

CALIFORNIA COASTAL COMMISSION

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Filed:	5/15/13
180 th day:	11/11/13
Staff:	J. Baskin-A
Staff Report:	6/21/13
Hearing Date:	7/10/13

STAFF REPORT: REGULAR CALENDAR

Application No.: 1-12-022

Applicant: T-Mobile West, LLC

Location: On property to be leased from the Humboldt Bay Harbor, Recreation, and Conservation District, at 1 Yard Road, Fields Landing, in unincorporated Humboldt County (APN 307-101-02).

Project Description: Installation of a new 50-foot-tall monopole telecommunications tower, related utilities and control cabinetry, antennae arrays, and security lighting.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

T-Mobile, LLC proposes to construct a 50-foot-tall monopole telecommunications tower and related equipment. In an effort to reduce service disruptions along an approximately two-mile stretch of Highway 101 and surrounding areas, the applicant would install new transceiver facilities on land within a coastal-dependent industrial area within the unincorporated community of Fields Landing five miles south of Eureka (**Exhibits 1-3**). The facility would “back-fill” the area currently obstructed from line-of-sight reception from other telecommunication facilities serving this area. The proposed facility includes: (1) a 50-foot-tall monopole tower; (2) two sets of bracket-mounted transmission-receiver arrays each containing two panel antennae; (3) two outdoor equipment cabinets, and related cabling, wireless GPS antennas; and other ground-based equipment; and (4) two floodlight fixtures to be mounted to the monopole.

The 900-square-foot leased area is within an approximately 33-acre parcel owned and operated by the Humboldt Bay Harbor, Recreation, and Conservation District as a boat yard providing for-

1-12-022 (T-Mobile West, LLC)

lease and self-serve commercial fishing vessel repair, storage, haul-out, and launching. All proposed activities would occur within upland developed areas approximately 20 feet from the closest wetlands and 450 feet from the open waters of Humboldt Bay.

The major issue raised by this application is the project's consistency with the Commission's visual resources policies. The applicant proposes to construct a relatively tall structure in close proximity to the open shoreline of Humboldt Bay. However, the Fields Landing community is one of the remaining active coastal-dependent industrial areas on the bay, where, due to the presence of various waterfront improvements and import-export dock infrastructure, development of the telecommunications facility at its proposed location would be compatible with the character of the area and would not significantly adversely impact visual resources.

Staff recommends **approval** of the proposed development with **nine special conditions**. Commission staff believes that the proposed development, as conditioned, is consistent with all applicable Chapter 3 policies of the Coastal Act and recommends **approval** of CDP application 1-12-022, as conditioned.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION.....[4](#)

II. STANDARD CONDITIONS.....[4](#)

III. SPECIAL CONDITIONS.....[5](#)

IV. FINDINGS AND DECLARATIONS.....[8](#)

A. PROJECT DESCRIPTION.....[8](#)

B. ENVIRONMENTAL SETTING.....[8](#)

C. OTHER AGENCY APPROVALS.....[9](#)

D. STANDARD OF REVIEW.....[9](#)

E. FEDERAL TELECOMMUNICATIONS ACT.....[10](#)

F. VISUAL RESOURCES.....[12](#)

G. PROTECTION OF PRIORITY WATERFRONT SITES AND COASTAL DEPENDENT DEVELOPMENTS.....[13](#)

H. PROTECTION OF ADJACENT ESHA AND WATER QUALITY.....[17](#)

I. HAZARDS.....[18](#)

J. ARCHAEOLOGICAL RESOURCES.....[20](#)

K. PUBLIC ACCESS AND RECREATION.....[21](#)

L. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....[21](#)

APPENDICES

[Appendix A – Substantive File Documents](#)

EXHIBITS

- Exhibit 1 – Regional Location Map
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Site Aerial
- Exhibit 4 – Project Site Oblique Aerial
- Exhibit 5 – Project Plans
- Exhibit 6 – Existing and Predicted Cumulative Signal Strength
- Exhibit 7 – Photo-simulations

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve coastal development permit 1-12-022 pursuant to the staff recommendation.

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment:** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration:** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable amount of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation:** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment:** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land:** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Documentation of Applicant's Legal Interest in Development Site.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide, for the review and approval of the Executive Director, a copy of the lease agreement executed with the Humboldt Bay Harbor, Recreation, and Conservation District ("Harbor District") granting to the applicant the right to construct, operate, and maintain the telecommunications facilities as authorized by Coastal Development Permit No. 1-12-022. The applicant shall inform the Executive Director of any changes to the project required by the Harbor District. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.
2. **Development in Conformance with Application Plans.** All development must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions imposed herein. Any proposed deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is legally required pursuant to the requirements of the Coastal Act and the California Code of Regulations. No changes to the approved plans may occur without an amendment to this coastal development permit unless the Executive Director determines that no coastal development permit amendment is legally required.
3. **Co-Location of Future Antennas.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing to cooperate with other communication companies in co-locating additional antennas and/or equipment on the project site in the future, providing such shared use does not impair the operation of the approved facility. Upon the Executive Director's request, the permittee shall provide an independently prepared technical analysis to substantiate the existence of any limitations against the operation of a co-use facility.
4. **Length of Development Authorization.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall agree in writing that: (a) the coastal development permit authorizes the proposed facilities only so long as the Applicant is legally authorized by the Harbor District to use the site but in no event more than thirty years from the date of Commission approval of the coastal development permit (i.e. until July 10, 2043); and (b) if, in the future, the facility is either no longer needed or no longer legally authorized, the applicant shall abandon the facility and be responsible for removal of all permanent structures and restoration of the site as needed to re-establish the area consistent with the character of the surrounding area. Before performing any removal work in response to the requirements of this condition, the

applicant shall contact the Executive Director of the California Coastal Commission to determine if an amendment to this coastal development permit or a new coastal development permit is necessary.

