



## Staff Report to the Zoning Administrator

Application Number: **09-0354**

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**Applicant:** Leah Hernikl  
**Owner:** Rodney Parsons  
**APN:** 067-202-64

**Agenda Date:** August 19, 2011  
**Agenda Item #:** 3  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to recognize unpermitted improvements at an existing wireless communication facility including: a six foot extension of the existing monopole from 63'6" to 69'6" to accommodate 2 new panel antennas located within a radome; the installation of a 6'10" tall approximately 13 square foot equipment cabinet; the installation of two 2'2" high, approximately 2 square foot MCPA cabinets; and a new CN3911 cabinet and a UAM cabinet mounted to an existing wood fence within an existing equipment enclosure area.

Requires an Amendment to Commercial Development Permit 96-0566.

**Location:** Property located at the end of Firehouse Lane, about 300 feet south of the intersection of Sims road and La Madrona Road (155 Firehouse Lane).

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

**Permits Required:** Amendment to Commercial Development Permit 96-0566

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0354, based on the attached findings and conditions.

### Exhibits

- |   |                                     |
|---|-------------------------------------|
| A. Project plans                                      | Consulting, 5/17/11                 |
| B. Findings   | G. Visual Simulations               |
| C. Conditions   | H. FCC NEIR Report, Hammett &       |
| D. Categorical Exemption (CEQA determination)         | Edison, 11/5/10                     |
| E. Assessor's, Location, Zoning and General Plan Maps | I. Conditions of Approval (96-0566) |
| F. Biotic Letter, Jodi McGraw                         | J. Comments & Correspondence        |

### Parcel Information

Parcel Size: 2 acres (88,914 square feet)  
Existing Land Use - Parcel: Residential with an existing wireless facility  
Existing Land Use - Surrounding: Residential  
Project Access: Via Firehouse Land and La Madrona Drive  
Planning Area: Carbonera  
Land Use Designation: R-R (Rural Residential)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: ☐ Inside ☒ Outside

### Environmental Information

Geologic Hazards: None mapped  
Soils: Geotechnical report reviewed and accepted as a part of 96-0566 permit.  
Fire Hazard: Not a mapped constraint  
Slopes: Parcel slopes gradually downhill to the east  
Env. Sen. Habitat: Biotic Report indicates that parcel is located on a soil transition area that could support Mount Herman June Beetle habitat. Prior installation of the unpermitted equipment did not create additional ground disturbance; therefore, habitat was likely unaffected. Conclusion supported by biotic letter prepared by Jodi McGraw Consulting, dated 5/17/11 (Exhibit F).  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Mapped archeological resource; previous archeological reports concluded that there were no resources evident on the property; no additional ground disturbance is proposed.

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private well  
Sewage Disposal: Septic  
Fire District: Scotts Valley Fire District  
Drainage District: None

### History and Project Setting

Within the existing wireless communication facility at the subject parcel, there is a 90 foot high monopine with 18 antennas, a 69'6" monopole with 2 antennas, and five equipment compounds separated by carrier with the following cabinets per compound:

- Sprint Compound (beneath monopine): 7 equipment cabinets (Permit 99-0171)

- TMobile Compound (beneath monopole): 1 equipment cabinet (Permit 96-0566)
- Metro PCS and AT&T Compounds (north of TMobile compound): 3 equipment cabinets (Permits 02-0411 & 08-0204)
- Verizon Compound (east of AT&T and Metro PCS compound): 6 equipment cabinets (Permit 05-0353)

\*In addition to cabinets, compounds contain other various associated equipment.

Permit 99-0171 approved the installation of the existing 90' tall monopine. A final building permit was obtained for the structure, antennas and cabinets (#124396). The following antennas were approved for installation and currently exist on the monopine:

- 6 Sprint antennas (99-0171)
- 6 AT&T antennas (02-0411)
- 3 Metro PCS antennas (05-0287)
- 6 Verizon antennas (05-0353)

It appears that final building permits have been obtained for all antennas currently located on the monopine (#124396, #144442, #135762, and #142776).

Permit 96-0566 approved the installation of a 60' tall monopole with 2 silo antennas and one equipment cabinet and associated equipment on an approximately 50 square foot concrete slab (building permit #115678); however, the two antennas were recently replaced without the benefit of permits. Approval of the proposed project would recognize a six foot extension of the monopole to replace the two silo antennas with 2 panel antennas located within a radome at the top of the monopole. Approval of this permit would also permit the replacement of the equipment cabinet approved by permit 96-0566, the addition of two MCPA's, a Ciene-A cabinet and a UAM cabinet within the existing TMobile compound.

Visual simulations are provided in EXHIBIT G.

### **Project Setting**

The property is approximately 2 acres in size located in the RA (Residential Agriculture) zone district and has an R-R (Rural Residential) General Plan designation. The site is relatively flat, though gently sloping to the east.

The existing wireless facility is located approximately 800 feet to the southeast from the nearest property line of Brook Knoll Elementary School. The project site is physically separated by two hills and stepped down topographically approximately 30 feet in elevation from the school site overall.

The parcel is a mapped area for Marsh Microseris and Zayante Band-Winged Grasshoppers; however, a biotic resource evaluation was prepared for this site as a part of previous permit 08-0204 and these species were not identified. Potential habitat for the Mount Herman June Beetle was identified; thus a biotic letter prepared by Jodi McGraw Consulting (Exhibit F) was submitted which indicates that the unpermitted activities which occurred onsite likely did not impact June Beetle habitat. Therefore, no further mitigations are recommended.

The parcel is also mapped as potentially containing archaeological resources; however, an archaeological resource evaluation was submitted as a part of a previous permit and resources were not identified. A review has not been required for this project because the improvements are located on the existing monopole and within the equipment enclosure; therefore, additional ground disturbance has not occurred.

### **Zoning & General Plan Consistency**

The subject property is located in the RA (Residential Agriculture) zone district, a designation that is consistent with the site's (RR) Rural Residential General Plan designation. Cell facilities and cell facility co-locations are allowed uses within the Residential Agriculture zone district provided that the proposed project complies with the development standards of the wireless communications ordinance, sections 13.10.660 to 13.10.668. The monopole was increased from 63'6" to 69'6" with the installation of the 2 new antennas. The maximum height of a freestanding wireless communication facility tower is 78 feet as per County Code section 13.10.510(d)(2); therefore the height of the resulting monopole complies with this requirement.

If application 09-0354 is approved, APN 067-202-64 would contain more than nine antennas and more than three above ground cabinets. However, the proposal is in compliance with County Code Sections 13.10.661 and 13.10.663, in that the monopole currently exists and the replacement of the 2 antennas mounted on the monopole within a radome will not increase visual impacts. The monopole can be seen from La Madrona Drive, but is not readily visible to vehicular traffic given high traffic speeds, winding conditions and distance from the road. Staff does not recommend additional mitigations for visual buffering of the approximately 70 foot pole.

### **NIER Exposure Report**

The applicant has submitted a Federal Communication Commission (FCC) Regulatory Compliance Study on Non-Ionizing Electromagnetic Radiation (NIER) Exposure prepared by Hammett & Edison, Inc (Exhibit H) which indicates that the maximum observed power density level for a person anywhere at ground level was 0.32% of the most restrictive public limit. The RF emissions of the wireless communications facility comply with FCC standards.

### **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **09-0354**, 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.**

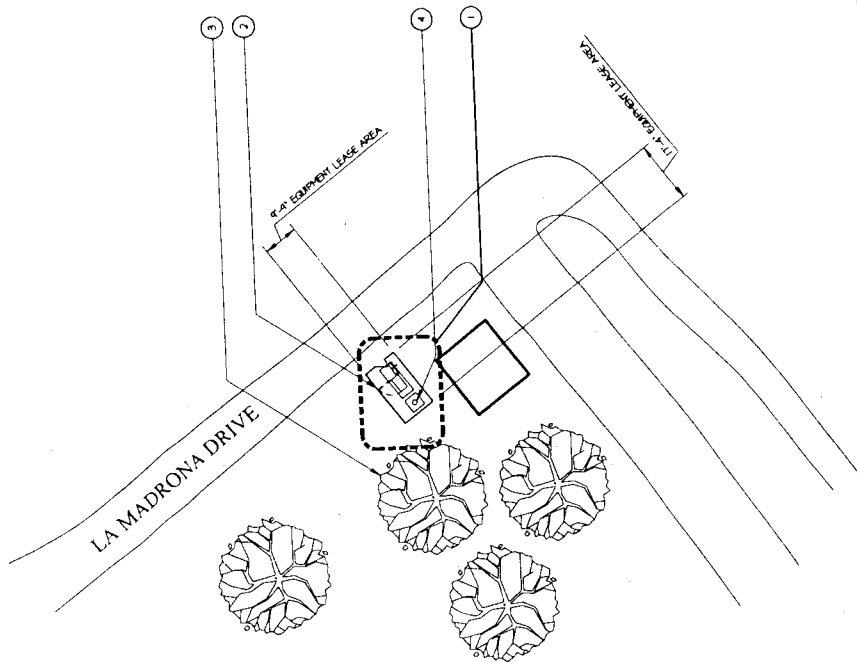
**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Report Prepared By: Samantha Haschert  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3214  
E-mail: [samantha.haschert@co.santa-cruz.ca.us](mailto:samantha.haschert@co.santa-cruz.ca.us)



