



## Staff Report to the Zoning Administrator

Application Number: **111582**

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**Applicant:** Gary Gochberg  
**Owner:** Ron Ballauf, Elaine and Henry  
Rebecchi, Trustees  
**APN:** 071-081-03

**Agenda Date:** May 18, 2012  
**Agenda Item #:** 4  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to relocate six existing panel antennas, to add three new LTE antennas, six new RRU units and one surge suppression unit mounted onto an existing monopole. Additionally, one new equipment cabinet and two fiber cabinets are proposed to be installed onto a new 65 square foot concrete pad.

**Location:** Property located at the northwest end of Rose Acres Lane (6961/7000 Rose Acres Lane), about 300 yards northwest of San Lorenzo Way in Felton.

**Supervisory District:** 5<sup>th</sup> District (District Supervisor: Mark Stone)

**Permits Required:** Amendment to Commercial Development Permits 97-0880, 01-0312, 03-0056 and 05-0424

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111582, based on the attached findings and conditions.

### Exhibits

- |                                |                                      |
|--------------------------------|--------------------------------------|
| A. Project plans               | E. Assessor's Parcel Map, Location,  |
| B. Findings                    | Zoning and General Plan Maps         |
| C. Conditions                  | F. RF Emissions Compliance Report by |
| D. Categorical Exemption (CEQA | Sitesafe, Inc.                       |
| determination)                 | G. Photo simulations                 |
|                                | H. Comments & Correspondence         |

## Parcel Information

Parcel Size: 71.56 acres (Assessor's estimate)  
Existing Land Use - Parcel: Residential (single-family dwelling), Wireless Communications Facilities, Timberland Production  
Existing Land Use - Surrounding: Residential (single-family dwelling)  
Project Access: Rose Acres Lane – private 5-foot right-of-way  
Planning Area: San Lorenzo Valley  
Land Use Designation: R-M (Mountain Residential)  
Zone District: TP (Timber Production )  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

## Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils Report not required  
Fire Hazard: Not a mapped constraint  
Slopes: Steep slopes in the vicinity of the project site; however development occurs within flat portions of the lot.  
Env. Sen. Habitat: Mapped biotic resources; however none identified by Environmental Planning staff (2009) and habitat not present.  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Visible from Highway 9; however no visual impact anticipated due to dense vegetation and scope of existing development  
Drainage: Existing drainage adequate  
Archeology: Not located within a mapped resource area

## Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: N/A  
Sewage Disposal: N/A  
Fire District: Felton Fire Protection District  
Drainage District: Zone 6

## History

The project site is developed with two existing permitted monopoles. The 82-foot tall monopole was approved under Commercial Development Permit 94-0097 in June 1994. An amendment was subsequently approved in 2003, which authorized placing additional antennae and a microwave dish on this monopole under Permit 03-0006. An additional amendment was approved in April 2004 (Commercial Development Permit 04-0071), which allowed twelve panel antennae to be mounted onto the 82-foot monopole as well as authorizing the construction of a six-foot tall chain link fence with redwood slats around a portion of the lease area. Permit 04-0071 also authorized the construction of a 230 square foot equipment shed with in-ground

utilities.

The second monopole on the site is a 70-foot tall “monopine” approved in 1998 under Commercial Development Permit 98-0436 and is not included in the subject application.

### **Analysis and Discussion**

The current proposal consists of a co-location to relocate six existing Global System for Mobile (GSM) panel antennas, to add three new Long Term Evolution (LTE) antennas, six new Remote Radio Units (RRUs) and one surge suppression unit mounted on an existing monopole. Additionally, one new equipment cabinet and two fiber cabinets are proposed to be installed onto a new 65 square foot concrete pad.

The proposed improvements will minimally alter the appearance of the wireless facilities that currently operate on the site. The project is conditioned to require additional screening measures, including painting the proposed antennas to match the existing tower and antennas. The new pad will be required to be fenced, and secured. No grading or other significant ground disturbance is proposed.

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

The subject property is a parcel of approximately 72 acres, located in the TP (Timber Production) zone district, a designation which allows commercial uses. The proposed wireless communication facility is an allowed use within the TP zone district and does not fall within the Prohibited or Restricted Areas contained in County Code Section 13.10.661(b) and (c).

### **Wireless Communications Regulations**

This application is subject to County code 13.10.660 (Regulations for the siting, design, and construction of wireless communications facilities). The application is consistent with the site location requirements found in Section 13.10.661(f) in that the proposed antennas have been sited in the least visually obtrusive area and are proposed to be camouflaged to preserve the visual character and aesthetic values of the rural parcel and surrounding properties. The proposal is a co-location as encouraged in Section 13.10.661(g), which states that the co-location of new wireless communications facilities into/onto existing wireless communication facilities and/or existing telecommunication towers is generally encouraged. The subject proposal would result in more than nine (9) total individual antennas as well as more than three (3) above ground equipment enclosures on the same parcel. Section 13.10.661 (3) of the Santa Cruz County Code allows such development if it can be demonstrated that the proposed additional antennas/equipment will be camouflaged or otherwise made inconspicuous such that additional visual impacts are not created.

In the case of the subject proposal, the existing monopole is located approximately 1.3 miles from and 500 feet above State Highway 9, the closest scenic corridor. In addition, the site is heavily vegetated with mature conifers, which largely screen the existing wireless facilities from public view. A visual analysis provided by the applicant demonstrates that the proposed changes to the antenna configuration on the existing tower do not significantly alter the existing

appearance or visual impact of the tower in that the additional antennas are of the same configuration and color as the existing tower and antenna array. The additional cabinets and concrete pad would be located within the existing gated compound and would not be visible from surrounding properties or from Highway 9. The proposal does not disturb the existing topography or on-site vegetation.

### **Visual Impacts**

As stated previously, the existing monopoles on the project site are minimally visible from Highway 9, a County designated scenic corridor, due to the 1.3 mile<sup>1</sup> distance and 500 foot elevation difference between the highway and the wireless facility location. The new antenna panels will be located below existing antennas on the monopole, will not protrude beyond the existing "branches," and will be painted to match the existing antennas and monopole. The existing enclosed cabinet area will be extended to accommodate two additional equipment cabinets and GPS antenna. The existing redwood fencing that screens the cabinet area will be extended, as needed, to encompass the proposed 65 square feet of additional concrete pad needed for the new cabinets.

Private views will also be minimally affected by the small expansion of the existing wireless facility, in that the proposed changes to the monopole will closely resemble the existing telecommunications design which is already visible from surrounding residences. These views will not be substantially altered by the proposed project, as the new antennas and cabinet, as designed, will resemble the existing telecommunications facility, which is currently visible from the surrounding properties. Site lighting will not change as a result of this proposal.

The proposed changes to the existing telecommunications facility fully complies with all Federal Communications Commission (FCC) guidelines, construction requirements, technical standards, interference protection and radio frequency regulations.

### **Radio Frequency (RF) Exposure**

The RF Emissions Compliance Report prepared for the project (Exhibit F) states that the proposed operation at the site would not result in exposure of the public to excessive levels of radio-frequency energy and that the site is completely compliant with FCC Rules and Regulations as specified in 47 CFR 1.1307.

### **Environmental Review**

The currently proposed project is eligible for exemption from further environmental review pursuant to CEQA Section 15301, Existing Facilities, which exempts replacement and reconstruction work on existing telecommunications facilities 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 **111582**, 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)**

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**W CROWN  
CASTLE**

**PTS**

**PACIFIC TELECOM SERVICES,  
LLC**

**EXHIBIT**

- 6 -

## CODE COMPLIANCE

2010 BUILDING STANDARDS ADMINISTRATION C  
- PART 1, TITLE 24, C.C.R

- PART 2, TITLE 24, C.C.R.
- 2009 INTERNATIONAL BUILDING CODE (IBC)
- VOLUMES 1-3 & CALIFORNIA AMENDMENTS
- 2010 CALIFORNIA ELECTRICAL CODE (CEC)
- PART 3, TITLE 24, C.C.R.

2010 CALIFORNIA MECHANICAL CODE (CMC)  
- PART 4 TITLE 24 C.G.B.

2009 INTERNATIONAL MECHANICAL CODE (IMC)  
- INCLUDING 2010 CALIFORNIA AMENDMENTS  
2010 CALIFORNIA PLUMBING CODE (CPC)  
PART 5, TITLE 24, C.C.R.

2010 CALIFORNIA ENERGY CODE (CEC)  
— PART 6 TITLE 24 C.C.B.

- 2004 ASME A17.1 SAFETY CODE
  - FOR ELEVATORS AND ESCALATORS
- 2010 CALIFORNIA FIRE CODE (CFC)
  - PART 9, TITLE 24, C.C.R.

2010 CALIFORNIA REFERENCED STANDARDS  
- PART 12, TITLE 24, C.C.R.

- TITLE 10, C.C.R.  
PUBLIC SAFETY, STATE FIRE MARSHAL, REGULATIONS  
ANSI/EIA/ITA-222-G STANDARDS FOR BROADCAST  
STRUCTURES, LOCAL CODES AND ORDINANCES.

CODE SHALL PREVAIL.

PLYWOOD PROJ PROP OT	PLYWOOD PROJECT PROPERTY	TOCATED RACE, INC
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RF	RADIO FREQUENCY
RM	ROOM

ITEM	1100000000
RO	ROUGH OPENING
RRU	REMOTE RADIO HEAD
SMT	SHEET

**\$5 STAINLESS STEEL**

ON	SIL	STEEL
STRUCT	STRUCT	STRUCTURAL
STD	STUD	
SUSP	SUSPENDED	

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UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD

W/D  
WP

1

[illegible]

- [illegible]

49. POWER CONDUCTOR IS TO COMBINE ALL POWER INSTALLATION WITH POWER CONDUCTOR AS REQUIRED. CONDUCTOR TO BESET POWER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.

50. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY TOWEN NETWORK CAREER CONSTRUCTION MANAGER.

51. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:

52. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL THINGS DURING THE CONSTRUCTION OF THE PROJECT.

53. THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND FEES WITH RESPECT TO THE PROJECT TO COMPLETE THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES FOR THE PROJECT.



54. THE ARCHITECT/ENGINEER IN CHARGE SHALL SIGN AND SEAL ALL DRAWINGS AND/OR SPECIFICATIONS.

55. TOWEN NETWORK CAREER WILL REVIEW AND APPROVE SHOP DRAWINGS AND CHANGES PROJECT ARCHITECT OF A SEPARATE FIRM SHALL NOT INCLUDE ANYTHING ON AN AS-BUILT, IN THE FINAL TRACED.

56. ALL MATERIALS MONITORED ON MOISTURE SHOWN MUST BE PROVIDED BY THE CONTRACTOR TO BESET POWER REPRESENTATIVE.

57. CONDUCTOR TO BESET POWER REPRESENTATIVE AS REQUIRED TO RETAIL, 60, 65, 70, 75, 80, 85, 90, 95, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380,

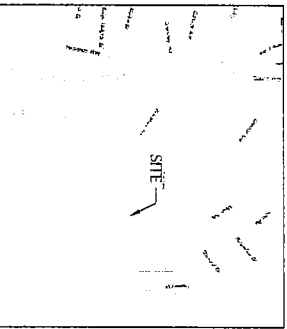
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	ELEVATION REFERENCE
	ACTION REFERENCE
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	TELEPHONE CONDUIT
	ELECTRICAL CONDUIT
	COAXIAL CABLE
	OVERHEAD SERVICE CONDUITS
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	MASONRY
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	REVISION

 		PACIFIC TELCOM SERVICES, LLC	
<h1>FELTON</h1> <h2>814732</h2> <p>6961 ROSE ACRES LANE          FELTON, CA 95018</p> <h1>-7-</h1>			
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			
SHEET TITLE GENERAL NOTES			
SHEET NUMBER G-1			



ALAT MOBILITY PROPOSES TO MODIFY AN EXISTING UNSTAFFED TELECOMMUNICATIONS FACILITY WITH THE RELOCATION OF (6) EXISTING CSA PANEL ANTENNAS, THE ADDITION OF (3) LITE PANEL ANTENNAS AND (3) RRU UNITS (TYPE 2 PER LITE ANTENNA) ON PROPOSED THE-SECTOR 1-ANM MOUNTS, ALONG WITH (1) "SQUAD" SURGE SUPPRESSION UNIT MOUNTED NEAR ANTENNA LEVY. ALAT ALSO PROPOSES THE ADDITION OF (1) PROPOSED REARLY CABINET, (2) PARCELL CABINETS MOUNTED ON AN H-TYPE ON AN ANTENNA 3'-0" X 13'-0" CONCRETE PAD.

- | LEGEND |                          |
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|        | BOUNDARY LINE            |
|        | BLOCKED GAS LINE         |
|        | BLOCKED TELEPHONE LINE   |
|        | BLOCKED WATER LINE       |
|        | BLOCKED TELEPHONE LINE   |
|        | BLOCKED WASTE LINE       |
|        | BLOCKED SATELLITE SIGNAL |
|        | BLOCKED STORM DRAIN      |
|        | DRINK LINE/FLOW LINE     |
|        | ROCK RETURNING WALL      |
|        | VEGETATION LINE          |
|        | CHAIN LINK FENCE         |
|        | WOOD FENCE               |
|        | BARRIED WOOD/WINE FENCE  |
|        | FAIR PLAYWAY             |
|        | CARE WAVE                |
|        | WATER METER              |
|        | FAIR STAND PIPE          |
|        | CATCH BASIN TYPE         |
|        | CATCH BASIN TYPE         |
|        | SUCH                     |
|        | ROLLING                  |
|        | MAIL BOX                 |
|        | SPOT ELEVATION           |
|        | 24.2.1.2 SPOT ELEVATION  |



### VICINITY MAP

SITE PLAN 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/27/11	SUBMIT FOR RCD REVIEW
2	02/22/11	SUBMIT FOR CONSTRUCTION
3	03/01/11	RECORD FOR CONSTRUCTION
4	03/22/11	RECORD FOR CONSTRUCTION

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

**FILE**

SHEET NUMBER

# 1-A

FELTON  
814732

6961 ROSE ACRES LANE  
FELTON, CA 95018  
—X—

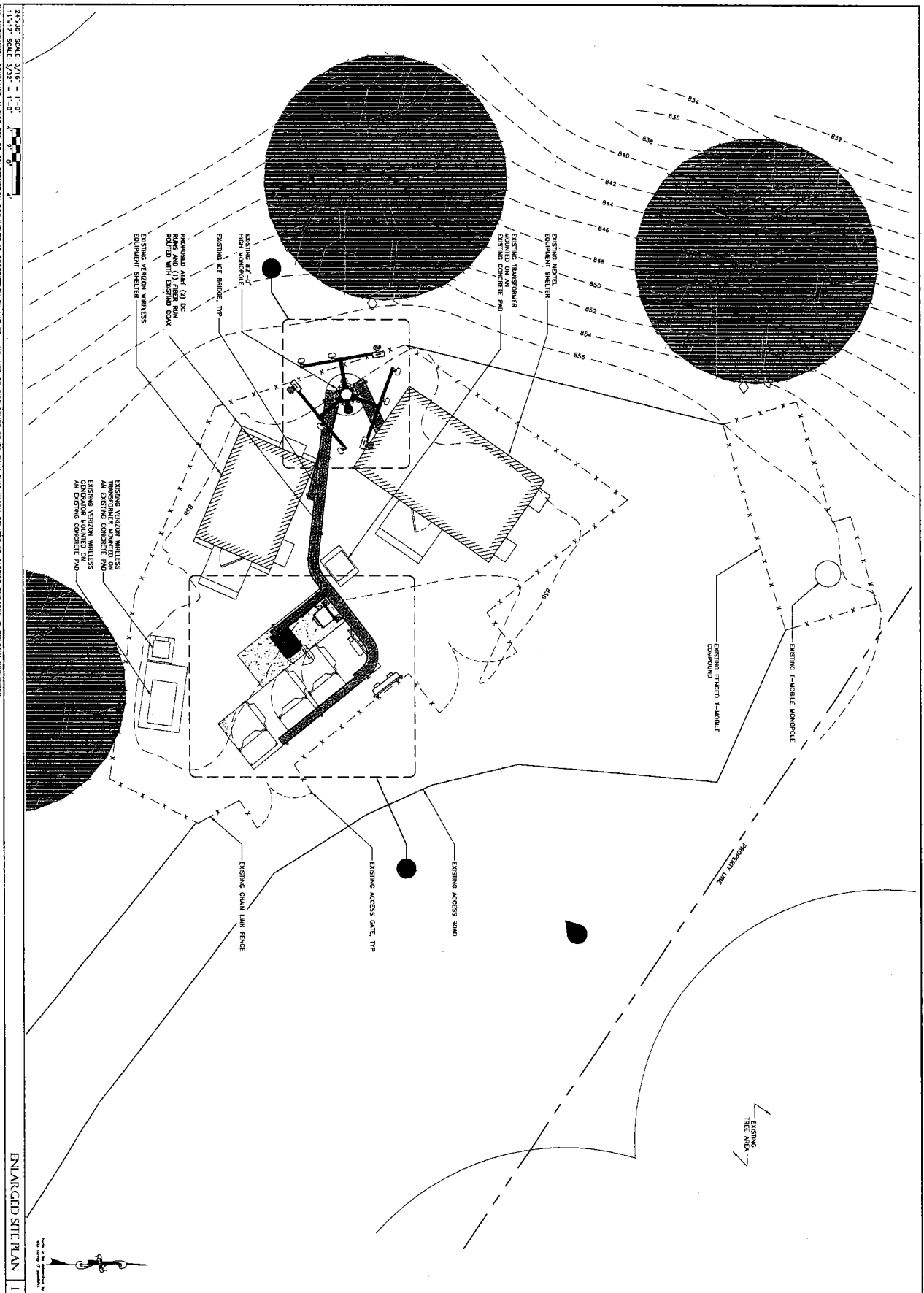
**CROWN  
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**PTS**

