


# STAFF REPORT

## SAUSALITO ZONING ADMINISTRATOR

**Project** T-Mobile / 180 Harbor Drive  
Design Review Permit Modification  
Conditional Use Permit Modification  
Modification of DR/CUP 08-019

**Meeting Date** November 4, 2010

**Staff** Lilly Schinsing, Associate Planner 

### REQUEST

Approval of a Modification to an existing Design Review Permit and Conditional Use Permit (DR/CUP 08-019) to install new equipment cabinets within an existing lease area at an existing wireless communications facility at 180 Harbor Drive (APN 063-130-04). The purpose of the cabinets is to bring fiber optics to the site.

### PROJECT INFORMATION

**Applicant** T-Mobile

**Property Owner** Harbor Drive Associates

**Location/Size** 180 Harbor Drive; APN 065-037-06  
38,740 square feet; see **Exhibit A** for vicinity map

**General Plan** Industrial

**Specific Plan** Marinship Specific Plan

**Zoning** Industrial Zoning District with a Marinship Specific Plan Overlay (I-M)

**Authority** Administrative Design Review Permit (Zoning Ordinance Section 10.54.040.B.10)  
Zoning Administrator Amendment to Conditional Use Permit (Zoning Ordinance Section 10.80.040.B.3)  
Standards and Criteria for Wireless Communications Facilities (Zoning Ordinance Section 10.45.020)

### BACKGROUND

On August 13, 2002 the Planning Commission adopted Resolution No. 2002-33, which permitted Cingular Wireless to install three antennas mounted behind an existing 4-foot high rooftop equipment screen/parapet located on the flat roof of the two-story commercial building at 180 Harbor Drive (CUP/DR 02-004). On January 28, 2009 the Planning Commission adopted Resolution 2009-10 which permitted T-Mobile to install one new antenna and replacement of two existing antennas on the rooftop. On May 26, 2010 the Planning Commission adopted Resolution No. 2010-21 which permitted Clearwire to install three new antennas on the roof of the building.

## **PROJECT DESCRIPTION**

### **SITE LOCATION**

**Neighborhood:** The project is located within the Marinship neighborhood. The neighborhood consists of commercial, industrial and marine-related uses.

**Subject Parcel:** The wireless site is located on Harbor Drive and Road 3 and contains one two-story commercial building and surface parking. Antennas are installed on the rooftop of the building and the associated equipment cabinets are located in a second floor storage room.

### **STRUCTURES, DESIGN AND MATERIALS**

The applicant, T-Mobile is proposing to modify the existing wireless communications facility by installing new equipment cabinets inside a second floor storage room. The purpose of the new equipment is to bring fiber optics to the site. The following table shows the new equipment proposed at the site:

<b>Quantity</b>	<b>Item</b>	<b>Dimensions (H x W x D)</b>
1	Ciena Box <sup>1</sup>	Approximately 12" x 18" x 8"
1	UAM Box <sup>2</sup>	Approximately 10" x 16" x 8"
1	Teleco Panel <sup>3</sup>	Approximately 10" x 22" x 20"

The new equipment will be mounted inside a second floor storage area with existing equipment cabinets (see **Exhibit C** for a photograph submitted by the applicant).

No utility line extensions are proposed and there will be no trenching associated with the project. T-Mobile has stated that the fiber optic cable will be run in the existing conduit. See the project plans in **Exhibit D**.

### **Maintenance and Access:**

The facility is unmanned and maintenance service is provided approximately a month by technicians.

## **ENVIRONMENTAL ANALYSIS**

The subject application is Categorically Exempt from the California Environmental Quality Act (CEQA), in accordance with Sections 15301 of the CEQA Guidelines. The project involves the installation of new equipment at an existing utility facility.

## **PROJECT ANALYSIS**

### **GENERAL PLAN CONSISTENCY**

To approve the proposed project the Zoning Administrator must determine that the project is consistent with all applicable General Plan policies. Staff has identified the following program of the Environmental Quality Element as most relevant to the proposed project:

<sup>1</sup> The purpose of the Ciena box is to bring fiber optics to the site in order to provide quicker call connection and data transfer

<sup>2</sup> The UAM (User Access Module) box provides the local power for the fiber optics.

<sup>3</sup> The Telco panel is where the telecommunications is terminated and then distributed.

*Program EQ-1.3.3. Aesthetics. Encourage aesthetically designed public facilities (power lines water lines, water tanks, etc.), with appropriate placement, adequate setbacks and property landscaping, to reduce aesthetic impacts and impact on views of hillsides, ridgelines, open space and the Bay.*

Staff concludes that the proposed project is consistent with Program EQ-1.3.3 as the equipment would be collocated with an existing facility and placed in a manner that is compatible with existing and surrounding structures, would be mounted inside a second floor storage area, and not appear to have any effect on the surrounding neighborhood which in this case is a wireless communications facility located in an Industrial area.

**ZONING CONSISTENCY**

The Project Summary Table compares selected development standards of the Industrial Zoning District with the existing conditions and the proposed design. The table shows that the project is in compliance with the development standards of the Industrial Zoning District.

	Zoning District Requirements	Existing	Proposed	Compliance
<b>Parcel Area:</b>	Not applicable	38,740 square feet	No change	Yes
<b>Height:</b>	Minimum height required to permit the services <sup>4</sup>	Completely enclosed storage room	Located completely inside storage room	Yes

Pursuant to Section 10.45.070, a part of this application Staff reviewed the original approvals to verify the applicant’s compliance with conditions of approval. Staff found that the applicant is in compliance with all conditions of approval.

**Standard and Criteria for Wireless Communications Facilities**

The proposal modifies an existing wireless communications facility use, which is operated by T-Mobile. Section 10.45.030, Applications for Permits for Wireless Communications Facilities, lists a number of items that must be submitted to deem an application complete. Among the list of items are a Service Network and Coverage Area Map (see **Exhibit I**). The Service Network and Coverage Area Map shows the present and projected signal coverage in Sausalito rated by signal strength (good: in-building; fair: in-vehicle; and poor: outdoor). The Service Network and Coverage Area Map shows that the proposed project will not change the coverage in Sausalito.

T-Mobile has stated that new facilities are not planned in Sausalito and, as required by Section 10.45.030.B.4, a one year future facilities map provided by T-Mobile shows that there are no future facilities planned in Sausalito (see **Exhibit G**). T-Mobile is requesting similar upgrades at three other existing wireless communication facilities (99 Hecht, 50 Crecienta and 1000 Bridgeway), however, these facilities have existing Design Review/Conditional Use Permits and are not “new” facilities.

<sup>4</sup> Pursuant to Section 10.45.160.B.9, “Wireless communication facilities should be the minimum height required to permit the service proposed for that location and should be located at the lowest elevation possible. In particular, facilities should be located below any ridgeline or other significant public line of sight or underground wherever possible. Carriers must demonstrate that facilities have been designed to attain the minimum height required from a technological standpoint for the proposed site.”

#### Location of Wireless Communication Facilities

Section 10.45.100.D.1, Location of Wireless Communications Facilities, indicates that location preference for wireless communications facilities should be given to Co-Location and Shared Location sites, when such siting minimizes adverse effects related to land use compatibility, visual resources, public safety, and other environmental factors. Since the subject site is at existing wireless communications facility Staff concludes that the proposal meets the criteria listed in Section 10.45.100.D.2, Guidelines for Co-Location and Shared-Location to ensure proper siting. In addition, a condition of approval has been added to the draft resolution (see **Exhibit B**) requiring an affidavit be submitted certifying that the lease for the project does not prohibit co-location by other wireless providers and that T-Mobile will do nothing to obstruct future co-location.

