Staff Report to the Zoning Administrator

Application Number: 08-0293

Applicant: AT&T C/O Jacqueline Smart w/Cortel
Owner: Dominican Santa Cruz Hospital
APN: 025-481-01

Agenda Date: 6/05/09

Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to co-locate 8 panel antennas and 6 related equipment cabinets on the roof of an existing hospital. The project requires an Amendment to Commercial Development Permit 2380-U and Master Development Permits 76-1782 and 80-364-PD.

Location: Property located on the northwest corner of the intersection of Soquel Drive and Paul Sweet Road at 1555 Soquel Drive.

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

Permits Required: Commercial Development Permit Amendment
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0293, based on the attached findings and conditions.

Exhibits

A.	Project plans	H.	Board of Supervisors Letter, dated October 21, 2008 (containing only the ordinance and exempted projects list)
B.	Findings		
C.	Conditions		
D.	Categorical Exemption (CEQA determination)	I.	Comments & Correspondence
E.	Assessor's, Location, Zoning and General Plan Maps	J.	Recommended parapet roof plan view and photo-simulation elevation detail
F.	Photo simulations		
G.	NIER Report, prepared by EBI Consulting, dated June 30, 2008		

Parcel Information

Parcel Size:	18 acres
Existing Land Use - Parcel:	Hospital and other medical buildings
Existing Land Use - Surrounding:	Commercial, residential, and public uses
Project Access:	Soquel Drive
Planning Area:	Live Oak
Land Use Designation:	Public Facility (Public Facility), Hospital
Zone District:	PF (Public and Community Facility)
Coastal Zone:	__ Inside _x_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _x_ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	N/A, No grading proposed
Tree Removal:	N/A, No trees proposed to be removed
Scenic:	Not mapped within scenic resource area
Drainage:	N/A, Improvements on roof of existing building
Archeology:	N/A, Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	_x_ Inside __ Outside
Water Supply:	N/A
Sewage Disposal:	N/A
Fire District:	Central Fire District
Drainage District:	N/A

History

An existing wireless communication facility is located on the rooftop of Dominican Hospital under Use Permit 96-0040. This permit authorized six panel antennas, 2 equipment cabinets, and related power equipment. This permit required the panel antennas to be deactivated during maintenance operations where personnel will be working adjacent to the antennae. There are also other antenna structures mounted on the roof including UHF antennae and whip antennae. The wireless antennas are mounted on the parapet wall of the mechanical penthouse roof above the main roof of the hospital. The equipment is located on the roof and attached to the parapet wall of the penthouse.

The proposed application amends the principal permits for the hospital, 2380-U and Master

Development Permits 76-1782 and 80-364-PD as did the previous wireless application, 96-0040. A full compliance review for the hospital permits has not been completed for this application since the cellular facilities are lease areas on the hospital property only. The wireless facilities are not expected to ensure compliance with hospital use permits as they have no authority over the site beyond the lease area. However, with respect to the previous use permit 96-0040, there are no outstanding compliance issues associated with this permit.

Project Setting

The subject property is located on the north side of Soquel Drive (1555 Soquel Drive) at about 800 feet east of the Highway 1 Soquel Drive exit. Six existing antennas are mounted on the top edge of the mechanical equipment penthouse above the main roof of the hospital. The existing wireless antennae, equipment cabinet, and other hospital rooftop equipment are attached to the outside of the penthouse wall and are visible to the internal circulation road within the hospital property, residentially occupied hillside to the north and behind the hospital, and are partially visible from Soquel Drive located to the south of the property.

Project Proposal

Eight antennas are proposed to be located along the top edge of the penthouse wall in three separate sectors along the southwest, south, and eastern edge of the penthouse wall of the existing mechanical equipment roof. Sector A and C provide two antennas each that are approximately six feet five inches in height. Sector B provides four antennas of equal size. Six equipment cabinets and related electrical equipment are proposed to be located on the main roof of the building and attached to the north side of the penthouse wall of the mechanical equipment area, facing the internal circulation and parking area of the hospital.

With installation of the proposed equipment there will be fourteen wireless communication facility antennas and seven equipment cabinets in total on the roof of the hospital.

Zoning & General Plan Consistency

Cell Facility on a Public Facility Zoned Parcel

The subject property is zoned PF (Public Facility) and designated Public Facility by the General Plan and contains a Hospital General Plan overlay. The proposed use is an allowed use within the PF (Public and Community Facility) zone district in that utilities such as communication facilities are conditional uses in this district. Approval by the Zoning Administrator at a public hearing is required in this zone district.

Section 13.10.361 of the County Code establishes the purposes of the PF zone district, which are to provide for public and quasi-public community facilities, and regulate the use of land for these facilities with regard to location, design, service areas, and range of uses, so that they will be compatible with adjacent development, and will protect natural resources. The project is consistent with these criteria in that a communication transmission site and a hospital, although owned privately, are quasi-public uses. The

location is already used as a utility site. No services are required, and no natural resources are impacted by addition of more antennas. The project is surrounded by other public and commercial uses.

Pursuant to the PF use chart, the proposed development is subject to the wireless communication facilities regulations contained under 13.10.660 through 13.10.668.

Applicable Wireless Regulations

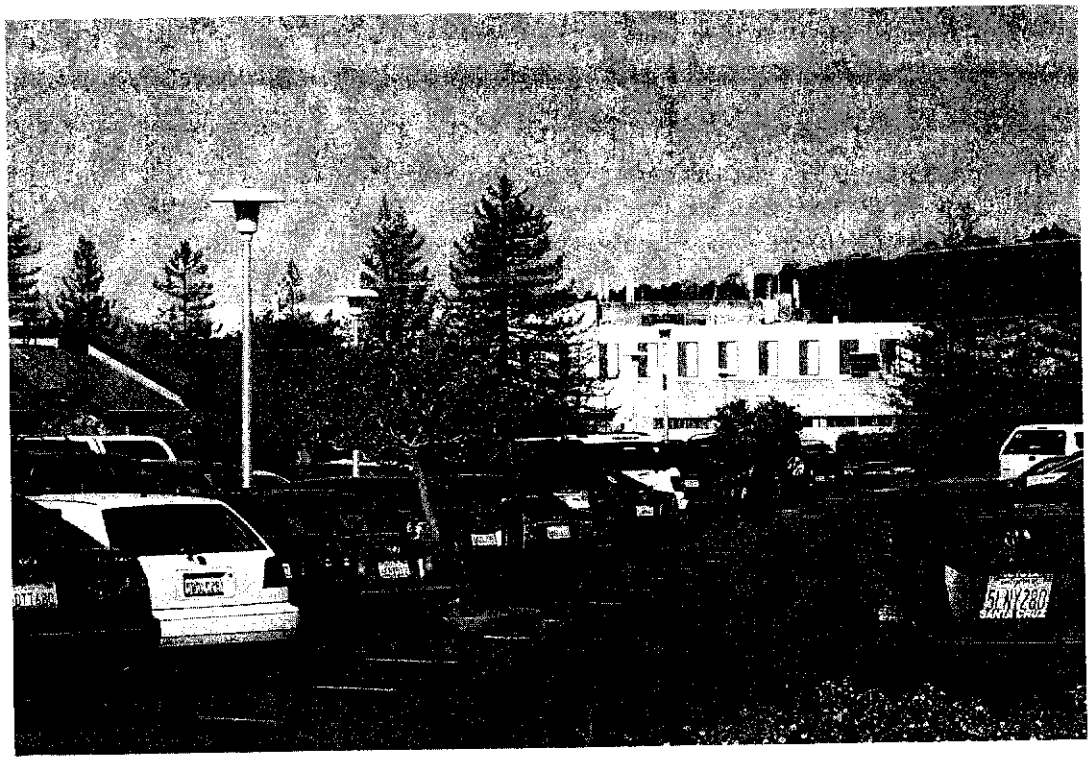
On October 21, 2008 the Board of Supervisors' adopted revised wireless communication regulations amending sections 13.10.661 and 13.10.663 to limit the number of antennas to nine antennas regardless of the number of wireless carriers, and the number of equipment shelters to three above ground shelters. This ordinance revision exempted cellular facility applications that were deemed complete before the effective date of the revised regulations. See Exhibit H, which contains an excerpt of the ordinance and list of exempt projects. The proposed project was deemed complete on November 12, 2008 before the effective date of November 20, 2008 and is therefore not subject to the revised regulations limiting the number of antennas.

Co-location

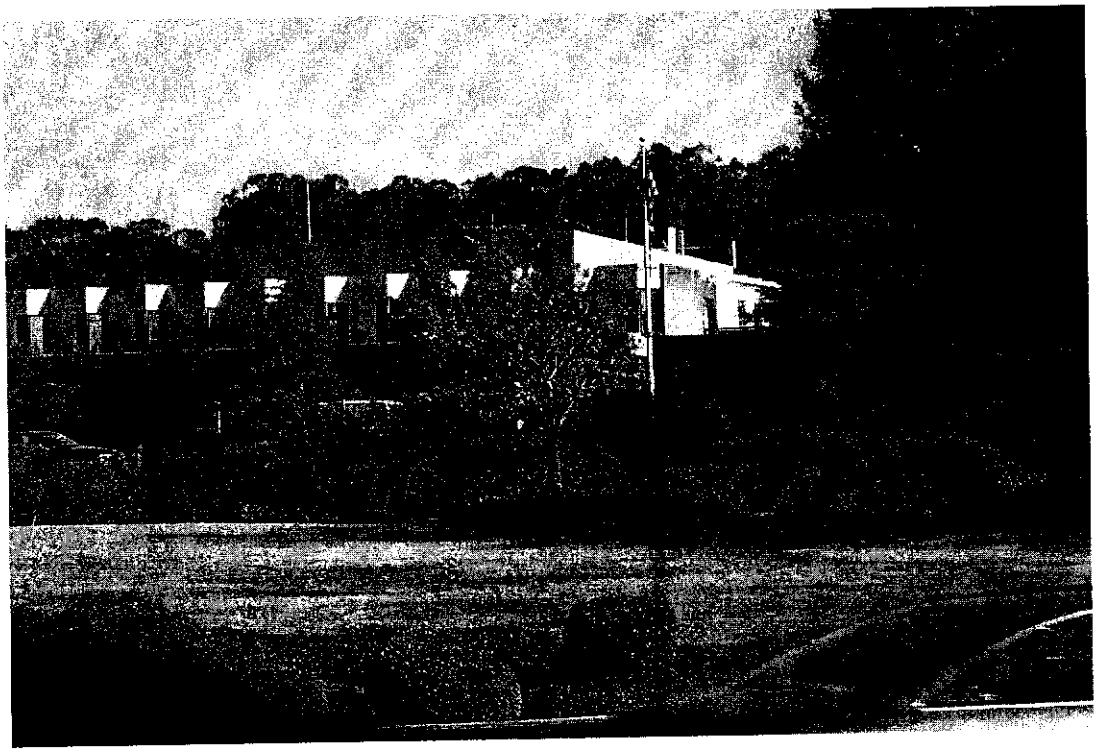
As described by ordinance section 13.10.660 (d) co-location is defined to mean "where more than one wireless facilities share a single wireless facility." The proposed project is considered a co-location site. Code Section 13.10.661 (g) also states that "where one or more wireless communication facilities already existing on the proposed site location, co-location shall be required if it will not significantly increase the visual impact of the existing facility." Furthermore, the design review criteria under Code Section 13.10.663 (b) (5) encourage rooftop equipment to blend into the architecture of the building and encourage co-location over construction of a new tower.

Visual Impacts

Existing pictures of Dominican Hospital are provided below. They include one photo from the Dominican Hospital's internal circulation road, a photo from Soquel Drive, and a photo from Paul Sweet Road.



Rear View of Dominican Hospital
From Internal Circulation and Parking Area



Front View of Dominican Hospital
Across from Soquel Drive

View of Dominican Hospital from Paul Sweet Road

The wireless ordinance addresses visual impacts of wireless facilities in a number of ways. In general, County Code Section 13.10.663(a) (1) requires projects to preserve the visual character of the site as much as possible, minimize visual impacts to surrounding land uses as much as possible, and to minimize to the maximum extent feasible the visual impacts of wireless facilities on public view sheds. To further these objectives, County Code Section 13.10. 663 (a) (5) encourages stealth designs to minimize visibility where appropriate to the specific site.

Public Road Scenic Corridors

The subject property is not located within the Highway 1 Scenic Corridor and is not visible from this corridor because the highway is below the grade of Soquel Drive and screened by existing vegetation.

Visual Impacts to Surrounding Land Uses

The existing and proposed project equipment and antennas will be most visible to the internal hospital circulation and parking area and surrounding residential development to the north and rear of the site, and only partially visible to surrounding properties to the south along Soquel Drive. The existing and proposed visual simulations, attached as Exhibit F, are shown from the internal circulation road.

The applicant was initially directed to provide a parapet wall around the proposed antennas and equipment on top of the penthouse roof, but upon review of the project design it appeared that the additional impacts of a higher building façade outweighed the impacts of additional antennas, especially because the heightened wall may block views from surrounding residential properties on the hillside to the northeast of the hospital and

because the building massing would become more prominent than it already is from surrounding public streets. Instead, the applicant was encouraged to provide a parapet wall to screen the existing and proposed equipment to mitigate most of the visual impacts of the proposed project without reducing the overall public view shed as a whole. The project plans screen the proposed equipment, but do not extend to the existing parapet wall corner on the southeast of the building. The revisions are shown in the attached plan set, Exhibit A. This makes the rooftop appear visually discontinuous. The project is conditioned to require the applicant to extend the parapet wall around the other existing equipment, per Exhibit J, so that the parapet roofline appears unbroken. This exhibit shows the roof plan view and the photo-simulation elevation detail so there is no uncertainty about where the wall is required to be located. In addition, the project is conditioned to require the antennas to blend in with the color of the existing hospital building. The recommended parapet wall will screen this equipment area from the internal circulation road and from surrounding properties to the north. Antenna color will camouflage the appearance of the antennas above the hospital as much as possible.

Radiofrequency (RF) Exposure

An RF report, as required by the Wireless Communications Ordinance, is attached as Exhibit G. This report evaluates the existing facility and evaluates projected emission levels. The existing and proposed levels are within FCC prescribed limits. The maximum level of both existing and proposed equipment does not exceed .18 percent of the most restrictive public limit at ground level. The maximum exposure on the nearest rooftop, approximately 260 feet southeast, is projected to be approximately .435 percent of the most restrictive limit established by the Federal Communications Commission.

Section 47 USC 332(c)(7)(iv) of the Telecommunications Act of 1996 prohibits 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.

Design Review

The Urban Designer reviewed the proposed project and has recommended that the project plans include a parapet wall to screen the equipment cabinets from public view. These building modifications are included in the attached plans noted as Exhibit A. No additional mitigations are proposed for this project except for a requirement that the equipment match the building color, which is added as a condition of project approval. Please see attached Design Review, Exhibit I.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project is exempt per Section 15301, Class 1 - Existing Facilities, and is attached as Exhibit D. This section allows additions to structures where it does not increase the floor area by more than 50 percent of the existing square footage. The proposed project does not increase the floor area of the

building.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. In particular, the proposed project is not visible from any designated scenic corridor, though it has been redesigned to limit views of the proposed equipment from surrounding properties and is also conditioned to require the antennas to match the existing hospital so that views of the project are minimized to the greatest extent feasible without blocking views over the top of the hospital roof.

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 **08-0293,** 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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3439
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

DRAWING INDEX

REV. NO.	DWG. NO.	DESCRIPTION
1	Z-1	COVER SHEET
	LS-1	SITE SURVEY
1	Z-2	SITE PLAN
1	Z-3	PARTIAL ROOF PLAN
1	Z-4	NORTH ELEVATION
1	Z-5	WEST ELEVATION
1	Z-6	EQUIPMENT DETAILS
1	RF-1	SIGNAGE DETAILS

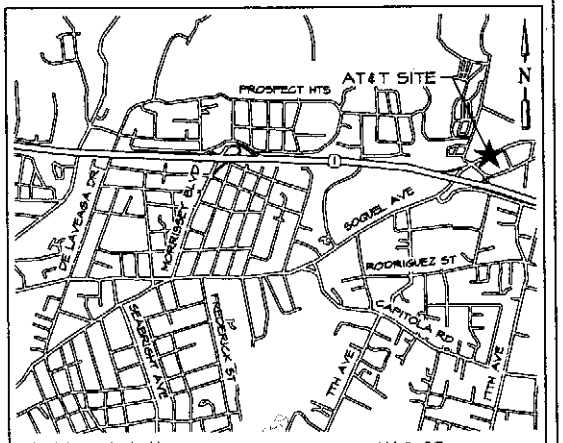
at&t
Your world. Delivered.

LIVE OAK

CN3762

DIRECTIONS FROM AT&T'S PLEASANTON OFFICE:

DEPART AT&T OFFICE ON ROSEWOOD DRIVE (WEST). TURN RIGHT (NORTHWEST) ONTO OWENS DR. TURN RIGHT (NORTHEAST) ONTO HACIENDA DR. TAKE RAMP (RIGHT) ONTO I-580 (ARTHUR H BREED FWY) FOR 1.7 MI TOWARDS I-580/OAKLAND. TURN RIGHT ONTO RAMP TOWARDS I-680/SACRAMENTO/SAN JOSE. KEEP LEFT TO STAY ON RAMP TOWARDS I-680/SAN JOSE. TAKE RAMP (RIGHT) ONTO I-680 (SINCLAIR FWY) FOR 17.1 MI TOWARDS I-680/SAN JOSE. TURN RIGHT ONTO RAMP TOWARDS MISSION BLVD/I-880/MARM SPRINGS DIST. TAKE RAMP (RIGHT) ONTO SR-262 (MISSION BLVD) FOR 1.1 MI TOWARDS MISSION BLVD WEST/I-880/MARM SPRINGS DISTRICT/AC EXTENSION. TURN LEFT ONTO RAMP TOWARDS I-880/SAN JOSE. TAKE RAMP (LEFT) ONTO I-880 (NIMITZ FWY) FOR 12.4 MI TOWARDS I-880/SAN JOSE. ROAD NAME CHANGES TO SR-17 FOR 26.3 MI. TAKE RAMP (RIGHT) ONTO SR-1 (CABRILLO HWY) FOR 2.1 MI TOWARDS CA-1/WATSONVILLE/MONTEREY. TURN RIGHT ONTO RAMP TOWARDS SOQUEL DR. KEEP RIGHT TO STAY ON RAMP TOWARDS SOQUEL DR. BEAR LEFT (SOUTHWEST) ONTO SOQUEL AVE, THEN IMMEDIATELY TURN RIGHT (EAST) ONTO SOQUEL DR. ARRIVE AT 1555 SOQUEL DR, SANTA CRUZ, CA.



SITE LOCATION
N.T.S.

NAD 83
LAT.: 36°59'24.07" N
LONG.: 121°59'02.05" W

PROJECT ADDRESS:

1555 SOQUEL DR
SANTA CRUZ, SANTA CRUZ COUNTY, CA 95061

APN:

025-481-01

DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF THE INSTALLATION OF (5) AT&T EQUIPMENT CABINETS ON A STEEL EQUIPMENT SUPPORT FRAME, SCREENED PENTHOUSE EXTENSION AND THE INSTALLATION OF (8) 4'-3" PANEL ANTENNAS MOUNTED ON TOP OF THE PENTHOUSE OF AN EXISTING HOSPITAL BEHIND AN RF TRANSPARENT PENTHOUSE EXTENSION.