# KEY NOTES:

- ① EXISTING PLANT 4" MOBILE EQUIPMENT AREA (MA 50)
- ② PT. TOTAL - LOCATION OF SITE NOTIFICATION
- ③ EXISTING 6'-0" HIGH WOOD FENCE (TYP)
- ④ EXISTING TREES/LANDSCAPING (TYP)
- ⑤ EXISTING MONOPOLE WITH ANTENNA RADOME ENCLOSURE
- ⑥ LOCATION OF SITE NOTIFICATION



NOTES:  
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING AND PROPOSED STRUCTURES OR RELATIVE DISTANCES AS SHOWN ON THIS DRAWING SHALL BE GOVERNED BY THE DIMENSIONS NOTED BETWEEN EXISTING BUILDING STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

## OVERALL SITE PLAN

UNUSED

### ISSUE STATUS

DATE	DESCRIPTION	REV.
7/15/08	PERMIT REVIEW	1
7/23/08	PERMIT REVIEW	2
7/30/08	PERMIT FINAL	3
8/5/08	PERMIT REVIEW	4
8/12/08	PERMIT REVIEW	5
8/19/08	PERMIT FINAL	6

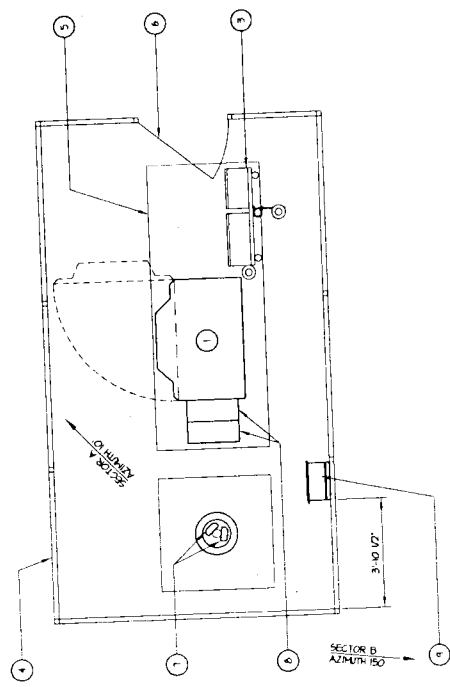
**DELTA GROUPS  
ENGINEERING INC.**  
CONSULTING ENGINEER  
1555 WEST LAS POSITAS BOULEVARD,  
SUITE 100, LOS ANGELES, CA 90024  
TEL: (310) 441-1115 FAX: (310) 441-1155  
CITY OF LOS ANGELES, PROJECT 13  
DRAWN BY: JF

REVISION NO. 8 12/14/08  
DATE CREATED:

**T-Mobile**  
T-MOBILE WEST CORPORATION  
1555 GATEWAY BLVD 9TH FLOOR  
CONCORD, CA 94520

SITE ADDRESS:  
58 SANS ROAD  
SANTA CRUZ, CA 95060  
SANTA CRUZ COUNTY  
SITE NO: 07050794  
GLEN CANYON  
SHEET TITLE:  
OVERALL SITE PLAN  
AI

NEW EQUIPMENT LAYOUT



KEY NOTES:

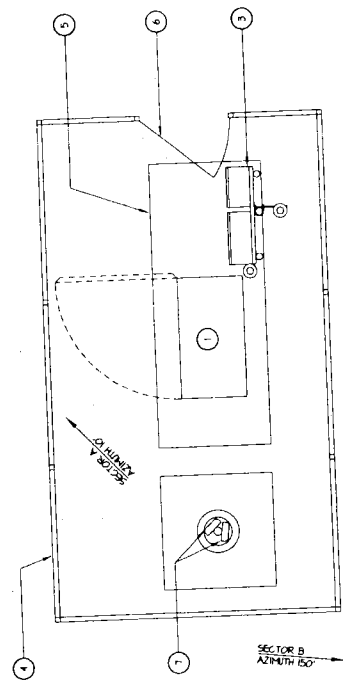
- 1 NEW T-MOBILE RBS 3006 OR 2006/2008 EQUIPMENT CABINET WITH BATTERY PLANT UNDERNEATH
- 2 UNKED
- 3 EXISTING UTILITIES SINK - LOCATION OF TWO (2) GPS ANTENNAS OR RECEIPTABLE ANTENNAS TO BE ADDED
- 4 EXISTING 6'-0\"/>
- 5 EXISTING CONCRETE PAD
- 6 EXISTING ACCESS GATE (TYP)
- 7 T-MOBILE PANEL ANTENNAS (RBS 3006/2008) TO BE ADDED INSIDE EXISTING 17'x66' RAOODKE
- 8 NEW 1000A (TYP OR 31) TO BE ADDED
- 9 NEW GENA 1 LAM CABINET

NOTES:  
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN BUILDINGS, STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS, STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

SCALE  
1/2" = 10' = 10'

2

EXISTING EQUIPMENT LAYOUT



KEY NOTES:

- 1 EXISTING RBS 3006 OR 2006/2008 EQUIPMENT CABINET WITH BATTERY PLANT UNDERNEATH
- 2 UNKED
- 3 EXISTING UTILITIES SINK - LOCATION OF TWO (2) GPS ANTENNAS
- 4 EXISTING 6'-0\"/>
- 5 EXISTING CONCRETE PAD
- 6 EXISTING ACCESS GATE (TYP)
- 7 EXISTING T-MOBILE PANEL ANTENNAS (APPROX. SIZE 17'x66') INSIDE EXISTING 17'x66' RAOODKE TO BE REMOVED AND REPLACED

NOTES:  
1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN BUILDINGS, STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS, STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

SCALE  
1/2" = 10' = 10'

1

ISSUE STATUS

REV	DATE	DESCRIPTION
1	7/16/08	PERMIT REVIEW
2	7/23/08	PERMIT REVIEW
3	7/29/08	PERMIT REVIEW
4	8/5/08	PERMIT REVIEW
5	8/17/08	PERMIT REVIEW
6	8/17/08	PERMIT REVIEW

**DELTA GROUPS**  
ENGINEERING & ARCHITECTURE  
1000 WEST GATEWAY BLVD. SUITE 100  
CONCORD, CA 94520  
PHONE: (925) 444-0115  
FAX: (925) 444-3333  
PROJECT NUMBER: 0007133  
SHEET NO. 2