Section 10.45.030.B.10 of the Standards and Criteria for Wireless Communications Facilities requires Alternative Site Analysis if the facility is either (a) not in an Industrial District, or (b) within 50 feet of a "Less Preferred Location," or (c) not "stealthfully designed." On January 14, 2009, the Planning Commission adopted Resolution No. 2009-04 which approves an interpretation of Zoning Ordinance Section 10.45.030.B.10 to exempt modification of existing wireless facilities from the requirement to provide alternative site analyses.

#### Electromagnetic Field Exposure

The operator of an existing wireless communications facility must continue to report on compliance with the City's regulations for wireless communication facilities (Chapter 10.45 of the Zoning Ordinance). Specifically, Sections 10.45.110.B. and C., require that [biennially], the operators of wireless communications facilities to submit a written report of the results of the tests which indicate the actual EMF (electromagnetic field) levels measures at the property line or nearest point of public access, whichever is closer. The applicant has submitted a compliance report prepared by Hammett & Edison, Inc. (see **Exhibit H**).

The results of the report indicate that the maximum ambient RF exposure level for a person at ground level during the simultaneous operation of T-Mobile and Sprint is 0.19% of the Federal Communications Commission (FCC) limit for public exposure. The report indicates that the site complies with the FCC guidelines limiting public exposure to radio frequency energy and therefore, will not cause a significant impact on the environment.

#### Lighting

Pursuant to Section 10.45.120, lighting of facilities is encouraged to be as minimally as possible. No lighting is proposed as a part of the project. A condition of approval has been provided stating that no exterior security lighting may be installed on the subject site unless otherwise reviewed and approved by the Community Development Department.

#### Roads, Access and Security

Pursuant to Section 10.45.130, wireless communication facilities should use existing roads and parking where possible and secure equipment to prevent unauthorized access. The facility is serviced by maintenance personnel for routine maintenance or in the case of emergency. Maintenance is expected to occur once a month on average at which time existing roads and existing parking would be used to access the site.

#### Vegetation and Landscaping

Pursuant to Section 10.45.140, wireless communications facilities must be installed in a manner that minimizes the impacts to existing vegetation. Staff concludes that the project would not have any effect on vegetation as the equipment would be installed in a fully enclosed building.

Section 10.45.140 states that where appropriate, additional landscaping must be provided to visual screen the proposed facility. Staff concludes that the addition the equipment in a fully enclosed building would not require additional screening.

#### Noise and Traffic

Pursuant to Section 10.45.150, wireless communications facilities must be constructed and operated in such a manner as to minimize noise and traffic impacts on nearby residents and the public. The project is subject to noise exposure standards contained in the Noise Ordinance and the General Plan. In addition, the project has been conditioned on normal testing and maintenance activities occurring between the hours of 8am and 6pm Monday through Friday, excluding emergency repair. Therefore, Staff concludes that the project, as conditioned, would have no measurable effect on traffic or noise levels in the neighborhood.

#### Visual Compatibility and Facility Site Design

The purpose of the visual compatibility and facility site design standards is to ensure proper conditions of approval are required which mitigate the visual impacts of wireless facilities in accordance with Section 10.45.160 of the Zoning Ordinance. Staff has determined that the proposed project meets all applicable standards. A document outlining the standards and associated staff determinations has been provided in **Exhibit J**.

#### ***Design Review Permit and Conditional Use Permit Findings***

The proposed project is subject to the provisions of Zoning Ordinance Chapter 10.45, Standards and Criteria for Wireless Communications Facilities as the proposal consists of modification of an existing wireless communications facility.

Findings for Wireless Facilities: To approve the proposed project, the Zoning Administrator must make the findings listed in Section 10.45.020. Staff finds that the Conditional Use Permit and Design Review Permit findings can be favorably recommended for the proposed project. The required findings and the basis for making the findings are listed in Attachment 1 of **Exhibit B**.

### **PUBLIC NOTICE AND CORRESPONDENCE**

- October 22, 2010 – Notices were mailed to all residents and property owners within 300 feet of the project site.
- No written correspondence was received at the time of writing the staff report.

### **RECOMMENDATION**

Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit B**) which approves a modification to an existing Design Review Permit and Conditional Use Permit (DR/CUP 08-019) to install new equipment cabinets within an existing lease area at an existing wireless communications facility at 180 Harbor Drive (APN 063-130-04).

Alternatively, the Zoning Administrator may:

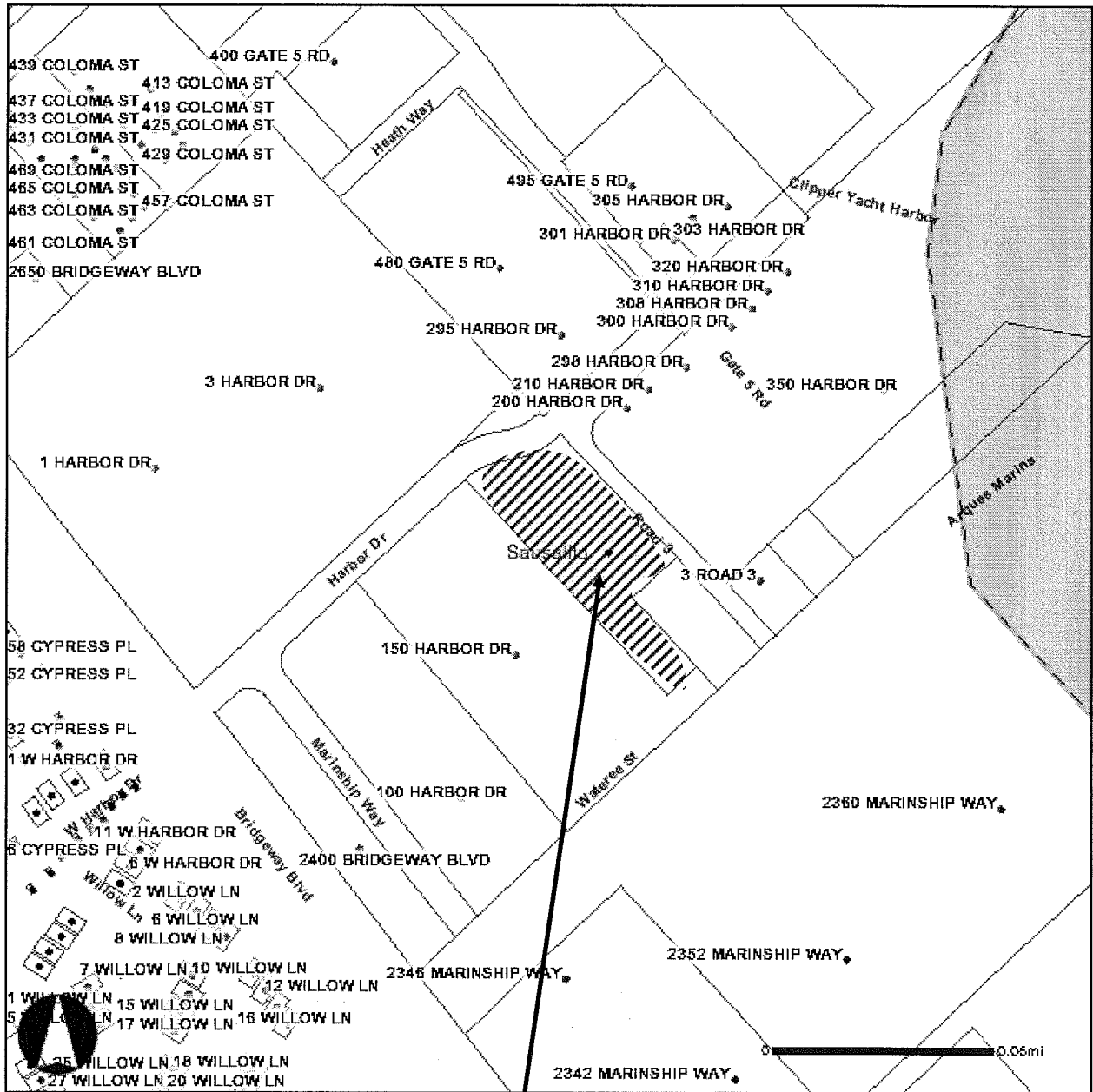
- Approve the modification to the Design Review Permit/ Conditional Use Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the modification to the Design Review Permit/ Conditional Use Permit and direct Staff to return with a Resolution of Denial.