APPLICANT:

AT&T
4430 ROSEWOOD DR, BLDG 3
PLEASANTON, CA 94588

PROPERTY OWNER:

DOMINICAN SANTA CRUZ HOSPITAL
1555 SOQUEL DRIVE
SANTA CRUZ, CA 95061

CODE INFORMATION:

ZONING CLASSIFICATION:	SU (SPECIAL USE)
PROPOSED USE:	TELECOMMUNICATION FACILITY
BUILDING CODE:	2007 CALIFORNIA BUILDING CODE
ELECTRICAL CODE:	2007 CALIFORNIA ELECTRICAL CODE
OCCUPANCY GROUP:	U
CONSTRUCTION TYPE:	NON-COMBUSTIBLE
PROJECT AREA:	991 SQ. FT.
STRUCTURE HEIGHT:	41'-8" A.G.L. (T.O. AT&T ANTENNA)

PROJECT ENGINEER:

TRK ENGINEERING LTD.
#201 - 17688 66TH AVE
SURREY, BC V3S 7X1, CANADA
CONTACT: RICK PARSONS
TEL: (604) 574-6452
FAX: (604) 574-6451
TOLL FREE: 1-877-345-4045
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

SURVEYOR:

TIMOTHY SCHAD, L.S.
10649 ROUND VALLEY RD
GRASS VALLEY, CA 95944
PHONE: (510) 271-7477

CONSTRUCTION MANAGER:

ERICSSON
CONTACT: JOHN FILLION
PHONE: (510) 918-9491
EMAIL: john.fillion@ericsson.com

SITE DEVELOPMENT:

CORTEL LLC
3245 BAKER ST
SAN FRANCISCO, CA 94122
CONTACT: JACQUELINE SMART
PHONE: (510) 495-4849

ZONING CONTACT:

CORTEL LLC
3245 BAKER ST
SAN FRANCISCO, CA 94122
CONTACT: JACQUELINE SMART
PHONE: (510) 495-4849

JURISDICTION:

CITY OF SANTA CRUZ

ACCESSIBILITY:

INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION / PUBLIC ACCESS. A.D.A. ACCESSIBILITY IS NOT REQUIRED.

APPROVAL LIST

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
SITE ACQUISITION		
ZONING MANAGER		
RF MANAGER		
OWNER		

at&t

TRK ENGINEERING

#201 - 17688 66TH AVE
SURREY, BC V3S 7X1, CANADA
TEL: (604) 574-6452
FAX: (604) 574-6451
TOLL FREE: 1-877-345-4045
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0605-017

DRAWN BY: AP.

CHECKED BY: P.A.

CAD FILE: 0605-017D

SUBMITTALS

1	APR 2009	REVISED PER JURISDICTION
0	NOV 2008	ISSUED FOR ZONING
B	OCT 2008	ANTENNA HEIGHT ADDED
A	MAY 2008	ISSUED FOR REVIEW

SITE

LIVE OAK
CN3762
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE

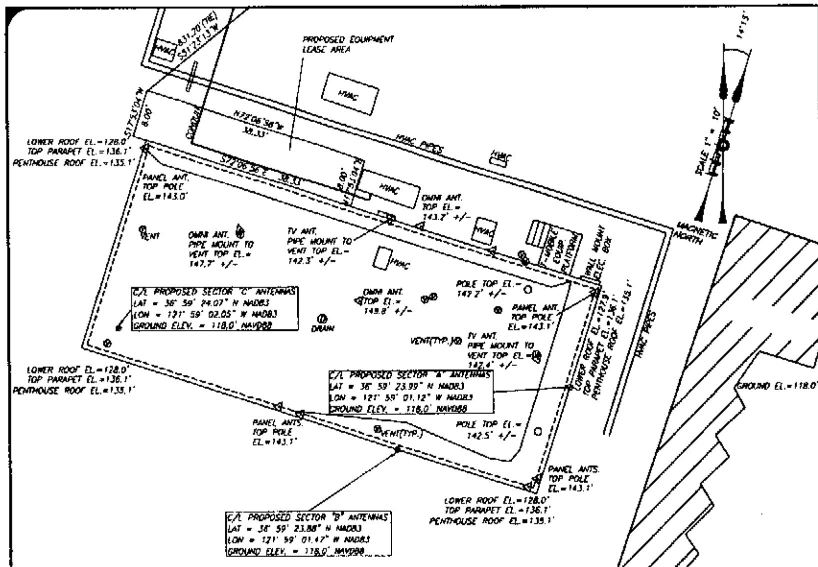
COVER SHEET

SHEET NUMBER

Z-1

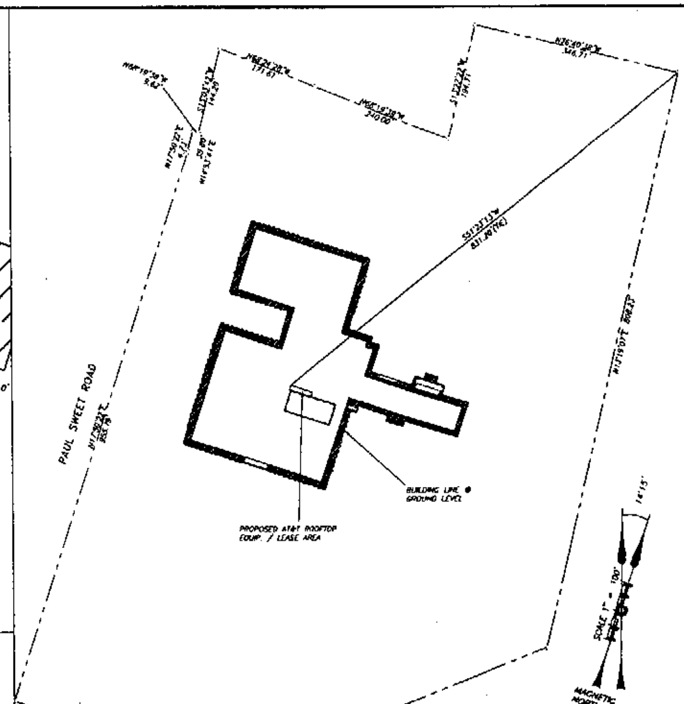
9/79

EXHIBIT A



EXISTING ROOFTOP

1"=10'



OVERALL PARCEL

1"=100'

LEGEND

- PROPERTY LINE
- FLOW LINE
- TEL — TELEPHONE LINE
- E — ELECTRIC LINE
- E&T — ELECTRIC AND TELEPHONE LINES
- X — FENCE
- FIRE HYDRANT
- GUY WIRE
- STREET SIGN
- STREET LIGHT
- WATER VALVE
- FS FINISH SURFACE
- FL FLOW LINE
- OG ORIGINAL GROUND
- TC TOP OF CURB
- BFC BOTTOM FACE OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TBW TOP BACK OF WALK
- GROUND WELL
- C/L CENTERLINE
- BOLLARD
- VENT

1A ACCURACY CERTIFICATION

DATE OF SURVEY: [illegible]
SITE NUMBER/NAME: [illegible] / "LIVE OAK"
TYPE: ROOFTOP INSTALLATION
SITE ADDRESS: [illegible] SOQUEL DRIVE, SANTA CRUZ, SANTA CRUZ COUNTY, CA [illegible]

I, TIMOTHY SCHAD, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTERLINE OF THE SUBJECT ANTENNAS TO BE:

ANTENNA SECTOR "A" [illegible]
ANTENNA SECTOR "B" [illegible]
ANTENNA SECTOR "C" [illegible]

AND FURTHER CERTIFY THAT THE ELEVATIONS HEREON ARE ABOVE MEAN SEA LEVEL (NAVD-88) AND ARE AS FOLLOWS:
GROUND ELEVATION: [illegible]
TOP OF STRUCTURE: [illegible]
TOP PROPOSED ANTENNA: [illegible]
OVERALL HEIGHT OF STRUCTURE: [illegible]
(TOP EXISTING OMNI ANTENNA)

THE ACCURACY STANDARDS FOR THIS CERTIFICATION ARE AS FOLLOWS:

GEODETIC COORDINATES: +/- FIFTEEN (15) FEET (NAD-83)
ELEVATIONS: +/- THREE (3) FEET (NAVD-88)

SURVEY NOTES

1. ALL LATITUDES AND LONGITUDES ARE NAD 83, ALL ELEVATIONS ARE NAVD 88.

2. ALL BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM RECORD DATA, SUFFICIENT MONUMENTATION WAS NOT RECOVERED IN THE FIELD TO ADEQUATELY LOCATE THE PARCEL BOUNDARY. WITH ADDITIONAL FIELD SURVEYING AND DOCUMENT RESEARCH THE BOUNDARY SHOWN HEREON MAY CHANGE.

3. DATE OF FIELD SURVEY MARY 18, 2005

4. PRELIMINARY TITLE REPORT NO. [illegible], PREPARED BY FIRST AMERICAN TITLE COMPANY HAS BEEN PROVIDED, ANY EASEMENTS OR OTHER TITLE RELATED ISSUES NOT INCLUDED IN SAID REPORT WHICH ARE PART OF THE TITLE PROCESS MAY OR MAY NOT HAVE BEEN ADDRESSED. TIMOTHY F. SCHAD, L.S. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR BOUNDARY OR TITLE ITEMS ADDRESSED HEREON. THIS IS NOT A BOUNDARY SURVEY.

LEGAL DESCRIPTION

PARENT PARCEL

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEING LOTS A AND B, AS THE SAME ARE SHOWN UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD JUNE 17, [illegible] IN VOLUME [illegible] OF PARCEL MAPS, AT PAGE [illegible], SANTA CRUZ COUNTY RECORDS AND A PARCEL OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERN CORNER OF LANDS DESCRIBED AS EXHIBIT "A" IN LEASE FROM DOMINICAN SANTA CRUZ HOSPITAL TO JOHN J. KING, M.D., ET AL, DATED APRIL 17, [illegible] AND RECORDED APRIL [illegible], [illegible], IN VOLUME [illegible], PAGE [illegible], OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERN BOUNDARY OF SAID LANDS SOUTH [illegible] WEST [illegible] FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE SOUTH [illegible] EAST [illegible] FEET TO THE WESTERN BOUNDARY OF LANDS DESCRIBED AS EXHIBIT "B" IN GROUND LEASE FROM DOMINICAN SANTA CRUZ HOSPITAL TO MEDICAL CENTER OFFICE BUILDING JOINT VENTURE, DATED MARCH 17, [illegible], RECORDED DECEMBER 21, [illegible], IN VOLUME [illegible], PAGE [illegible], OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID WESTERN BOUNDARY NORTH [illegible] EAST [illegible] FEET; THENCE NORTH [illegible] WEST [illegible] FEET TO THE PLACE OF BEGINNING.
COMPILED NOVEMBER [illegible] BY BOWMAN & WILLIAMS, CONSULTING CIVIL ENGINEERS, FILE [illegible].
EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE DEED FROM DOMINICAN SANTA CRUZ HOSPITAL, A CALIFORNIA NON-PROFIT BENEFIT CORPORATION TO DOMINICAN HEALTH SERVICES, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, RECORDED OCTOBER [illegible], IN BOOK [illegible], PAGE [illegible], OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SANTA CRUZ BY DEED RECORDED DECEMBER [illegible], [illegible] IN VOLUME [illegible], PAGE [illegible], OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
APN: [illegible]

LEASE PARCEL

AN AREA LOCATED ON AN EXISTING BUILDING ROOFTOP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARENT PARCEL; THENCE SOUTH [illegible] WEST, [illegible] FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES:

1: SOUTH [illegible] EAST, [illegible] FEET,
2: SOUTH [illegible] WEST, [illegible] FEET,
3: NORTH [illegible] WEST, [illegible] FEET,
4: NORTH [illegible] EAST, [illegible] FEET

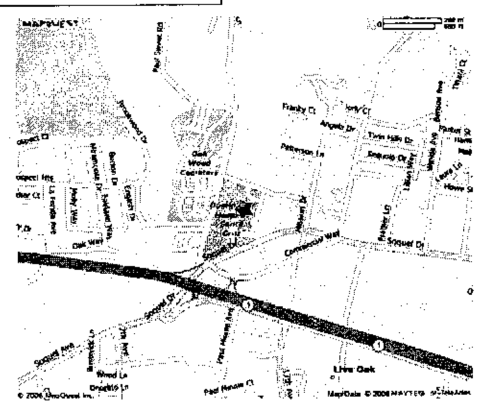
TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING [illegible] SQUARE FEET, MORE OR LESS.

INGRESS / EGRESS & UTILITIES

TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS BETWEEN THE PREVIOUSLY DESCRIBED LEASE PARCEL AND THE PUBLIC RIGHT OF WAY AND THE RIGHT TO INSTALL AND MAINTAIN UTILITIES NECESSARY FOR THE OPERATION OF THE FACILITY TO BE INSTALLED WITHIN THE PREVIOUSLY DESCRIBED LEASE PARCEL.

TITLE NOTE

BASED UPON A THOROUGH REVIEW AND THE NATURE OF THE ROOFTOP INSTALLATION, THE EASEMENTS REFERENCED IN THE PRELIMINARY TITLE REPORT WILL NOT EFFECT THE PROPOSED EQUIPMENT INSTALLATION OR LEASE.



VICINITY MAP (N.T.S.)

ISSUE STATUS			
Δ	DATE	DESCRIPTION	REV.

TIMOTHY SCHAD, L.S.
10699 ROUND VALLEY RD.
GRASS VALLEY, CA. 95949 PHONE
(530) 271-7477
FAX: (530) 271-7377

TIMOTHY F. SCHAD LS 5021 Exp. 3/31/09

AT&T

CN-3762-C
"LIVE OAK"
1555 SOQUEL DRIVE
SANTA CRUZ, CA 95065
SANTA CRUZ COUNTY
APN: 025-481-01

SHEET TITLE: SITE SURVEY

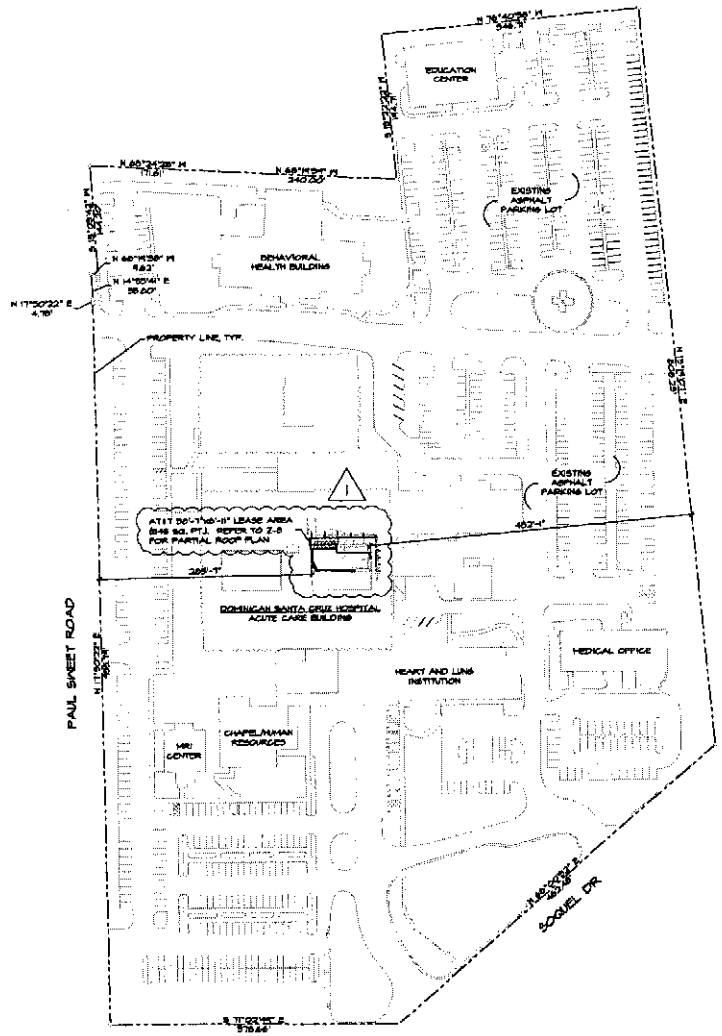
LS-1

EXHIBIT 'A

EXHIBIT A

11/79

Z-2



SITE PLAN
1"=60'-0"
0 40' 80' 160'

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY TIMOTHY P. SCHAD, DATED MAY 15, 2006.

LEGAL DESCRIPTION:

PARENT PARCEL

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEING LOTS A AND D, AS THE SAME ARE SHOWN UPON THAT CERTAIN PARCEL MAP FILED FOR RECORD JUNE 17, 1975 IN VOLUME 35 OF PARCEL MAPS, AT PAGE 34, SANTA CRUZ COUNTY RECORDS AND A PARCEL OF LAND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERN CORNER OF LANDS DESCRIBED AS EXHIBIT "A1" IN LEASE FROM DOMINICAN SANTA CRUZ HOSPITAL TO JOHN J. KING, M.D., ET AL., DATED APRIL 17, 1973 AND RECORDED APRIL 18, 1973, IN VOLUME 2898, PAGE 44, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERN BOUNDARY OF SAID LANDS SOUTH 18°5'50" WEST 288.22 FEET TO THE SOUTHEASTERN CORNER THEREOF; THENCE SOUTH 75°08'50" EAST 38.44 FEET TO THE WESTERN BOUNDARY OF LANDS DESCRIBED AS EXHIBIT "D" IN GROUND LEASE FROM DOMINICAN SANTA CRUZ HOSPITAL TO MEDICAL CENTER OFFICE BUILDING JOINT VENTURE, DATED MARCH 17, 1972, RECORDED DECEMBER 21, 1972, IN VOLUME 2264, PAGE 442, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE ALONG SAID WESTERN BOUNDARY NORTH 18°50' EAST 283.22 FEET; THENCE NORTH 75°08'50" WEST 35.84 FEET TO THE PLACE OF BEGINNING. COMPILED NOVEMBER 1981 BY DOWMAN & HELLIAMS, CONSULTING CIVIL ENGINEERS, FILE 1691L. EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE DEED FROM DOMINICAN SANTA CRUZ HOSPITAL, A CALIFORNIA NON-PROFIT BENEFIT CORPORATION TO DOMINICAN HEALTH SERVICES, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION, RECORDED OCTOBER 31, 1985, IN BOOK 3400, PAGE 274, OFFICIAL RECORDS OF SANTA CRUZ COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF SANTA CRUZ BY DEED RECORDED DECEMBER 10, 1986 IN VOLUME 3450, PAGE 8, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.
APN: 028-481-01

LEASE PARCEL

AN AREA LOCATED ON AN EXISTING BUILDING ROOFTOP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PREVIOUSLY DESCRIBED PARENT PARCEL; THENCE SOUTH 51° 29' 51" WEST, 388.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR COURSES AND DISTANCES:

1. SOUTH 72° 08' 50" EAST, 30.35 FEET,
2. SOUTH 17° 50' 04" WEST, 9.00 FEET,
3. NORTH 72° 08' 50" WEST, 30.35 FEET,
4. NORTH 17° 50' 04" EAST, 9.00 FEET

TO THE TRUE POINT OF BEGINNING AND ENCOMPASSING 306.1 SQUARE FEET, MORE OR LESS.

at&t

TRK ENGINEERING

#301 - 11688 66TH AVE
SURREY, BC V3S 7X1, CANADA
TEL: (604) 514-6483
FAX: (604) 514-6431
TOLL FREE: 1-877-348-4045
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0808-017

DRAWN BY: A.F.

CHECKED BY: P.A.