DESIGN NO. 8  
DATE CREATED: 12/16/09

**T-Mobile**  
T-MOBILE WEST CORPORATION  
1000 WEST GATEWAY BLVD. 9TH FLOOR  
CONCORD, CA 94520

SITE ADDRESS:  
58 SANS ROAD  
SANTA CRUZ, CA 95060  
SANTA CRUZ COUNTY

ST080784  
GLEN CANYON

SHEET TITLE:  
EXISTING / NEW EQUIPMENT &  
ANTENNA LAYOUTS

A2

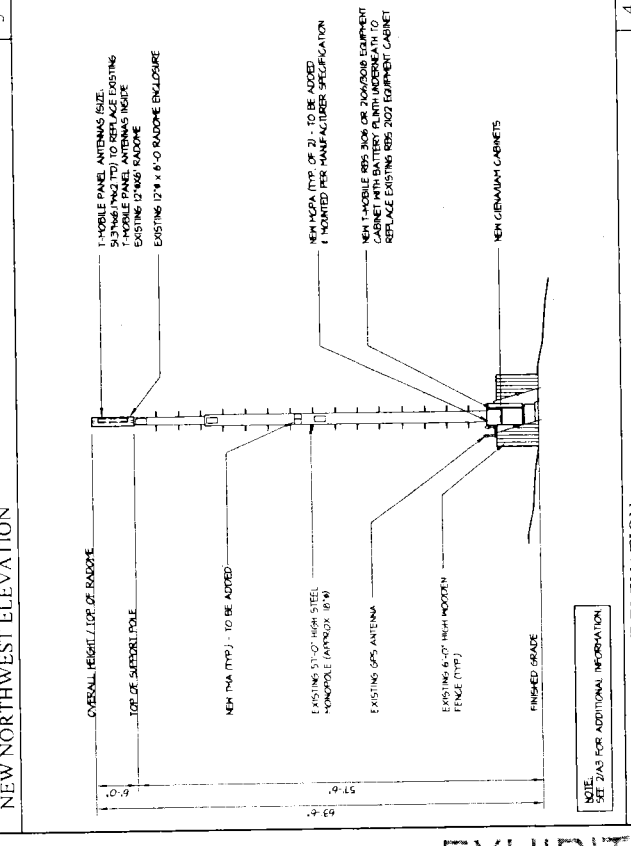
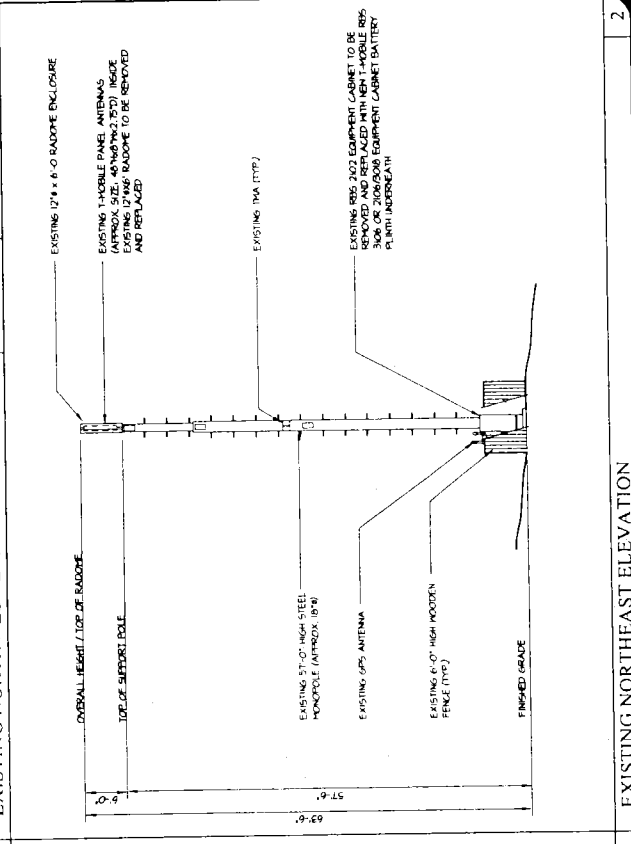


REV	DATE	DESCRIPTION
1	2/6/08	PERMIT REVIEW
2	2/23/09	PERMIT REVIEW
3	7/30/09	PERMIT FINAL
4	8/5/09	PERMIT FINAL
5	10/7/10	PERMIT REDSIGN
6	10/5/10	PERMIT FINAL



1

SITE ADDRESS: 50 SHS ROAD SANTA CRUZ, CA 95060 SANTA CRUZ COUNTY	ST05079A GLEN CANYON	SHEET TITLE: EXISTING / NEW NORTHWEST / NORTHEAST ELEVATIONS	A3
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# ISSUE STATUS

DATE	DESCRIPTION	REV
1/7/08	PERMIT (REVISED)	2
1/23/08	PERMIT (REVISED)	3
1/23/08	PERMIT (FINAL)	4
1/23/08	PERMIT (FINAL)	5
10/7/10	PERMIT (REVISION)	5
10/7/10	PERMIT (FINAL)	5

**DATA GROUPS**  
ENGINEERING, INC.  
CONSULTING ENGINEERS

3455 WEST LANE, PORTLAND, OREGON 97201  
PHONE: (503) 488-0115  
FAX: (503) 488-0115  
E-MAIL: info@datagroups.com  
WWW: www.datagroups.com

PROJECT NUMBER: PORT213  
SHEET NO. 11  
DATE CREATED: 1/7/08

**T-Mobile**  
T-MOBILE WEST CORPORATION  
1855 GATEWAY BLVD 8TH FLOOR  
CONCORD, CA 94520

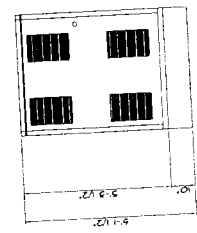
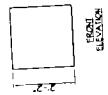
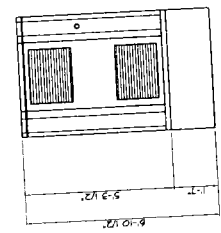
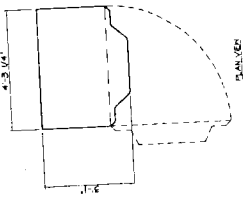
SITE ADDRESS  
1855 GATEWAY BLVD 8TH FLOOR  
CONCORD, CA 94520  
SANTA CLAY COUNTY

SHEET TITLE  
SHEET 11

DETAILS  
DETAILS

A4

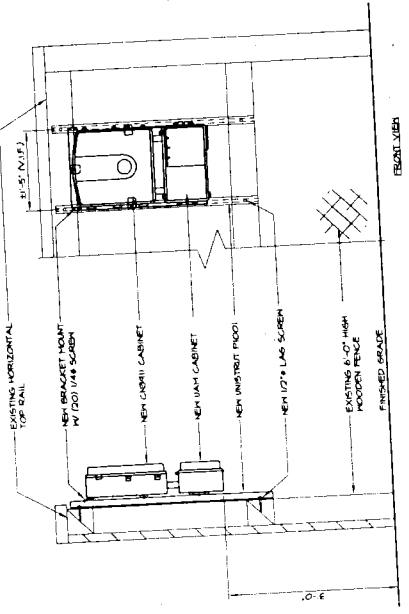
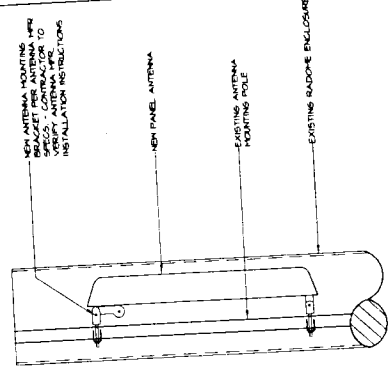
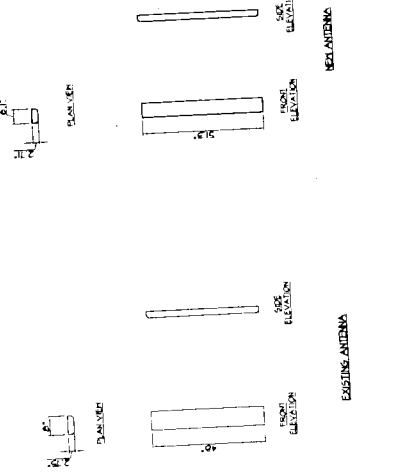
CABINET MODEL: ENCLOSURE 3106 OR 2106/3108 CABINET WITH BRU 5500 UNDEREATH  
WEIGHT: 3000 LBS



NEW EQUIPMENT CABINET

EXISTING EQUIPMENT CABINET

## EQUIPMENT CABINET DIMENSIONS



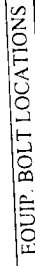
ANTENNA DIMENSIONS

ANTENNA DIMENSIONS

CIENAUAM CABINETS MOUNTING

[illegible]

## GENERAL STRUCTURAL NOTES





## GENERAL GROUNDING NOTES

GENERAL NOTES, LEGEND, ABBREVIATIONS	1
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[illegible]

**JEP**      INTERNATIONAL FOLKLORE AND DANCE  
JEP, INC., P.O. BOX 708  
SARASOTA, FLA. 34239-0708  
U.S.A.

**AFA**      AMERICAN FOLK ARTISTS ASSOCIATION  
605 SOUTH WILSON AVENUE, SUITE 300  
CHICAGO, ILL. 60606

**GENERAL NOTES**

[illegible]

## VI. DISCUSSION

## Wireless Communication Facility Use Permit Findings

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

This finding can be made, in that the subject property is not located within a scenic corridor, as designated in the County General Plan, is not mapped for agricultural resources, and does not contain environmentally sensitive habitats that would be adversely affected by the facility. There is an existing facility at the site and the proposal is to recognize the replacement of 2 antennas with 2 antennas, the increase in height of the monopole upon which they are mounted, and the installation three equipment cabinets within an existing fenced area. No additional antennas will be installed at the site and the additional cabinets will not be visible. The only exterior visual modification to the site is the 6 foot extension of the monopole, which did not change the visual impact of the pole from what currently existed. The antennas were and currently are located within a radome, which not only protects the antennas, but also shields the antennas from view. Therefore, antennas are not visible on the monopole.