**EXHIBITS**

- A. Vicinity Map
- B. Draft Resolution
- C. Photograph of equipment area, date stamped August 27, 2010
- D. Project Plans, date stamped August 27, 2010
- E. Applicant's Project Description, date stamped October 14, 2010
- F. Site Location Map, date stamped August 27, 2010
- G. One Year Future Facilities Map, date stamped August 27, 2010
- H. Compliance Report prepared by Hammett & Edison, Inc., date stamped August 27, 2010
- I. Service Network and Coverage Area Maps, date stamped October 19, 2010
- J. Visual Compatibility And Facility Site Design Standards with Staff Determinations

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# VICINITY MAP



**180 Harbor Drive**

EXHIBIT A  
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**SAUSALITO ZONING ADMINISTRATOR  
RESOLUTION NO. XXXX-XX**

**APPROVAL OF A MODIFICATION TO AN EXISTING DESIGN REVIEW PERMIT  
AND CONDITIONAL USE PERMIT FOR THE INSTALLATION OF NEW EQUIPMENT  
CABINETS WITHIN AN EXISTING LEASE AREA AT AN EXISTING WIRELESS  
COMMUNICATIONS FACILITY AT 180 HARBOR DRIVE  
(MODIFICATION OF DR/CUP 08-019)**

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**WHEREAS**, On August 13, 2002 the Planning Commission adopted Resolution No. 2002-33, which permitted a wireless facility at 180 Harbor Drive (CUP/DR 02-004); and

**WHEREAS**, on January 28, 2009 the Planning Commission adopted Resolution 2009-10 which permitted the modification of the wireless facility (DR/CUP 08-019); and

**WHEREAS**, on June 4, 2010 an application was filed by Sarah Sutton, on behalf of applicant T-Mobile, on behalf of the property owner, Harbor Drive Associates, requesting Planning Commission approval of a modification to an existing Design Review Permit and Conditional Use Permit CUP/DR 08-007 for the installation of new equipment cabinets within an existing lease area at an existing wireless communications facility at 180 Harbor Drive (APN 063-130-04); and

**WHEREAS**, the Zoning Administrator conducted a duly-noticed public hearing on November 3, 2010 at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Zoning Administrator finds that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Sections 15301 of the CEQA Guidelines; and

**WHEREAS**, the Zoning Administrator has reviewed and considered the project plans prepared by Peek Site-Com, entitled "Harbor Associates" and date-stamped received on August 27, 2010; and

**WHEREAS**, the Zoning Administrator has received and considered all oral and written testimony on the subject application; and

**WHEREAS**, the Zoning Administrator has reviewed and considered the information contained in the staff report for the proposed project; and

**WHEREAS**, the Zoning Administrator finds that, as conditioned herein, the proposed project is consistent with the General Plan and complies with the Zoning Ordinance requirements as described in the staff report.

**NOW, THEREFORE, THE ZONING ADMINISTRATOR HEREBY RESOLVES AS FOLLOWS:**

The Design Review Permit and Conditional Use Permit for the installation of new equipment cabinets within an existing lease area at an existing wireless communications facility at 50 Crecienta Lane are approved based upon the attached (Attachment 1), subject to the conditions of approval (Attachment 2) and as shown in the project plans titled "Harbor Associates" date stamped received on August 27, 2010 (Attachment 3).

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Zoning Administrator on the \_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:           Commissioner:  
NOES:           Commissioner:  
ABSENT:        Commissioner:  
ABSTAIN:       Commissioner:

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Jeremy Graves, AICP  
Zoning Administrator

**ATTACHMENTS**

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans, entitled "Harbor Associates" date stamped received on August 27, 2010

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**ZONING ADMINISTRATOR RESOLUTION**  
**November 3, 2010**  
**Modification of DR/CUP 08-019**  
**180 Harbor Drive**

**ATTACHMENT 1: FINDINGS**

**WIRELESS COMMUNICATIONS CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT FINDINGS**

Pursuant to Zoning Ordinance Section 10.45.020 (Conditional Use Permit and Design Review Approval for a Wireless Communications Facility), the modification to the Conditional Use Permit and Design Review Permit are approved based on the following findings:

A. The proposed project is consistent with the General Plan, the Zoning Ordinance, and any applicable specific plans.

*The proposed project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.*

B. The proposed project complements the surrounding neighborhood and/or district and, when antenna is attached to, or part of, a structure, the antenna and its screening complement the architecture of the structure.

*The new equipment will be mounted inside a second floor storage area with existing equipment cabinets. Therefore, the new equipment cabinets will be screened from view and will be consistent with this standard.*

C. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

*The project is located inside a second floor storage area with existing equipment cabinets. No additional height or significant bulk is proposed and therefore this finding does not apply.*

D. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

*The new equipment cabinets will be mounted inside a second floor storage area with existing equipment cabinets out of public view. Therefore, the equipment cabinets are consistent with this standard and do not have an impact on public and private views.*

E. The proposed project will not result in a prominent profile (silhouette) above a ridgeline.

*The subject site is not located on a ridgeline.*

F. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

*No landscaping is proposed as the equipment cabinets will be mounted inside a second floor storage area with existing equipment cabinets.*

G. Mechanical equipment is appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.

*The new equipment cabinets will be mounted inside a second floor storage area with existing equipment cabinets which is appropriately located to minimize visual, noise and air quality impacts to adjacent properties and the general public.*

H. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

*The project would have no affect on natural features on-site. No grading is proposed and construction will be limited to the installation of the equipment cabinets.*

I. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.

