



Staff Report to the Zoning Administrator

Application Number: 111585

Applicant: Gary Gochberg
Owner: Ray Roeder
APN: 110-191-11

Agenda Date: March 2, 2012
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to mount three new long-term evolution (LTE) antennae, six new remote radio units (RRUs) and one surge suppression unit on an existing monopole. Additionally, one new equipment cabinet and two fiber cabinets are proposed to be installed on a new 21 square foot concrete pad.

Location: The property is located on the east side of Vanoni Road approximately one mile north of the intersection of Hwy 129 and Vanoni Road in Watsonville.

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

Permits Required: Amendment to Commercial Development Permits 101070, 94-0776 and 02-0519.

Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111585, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. RF Emissions Compliance Report (Summary) by Sitesafe Inc. dated 10/5/11) |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	917 acres
Existing Land Use - Parcel:	Agricultural (cattle ranch)
Existing Land Use - Surrounding:	Agricultural
Project Access:	From Hwy 129

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Project Access: From Hwy 129
Planning Area: Salsipuedes
Land Use Designation: A (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm.: Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: 102 Aptos loam, 181 Xerotents rock outcrop
Fire Hazard: Not a mapped constraint
Slopes: 1-15% at site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Hwy 129 a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Pajaro Valley Water District
Sewage Disposal: n/a
Fire District: Aromas Tri-County Fire Protection District
Drainage District: Zone 7

History

The original telecommunications facility approval for this site was issued on September 15, 1995 under Commercial Development Permit #94-0776. Under application #02-0519, an Amendment to #94-0776 was approved to allow for replacement of the original 27-foot tall wooden pole with a 27-foot steel pole, and for expansion of the facility with six new antennae and equipment cabinets. An Agricultural Preserve contract was executed for the property under 79-1375-AP, and the Agricultural Advisory Commission reviewed the original Commercial Development Permit #94-0776. APAC found that the facility does not conflict with the agricultural (grazing) operations on the site and that it contributes to the commercial viability of commercial agricultural operations. Two antennas were replaced and six new antennas were added under Application #101070.

Project Setting

The telecommunications facility is located on a 917-acre agricultural parcel in a rural area surrounded by other large parcels with ranches and other agricultural uses. State Highway 129 is a designated Scenic Road, but due to the setback from the highway and the upward slope of the site topography, the facility is not readily visible from the highway or from any adjacent part of

the Aromas community.

Analysis

The proposed new long-term evolution (LTE) antennae are designed to support 4G technology with additional data capacity. The proposed remote radio units (RRUs) allow technicians to make directional adjustments to equipment remotely without climbing the equipment pole structure.

The current application includes an analysis by Site Safe RF Compliance Experts, Consulting Engineers, dated October 5, 2011, that evaluates the maximum potential radio-frequency (RF) radiation exposure from the facility, pursuant to FCC-specific guidelines (see Exhibit F). The maximum ambient RF exposure level that could result from the proposed new equipment by itself at ground level will be below the applicable public exposure limit.

Section 47 USC 332 (c)(7)(iv) of the Telecommunications Act of 1996 does not allow jurisdictions to regulate the placement, construction, or modification of Wireless Communications Facilities based on the environmental effects of RF emissions if these emissions comply with FCC standards. The RF emissions of the proposed wireless communications facility comply with these standards as determined by Site Safe RF Compliance Experts.

Zoning & General Plan Consistency

The subject property is a 917-acre lot, located in the Commercial Agriculture (CA) zone district, with an Agricultural (A) General Plan designation. The proposed expansion of an existing telecommunications facility is consistent with General Plan Policy 5.13.6 and County Code Section 13.10.655 as a conditional use on Commercial Agriculture (CA)-zoned land in that the use is “ancillary, incidental or accessory” to the principal agricultural (grazing) use of the 917-acre parcel. The existing facility is sited to avoid conflicts with the agricultural use of the parcel and removes a very minimal amount of land—approximately 1,500 square feet out of a 917-acre parcel—from agricultural uses.

Visual Analysis

The proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will blend in with the existing facility. General Plan Policy 5.10.10 designates Highway 129 (Riverside Drive) as a scenic corridor valued for its rural/agricultural vistas. Due to the existing steep topography and its location near a curve in the road, the facility is not readily visible from the traveled road. The proposed equipment additions to the existing facility will not result in new visual impacts.

Wireless Ordinance/Zoning Issues

This application is subject to County Code 13.10.659 (Regulations for the siting, design, and construction of wireless communications facilities). The application is consistent with subsection 13.10.659(h)(1) in that the proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets are located and camouflaged to preserve the visual character and aesthetic values of the parcel and surrounding area. The proposal utilizes a parcel

currently approved and developed with wireless communication facilities. Development on this site does not place new development on a ridge, nor does the development disturb the existing topography or on-site vegetation. Site lighting will be limited to motion activated security/maintenance lighting. The proposed location for the antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets is on an area of the lot that is not adjacent to surrounding residential uses. The subject parcel is zoned Commercial Agriculture (CA), which is considered a Restricted Area per County Code 13.10.661(b). However, the proposed equipment additions meet the criteria for an exception to the Restricted Area prohibition pursuant to 13.10.661(b)(4), in that it is co-located equipment, and an alternative sites analysis was reviewed for approval of the existing facility under Permit # 94-0776.