5. Extension of Telecommunications Facilities Authorization or Facilities Removal.

Prior to the expiration of the authorization period of the permitted telecommunications facilities set forth in Special Condition 4, the permittee or its successors shall submit to the Commission an application for a coastal development permit amendment to either remove the telecommunications facilities in their entirety, change or reduce their size or configuration, or extend the length of time the facilities are authorized. Provided a complete application is filed before the 30-year permit expiration, the expiration date shall be automatically extended until the time the Commission acts on the application. Any amendment application shall conform to the Commission's permit filing regulations at the time and shall at a minimum include the following:

- A. An analysis, based on the best available science of updated flood hazards affecting the telecommunications facilities from sea level rise, storm surge, and other forms of inundation prepared by a licensed civil engineer with expertise in coastal engineering shall be provided with the application;
- B. An evaluation of alternatives that will protect the telecommunications facilities from flood hazards from sea level rise, storm surge, and other forms of inundation including, but not limited to, re-siting the telecommunications facilities to locations where the facilities would be protected from such hazards shall be provided with the application;
- C. Written authorization from the underlying public trust lands trustee (Humboldt Bay Harbor, Recreation, Conservation, & Recreation Commission or the State Lands Commission, if applicable) of the proposed amendment shall be required prior to issuance of the permit amendment to extend the authorization period.

6. Best Management Practices and Construction Responsibilities. The permittee shall comply with the following construction-related requirements:

- A. The permittee shall either maintain the existing Boat Yard chain link fence that extends along the northeast side of the permittee's lease area until the authorized development is completed, or prior to the commencement of any construction activities, fence the construction zone with temporary construction fencing to protect ESHA habitat adjacent to the construction area. The temporary construction fencing shall be installed within the existing corporation yard. Any temporary fencing materials installed shall be maintained in place until the authorized development is completed. No construction-related activities shall be allowed to encroach into the ESHA habitat adjacent to the construction area that is protected by the fencing;
- B. Contractors shall be informed of the presence of sensitive habitat areas adjacent to the development site and the importance of avoiding disturbance to areas outside of the authorized building site, especially with regard to erosion and runoff from the building site;

- C. Any and all excess excavated material resulting from construction activities shall be removed and disposed of at a disposal site outside the coastal zone or placed within the coastal zone pursuant to a valid coastal development permit;
 - D. Straw bales, coir rolls, and/or silt fencing structures shall be installed prior to and maintained throughout the construction period to contain runoff from construction areas, trap entrained sediment and other pollutants, and prevent discharge of sediment and pollutants downslope toward the adjacent ESHA and Humboldt Bay;
 - E. On-site native vegetation shall be maintained to the maximum extent possible during and after construction activities;
 - F. Parking for construction, staging, and equipment storage must be limited to the 900-square-foot lease area or the fenced and paved portion of the Fields Landing Boat Yard; and
 - G. All on-site stockpiles of construction debris and excavated materials shall be covered and contained at all times to prevent polluted water runoff.
- 7. Lighting Restriction.** Lighting shall be limited to the minimum lighting necessary for site security of the telecommunications facilities and pedestrian & vehicular safety purposes associated with use of the adjoining Boat Yard facilities and shall consist of the two Howard Lighting Fixtures ALM2 Series 150-watt LED “Shoebox” area lighting fixtures with Aimed Optics™ and IES-compliant full cutoff shielding, to be attached to the monopole at a height of 30 feet above grade, as proposed by the applicant and depicted in Exhibit 5. All allowed lighting shall be downward directed and designed so that it limits the amount of light or glare visible from both on and off site to the maximum extent feasible.
- 8. Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from erosion, shoreline retreat, earth movement, waves, storm waves, tsunamis, and sea level rise; (ii) to assume the risks to employees and assigns of applicant, including contractors and subcontractors and their officers, agents, and employees, and to the public utilizing the proposed project during and after construction, and to the property that is the subject of this permit of injury and/or damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission’s approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- 9. Area of Archaeological Significance.**
- A. If an area of cultural deposits is discovered during the course of the project, all construction shall cease and shall not recommence except as provided in subsection (B) hereof; and a qualified cultural resource specialist shall analyze the significance of the find.