*The proposed use would comply with all applicable health regulations and would not be detrimental to the public health, safety, or general welfare of the City.*

J. The proposed facility will not materially adversely affect nearby properties or their permitted uses.

*The project would not have any significant affect on nearby properties, adverse or otherwise.*

**ZONING ADMINISTRATOR RESOLUTION**  
**November 3, 2010**  
**Modification of DR/CUP 08-019**  
**180 Harbor Drive**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

These conditions of approval apply to the plans prepared by Peek Site-Com, entitled "Harbor Associates" and date-stamped received on August 27, 2010:

**General Conditions**

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.
4. No exterior security lighting may be installed on the subject site unless otherwise reviewed and approved by the Community Development Department and found to be consistent with Chapter 10.45 of the Zoning Ordinance.
5. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or renovations shall be performed on the project site prior to commencement of construction of the proposed project. In such cases, this approval shall be rendered null and void unless approved by the Community Development Department as a modification to this approval.
6. The Applicant shall annually provide a written report to the Community Development Department evaluating the facility's compliance with all conditions of approval. The report shall be submitted no later than thirty (30) days following the anniversary of the approval of this permit. If the report is not provided in a timely manner or shows any conditions of approval are not being met, the Community Development Director shall schedule a public hearing to consider revocation of the permit. Additionally, a processing fee, as established by resolution of the City Council, shall be submitted concurrently with the report to pay for staff review and processing of the report, as well as the EMF exposure reports required by Section 10.45.110 of the Zoning Ordinance.
7. The biennial electromagnetic field (EMF) exposure reports required by Zoning Ordinance Section 10.45.110 shall be submitted within thirty (30) days of the anniversary of approval of this permit.

8. The applicant shall provide an affidavit certifying that the lease for the project does not prohibit co-location by other wireless providers, and that the applicant will do nothing to obstruct future co-location.
9. Pursuant to Zoning Ordinance Section 10.45.050, the applicant shall enter into a Performance Agreement with the City of Sausalito prior to the commencement of any construction on the cellular facility.
10. Normal testing and maintenance activities shall occur between the hours of 8am and 6pm Monday through Friday, excluding emergency repair.
11. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
12. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
13. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards".
14. Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public safety improvements subject to the approval of the City Engineer.

**Geotechnical Conditions**

15. No excavation, trenching, or use of trenchless construction methods are permitted for this application.

**Street Conditions**

16. Applicant shall repair or replace, at no expense to the City, damage to existing public facilities due to construction activities prior to issuance of a Certificate of Occupancy.
17. Traffic Control signage shall be in compliance with Caltrans Standards for work in the Public Right-of-Way.

**Engineering Conditions**

18. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
19. Construction materials, equipment, and vehicles shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance. Material stock piles shall be covered when not being accessed to prevent material from blowing around. Construction

materials, equipment and vehicles shall be placed off-site only after securing an encroachment permit.

### **Advisory Notes**

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. This approval will expire in two (2) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
2. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
3. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.
4. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.
5. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.
6. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.
7. Pursuant to Zoning Ordinance Section 10.45.090, if use of a wireless communications facility ceases for one year or more the permit shall be deemed abandoned. The facility shall be dismantled and the premise restore in accordance with the procedures and standards listed in Section 10.45.090.
8. Pursuant to Zoning Ordinance Section 10.45.110, required EMF reports shall be paid for by the applicant and prepared by a third party consultant acceptable to the Community Development Director and using a testing protocol acceptable to the Community Development Director. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
9. Within sixty (60) days of a wireless communications facility becoming operational, the applicant shall provide to the City a report indicating the actual EMF levels measured (pursuant to FCC protocol) at the property line or nearest point of public access, whichever is closer, in the direction of maximum radiation from each antenna. Reports shall specify signal levels with the site operating at full power and baseline levels with the site inoperative. Technical data shall be presented showing levels relative to the currently permitted Federal regulations. Raw measurements shall be provided as an

appendix In addition, the report shall include, in lay terms, a summary of the technical data as presented in the report.

10. Pursuant to Zoning Ordinance Section 10.45.110.A, wireless communications facilities operating alone and in conjunction with other telecommunications facilities shall not generate electromagnetic field (EMF) exposure or other measurable radiation in excess of the standards for permissible human exposure, as provided by applicable Federal regulations.
11. Biannually, the operator of the antenna shall have EMF exposure levels tested and shall submit to the City written report of the results of the tests. On years when testing is not required, the operator of the antenna shall submit to the City written certification by an independent licensed engineer that no modifications have been made to the facility design or configuration that have increased or will increase EMF exposure. If modifications have been made to the facility which have increased or will increase the EMF exposure, the applicant shall provide a supplemental report measuring the modified facility as set forth in Section 10.45.110(B) of the Zoning Ordinance.
12. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
13. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
14. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
15. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
16. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:  
Weekdays – Between 8:00 a.m. and 6:00 p.m.  
Saturdays – Between 9:00 a.m. and 5:00 p.m.  
Sundays – Prohibited  
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.
17. Pursuant to Municipal Code Section 10.54.100, construction activities under taken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.



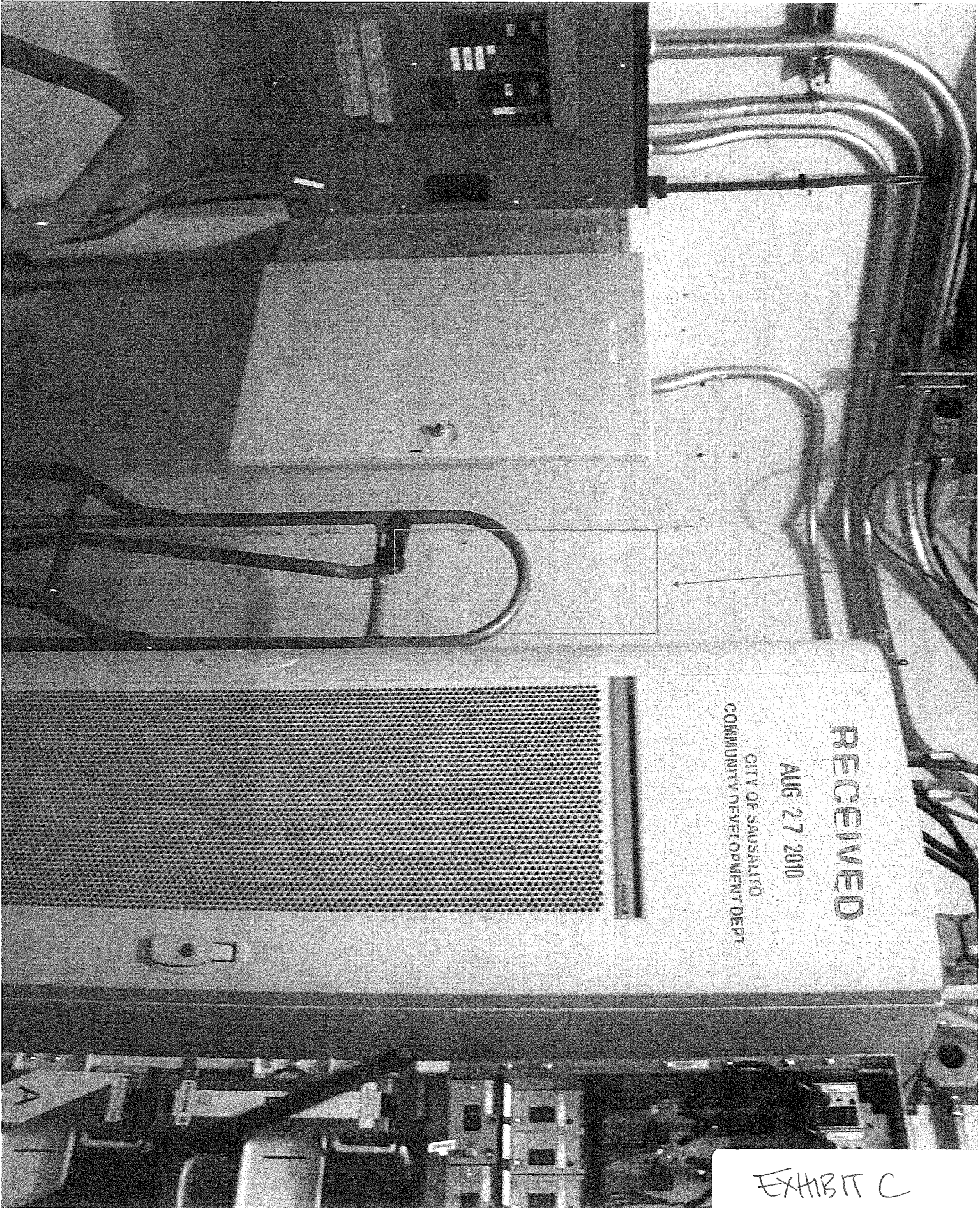
18. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
  - a. Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
  - b. Southern Marin Fire Protection District -- (415-388-8182).