Environmental Review

The currently proposed project is eligible for exemption from further environmental review pursuant to CEQA Section 15302, Existing Facilities, which exempts replacement and reconstruction work on an existing telecommunications facility with negligible expansion of capacity.

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 111585, 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

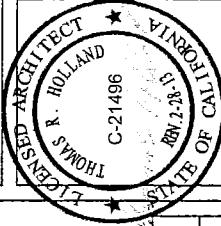
Report Prepared By: Alice Daly
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3140
E-mail: alice.daly@co.santa-cruz.ca.us



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BIBLIOGRAPHY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE.
ANY USE OR DISCLOSURE OTHER THAN THAT WHICH
RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

CROWN CASTLE

PAIRO GAP II

22325 RIVERSIDE DR.: HWY 129 ON NORTH SIDE OF ROCHA PROPERTY
WATSONVILLE, CA 95076

INDIRECT INFORMATION

1

DB AWPIC INDEX

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

GENERAL NOTES:

22. ALL EXISTING CONSTRUCTION EQUIPMENT AND FINISHED MATERIALS LOCATED ON THE CONSTRUCTION SITE AND OWNED BY THE CONTRACTOR SHALL BE REMOVED FROM THE SITE WITH THE FOLLOWING EXCEPTIONS:

- a. EQUIPMENT OWNED BY THE OWNER.
- b. EQUIPMENT OWNED BY THE CONTRACTOR WHICH IS REQUIRED TO BE LEFT IN PLACE FOR THE OWNER.

23. THE CONTRACTOR SHALL MAINTAIN AND MAINTAIN IN A CLEAN, NEAT, AND TIDY CONDITION ALL MATERIALS AND FINISHES USED THROUGHOUT THE PROJECT. TRADE STANDARDS AND PRACTICES USED IN THE MANUFACTURE OF PRODUCTS, MEET OR EXCEEDING GOVERNMENT REGULATIONS, SHALL BE OBSERVED.

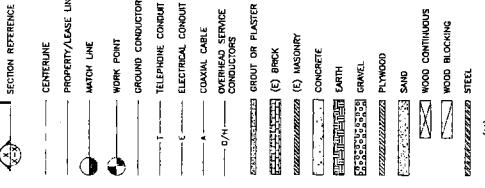
24. WHEN REQUIRED BY THE OWNER OR CONTRACTOR, THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE STRUCTURE, FACILITY, BUILDING, OR BRICKING IS FOR THE CONDITIONS PRESENT, NOT AWARDING THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.

25. PRIOR TO THE POURING OF ANY NEW SLAB OVER AN EXISTING SLAB, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING, AND THE CONTRACTOR SHALL NOT POUR ANY NEW SLAB UNTIL THE OWNER AND ENGINEER HAVE APPROVED THE DESIGN STRENGTH FOR THE EXISTING SLAB.

26. THE SUBMISSION OF BIDS, CONTRACTS, AGREEMENTS, AND CONTRACT DOCUMENTS, OR SPECIFICATIONS, WHICH DO NOT CONFORM TO THE REQUIREMENTS OF THIS AGREEMENT, SHALL NOT BE AWARDED. THE CONTRACTOR SHALL NOT VOTE ON THE CONSTRUCTION SITE WITH THE CONTRACTOR/CONTRACT DOCUMENTS TO VERIFY THE CONDITIONS AND DISCREPANCIES, AND THE CONTRACTOR SHALL NOT VOTE ON THE CONSTRUCTION SITE WITH THE CONTRACTOR/CONTRACT DOCUMENTS TO VERIFY THE CONDITIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, VERBALLY OR IN WRITING.

27. FOR CONSTRUCTION SITES, CONTACT MONOPOLY OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WORK.

SYMBOLS



A circular license seal for an architect. The outer ring contains the text "LICENCED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. In the center, it says "THOMAS R. HOLLAND" and "C-21496". At the bottom, it shows the date "JAN 28 1975" and "SACRAMENTO".