CAD FILE: 0808-017.23

SUBMITTALS

1	APR 24/09	REVISED PER JURISDICTION
0	NOV 18/08	ISSUED FOR ZONING
B	OCT 09/08	ANTENNA SCREEN ADDED
A	MAY 21/08	ISSUED FOR REVIEW

AGENCY APPROVAL

SITE

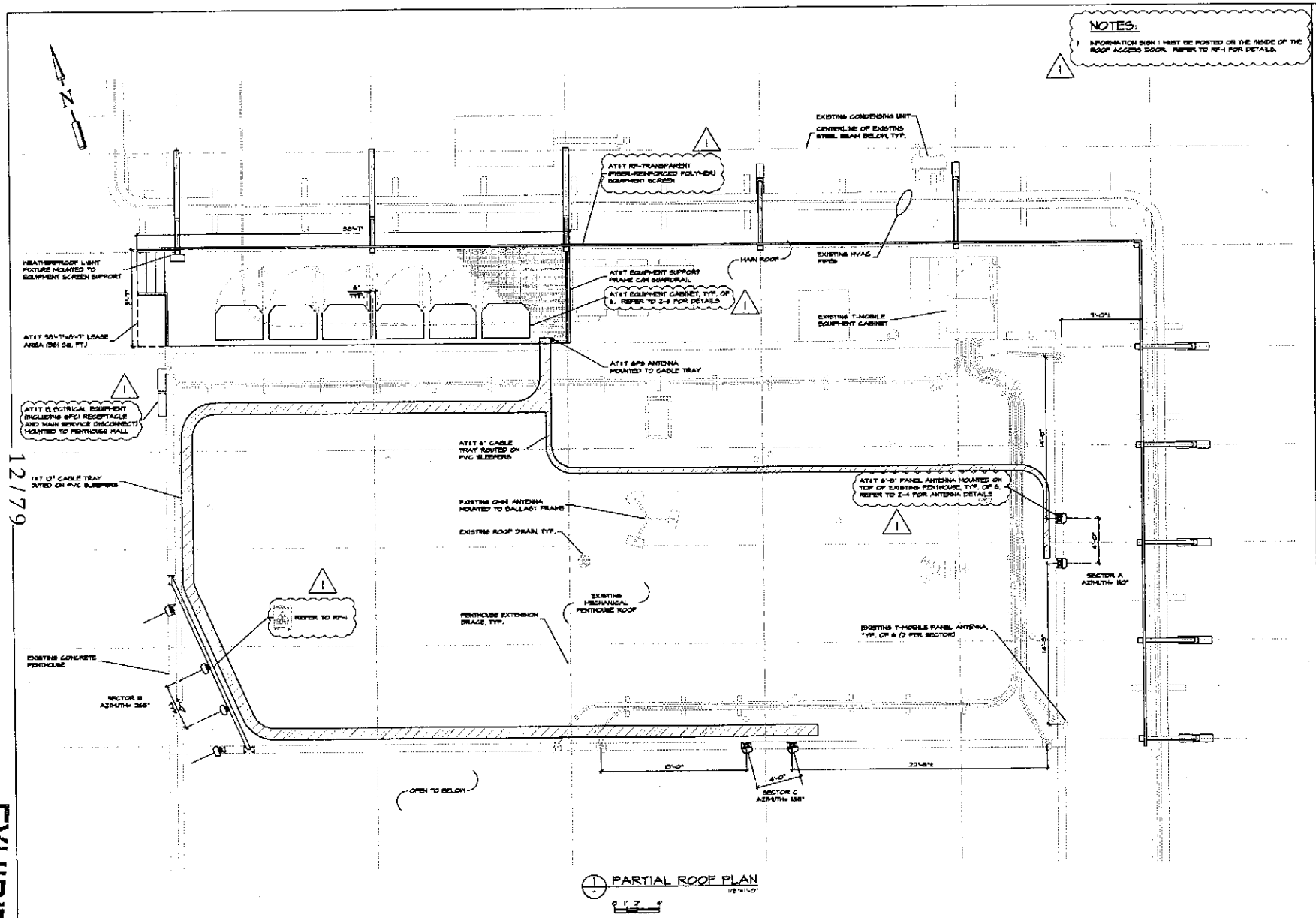
LIVE OAK
CNO762
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2

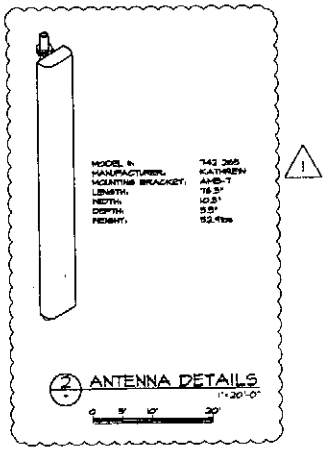


12/79

EXHIBIT A

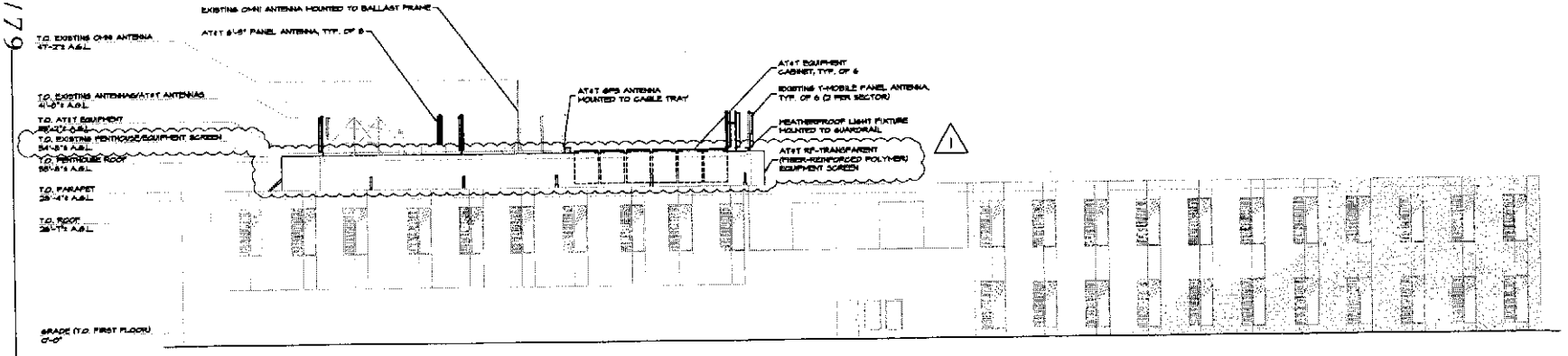
NOTES:

1. PAINT AT&T EQUIPMENT, SUPPORT FRAME, PENTHOUSE EXTENSION, CABLE TRAY AND EXPOSED ANTENNA CABLES GRAY TO MATCH EXISTING BUILDING.
2. EQUIPMENT SCREEN TO MATCH EXISTING PENTHOUSE WALLS IN BOTH COLOR AND TEXTURE.



MODEL #:	742 365
MANUFACTURER:	KATHREIN
MOUNTING BRACKET:	AMB-7
LENGTH:	78.3"
WIDTH:	10.51"
DEPTH:	5.5"
WEIGHT:	52.9 lbs

ANTENNA DETAILS
1"=20'-0"
0 5' 10' 20'



NORTH ELEVATION
1"=20'-0"
0 5' 10' 20'

at&t

TRK ENGINEERING
#204 - 11666 66TH AVE
SURREY, BC V3W 7J1, CANADA
TEL: (604) 514-6482
FAX: (604) 514-6451
TOLL FREE: 1-877-348-4048
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0808-017
DRAWN BY: A.F.
CHECKED BY: P.A.
CAD FILE: 0808-017Z4

SUBMITTALS

1	APR. 24/09	REVISED PER JURISDICTION
0	NOV. 19/08	ISSUED FOR ZONING
B	OCT. 09/08	ANTENNA SCREEN ADDED
A	MAY. 29/08	ISSUED FOR REVIEW

A/E SEAL

SITE

LIVE OAK
CN3762
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE

NORTH ELEVATION

SHEET NUMBER

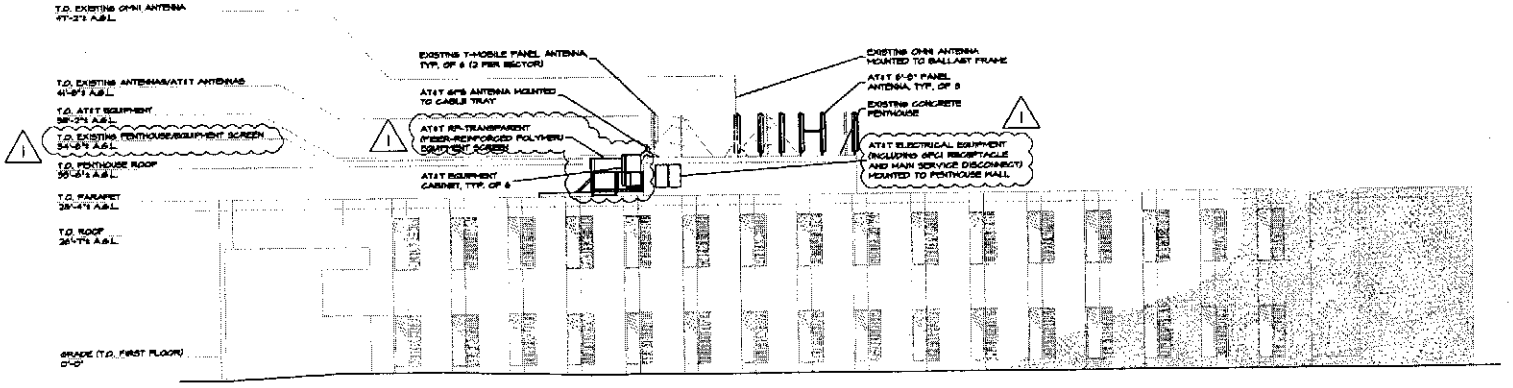
Z-4

13 / 79

EXHIBIT A

NOTES:

1. PAINT AT&T EQUIPMENT, SUPPORT FRAME, PENTHOUSE EXTENSION, CABLE TRAY AND EXPOSED ANTENNA CABLES AWAY TO MATCH EXISTING BUILDING.
2. EQUIPMENT SCREEN TO MATCH EXISTING PENTHOUSE WALLS IN BOTH COLOR AND TEXTURE.



WEST ELEVATION
1"=20'-0"
0 5' 10' 20'

at&t

TRK ENGINEERING
#201 - 11668 66TH AVE
SURREY, BC V3B 1X6, CANADA
TEL: (604) 574-6482
FAX: (604) 574-6451
TOLL FREE: 1-877-546-4048
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0605-017
DRAWN BY: A.P.
CHECKED BY: P.K.
CAD FILE: 0605-017Z5

SUBMITTALS

1	APR 24/06	REVISED PER JURISDICTION
0	NOV 15/05	ISSUED FOR ZONING
B	OCT 04/05	ANTENNA SCREEN ADDED
A	MAY 31/05	ISSUED FOR REVIEW

A/E SEAL

SITE
LIVE OAK
CNB762
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE
WEST ELEVATION

SHEET NUMBER
Z-5

14 / 79

EXHIBIT A

EQUIPMENT CABINET DIMENSIONS	
	WIDTH x DEPTH x HEIGHT
CABINET	51 5/16" x 30 7/16" x 64 5/16"
FOOTPRINT	51 5/16" x 27 15/16"

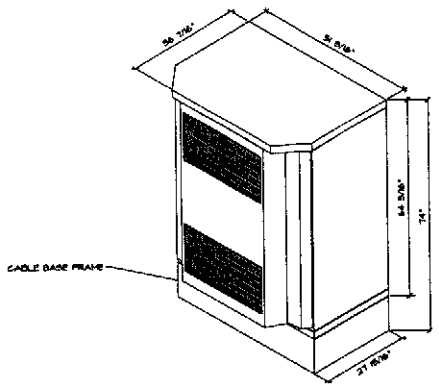
EQUIPMENT CABINET WEIGHT	
CABINET	FULLY EQUIPPED (INCLUDING BATTERIES, COMBINED CLIMATE UNIT AND 6ISF 4280 BASE FRAME)
ERICSSON RBS 2106	1511 lbs
ERICSSON RBS 3106	1936 lbs

EQUIPMENT CABINET CLEARANCES	
DIRECTION	MINIMUM CLEARANCE
CABINET REAR AND WALL	0"
CABINET RIGHT SIDE AND WALL	0"
CABINET LEFT SIDE AND WALL	0" - REFER TO NOTE
ABOVE THE CABINET	0"
IN FRONT OF THE CABINET	51 5/16"

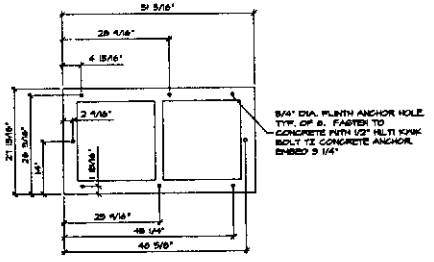
NOTE: IF THE EQUIPMENT CABINET IS LOCATED NEXT TO ANOTHER CABINET OF THE SAME DEPTH, NO ADJACENT SPACE IS REQUIRED. IF THE EQUIPMENT CABINET IS PLACED NEXT TO A WALL OR ANY OBJECT PROTRUDES ON THE LEFT SIDE, THEN 6" CLEARANCE IS REQUIRED TO THE LEFT OF THE CABINET.

BATTERY INFORMATION		
QUANTITY	WEIGHT	ELECTROLYTE
4 BATTERIES PER CABINET	78.5 LBS PER BATTERY	1.3±1 GALLONS PER BATTERY

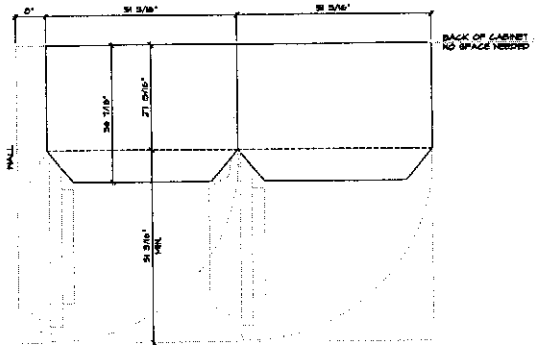
NOTES: BATTERIES ARE TOTALLY SEALED LEAD ACID BATTERIES



EQUIPMENT CABINET
ISOMETRIC VIEW



EQUIPMENT CABINET
BOLT DOWN PATTERN



TYPICAL EQUIPMENT CABINET
GROWTH CONFIGURATION

at&t

TRK ENGINEERING
9201 - 176A St 66TH AVE
SURREY, BC V3S 7X1, CANADA
TEL: (604) 574-6453
FAX: (604) 574-6451
TOLL FREE: 1-877-548-4048
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0805-071
DRAWN BY: A.P.
CHECKED BY: P.A.
CAD FILE: 0805-01726

SUBMITTALS

1	APR 2009	REVISED PER JURISDICTION

AT&T REAL

SITE

LIVE OAK
CN5762
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE

EQUIPMENT DETAILS

SHEET NUMBER

Z-6

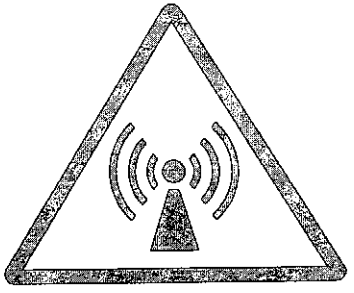
15 / 79

EXHIBIT A

NOTES:

1. INSTALL RF SIGNAGE AT EACH ANTENNA SECTOR LOCATION AND ROOFTOP ACCESS LOCATION IN ACCORDANCE WITH "AT&T NORTHERN CALIFORNIA RF SIGNAGE GUIDELINES." REFER TO RF-CIVIL COMPLIANCE REPORT PREPARED BY EDI CONSULTING, DATED APRIL 28, 2009.

CAUTION



Beyond This Point you are entering a controlled area where RF emissions *may exceed* the FFC Occupational Exposure Limits

Obey all posted signs and site guidelines for working in an RF environment

Ref: FCC 47CFR 1.1307(b)

at&t

INFORMATION

AT&T operates telecommunication antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs.

Conact the owner(s) of the antenna(s) before working closer then 3 feet from teh antenna(s)

Contact AT&T at 800-638-2822 Option_____prior to performingany maintenance or repairs near AT&T antennas.

This is Site #_____
Contact the manegement office if this door/hatch/gate is found unlocked.

INFORMACION

En esta propiedad se ubican antennas de tellecomunicacones operadas por AT&T. Favor mantener una distancia de no menos de 3 pies y obedecer lodos los avisos

Comuniquese con el propietario los propietarios de las antes de trabajar o caminar de meros de 3 pies de la antena

Comuniquese con AT&T 800-638-2822 option_____antes de realizar cus/quier mantenimiento o reparaciones cerca de las antenas de AT&T.

Esta es la estacion base numero_____

Favor comunicarse con la oficina de la administracion del edificio si esta puerta o compuerta se encuentra sin candado

Sign in

at&t

SIGNAGE DETAILS
N.T.S.

at&t

TRK ENGINEERING

9201 - 116B 64TH AVE
SURREY, BC V3W 7J3, CANADA
TEL: (604) 574-6452
FAX: (604) 574-6451
TOLL FREE: 1-877-346-4048
EMAIL: mail@trkeng.com
WEB: www.trkeng.com

PROJECT NO: 0805-017

DRAWN BY: AF

CHECKED BY: PA

CAD FILE: 0805-017RF1

SUBMITTALS

1	[illegible]	REVISED PER JURISDICTION

AT&T SEAL

SITE

LIVE OAK
CNS162
1555 SOQUEL DR
SANTA CRUZ, CA 95061

SHEET TITLE

SIGNAGE DETAILS

SHEET NUMBER

RF-1

16 / 79

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 co-location is not mapped within any designated scenic corridor and will not be visible from Highway 1, the closest mapped scenic corridor from the site. Although the additional antennas and equipment will contribute to the visual impacts to surrounding properties, the project is conditioned to provide a parapet roof wall extending from the southeastern edge of the existing parapet roof wall to the northwest end of the proposed cabinets to screen the equipment area, per Exhibit J. The project is also conditioned to match the color of the hospital. These measures will minimize the visibility to the maximum extent feasible and create a continuous roofline.

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 this zone district is not identified as a restricted or prohibited area under the wireless regulations. The proposed location of the proposed antennas 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 and Community Facility) zone district in that utilities such as communication facilities are conditional uses in this 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 commercial use of the subject property is 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.

The subject application was determined to be "complete" prior to adoption of the recently revised wireless communication facilities, which restrict facilities to nine antennas and three equipment enclosures. The Board of Supervisors excluded complete applications from current wireless facility regulations. This application was specifically excluded and therefore does not exceed any

limit or number of antennas or cabinets.

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 below the aircraft travel path. The maximum height of the proposed antennas will be approximately 42 feet in height, less than the maximum height (approximately 47 feet in height) of an existing whip antenna on the roof. The existing heli-pad is not located on the rooftop of the hospital and therefore will not affect aircraft access to Dominican Hospital.

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 radio frequency exposure levels were evaluated based on the power densities resulting from the combined operation of the existing and the proposed antenna array. The analysis was conducted by EBI Engineering, dated June 30, 2008. The results shown on Exhibit G, indicate that the maximum ambient RF levels at ground level due to the existing and the proposed wireless communications facilities operation are calculated to be.18 percent of the most restrictive public limit at ground level. The maximum exposure on the nearest rooftop, approximately 260 feet southeast, is projected to be approximately .435 percent of the most restrictive limit established by the Federal Communications Commission. The occupational and general population standards exceed the FCC standard immediately adjacent to the antennas, but public access to the roof is prohibited and occupational signage identifying the RF hazard area is provided so that the facility will comply with the FCC standards.

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

The proposed project site is not located within the coastal zone.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for Wireless 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 wireless use will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing wireless structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. In addition, the project will not be materially injurious to properties or improvements in the vicinity. The total radio frequency exposure levels from existing and new equipment were evaluated by EBI Engineering, report dated June 30, 2008. The results shown on Exhibit G, indicate that the maximum ambient RF levels at ground level due to the existing and the proposed wireless communications facilities operation are calculated to be.18 percent of the most restrictive public limit at ground level. The maximum exposure on the nearest rooftop, approximately 260 feet southeast, is projected to be approximately .435 percent of the most restrictive limit established by the Federal Communications Commission. The occupational and general population standards exceed the FCC standard immediately adjacent to the antennas, but public access to the roof is prohibited and occupational signage identifying the RF hazard area is provided so that the facility will comply with the FCC standards.

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 proposed antennas 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 and Community Facility) zone district in that utilities such as communication facilities are conditional uses this district.

