NUMBER:
A-5

FOR TAX PURPOSES ONLY

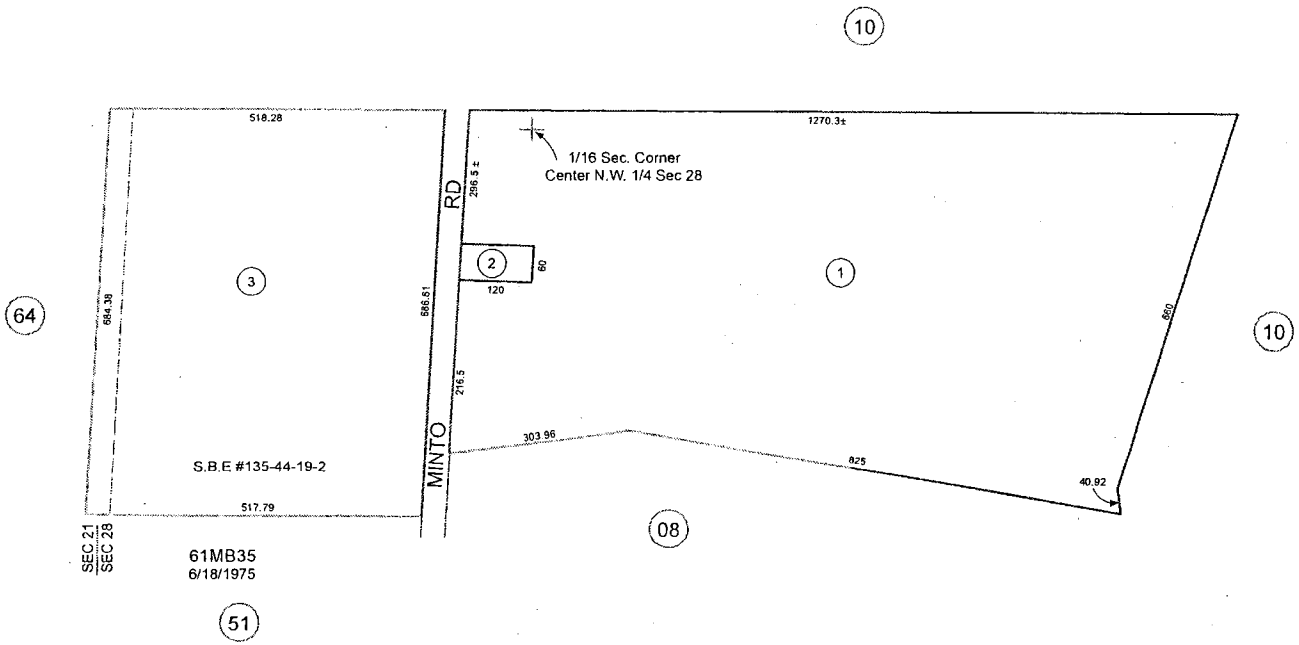
POR RANCHO DE LOS CORRALITOS

N.W. 1/4 SEC. 28, T.11S., R.2E., M.D.B & M.

Tax Area Code
69-258

51-09

1" = N 200'