PjARO GAP II

SHEET NUMBER
C-1

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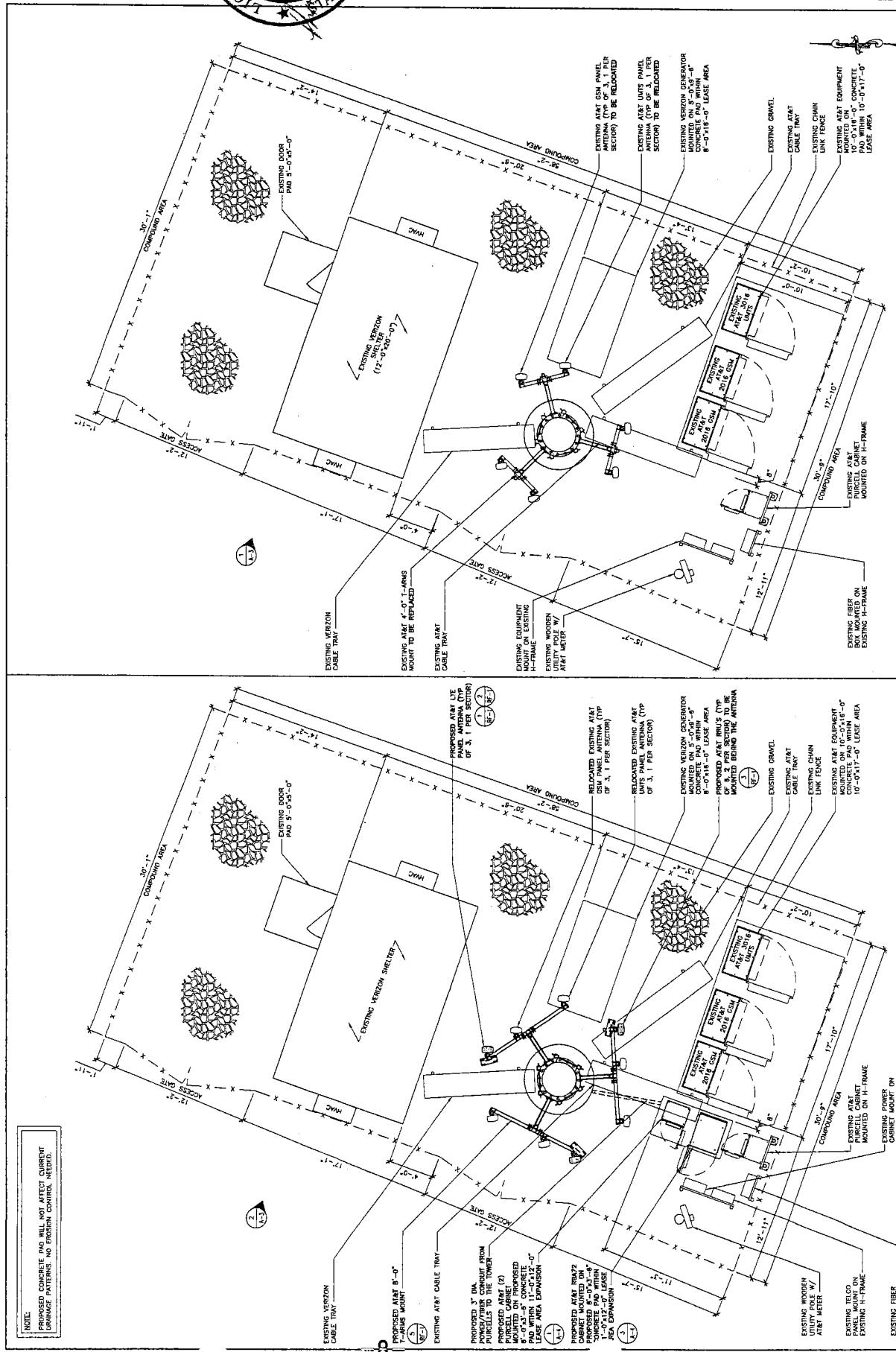
A circular stamp with a double-line border. The outer ring contains the text "STATE OF CALIFORNIA" at the top and "LOS ANGELES CHAPTER" at the bottom. The inner circle contains "SOCIETY OF ARCHITECTS" at the top and "THOMAS R. HOLLAND" at the bottom. In the center is the number "C-21496". A small star is at the bottom left, and a date stamp "JAN 28 1985" is at the bottom right.

22325 RIVERSIDE DR. HWY 129 ON NORTH SIDE OF ROCHE PROPERTY
WATSONVILLE, CA 95076

PJARO GAP II

EXISTING SITE PLAN		EXISTING ENLARGED SITE PLAN	
PROPOSED ENLARGED SITE PLAN	2	PROPOSED ENLARGED SITE PLAN	2
24' x 28' SCALE: 1/4" = 1'-0"			

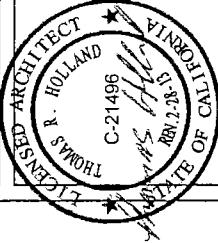
NOTE: PROPOSED CONCRETE PAD WILL NOT AFFECT CURRENT
DRAINAGE PATTERNS, NO EROSION CONTROL NEEDED.