Section 13.10.361 of the County Code establishes the purposes of the PF zone district. The purposes of the Public and Community Facilities district is to provide for public and quasi-public community facilities, and regulate the use of land for these facilities with regard to location, design, service areas, and range of uses, so that they will be compatible with adjacent development, and will protect natural resources. The project is consistent with these criteria in that a communication transmission site and a hospital, although owned privately, are quasi-public uses. The location is already uses as a utility site. No services are required, and no natural resources are impacted by addition of more antennas. The project is surrounded by other public and commercial uses.

Pursuant to the PF use chart, approval by the Zoning Administrator at a public hearing is required. In addition, the proposed development is subject to the wireless communication facilities regulations contained under 13.10.660 through 13.10.668. On October 21, 2008 the Board of Supervisors' adopted revised wireless communication regulations amending sections 13.10.661 and 13.10.663 to limit the number of antennas to nine antennas regardless of the number of wireless carriers, and the number of equipment shelters to three above ground shelters. This ordinance revision exempted cellular facility applications that were deemed complete before the effective date of the revised regulations. See Exhibit H, which contains an excerpt of the ordinance and list of exempt projects. The proposed project was deemed complete on November 12, 2008 before the effective date of November 20, 2008 and is therefore not subject to the revised regulations limiting the number of antennas.

Pursuant to County Code Section 13.10.663(a) (1), projects are required minimize visual impacts on surrounding land uses to the greatest extend feasible and avoid or minimize to the maximum extent feasible the visibility of wireless communication facilities within the public view sheds. The proposed project is not located within a public scenic corridor. The greatest visual intrusion to surrounding properties is from the cluster of existing and proposed cellular rooftop equipment, which are visible to surrounding residential property on the hillside to the north of the subject property. The project is conditioned to provide a parapet roof wall extending from the southeastern edge of the existing parapet roof wall to the northwest end of the proposed cabinets to screen the equipment area, per Exhibit J, from the internal circulation road and from surrounding properties to the north. This will result in a significant improvement to the appearance of the building overall and minimize the visual impacts of the proposed project.

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 antennas are consistent with the use and density requirements specified for the Public Facility land use designation in the County General Plan.

The proposed antennas will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and existing building meets all current site and development standards for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed antennas will not be improperly proportioned to the parcel size or 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 antennas and cabinets will be located on a existing building meeting with the site standards for the PF zone district.

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

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

This finding can be made, in that the proposed co-location on the existing building will not affect utilities since no additional water and sewer service are required, and adequate electricity is

available to the site. Equipment installation and inspections by company personnel will not generate a significant amount of traffic.

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 use is an allowed use within the PF (Public Facility) zone district, consistent with the Public Facility Land Use designation, which allows utilities such as the proposed use. The location of the proposed project is situated at the approximate center of the subject property and provides approximately 550 feet of physical separation between the wireless antennas and the nearest residentially zoned property. The project is conditioned to provide a parapet roof wall extending from the southeastern edge of the existing parapet roof wall to the northwest end of the proposed cabinets to screen the equipment area, per Exhibit J, which will provide a significant improvement to the overall visual character of the hospital roof. In addition, the project is conditioned to require color matching to the existing building to minimize impacts to surrounding properties. The proposed use will not affect land use intensity or dwelling unit densities in the neighborhood.

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

This finding can be made, in that the proposed wireless communication project was subject to design review and conditioned to provide a parapet wall to screen the existing and proposed rooftop equipment from view surrounding property to the north. The project is conditioned to require that antennas will be painted to match the color of the existing antennas to minimize the visual impact.

Conditions of Approval

Exhibit A: Project Plans, prepared by TRK engineering, dated April 29, 2009 including sheet Z-1, LS-1, Z-2, Z-3, Z-4, Z-5, RF-1

I. This permit authorizes the co-location of 8 panel antennas and 6 related equipment cabinets on the roof of an existing hospital. 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. Any outstanding balance due to the Planning Department shall be paid.

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.

II. Obtain a Building Permit from the Office of the Statewide Health Planning and Development. Plans submitted to the State shall conform to the approved plans on file in the Planning Department and include the following:

A. The plans shall include an automatic shut-off valve, as required by the Central Fire District personnel, so that the antennas may be deactivated in case of an emergency. The location and access to this shut-off valve shall be coordinated with the fire district staff.

B. The plans shall include colors and materials for the parapet wall and antennas so that they blend with the existing hospital building and minimize visual impacts of the proposed project. Planning Department staff shall review and approve the color and material prior to submittal to the State for a building permit.

C. The plans shall be revised to provide a parapet roof wall extending from the south eastern edge of the existing parapet roof wall to the northwest end of the proposed cabinets to screen the equipment area, per Exhibit J. Planning Department staff shall review and approve the parapet wall detail prior to submittal to the State for a building permit.

III. All construction shall be performed in accordance with the approved plans.

A. The required shut-off valve shall be provided on site, as required, consistent with the Central Fire Protection District requirements.

B. All recommended signage contained in the RF Report prepared by EBI consulting, dated June 30, 2008 shall posted.

EXHIBIT C

IV. Operational Conditions

A. Antennae and support structures shall be permanently maintained and painted regularly.

B. The use of temporary generators to power the wireless communication facility are not allowed.

C. All noise generated from the approved use shall be contained on the property.

D. All recommended signage contained in the RF Report prepared by EBI consulting, dated June 30, 2008, shall be permanently maintained.

E. 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.

F. The rooftop access door and equipment cabinet area must be locked at all times except when authorized personnel are present. The antennas must not be accessible to the public.

G. The panel antennae shall be deactivated during maintenance operations where personnel will be working adjacent to or in front of the antennae.

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

I. If, 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. 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.

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

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or

perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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: _____

Don Bussey	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.

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

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

Application Number: 08-0293
Assessor Parcel Number: 025-481-01
Project Location: 1555 Soquel Drive, Santa Cruz, CA 95065

Project Description: Proposal to co-locate 8 panel antennas and 6 related equipment cabinets on the roof of an existing hospital. Requires an Amendment to Commercial Development Permit 2380-U and Master Development Permits 76-1782 and 80-364-PD.

Person or Agency Proposing Project: AT&T C/O Jacqueline Smart w/Cortel

Contact Phone Number: (510) 435-9849

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:

Addition to existing structure where the addition does not increase the floor area by more than 50 percent of existing

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

_____ Date: _____
Sheila McDaniel, Project Planner

EXHIBIT D

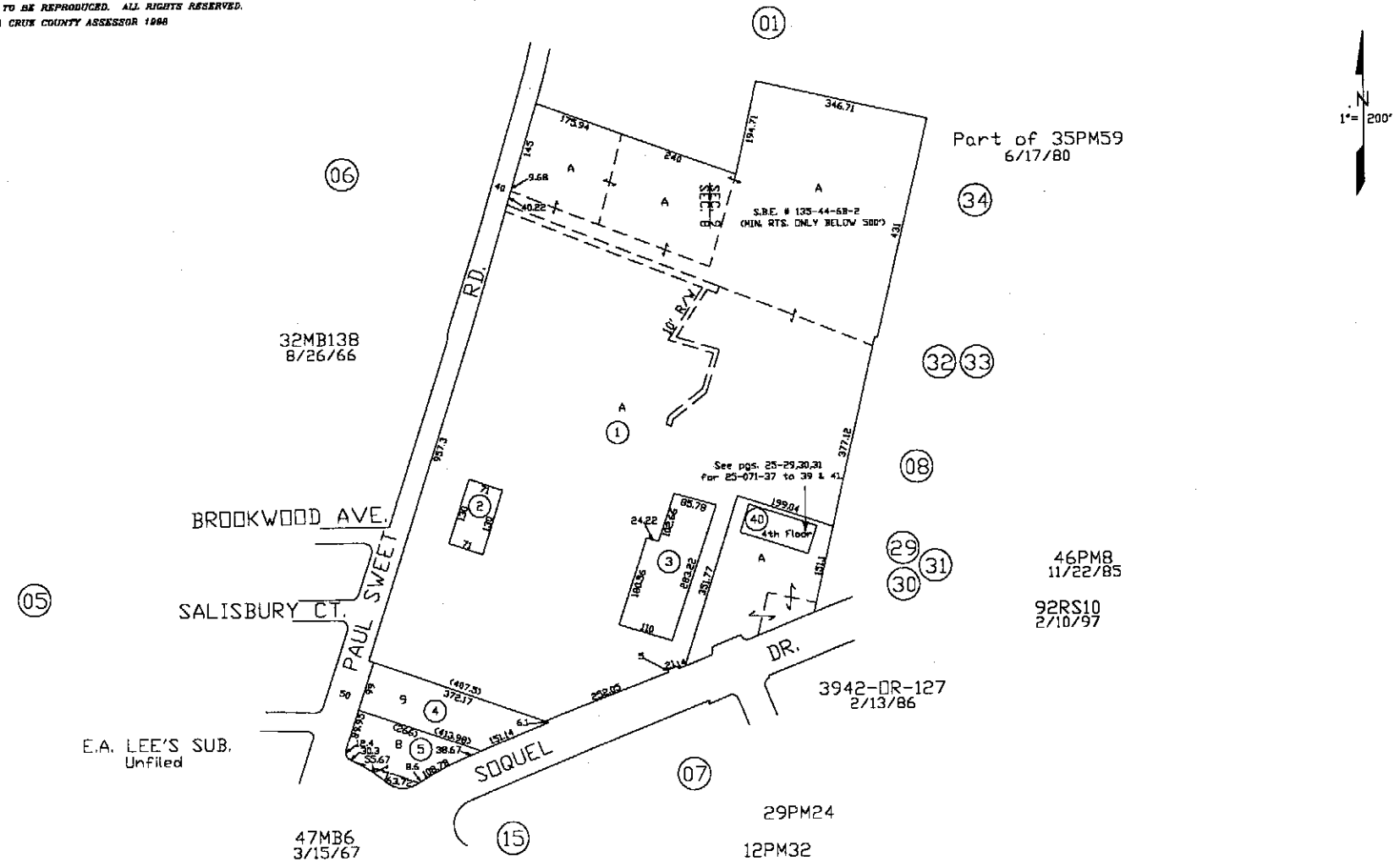
FOR TAX PURPOSES ONLY

POR. OF SEC. 8 & 9, T.11S., R.1W., M.D.B. & M.

Tax Area Code
96-103

25-48

27/79



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

Assessor's Map No. 25-48
County of Santa Cruz, Calif.
July, 1998

Electronically Redrawn 7/16/98 rw
Rev. 7/16/98 (Dor. from no. 7) rw
Rev. 7/28/98 (Con. Adj. 40 was left off)
Rev. 9/28/98 (Changed page refs.)

EXHIBIT E

Location Map

LEGEND

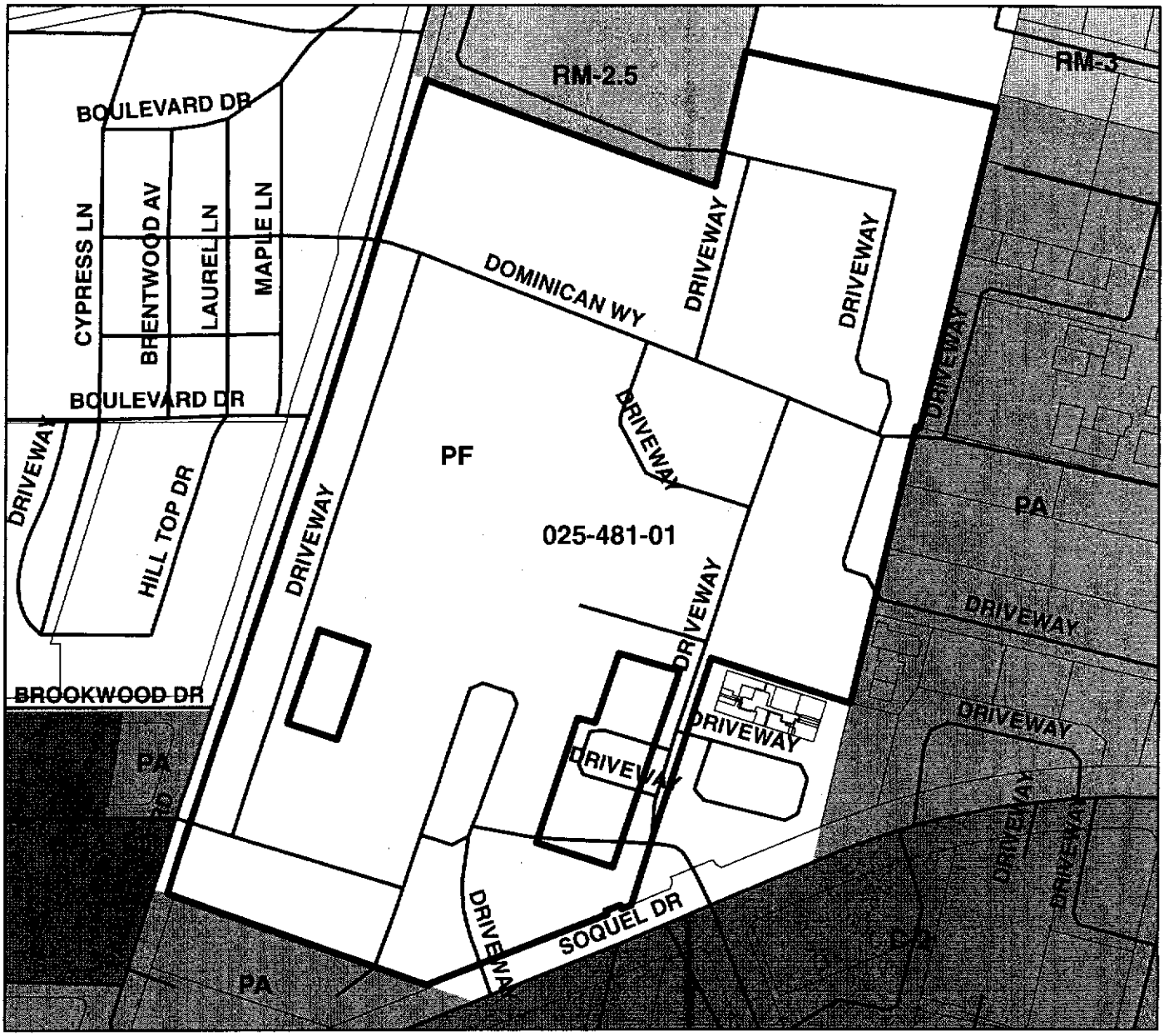
- APN: 025-481-01
- Assessors Parcels
- Streets
- State Highways
- SANTA CRUZ

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
July 2008

EXHIBIT E

Zoning Map



LEGEND

- APN: 025-481-01
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-PROF OFFICE

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W E
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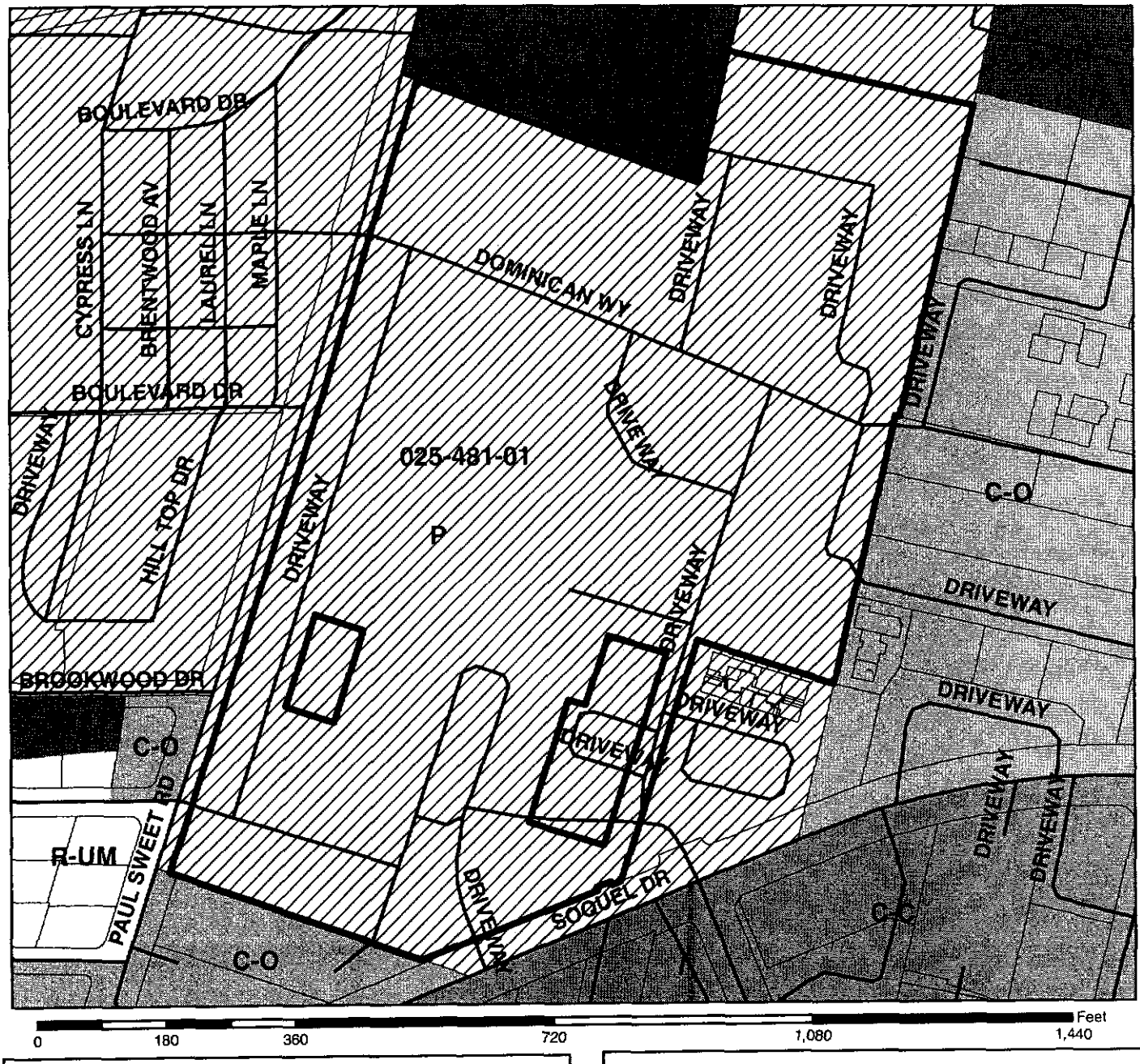
Map Created by
County of Santa Cruz
Planning Department
July 2008

EXHIBIT E

General Plan Designation Map



LEGEND

- APN: 025-481-01
- Assessors Parcels
- Streets
- Public Facilities
- Residential - Urban Medium Density
- Residential - Urban High Density
- Commercial-Office
- Commercial-Community
- Urban Open Space