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

This finding can be made in that the subject parcel is zoned Residential Agriculture (RA) which is not a restricted area for co-located wireless communications facilities as set forth by the County Code. There are two monopoles currently located on the subject parcel as well as permitted, fenced equipment enclosure areas. Co-locations are encouraged by the County Code as a superior option to the creation of a new facility.

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

This finding can be made in that the existing wireless communication facility is an allowed use in the RA (Residential Agriculture) zone district and Rural Residential (R-R) General Plan designation and the proposal to change out antennas and add three equipment cabinets within an existing fenced enclosure does not significantly alter the existing facility. There are more than nine antennas and three above ground equipment cabinets at the site, however: the proposal to

recognize the replacement of two permitted antennas with two antennas does not increase the number of antennas at the site; the 6 foot extension of the monopole does not create additional visual impacts, in that the pole was previously existing and permitted; and the extension will not be apparent from La Madrona Road given the distance of the pole from the road and existing surrounding vegetation. The three equipment cabinets are located within an existing, permitted fenced enclosure area and will therefore also not create visual impacts at the road.

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 subject monopole is approximately 70 feet tall and this elevation is too low to interfere with an aircraft in flight.

5. The proposed wireless communication facility as conditioned is in compliance with all FCC and California PUC standards and requirements.

This finding can be made in that a Federal Communication Commission (FCC) Regulatory Compliance Study on Non-Ionizing Electromagnetic Radiation (NIER) Exposure (prepared by Hammett & Edison, Inc (Exhibit H)) indicates that the maximum observed power density level for a person anywhere at ground level is 0.32% of the most restrictive public limit; therefore, the RF emissions of the wireless communications facility comply with FCC standards.

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

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

## Development Permit Findings

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

This finding can be made, in that the maximum power density generated by the existing antennas is approximately 15 percent of the FCC's most restrictive public limit; therefore, the RF emissions of the wireless communications facility comply with FCC standards.

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

The project will not be materially injurious to properties or improvements in the vicinity, in that the additional equipment cabinets are located within an existing fenced enclosure and the only visual alteration to the previously approved monopole is a height extension of 6 feet, which is not a visible impact for vehicles travelling along La Madrona Road given the distance of the monopole from the roadway.

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

This finding can be made, in that the wireless communication facility is located within the RA (Residential Agriculture) zone district, which is not a restricted zone district for co-located wireless communications facilities, as per the County Code's Wireless Ordinance. The resulting facility will have more than nine antennas and more than three above ground equipment cabinets, however, the result of the replacement of two antennas with two antennas, extending the existing permitted monopole by six feet and installing three cabinets within an existing fenced equipment area will not create additional visual impacts beyond what existing on site previously.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed replacement antennas and new equipment cabinets at the existing wireless communication facility will not impact the light, solar opportunities, air, and/or open space available to other structures or properties, in that the only visual change in the facility is a 6 foot extension of the monopole.



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

This finding can be made in that the project will not require the use of public services such as water or sewer and all electric power and telephone connections currently exist. The facility requires inspection by maintenance personnel once per month and this does not result in any appreciable increase in traffic for the surrounding street network.

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

This finding can be made in that in that the only visual change to the previously existing facility is a 6 foot extension of the monopole which does not create additional visual impacts from the La Madrona right of way, given the distance of the pole from the road.

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 conditions will require that the 6 foot extension of the monopole does not create additional visual impacts from the La Madrona right of way. The existing pole is permitted by permit 96-0566 and was required to install buffering landscaping and maintain a flat green color on the pole to camouflage the pole in with surrounding trees.

## Conditions of Approval

Exhibit A: Project Plans, 8 sheets, prepared by Delta Groups Engineering, Inc., dated 1/17/11.

- I. This permit recognizes the construction of a 6 foot extension to the existing permitted monopole, the replacement of 2 antennas with 2 panel antennas located within a radome, and the installation of 4 equipment cabinets located within an existing fenced equipment area. 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. Within 6 months of the effective date of this permit, obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval

2. Details showing compliance with fire department requirements.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services, if required.
  - D. Meet all requirements and pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
  - A. Maintenance: Regular maintenance visits are restricted to one visit per month between the hours of 8:30 a.m. and 5:00 p.m. Only one maintenance vehicle may access the site during a maintenance visit.
  - B. Storm Damage Maintenance: Maintenance visits to repair storm damaged equipment may occur as required and are limited to between the hours of 8:30 a.m. and 5:00 p.m.
  - C. Additional Facilities: A Planning Department review that includes a public hearing shall be required for any future co-location at this wireless communications facility and may be required prior to replacing existing equipment and antennas.
  - D. Equipment Modifications: Any modification in the type of equipment shall be

reviewed and acted on by the Planning Department staff. The County may deny or modify the conditions at this time, or the Planning Director may refer it for public hearing before the Zoning Administrator.

- E. Noise: All noise generated from the approved use shall comply with the requirements of the General Plan.
- F. Lighting: All site, building, security and landscape lighting shall be directed away from the scenic corridor and adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
- G. Future Technologies: If future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees through accepting the terms of this permit to make those modifications which would allow for reduced visual impact of the proposed facility as part of the normal replacement schedule. If, in the future, the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for the removal of all permanent structures and the restoration of the site as needed to re-establish the area consistent with the character of the surrounding vegetation.
- H. Future Studies: If, as a result of future scientific studies and alterations of industry-wide standards resulting from those studies, substantial evidence is presented to Santa Cruz County that radio frequency transmissions may pose a hazard to human health and/or safety, the Santa Cruz County Planning Department shall set a public hearing and in its sole discretion, may revoke or modify the conditions of this permit.
- I. 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.
- J. Noncompliance: In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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, its 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.

Application #: 09-0354  
APN: 067-202-64  
Owner: Rodney Parsons

**Please note: This permit expires 6 months from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Steven Guiney, AICP  
Deputy Zoning Administrator

\_\_\_\_\_  
Samantha Haschert  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 09-0354  
Assessor Parcel Number: 067-202-64  
Project Location: 155 Firehouse Lane

**Project Description: Proposal to recognize improvements at an existing wireless communication facility.**

**Person or Agency Proposing Project: Leah Hernikl**

**Contact Phone Number: (408) 799-1182**

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

Specify type:

E.   X   **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. **Reasons why the project is exempt:**

Minor improvements at an existing permitted wireless communication facility.

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

\_\_\_\_\_  
Samantha Haschert, Project Planner

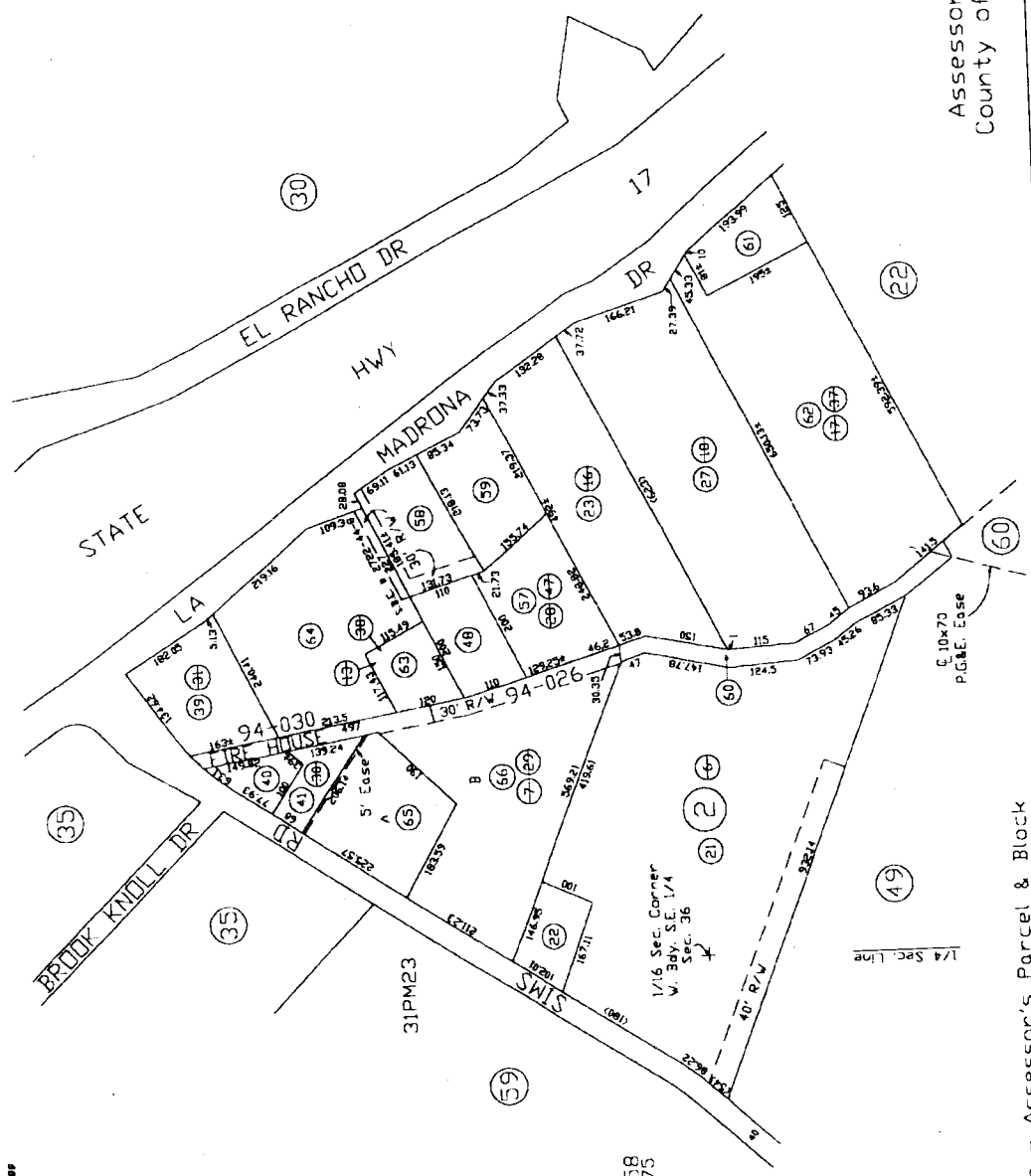
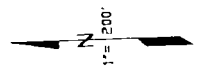
Date: \_\_\_\_\_