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2325 RIVERSIDE DR., HWY 129 ON NORTH SIDE OF ROCHA PROPERTY
WATSONVILLE, CA 95076

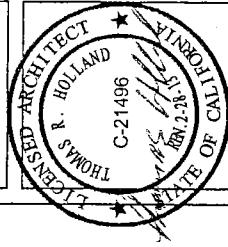
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PJARO GAP II

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WATSONVILLE, CA 95076

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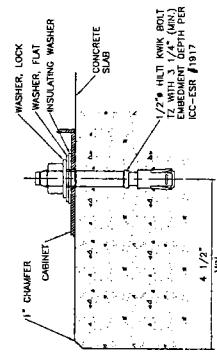
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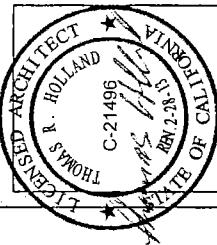
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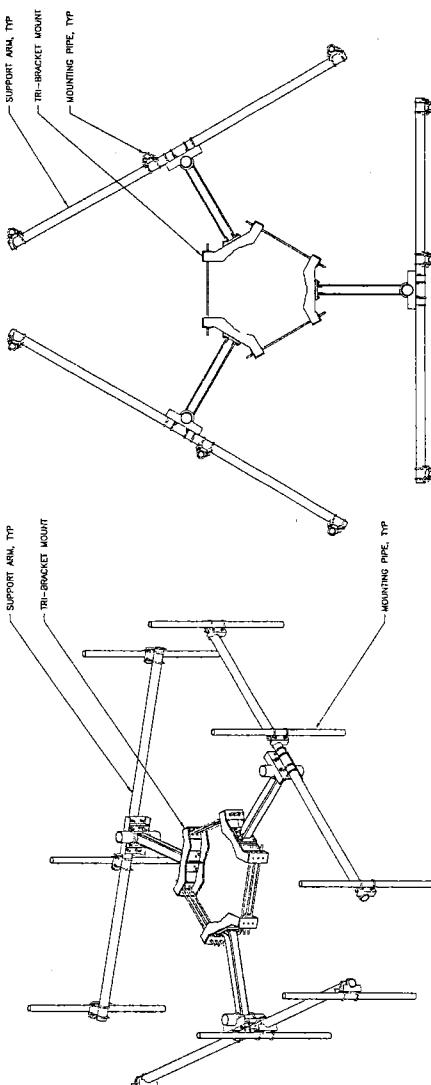
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2325 RIVERSIDE DR., HWY 129 ON NORTH SIDE OF ROCHA PROPERTY
WATSONVILLE CA 95076

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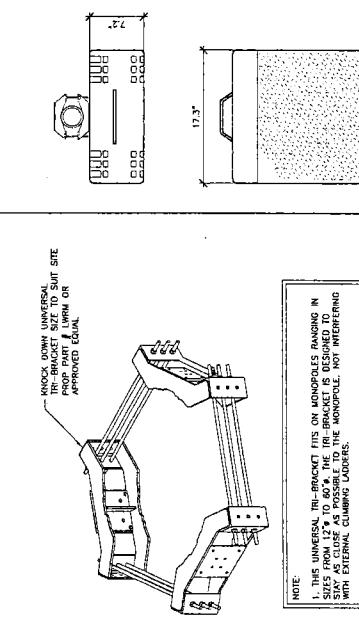
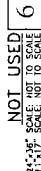


J-ARM MOUNT DETAIL



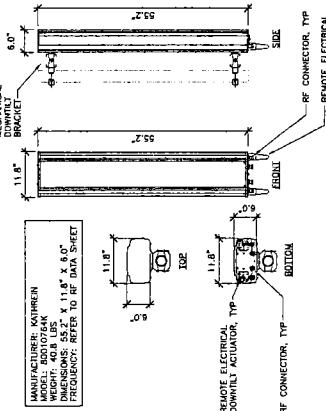
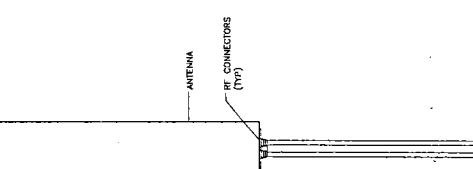
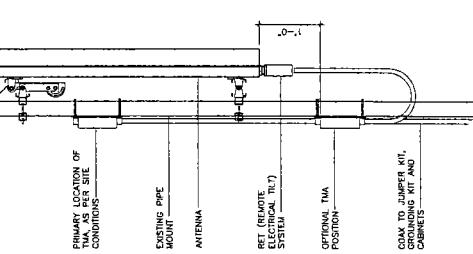
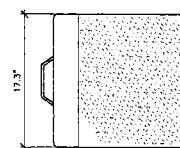
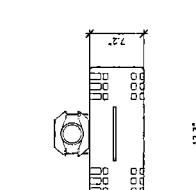
OPTIONAL DOWNHILL
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NOTE:

1. THE UNIVERSAL TRIL-Bracket™ FITS ON MONOPOLIES RANGING IN SIZES FROM 1/2" TO 60". THE TRI-Brackett IS DISCHED TO POSSIBLY ASSEMBLE ITSELF. IT IS POSSIBLE FOR THE MONOPOLE NOT INTERFERING WITH EXTERNAL CLIMBING LADDERS.
2. BRACKET ASSEMBLY TO ENSURE THAT IT ADEQUATELY SIZE C. BRACKET SMALL, VERIFY POLE DIAMETER PRIOR TO PURCHASE



ANTENNA SPECIFICATIONS

ANTENNA MOUNT DETAIL

RRU SPECIFICATIONS 3



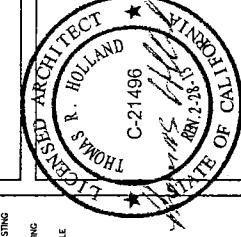
ARTICLE 11. CARRIER SERVICES Any use or disclosure other than that which relates to carrier services is strictly prohibited.

SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE.

THE INFORMATION CONTAINED IN THIS STATEMENT

GROUNDING KEYED NOTES:

- ① CAD WELD (TYPE). SEE DETAIL 7/E-2.
- ② EXISTING ANTENNA GROUND BUS BAR NEAR AT TOP OF MONOPOLE CONSTRUCTION. SEE DETAIL 7/E-2 FOR GROUND BUS BAR WITH COAX GROUND KIT. SEE DETAIL 5/E-2 FOR GROUND BAR CONNECTIONS.
- ③ EXISTING MONOPOLE GROUND BUS BAR AT BASE OF MONOPOLE. SEE DETAIL 6/E-2 FOR GROUND BAR CONSTRUCTION. SEE DETAIL 7/E-2 FOR GROUND WIRE CONNECTIONS.
- ④ IF ANG. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR
- ⑤ IF ANG. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR
- ⑥ EXISTING MONOPOLE GROUND BUS BAR TIED INTO EXISTING MONOPOLE GROUND RING. SEE DETAIL 7/E-2.
- ⑦ IF ANG. ANTENNA MOUNT GROUND TO EQUIPMENT CABINET TO TIE INTO EXISTING SYSTEM GROUND RING.
- ⑧ IF ANG. ANTENNA MOUNT GROUND TO EQUIPMENT CABINET TO TIE INTO EXISTING SYSTEM GROUND RING.
- ⑨ EXISTING MONOPOLE GROUND BUS BAR TIED INTO EXISTING MONOPOLE GROUND RING. SEE DETAIL 7/E-2.

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8156H 2325 REVERSIDE DR, HWY 129 ON NORTH SIDE OF ROCHA PROPERTY
WATSONVILLE, CA 95076

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Wireless Communication Facility Use Permit Findings

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

The proposal will not significantly affect any designated visual resources in that, while the site is on a parcel that is within a designated scenic corridor (Highway 129), and is therefore protected by General Plan Policy 5.10.3, the proposed new antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will not be readily visible from Hwy 129 and the visual impacts of the proposed additional equipment will be minimal. The proposed equipment will have non-reflective surfaces, match the existing equipment and will not be visible from the scenic highway, as demonstrated by visual simulations provided by the applicant. Adding new equipment to an existing facility is environmentally superior to developing a new facility. The existing facility is sited to avoid conflicts with the agricultural use of the parcel and removes a very minimal amount of land—approximately 1,500 square feet out of a 917-acre parcel—from agricultural uses.

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.

The subject parcel is zoned Commercial Agriculture (CA), which is considered a Restricted Area per County Code 13.10.661(b). However, the proposed equipment additions meet the criteria for an exception to the Restricted Area prohibition pursuant to 13.10.661(b)(4), in that it is co-located equipment, and an alternative sites analysis was reviewed for the original approval of the existing 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 telecommunications facilities are permitted uses under permits 94-0776 and 02-0519. The existing and proposed uses, as designed, are compatible with the zone district and General Plan designation. No zoning violation abatement fees are applicable to the subject property.

Application #: 111585
APN: 110-191-11
Owner: Ray Roeder

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

The proposed facility will not create a hazard for aircraft in flight in that the top of the existing pole is lower than the tops of the existing trees in the area.

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

The facility is in compliance with all FCC and California PUC standards and requirements in that the equipment for the facility is reviewed by the appropriate state and federal agencies. The application includes an analysis by Site Safe RF Compliance Experts, Consulting Engineers, dated October 5, 2011, that evaluates the maximum potential radio-frequency (RF) radiation exposure from the facility, pursuant to FCC-specific guidelines, and the maximum ambient RF exposure level that could result from the proposed new equipment will be below the applicable public exposure limit based on FCC standards.

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.

The location of the proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets and the conditions under which the equipment would be operated and maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public due to its location, will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area of a large agricultural parcel suitable for private utility use and is not encumbered by physical constraints to development. The maximum ambient RF at ground level due to the proposed operation would not exceed the most restrictive applicable limit.

Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation energy and resources.

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.

The 917-acre project site is located in the Commercial Agriculture (CA) zone district. The proposed antennas, RRU units, surge suppression unit, equipment cabinet and fiber cabinets and the conditions under which they would be maintained will be consistent with all pertinent County ordinances as a conditional use that is "ancillary, incidental or accessory" to the principal agricultural use of the property, and the equipment would meet all current site standards for the zone district. The CA zone is considered a Restricted Area per County Code 13.10.661(b). However, the proposed equipment additions meet the criteria for an exception to the Restricted Area prohibition pursuant to 13.10.661(b)(4), in that it is co-located equipment, and an alternative sites analysis was reviewed for approval of the existing facility.