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**ZONING ADMINISTRATOR RESOLUTION**  
**November 3, 2010**  
**Modification of DR/CUP 08-019**  
**180 Harbor Drive**

**ATTACHMENT 3: PROJECT PLANS**

BA00357



**RECEIVED**  
 AUG 27 2010  
 CITY OF SAUSALITO  
 COMMUNITY DEVELOPMENT DEPT

EXHIBIT C  
 (1 PAGE)

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T-MOBILE	INITIALS	DATE
PROPERTY		
ZONING		
CONST.		
R.F.		

**SITE ADDRESS**  
100 LAMONT BL.  
SAUSALITO, CA 94965

**T-Mobile**  
T-MOBILE WEST CORPORATION  
1000 BROADWAY, SUITE 1000  
SAN FRANCISCO, CA 94111

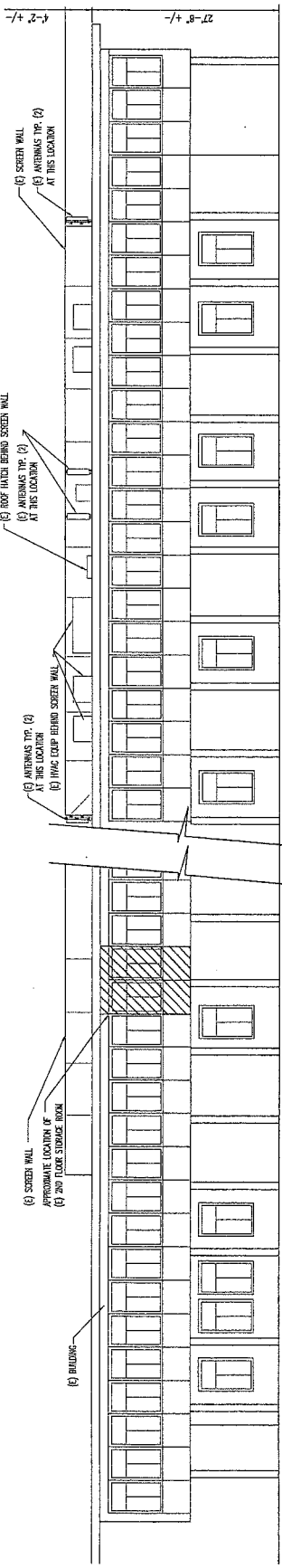
**Peek Site-Com**  
853 Lincoln Way, Ste. 106  
Sausalito, CA 94965  
Phone (415) 885-6160  
E-Mail info@peektelecom.com

This drawing contains information which is the proprietary or confidential information of T-Mobile West Corporation. It is to be used only for the project and site identified herein. No part of this drawing is to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written consent of T-Mobile West Corporation.

NO.	DESCRIPTION	DATE	BY
1	BASE CONSTRUCTION DOC'S	9-27-10	DLL
2	LOCAL CONSTRUCTION DOC'S	8-27-10	REL
3	PLAN CHECK COM.	7-29-10	WIT

**HARBOR ASSOCIATES**  
PROJECT TITLE  
DRAWING TITLE

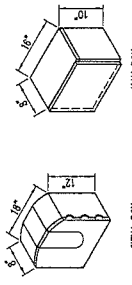
PROJECT NO.	8500574
DRAWING NO.	A-2
DATE	
SCALE	
AS NOTED	
BY	
CHECKED	
DESIGNED	
IN CHARGE	
PROJECT MANAGER	
PROJECT ENGINEER	
PROJECT ARCHITECT	
PROJECT ELECTRICAL	
PROJECT MECHANICAL	
PROJECT PLUMBING	
PROJECT HVAC	
PROJECT SPECIALTIES	



**PARTIAL SOUTHWEST ELEVATION**  
1/8" = 1'-0"  
0' 2' 4' 6' 8' 10' 12'

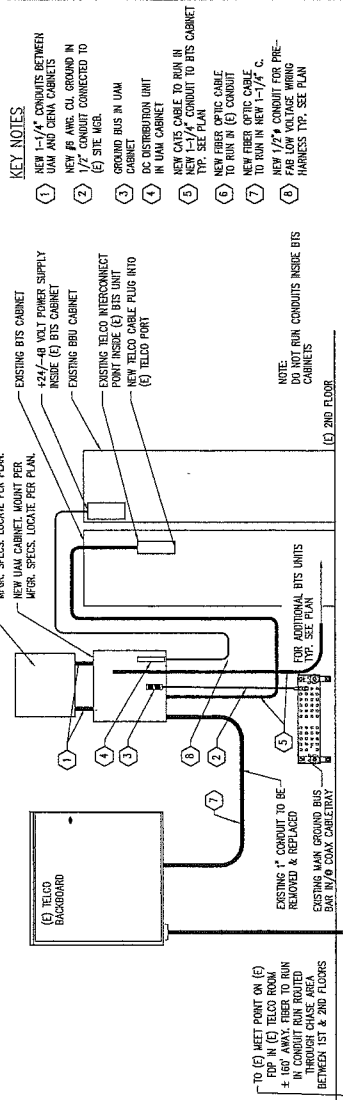
**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE CALIFORNIA ELECTRICAL CODE (CEC) AS WELL AS THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
- THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIALS NECESSARY FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL SYSTEM, INCLUDING THE INSTALLATION OF ALL ELECTRICAL EQUIPMENT, WIRING, AND CONDUIT.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
- ELECTRICAL AND TELLER WORK SHALL BE COMPLETED AND INSPECTED BY THE APPLICABLE AGENCIES AND AUTHORITIES.
- CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL ORDINANCES.
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**GROUNDING NOTES**

- GROUNDING SHALL COMPLY WITH CEC ART. 250.
- USE #6 COPPER STRANDED WIRE WITH GREEN COLOR MARKING FOR GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #4 SOLID TINED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS REQUIRED BY THE CODE.
- ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED TO THE SAME GROUNDING POINT AS THE SERVICE ENTRANCE.
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**RISER DIAGRAM**  
SCALE: N.T.S.