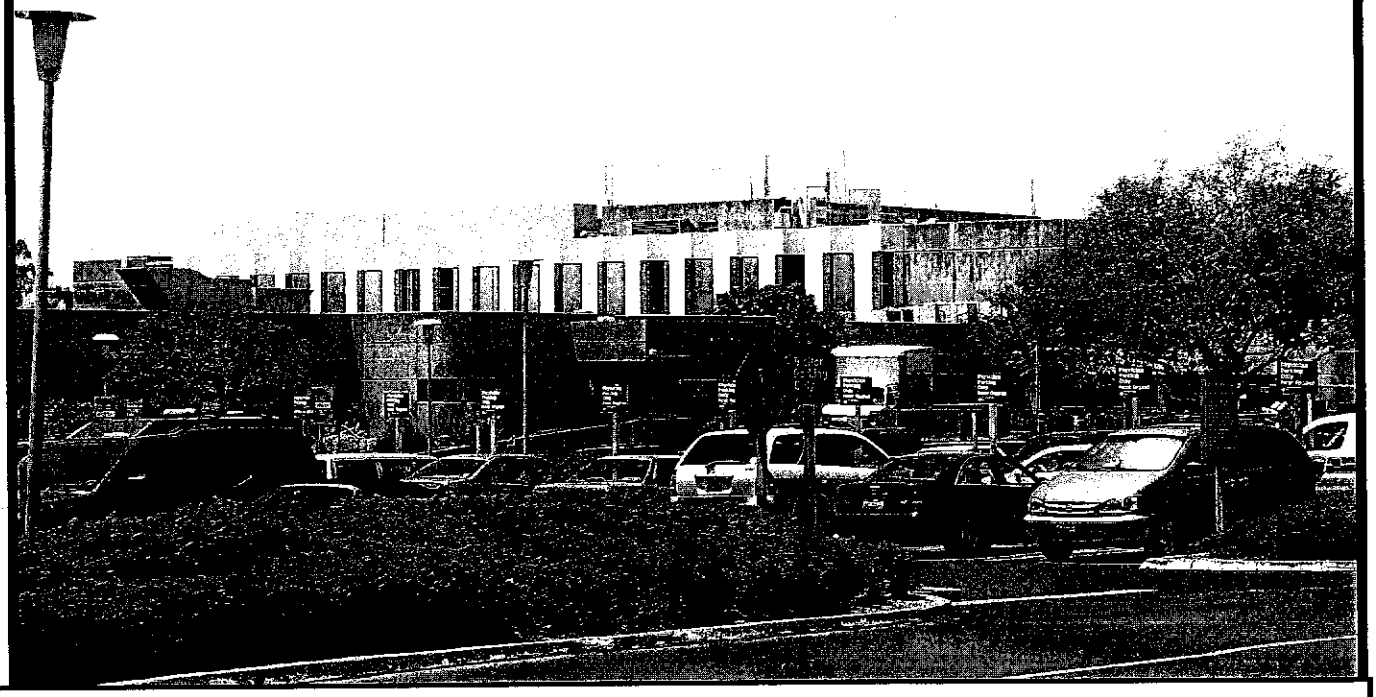
N
W E
S

Map Created by
County of Santa Cruz
Planning Department
July 2008

EXHIBIT E

Photosimulation of the proposed telecommunication facility as seen looking southwest from Dominican Way

Existing



at&t **CN3762** **Live Oak** 1555 Soquel Drive Santa Cruz, CA 95061

Proposed

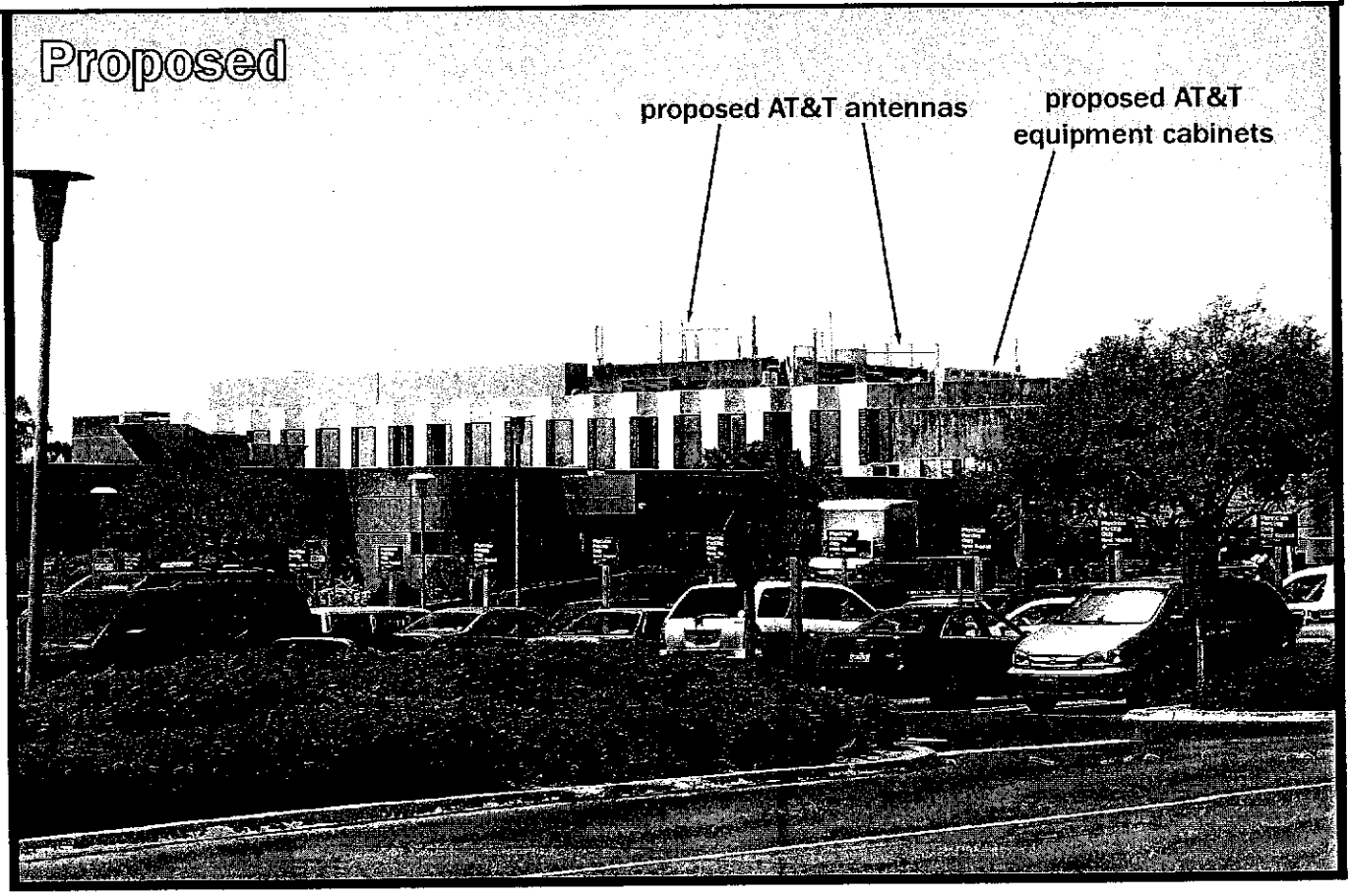
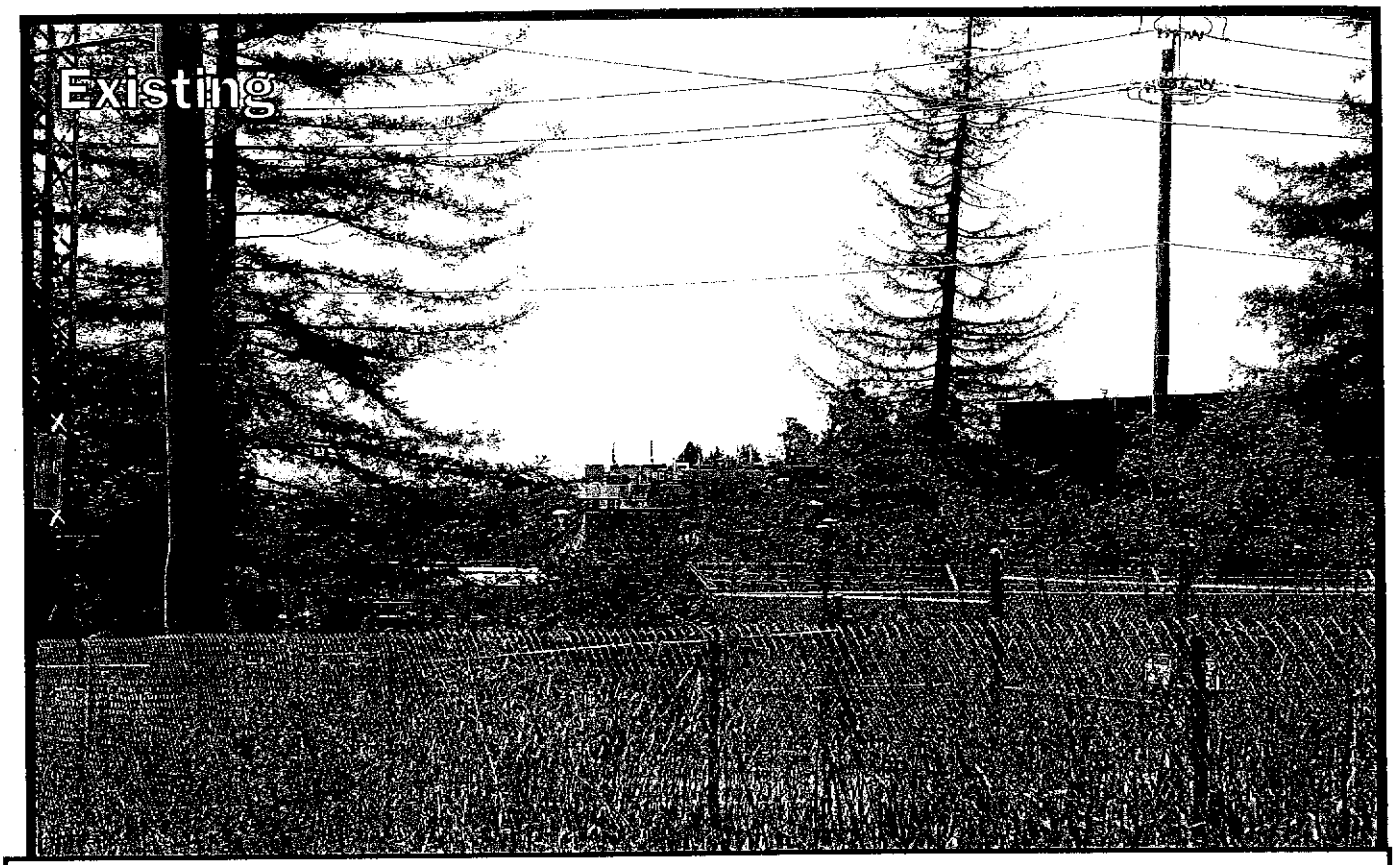


EXHIBIT F

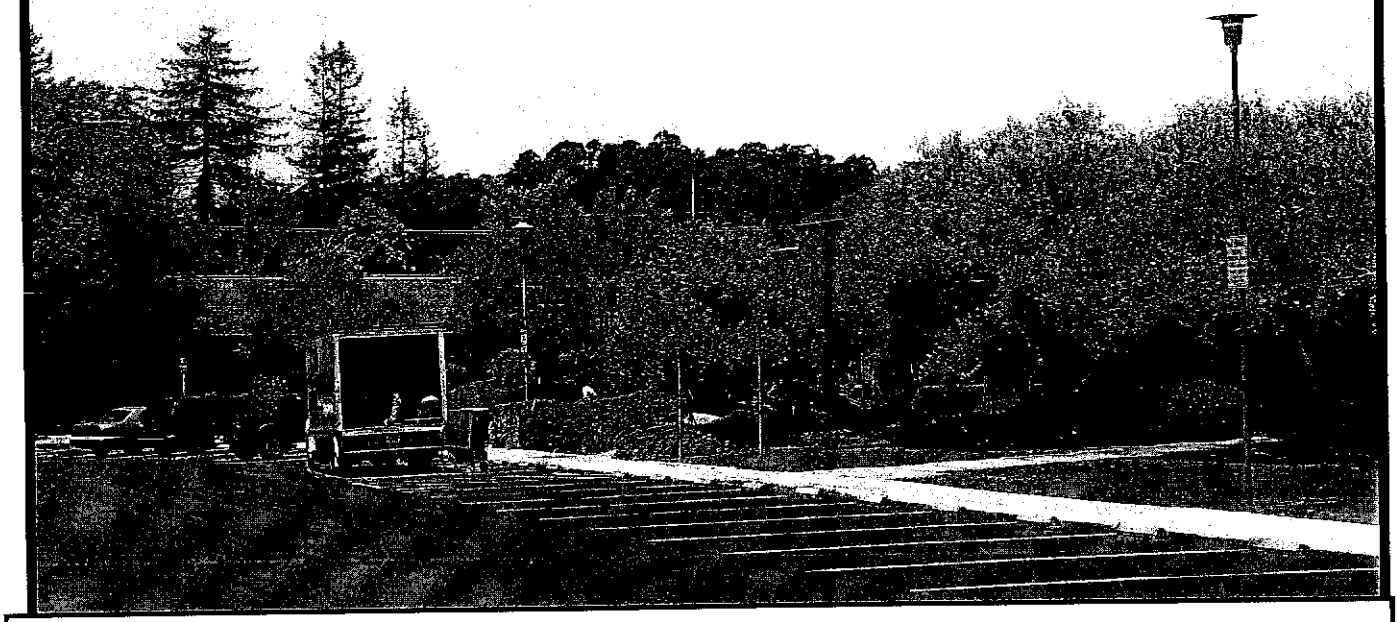


at&t CN3762 Live Oak 1555 Soquel Drive Santa Cruz, CA 95061

Photosimulation of the proposed telecommunication facility as seen looking south from Houts Drive

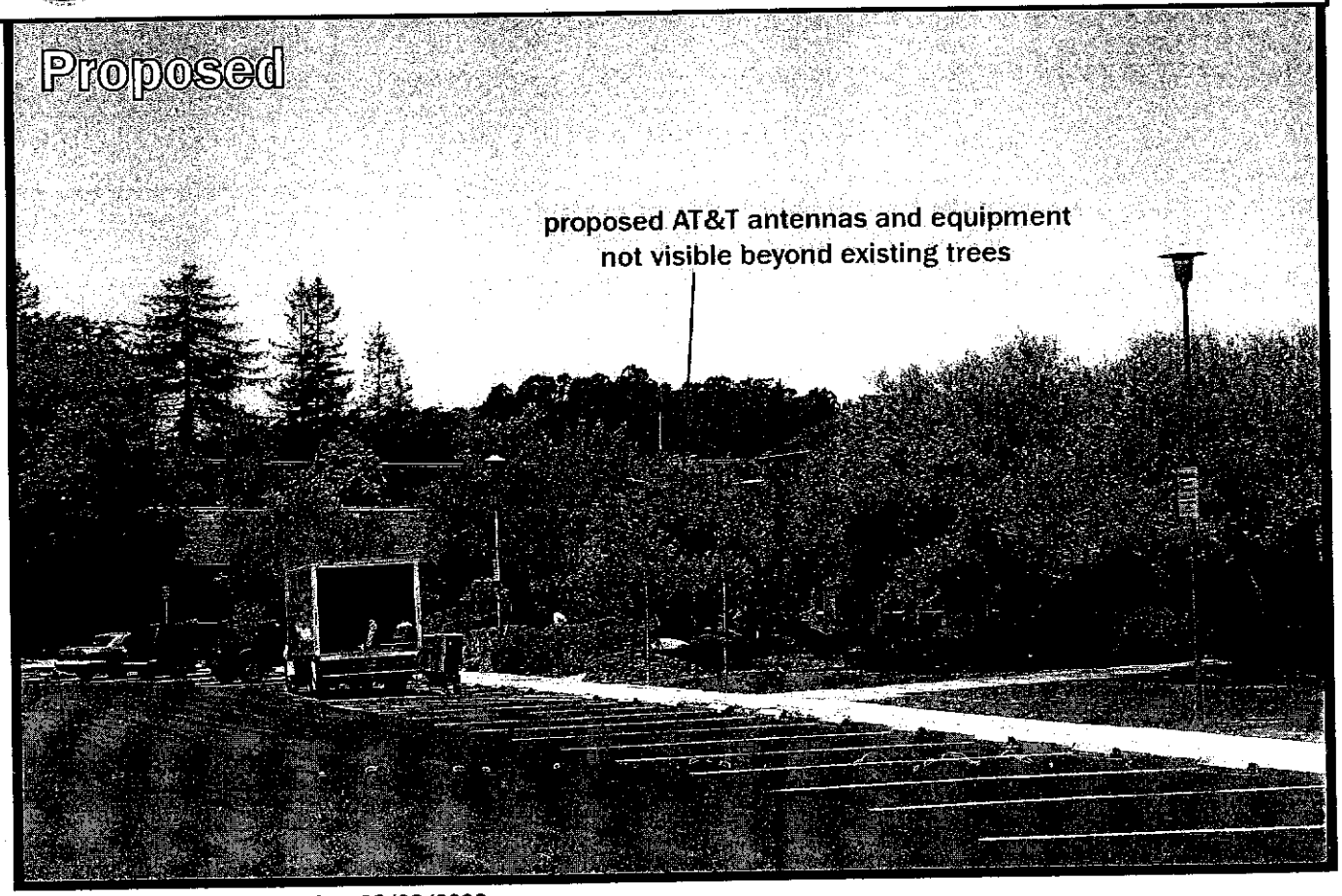
EXHIBIT F

Existing



at&t CN3762 Live Oak 1555 Soquel Drive Santa Cruz, CA 95061

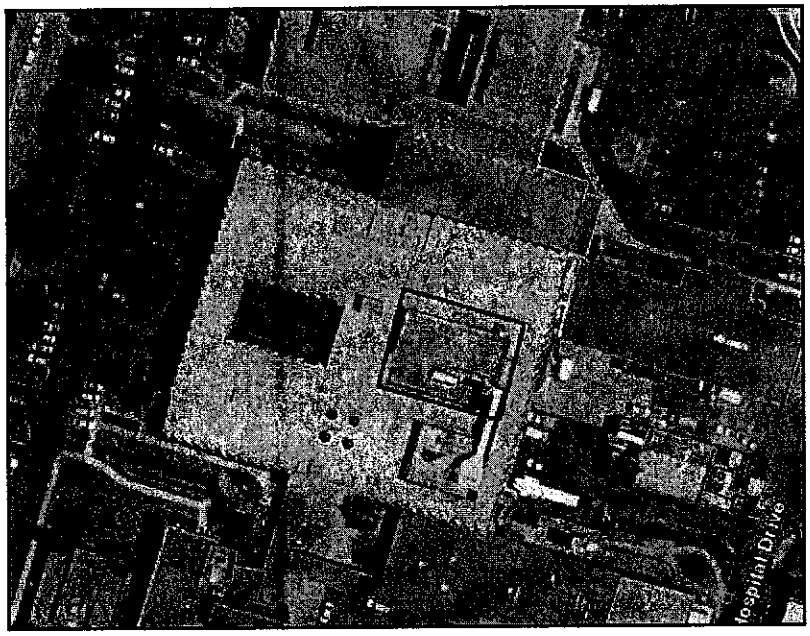
Proposed



Photosimulation of the proposed telecommunication facility as seen looking west from Soquel Drive

EXHIBIT F

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



Prepared for:

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

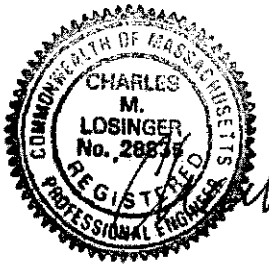
CN3762
Live Oak
1555 Soquel Drive
Santa Cruz, CA

EBI Project No. 61084091
June 30, 2008
(4-28-09 Rev 3)

EBI CONSULTING
Creating Value for Your Business

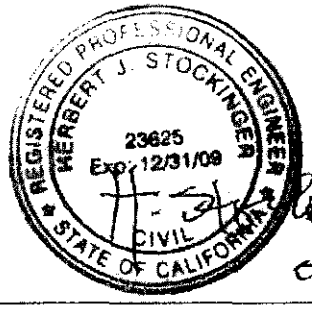
EXHIBIT G

Reviewed and Approved by:



6-20-08

Charles M. Losinger, PE
Executive Vice President



06/23/2008

Herbert J. Stockinger, PE
Senior Engineer

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.

TABLE OF CONTENTS

APPENDICES

EXHIBIT G

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct ground-level radio frequency electromagnetic (RF-EME) monitoring and modeling for AT&T Site CN3762 located at 1555 Soquel Drive in Santa Cruz, CA to determine worst-case predicted RF-EME exposure levels from wireless communications equipment proposed for installation at this site. Monitoring has been conducted in order to determine the existing RF-EME contribution of installed (T-Mobile, Sprint, Verizon, etc) antennas prior to AT&T's equipment installation. 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 population 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 June 20, 2008. This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Photographs
- Site Plan with antenna locations
- Graphic and tabular representation of on-site monitoring results
- 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

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

An installation is considered out of compliance with FCC regulations if, in an area that exceeds the FCC limits, that installation's contribution is greater than 5% of the applicable MPE and mitigation/RF control measures are not installed.