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 requirements specified for the Agriculture (A) land use designation in the County General Plan as an ancillary use.

The proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district

as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will not shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

General Plan Policy 5.10.10 designates Highway 129 (Riverside Drive) as a scenic corridor, but the proposed equipment additions to an existing telecommunications facility will not result in visual impacts to that scenic corridor.

The proposed antennas, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will be added to an existing telecommunications facility that is properly proportioned to the parcel size as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes) and will comply with the site standards for the CA zone district, including setbacks.

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.

The use will not overload utilities and will not generate traffic on the streets in the vicinity in that the facilities are an unattended/non-habitable operation. Improved wireless communication resulting from the installation of this facility may have a positive impact on traffic circulation in that drivers will have improved access to emergency services thereby reducing response time.

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.

The proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will blend in with the existing wireless communications facility and will not result in visual impacts, due to their location within a 917-acre agricultural parcel and due to the site topography.

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.

The proposed antennae, RRU units, surge suppression unit, equipment cabinet and fiber cabinets will blend in with the existing telecommunications facility at the site and will not reduce or visually impact available open space in the surrounding area. Due to the existing steep topography and its location near a curve in the road, the facility is not readily visible from the traveled road. The proposed equipment additions to the existing facility will not result in new visual impacts.

Conditions of Approval

Exhibit A: Project plans, 10 pages, by Pacific Telecom Services, LLC, dated 8/24/11.

- I. This permit amends and incorporates all of the findings and conditions of Commercial Development Permit 94-0776 and Commercial Development Permit 02-0519. Any findings or conditions contained in this permit that are in conflict with prior permits will be superceded by the conditions contained within this permit.

This permit authorizes the addition of 3 new LTE antennae, six new RRU units and one surge suppression unit to an existing monopole at an existing telecommunications facility. Additionally, one new equipment cabinet and two fiber cabinets are proposed to be installed on a new 21 square foot concrete pad at the existing facility. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- D. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.

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

- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "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. Any changes not properly labeled will not be authorized by any Building Permit issued for the proposed development.
 1. Identify color and finish of exterior materials on plans. Paint for the antennas must be non-reflective and match the existing paint color of the

monopole, and the proposed equipment cabinets shall be painted a neutral earth tone color.

- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - C. Meet all requirements and pay any applicable plan check fee to the Aromas Tri-County Fire Department.
- 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.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. All noise generated from the approved use shall be contained on the property.
 - C. The operator of the wireless communication facility must submit within 90 days of commencement of normal operations (or within 90 days of any major modification of power output of the facility) a written report to the Santa Cruz County Planning Department documenting the measurements and findings with respect to compliance with the established Federal Communications Commission (FCC) Non-Ionizing Electromagnetic Radiation (NEIR) exposure standard. The wireless communication facility must remain in continued compliance with the NEIR standard established by the FCC at all times. Failure to submit required reports or to remain in continued compliance with the NEIR standard established by the FCC will be a violation of the terms of this permit.
 - D. If, in the future, the 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.
 - E. If, as a result of future scientific studies and alterations of industry-wide standards resulting from those studies, substantial evidence is presented to Santa Cruz

County that radio frequency transmissions may pose a hazard to human health and/or safety, the Santa Cruz County Planning Department shall set a public hearing and in its sole discretion, may revoke or modify the conditions of this permit.

- F. 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.
 - G. The access road shall be permanently maintained to allow access to emergency vehicles at all times. Any obstruction of the access road, as a result of neglect or lack of maintenance, will be in violation of the conditions of this permit.
 - H. The equipment cabinet area must be locked at all times except when authorized personnel are present. The antennas must not be accessible to the public.
 - I. All site, building and security lighting shall be directed onto the lease site and away from adjacent properties. The site shall be unlit except when authorized personnel are present at night.
 - J. Transfer of Ownership: In the event that the original permittee sells its interest in the permitted wireless communications facility, the succeeding carrier shall assume all responsibilities concerning the project and shall be held responsible to the County for maintaining consistency with all project conditions of approval, including proof of liability insurance. Within 30-days of a transfer of ownership, the succeeding carrier shall provide a new contact name to the Planning Department.
- 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.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement that incorporates the provisions of this condition, or this development approval shall become null and void.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Alice Daly, AICP
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: 111585

Assessor Parcel Number: 110-191-11

Project Location: 1000 Vanoni Road

Project Description: Proposal to add three new LTE antennas, six new RRU units and one surge suppression unit to an existing monopole and install one new equipment cabinet and two fiber cabinets on a new 21 square foot concrete pad at an existing telecommunications facility.

Person or Agency Proposing Project: Gary Gochberg

Contact Phone Number: 707-364-5164

- 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. **Categorical Exemption**

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

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

Expansion of an existing telecommunications facility with negligible expansion of use.