**PACIFIC TELECOM SERVICES,  
LLC**

**EXHIBIT A**





ENLARGED SITE PLAN	1
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**SHEET NUMBER**

SHEET TITLE  
ENLARGED SITE PLAN

## ZVI

FELTON

814732

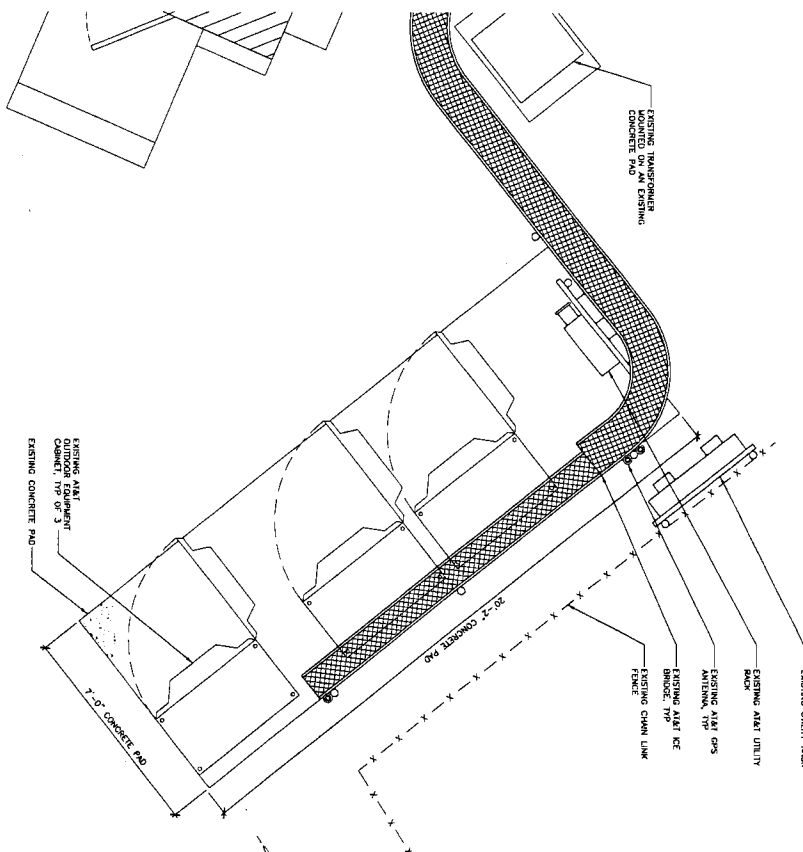
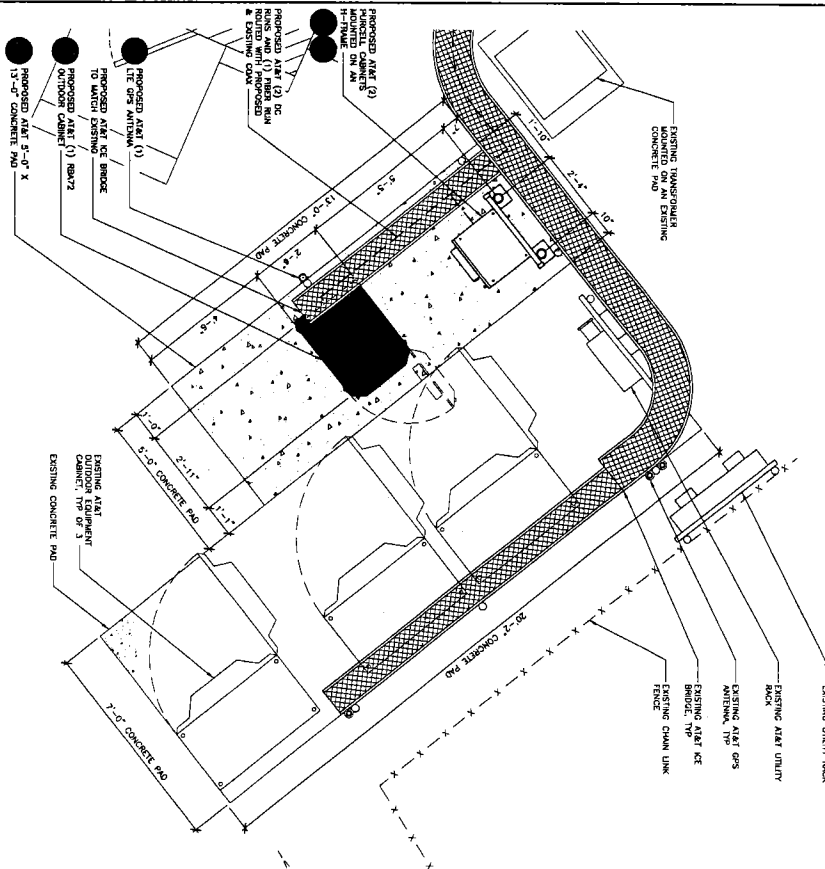
6961 ROSE ACRES LANE  
FELTON, CA 95018

A 95018  
-9-

**RTS**  
PACIFIC TELECOM SERVICES,  
LLC

W CROWLEY CASTLE

**EXHIBIT A**



PROPOSED EQUIPMENT LAYOUT	2
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EXISTING EQUIPMENT LAYOUT

REVISIONS			
NO.	DATE	DESCRIPTION	INITIALS
1	08/27/71	ISSUED FOR M.D. REVIEW	RL
2	08/27/71	ISSUED FOR CONSTRUCTION	RL
1	11/01/71	ISSUED FOR CONSTRUCTION	RL
2	11/21/71	REVISED FOR CONSTRUCTION	RL
3	02/27/72	REVISED FOR CONSTRUCTION	RL

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

**SHEET TITLE**  
**EQUIPMENT LAYOUT**

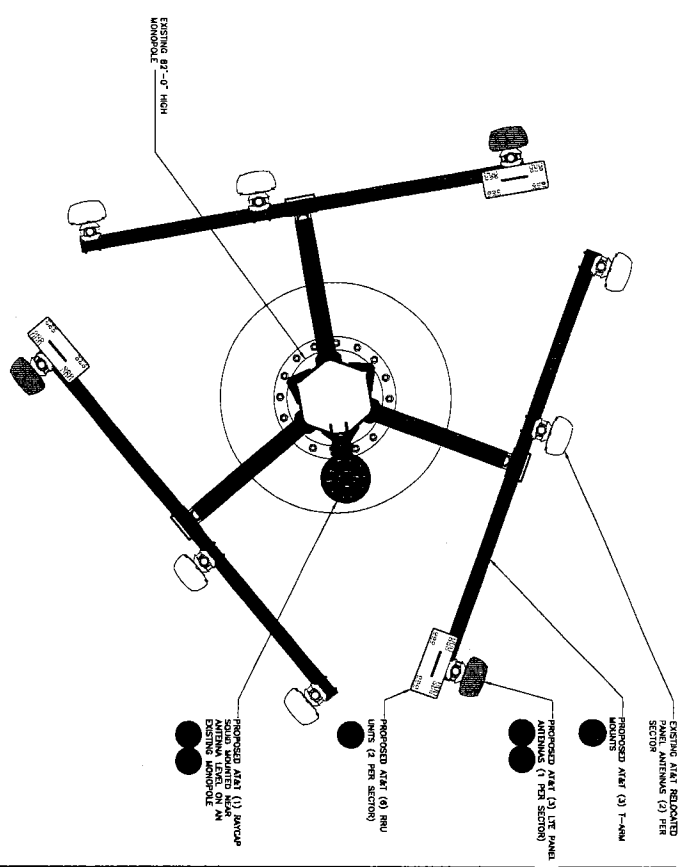
**SHEET NUMBER**

A-3

FELTON  
814732

6951 ROSE ACRES LANE  
FELTON, CA 95018

NOTE:  
 ALL PROPOSED ANTENNA  
 MOUNTS, RISERS AND SINGLE  
 SECTORS WILL BE PAINTED LIGHT  
 GREY TO MATCH EXISTING  
 TOWER

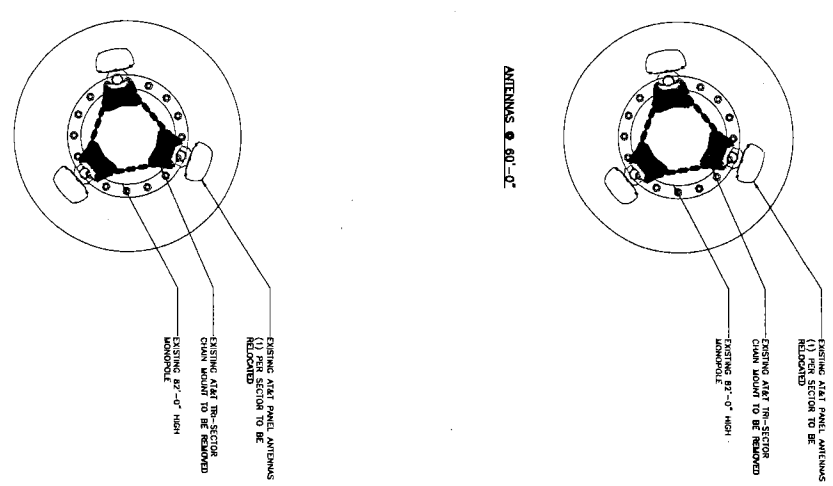


PROPOSED SCALE 3/8\"/>

PROPOSED ANTENNA LAYOUT | 2

EXISTING SCALE 3/8\"/>

EXISTING ANTENNA LAYOUT | 1



ANTENNAS @ 54'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/17/17	ISSUED FOR A&T WORK	AW
2	01/17/17	ISSUED FOR CONSTRUCTION	AW
3	01/17/17	ISSUED FOR CONSTRUCTION	AW

SHEET TITLE  
 ANTENNA LAYOUT

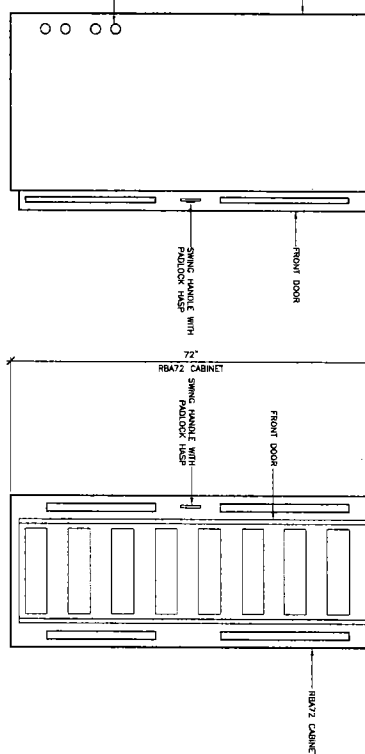
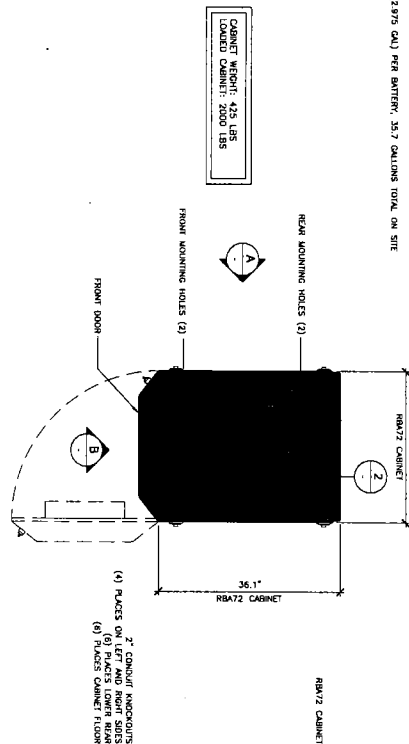
SHEET NUMBER  
 A-4

FELTON  
 814732  
 6961 ROSE ACRES LANE  
 FELTON, CA 95024

W CROWN  
 CASTLE  
 PACIFIC TELECOM SERVICES,  
 LLC

EXHIBIT A

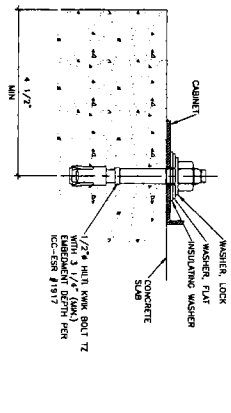


[illegible]

RBA/2 ELEVATION

RBA/2 ELEVATION

EQUIPMENT CABINET DETAIL 3



CABINET ANCHOR DETAIL

- ENDWIRE MOUNTING
  - 12N0 15" MAX. FRONT TO BACK ADJUSTABLE
  - CONSTRUCTION MATERIALS
  - MATERIAL ALUMINUM (COMPONENT CONSTRUCTION)
  - PAINT: GR-407 1512D ■ CERAMIC POWER COAT
- DOOR/510C PANEL CONSTRUCTION
- DOOR: FRONT DOOR WITH DOOR ALARM AND OPTIONAL AIR CONDITIONER
  - CONDENSER: TWO EXHAUSTER/REFRIGERANT COOLER
  - LATCHES: HYDRA-PNEUMATIC LATCHES, PAD LOCKABLE

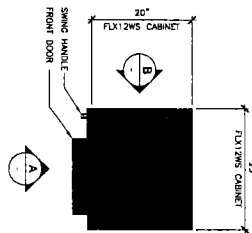
- ## ENVIRONMENTAL OPTIONS

- THERMOELECTRIC COOLER: 400W @ 7" d.i., +24VDC, -48VDC OR 120VAC
  - AIR CONDITIONER: UP TO 2,000 BTU/HR AIR CONDITIONER WITH HEATER
  - HEAT EXCHANGER: UP TO 39W/°C HEAT EXCHANGER, +24VDC OR -48VDC
- DAIRY PEDestal**

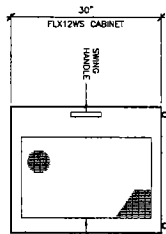
- ACCOMMODATES UP TO 60AH BATTERIES
- CABLE ENTRY**
- (3) 1/2", (3) 1", (1) 2" 31/2" OR 2" KNOCKOUTS

- ## AC POWER OPTIONS

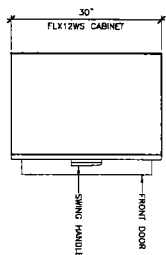
- 30-A INCH POWER, WITH OPTIMAL TRANSPORT DUE
  - SLAKE PROTECTION, 15A GENERATOR CONNECTION DAE
  - (21) AC LOAD ELEMENTS AVAILABLE, 15A/0.17-1 POSITION
  - DEVICES THAT OCCUPY 1-POSITION OR 2-POSITIONS AND
  - CHANGES THAT OCCUPY 1-POSITION OR 2-POSITIONS AND
  - COMBINATIONS, OPTIMAL, 15A/0.17-1 POSITION OR 2-POSITION
  - 15A GPT DUAL OUTLET RECEPTACLE CONVENIENCE OUTLET
- MONITORING OPTIONS**
- 4" PLUMB
  - 15A PLUMB
  - 15A PLUMB
  - WALL MOUNT KIT
  - WALL MOUNT KIT
  - VERTICAL CABINET-ON-CABINET SLIDING