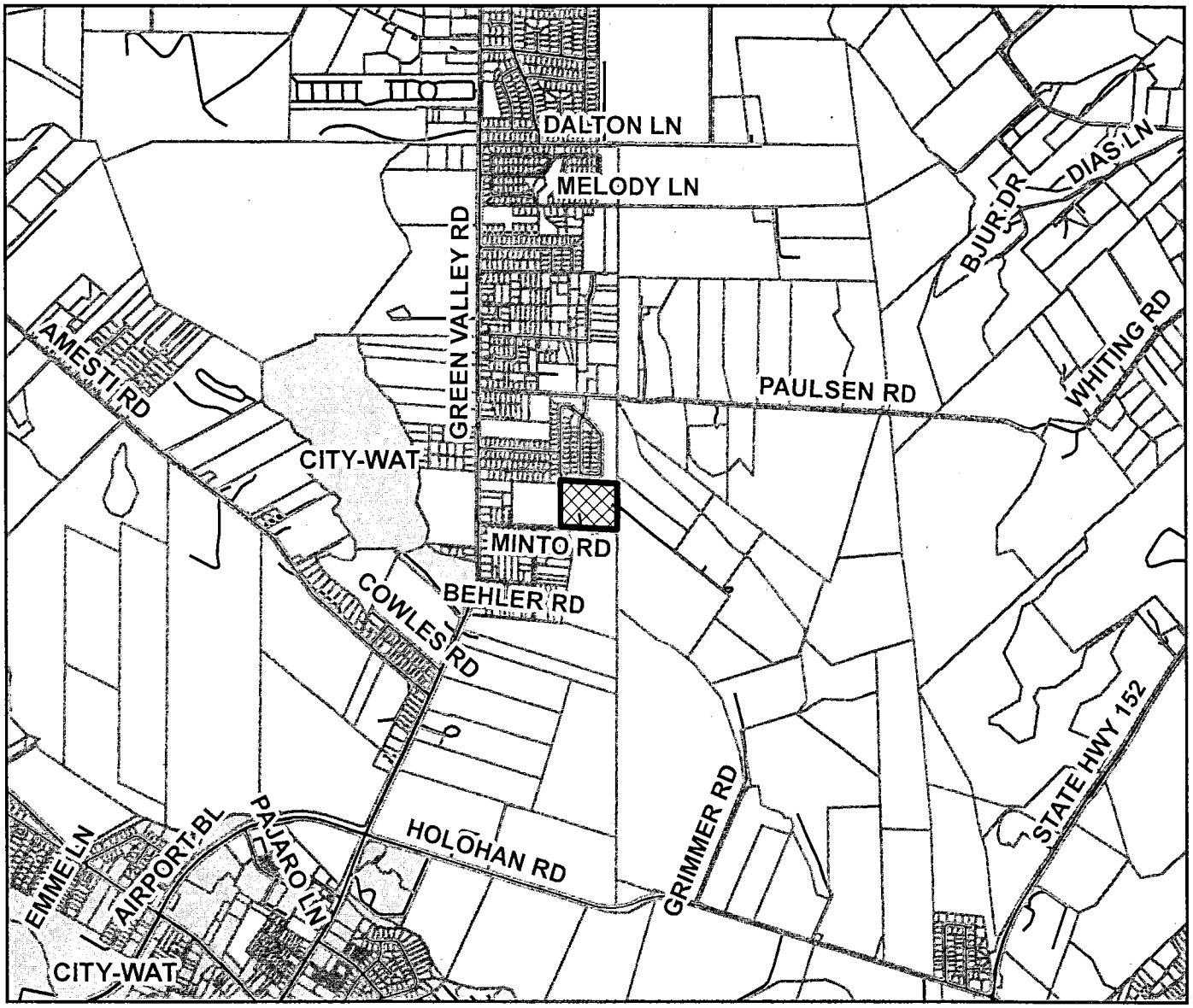


Electronically drawn 10/23/97 CB
Rev 10/23/97 CB (Por of pg 51-06)
Rev 4/9/98 CB (Tax Consolidation)
Rev 9/6/01 mvm (changed page refs.)
Rev 9/30/08 CB (Spatial Adjustment)