**RECEIVED**

AUG 27 2010  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT

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# APPLIED

## WIRELESS CONSULTING

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OCT 14 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

### MEMORANDUM

To: Lilly Schinsing, The City of Sausalito

From: Sarah Sutton for T-Mobile

Date: October 13, 2010

Re: T-Mobile fiber-upgrade to existing sites (AAV) narrative (BA00303)

As part of its ongoing efforts to maintain and improve the quality of its wireless network, T-Mobile is proposing to install a utility box measuring approximately 18" x 18", called a Ciena box, to be installed within the existing lease area at 99 Hecht Road, Sausalito, CA (CU 76-96). The purpose of the Ciena box is to bring fiber optics to the site; which will allow for quicker call connection and data transfer. This proposal will be negligible to the overall design of the facility. The antenna structure will remain unchanged. T-Mobile will not be making any other changes to the site. Construction will take up to one week and any required electrical/building permits will be obtained.

T-Mobile will continue to visit the site approximately once per month for regular maintenance visits.

EXHIBIT E  
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180 Harbor Dr.

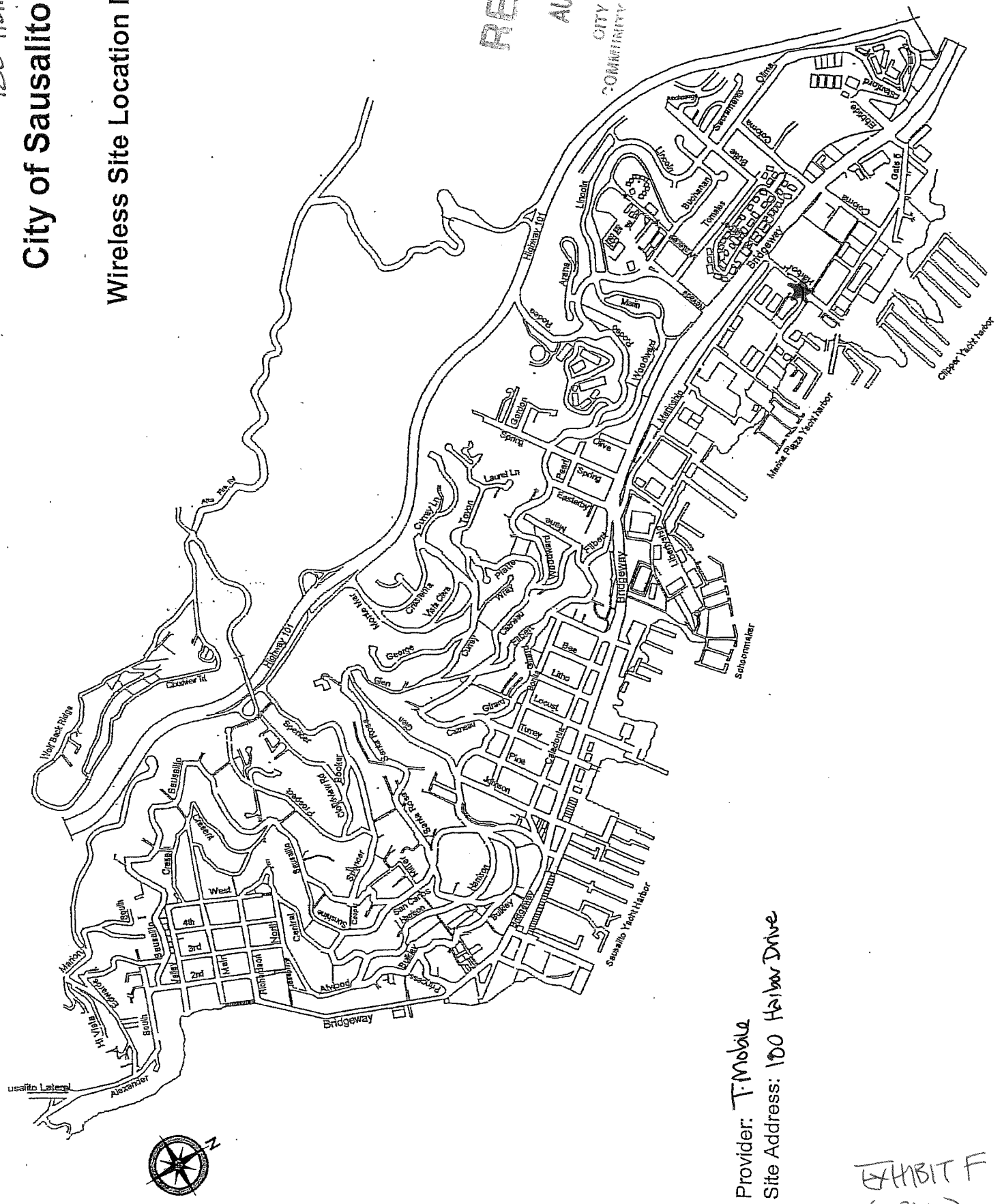
# City of Sausalito

## Wireless Site Location Map

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AUG 27 2001

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPARTMENT



Provider: T-Mobile  
 Site Address: 180 Harbor Drive

EXHIBIT F  
 (1 PAGE)

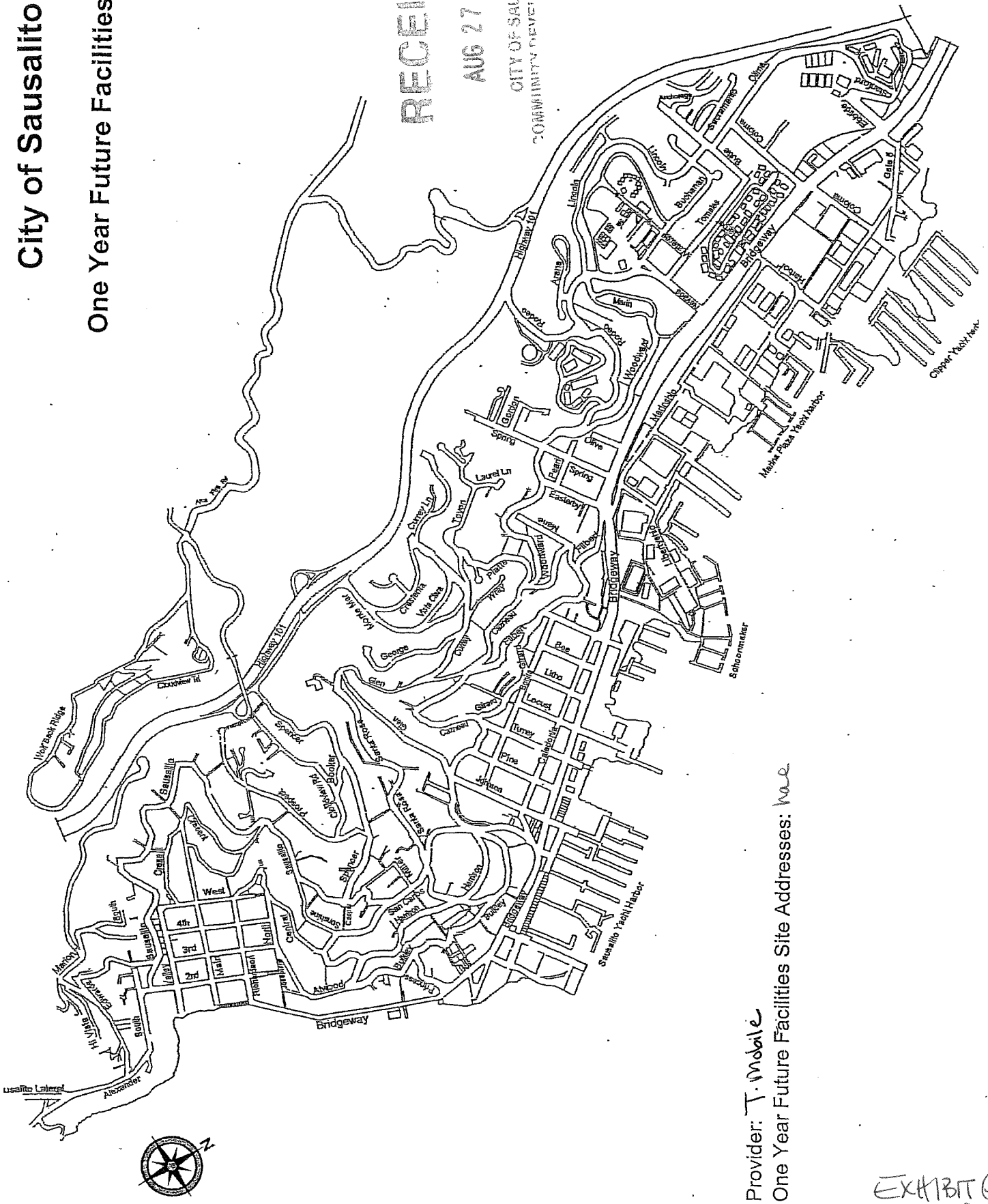
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# City of Sausalito One Year Future Facilities Map