FLX12WS FRONT ELEVATION A



FLX12WS SIDE ELEVATION



PURCELL CABINET DETAIL (FLX12WS)

REVISIONS			
NO.	DATE	DESCRIPTION	INITIAL
A	01/22/11	ISSUED FOR PCD REVIEW	
0	06/22/11	READY FOR CONSTRUCTION	RJD
1	11/06/11	REVISED FOR CONSTRUCTION	AF
2	11/21/11	REVISED FOR CONSTRUCTION	WRS
3	03/29/12	REVISED FOR CONSTRUCTION	AF

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

EQUIPMENT DETAIL

SHEET NUMBER

A-6

FELTON  
814732

6951 ROSE ACRES LANE  
FELTON, CA 95018

PACIFIC TELECOM SERVICES,  
LLC

**עדות**

CROWN  
CASTLE

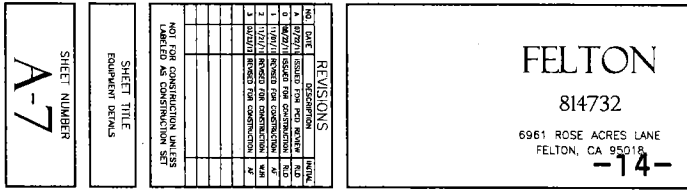
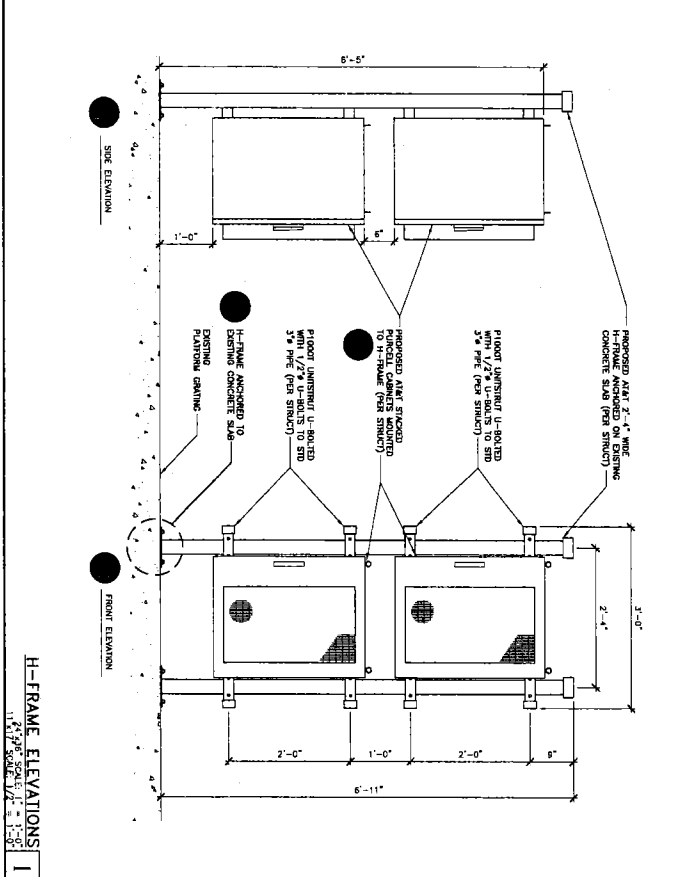
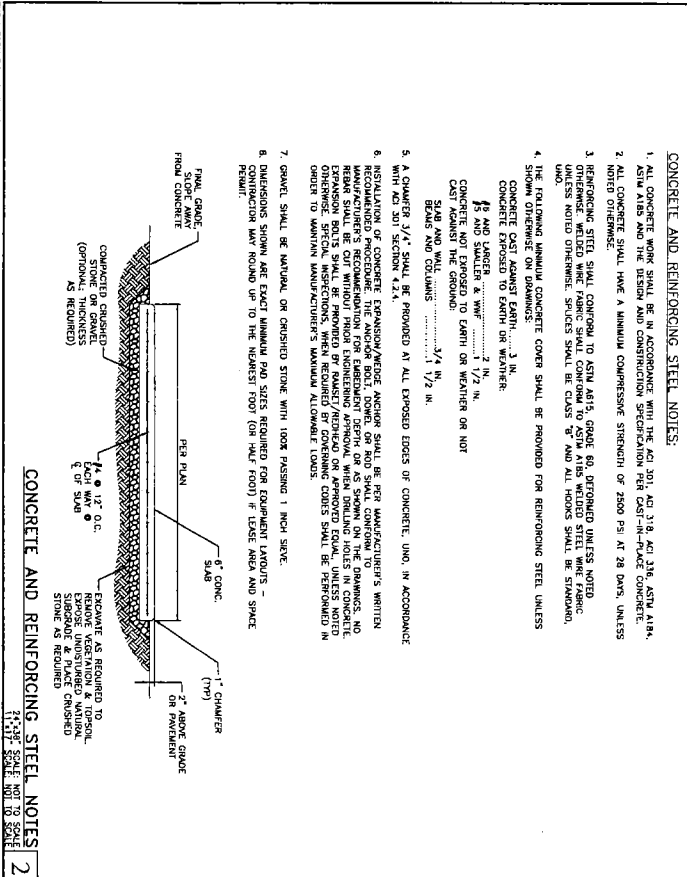
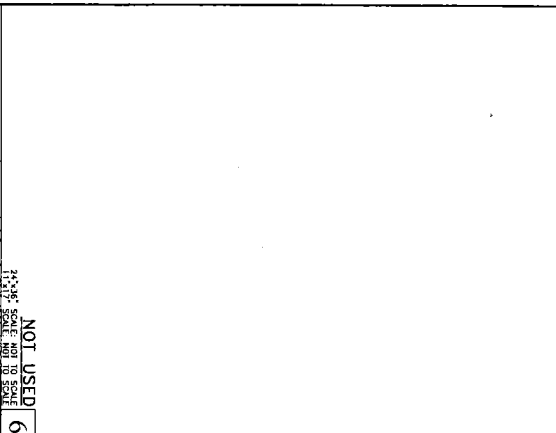
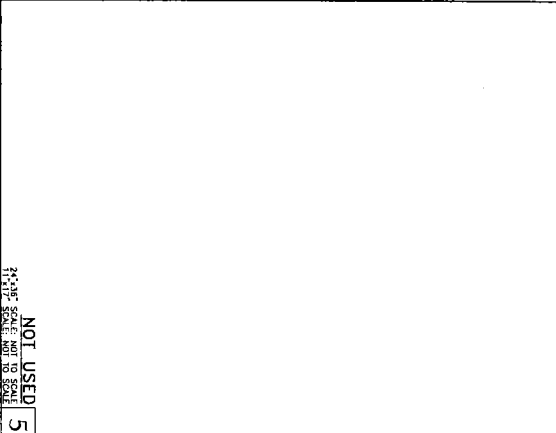
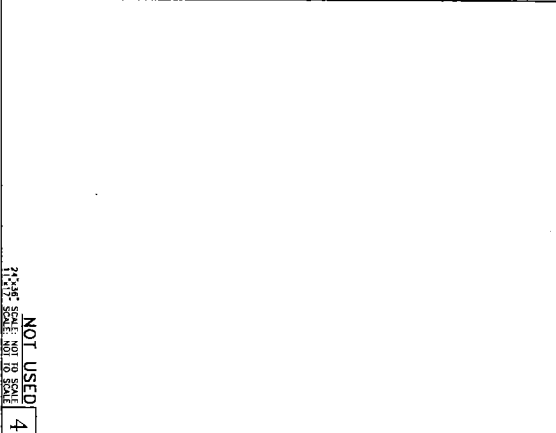
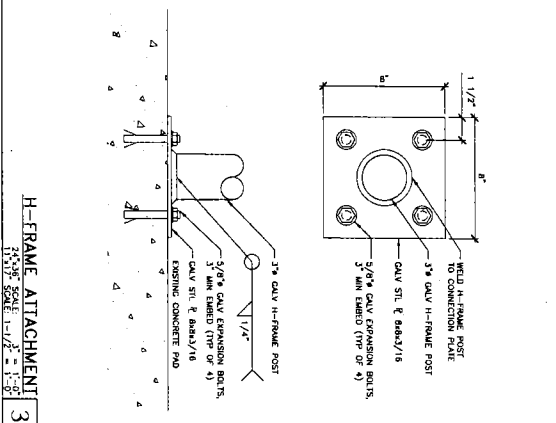
EXHIBIT A

**W CROWN**  
CASTLE  
**NTS**  
PACIFIC TELECOM SERVICES, LLC

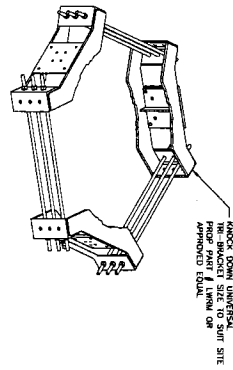
**FELTON**  
814732  
6961 ROSE ACRES LANE  
FELTON, CA 95018

REVISIONS	
NO. DATE	DESCRIPTION
1	REVISED FOR CONSTRUCTION SET
2	REVISED FOR CONSTRUCTION SET
3	REVISED FOR CONSTRUCTION SET
4	REVISED FOR CONSTRUCTION SET
5	REVISED FOR CONSTRUCTION SET
6	REVISED FOR CONSTRUCTION SET
7	REVISED FOR CONSTRUCTION SET
8	REVISED FOR CONSTRUCTION SET
9	REVISED FOR CONSTRUCTION SET
10	REVISED FOR CONSTRUCTION SET

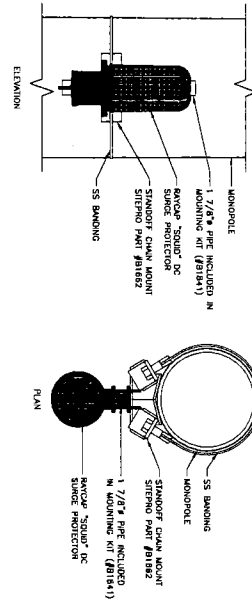
SHEET TITLE	
EQUIPMENT DETAILS	
SHEET NUMBER	
A-7	



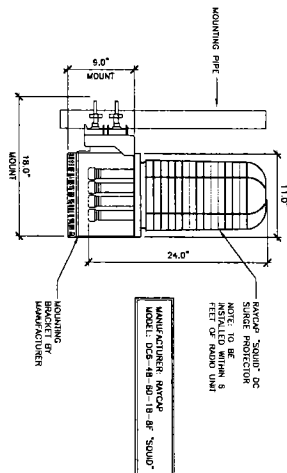
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PREPARED BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CHARTER SERVICES IS STRICTLY PROHIBITED.



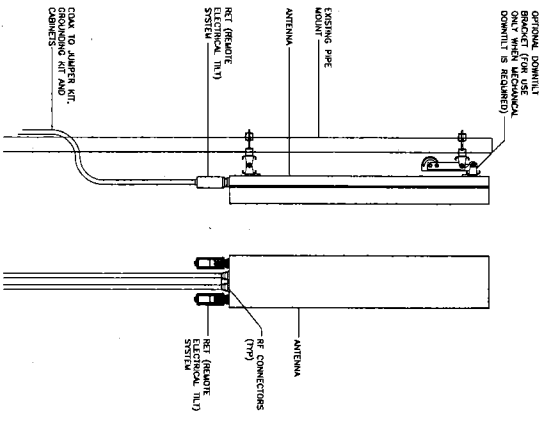
TRI-BRACKET MOUNT DETAIL 7  
1/4" = 1'-0" SCALE



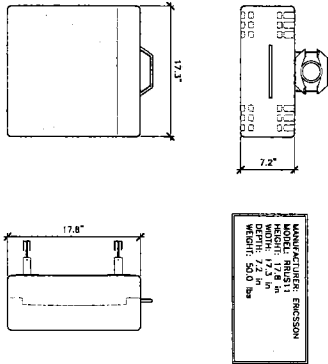
RAYCAP SOUND MOUNTING 6  
1/4" = 1'-0" SCALE



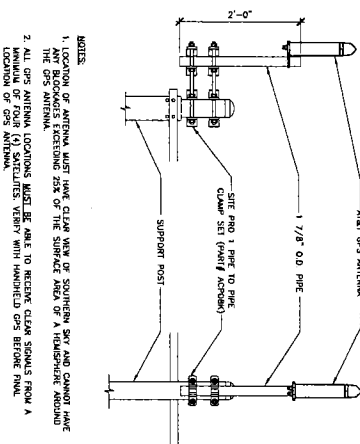
RAYCAP SOUND DETAIL 5  
1/4" = 1'-0" SCALE



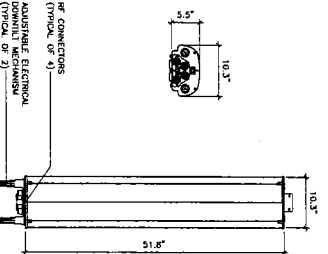
ANTENNA MOUNT DETAIL 4  
1/4" = 1'-0" SCALE



RU SPECIFICATIONS 3  
1/4" = 1'-0" SCALE



GPS SPECIFICATIONS 2  
1/4" = 1'-0" SCALE



ANTENNA SPECIFICATIONS 1  
1/4" = 1'-0" SCALE

REVISIONS	
NO. DATE	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION
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FELTON  
814732  
6961 ROSE ACRES LANE  
FELTON, CA 95018

W. CROWNE  
CASTLE  
PACIFIC TELECOM SERVICES, LLC

EXHIBIT A

**CROWN**  
**CASTLE**  
**RF**  
PACIFIC TELECOM SERVICES,  
LLC

**FELTON**  
814732  
6961 ROSE ACRES LANE  
FELTON, CA 95018

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
1	8/27/11	ISSUED FOR RCD REVIEW	8.0
2	8/27/11	ISSUED FOR CONSTRUCTION	8.0
3	11/11/11	REVISED FOR CONSTRUCTION	8.0
4	11/11/11	REVISED FOR CONSTRUCTION	8.0

**SHEET TITLE**  
RF EQUIPMENT & DETAILS

**SHEET NUMBER**  
**RF-2**

NOT USED  
6  
11x17 SCALE, NOT TO SCALE

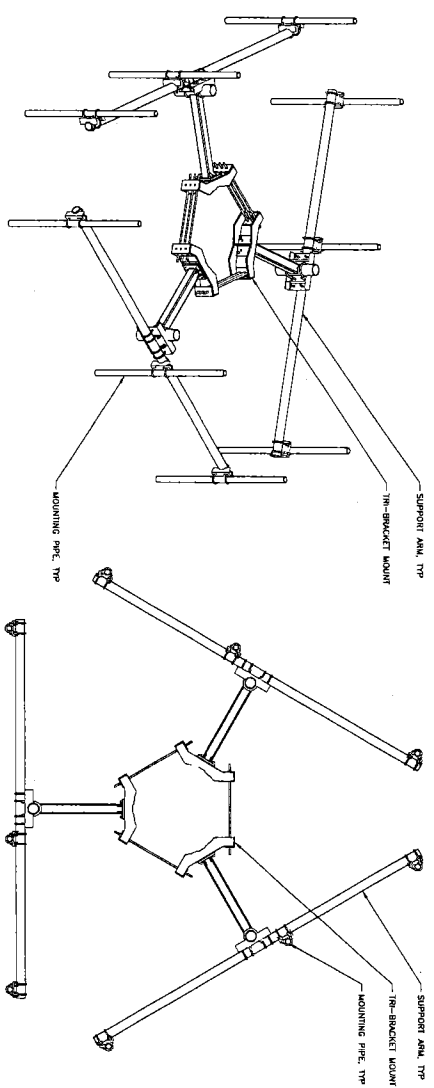
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11x17 SCALE, NOT TO SCALE

NOT USED  
4  
11x17 SCALE, NOT TO SCALE

NOT USED  
3  
11x17 SCALE, NOT TO SCALE

NOT USED  
2  
11x17 SCALE, NOT TO SCALE

**I-ARM MOUNT DETAIL**  
1  
11x17 SCALE, NOT TO SCALE



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.