67-20

Tax Area Code  
94-030 94-026

POR. CARBONERO RANCHO  
POR. S. 1/2 SEC. 36, T.10S., R.2W., M.D.B. & M.

FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
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Assessor's Map No. 67-20  
County of Santa Cruz, Calif.  
July 1999

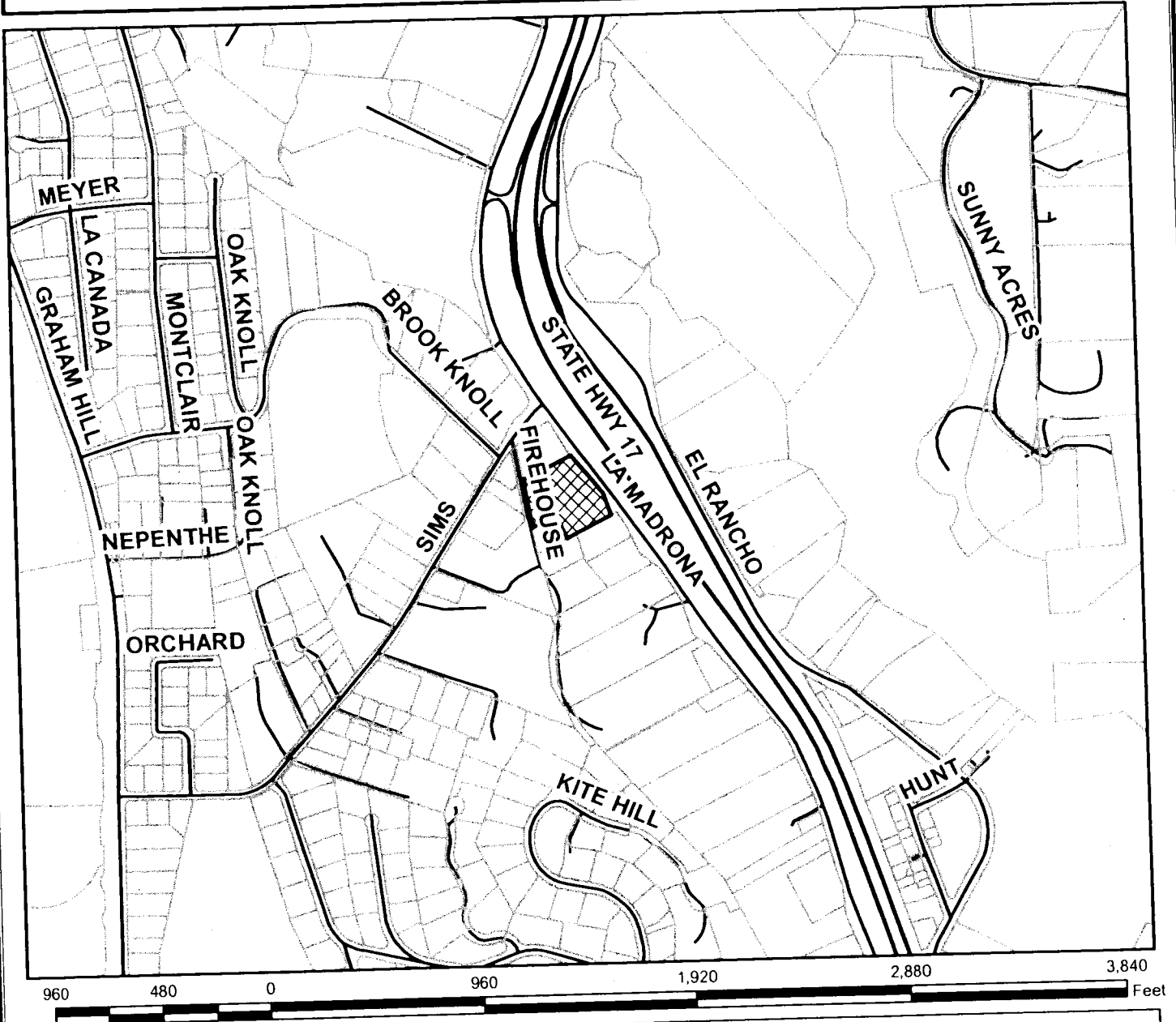
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