- B. A permittee seeking to recommence construction following discovery of the cultural deposits shall submit a supplementary archaeological plan for the review and approval of the Executive Director.
- (i) If the Executive Director approves the Supplementary Archaeological Plan and determines that the Supplementary Archaeological Plan's recommended changes to the proposed development or mitigation measures are *de minimis* in nature and scope, construction may recommence after this determination is made by the Executive Director.
 - (ii) If the Executive Director approves the Supplementary Archaeological Plan but determines that the changes therein are not *de minimis*, construction may not recommence until after an amendment to this permit is approved by the Commission.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

A. PROJECT DESCRIPTION

The applicant proposes to install new wireless telecommunications facilities within the Humboldt Bay Harbor, Recreation, and Conservation District's Fields Landing Boat Yard. The facility would consist primarily of a 50-foot-tall steel monopole supporting two sets of bracket-mounted, approximately five-foot-long by one-foot-wide panel antennae and two hooded floodlights. Electrical power and operational controls for the transceiver equipment and lights would be housed in an approximately 4½-foot-wide, five-foot-tall, and three-foot-deep utility cabinet. The antennae, their support structure, cabinet, and other related interconnecting equipment would be contained within a 30-foot by 30-foot, chain-link fenced area to be constructed on an existing graded and cleared portion of the terminal (see **Exhibit No. 5**).

The purpose of the antenna is to provide "back-fill" wireless telecommunication coverage in an area that has intermittent coverage due to topographic obstructions between the affected area and other existing telecommunications equipment on Table Bluff, Humboldt Hill, and at other locations along the coastal plain (**Exhibit 6**).

In addition, for sight security purposes, two 150-watt, light-emitting diode (LED) floodlights are proposed to be mounted on the monopole at a 30-foot height for illuminating the telecommunications facilities and adjoining parking areas next to the District's offices and public restroom. The lights would approximate the appearance and lamination of other lighting standards within the Boat Yard and surrounding areas. The particular lighting fixture proposed utilizes a patented "aimed optics" parabolic LED array and full-cutoff shielding to concentrate the lighting such that light trespass onto areas beyond the intended illuminated area is avoided.

B. ENVIRONMENTAL SETTING

The project site is located within the Fields Landing Boat Yard, at 1 Yard Road, in the unincorporated community of Fields Landing in Humboldt County, approximately five miles

south of the City of Eureka. The 900-square-foot lease area is within an approximately 33-acre parcel located adjacent to Humboldt Bay, at an elevation of approximately five feet above mean sea level. The property is currently owned and operated by Humboldt Bay Harbor, Recreation, and Conservation District and maintained as a boat yard providing for-lease and self-service commercial fishing, vessel, repair, storage, haul-out, and launching. The parcel is planned and zoned for coastal-dependent industrial uses under the County's certified LCP.

The Fields Landing Boat Yard area in the immediate project vicinity consists of an approximately 640-foot by 470-foot area that is mostly paved with asphalt with some gravel and grass covered areas, an asphalt-paved driveway, an 8,600-square-foot metal warehouse with mobile crane, a 1200-square-foot wooden building, a brick restroom building, and a twin dock/berth facility. The property is partially occupied by stored boats, wood debris, ship parts, numerous plastic commercial fishing haul bins, wooden pallets, and stored tires for use as boat dock fenders. The lease area in which the telecommunications facility would be developed is an asphalt-paved area along the eastern property boundary, approximately 20 feet north of the existing warehouse building.

Storm water runoff from the property flows primarily westerly toward the bay. Adjoining the project site approximately 20 feet to the east, a shallow, roughly five-foot-wide drainage swale runs parallel to the length of the northeastern property boundary. This drainage feature contains one- and two-parameter palustrine emergent shrub-scrub wetlands. Although the project parcel is located immediately adjacent to Humboldt Bay, the proposed development area is located approximately 450 feet from the shoreline (see **Exhibit 3**). All proposed activities would occur within developed upland areas.

C. OTHER AGENCY APPROVALS

Humboldt Bay Harbor, Recreation, & Conservation District

The project site is located on lands owned by the Humboldt Bay Harbor, Recreation, & Conservation District (Harbor District). The project does not require a separate development permit from the Harbor District. However, Section 30601.5 of the Coastal Act requires in applicable part that prior to issuance of a coastal development permit, the applicant shall demonstrate the authority to comply with all conditions of approval. The Harbor District will soon hold a hearing to consider granting a negotiated initial five-year lease, with provisions for serial five-year extensions to the agreement for a total of a thirty-year term. To assure that the applicant possesses adequate property rights to undertake the proposed telecommunications facility development at the intended site, the Commission attaches [Special Condition 1](#). This special condition requires that the applicant, prior to issuance of the coastal development permit, provide a copy of the lease agreement executed with the Harbor District for the review of the Executive Director that authorizes the applicant to undertake the proposed development as conditioned herein.

D. STANDARD OF REVIEW

The proposed project is located in the Commission's retained jurisdiction. Humboldt County has a certified local coastal program (LCP), but the site is within an area shown on State Lands Commission maps over which the state retains a public trust interest. Therefore, the standard of

review that the Commission must apply to the project is the Chapter 3 policies of the Coastal Act.

E. FEDERAL TELECOMMUNICATIONS ACT

Public entities' powers to regulate the placement of telecommunication facilities are limited by the Federal Communications Commission ("FCC") and Federal law, specifically the Telecommunications Act of 1996 ("TCA"). First, the Telecommunications Act of 1996, Pub. L. No. 104-104, 110 Stat. 56 (codified as amended in USC, Titles 15, 18 & 47), precludes state and local governments from enacting ordinances that prohibit or have the effect of prohibiting the provision of telecommunications services, including "personal wireless services."