24" x 36" SCALE: 1/8" = 1'-0"  
11" x 17" SCALE: 1/4" = 1'-0"

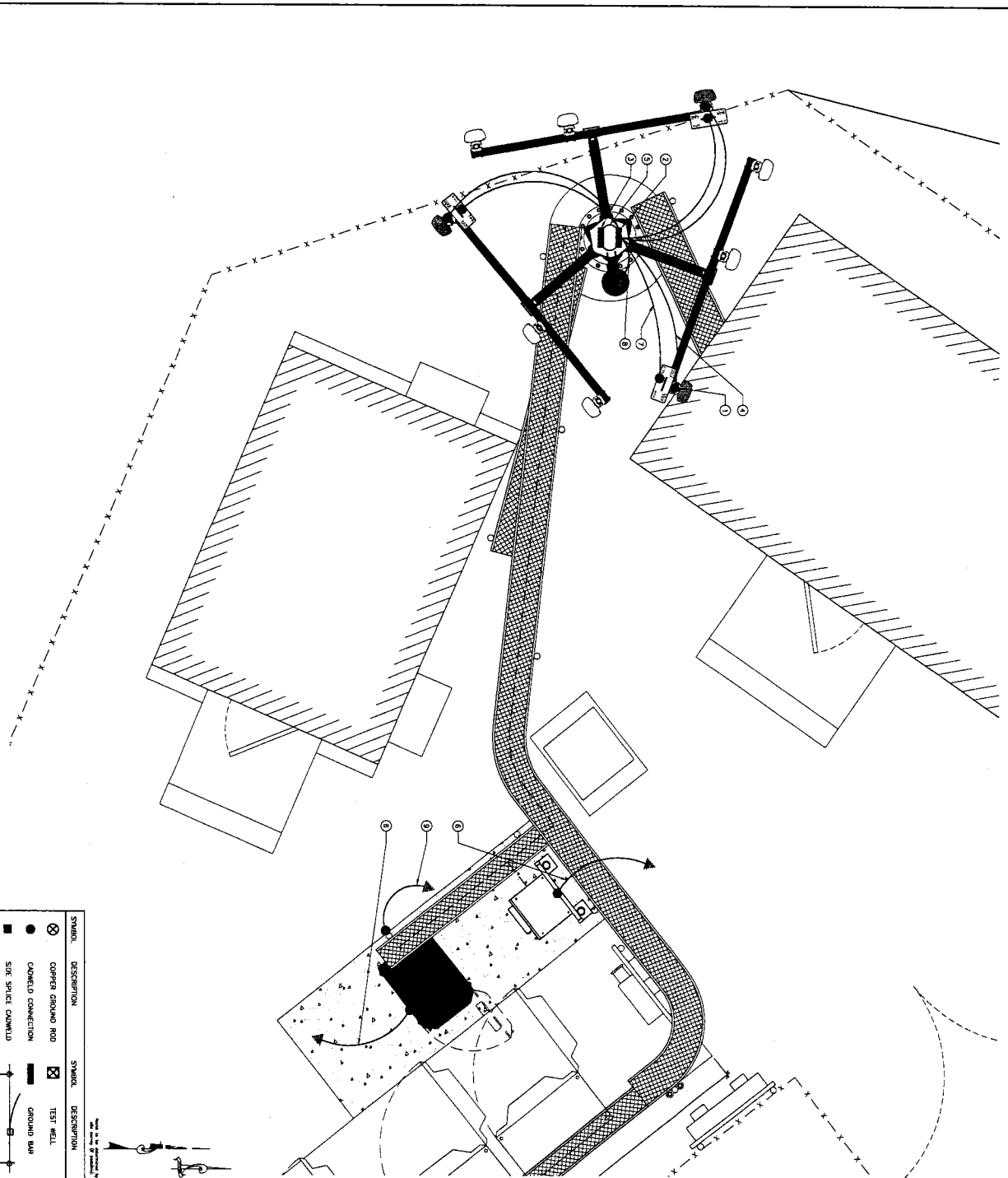
**SCHEMATIC GROUNDING PLAN**

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

11-17-17

11-17-17

11-17-17



- GROUNDING KEYS NOTES:**
1. GND WELD (TYP) SEE DETAIL 7/E-2.
  2. EXISTING ANTENNA GROUND BUS BAR JOIN ANTENNA MOUNT WITH CONSTRUCTION. SEE DETAIL 7/E-2 FOR GROUND WIRE CONNECTIONS. SEE DETAIL 7/E-2 FOR COAX GROUNDING.
  3. EXISTING MONOPOLE GROUND BUS BAR AT BASE OF MONOPOLE. SEE DETAIL 7/E-2 FOR GROUND WIRE CONNECTIONS. SEE DETAIL 7/E-2 FOR COAX GROUNDING.
  4. ANTENNA MOUNT GROUND BUS BAR TO MONOPOLE GROUND BUS BAR (TYP OR (2) PLACES). SEE DETAIL 7/E-2.
  5. EXISTING EQUIPMENT CABINET GROUND TO RE AND EXISTING MASTER GROUND BUS (TYP OR (3) PLACES). SEE DETAIL 7/E-2.
  6. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR (TYP OR (3) SEE DETAIL 7/E-2).
  7. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR (TYP OR (3) SEE DETAIL 7/E-2).
  8. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR (TYP OR (3) SEE DETAIL 7/E-2).
  9. ANTENNA MOUNT GROUND TO ANTENNA GROUND BUS BAR (TYP OR (3) SEE DETAIL 7/E-2).

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/17/17	ISSUED FOR CONSTRUCTION
2	11/17/17	REVISED FOR CONSTRUCTION
3	11/17/17	REVISED FOR CONSTRUCTION

**FELTON**

814732

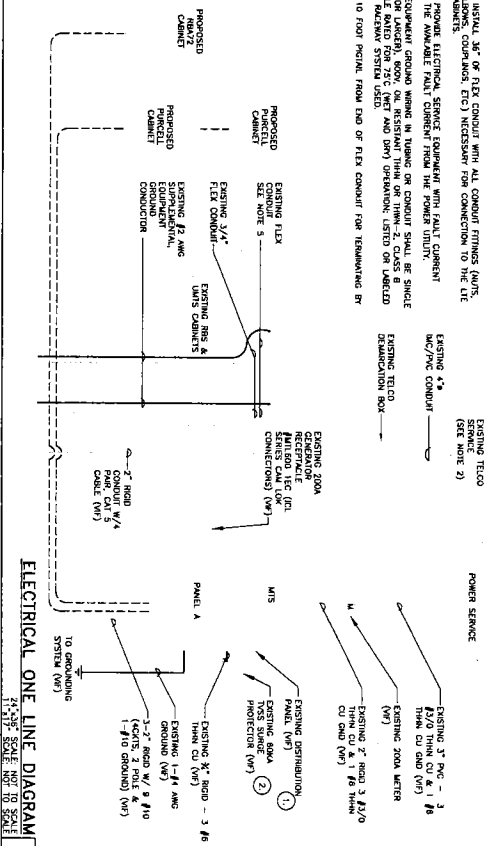
6951 ROSE ACRES LANE  
FELTON, CA 95014

**W. CROWNE**

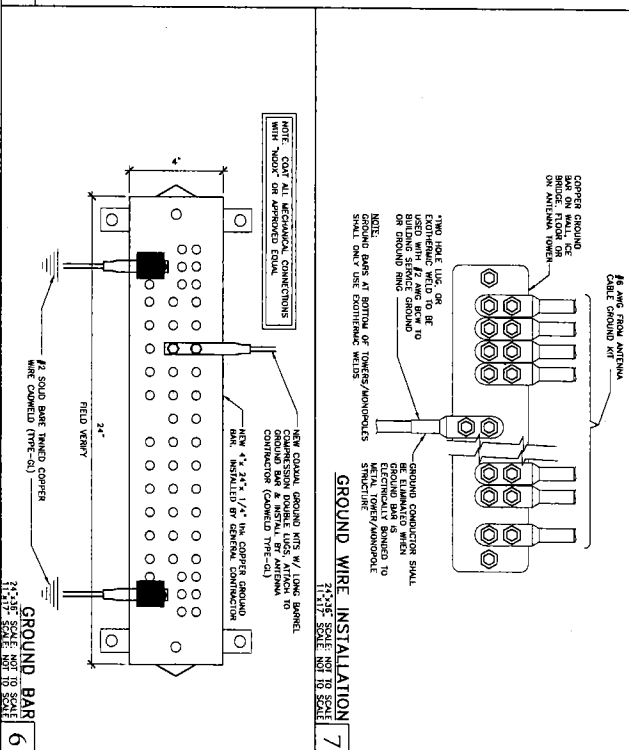
**CASTLE**

**EXHIBIT A**

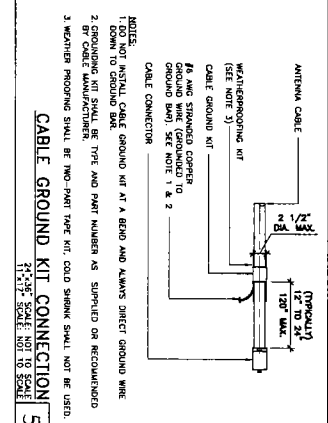
1. ESTIMING SINCE PHASE 102/140 UNIT BODY SERVICE WILL PROVIDE SURFACENT POWER FOR THE INSTALLATION.
2. GC SHALL COORDINATE WITH ELECTRICIAN PRIOR TO START OF CONSTRUCTION, NO ADDITIONAL POWER AND EQUIPMENT CHARGE SHALL BE INCURRED AND INSTALLED EXCEPT FOR CONDUIT FROM DISTRIBUTION PANEL TO THE 102/140 AND PANELS CANNED.
3. FOR COMPLETE INTERNAL WIRING AND ADDITIONAL REFER TO DRAWINGS PROVIDED BY PANEL.
4. ALL SERVICES, EQUIPMENT AND INSTALLATIONS SHALL COMPLY WITH THE N.E.C. AND UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
5. SEPARATION/SHIELDING SHALL BE USED, IF A FLEX CONDUIT WITH ALL CONDUIT FINISHES (WIRE, RIGID, RIGID PLASTIC, FIBER OPTIC, CONDUIT, ETC.) NECESSARY FOR CONNECTION TO THE 102/140 AND PANELS CANNED.
6. SUBDISTRIBUTION SHALL PROVIDE ELECTRICAL SERVICE EQUIPMENT WITH FAULT CURRENT LIMITING CAPABILITY TO THE AVAILABLE FAULT CURRENT FROM THE POWER UTILITY.
7. POWER, CONTROL AND EQUIPMENT CABLES IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (EACH PHASE AND GROUND) OR RESISTANT (EACH OF THREE 2-CLASS B CONDUCTORS) WITH 100% GROUNDING AND MUST BE IDENTIFIED AND MARKED PER THE CODEBOOK AND PREVIEW SYSTEMS.
8. ALL CONDUIT SHALL BE 1/2" OR 3/4" RIGID, FROM END OF FLEX CONDUIT FOR REMAINING BY MANUFACTURER.



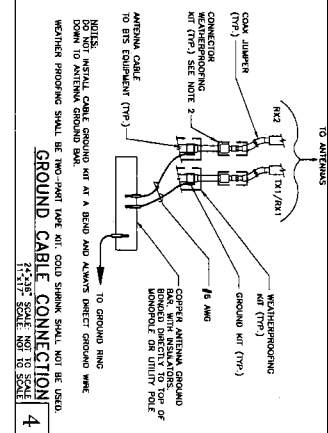
**ELECTRICAL ONE LINE DIAGRAM**















GROUND BAR 6



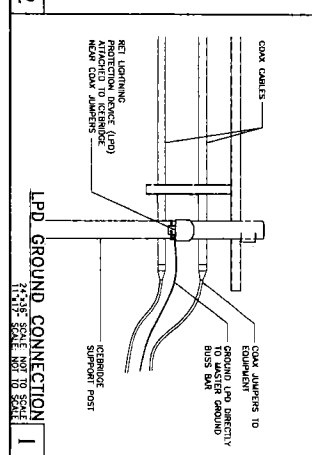
61	
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TYPE 41		TYPE 1A	
TYPE 42		TYPE 1B	
TYPE 43		TYPE 1C	
TYPE 44		TYPE 1D	
TYPE 45		TYPE 1E	
TYPE 46		TYPE 1F	

**CADWELD GROUNDING CONNECTIONS**



\_\_\_\_\_

[illegible]

## **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 conditions and/or project design to minimize and mitigate its visual and other resource impacts.**

This finding can be made, in that the proposed co-location will not result in a significant increase in visual impacts as the new antenna panels will be located below existing antennas on the monopole, and the antennas will not protrude beyond the existing "branches." Existing vegetation shields visibility of the facility from Highway 9, a County designated scenic corridor. The existing facility is located approximately 1.3 miles from the highway and at an elevation that is 500 feet above the highway. The new antenna panels will be painted to match the existing antennas and tower and the equipment cabinets will be located within the existing secured lease area that is enclosed by redwood lattice fencing. Adding new equipment and antennas to an existing facility is environmentally superior to developing a new facility. Finally, no evidence of biotic resources was discovered on site.

- 2. That the site is adequate for the development of the proposed wireless communications facility and that the applicant has demonstrated that there are not environmentally superior and technically feasible alternative sites or designs for the proposed facility.**

This finding can be made, in that the project is a co-location onto an existing facility, where the visual impacts of additional antennas will be less than the impact of the construction of a new tower/facility nearby. The site is shielded by existing vegetation and topography. Therefore, no environmentally superior sites exist in the vicinity.

- 3. That 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 and that all zoning violation abatement costs, if any, have been paid.**

This finding can be made, in that the existing residential and commercial use of the subject property is in compliance with the requirements of the zone district and General Plan designation, in which it is located. No zoning violation abatement fees or active zoning violations are applicable to the subject property.

**4. That the proposed wireless communications facility will not create a hazard for aircraft in flight.**

This finding can be made, in that the proposed antennas will be located on an existing monopole and the height of the pole will not change as a result of this project.

**5. That the proposed wireless communications facility is in compliance with all FCC and California PUC standards and requirements.**

This finding can be made, in that the facility is in compliance with all FCC and California PUC standards and requirements. The facility is reviewed by the appropriate state and federal agencies. The application includes an analysis by Sitesafe 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.**

This finding can be made, in that the project is located in an area currently developed with a wireless communications facility and is suitable for the proposed additional antennas and equipment cabinets. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the additional equipment cabinets meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

The project will not be materially injurious to properties or improvements in the vicinity in that the new antennas will be located on an existing tree pole and will be camouflaged by existing “branches,” minimizing their visual impact, and noise from the generator will be required to comply with the limits set forth in the General Plan.

- 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 co-located wireless facilities are permitted within the TP (Timber Production) zone district where the visual impacts of adding new antennas are less than constructing a new facility on another parcel nearby. The proposal complies with all applicable provisions of the County’s Wireless Communication Facility Ordinance (Sections 13.10.660 through 13.10.668), as the project is a co-location on an existing facility with minimal increase to visual impacts. Furthermore, the proposed equipment cabinets and generator will comply with all TP zone district setbacks.

- 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 Mountain Residential (R-M) land use designation in the County General Plan.

The proposed wireless will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the wireless will not adversely shade adjacent properties, and will

meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposal is located on a site within the scenic corridor for Highway 9. Since all proposed antennas will be mounted on an existing monopole, and existing vegetation, distance and elevation screens most of the tower from the Highway, the visual impact of the proposed co-location will be negligible and will comply with Objective 5.10.3 of the General Plan (Protection of Public Vistas).

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

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

This finding can be made, in that the proposed antennas and equipment cabinets are to be constructed on a lot that is developed with two separate wireless communications facilities. The expected level of traffic generated by the proposed project is not anticipated to increase significantly, given the existing facilities that currently occupy the site.

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

This finding can be made, in that the proposed antennas will be camouflaged by the existing antenna arrays and will be painted to match the existing antennas and pole. The existing redwood enclosure will also be extended, as needed, to screen the expanded equipment cabinet area from view. The wireless antenna co-location will not significantly increase the land use intensity or dwelling unit density of the neighborhood.

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

This finding can be made, in that the proposed wireless communication antennas and associated equipment cabinets will be screened from view of Highway 9 by existing vegetation, distance and elevation. The new antennas will be lower than the existing antennas on the monopole and will be painted to match the color of the existing antennas to further minimize their visual impact.

## Conditions of Approval

Exhibit A: Project Plans (14 Sheets) prepared by Crown Castle/Pacific Telecom Services, LLC, last revised 03/23/12

- I. This permit authorizes the relocation of six existing GSM antennas, the mounting of three new LTE antennas, six new RRU units, and one surge suppression unit onto an existing monopole. Additionally, one new equipment cabinet and two fiber cabinets are authorized to be installed onto a new 65 square foot concrete pad. 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 an Electrical 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 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. 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 existing monopole, and the proposed equipment cabinets shall be painted a neutral color.