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

Assessor's Map No. 51-09
County of Santa Cruz, Calif.
Sept. 1966

Location Map



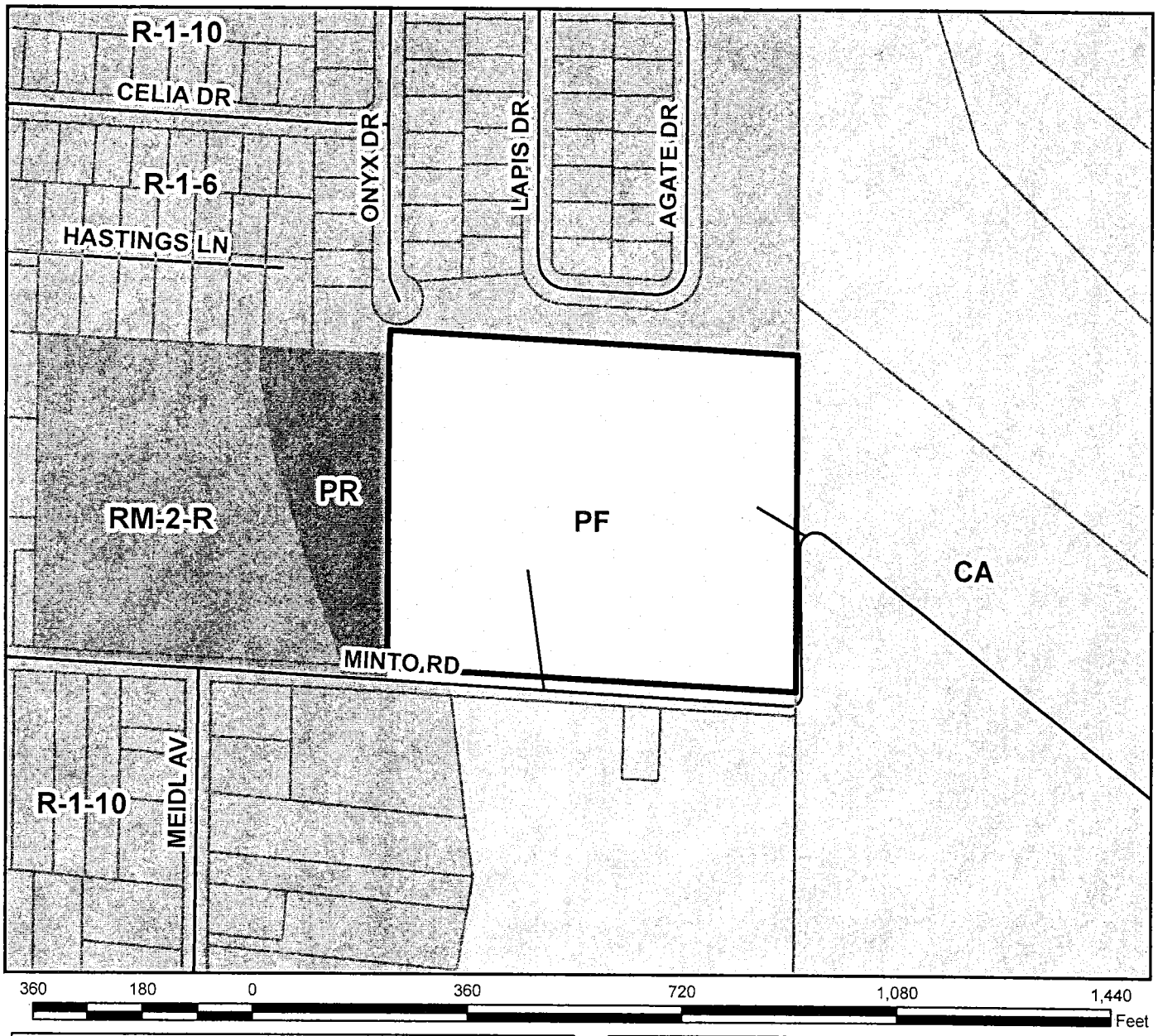
LEGEND

- APN: 051-091-03
- Assessors Parcels
- Streets
- State Highways
- WATSONVILLE

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
August 2013

Zoning Map



LEGEND

- APN: 051-091-03
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- AGRICULTURE COMMERCIAL
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY
- PARK