Second, U.S. Codes Title 47, section 253 preempts state and local regulations that maintain the monopoly status of a telecommunications service provider. Section 253(a) states: "No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service."

Third, the TCA also contains provisions applicable only to *wireless* telecommunications service providers. 47 USC section 332(c)(7) preserves the authority of local governments over zoning decisions regarding the placement and construction of wireless service facilities, subject to enumerated limitations in section 332(c)(7)(B). One such limitation is that regulations "shall not prohibit or have the effect of prohibiting the provision of personal wireless services." (47 USC section 332(c)(7)(B)(i)(II).) An agency runs afoul of either 47 USC section 253 or 47 USC section 332(c)(7) if (1) it imposes a "city-wide general ban on wireless services" or (2) it actually imposes restrictions that amount to an effective prohibition. (47 USC section 253(a); 47 USC section 332(c)(7)(B)(i)(II).) A public entity also can run afoul of TCA's effective prohibition clause if it prevents a wireless service provider from closing a significant gap in service coverage, taking into account the feasibility of alternative facilities or site locations.

Fourth, state and local governments cannot "regulate the placement, construction and modification of cellular facilities on the basis of environmental effects of radio frequency emissions" if the facilities comply with the FCC regulations with respect to such emissions. (47 USC section 332(c)(7)(B)(iv).) If an agency denied or regulated a cell phone tower on the basis of the environmental effects of radio frequency emissions (RFEs) that comply with the federal regulations, then that agency action is preempted.

Finally, on February 22, 2012, the Tax Act became law. Section 6409(a) of the Tax Act provides that a state or local government "may not deny, and shall approve, any request for collocation, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station."

The limitations upon a state and local government's authority with respect to telecommunications facilities contained within the Telecommunications Act of 1996 (TCA) do not state or imply that the TCA prevents public entities from exercising their traditional prerogative to restrict and control development based upon aesthetic or other land use considerations. Other than the above-identified enumerated exceptions, the TCA does not limit

or affect the authority of a state or local government. Though Congress sought to encourage the expansion of telecommunication technologies, the TCA does not federalize telecommunications land use law. Instead, Congress struck a balance between public entities and telecommunication service providers. Under the TCA, public entities retain control “over decisions regarding the placement, constructions, and modification of telecommunication facilities.” (47 USC § 332(c)(7)(A).)

State and local governments must act “within a reasonable time frame” in acting on applications, and decisions to deny such requests must be “in writing and supported by substantial evidence contained in a written record.” (47 USC section 332(c)(7)(B)(iii).) On November 18, 2009, the Federal Communications Commission (the “FCC”) released a Declaratory Ruling clarifying Section 332(c)(7) of the Telecommunications Act. *See In Re: Petitioner for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review, Etc.*, FCC 09-99 (FCC November 18, 2009) (the “Ruling”). This declaratory ruling defined what is a presumptively “reasonable time” beyond which an agency’s inaction may constitute a prohibited failure to act. The FCC found that “a reasonable period of time” upon application completeness is, presumptively, 90 days to process personal wireless service facility siting applications requesting collocations and 150 days for all other applications. The ruling permits a wireless service provider whose filed application has been pending for a period of 90 days for collocation applications, and 150 days for all other applications to seek judicial review within 30 days on the basis that a state or local permitting authority failed to act on the application within “a reasonable time.” The state or local government would have the opportunity to rebut the presumption of reasonableness. On May 20, 2013, the U.S. Supreme Court upheld the Fifth Circuit Court of Appeals’ decisions in consolidated *Cities of Arlington Texas et al. v. Federal Communications Commission et al.*, affirming the FCC’s determination regarding the above-identified timeline provisions of the TCA.

Regarding the need for the Commission to act on this application within a reasonable period of time, the subject development consists of new telecommunication facilities for which collocation of differing carrier’s equipment is not being proposed. As such, the authorization request would be characterized as a form of “all other applications,” for which the presumptive timeline for Commission review of the filed coastal development permit application is 150 days. Therefore, an action by the Commission on the subject coastal development permit request must be taken within 150 days of the May 15, 2013 determination of the permit application being complete for filing, or by October 12, 2013.

In summary, while state and local governments continue to have the right to regulate telecommunications facilities, consistent with the existing limitations within the TCA, a state or local government may not: (1) unreasonably discriminate among providers of functionally equivalent services; (2) prohibit the provision of personal wireless services; (3) delay action on the application beyond a reasonable period of time after the request is duly filed; (4) regulate the placement, construction, or modification on the basis of environmental effects of radio frequency emissions if in compliance with FCC regulations; or (5) deny any request for collocation, removal, or replacement of transmission equipment on an existing wireless tower or base station, provided this action does not substantially change the physical dimensions of the tower or base station. Additionally, any decision to deny a telecommunications facility development project must be in writing and supported by substantial evidence contained in a written record. The

Commission's adherence to the restrictions provided by the TCA is documented by substantial evidence contained within this staff report.

F. VISUAL RESOURCES

Section 30251 of the Coastal Act requires that the scenic and visual qualities of this coastal area shall be protected. Section 30251 of the Coastal Act states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The proposed project site is located approximately 450 feet from the Humboldt Bay shoreline and in a developed coastal-dependent industrial area. The project improvements, particularly the upper portion of the monopole tower and antennae arrays, would be visible from several publicly accessible vantage points, including the northernmost segment of the Salmon Creek Unit of the Humboldt Bay National Wildlife Refuge to the south, along the elevated portions of Highway 101 to the east, from the principal local streets in Fields Landing proper, the public boat launching ramp to the north. With the exception of South Deport Road and Yard Road leading into the Boat Yard area, these vantage points are relatively distant from the proposed tower.