- 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. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Meet all requirements and pay any applicable plan check fee of the Felton 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 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. The applicant must extend and maintain the 6-foot tall redwood fence that screens the cabinet enclosure. The fencing must be maintained in good condition.
- B. 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.



- 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 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.

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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.

Application #: 111582

APN: 071-081-03

Owner: Ron Ballauf, Elaine and Henry Rebecchi, Trustees

**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

\_\_\_\_\_  
Robin Bolster-Grant  
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: 111582

Assessor Parcel Number: 071-081-03

Project Location: 6961 Rose Acres Lane, Felton

**Project Description: Relocate six existing antennas, add three new antennas, six new RRU Units and one surge suppression unit, mounted on existing monopole.**

**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.   X   **Categorical Exemption**

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

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

Expansion of an existing telecommunications facility, which involves negligible expansion of an existing use.

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

\_\_\_\_\_  
Robin Bolster-Grant, Project Planner

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

Electronically Redrawn 5/11/00 Jls  
Rev. 4/10/08 1d (TCA)

# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

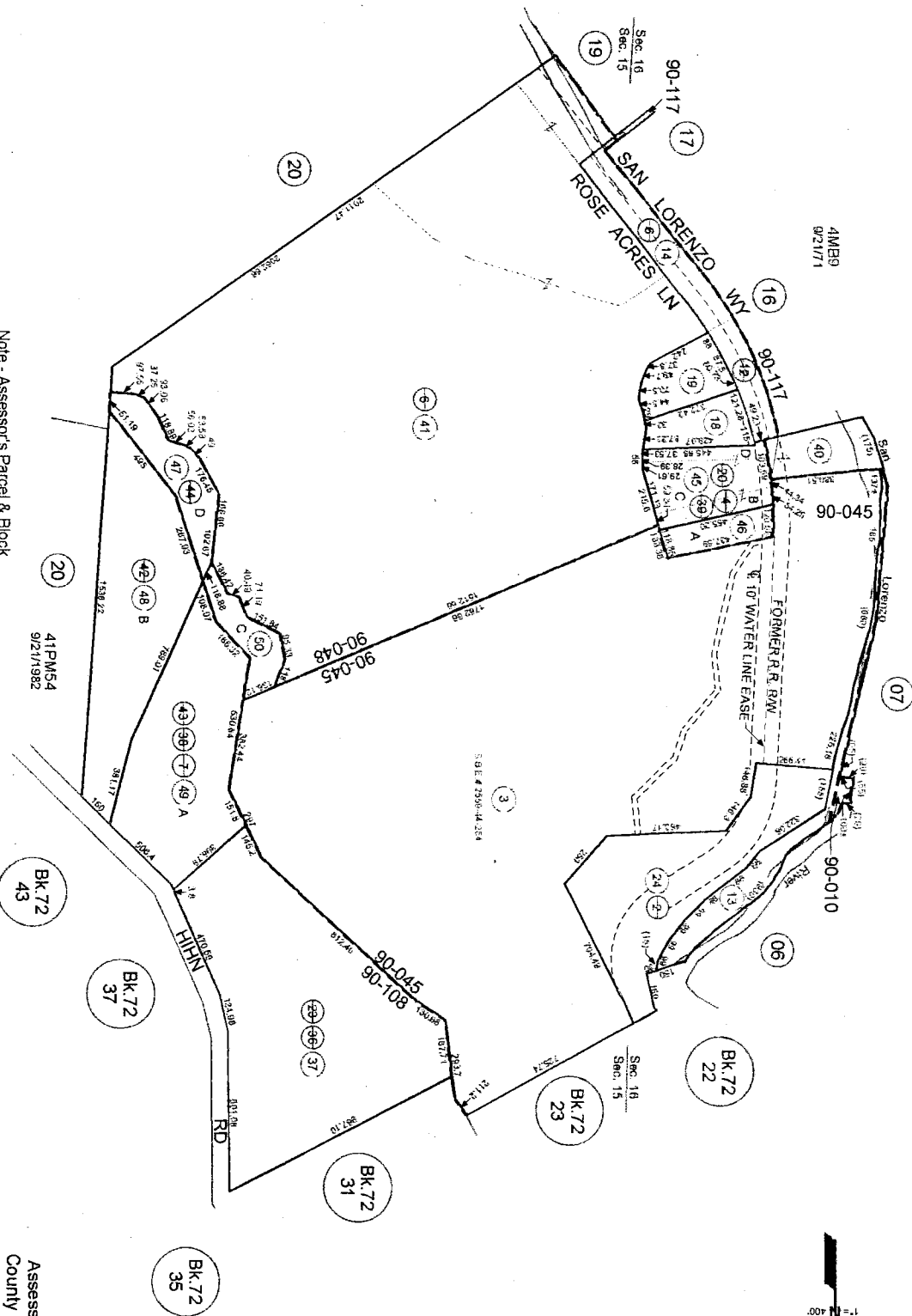
ZAYANTE RANCHO  
POR. W 1/2 SEC. 15 & E. 1/2 SEC. 16, T.10S. 16, T.10S., R.2W, M.D.B. & M.

Tax Area Code  
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90-048 90-108  
90-117

71-08

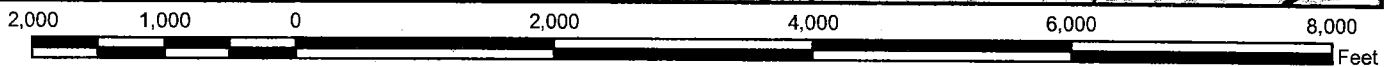
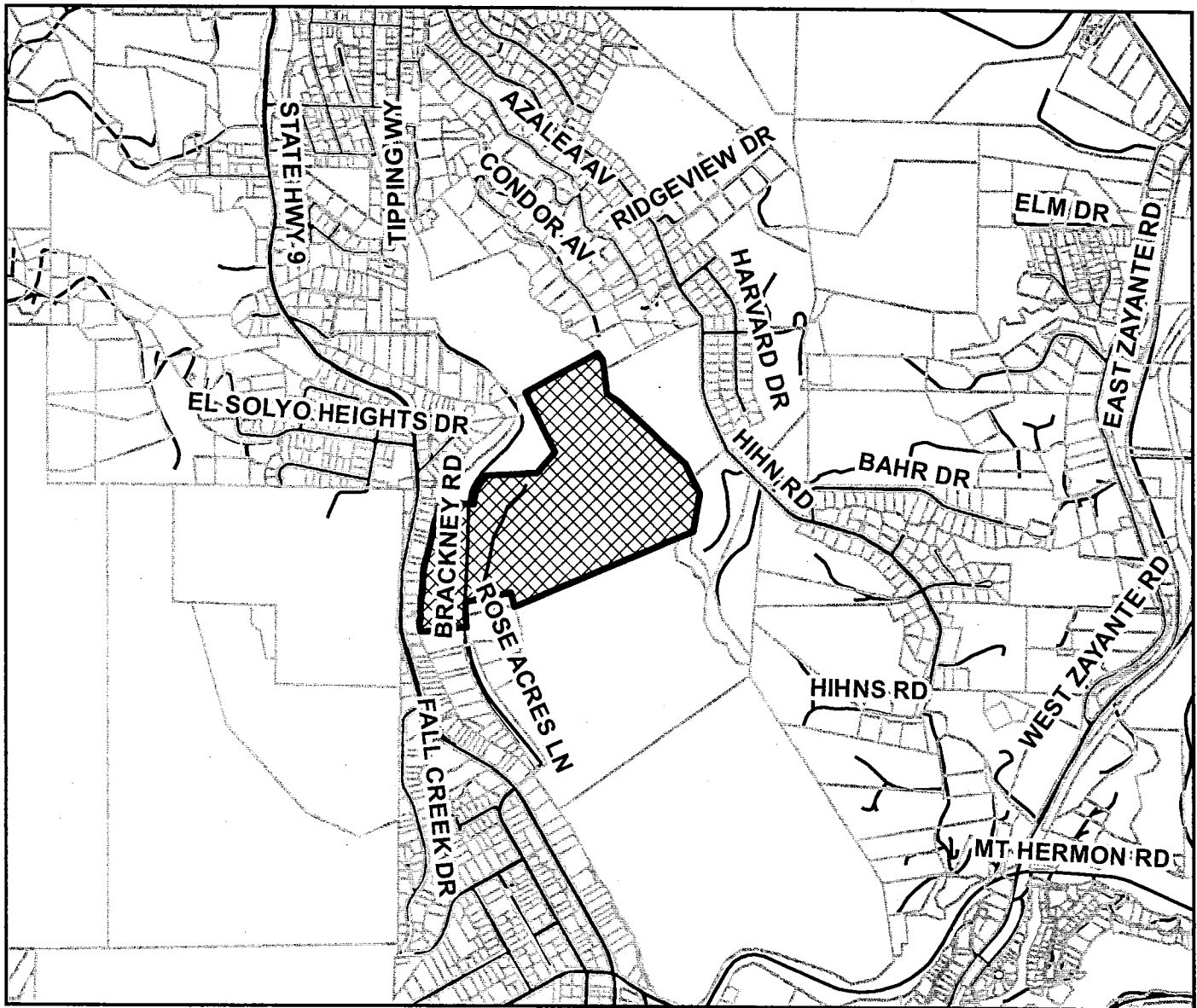
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 71-08  
County of Santa Cruz, Calif.  
May 2000



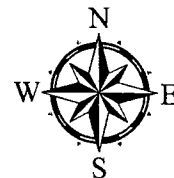


# Location Map



## LEGEND

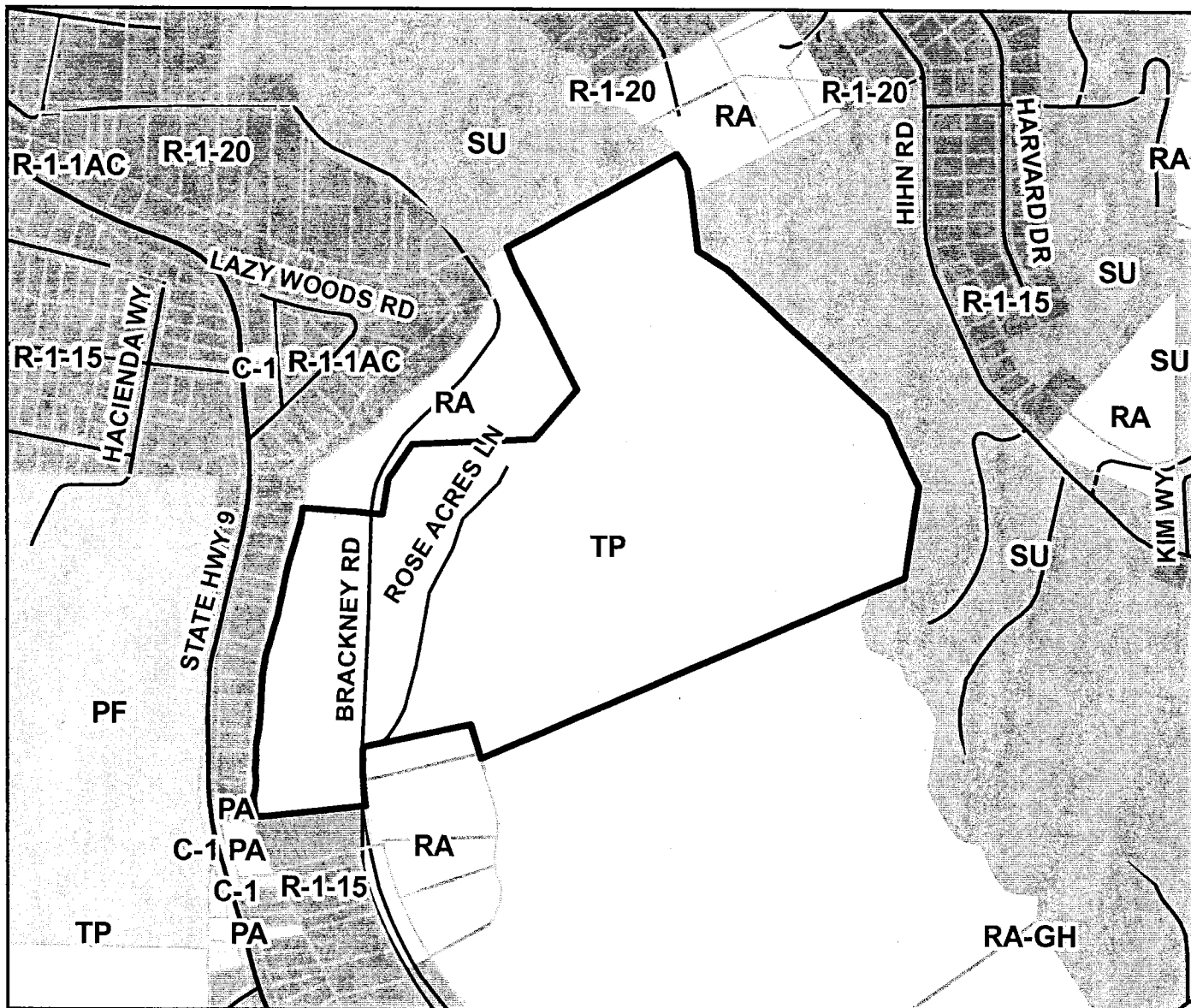
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-  Assessors Parcels
-  Streets
-  State Highways



Map Created by  
County of Santa Cruz  
Planning Department  
December 2011

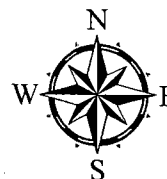


# Zoning Map



## LEGEND

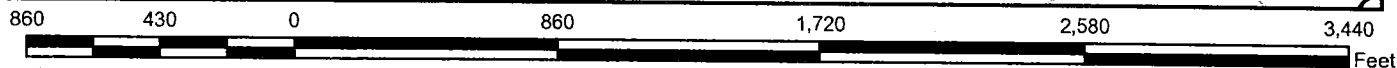
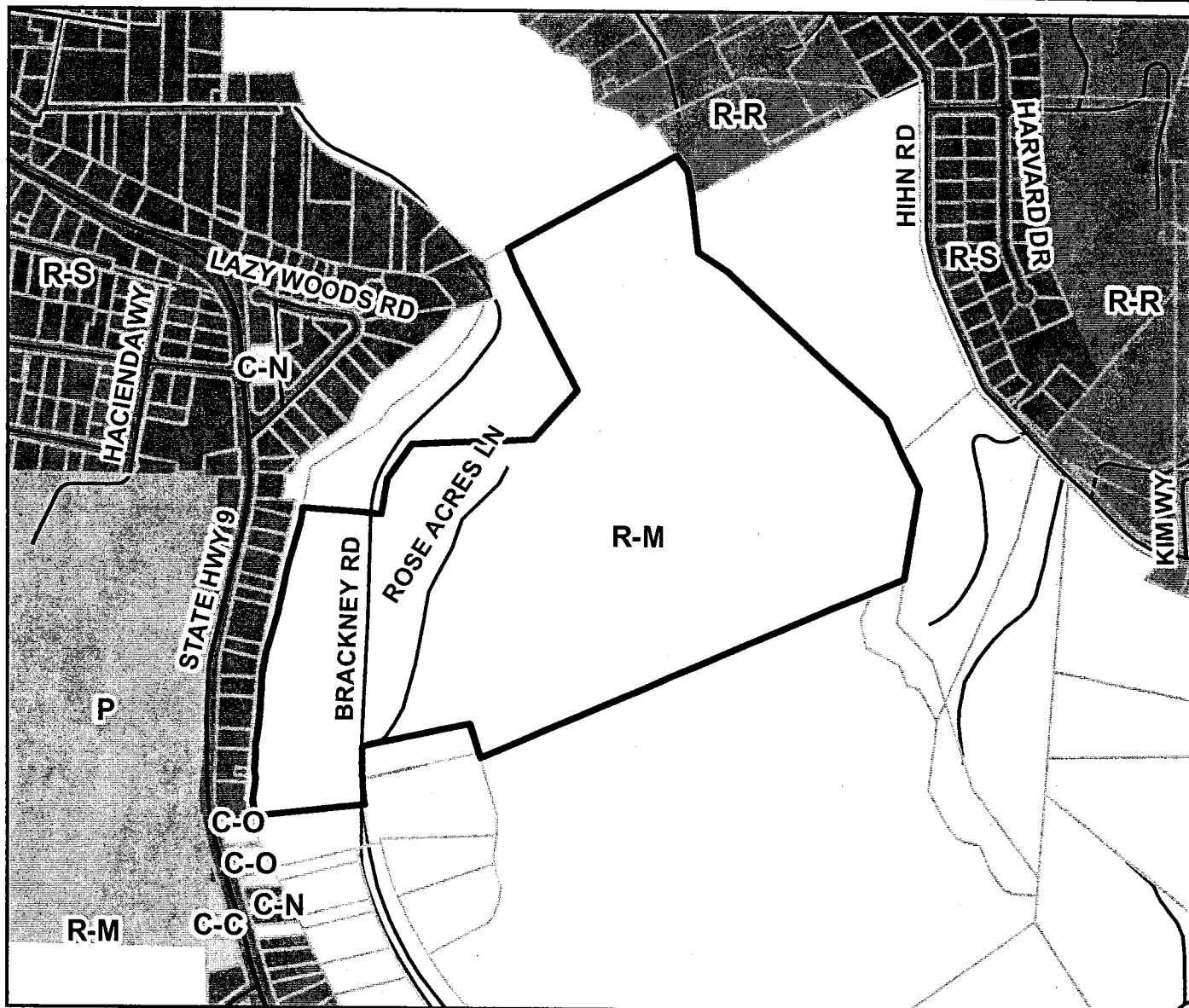
- APN: 071-081-03
- Assessors Parcels
- Streets
- State Highways
- TIMBER PRODUCTION
- AGRICULTURE RESIDENTIAL
- COMMERCIAL-PROF OFFICE
- COMMERCIAL-NEIGHBORHOOD
- RESIDENTIAL-SINGLE FAMILY
- SPECIAL USE