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AUG 27 2010

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT DEPT



Provider: T-Mobile  
One Year Future Facilities Site Addresses: N/A

EXHIBIT 6  
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T-Mobile • Base Station No. BA00357A  
180 Harbor Drive • Sausalito, California

27 2010

Statement of Hammett & Edison, Inc., Consulting Engineers  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile, a wireless telecommunications carrier, to evaluate its existing base station (Site No. BA00357A) located at 180 Harbor Drive in Sausalito, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Prevailing Exposure Standards**

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several wireless services are as follows:

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

**General Facility Requirements**

Antennas for base station use are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the FCC limits without being physically very near the antennas.

**Site Description**

The site was visited by Mr. David Kelly and by Mr. George Sablan, qualified field technicians contracted by Hammett & Edison, Inc., during normal business hours on July 21, 2010, a non-holiday weekday. T-Mobile had installed two directional panel antennas on the outside of the mechanical equipment enclosure above the roof of the office building at 180 Harbor Drive in Sausalito. Access to the antennas was restricted by a ladder climb through a roof hatch. AT&T Mobility had installed six similar antennas above the roof of the same building. Yellow striping had been painted out to 4 feet in

HAMMETT & EDISON, INC.  
CONSULTING ENGINEERS  
SAN FRANCISCO

EXHIBIT H  
TM00357598M  
Page 1 of 2  
(3 PAGES)

**T-Mobile • Base Station No. BA00357A  
180 Harbor Drive • Sausalito, California**

front of the T-Mobile antennas and explanatory warning signs\* were posted at the roof hatch and at the antennas.

**Measurement Results**

The measurement equipment used was a Wandel & Goltermann Type EMR-300 Radiation Meter with Type 8 Isotropic Electric Field Probe (Serial No. P-0036). The meter and probe were under current calibration by the manufacturer. Power density levels on the roof of the building near the T-Mobile antennas did not exceed the applicable public limit beyond 4 feet from the T-Mobile antennas. The maximum observed power density measured for a person anywhere at ground near the site was 0.00038 mW/cm<sup>2</sup>, which is 0.19% of the most restrictive public limit.

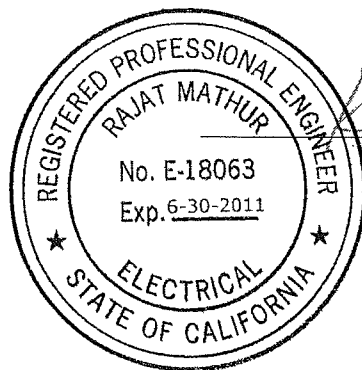
**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that the T-Mobile base station located at 180 Harbor Drive in Sausalito, California, as installed and operating at the time of the visit, complies with the FCC guidelines limiting public exposure to radio frequency energy and, therefore, does not for this reason cause a significant impact on the environment.

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

August 3, 2010



*Rajat Mathur*  
Rajat Mathur, P.E.