The project parcel is improved with a variety of physical structures that extend to the same 50-foot height of the proposed monopole, including the Harbor District's dry dock and administrative buildings, site floodlight poles, and overhead crane works. In addition, the Boat Yard is typically populated with several relatively large commercial fishing trawler vessels, either undergoing dry-dock repair or in storage, whose above grade visual presence extends to that of the proposed telecommunications structure. The views from public vantage points through the site of the telecommunications tower to and along the bay are limited and affected by existing industrial and residential development in the Fields Landing area. Thus, as depicted on the before- and after-project photo-simulations (**Exhibit 7**), because of the surrounding development and distance from the bay and other public vantage points, the Commission finds the telecommunications facilities would not have a significant adverse impact on public views to or along the ocean and scenic coastal areas, would not result in the alteration of natural land forms, and would be visually compatible with the character of surrounding areas.

However, in past Commission permit actions on similar wireless telecommunication facility sites, the Commission has been concerned with the proliferation of antennas and the adverse cumulative impacts on visual resources [Coastal Development Permits: [5-07-375](#)(T-Mobile); [5-92-415](#)(Los Angeles Cellular Telephone Co.); [5-97-130](#)(Los Angeles Cellular); [4-08-035](#)(AT&T Mobility); [5-09-103](#)(Verizon)]. As demand for wireless communication facilities increases and service providers continue to try to cover every area with signal coverage, it is likely that other service providers will be interested in placing additional structures, antennas, and equipment in the project area and other surrounding areas. The Commission is concerned that individually and

cumulatively, installation of additional similar projects in the area could have adverse impacts on visual resources and detract from the public's enjoyment of those resources.

Co-location is the preferred way to provide future telecommunication services. If co-location is not possible, then the visual impacts of such structures must be mitigated either through project design or siting so as not to result in adverse cumulative visual impacts. As such, **Special Conditions 3 and 4** are imposed on this permit. **Special Condition 3** requires that the applicant submit a written statement agreeing to cooperate with other communication facilities in co-locating additional antenna on the proposed development, unless the applicant can demonstrate a substantial technical conflict in doing so. **Special Condition 4** requires the applicant to submit a written statement agreeing to remove the facility and restore this site in the future if the facility is no longer needed or legally authorized by the Harbor District. In this way, it can be assured that the proliferation of these types of facilities can be limited to appropriate locations, and that the area will not be littered with outdated and obsolete facilities in the future. Therefore, as conditioned, the Commission finds the project is consistent with the visual resource protection provisions of section 30251 of the Coastal Act.

G. PROTECTION OF PRIORITY WATERFRONT SITES AND COASTAL DEPENDENT DEVELOPMENTS.

Coastal Act Section 30101 states:

'Coastal-dependent development or use' means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal Act Section 30101.3 states:

'Coastal-related development' means any use that is dependent on a coastal-dependent development or use.

Section 30220 of the Coastal Act states:

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Coastal Act Section 30221 states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

Coastal Act Section 30222 states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall

have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Coastal Act Section 30222.5 states:

Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.

Coastal Act Section 30223 states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Coastal Act Section 30224 states:

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water dependent land uses that congest access corridors and preclude boating support facilities, providing harbors for refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Coastal Act Section 30234 states:

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

Coastal Act Section 30255 states:

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

The Coastal Act establishes numerous provisions for the protection and reservation of waterfront sites and areas for development of facilities for a variety of high-priority coastal dependent, coastal related, and visitor serving uses. Generally, these priority land uses include uses that by

their nature must be located on the coast to function, such as ports, and commercial fishing facilities, or uses that encourage the public's use of the coast, such as various kinds of visitor-serving facilities, and uses that protect existing coastal resources such as wetlands and other sensitive habitat and coastal agriculture. Sites suitable for siting such priority uses must be protected in favor of allowing other competing uses without such priority status, and that an adequate land base is reserved for such uses.

Humboldt Bay is California's second largest natural coastal bay, and has two navigable channels. The main channel, which serves as the state's only deep-water shipping facility north of San Francisco, runs north from the harbor entrance up to the old mill town of Samoa, with a turning basin for cargo vessels south of the Highway 255 bridge between Indian Island and the North spit. Most of the bay's current maritime uses are concentrated along the main channel, which features a number of active and inactive docks. North of the Highway 255 Bridge, the bay opens up into wide, tidal mudflats and the shellfish operations of Arcata Bay. The shallower southward channel runs past King Salmon, as far as Fields Landing, and terminates into the tidal mudflats of South Bay. Beyond these channels, Humboldt Bay is relatively shallow.