Map Created by  
County of Santa Cruz  
Planning Department  
December 2011

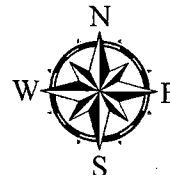


# General Plan Designation Map



## LEGEND

- APN: 071-081-03
- Assessors Parcels
- Streets
- State Highways
- Residential-Mountain
- Commercial-Office
- Commercial-Neighborhood
- Commercial-Community
- Public Facilities
- Residential-Rural
- Residential-Suburban



Map Created by  
County of Santa Cruz  
Planning Department  
December 2011



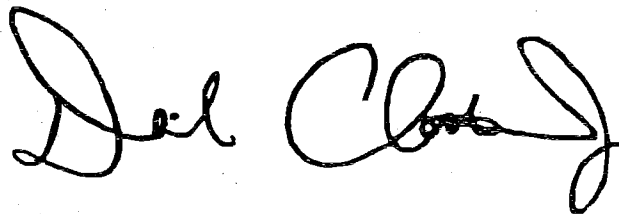
## RF EMISSIONS COMPLIANCE REPORT

**Crown Castle on behalf of AT&T Mobility, LLC**

Site: Felton  
7000 Rose Acres Lane  
Felton, CA  
10/3/2011

### Report Status:

**AT&T Mobility, LLC MPE Limit Is 10.399%**

A handwritten signature in black ink, appearing to read "Del Cotton", written over a horizontal line.

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  
Felton, 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 "Felton" ("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 in addition to the emitters specified in the worksheet, there are additional collocated point-to-point microwave facilities on this structure and, the antennas used are highly directional oriented at angles at or just below the horizontal and, that the energy present at ground level is typically so low as to be considered insignificant; 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 10.399% 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 16.464% 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.

**814732**

**FELTON**  
6961 ROSE ACRES LANE  
FELTON, CA 95018



**at&t**

April 04, 2012

EXHIBIT C

**AT&T Mobility**  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901



Prepared by: CUL  
**RTS**  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV:  
**1**

**814732**  
FELTON  
6961 ROSE ACRES LANE  
FELTON, CA 95018

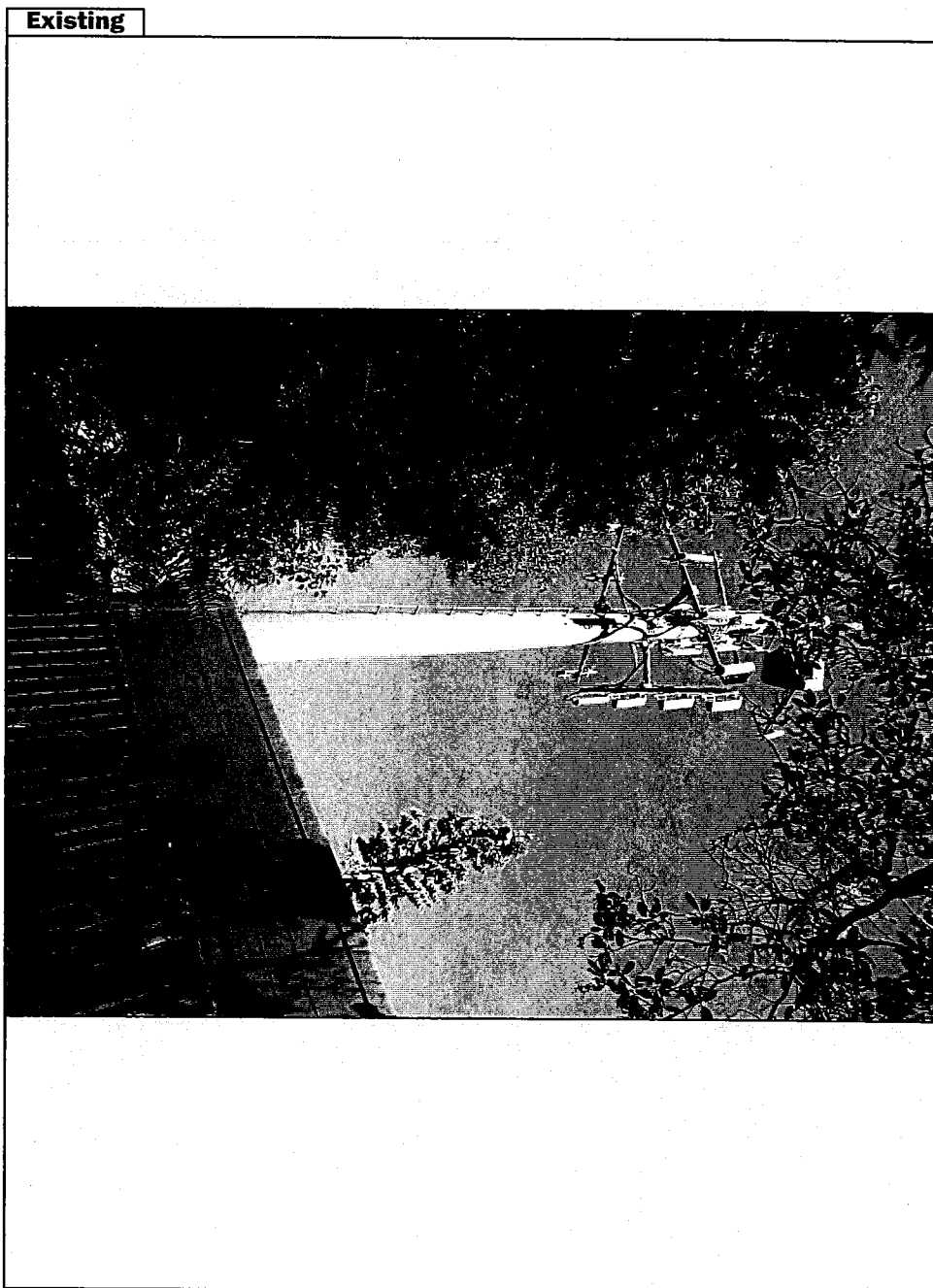


**at&t**

April 04, 2012

**EXHIBIT G**

**View #: 1**



**AT&T Mobility**  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL  
**Pacific Telecom Services, LLC**  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: **1**

**814732**  
**FELTON**  
 6961 ROSE ACRES LANE  
 FELTON, CA 95018

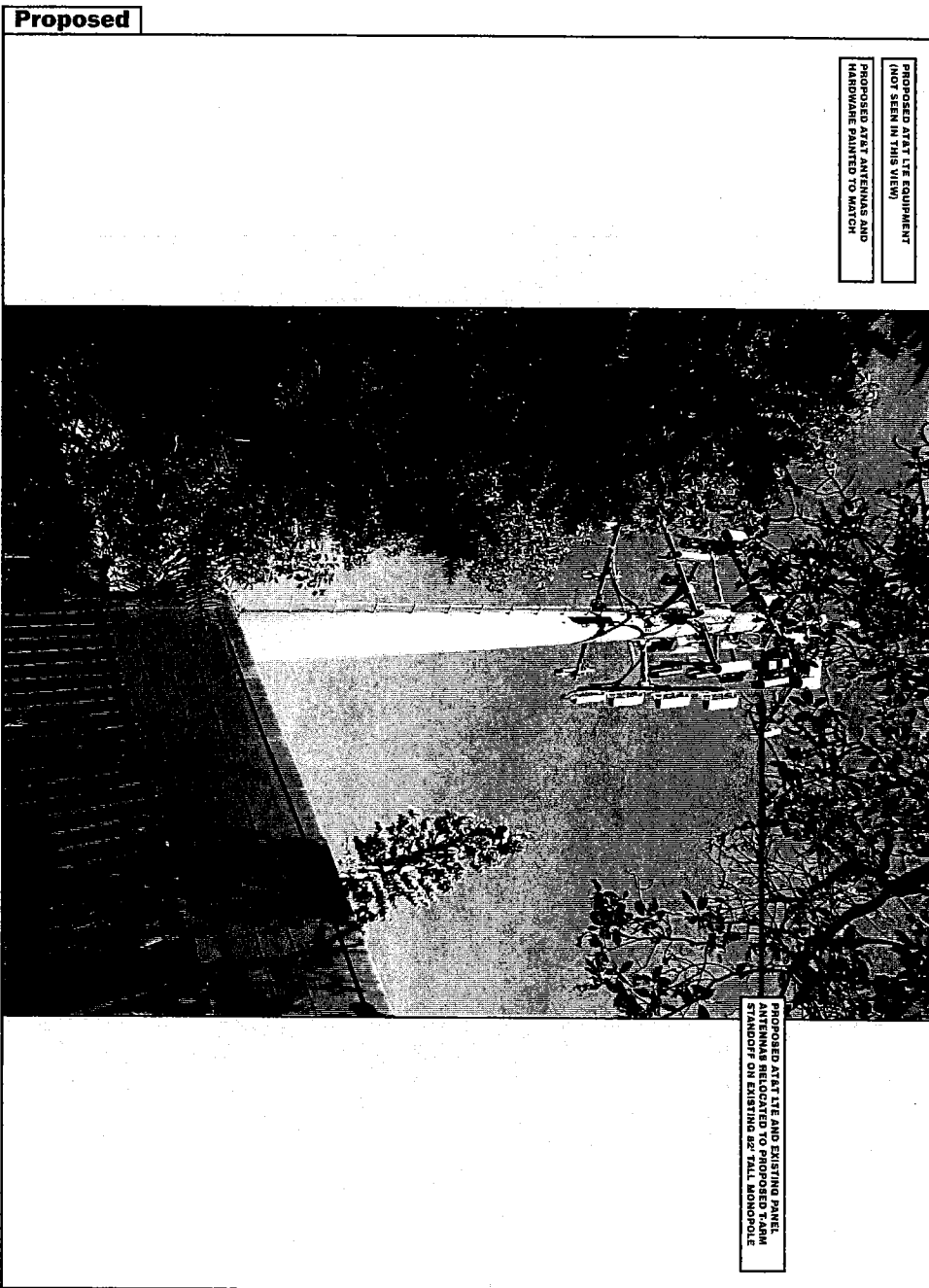


**at&t**

April 04, 2012

**EXHIBIT G**

**View #: 1**



PROPOSED AT&T LITE EQUIPMENT  
 (NOT SEEN IN THIS VIEW)  
 PROPOSED AT&T ANTENNAS AND  
 HARDWARE PAINTED TO MATCH

PROPOSED AT&T LITE AND EXISTING PANEL  
 ANTENNAS RELOCATED TO PROPOSED TOWER  
 STANDOFF ON EXISTING 82' TALL MONOPOLE

**Proposed**

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PIS (Pacific Telecom Services) is not responsible for any post production design changes. Monitor disclaimer: (In the event that the proposed installation includes a monitor) The proposed installation is an artistic representation of a view, and not intended to be an exact reproduction of an actual thing, tree. The final installation will have cables, cable ports, and various attachments, such as antennas, rods, and bolts. While every effort will be made to disguise these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