As presented in the sections below, based on the FCC criteria, there are no measured or modeled areas on any accessible walking/working surface related to the existing T-Mobile antennas that exceed the FCC's occupational and general population exposure limits at this site. However, there are modeled areas at the penthouse rooftop level at sector B related to the proposed AT&T equipment that exceed the FCC's occupational exposure limit within 2 feet of the antennas and the general population exposure limits within 12 feet of the antennas. There are no other modeled areas that exceed the FCC's occupational or general population exposure limits.

EXHIBIT G

AT&T Recommended Signage/ Compliance Plan

AT&T's RF Exposure Policy guidance, dated August 8, 2006, 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.

During the on-site survey, the presence and location of existing signage were documented. Areas that require action in order to meet AT&T's guidance are listed below. Based upon the criteria presented above, the following additional signage is recommended for the site:

- INFORMATION Sign 1 should be posted on the interior of the roof access door.
- Yellow CAUTION signs should be installed at the on the rear of the mounting structure for SECTOR B ONLY.

No barriers are recommended for this site. More detailed information concerning site compliance recommendations is presented in Section 6.0 and Appendix G of this report.

1.0 SITE DESCRIPTION

The site consists of a rooftop penthouse, located at 1555 Soquel Drive in Santa Cruz, CA. At the time of the site visit T-Mobile antennas were present on the rooftop. AT&T's equipment was not installed at the site. Measurements were taken on the nearest walking/working surface to the antennas to record existing RF-EME levels resulting from the existing equipment prior to installation of AT&T's equipment. Appendix B contains site photos taken on June 20, 2008 during the on-site survey. Appendix C presents a site plan indicating antenna locations. The existing carriers' antennas are pole mounted on the penthouse parapet at three (3) sector locations with two antennas per sector. AT&T's antennas are proposed to be pole mounted to the penthouse parapet at two (2) sector locations with two antennas per sector. There is also a third sector with the proposed antennas to be pole mounted on the penthouse rooftop with two antennas in this sector. The Sector A antennas will be oriented 110° from true north. The Sector B antennas will be oriented 265° from true north. The Sector C antennas will be oriented 185° from true north. The bottoms of the antennas in Sectors A and C will be mounted 8.9 feet above the main roof level; the Sector B antennas will be mounted 1.8 feet above the main roof level for as depicted in Appendix B (Site Photos) and Appendix C (Site Plan).

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 population/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 population/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 population/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 (S) (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

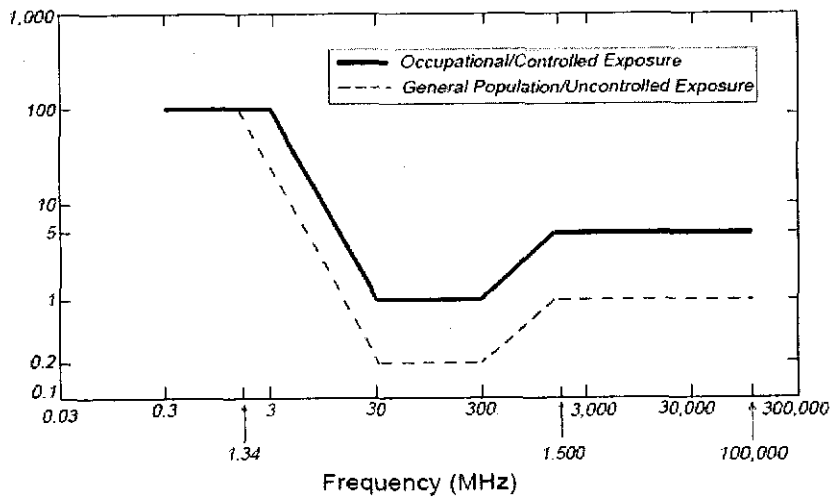
(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (S) (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)

Plane-wave Equivalent Power Density



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 OTHER APPLICABLE REQUIREMENTS / GUIDELINES

3.1 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure Policy guidance, dated August 8, 2006, 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 4.0 and in Appendices A, B, C, and D. Worst-case predictive modeling was also performed for the site. This modeling is described below in Section 5.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this tower site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 6.0.

4.0 GROUND LEVEL AND VICINITY SURVEY

EBI performed a ground -level RF-EME survey on June 20, 2008. The antenna inventory (based upon site drawings) and site photos taken from ground level are presented in Appendices A and B, respectively.

Monitoring was performed using a Narda 8718B Electromagnetic Radiation Survey Meter, Serial #1701 with a Narda A8742D Shaped Probe with a frequency range of 300kHz-3GHz. The meter was last calibrated on March 28, 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 spatially averaged or instantaneous readings above 1.725% of the FCC's controlled MPE (8.625% of the uncontrolled MPE) were encountered on any ground surface. The monitoring locations and tabulated measurements of power density can be found in Appendices C and D.

At the time of the site survey, it was noted that there was an information sign located at the roof access indicating the presence of RF emitting equipment at the site.

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 on the ground and nearby roof-tops 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 information gathered during the on-site ground-

level survey, information provided by AT&T, and information gathered from other sources. The antenna heights, models, number of active transmitters, equipment cabinet models, and other required data that are needed to include other carriers' equipment within the modeling analysis could not be verified in the field because the tower and co-locator equipment compounds could not be accessed and the info is not provided within available site drawings.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix E. A graphical representation of the RoofView® modeling results is presented in Appendix F. 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.

The results of this modeling indicate that the modeled power densities related to the proposed AT&T installations will not exceed the FCC's occupational and general population limits on any ground-level walking working surface. The maximum predicted ground-level power densities are 0.18% of the FCC's uncontrolled (general population) limit and 0.036% of the FCC's occupational (controlled) limit, found 20 feet east of the Sector A antennas. At the main roof level, the maximum predicted power densities are 11.9% of the FCC's occupational limit and 59.5% of the FCC's general population limit. At the penthouse roof level, there is a small area directly in front of the Sector B antennas where the maximum predicted power densities are 183.2% of the FCC's occupational limit (916% of the FCC's general population limit). This area is located 1 foot in front of the Sector B antennas. The predicted areas at the penthouse roof level that would exceed the FCC's occupational and general population limits are located within 2 feet and 12 feet, respectively, of the Sector B antennas. The areas of exceedance for both the general population and occupational limits at the penthouse roof levels are highlighted in yellow and red, respectively, on the roof plan shown in Appendix F.

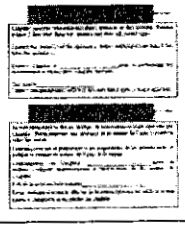
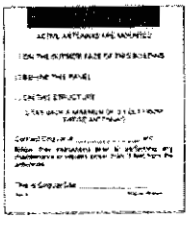
According to hospital officials (Mr. Tom Bruce, Facilities Manager, Dominican Hospital) the nearest adjacent building that is not controlled by Dominican Hospital is the medical office building located approximately 260 feet southeast of the Sector A antennas. At this location, the maximum ground level power density is 0.0013% of the FCC's uncontrolled (general population) limit and 0.00263% of the FCC occupational limit. At the roof level for this building, the maximum power density is 0.435% of the FCC's uncontrolled (general population) limit and 0.087% of the FCC occupational limit.

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
	INFO 3		WARNING
	INFO 4		

Based upon protocols presented in AT&T's RF Exposure Policy guidance document, dated August 8, 2006, and additional guidance provided by AT&T, the following signage is recommended

Rooftop:

- INFORMATION Sign 1 should be posted on the interior of the roof access door.
- Yellow CAUTION signs should be installed at the on the rear of the mounting structure for SECTOR B ONLY.

No barriers are required for this site. Barriers may consist of rope, chain, fencing, or painted/taped stripes. The recommended signage is graphically represented in the Compliance/Signage Plan presented in Appendix G. Persons installing the signs should follow the guidelines presented in AT&T's RF Exposure Policy guidance document, dated August 8, 2006, Section 8.0.

7.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for telecommunications equipment proposed for installation at the site located at 1555 Soquel Drive in Santa Cruz, CA. EBI has conducted theoretical modeling to estimate the worst-case power density from each antenna and conducted ground-level on-site monitoring of power density levels to document actual MPE levels at this location prior to installation of AT&T's equipment] and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies.

There are no measured exposures on any accessible roof-level walking/working surface related to existing equipment in the area that exceed the FCC's occupational and general population exposure limits at this site. Additionally, there are no modeled areas at the main roof level areas impacted by the proposed AT&T equipment in Sectors A and C that would exceed the FCC's occupational and general population exposure limits. However, there are modeled areas at the penthouse roof level that would exceed the FCC's occupational limit within 2 feet and the general population limit within 12 feet of the Sector B antennas. After posting of the recommended signage identifying this RF hazard area, the proposed project will be in compliance with AT&T's corporate RF safety policies and with FCC rules and regulations.

31 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 obtained by information provided 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

Antenna Inventory

EXHIBIT G

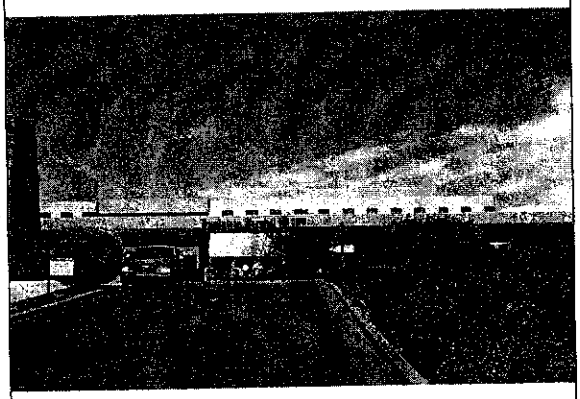
Antenna No.	Operated By	Frequency (MHz)	Power (W)[1]	# TRX	Antenna Model	Height Above Nearest Walking Surface
ATT A1	AT&T	GSM 850 GSM 1900	31.6 22.4	2 2	Kathrein AP 742-265	8.9' AGL
ATT A2	AT&T	UMTS 850	39.8	1	Kathrein AP 742-265	8.9' AGL
ATT B1	AT&T	GSM 850 GSM 1900	31.6 22.4	2 2	Kathrein AP 742-264	1.8' AGL
ATT B2	AT&T	UMTS 850	39.8	1	Kathrein AP 742-265	1.8' AGL
ATT C1	AT&T	GSM 850 GSM 1900	31.6 22.4	2 2	Kathrein AP 742-265	8.9' AGL
ATT C2	AT&T	UMTS 850	39.8	1	Kathrein AP 742-265	8.9' AGL
TMOBILE A1	TMOBILE	1900	10	1	unknown	11' AGL
TMOBILE A2	TMOBILE	1900	10	1	unknown	11' AGL
TMOBILE B1	TMOBILE	1900	10	1	unknown	11' AGL
TMOBILE B2	TMOBILE	1900	10	1	unknown	11' AGL
TMOBILE C1	TMOBILE	1900	10	1	unknown	11' AGL
TMOBILE C2	TMOBILE	1900	10	1	unknown	11' AGL

2 Power for AT&T antennas is the power for each transmitter.

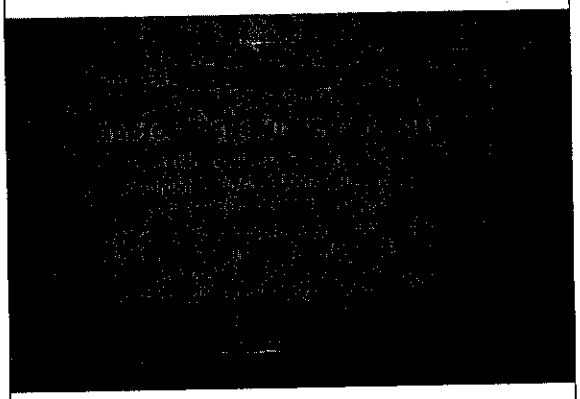
Appendix B

Photographs

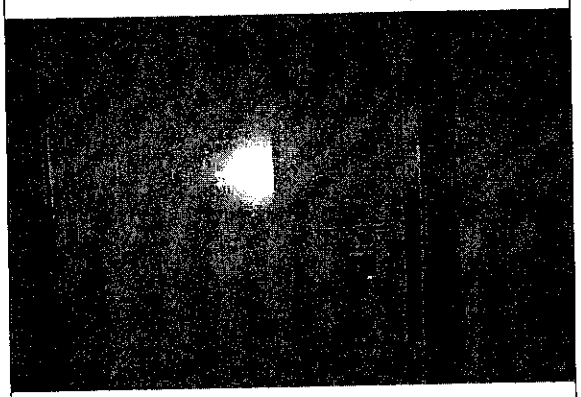
EXHIBIT G



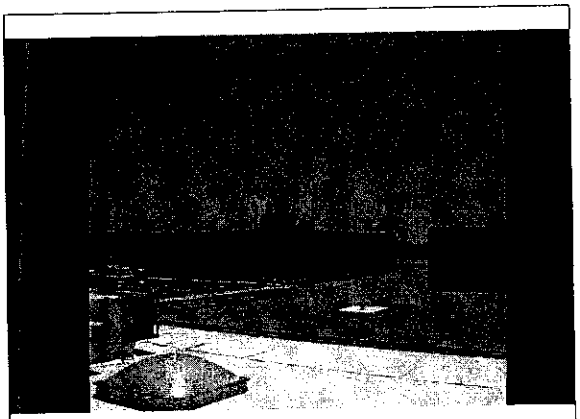
1.	Looking north at Project Site building



2.	Existing T-Mobile signage.

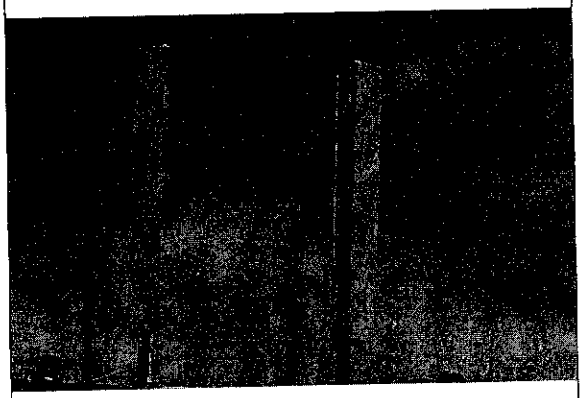


3.	Access door to roof.



4.	Looking south towards T-Mobile antennas.

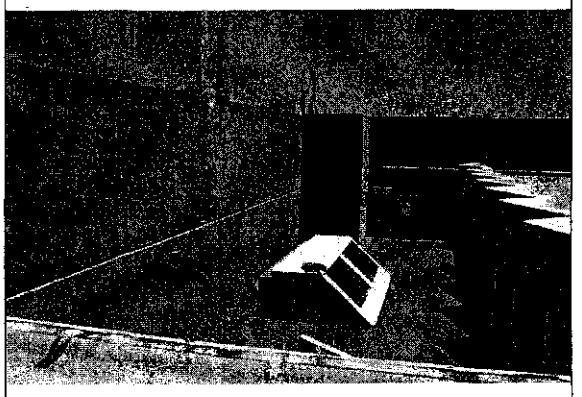
5.	Existing T-Mobile antennas.



6.	Southern most T-Mobile antennas pointed towards sectors B and C.

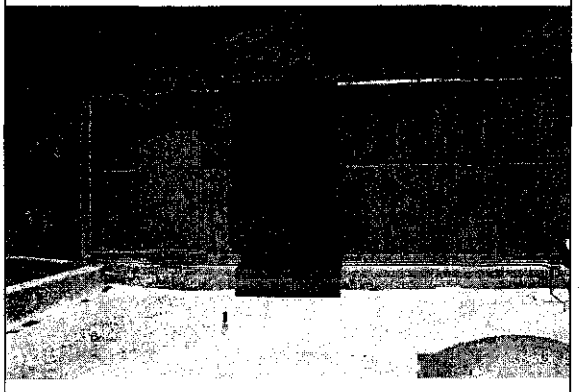
7.	T-Mobile Sector A.

8.	T-Mobile Sector A and B.



9.	T-Mobile Antennas directed in all three sectors and 2nd floor outdoor plaza below.

10.	Northernmost T-Mobile antenna pointed in sector C.



11.	Looking north towards site access door.

Appendix C

Site Plan

EXHIBIT G

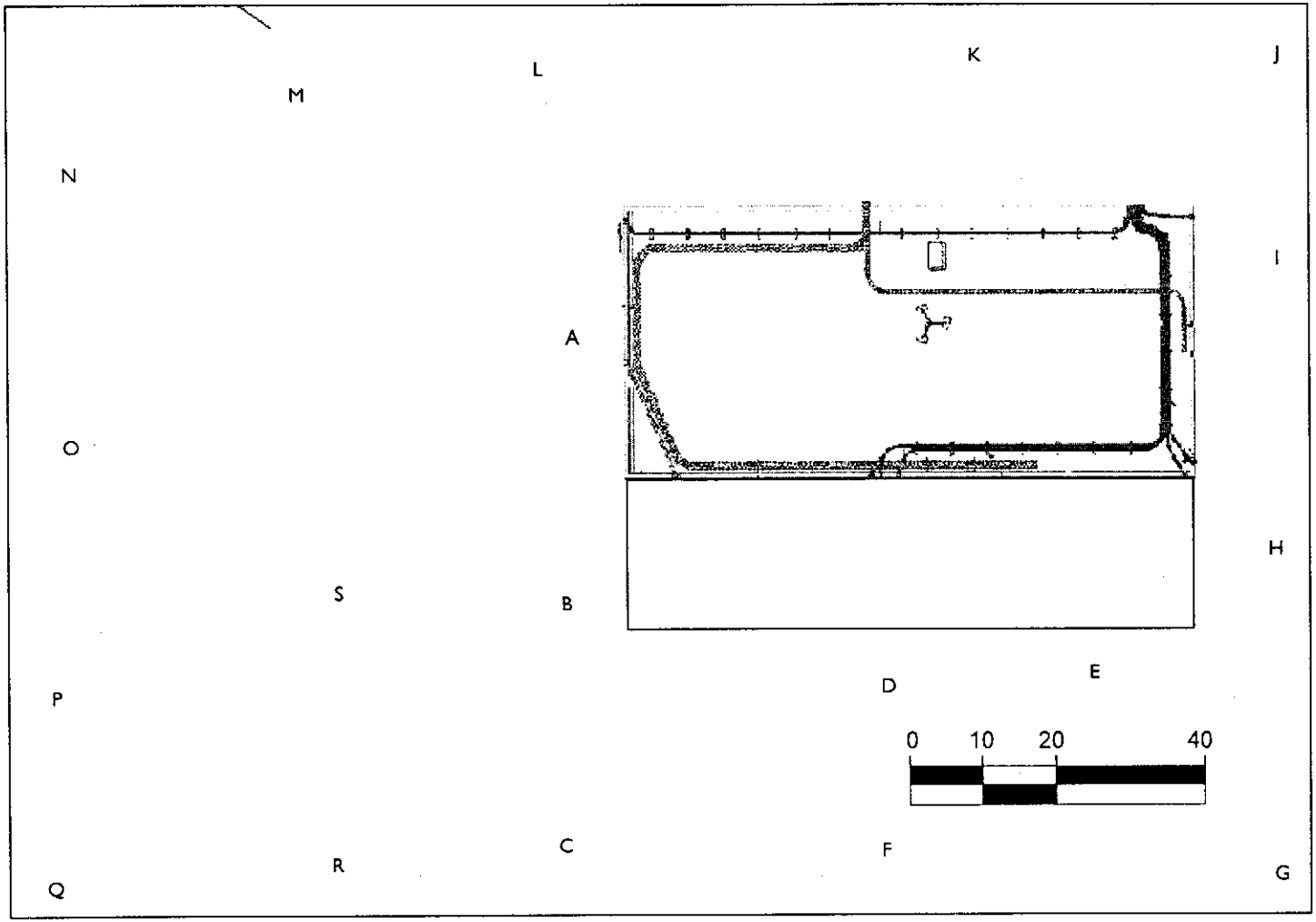


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EXHIBIT G

AT&T Antennas

Other Carrier Antennas

EBI CONSULTING

Partial Site Plan

Facility Operator: AT&T Mobility

Site Number: CN3762

USID Number: Live Oak

Site Name: **Report Date:** 6-23-08 **Site Visit Date: 6-20-08**

Appendix D

Monitoring Results

EXHIBIT G

Spatially Averaged Measurements

Location No.	Location Description	Spatially Averaged (% Uncontrolled MPE)	Spatially Averaged (% Controlled MPE)	Maximum Reading (% Controlled MPE)
1		6.280	1.256	1.500
2	20' in front of TMobile Sectors B & C	5.115	1.031	1.162

Instantaneous Measurements

Location No.	Instantaneous Measurement (% of Uncontrolled MPE Limit)	Instantaneous Measurement (% of Controlled MPE Limit)
A	4.0310	0.8062
B	3.8435	0.7687
C	3.8435	0.7687
D	2.6400	0.5280
E	6.2150	1.2430
F	8.3400	1.668
G	8.6250	1.725
H	7.5000	1.500
I	7.5000	1.500
J	7.1250	1.425
K	6.2800	1.256
L	5.1750	1.143
M	5.5300	1.106
N	6.1850	1.237
O	6.5600	1.312
P	7.3100	1.462
Q	7.5900	1.518
R	7.2150	1.443
S	8.0600	1.612

Appendix E

Roofview Export

EXHIBIT G

Map, Settings, Antenna, and Symbol Data Table .. Exported from workbook -> Roof View RF Template.xls
Done on 6/24/2008 at 10:21:13 AM.
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.