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

Date: _____

Alice Daly, Project Planner

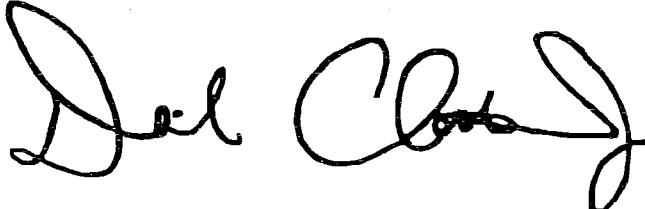
RF EMISSIONS COMPLIANCE REPORT

Crown Castle on behalf of AT&T Mobility, LLC

**Site: Pajaro Gap II
2350 riverside Drive Highway 129 On North Side Of
Watsonville, CA
10/4/2011**

Report Status:

AT&T Mobility, LLC MPE Limit Is 52.077%



A handwritten signature in black ink that reads "David Charles Cotton, Jr."

**David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 30-Jun-2013
Date: 2011-Oct-05**

Prepared By:

Sitesafe, Inc.

200 North Glebe Road, Suite 1000

Arlington, VA 22203

Voice 703-276-1100

Fax 703-276-1169

Engineering Statement in Re:
Electromagnetic Energy Analysis
AT&T Mobility, LLC
Watsonville, CA

My signature on the cover of this document indicates:

That I am registered as a Professional Engineer in the jurisdiction indicated; and

That I have extensive professional experience in the wireless communications engineering industry; and

That I am an employee of Sitesafe, Inc. in Arlington, Virginia; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules") both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields; and

That the technical information serving as the basis for this report was supplied by Crown Castle (See attached Site Summary and Carrier documents), and that AT&T Mobility, LLC's installations involve communications equipment, antennas and associated technical equipment at a location referred to as the "Pajaro Gap II" ("the site"); and

That AT&T Mobility, LLC proposes to operate at the site with transmit antennas listed in the carrier summary and with a maximum effective radiated power as specified by AT&T Mobility, LLC and shown on the worksheet, and that worst-case 100% duty cycle have been assumed; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio-frequency energy to which workers or members of the public might possibly be exposed (at §1.1307(b) of the FCC Rules); and

That such consideration of possible exposure of humans to radio-frequency radiation must utilize the standards set by the FCC, which is the Federal Agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1) "uncontrolled environments," defined as situations in which persons may not be aware of (the "general public"), or may not be able to control their exposure to a transmission facility; and (2) "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel); and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment) and the limit set forth in the FCC rules for licensees of AT&T Mobility, LLC's operating frequency as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at two meters above ground level from the proposed AT&T Mobility, LLC operation is no more than 52.077% of the maximum in any accessible area on the ground and

That it is understood per FCC Guidelines and OET65 Appendix A, that regardless of the existent radio-frequency environment, only those licenses whose contributions exceed five percent of the exposure limit pertinent to their operation(s) bear any responsibility for bringing any non-compliant area(s) into compliance; and

That when applying the uncontrolled environment standards, the cumulative predicted energy density from the proposed operation is no more than 79.473% of the maximum in any accessible area up to two meters above the ground per OET-65; and

That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET-65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy two meters above ground level where on-axis energy refers to maximum energy two meters above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere two meters above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier and frequency range indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding Radio Frequency Safety.

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that the site is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals, and approved contractor personnel trained in radio-frequency safety; and that the instant analysis addresses exposure levels at two meters above ground level and does not address exposure levels on the tower, or in the immediate proximity of the antennas.

**AT&T Mobility, LLC
Pajaro Gap II
Site Summary**

Carrier	Area Maximum Percentage MPE
AT&T Mobility, LLC	7.784 %
AT&T Mobility, LLC	33.003 %
AT&T Mobility, LLC (Proposed)	4.194 %
AT&T Mobility, LLC (Proposed)	7.096 %
Verizon Wireless	6.63 %
Verizon Wireless	11.449 %
Verizon Wireless	9.317 %
Composite Site MPE:	79.473 %

AT&T Mobility, LLC
Pajaro Gap II
Carrier Summary

Frequency:	1900	MHz
Maximum Permissible Exposure (MPE):	1000	$\mu\text{W}/\text{cm}^2$
Maximum power density at ground level:	77.84388	$\mu\text{W}/\text{cm}^2$
Highest percentage of Maximum Permissible Exposure:	7.78439	%

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Kathrein-Scala	742264	34	90	2000	12.561391	1.256139	21.752764	2.175276
Kathrein-Scala	742264	34	90	2000	12.561391	1.256139	21.752764	2.175276
Kathrein-Scala	742264	34	180	2000	12.561391	1.256139	21.752764	2.175276
Kathrein-Scala	742264	34	180	2000	12.561391	1.256139	21.752764	2.175276
Kathrein-Scala	742264	34	260	2000	12.673944	1.267394	21.752766	2.175277
Kathrein-Scala	742264	34	260	2000	12.673944	1.267394	21.752766	2.175277