**AT&T Mobility**  
 4430 Rosewood Drive  
 Pleasanton, CA 94588  
 Michael Freitag - Phone: (480) 735-6901

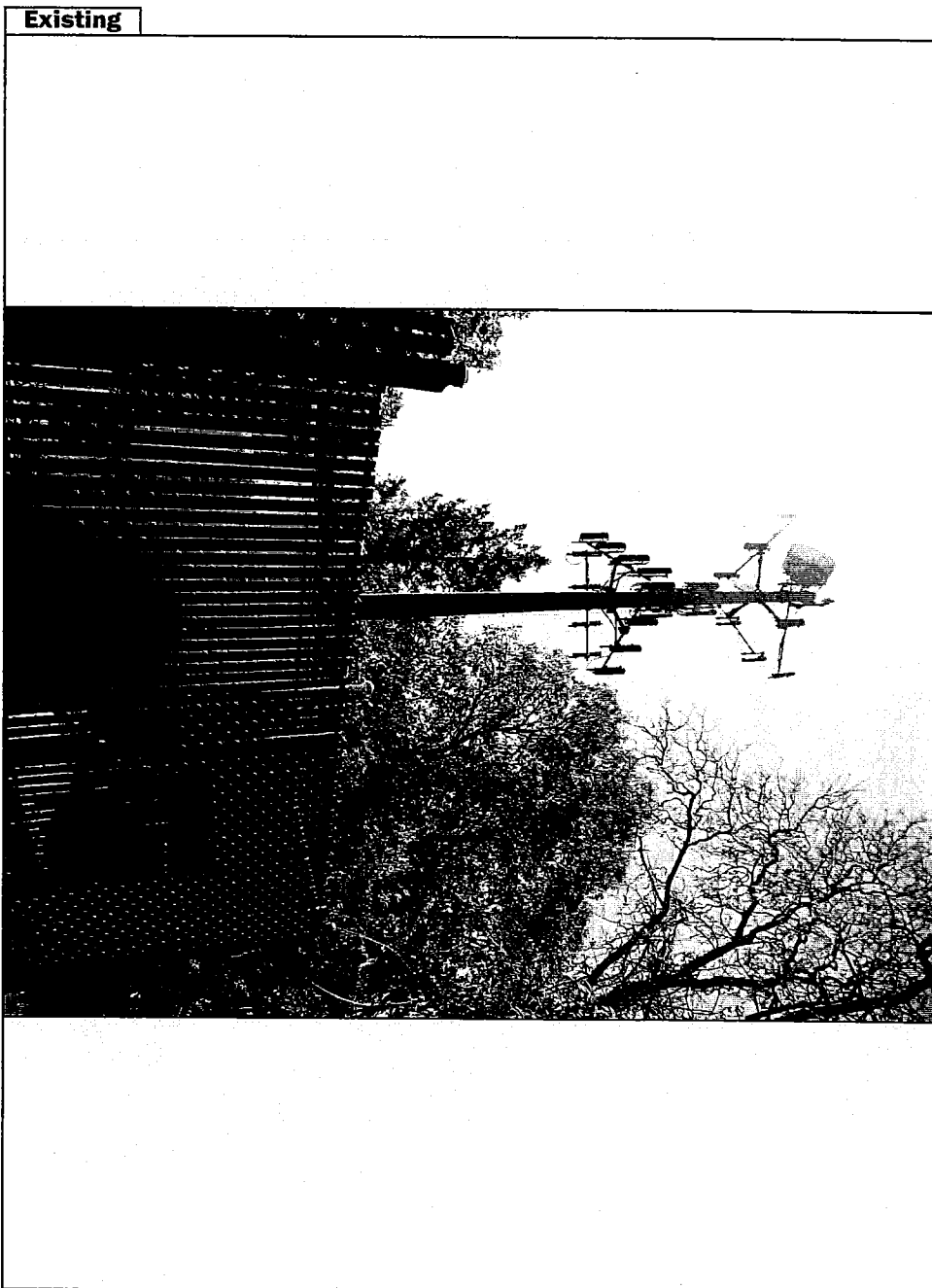
Prepared by: CIL

**Pacific Telecom Services, LLC**  
 3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV.  
**1**

**814732**  
FELTON  
6961 ROSE ACRES LANE  
FELTON, CA 95018

View #: 2



at&t

April 04, 2012

EXHIBIT G

AT&T Mobility  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL

**PTSD**  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: 1

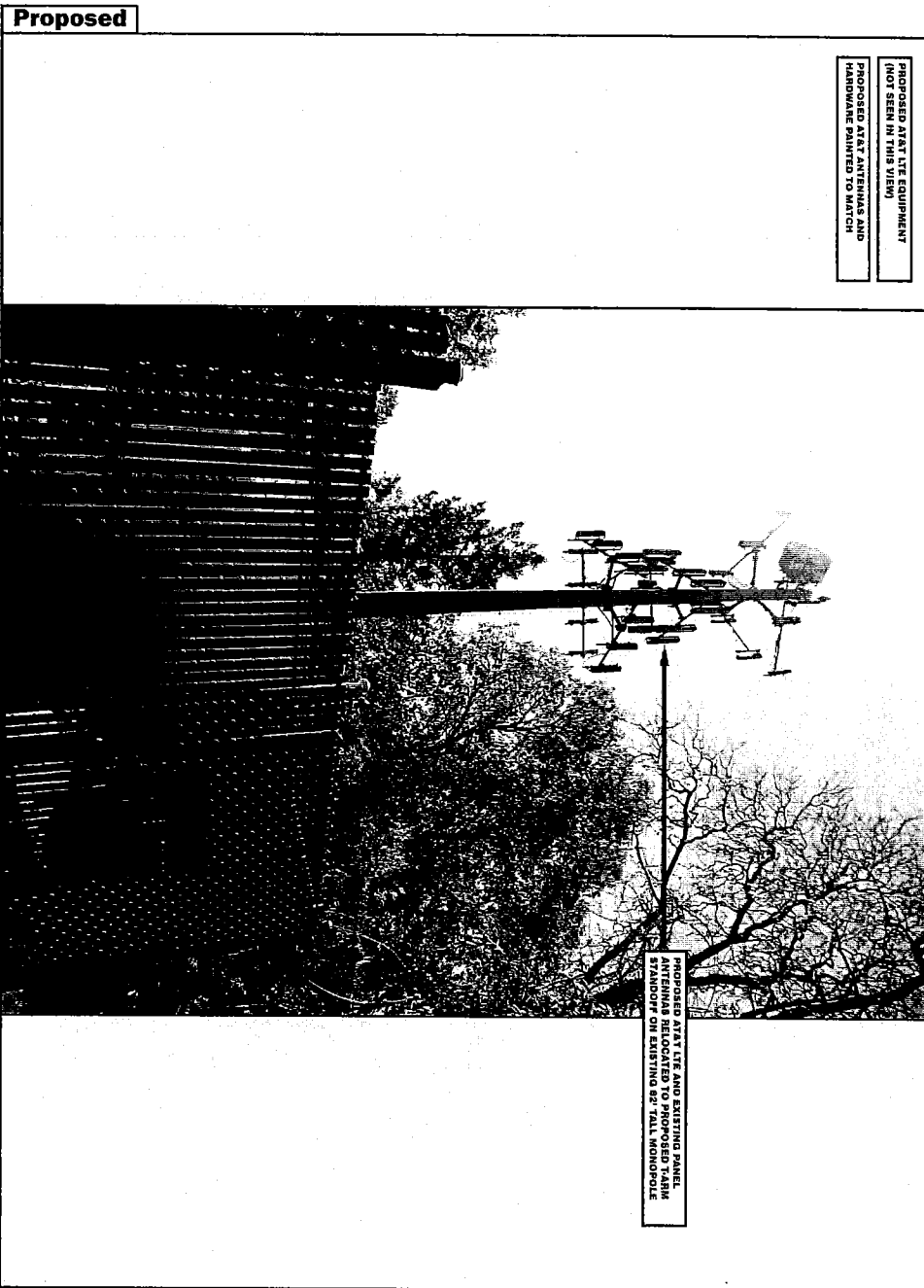
**814732**  
**FELTON**  
 6961 ROSE ACRES LANE  
 FELTON, CA 95018



**at&t**

April 04, 2012

**View #: 2**



**Proposed**

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**AT&T Mobility**  
 4430 Rosewood Drive  
 Pleasanton, CA 94588  
 Michael Freitag - Phone: (480) 735-6901

Prepared by: C.J.

**PFS**  
 Pacific Telecom Services, LLC  
 3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: **1**



**814732**

FELTON

6961 ROSE ACRES LANE  
FELTON, CA 95018

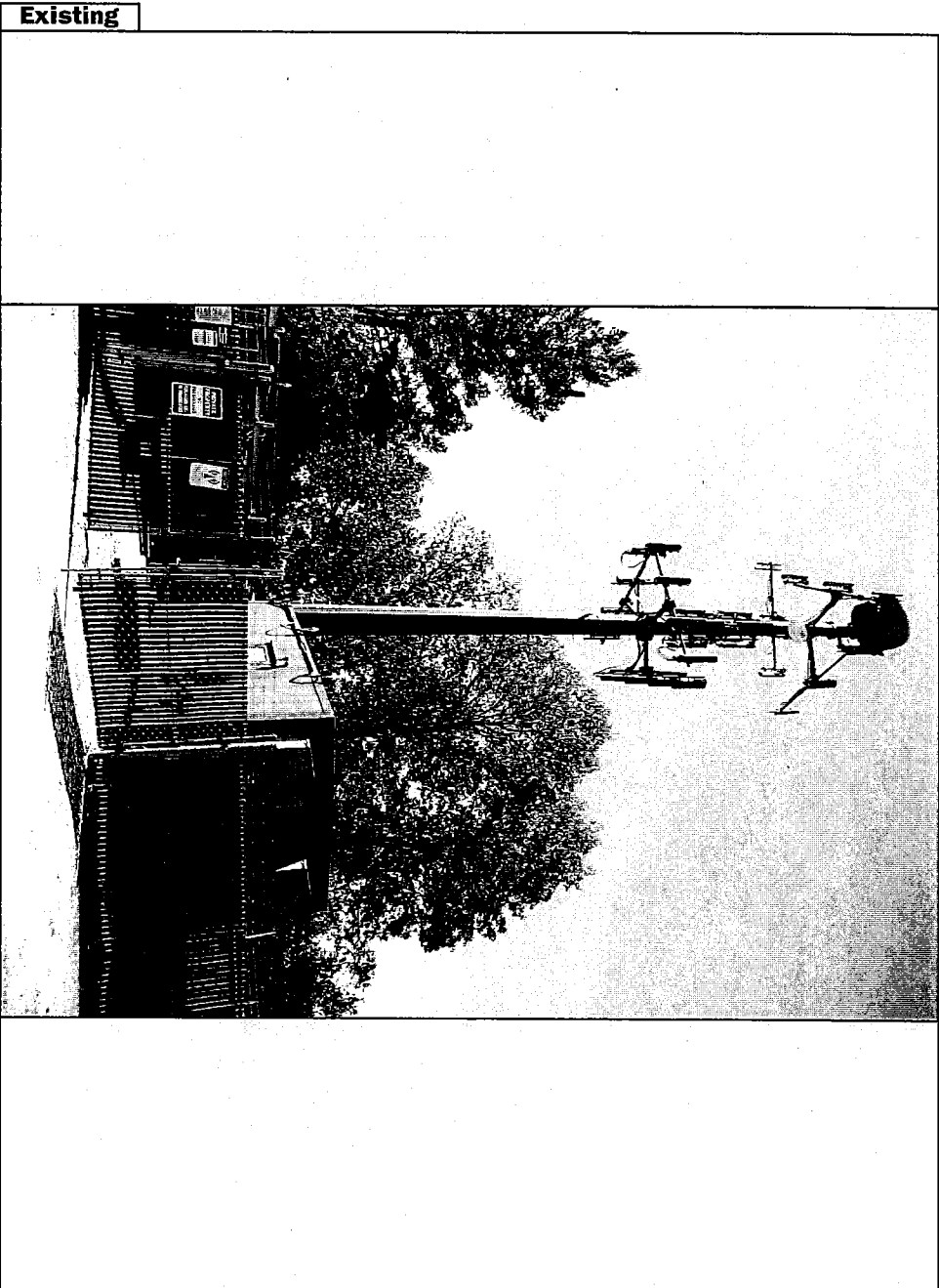


**at&t**

April 04, 2012

**EXHIBIT G**

**View #: 3**



**AT&T Mobility**  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL

**RTS**  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: **1**

**814732**  
**FELTON**  
 6961 ROSE ACRES LANE  
 FELTON, CA 95018

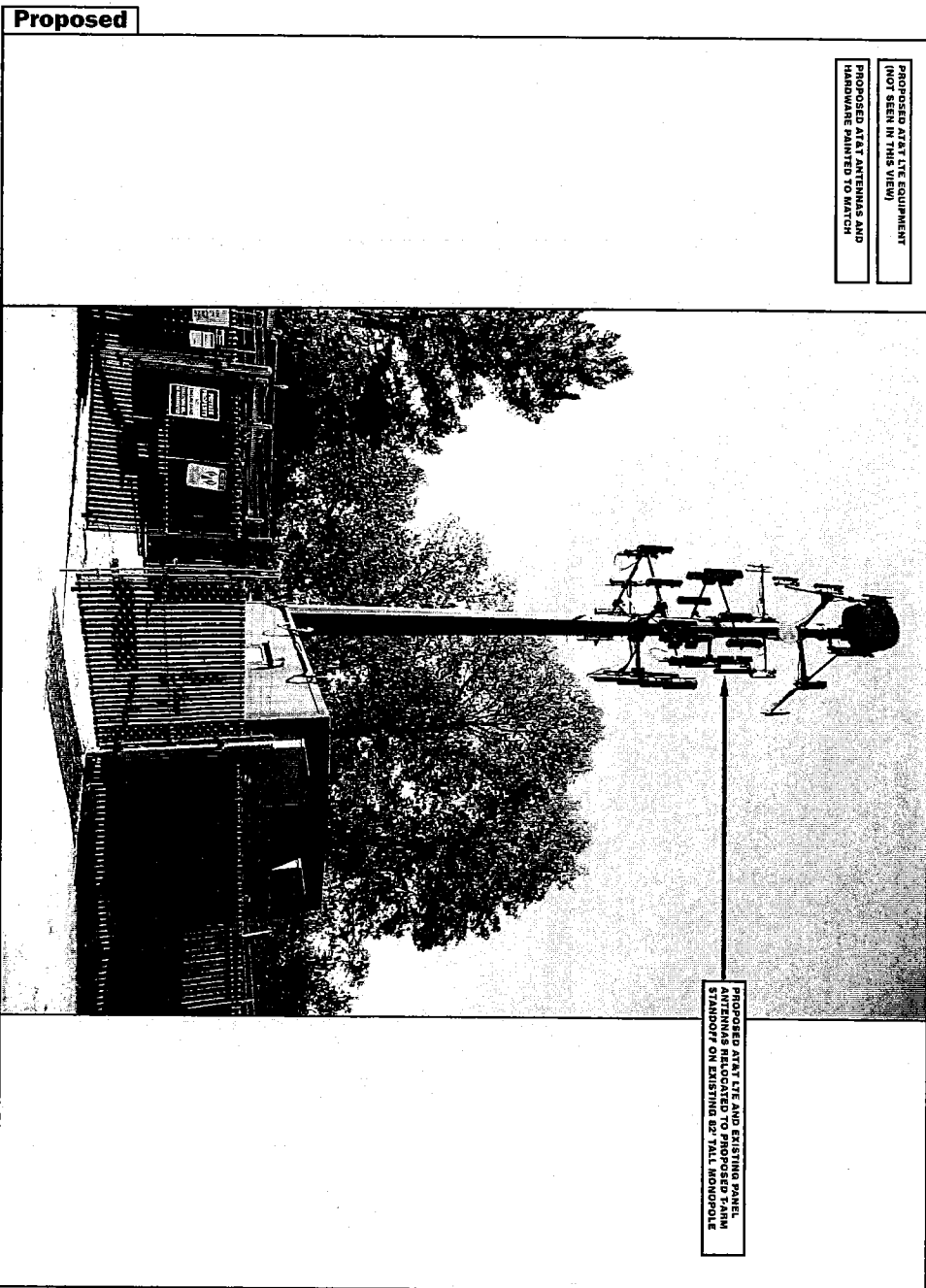


**at&t**

April 04, 2012

**EXHIBIT G**

**View #: 3**



PROPOSED AT&T EQUIPMENT  
 (NOT SEEN IN THIS VIEW)  
 PROPOSED AT&T ANTENNAS AND  
 HARDWARE PAINTED TO MATCH

PROPOSED AT&T LIE AND EXISTING P&S  
 ANTENNAS RELOCATED TO PROPOSED T&M  
 STANDOFF ON EXISTING 82' TALL MONOPOLE

**Proposed**

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**AT&T Mobility**  
 4430 Rosewood Drive  
 Pleasanton, CA 94588  
 Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL

**Pacific Telecom Services, LLC**  
 3199 G Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: **1**

**814732**  
FELTON  
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FELTON, CA 95018

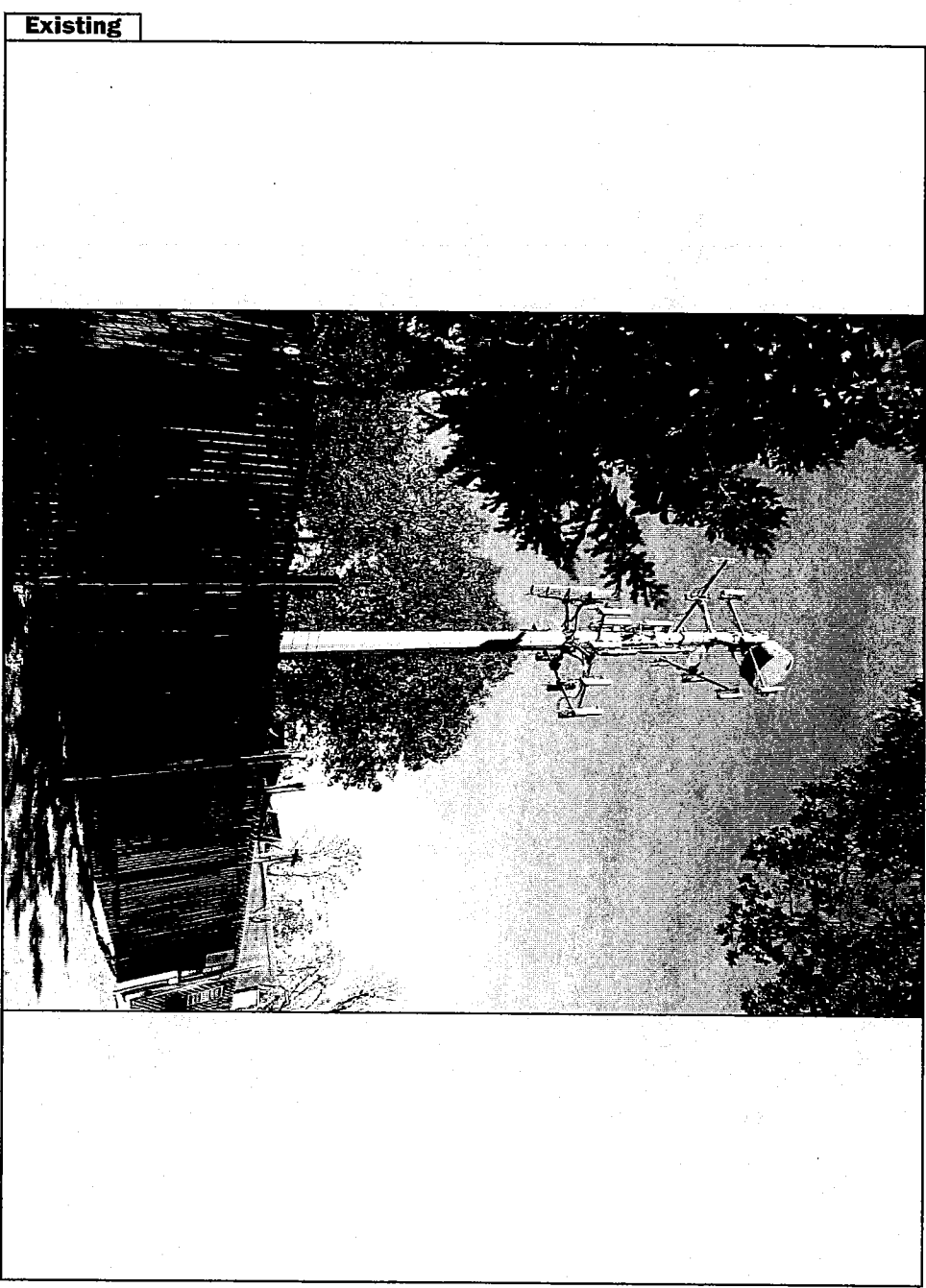


**at&t**

April 04, 2012

**EXHIBIT G**

AT&T Mobility  
4430 Rosewood Drive  
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Michael Freitag - Phone: (480) 735-6901