Since its founding as the small fishing village of "Adele" in the 1850s, the Fields Landing area has served as an important center for a variety of coastal dependent uses. Upon the extension of logging railroad lines up into the adjoining coastal watersheds, together with nearby Eureka and Bucksport, Fields Landing grew to become one of Humboldt County's chief centers for the milling and export of timber products. In the 1880s, docks were built for shipping redwood and other timber. Later in 1900, when the Northwestern Pacific Railroad was extended around Humboldt Bay, and with the construction of U.S. Route 101 in 1927, the rail and road beds functioned as dikes allowing for the broad tidal marshes surrounding the bay to be reclaimed into the adjoining township and port that thrived through the first half of the Twentieth Century. After World War II, a new Douglas-fir and plywood industry brought in many out-of-state loggers and mill workers to the area. A whaling station also operated out of Fields Landing from 1940 to 1951. However, the timber industry continued to dominate life in the community into the 1970s, when, due to a shift in global economics and with more stringent environmental regulation, the resource-extractive base of the Northern California-Pacific Northwest region began to shift.

Currently, two shipping terminals are based in Fields Landing: (1) the Humboldt Bay Forest Products Docks, comprising a 600-foot-long wooden dock / berth, with two approach ramps, and (2) the Fields Landing Terminal, owned and operated by the Humboldt Bay Harbor, Recreation, and Conservation District, consisting of one 900-foot-long dock. Together, the property ownership of these two Coastal-Dependent Industrial-zoned facilities encompasses approximately 145 acres, of which approximately 82 acres are designated as part of Federal Trade Zone No. 248. The private docking facilities are used by a consortium of log export firms, including Eureka Forest Products, Inc. and Schmidbauer Lumber, Inc. The Harbor District boat yard provides for-lease and self-serve commercial fishing vessel repair, storage, and haul-out and launch facilities. An adjoining County of Humboldt public boat ramp provides boating access for smaller craft.

In 2000, of the 42 vessels that delivered landings to Fields Landing, all were commercially registered. The community currently has at least one fish processing plant. Landings in the community (2000) included \$182,000 of crab and over \$1.5 million of groundfish.

The subject property supports activities consistent with the priority use policies of the Coastal Act. All of the existing, approved, and proposed facilities at the site comprise priority commercial fishing uses, coastal dependent industrial uses, and/or provide support for commercial fishing and recreational boating uses, including the berth/docks, boat hoist, repair shop, gear warehousing, and vessel storage yard. The introduction or substitution of new uses at the Boat Yard property could preclude the establishment of other priority uses within the Fields Landing area as may be needed in the future.

As described in the project site and development descriptions, the subject telecommunications facility is not a coastal-dependent or coastal-related use. To be coastal dependent, a use must require a location on or adjacent to the sea to be able to function at all. Notwithstanding the desirability of the site with respect to providing back-fill coverage for the Mid-Reach and South Bay service area, telecommunication facilities do not necessarily have to be located on or even adjacent to the sea. However, given the relatively small 900-square-foot size of the proposed facilities compared to the acreage of the entire Fields Landing Boat Yard (31 acres) and the whole of the Marine Terminal (145 acres), the location of the facility clustered next to existing buildings and associated parking areas, and its siting along the most landward side of the Coastal Dependent Industrial zoning district over 400 feet from the bay, the Commission finds the degree to which the development would preclude or displace development of priority uses, both in immediate and future timeframes, is not significant. Accordingly, the Commission concludes that development of the proposed telecommunications facilities, while neither a coastal-dependent or coastal-related use, would not otherwise supplant, displace, or prevent development of existing or future priority uses whose functionality depends upon shoreline-proximate siting if conditioned as discussed below.

Notwithstanding the relatively minimal scale of the proposed telecommunication facilities to the whole of the Fields Landing marine terminal complex, the introduction or substitution of additional new uses at the Boat Yard could preclude the establishment of other priority uses at the site. In particular, the conversion of open areas currently leased for vessel and fishing gear storage and repair to other uses not as dependent upon or related to uses needing shoreline-proximate siting, would reduce the amount of land available in the Boat Yard for commercial fishing support facilities.

Accordingly, to prevent future displacement of needed priority uses, the Commission attaches [Special Condition 2](#). This special condition limits the scope of the permit authorization to that currently proposed by the applicant. This condition effectively sets restrictions on future development at the project site, requiring that any additions or modifications to the approved project, or any changes in the density or intensity in the use of land or access to water, be subject to the Commission's permitting authority to assure that such proposed changes are fully consistent with policies of the Coastal Act, including those requiring the protection, prioritization, and reservation of these priority uses and developments. Therefore, as

conditioned, the Commission finds the development to be consistent with Sections 30220, 30222, 30223, 30224, 30234, and 30255 of the Coast Act.

H. PROTECTION OF ADJACENT ESHA AND WATER QUALITY

Section 30230 of the Coastal Act states that:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240(b) of the Coastal Act states, in part:

Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

An environmentally sensitive habitat area containing wetlands and attending riparian vegetation exists adjacent to the project area, comprising a shallow drainage feature of approximately five feet in width. Intermittent/ephemeral groundwater and stormwater surface flows from areas to the east toward Highway 101 and from adjoining roadways and pavement are conveyed through this drainage ditch northerly to eventual discharge into Humboldt Bay. No wetland fill is proposed, and the proposed project activities will not result in direct, permanent impacts to any adjacent wetland features. However, the applicant proposes to construct the telecommunication structures, including trenching for electrical utility connections as close as five feet from the edge of the riparian vegetation. The applicant intends to utilize a prefabricated “cell block” foundation system on which the monopole and equipment cabinetry would be erected. While the need for extensive excavation for piers footings would be avoided, some ground disturbing grading would nonetheless be required. If not properly conducted pursuant to appropriate performance standards, impacts to the water quality and the habitat the adjacent drainage ditch could occur.