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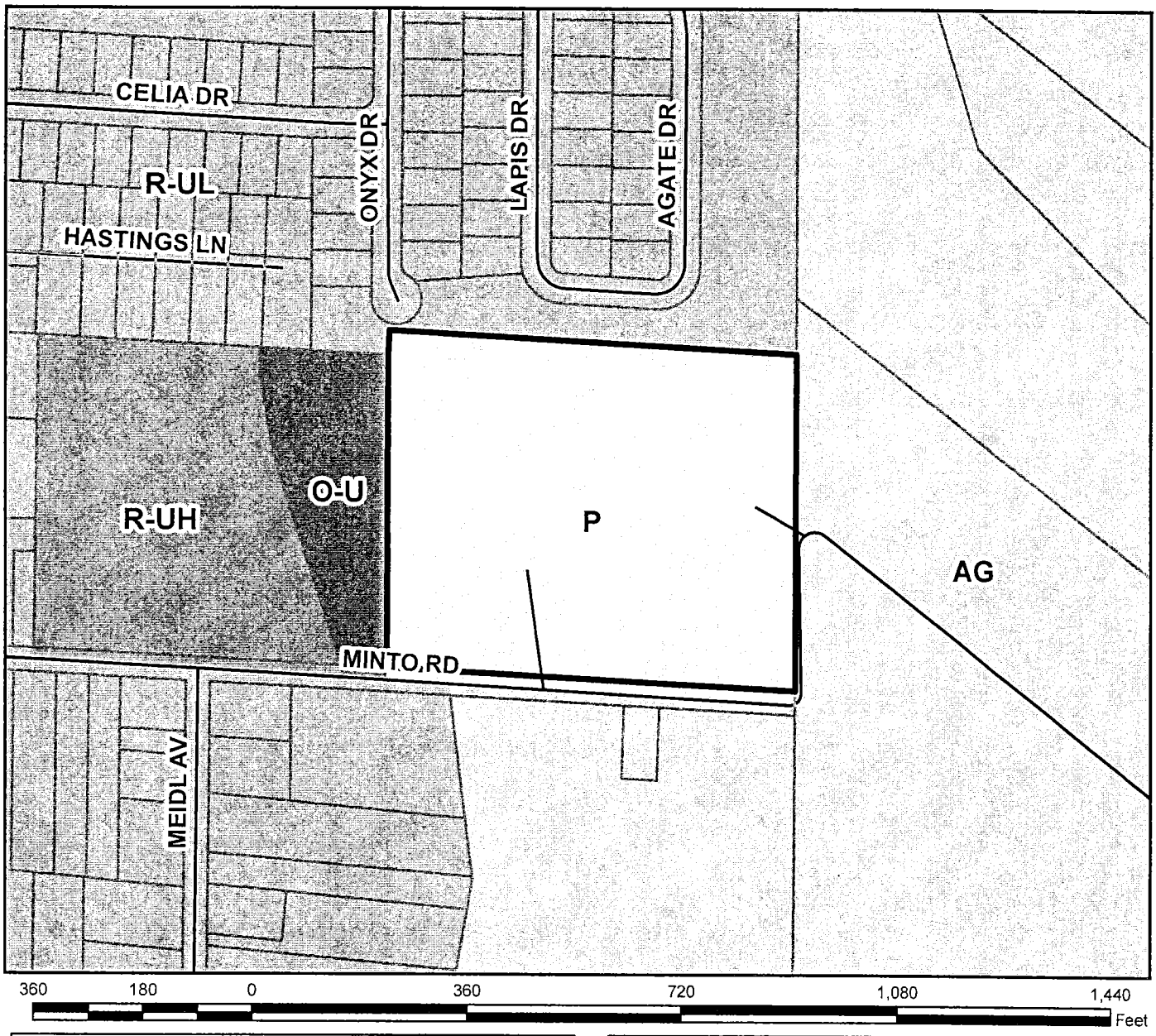
Map Created by
County of Santa Cruz
Planning Department
August 2013