EXHIBIT E







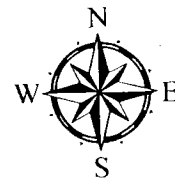


# Location Map



## LEGEND

-  APN: 067-202-64
-  Assessors Parcels
-  Streets
-  State Highways

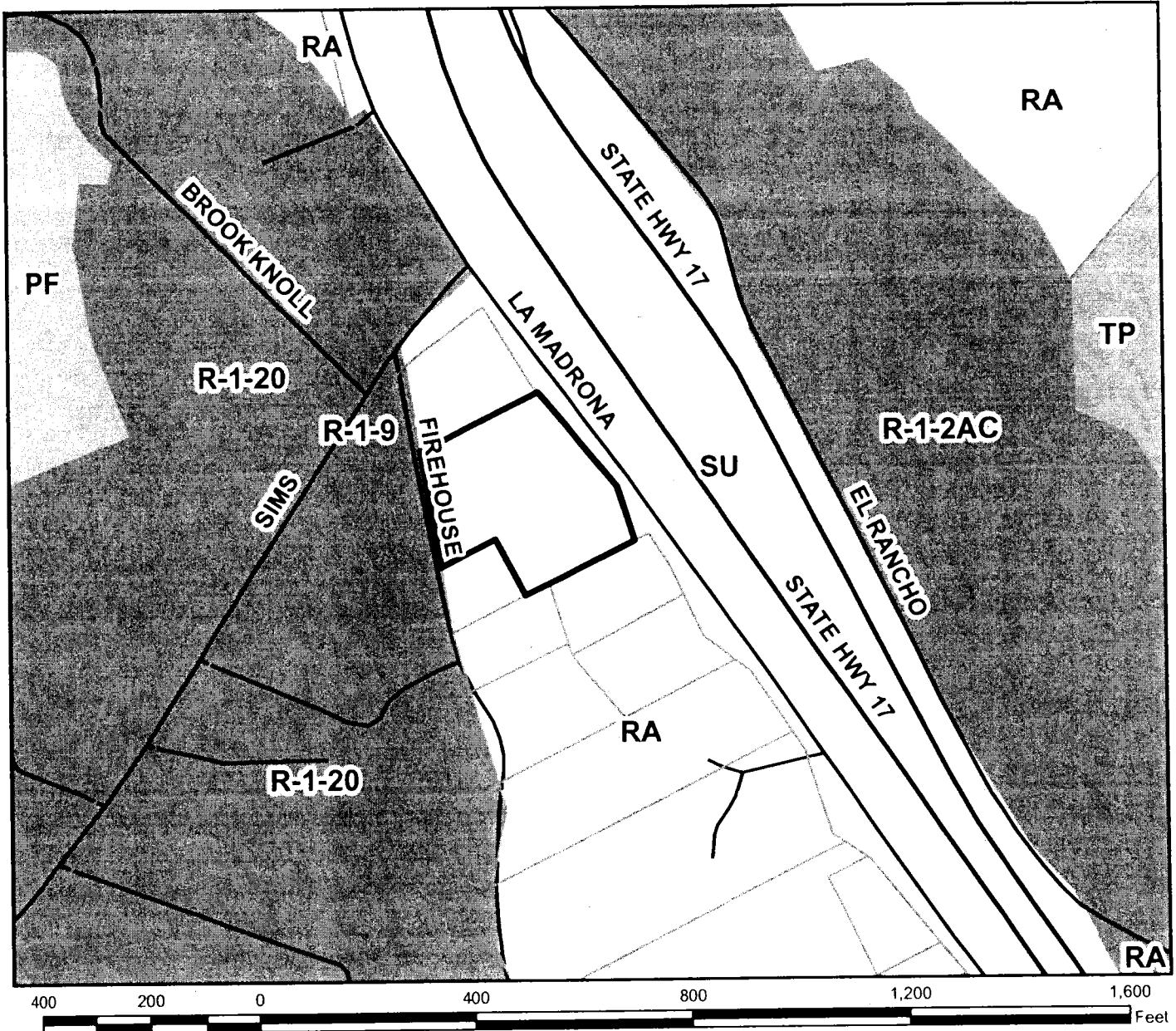


Map Created by  
County of Santa Cruz  
Planning Department  
October 2009

EXHIBIT B

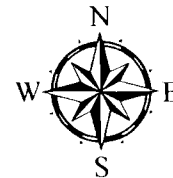


# Zoning Map



## LEGEND

- APN: 067-202-64
- Assessors Parcels
- Streets
- State Highways
- AGRICULTURE RESIDENTIAL
- PUBLIC FACILITY
- RESIDENTIAL-SINGLE FAMILY
- SPECIAL USE
- TIMBER PRODUCTION

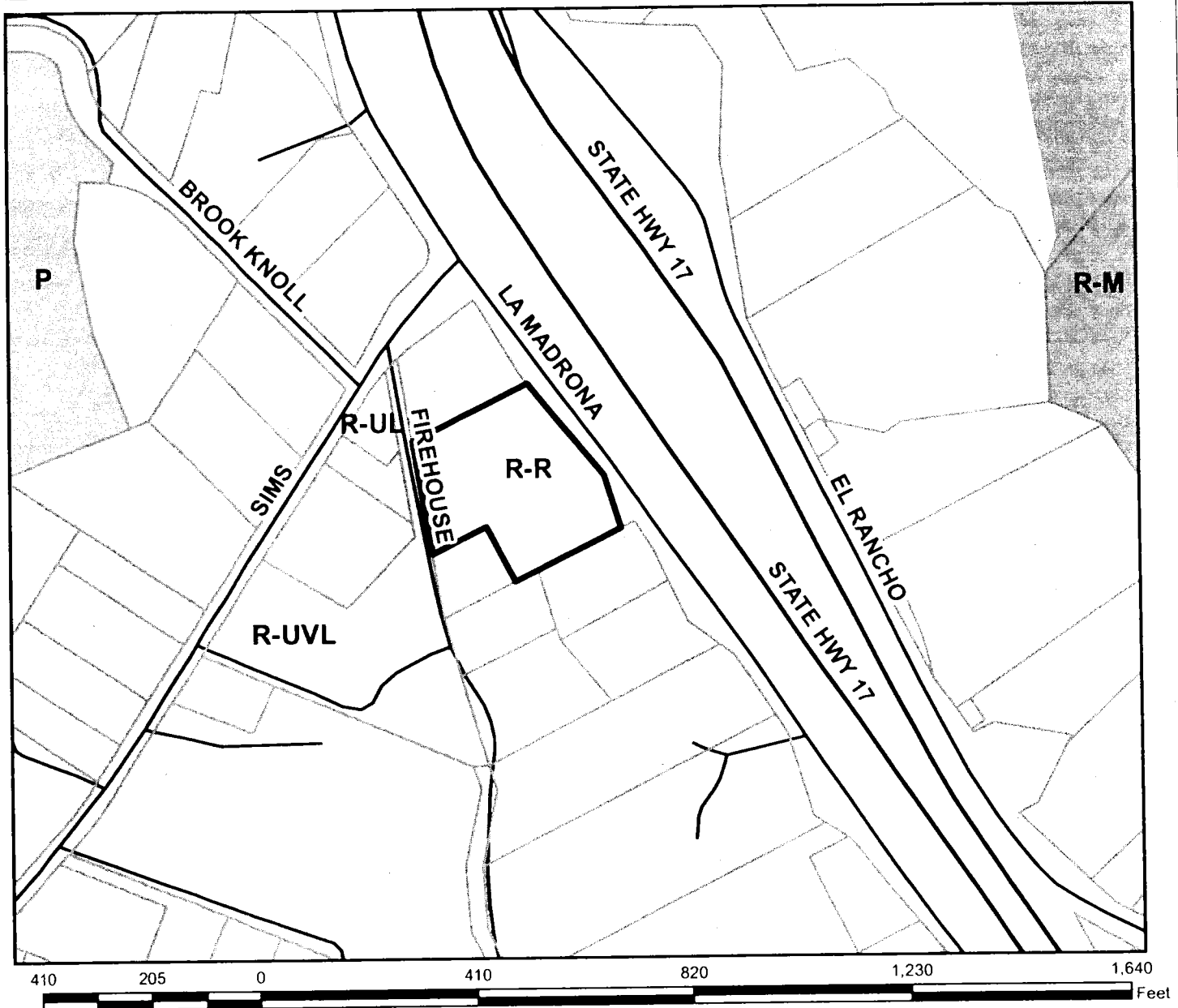


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Planning Department  
October 2009

EXHIBIT L

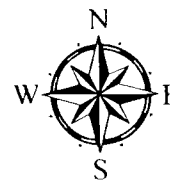


# General Plan Designation Map



## LEGEND

- APN: 067-202-64
- Assessors Parcels
- Streets
- State Highways
- Residential-Rural
- Residential - Urban Very Low Density
- Residential - Urban Low Density
- Public Facilities
- Residential-Mountain



Map Created by  
County of Santa Cruz  
Planning Department  
October 2009



## Jodi McGraw Consulting

www.jodimcgrawconsulting.com  
PO Box 221 • Freedom, CA • 95019  
phone/fax: (831) 768-6988  
jodi@jodimcgrawconsulting.com

May 17, 2011

Leah Hernikl  
Consulting Planner to T-Mobile  
410 Clubhouse Drive  
Aptos, CA 95003

**RE: Site Assessment of T-Mobile Facility SF08579A Glen Canyon at 155 Firehouse Lane,  
Santa Cruz County, California (APN: 067-202-64)**

Dear Ms. Hernikl:

I am writing to provide you with the results of the habitat assessment that I conducted on May 13, 2011 to examine prior and proposed wireless communications equipment installation at the T-Mobile Facility SF08579A Glen Canyon, which is located at 155 Firehouse Lane in the unincorporated portion of Santa Cruz County between Santa Cruz and Scotts Valley, California (APN: 067-202-64). Per our discussion and my review of the site plans dated December 16, 2009 which you provided me, I understand that T-Mobile replaced an equipment box and is planning to install a new CIENA and UAM cabinet within their fenced facility at the site.

The purpose of my assessment was to evaluate habitat within the facility and assess the effects of the prior equipment cabinet replacement and proposed new CIENA and UAM cabinet installation on the Mount Hermon June Beetle (*Polyphylla barbata*): a federally endangered insect that occurs within Sandhills communities found on Zayante coarse sand soil within central Santa Cruz County.

### Site Description

#### Facility

The facility is located on the southeastern boundary of the approximately 2 acre parcel located at 155 Firehouse Lane. The site is accessed from El Rancho Road via an asphalt driveway. The facility is one of three adjacent, fenced enclosures, each of which contains an array of telecommunications equipment including cabinets and cable trays. The T-mobile facility is immediately adjacent to the asphalt driveway.

At the time of my assessment, the approximately 16' x 9' fenced enclosure featured an equipment cabinet and two utilities racks mounted on a 9' x 4' cement slab, and antennas mounted on a monopole located on a separate, approximately 4' x 4' cement slab. The unpaved area is covered by granite drain rock.