To ensure that the development will provide adequate protection of the biological productivity and quality of coastal waters, streams, wetlands, and estuaries consistent with Sections 30230, 30231, and 30240(b) of the Coastal Act, the Commission finds it necessary to impose special conditions. [Special Condition 6](#) requires the use of best management practices during construction of the telecommunication facilities to avoid and minimize impacts to the water quality and biological productivity of the adjoining coastal waters and environmentally sensitive habitat areas.

Furthermore, although the security lighting is designed to illuminate the telecommunication facilities and surrounding parking areas within the Boat Yard, without directional limitations the security lighting has the potential to cast fugitive light onto the adjoining riparian and wetland habitats, disrupting the biological productivity of plant and animal species utilizing the habitat. Accordingly, [Special Condition 7](#) is attached to require that the lighting be oriented so as to minimize the visibility of light and glare beyond the bounds of the telecommunication facilities and adjoining parking, restroom and administrative building areas.

As conditioned, the Commission finds that the project will maintain the biological productivity and the quality of coastal wetlands consistent with Section 30230 and 30231 of the Coastal Act. In addition, the Commission finds that as conditioned, the project will be sited and designed to prevent impacts that would significantly degrade environmentally sensitive habitat areas and will be compatible with the continuance of the habitat areas consistent with Section 30240(b) of the Coastal Act.

I. HAZARDS

Section 30253 of the Coastal Act states, in pertinent part, that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The project design includes the use of a “cell block” foundation system, wherein a series of nine - 7’ x 7’ x 2’ prefabricated, interlocking, reinforced concrete blocks would be installed at and below the surrounding grade, onto which the monopole and cabinetry would be erected. The installation of the cell blocks supports will require excavation three- to four-foot-deep into the substrate within which a one- to two-foot depth of compacted gravel would be placed to form the sub-grade foundation on which the blocks would rest. In addition to bearing the static load of the weight of the equipment structures, the cell block system is designed to withstand the dynamic loads associated with wind gusts. The nine-block system would provide overturn moment response of 1,009 kip-ft. (thousand foot-pounds), based on a factor-of-safety of 2, adequate for withstanding the approximate lateral and rotational forces a 120-mile-per-hour wind gust would exert on a 50-foot-tall tower with one set of panel antennae arrays. Multiple array colocation of additional transceiver equipment, as required by [Special Condition 3](#), could similarly be accommodated for the same wind intensity at a factor-of-safety of 1.5. Therefore,

the Commission finds that the telecommunications tower has been designed to assure stability and structural integrity consistent with Section 30253(2) of the Coastal Act.

Although adherence to the design parameters of the monopole foundation system will minimize the risk of structural damage from wind gusts, all forms of risks have not been eliminated entirely. The site is located near the open shoreline of Humboldt Bay at an elevation of approximately 11 feet above mean sea level. The primary natural hazard affecting development of the subject property is flooding. The project site adjoins the FEMA-mapped 100-year coastal base flood zone of six feet above mean sea level. As such, the lower lying portions of the property are subject to flooding from extreme high tides and tsunamis. Extreme high tide events in conjunction with future sea-level rise will increase the vulnerability of the subject site and the entire Fields Landing community. According to the State's 2010 sea level rise interim guidance document, sea level is projected to rise five to eight inches by 2030 and ten to 17 inches by 2050. Throughout the first half of the 21st-century, sea-level rise alone is not expected to cause significant flooding, inundation, or erosion, but rather the highest probability and most damaging events likely will take place when increasingly elevated sea-level occurs simultaneously with high tides and large waves (e.g., during El Niño/La Niña climatic anomalies). Between 2050 and 2100, when sea-levels approach 18 to 69 inches above the present, the effects of sea level rise alone (flooding and inundation) and the combined effects of sea-level rise and large waves (e.g., damage to coastal structures, cliff erosion, beach loss) are projected to have much greater impacts.

Due to rapid changes in technology, the telecommunications industry typically uses a 25- to 35-year planning horizon for the service life of transceiver facilities. While data on the precise amortization period for telecommunications equipment and structures is proprietary, the relatively short intended economic life of telecommunication facilities can be substantiated from site lease information. The proposed lease term for the Fields Landing facility is structured on an initial five-year period with provisions for five additional five-year extensions for a total of a thirty-year lease term. Thus, as the design life of the proposed new structure is presumed to be 25-35 years, and as the state-adopted projection for the year 2050 is of a 10- to 17-inch rise in sea level, it is assumed the development will be subject to a 10- to 17-inch rise over its expected life. As the finished elevation of the proposed development will be at approximately 11 feet above mean sea level, or approximately three-and-one-half to four feet above the projected sea level elevation in 2050, the siting and design of the proposed structure will fully avoid inundation associated with future sea level rise projected over the project's expected economic life.