AT&T Mobility, LLC
Pajaro Gap II
Carrier Summary

Frequency:	850	MHz
Maximum Permissible Exposure (MPE):	566.67	$\mu\text{W}/\text{cm}^2$
Maximum power density at ground level:	187.01797	$\mu\text{W}/\text{cm}^2$
Highest percentage of Maximum Permissible Exposure:	33.00317	%

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Kathrein-Scala	742264	34	90	2000	39.174648	6.913174	51.394787	9.069669
Kathrein-Scala	742264	34	90	2000	39.174648	6.913174	51.394787	9.069669
Kathrein-Scala	742264	34	180	2000	39.174648	6.913174	51.394787	9.069669
Kathrein-Scala	742264	34	180	2000	39.174648	6.913174	51.394787	9.069669
Kathrein-Scala	742264	34	260	2000	39.475338	6.966236	51.394787	9.069669
Kathrein-Scala	742264	34	260	2000	39.475338	6.966236	51.394787	9.069669

AT&T Mobility, LLC (Proposed)
Pajaro Gap II
Carrier Summary

Frequency:	2100	MHz
Maximum Permissible Exposure (MPE):	1000	μW/cm^2
Maximum power density at ground level:	41.93674	μW/cm^2
Highest percentage of Maximum Permissible Exposure:	4.19367	%

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density (μW/cm^2)	Percent of MPE	Max Power Density (μW/cm^2)	Percent of MPE
Kathrein-Scala	80010764	34	90	1000	25.315624	2.531562	25.315624	2.531562
Kathrein-Scala	80010764	34	180	1000	25.315624	2.531562	25.315624	2.531562
Kathrein-Scala	80010764	34	260	1000	25.174076	2.517408	25.274488	2.527449

AT&T Mobility, LLC (Proposed)
Pajaro Gap II
Carrier Summary

Frequency: 700 MHz
Maximum Permissible Exposure (MPE): 466.67 $\mu\text{W}/\text{cm}^2$
Maximum power density at ground level: 33.11387 $\mu\text{W}/\text{cm}^2$
Highest percentage of Maximum Permissible Exposure: 7.09583 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Kathrein-Scala	80010764	34	90	1000	10.291638	2.205351	18.215157	3.903248
Kathrein-Scala	80010764	34	180	1000	10.291638	2.205351	18.215157	3.903248
Kathrein-Scala	80010764	34	260	1000	10.52373	2.255085	18.215155	3.903247

Verizon Wireless
Pajaro Gap II
Carrier Summary

Frequency: 1900 MHz
Maximum Permissible Exposure (MPE): 1000 $\mu\text{W}/\text{cm}^2$
Maximum power density at ground level: 66.30341 $\mu\text{W}/\text{cm}^2$
Highest percentage of Maximum Permissible Exposure: 6.63034 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
ANDREW	931LG65VTE-B	25	100	2000	44.299248	4.429925	54.67178	5.467178
ANDREW	931LG65VTE-B	25	170	2000	43.751328	4.375133	54.67178	5.467178
ANDREW	931LG65VTE-B	25	260	2000	43.751328	4.375133	54.67178	5.467178

Verizon Wireless
Pajaro Gap II
Carrier Summary

Frequency: 700 MHz
Maximum Permissible Exposure (MPE): 466.67 $\mu\text{W}/\text{cm}^2$
Maximum power density at ground level: 53.42751 $\mu\text{W}/\text{cm}^2$
Highest percentage of Maximum Permissible Exposure: 11.44875 %

Antenna Make	Model	Height (feet)	Orientation (degrees true)	On Axis			Area	
				ERP (Watts)	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE	Max Power Density ($\mu\text{W}/\text{cm}^2$)	Percent of MPE
Antel	BXA-70063-4CF-5	25	100	1000	20.50939	4.394869	35.934208	7.700187
Antel	BXA-70063-4CF-5	25	170	1000	20.50939	4.394869	35.934212	7.700188
Antel	BXA-70063-4CF-5	25	260	1000	20.50939	4.394869	35.934212	7.700188

Verizon Wireless
Pajaro Gap II
Carrier Summary

Frequency:	850	MHz
Maximum Permissible Exposure (MPE):	566.67	μW/cm^2
Maximum power density at ground level:	52.794	μW/cm^2
Highest percentage of Maximum Permissible Exposure:	9.31659	%

Antenna Make	Model	Height (feet)	Orientation (degrees true)	ERP (Watts)	On Axis		Area	
					Max Power Density (μW/cm^2)	Percent of MPE	Max Power Density (μW/cm^2)	Percent of MPE
ANDREW	DB854DG65ESX	25	100	1500	36.174755	6.38378	38.797642	6.846642
ANDREW	DB854DG65ESX	25	170	1500	36.174755	6.38378	38.797642	6.846642
ANDREW	DB854DG65ESX	25	260	1500	36.174755	6.38378	38.797642	6.846642