General Plan Designation Map



LEGEND

- APN: 051-091-03
- Assessors Parcels
- Streets
- Public Facilites
- Agriculture
- Residential - Urban Low Density
- Residential - Urban High Density
- Urban Open Space

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
August 2013

AT&T Mobility • Proposed Base Station (Site No. CCU3739)
90 Minto Road • Watsonville, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCU3739) proposed to be located at 90 Minto Road in Watsonville, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

AT&T proposes to install directional panel antennas on a tall steel pole to be located at 90 Minto Road in Watsonville. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. 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 FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[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 "channels") 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. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. 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. 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 at greater distances 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 AT&T, including zoning drawings by Borges Architectural Group, Inc., dated June 24, 2013, it is proposed to install twelve Andrew Model SBNH-1D6565C directional panel antennas on a new 80-foot steel pole to be sited next to the PG&E substation located at 90 Minto Road in Watsonville. The antennas would be mounted with up to 4° downtilt at an effective height of about 80 feet above ground and would be oriented in groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power in any direction would be 8,300 watts, representing simultaneous operation at 5,980 watts for PCS, 1,000 watts for cellular, and 1,320 watts for 700 MHz service.

Presently located on a PG&E lattice tower, about 250 feet to the northwest, are similar antennas for use by MetroPCS and T-Mobile. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
T-Mobile	AWS PCS	3,300 watts 2,200	Ericsson AIR21	4°	84½ ft
MetroPCS	AWS PCS	1,000 2,000	Kathrein 742-213	4	92

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation by itself is calculated to be 0.0022 mW/cm^2, which is 0.37% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all three carriers, is 0.70% of the public exposure limit. The maximum calculated cumulative level

at the second-floor elevation of any nearby building would be 0.92% 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 from the proposed operation.

No Recommended Mitigation Measures

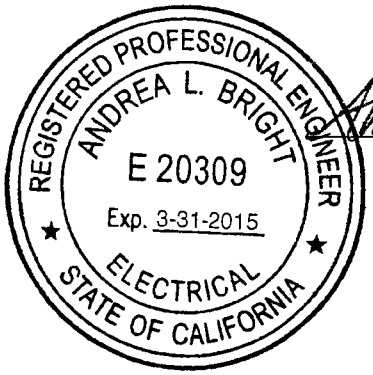
Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 90 Minto Road in Watsonville, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright, P.E.
707/996-5200

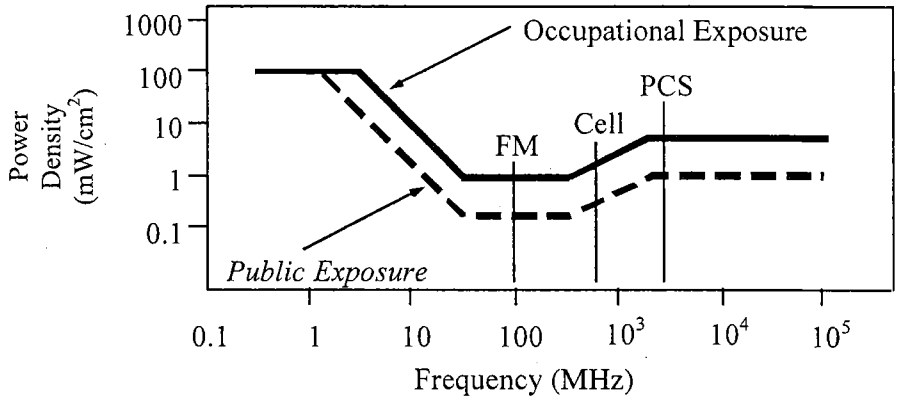
October 16, 2013

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 ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. 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	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	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 base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm^2,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