Prepared by: CUL  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414



REV: 1

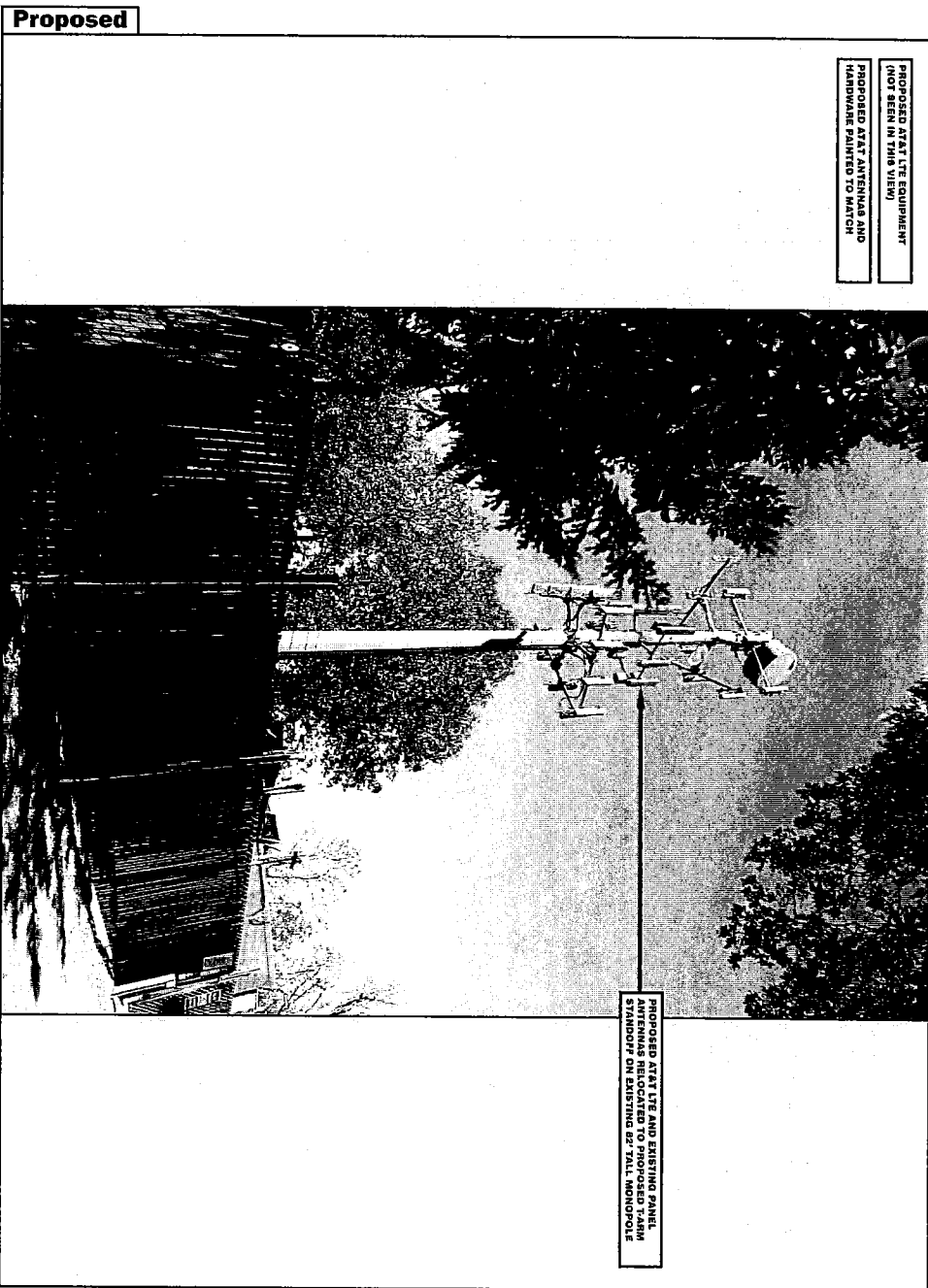
**814732**  
**FELTON**  
 6961 ROSE ACRES LANE  
 FELTON, CA 95018



April 04, 2012

EXHIBIT G

View #: 4



Proposed

The illustration above is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post production design changes. Monitors disclaimer: (in the event that the proposed installation includes a monitor) The proposed installation is an artistic representation of a tree, and not intended to be an exact reproduction of an actual living tree. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. While every effort will be made to disguise these components, they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

**AT&T Mobility**  
 4430 Rosewood Drive  
 Pleasanton, CA 94588  
 Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL  
 Pacific Telecom Services, LLC  
 3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: 1

**814732**

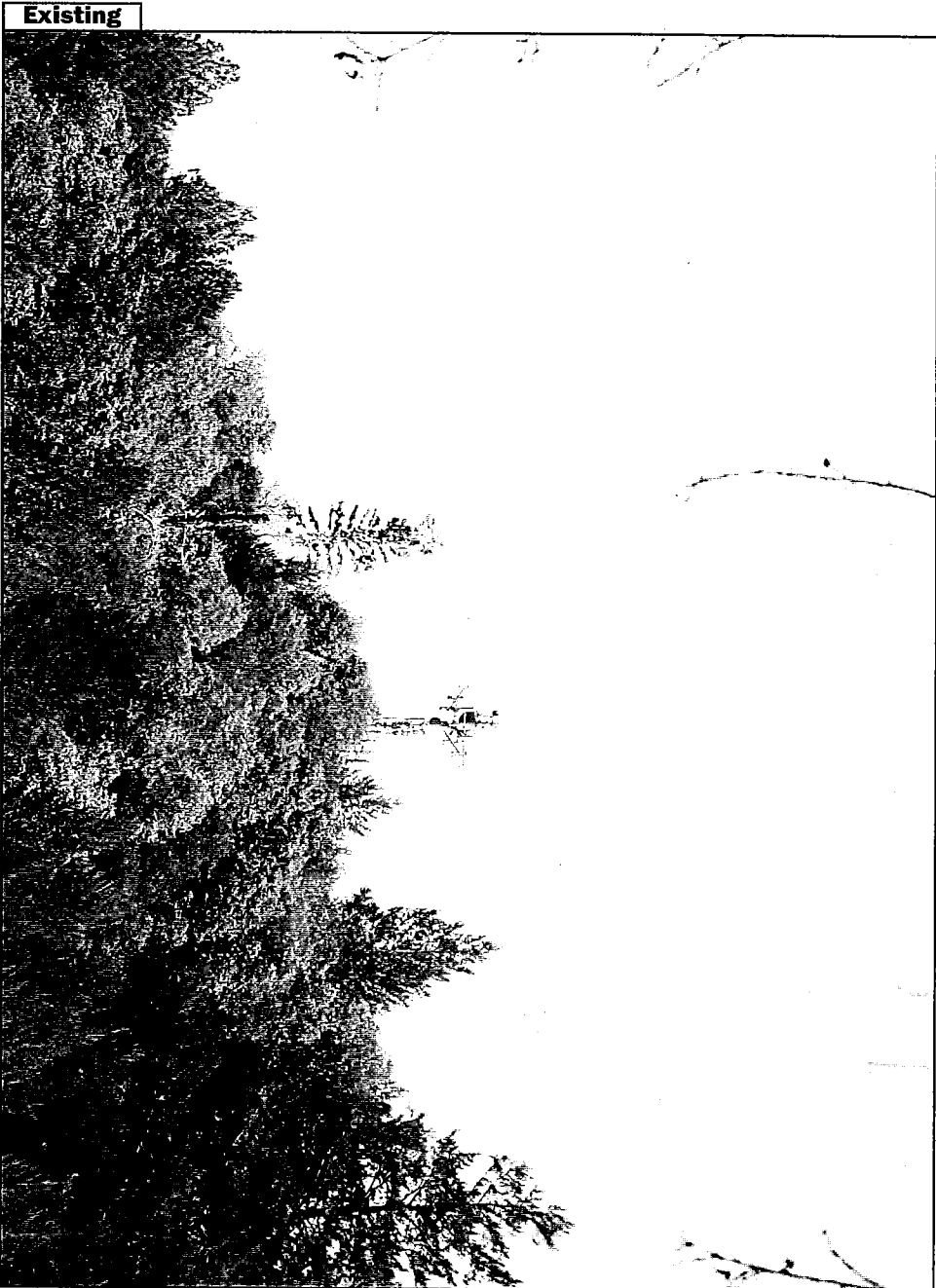
**FELTON**  
6961 ROSE ACRES LANE  
FELTON, CA 95018



**at&t**

**View #: 5**

**April 04, 2012**



**Existing**

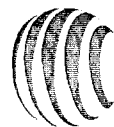
**AT&T Mobility**  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: CUL

**RTS**  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV: **1**

**814732**  
FELTON  
6961 ROSE ACRES LANE  
FELTON, CA 95018

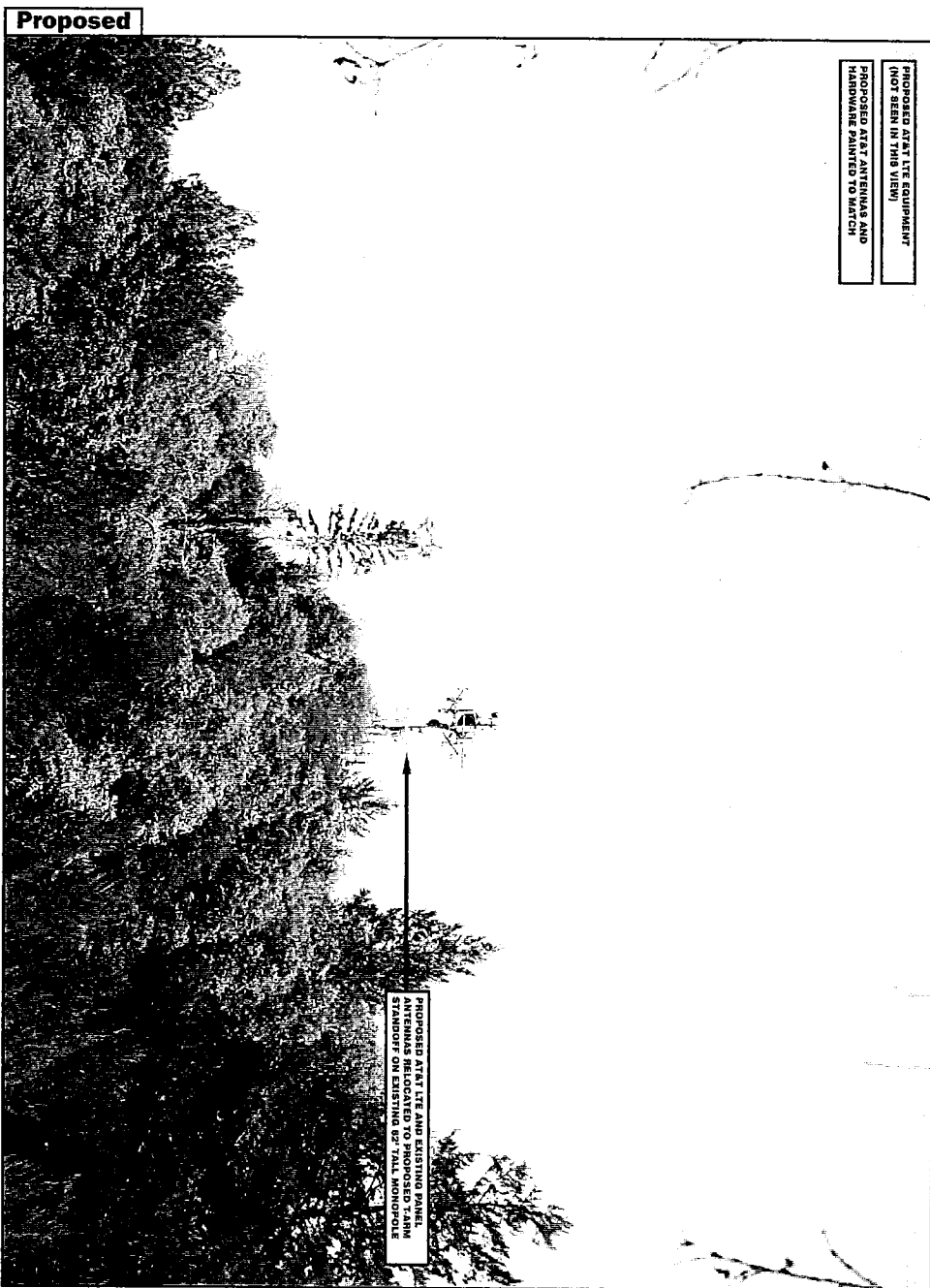


at&t

View #: 5

April 04, 2012

EXHIBIT G



AT&T Mobility  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: CJL  
Pacific Telecom Services, LLC  
3193 E Airport Loop Drive, Costa Mesa, CA 92626-3014

REV:  
1

**814732**

**FELTON**  
6961 ROSE ACRES LANE  
FELTON, CA 95018



**at&t**

**View #: 6**

**April 04, 2012**



**AT&T Mobility**  
4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: C.J.L.

**PTSS**  
Pacific Telecom Services, LLC  
3195 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV.  
**1**

**814732**  
**FELTON**  
6961 ROSE ACRES LANE  
FELTON, CA 95018



April 04, 2012

View #: 6

PROPOSED AT&T LITE EQUIPMENT  
(NOT SEEN IN THIS VIEW)  
PROPOSED TEST ANTENNAS AND  
HARDWARE PAINTED TO MATCH

PROPOSED AT&T LITE AND EXISTING FRAME  
EQUIPMENT TO BE PAINTED TO MATCH  
SYNDORF ON EXISTING 82' TALL MONOPOLE

Proposed

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4430 Rosewood Drive  
Pleasanton, CA 94588  
Michael Freitag - Phone: (480) 735-6901

Prepared by: C.J.L.

**PTS**  
Pacific Telecom Services, LLC  
3199 C Airport Loop Drive, Costa Mesa, CA 92626-3414

REV:  
1





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## Drainage Review

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**Routing No: 1 | Review Date: 12/19/2011**

TRAVIS RIEBER (TRIEBER) : Complete

Completeness Comments:

Application Complete? ☒ Yes ☐ No

The plans dated 11/1/2011 have been received and are approved for the planning application stage. Please see the permit conditions below for information to be provided at the building application stage.

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:

1. How will runoff from the proposed addition be controlled and directed to a safe point of release? Demonstrate that the added runoff from proposed addition will not adversely impact adjacent or downstream properties. All drainage features should be shown on the plans.

Note: Projects are required to utilize Best Management Practices where feasible to treat development runoff onsite. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

2. For fee calculations please provide tabulation of new impervious and semi-impervious (gravel, base rock, paver blocks, pervious pavement) areas resulting from the proposed project. Make clear on the plans by shading or hatching the limits of both the existing and new impervious areas. To receive credit for the existing impervious surfaces to be removed please provide documentation such as assessor's records, survey records, aerial photos or other official records that will help establish and determine the dates they were built.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing (50%) to offset costs and encourage more extensive use of these materials.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

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## Environmental Planning



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## Environmental Planning

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**Routing No: 1 | Review Date: 12/19/2011**

ROBIN BOLSTER (RBOLSTER) : Incomplete

Please provide site elevation contours in the vicinity of the proposed improvements. An update to the soils report may be required if the improvements are in close proximity to oversteepened slopes.

**Routing No: 2 | Review Date: 04/26/2012**

JESSICA DUKTIG (JDUKTIG) : Complete

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## Fire Review

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**Routing No: 1 | Review Date: 12/19/2011**

ROBIN BOLSTER (RBOLSTER) : No Response

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## Project Review

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**Routing No: 1 | Review Date: 12/22/2011**

ROBIN BOLSTER (RBOLSTER) : Incomplete

see letter dated 12/22/11

**Routing No: 2 | Review Date: 04/26/2012**

ROBIN BOLSTER (RBOLSTER) : Complete