StartMapDefinition

Roof Max X	Roof Max Y	Map Max Y	Map Max X	Y Offset	X Offset	Number of	envelope		List Of Area
40	70	60	90	10	10	1	$U$171:$C	$U$171:$CL$210	$U$171:$C

StartSettingsData

Standard	Method	Uptime	Scale Facti	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
3	2	3	1	20	1	50	2	100	2	3	1.5	1

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

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
Ant A1		850	31.6	2	200	1-5/8 LDF	1.52		30.11044	Kathrein	742 265		70	19	8.9 VC		6.3	10.5 65;110		ON
Ant A1		1900	22.3	2	200	1-5/8 LDF	1.52		21.24882	Kathrein	742 265		70	19	8.9 VC		6.3	5 65;110		ON
Ant A2		850	39.8	1	200	1-5/8 LDF	1.52		18.96195	Kathrein	742 265		70	23	8.9 VC		6.3	10.5 65;110		ON
Ant B1		850	31.6	2	80	7/8 LDF	1.46		35.02008	Kathrein	742 265		13	8	1.8 VC		6.3	10.5 65;265		ON
Ant B1		1900	22.3	2	80	7/8 LDF	1.46		24.71353	Kathrein	742 265		13	8	1.8 VC		6.3	5 65;265		ON
Ant B2		850	39.8	1	80	7/8 LDF	1.46		22.05378	Kathrein	742 265		12	12	1.8 VC		6.3	10.5 65;265		ON
Ant C1		850	31.6	2	80	7/8 LDF	1.46		35.02008	Kathrein	742 265		43	3	8.9 VC		6.3	10.5 65;185		ON
Ant C1		1900	22.3	2	80	7/8 LDF	1.46		24.71353	Kathrein	742 265		43	3	8.9 VC		6.3	5 65;185		ON
Ant C2		850	39.8	1	80	7/8 LDF	1.46		22.05378	Kathrein	742 265		47	3	8.9 VC		6.3	10.5 65;185		ON
TMOB A1		1900	10	1			3		5.011872				70	37	11 VC		4.5	65;110		ON
TMOB A2		1900	10	1			3		5.011872				70	5	11 VC		4.5	65;110		ON
TMOB B1		1900	10	1			3		5.011872				68	3	11 VC		4.5	65;135		ON
TMOB B2		1900	10	1			3		5.011872				48	3	11 VC		4.5	65;135		ON
TMOB C1		1900	10	1			3		5.011872				11	3	11 VC		4.5	65;265		ON
TMOB C2		1900	10	1			3		5.011872				10	36	11 VC		4.5	65;265		ON

StartSymbolData

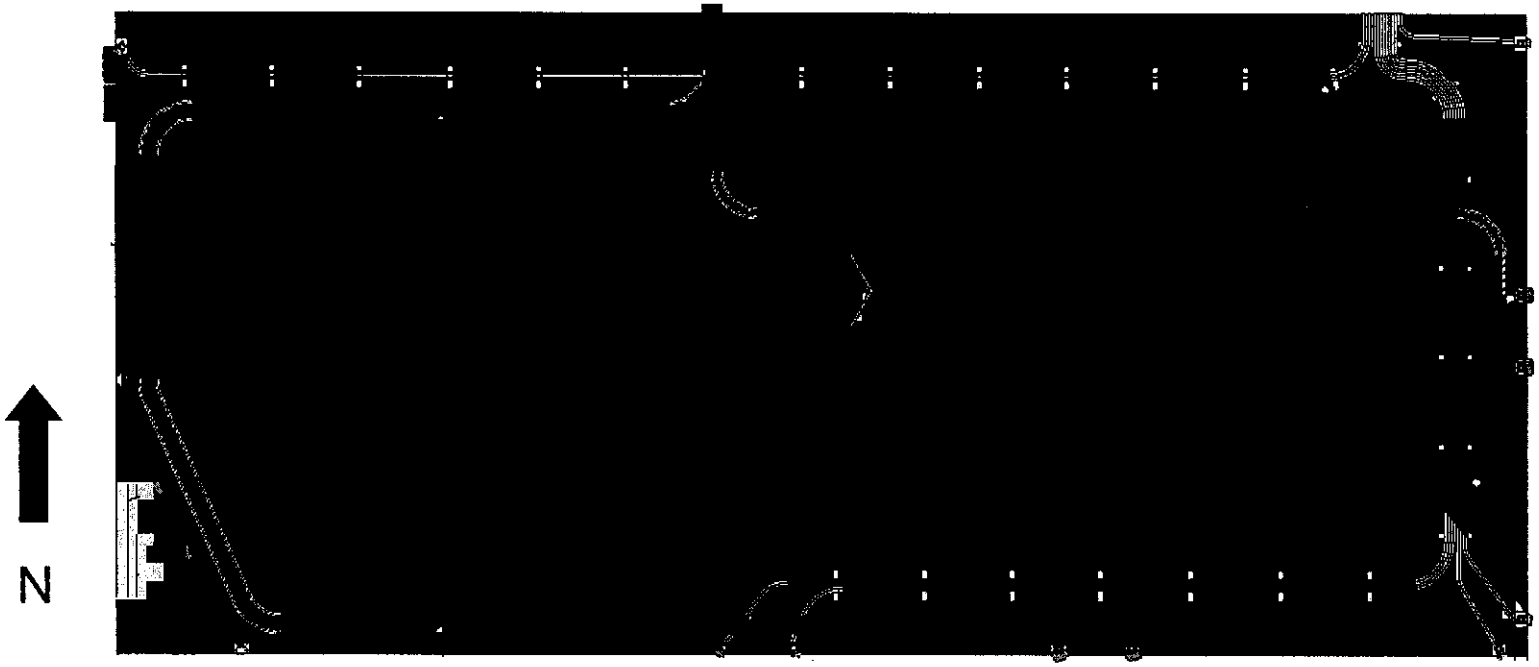
Sym	Map Marke	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

EXHIBIT 6

Appendix F

Roofview Graphics

EXHIBIT 6



N

0 10 20 40

AT&T Antennas

Other Carrier Antennas

Power density is less than the FCC's uncontrolled MPE

Power density is greater than the FCC's uncontrolled MPE, but less than the FCC's occupational MPE

Power density is greater than the FCC's occupational MPE

Partial Roof Plan (Penthouse Roof Level)

Facility Operator: AT&T Mobility
Site Number: CN3762
USID Number: Live Oak
Site Name: Report Date: 6-9-08 **Site Visit Date:** 6-20-08

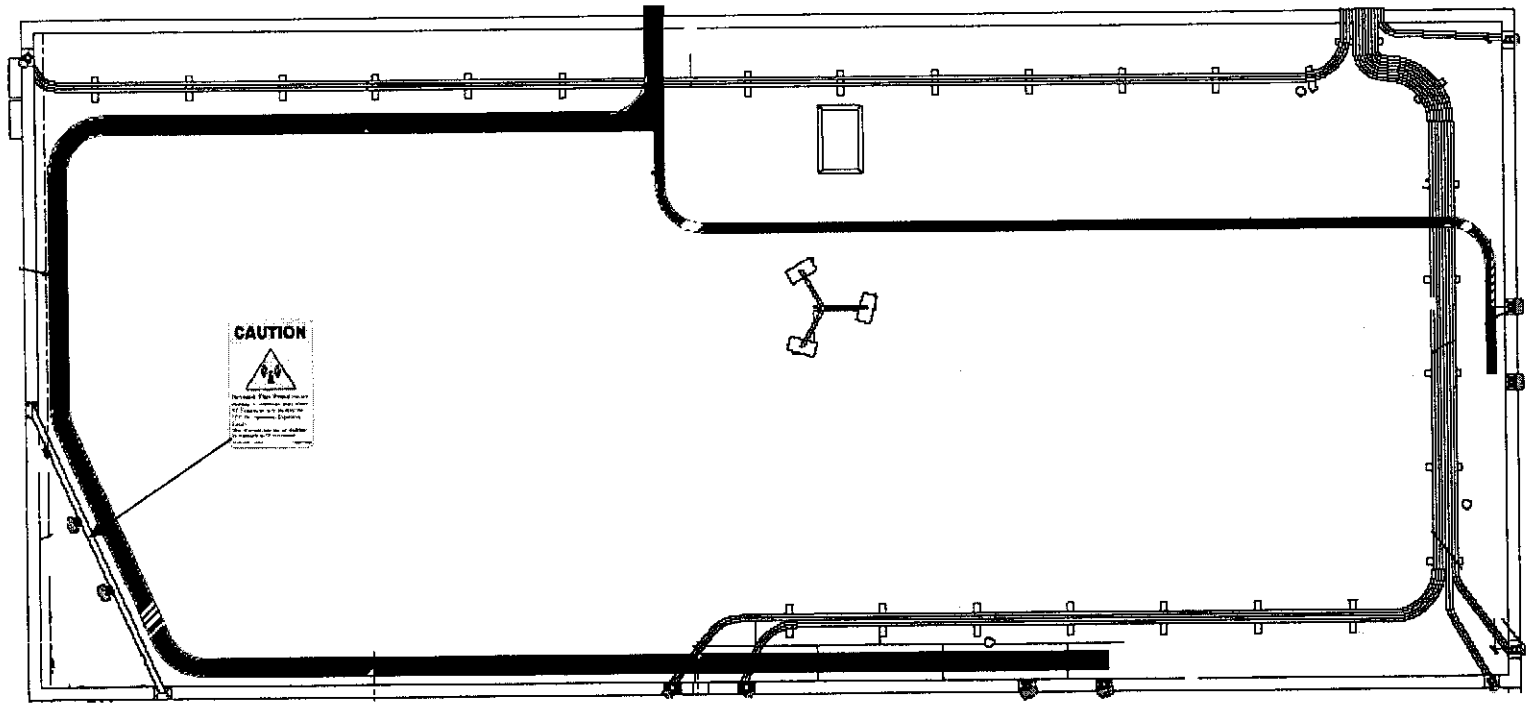
EBI CONSULTING

EXHIBIT G

Appendix G

Compliance/Signage Plan

EXHIBIT 6



N

0 10 20 40

Install INFO 1 sign on interior of main roof access door.

AT&T Antennas

Other Carrier Antennas

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

EBI CONSULTING

Signage Plan (Penthouse Roof Level)

Facility Operator: AT&T Mobility

Site Number: CN3762

USID Number: NA

Site Name: Live Oak

Report Date: 6-23-08 **Site Visit Date:** 6-20-08

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EXHIBIT G

Appendix H

Certifications

EXHIBIT G

Field Personnel Certification

I, Alicia Horton, 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.

Preparer Certification

I, Stephanie Penta, 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 8/06/06) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data collected during the site survey 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.

Stephanie Penta

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

September 29, 2008

AGENDA DATE: October 21,2008

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

SUBJECT: Proposed County Code Amendments to Reduce the Visual Impacts of Wireless Communication Facilities

Members of the Board:

As you recall, on December 4, 2007, your Board considered, and heard testimony on, various issues related to the County's regulations regarding wireless communication facilities (WCFs), of which cell towers are one type. Among the concerns expressed were concerns about the visual impacts of some WCFs. As a result of that hearing, your Board directed that several amendments be made to the County's WCF Ordinance (County Code Sections 13.10.660-668) to reduce the visual impacts of WCFs at co-location/multi-carrier sites and near residences or schools. On March 4, 2008, your Board gave conceptual approval to these ordinance amendments. On September 10, 2008, this item was considered by the Planning Commission and was recommended for approval by your Board. This item is now being returned to your Board for your consideration of final approval.

Visual Impacts From WCFs

As WCFs have proliferated throughout the County in recent years it has become apparent that, despite the numerous visual impact avoidance protections contained in the current WCF Ordinance, there are numerous examples of significant visual blight that have resulted from the placement of WCFs over the years (see Attachments 3 and 4 for photographic examples). This has been a particular problem at certain co-location/multi-carrier sites throughout the County, where two or more wireless communication carriers concentrate their antennas and related equipment onto one tower, or onto multiple towers all located on a single site/parcel. Unsightly WCFs (including both cell towers and roof-mounted WCFs) have also become a problem in populated and/or high traffic areas, such as areas near homes and schools. To remedy these visual impact issues, your Board directed staff to amend the County's WCF Ordinance to put a limit on the number of antennas and equipment that can be located in one place. Your Board also directed that the WCF Ordinance's current 300-foot (or 5 times the height of the tower) visual impact buffer between cell towers and residences be expanded in scope to include other types of WCFs (i.e., roof-mounts), and that the County enforce a similar buffer in another high traffic/visibility area – namely the areas surrounding public schools.

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EXHIBIT H

Proposed WCF Ordinance Amendments

To address visual impacts from WCFs, this staff report presents proposed ordinance amendments to: (1) apply a 300-foot visual impact buffer between roof-mounted wireless communication facilities (WCFs) and residential areas, unless it can be shown there will not be a visual impact; (2) apply a 300-foot visual impact buffer between WCFs and public schools, unless it can be shown there will not be a visual impact; and (3) limit the number of antennas at co-location/multi-carrier WCF sites to no more than nine antennas, with no more than three separate equipment cabinets/shelters, on any single parcel unless it can be shown there will not be a visual impact. Proposed approaches for accomplishing these goals and a discussion of related issues are presented below.

1. Application of Visual Impact Buffer Between Roof-Mounted WCFs and Residential Areas

   Currently the County's WCF Ordinance contains a limited prohibition against the placement of new WCF towers (but not roof-mounted WCFs) within 300-feet (or 5 times the height of the tower, whichever is greater) of residentially-zoned parcels, on the basis of the potential negative visual impacts such towers would have on nearby residences. This visual impact buffer can be reduced or eliminated, through a waiver, if it can be shown that the WCF will not be readily visible from nearby residences, or if the applicant can prove that the proposed location is necessary for their coverage needs and is the environmentally superior alternative.

   On March 4, 2008, your Board directed staff amend the WCF Ordinance to apply the same visual impact buffer to new roof-mounted WCFs, as well as to new cell towers. This change was made because, even though these types of WCFs are confined to rooftops, they can still create a visual clutter that detrimentally affects the views from surrounding residences, particularly if such residences are located even with or above the roof-level of the WCF site (see last two photos in Attachment 3 for local examples, and Attachment 4 for non-local examples, since there are few examples of local un-camouflaged roof-mounted WCFs). To implement such a change, staff proposes that the WCF be amended to add roof-mounted WCFs as a type of WCF that is subject to the residential visual impact buffer (see Exhibit I-A of Attachment 1). The proposed amendment contains a waiver for reducing/eliminating the 300-foot setback in situations where there will be no visual impact.

2. Limiting the Number of Antennas/Equipment at Any Single Site

   Currently the County's WCF Ordinance tends to encourage the co-location of multiple WCFs on a single tower, so as to minimize the proliferation of potentially unsightly cell towers throughout the community. In several locations throughout the unincorporated area multiple cell towers exist on the same parcel. These co-location and multi-carrier sites can have between two and five carriers and up to 25 or more antennas each. However, it has become apparent that such concentrations of WCFs can have detrimental visual impacts if too many WCF antennas and their associated equipment are crowded together in one place (see Attachment 3 for photos of over-cluttered co-

location/multi-user sites). Therefore, your Board directed that the WCF Ordinance be amended to place a limit on the number of WCF antennas and equipment shelters that can be located at any single site. By implementing this change, your Board is still encouraging co-locations, but only up to a certain point. The proposed amendments to the WCF Ordinance would limit the number of WCF antennas/equipment allowed at any one location (i.e., on the same parcel) to no more than nine WCF antennas and three equipment shelters/enclosures, limits which staff believes would allow for a reasonable concentration of WCFs at a single site without creating a significant visual blight. Staff recommends that an exception to this requirement be possible if the applicant can show that there would be no (or minimal) additional visual impacts from a proposed co-location or multi-user site with more than nine panel antennas or three equipment shelters/enclosures. This would place a reasonable limit, generally allowing a single tower/pole with multiple carriers, which would result in a reduced visual impact at multi-carrier sites. It is proposed that existing co-location/multi-carrier sites would be "grandfathered-in" so that such sites would not be rendered non-conforming, so as not to overly burden the WCF carriers currently using such sites.

3. Requiring a Buffer Between WCFs and Public Schools

The County WCF Ordinance currently prohibits WCFs from being located on school grounds, but does not prohibit them from being located near or adjacent to schools. Since children in public schools are involuntarily subjected to the visual blight that WCFs near public schools can create, it is reasonable to restrict WCFs near public schools. To further reduce visual impacts from WCFs in the well populated/high traffic areas near schools, on March 4, 2008, your Board directed that the WCF Ordinance be amended to prohibit new WCF towers and visible roof-mounted WCFs within 300-feet (or five times the height of the tower, whichever is greater) of public schools, unless it can be shown that there will be no visual impact. To implement such a change, staff proposes that the WCF Ordinance be amended to require a visual impact buffer between WCFs and schools as well as residences (see Exhibit I-A of Attachment I).

Environmental Review

The proposed WCF Ordinance amendments have undergone environmental review and have been found to have no significant negative environmental impacts and to be consistent with the California Environmental Quality Act (CEQA). Staff has prepared a CEQA Initial Study (Attachment 6), which has undergone its 28-day review period, and a CEQA Negative Declaration has been proposed for your Board's approval.

Local Coastal Program Consistency

The proposed amendments will not result in any loss of agricultural land, any loss of coastal access, or any negative impacts to public viewsheds within the Coastal Zone. The amendments therefore meet the requirements of, and are consistent with, the County's certified Local Coastal Program (LCP) and the California Coastal Act.

Planning Commission Recommendation

At a duly noticed public hearing on September 10, 2008, the Planning Commission considered the proposed amendments to the WCF Ordinance and voted unanimously to recommend their approval by your Board (see Attachments 7 and 8)for Planning Commission Resolution and meeting minutes).

Pending Applications that May be Impacted By Proposed Ordinance Changes

There are several pending applications for WCF co-locations that may be impacted by the proposed WCF Ordinance amendments (see Attachment 10 for list). Staff recommends that the new regulations apply to all new applicable WCF applications that have not yet been deemed complete on the effective date of the proposed ordinance change, but that any application deemed complete prior to that date be reviewed under the existing code language.