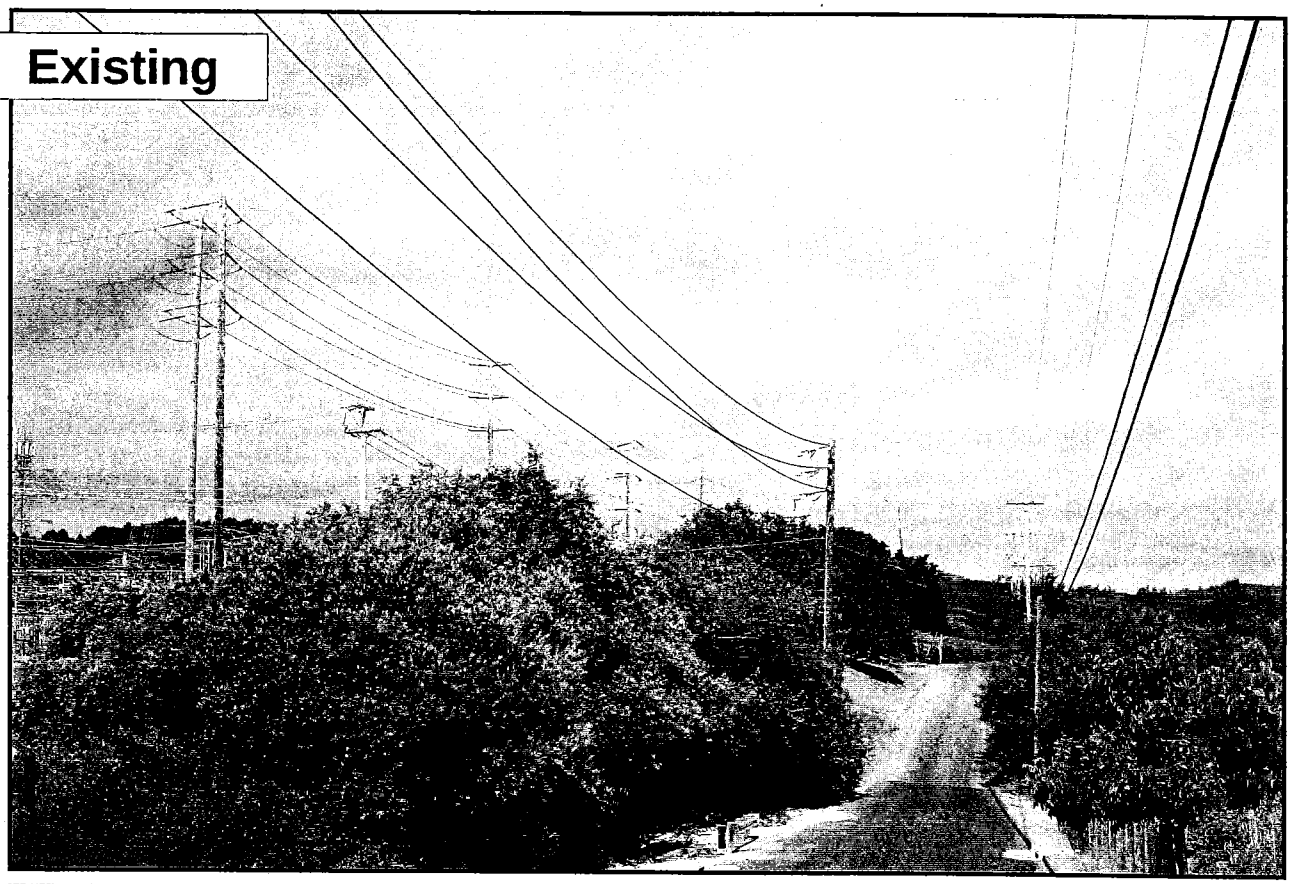
OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, 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.