# Habitat Conditions and Species Occurrences

The parcel on which the antenna site is located occurs at a transition zone between two mapped soil types (USDA 1980):

1. Zayante soil on 5-30% slopes covers the northern approximately 85% of the parcel
2. Ben Lomond-Felton Complex covers 15% of the parcel, including the antenna site.

In central Santa Cruz County, the Zayante sand soil supports special status plants and animals endemic to the Santa Cruz Sandhills (Table 1).

Table 1: Special status species and habitats occurring on Zayante soils in central Santa Cruz County (McGraw 2004).

Common Name	Scientific Name	Status
Zayante band-winged grasshopper	<i>Trimerotropis infantilis</i>	Federally Endangered
Mount Hermon June beetle	<i>Polyphylla barbata</i>	Federally Endangered
Ben Lomond spineflower	<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Federally Endangered; CNPS 1B (rare or endangered)
Santa Cruz wallflower	<i>Erysimum teretifolium</i>	Federally Endangered; California Endangered; CNPS 1B
silverleaf manzanita	<i>Arctostaphylos silvicola</i>	CNPS 1B
Ben Lomond buckwheat	<i>Eriogonum nudum</i> var. <i>decurrens</i>	CNPS 1B
maritime coast range ponderosa pine forest	na	California Natural Diversity Database Sensitive Community
northern maritime chaparral	na	California Natural Diversity Database Sensitive Community

My prior examination of the exposed soil within the area surrounding the antenna facility revealed the occurrence of a medium gray-brown sand soil characteristic of the Zayante sand soil on the north side of the antenna facility. The area south of the antenna facility supported a gray-brown sandy loam with higher organic matter, which is characteristic of soils in the Ben Lomond-Felton Complex (USDA 1980). These observations confirm that the parcel is on a soil transition area.

The vegetation surrounding the antenna site has been altered by the land use, including construction and maintenance of the facility as well as residential activities on the larger parcel. Remnant native plant species are characteristic of Mixed Evergreen Forest and include coast live oak (*Quercus agrifolia*), coast redwood (*Sequoia sempervirens*), and Douglas fir (*Pseudotsuga menziesii*). The area of the antenna facility does not support native plants that are indicators of Sandhills communities or rare Sandhills plants (Table 1, McGraw 2004). Instead, the open, disturbed areas feature primarily non- native plants characteristic of Mixed Evergreen Forest where the tree canopy has been removed. The unpaved areas within the fenced enclosure feature sparse cover of sour grass (*Ozalis pes-caprae*) emerging through the drain rock.

Though the site is near a historic reported location for the Zayante band-winged grasshopper (USFWS 2009, CNDDDB 2011), the antenna facility does not provide habitat for this species. The relatively dense canopy of adjacent coast live oaks and Douglas fir combine with the fence to create shade that would inhibit use of the site by the species, which requires open, sunlit areas.

The largely fossorial Mount Hermon June beetle has been observed in a wide variety of vegetation types on sandy soil in the region, and may inhabit the soil within the compound. The Mount Hermon June beetle has been observed in two locations within 1,000 feet of the site (USFWS 2009).

#### **Assessment of the Effects of Equipment Installation**

Prior replacement of the equipment cabinet is unlikely to have caused impacts to the Mount Hermon June beetle. This is because the cabinet was installed in the place of a prior cabinet on an existing concrete pad located adjacent to the asphalt driveway. As a result, the installation process was unlikely to have caused any new soil disturbance or removed any vegetation.

Proposed installation of the new CIENA and UAM cabinet is also unlikely to cause impacts, provided that installation it does not cause any new soil disturbance. This will be the case provided that:

1. The cabinets are mounted to the existing fence as indicted to the site plans
2. No trenching or digging is required to connect the cabinets to other equipment.

This information is provided to aid evaluation of your proposed project. I recommend that you discuss your project permitting requirements with the U.S. Fish and Wildlife Service, which administers the Endangered Species Act, and the County of Santa Cruz Planning Department, which administers the Sensitive Habitat Ordinance. The following contact information is provided to assist you.

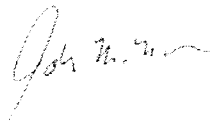
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U.S. Fish and Wildlife Service	County of Santa Cruz
Douglas Cooper	Matt Johnston
Deputy Assistant Field Supervisor	Environmental Coordinator
US Fish and Wildlife Service	County of Santa Cruz
2493 Portola Road, Suite B	701 Ocean Street
Ventura, CA 93003	Santa Cruz, CA 95060
(805) 644-1766 x272	(831) 454-3114
Douglass_Cooper@fws.gov	PLN458@co.santa-cruz.ca.us

---

Please do not hesitate to contact me if you have any questions regarding the habitat assessment.

Sincerely,



Jodi M. McGraw

#### References

- U.S. Department of Agriculture. 1980. Soil Survey of Santa Cruz County. Soil Conservation Service, United States Department of Agriculture and University of California Agriculture.
- U.S. Fish and Wildlife Service. 2009. Zayante band-winged grasshopper and Mount Hermon June beetle five year review. US Fish and Wildlife Service. August 2009.

**Existing**

existing T-Mobile antennas and  
radome to be removed/replaced

**T-Mobile**

**SF05879A**

**Glen Canyon**

58 Sims Road  
Santa Cruz, CA 95060

**Proposed**

proposed new T-Mobile  
antennas and radome





**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.  
DANE E. ERICKSEN, P.E.  
STANLEY SALEK, P.E.  
MARK D. NEUMANN, P.E.  
ROBERT P. SMITH, JR.  
RAJAT MATHUR, P.E.  
FERNANDO DIZON  
KENT A. SWISHER  
IVETTA KHENOKH

ROBERT L. HAMMETT, P.E.  
1920-2002  
EDWARD EDISON, P.E.  
1920-2009

**REPORT TRANSMITTAL**

November 5, 2010

To: Leah Hernikl                      HERNIKL@SBCGLOBAL.NET

cc: Brian Leegwater                BRIAN.LEEGWATER@T-MOBILE.COM  
Samantha Haschert                PLN145@CO.SANTA-CRUZ.CA.US

Carrier: T-Mobile West Corp.

Site No.: SF05879A

Description of attachment: \_\_\_\_\_

- ☐ RF Exposure Study
- ☐ Interference Study (IMD)
- ☐ Acoustic Study
- ☐ Revised/Supplemental Study
  - ☐ RF Exposure Study
  - ☐ Interference Study (IMD)
  - ☐ Acoustic Study
- ☒ Regulatory Compliance Report
- ☐ Protection Study (of Nearby AM Stations)
- ☐ Other:

We appreciate the opportunity to be of service and would welcome any questions on this material. Please let us know if we may be of additional assistance.

Hammett & Edison, Inc.

TM05879A595

e-mail: rfstudy@h-e.com  
US Mail: Box 280068 • San Francisco, California 94128  
Delivery: 470 Third Street West • Sonoma, California 95476  
Telephone: 707/996-5200 San Francisco • 707/996-5280 Facsimile • 202/396-5200 D.C.

**Post-Construction Non-Ionizing Electromagnetic Radiation (NIER) Report**  
**Report Date: November 5, 2010**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West Corp., a wireless telecommunications carrier, to evaluate its existing base station (Site No. SF05879A) located at 58 Sims Road in Santa Cruz, California, with respect to prevailing standards limiting human exposure to radio frequency energy.

**Background**

The County of Santa Cruz has adopted a checklist for determining compliance of wireless telecommunications carriers with prevailing safety standards. The thresholds for evaluation are those adopted by the FCC for exposures of unlimited duration:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-80,000 MHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30-300	1.00	0.20

**Checklist**

1. Date of facility's commencement of operation.

Not known.

2. Address and APN.

58 Sims Road (also known as 155 Firehouse Lane), Santa Cruz, California. APN 067-202-64.

3. Applicant and contact name, addresses and phone number.

Applicant: T-Mobile

Contact: Ms. Leah Hernikl, Zoning Specialist, Permit Me, Inc., 410 Clubhouse Drive, Aptos, California 95003 408/799-1182.

4. Discretionary application number (assigned by County).

Not known.

5. Carrier name and site identification number/name.

T-Mobile West Corp. No. SF05879A "Glen Canyon"



**Post-Construction Non-Ionizing Electromagnetic Radiation (NIER) Report**  
**Report Date: November 5, 2010**

6. Results of NIER monitoring, conducted in accordance with OET Bulletin 65 (or any superceding standards), taken from various locations (i.e., at least 3 locations) including those from which public exposure levels are expected to be highest.