Recommendation

On March 4, 2008, your Board directed that several amendments be made to the County's Wireless Communication Facilities (WCF) Ordinance (County Code Sections 13.10.660-668) to reduce the visual impacts of WCFs at multi-carrier sites and near residences and schools. Staff has proposed recommended amendments to the WCF Ordinance that would implement your Board's direction, proposed to go into effect outside the Coastal Zone 31-days after your Board's approval, and within the Coastal Zone after certification by the Coastal Commission.

It is therefore RECOMMENDED that your Board take the following actions:

1. Conduct a Public Hearing;

2. Adopt the attached Resolution (Attachment 1) approving the proposed amendments to the County's Wireless Communication Facilities (WCF) Ordinance, as a Local Coastal Program amendment, to reduce the visual impacts of WCFs at co-location/multi-carrier sites, and near residences and schools;

3. Approve the proposed ordinance (Attachment 2) amending the County's Wireless Communication Facilities (WCF) Ordinance to reduce the visual impacts of WCFs at co-location/multi-carrier sites, and near residences and schools; to be effective outside the Coastal Zone on the 31"' day after adoption, and effective inside the Coastal Zone upon Coastal Commission certification;

4. Certify the proposed CEQA Negative Declaration (Attachment 6);

5. Direct staff to submit the proposed ordinance amendments to the Coastal Commission, as part of the next Coastal "Rounds" package; and

6. Direct staff to apply the new regulations only to applicable WCF applications that have not yet been deemed complete by the effective date of the ordinance amendment.

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EXHIBIT H

Sincerely,

Tom Burns
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO
County Administrative Officer

Attachments:

1. Resolution Approving Proposed County Code Amendments

   Exhibit 1-A: Proposed Amendments to County's Wireless Communication Facilities (WCF) Ordinance (Strike-through/Underlined Version)

2. Ordinance Approving Proposed Amendments to County's Wireless Communication Facilities (WCF) Ordinance (Clean Copy)
3. Local Photographic Examples of Unsightly Co-location/Multi-Carrier and Roof-Mount WCF Sites
4. Non-Local Photographic Examples of Unsightly Roof-Mounted WCFs
5. CEQA Initial Study
6. Proposed CEQA Negative Declaration
7. Planning Commission Resolution
8. Planning Commission Meeting Minutes from September 10, 2008
9. Planning Commission Staff Report (on file with Clerk of the Board)
10. List of pending WCF co-location applications that may be affected by ordinance changes

cc: County Counsel
California Coastal Commission
Robert Smith, Crown Castle, Inc.

TB:GH:fb\G:\Board Letters\2008\Pending\October 21\Cell Tower Ordinance Amendments.doc

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EXHIBIT H

EXHIBIT 1-A

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE TO REDUCE THE VISUAL IMPACT OF WIRELESS COMMUNICATION FACILITIES (Strike-Through/Underline Version)

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Subsection (3) of Subdivision (c) of Section 13.10.661 of the Santa Cruz County Code is hereby amended, to read as follows:

(3) Exceptions to Restricted Area Prohibition. Wireless communication facilities ***(WCFs)*** that are co-located upon existing wireless communication facilities/towers or other utility towers/poles (e.g., P.G.&E. poles), and which do not significantly increase the visual impact of the existing facility/tower/pole, are allowed in the restricted zoning districts listed ***in (c)(1)*** above. ***Proposed new wireless communication facilities at co-location/multi-carrier sites that would result in more than nine (9) total individual antennas, and/or more than three (3) above-ground equipment enclosuredshelters, located on the same parcel are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created. Existing legal co-location/multi-carrier WCF sites that exceed these limits are allowed to retain their current number of antennas and equipment shelters/enclosures.*** Applicants proposing new non-collocated wireless communication facilities in the Restricted Areas must submit as part of their application an Alternatives Analysis, as described in Section 13.10.662(c) below. In addition to complying with the remainder of Sections 13.10.660 through 13.10.668 inclusive, non-collocated wireless communication facilities may be sited in the restricted zoning districts listed above only in situations where the applicant can prove that:

(A) The proposed wireless communication facility would eliminate or substantially reduce one or more significant gaps in the applicant carrier's network; and

(B) There are no viable, technically feasible, and environmentally (e.g., visually) equivalent or superior potential alternatives (i.e., sites and/or facility types and/or designs) outside the prohibited and restricted areas identified in Sections 13.10.661(b) and 13.10.661(c)) that could eliminate or substantially reduce said significant gap(s).

SECTION II

Subdivision (g) of Section 13.10.661 of the Santa Cruz County Code is hereby amended, to read as follows:

(g) Co-Location. Co-location of new wireless communication facilities into/onto existing wireless communication facilities and/or existing telecommunication

towers is generally encouraged *if it does not create significant visual impacts. Proposed new wireless communication facilities at co-location/multi-carrier sites that would result in more than nine (9) total individual antennas, and/or more than three (3) above-ground equipment enclosures/shelters, located on the same parcel are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created. Existing legal co-location/multi-carrier WCF sites that exceed these limits are allowed to retain their current number of antennas and equipment shelters/enclosures.* Co-location may require that height extensions be made to existing towers to accommodate additional users, or may involve constructing new multi-user capacity towers that replace existing single-user capacity towers. Where the visual impact of an existing towedfacility must be increased to allow for co-location, the potential increased visual impact shall be weighed against the potential visual impact of constructing a new separate towedfacility nearby. Where one or more wireless communication towedfacilities already exist on the proposed site location, co-location shall be required if it will not significantly increase the visual impact of the existing facilities? *or result in more than nine total individual antenna panels and/or three above-ground equipment enclosures/shelters located on the same parcel, unless the applicant can prove that the proposed additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created.* This may require that the existing tower(s) on the site be dismantled and its antennas be mounted upon the new tower, particularly if the new tower would be less visually obtrusive than the existing tower(s). If a co-location agreement cannot be obtained, or if co-location is determined to be technically infeasible, documentation of the effort and the reasons why co-location was not possible shall be submitted.

SECTION III

Subsection (2) of Subdivision (a) of Section 13.10.663 of the Santa Cruz County Code is hereby amended, to read as follows:

(2) Co-location. Co-location is generally encouraged in situations where it is the least visually obtrusive option, such as when increasing the height/bulk of an existing tower would result in less visual impact than constructing a new separate tower in a nearby location. *However, proposed new wireless communication facilities at co-location/multi-carrier sites that would result in more than nine (9) total individual antennas, and/or more than three (3) above-ground equipment enclosures/shelters, located on the same parcel are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created. Existing legal co-location/multi-carrier WCF sites that exceed these limits are allowed to retain their current number of antennas and equipment shelters/enclosures.*

SECTION IV

Subdivision (9) of Subdivision (a) of Section 13.10.663 of the Santa Cruz County Code is hereby amended, to read as follows:

(9) Visual Impacts to Neighboring Parcels *and Public Schools*. *To* minimize visual impacts to surrounding residential uses *and public primary or secondary schools*, the base of any new freestanding telecommunications tower *or building/roof-mounted wireless communication facility* shall be set back from *the property line of* any residentially zoned parcel, *or the property line for any public primary or secondary school,* a distance equal to five times the height of the tower *if mounted upon a telecommunications tower*, or a minimum of 300 feet, whichever is greater. This requirement may be waived by the decision making body if the applicant can prove that the ~~tower~~ *wireless communication facility* will *be camouflaged or otherwise made inconspicuous such that visual impacts are not created,* ~~not be readily visible from neighboring residential structures~~ or if the applicant can prove that a significant area proposed to be served would otherwise not be provided personal wireless services by the subject carrier, including proving that there are no viable, technically feasible, environmentally equivalent or superior alternative sites outside the prohibited and restricted areas designated in Section 13.10.661(b) and 13.10.661(c)

SECTION V

Subsection (12) of Subdivision (b) of Section 13.10.663 of the Santa Cruz County Code is hereby amended, to read as follows:

(12) Facility and Site Sharing (Co-Location). New wireless communication towers should be designed to accommodate multiple carriers, and/or to be readily modified to accommodate multiple carriers, so as to facilitate future co-locations and thus minimize the need to construct additional towers, *if it will not create significant visual impacts. Proposed new wireless communication facilities at* ***co-location/multi-carrier*** *sites that would result in more than nine (9) total individual antennas, and/or more than three (3) above-ground equipment enclosures/shelters, located on the same parcel are considered to result in significant visual impacts and are prohibited, unless the applicant can prove that the proposed additional antennas/equipment will be* ***t or othe made inconspicuous such at additional visi ! impacts*** *are not created. Existing legal* ***co-location/m****ulti-carrier WCF sites that exceed these limits are allowed to retain their current number* ~~of~~ *antennas and equipment shelters/enclosures.* New telecommunications towers should be designed and constructed to accommodate *up to no more than nine (9) total individual* ~~future additional~~ antennas, *unless the applicant can prove that the additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created*~~and/or height extensions, as technically feasible~~. New wireless communication facility components, including but not limited to parking areas, access roads, and utilities should also be designed so as not to preclude site sharing by multiple users, as technically feasible, in order to remove potential obstacles to future co-location opportunities. The decision making body may require the facility and site sharing (co-location) measures specified in this section if necessary to comply with the purpose, goals, objectives, policies, standards, and/or requirements of the General Plan/Local Coastal Program, including Sections 13.10.660 through 13.10.668 inclusive and the applicable zoning district standards in any particular case. However, a wireless service provider will not be required to lease more land than is necessary for the proposed use. If room for potential future additional users cannot, for technical reasons,

be accommodated on a new wireless communication tower/facility, written justification stating the reasons why shall be submitted by the applicant. Approvals of wireless communication facilities shall include a requirement that the owner/operator agrees to the following co-location parameters:

(A) To respond in a timely, comprehensive manner to a request for information from a potential co-location applicant, in exchange for a reasonable fee not in excess of the actual cost of preparing a response;

(B) To negotiate in good faith for shared use of the wireless communication facility by third parties; and

(C) To allow shared use of the wireless communication facility if an applicant agrees in writing to pay reasonable charges for co-location.

SECTION VI

This ordinance shall become effective in areas outside the Coastal Zone on the 31st day following adoption, and upon certification by the Coastal Commission for areas inside the Coastal Zone.

PASSED AND ADOPTED this ___ day of _____ 2008, by the Board of Supervisors of the County of Santa **Cruz** by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

_____
Chairman of the Board of Supervisors

Attest: _____
Clerk of the Board

APPROVED AS TO FORM: _____
Deputy County Counsel

DISTRIBUTION: County Counsel, CAO, Planning Department

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EXHIBIT H

ATTACHMENT 10

PENDING CO-LOCATION WCF APPLICATIONS 10-03-08

APP # / DATE	BRIEF DESCRIPTION/ LOCATION	STATUS
1. 07-0211 May 2007	On bldg roof near Rio Del Mar Blvd. at Highway 1.	Incomplete, due for abandonment warning letter
2. 08-0205 Mav 20.2008	Hwy. 17 at Pasatiempo overpass	Incomplete
3. 08-0204 June 26,2008	Near Brooknoll school. Unclear scope: swapping 3 for 3 or adding 3 antenna? New cab.	Incomplete
4. 08-0293 Julv 9.2008	On roof of Dominican Hospital	Incomplete
5. 08-0437 Sept 30,2008	Co-location on existing treepole, 2 other non-stealth monopoles on site, rear of Cabrillo	Incomplete
6. 08-0437 Sept. 29,2008	Cabrillo College, 3 new panels and cabinet	Within 30 day review
7. 08-0255 June 17,2008	Pasatiempo, Kite Hill (Firehouse Lane/Simms Rd.).	Incomplete but prob. can be deemed complete in the next week
8. 08-0232	Trabing Rd. off Hwy. 1 near Mar Monte exit, swap out existing antenna	Complete
9. 08-0207 May 20,2008	East side Highway 17	Pending approval
10. 08-0236 June 4,2008	Rose Acres, Felton	Pending approval
11. 08-0260 June 17.2008	Mt. Roberta, near Scotts Valley	Pending approval

EXHIBIT H

ATTACHMENT 10

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EXHIBIT H

COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO: 08-0293 (second routing)

Date: October 29, 2008

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: New cellular antennae installation at Dominican Hospital, Santa Cruz

COMPLETENESS ITEMS

- ***Location, color and composition of the screening must be shown on drawings (see below).***

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standard

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✔		
Building silhouette	✔		
Spacing between buildings			N/A
Street face setbacks			N/A
Character of architecture	✔		
Building scale	✔		
Proportion and composition of projections and recesses, doors and windows, and other features	✔		
Location and treatment of entryways			N/A
Finish material, texture and color			?
Scale			
Scale is addressed on appropriate levels	✔		

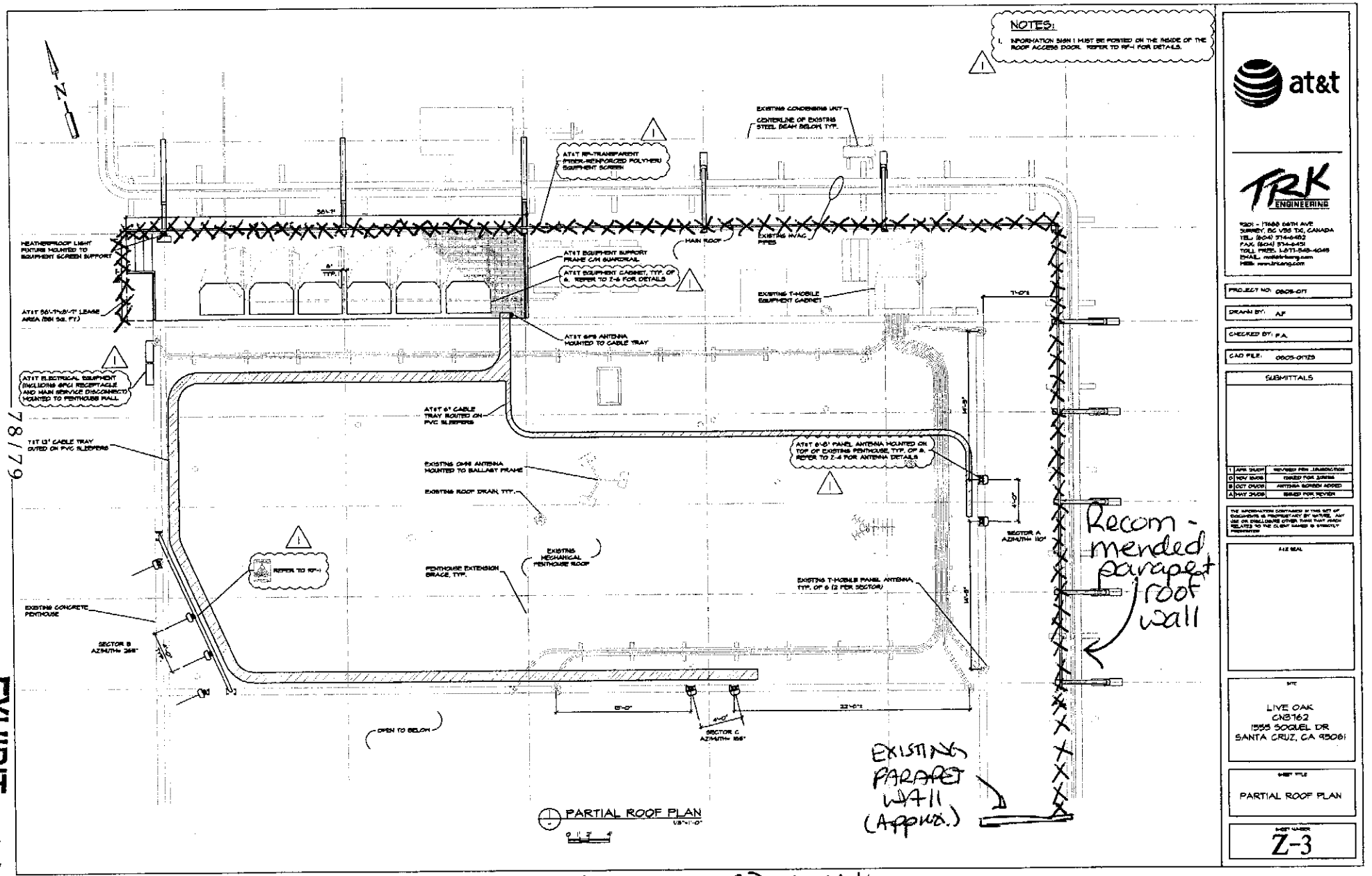
EXHIBIT I

Design elements create a sense of human scale and pedestrian interest			N/A
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✔		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.			N/A
Building walls and major window areas are oriented for passive solar and natural lighting.			N/A

PERMIT CONDITIONS / ADDITIONAL INFORMATION

- ***Screening should be provided for the equipment cabinets. Coordinate screen location with hospital requirements and other cellular providers.***

EXHIBIT 1



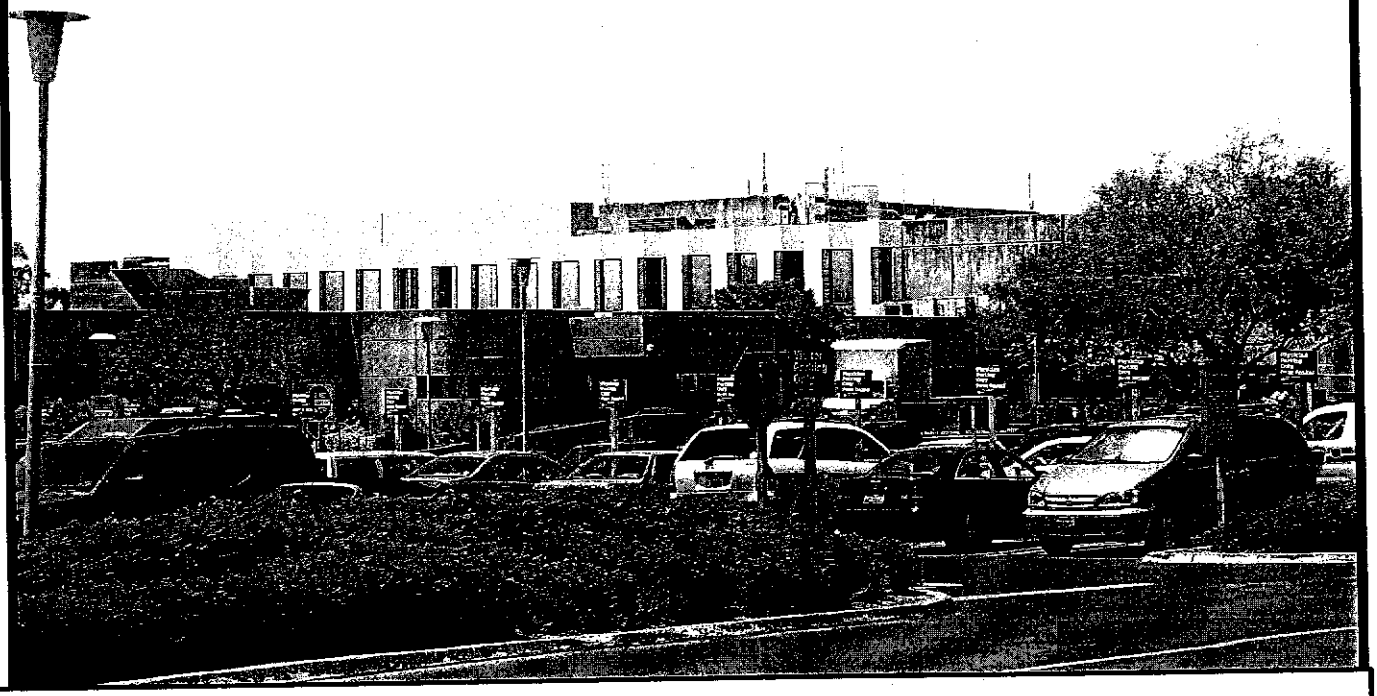
78/79

EXHIBIT J

RECOMMENDED PARAPET WALL

Photosimulation of the proposed telecommunication facility as seen looking southwest from Dominican Way

Existing



at&t **CN3762** **Live Oak** 1555 Soquel Drive Santa Cruz, CA 95061

Proposed

EXHIBIT J