Existing



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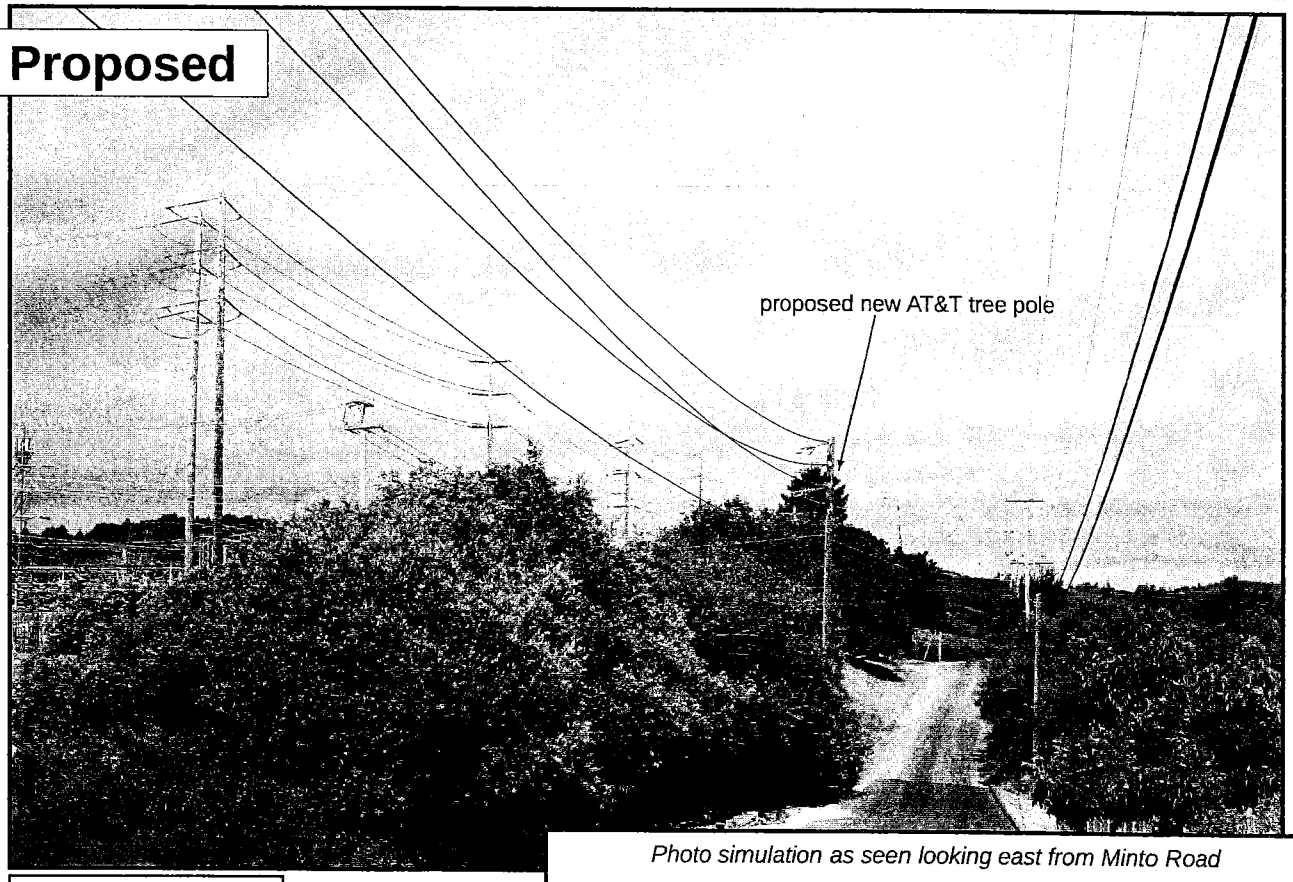