The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with a Type 18 Isotropic Electric Field Probe (Serial No. F-0034). Both meter and probe were under current calibration by the manufacturer. The maximum observed power density level for a person anywhere at ground was 0.00064 mW/cm<sup>2</sup>, which is 0.32% of the most restrictive public limit. See Figure 1 attached for locations of representative measurements in areas near the site.

7. Discussion/Explanation of hours of monitoring, which should be undertaken during "typical peak use periods" (Section 13.10.664 (a)(2)).

The site was visited by Mr. George Sablan, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on October 14, 2010, a non-holiday weekday.

8. Identify and describe all antennas/transmitters present at the site (including collocated facilities of other carriers).

T-Mobile had installed antennas within the top of a tall pole located at the site. About 20 feet to the southwest was a taller pole, configured to resemble a pine tree, on which were installed antennas for use by AT&T Mobility, MetroPCS, Sprint Nextel, and Verizon Wireless. Access to the antennas was restricted by their mounting heights, and locked fences surrounded the base of each pole. Explanatory warning signs\* were posted on the fences.

9. Indicate the effective radiated power of each antenna/transmitter at the site (including collocated antennas of other carriers).

The effective radiated power of each antenna/transmitter is not known, though the actual operating power is reflected in the measured exposure levels reported here.

---

\* Warning signs were in compliance with OET-65 color and symbol recommendations. Contact information was provided in English to arrange for access to restricted areas.



**Post-Construction Non-Ionizing Electromagnetic Radiation (NIER) Report**  
**Report Date: November 5, 2010**

*10. List the frequency ranges used by this carrier and any other carrier on the site.*

Carrier	Receive Band	Transmit Band
Verizon PCS	1,905–1,910 MHz	1,985–1,990 MHz
MetroPCS	1,895–1,905	1,975–1,985
T-Mobile PCS	1,880–1,895	1,960–1,975
AT&T PCS	1,860–1,880	1,940–1,960
Sprint Nextel PCS	1,850–1,860	1,930–1,940
T-Mobile AWS	1,745–1,755	2,145–2,155
AT&T AWS	1,740–1,745	2,140–2,145
Verizon cellular	835–845	880–890
AT&T cellular	825–835	870–880
Sprint Nextel SMR	806–824	851–869

*11. Comparison of measured cumulative RF levels and effective radiated power with FCC general public exposure limits, described using language that is understandable to the general public.*

The maximum observed cumulative power density level for a person in any publicly accessible area was 310 times below the FCC general public exposure limits. For compliance with the federal safety standards, the FCC limits RF exposure levels where members of the public might have access, rather than limiting effective radiated power from the antennas themselves.

*12. For roof-mounted WCFs and other sites where the public or roof top workers (e.g., roofers, HVAC workers, etc.) could come into proximity to antennas (i.e., on the roof), comparison of measured RF levels to both the public and occupational exposure limits, described using language that is understandable to the general public.*

Not applicable. The antennas are located on tall poles.

*13. Measurements of the cumulative NIER of all antennas within 500 feet of the site.*

The measurements reported in checklist item 6 above are cumulative, reflecting contributions from all antennas within 500 feet of the site.

*14. Include a diagram, map, or aerial image (preferred) showing the location of all the subject carrier's antennas and collocated antennas, where the NIER measurements were taken, and nearby habitable structures. An explanation of why the locations of the measurements were chosen based on the levels of public RF exposure.*

See Figure 1. Measured locations were chosen to encompass publicly accessible areas in which the highest exposure conditions would be expected.



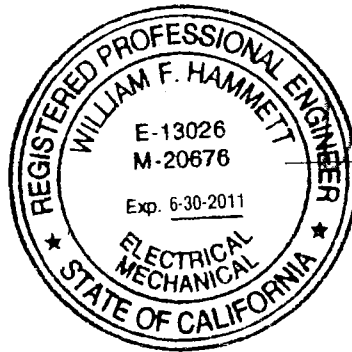
**Post-Construction Non-Ionizing Electromagnetic Radiation (NIER) Report**  
**Report Date: November 5, 2010**

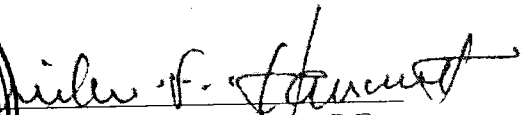
15. Conclusion- Indicate the engineer's professional opinion that all antennas at the station are operating in compliance with FCC NIER exposure limits and will not, either individually or cumulatively (taking into account all collocations and other WCFs within 500 feet) cause a significant impact on the environment.

Based on the information and analysis above, it is the undersigned's professional opinion that the T-Mobile West Corp. base station located at 58 Sims Road in Santa Cruz, California, as installed and operating at the time of the visit, complies with the FCC guidelines limiting public exposure to radio frequency energy and, therefore, does not for this reason cause a significant impact on the environment.

16. Stamp and signature of licensed electrical engineer.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



  
William F. Hammett, P.E.  
707/996-5200

November 5, 2010

Measured Exposure Levels at Specific Locations • October 14, 2010•



Measurement results shown as a percent of the public limit relative to the most restrictive public limit ( $0.2 \text{ mW/cm}^2$ ), unless otherwise noted. The most restrictive limit is typically used to assess exposure levels when there may be contributions from many different sources.



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

TM05879A595M

Figure 1

EXHIBIT H

Applicant: Amy Stanton for Pacific Bell Mobile Service  
Project: 96-0566  
APN: 067-202-64

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CONDITIONS OF APPROVAL

Development Permit No. 96-0566

Applicant: Amy Stanton for Pacbell Mobile Services  
Assessor's Parcel No. 067-202-64  
Property location: West side of La Madrona Drive (property address is 58 Sims Road) approximately 350 feet south of Sims Road.

Carbonera Planning Area

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EXHIBIT A: Architectural Plans, dated 8-14-96, Option "A"

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- I. This permit authorizes the construction of a Personal Communications Services transmission facility consisting of an 60' monopole with two panel antenna, a Base Transmission station approximately 10 square feet in size. The facility shall be constructed in accordance with the approved Exhibit A described above. 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.
- II. Applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission.
- III. Applicant shall obtain a building permit for the proposed project. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include, but not be limited to, the following:
    1. Exterior elevations identifying finish materials and colors.
    2. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, fencing and the required signs as stated in the recommended mitigation measures by Hammett & Edison (Exhibit G).

3. Meet all conditions of the Soils Review Letter dated, 9-23-96 by Environmental Planning.
  4. To ensure that the project does not result in visual impacts, the applicant shall paint the tower and antenna a flat green color. The applicant shall submit a sample color chip of the exterior paint on the monopole, antennae and structures for planning approval.
    - a. To ensure that the project does not result in additional visual impacts, the applicant shall submit a landscape plan as well as a 5 year maintenance plan to mitigate the visual impacts of the proposed monopole from La Madrona Drive. The plan shall be developed by a licensed landscape architect and shall include the planting of at least four 24" box Coast Live Oak trees. The maintenance plan shall include a one to one replacement clause for any trees that die within 5 years of planting.
  5. To ensure that the storage of hazardous materials on the site does not result in environmental impacts, the applicant shall submit a Hazardous Materials Management Plan for review and approval by County Environmental Health Services.
- IV. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy, the applicant/owner meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The Hazardous Materials Management Plan shall be approved by County Environmental Health Services.
  - D. The soils engineer shall submit a letter to the Planning Department verifying that all construction has been performed according to the recommendations of the accepted geotechnical report. A copy of the letter shall be kept in the project file for future reference.
  - E. The monopole, antennae, and BTS unit shall be painted the approved color.
  - F. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
  - G. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other



ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

- H. A licensed arborist, hired by The applicant shall install and maintain the oak trees as approved in the landscape plan.

V. Operational Conditions:

- A. Antennae and support structure shall be permanently maintained and painted regularly with the approved paint.
- B. If as a result of future scientific studies and alterations of industry wide standards resulting from those studies, substantial evidence is presented to the County that radio frequency transmissions may be a hazard to human health and/or safety, then the County Planning Department shall set a public hearing and in its sole discretion, may revoke or modify the conditions in this permit.
- C. Applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees to make those modifications which would allow for reduced visual impact of the proposed facility as part of the normal replacement schedule. If, in the future, the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for removal of all permanent structures, and restoration of the site as needed to re-establish the area consistent with the character of the surrounding vegetation.
- D. Any modification in the type of equipment shall be reviewed and acted on by Planning Department Staff. The County may deny or modify the conditions at this time, or the Planning Director may refer it for public hearing before the Zoning Administrator.
- E. All noise shall be contained on the property.
- F. 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.

Applicant: Amy Stan . for Pacific Bell Mobile Service  
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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL  
UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.