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

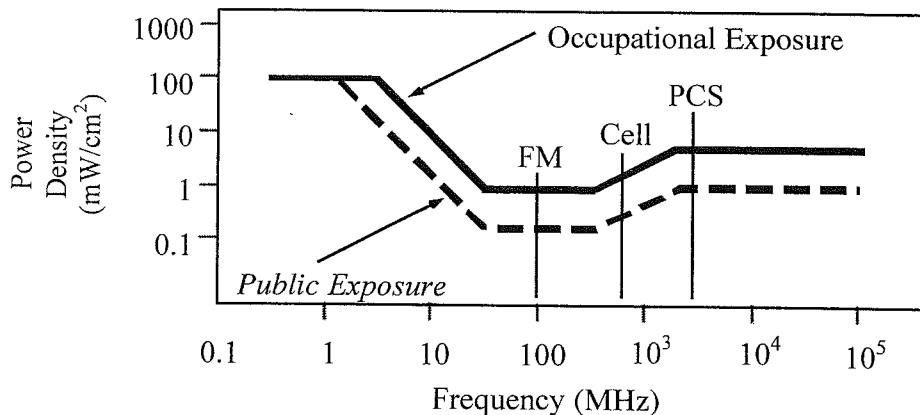


## FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

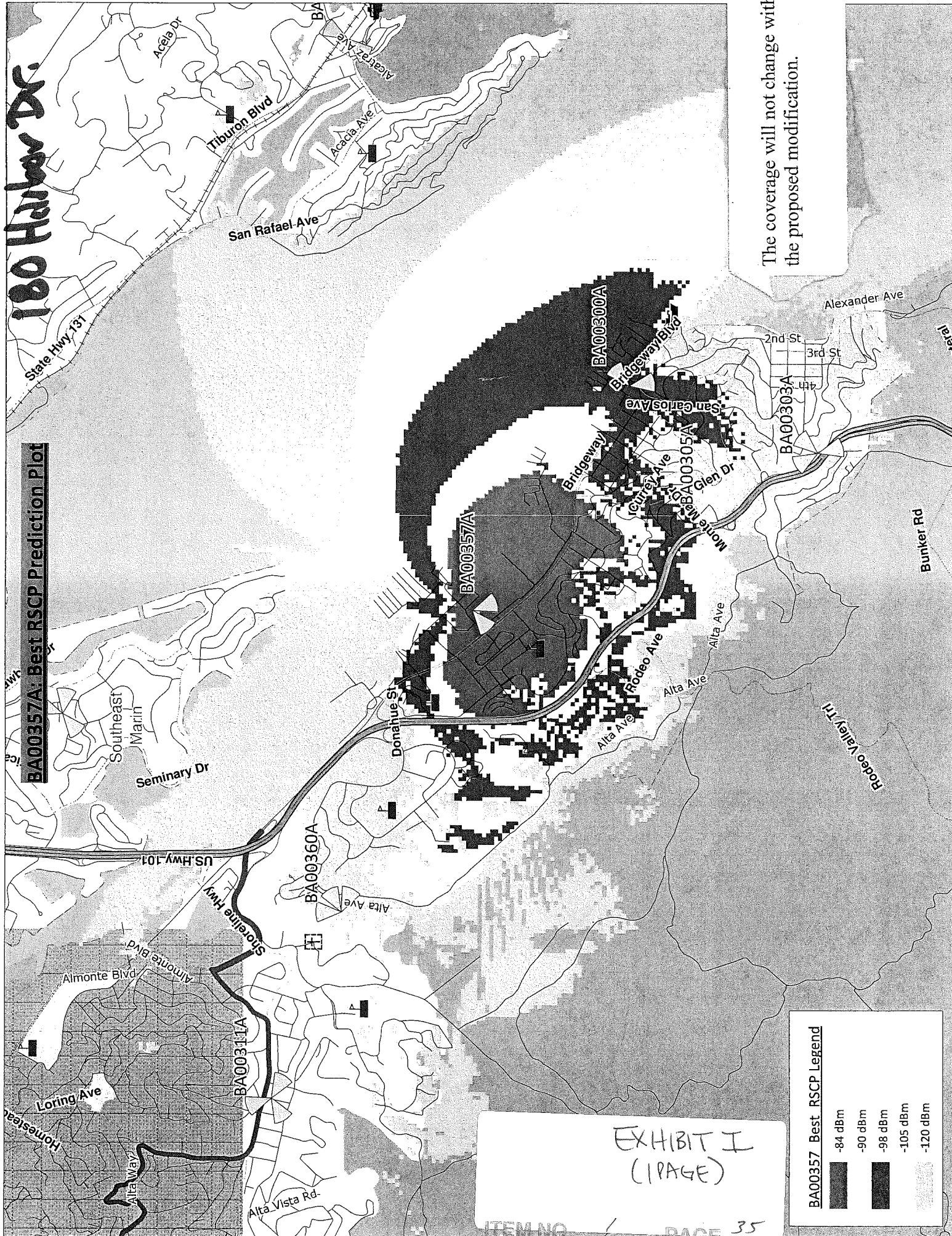
As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields ( <i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm <sup>2</sup> )	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f<sup>2</sup></i>
3.0 – 30	1842/ <i>f</i>	<i>823.8/f</i>	4.89/ <i>f</i>	<i>2.19/f</i>	900/ <i>f<sup>2</sup></i>	<i>180/f<sup>2</sup></i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

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180 Harbor Dr.

BA00357A: Best RSCP Prediction Plot

The coverage will not change with the proposed modification.

**BA00357 Best\_RSCP Legend**





	-84 dBm
	-90 dBm
	-98 dBm
	-105 dBm
	-120 dBm

EXHIBIT I  
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**Zoning Ordinance Section 10.45.160:  
Visual Compatibility and Facility Site Design Standards  
180 Harbor Drive**

The standards are printed in *italics* with Staff comment following each standard.

1. *To the extent feasible, all building-mounted wireless communications facilities shall be sited and designed to appear as an integral part of the structure consistent with the architectural style and character of the structure or otherwise made as unobtrusive as possible. If possible, antennas should be located entirely within an existing or newly created architectural feature so as to be completely screened from view. To the extent feasible, wall-mounted-antennas should not be located on the front, or most prominent façade of a structure, and should be located above the pedestrian line-of-sight.*

Staff Comment: The new equipment cabinets will be installed inside a second floor storage room. Therefore, the new equipment cabinets, screened from view, would be consistent with this standard.

2. *The colors and materials of towers, antennas, and equipment enclosures shall be selected to minimize their visibility and to match or be compatible with their surrounding background to the greatest extent possible.*

Staff Comment: The new equipment cabinets will be installed inside a second floor storage room. Therefore, the new equipment cabinets, screened from view, would be consistent with this standard.

3. *Base stations, equipment cabinets, back-up generators, and other equipment associated with building mounted antennas should be installed within the existing building envelope or partially or completely underground, if necessary to minimize visual impacts. If located above ground, the equipment shall be painted, screened, fenced, landscaped or otherwise treated architecturally to minimize its visibility from off-site locations and to visually blend with the surrounding natural and built environments. Equipment screening should be designed in an architectural style and constructed of exterior building materials that are consistent with surrounding, development and/or land use setting. Except in exceptional circumstances, in open space areas all base stations, equipment cabinets, back-up generators, and other equipment associated with an antenna shall be placed underground.*

Staff Comment: The new equipment cabinets will be installed inside a second floor storage room. As the compound exists already, it is not reasonable to require the placement of the new equipment cabinets underground.

4. *In certain open space or hillside locations that would be generally viewed from a distance, facilities shall blend in with natural features including the existing or proposed tree canopy and minimize unnecessary silhouetting on ridgelines. Innovative design solutions may be appropriate where the screening potential of a site is low.*

Staff Comment: The new equipment cabinets will be installed inside a second floor storage room. Therefore, the new equipment cabinets, screened from view, would be consistent with this standard.

5. *Facilities should not be located on historically or architecturally significant structures unless visually and architecturally integrated with the structure and in accordance with all local, state, and Federal regulations.*

Staff Comment: The project would be incorporated with an existing wireless communications facility not determined to be historically or architecturally significant.

6. *Facilities should be sited to avoid adverse impacts to existing views from city-identified significant public view corridors.*

Staff Comment: The project would be incorporated with an existing wireless communications facility and would not adversely affect existing views from any city-identified public view corridor.

7. *No advertising signage or identifying logos shall be displayed on any facility, except for small identification plates used for emergency notification or as allowed or mandated by local, state, and Federal law.*

Staff Comment: No advertising signage or identifying logos are proposed for display.

8. *To avoid or minimize the appearance of visual clutter on rooftops, proposed facilities should, to the extent feasible, be located adjacent to existing rooftop antennas or equipment, incorporated into rooftop antenna or equipment enclosures, or otherwise screened from view. In addition, existing rooftop antennas and equipment should be consolidated where practical.*

Staff Comment: The new equipment cabinets will be installed inside a second floor storage room. Therefore, the placement of the cabinets is consistent with this standard.

9. *Wireless communication facilities should be the minimum height required to permit the services proposed for that location and should be located at the lowest elevation possible. In particular, facilities should be located below any ridgeline or other significant public line of sight or underground wherever possible. Carriers must demonstrate that facilities have been designed to attain the minimum height required from a technological standpoint for the proposed site.*

Staff Comment: The new equipment cabinets will be located in an existing completely enclosed storage room. Therefore this standard is not applicable.

10. *Antennas and associated structures and equipment shall be painted to blend with the structures, vegetation, sky, or landscape against which they will be primarily viewed.*

Staff Comment: The new equipment cabinets will be will be installed inside a second floor storage room. Therefore, the new equipment cabinets will be appropriately screened.

11. *Where a facility is a new structure or increases the height of an existing structure, the total height of the facility shall not exceed 32 feet above the existing natural grade or the maximum height of the zoning district, whichever is more restrictive, unless the facility is determined by the Planning Commission to be suitably camouflaged, or unless the carrier can demonstrate that the height limit has the effect of prohibiting its service. In cases where the 32-foot height limit prohibits its service, the carrier may apply for a variance from the height limit.*

Staff Comment: As the facility is neither a new structure nor does it increase the height of an existing structure, the height complies with this standard.

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