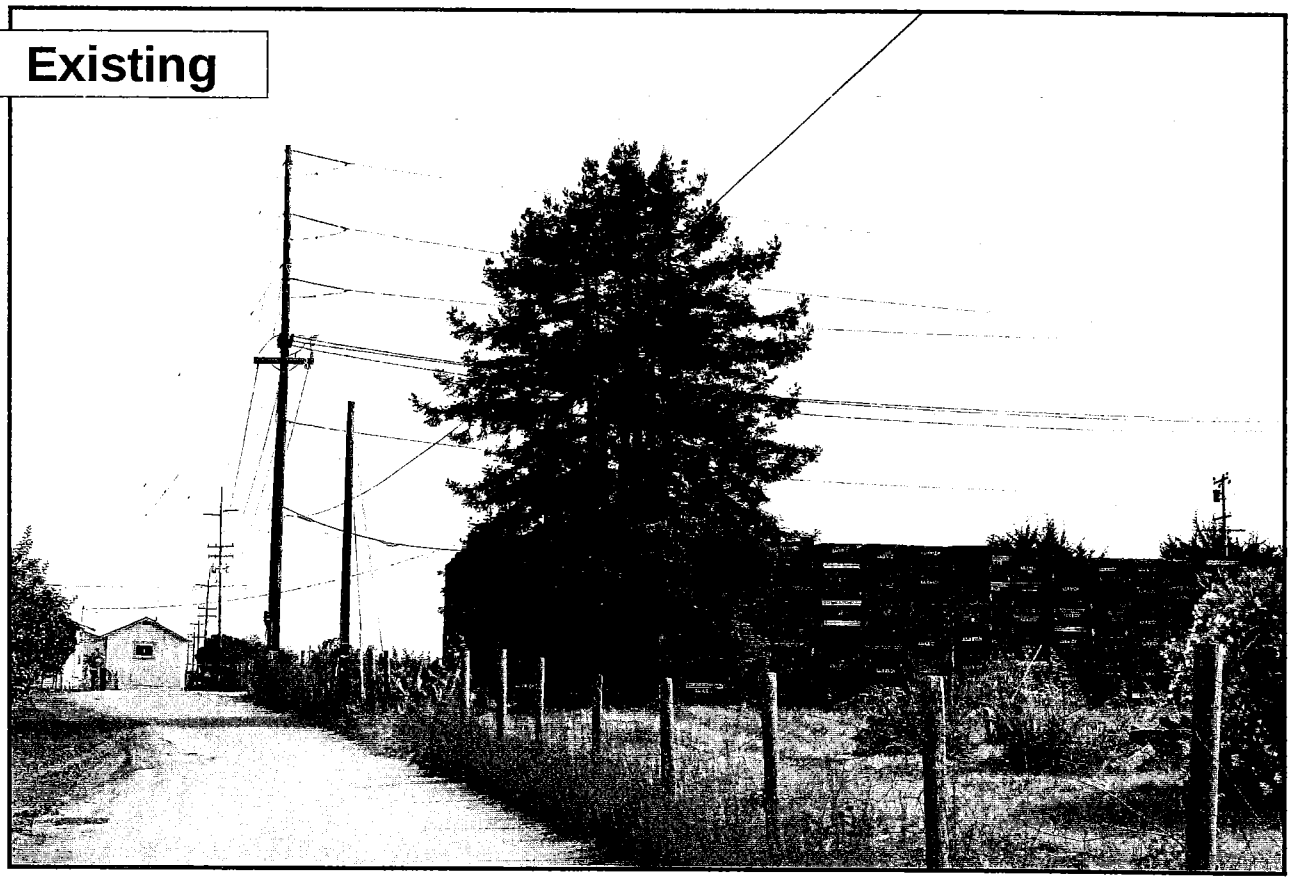
Photo simulation as seen looking east from Minto Road

Prepared by: 07.24.2013
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com

at&t

CCU3739 PG&E Watsonville
90 Minto Road, Watsonville, CA 95076

Existing



Proposed

Photo simulation as seen looking south from Minto Road

at&t

CCU3739 PG&E Watsonville
90 Minto Road, Watsonville, CA 95076

Prepared by: 07.24.2013
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94598
info@photosims.com