Special Condition 4 provides the applicant with a maximum 30-year authorization period corresponding with the anticipated length of the applicant's proposed lease of the site from the Humboldt Bay Harbor Recreation & Conservation District. Should the applicant wish to continue use of the site for telecommunications facilities beyond the authorization period identified in **Special Condition 4**, **Special Condition 5** allows the Commission to revisit the threat of flood hazards from sea level rise, storm surge, and other forms of inundation affecting the development at that time and for the expected remaining life of the facilities. **Special Condition 5** establishes a process that requires submittal of an amendment to the coastal development permit to the Commission prior to the expiration of the time period authorized in **Special Condition 4** of the permit. **Special Condition 5** requires the amendment application to

include the submittal of sufficient information for the Commission to consider the updated flood hazards associated with sea level rise, storm surge, and other forms of inundation affecting the telecommunications facilities and alternatives to minimize such hazards. The understanding of climate change and sea level rise should improve in the future, given better understanding of the atmospheric, oceanic, and geologic linkages and more time to observe the oceanic and glacial responses to increased temperatures, including trends in sea level rise. For these reasons, the Commission is authorizing the proposed telecommunications facilities for 30 years from the date of this approval. This limitation is implemented through [Special Condition 4](#).

Notwithstanding the elevation of the development being above the projected rise in sea level at the end of its service life, the development could still be exposed to other flood hazards, such as from storm surge inundation or shoreline retreat. Given that the applicant has chosen to implement the project despite potential risks of coastal erosion and future inundation, the applicant must assume the risks. Therefore, the Commission imposes [Special Condition 8](#) requiring the applicant to assume the risk of the development. In this way, the applicant is notified that the Commission is not liable for damage as a result of approving the permit for development. The condition also requires the applicant to indemnify the Commission in the event that third parties bring an action against the Commission as a result of the failure of the development to withstand the hazards. As conditioned, the Commission finds the proposed project is consistent with Section 30253 of the Coastal Act.

J. ARCHAEOLOGICAL RESOURCES

Section 30244 of the Coastal Act states:

Where development would adversely impact archeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The project area includes lands formerly occupied by the Wiki division of the Wiyot tribe. The tribe is understood to have been composed of three tribal divisions (Patawat, Wiki, and Wiyot), each associated with a water-related resource (the Mad River, Humboldt Bay, and the lower Eel River, respectively) and each speaking a common language (Selateluk). The ancestral Wiyot territory extended from the Little River (near McKinleyville) to the Bear River Mountains (near Ferndale) and inland approximately 15 miles to the first mountain ridgeline. Humboldt Bay (Wiki) was the central division of the territory. The pattern of Wiyot settlements, located along river terraces, the Humboldt Bay margin, and tidewater sloughs, means that much of the bay margin, tributary sloughs, and adjacent uplands have the potential to hold archaeological resources.

In 2012, the applicant conducted a phase one environmental assessment of the site but did not encounter or identify any archaeological resources. Nonetheless, the potential exists for previously unrecorded archeological resources to be located within the fill materials to be excavated in constructing the telecommunication facility's foundation.

To ensure protection of any cultural resources that may be discovered at the site during construction of the proposed project, the Commission attaches [Special Condition 9](#). This

condition requires that if an area of cultural deposits is discovered during the course of the project, all construction must cease, and a qualified cultural resource specialist must analyze the significance of the find. To recommence construction following discovery of cultural deposits, the permittee is required to submit a supplementary archaeological plan for the review and approval of the Executive Director to determine whether the changes are de minimis in nature and scope, or whether an amendment to this permit is required.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Coastal Act Section 30244, as the proposed development, as conditioned, includes reasonable mitigation measures to ensure that construction activities within the project area will not result in significant adverse impacts to archaeological resources.

K. PUBLIC ACCESS AND RECREATION

Section 30210 of the Coastal Act requires that maximum public access shall be provided consistent with public safety needs and the need to protect natural resource areas from overuse. Section 30212 of the Coastal Act requires that access from the nearest public roadway to the shoreline be provided in new development projects, except where it is inconsistent with public safety, military security, or protection of fragile coastal resources, or where adequate access exists nearby. Section 30211 of the Coastal Act requires that development not interfere with the public's right to access gained by use or legislative authorization. Section 30214 of the Coastal Act provides that the public access policies of the Coastal Act shall be implemented in a manner that takes into account the capacity of the site and the fragility of natural resources in the area. In applying Sections 30210, 30211, 30212, and 30214, the Commission is also limited by the need to show that any denial of a permit application based on these sections or any decision to grant a permit subject to special conditions requiring public access is necessary to avoid or offset a project's adverse impact on existing or potential access.

The proposed project will not significantly adversely affect public access. The project site does not front directly on Humboldt Bay, as it is separated from the Bay shoreline by the Harbor District Boat Yard. As noted previously, the boat yard is open and available for commercial fishing trawler launching. No development is proposed within 450 feet of the bay, and use of the launch facilities will not be blocked. Further, there are several points in the immediate vicinity available for public access use, including the County-operated recreational boat launching facilities immediately north of the boat yard, where boats can be launched in order to publicly access the bay.

Therefore, the Commission finds that the proposed project does not have any significant adverse effect on public access, and that the project as proposed without new public access is consistent with the requirements of Coastal Act Sections 30210, 30211, and 30212.

L. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13906 of the Commission's administrative regulations requires Coastal Commission approval of coastal development permit applications to be supported by a finding showing the application, as modified by any conditions of approval, is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of

CEQA prohibits approval of a proposed development if there are any feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect the proposed development may have on the environment.

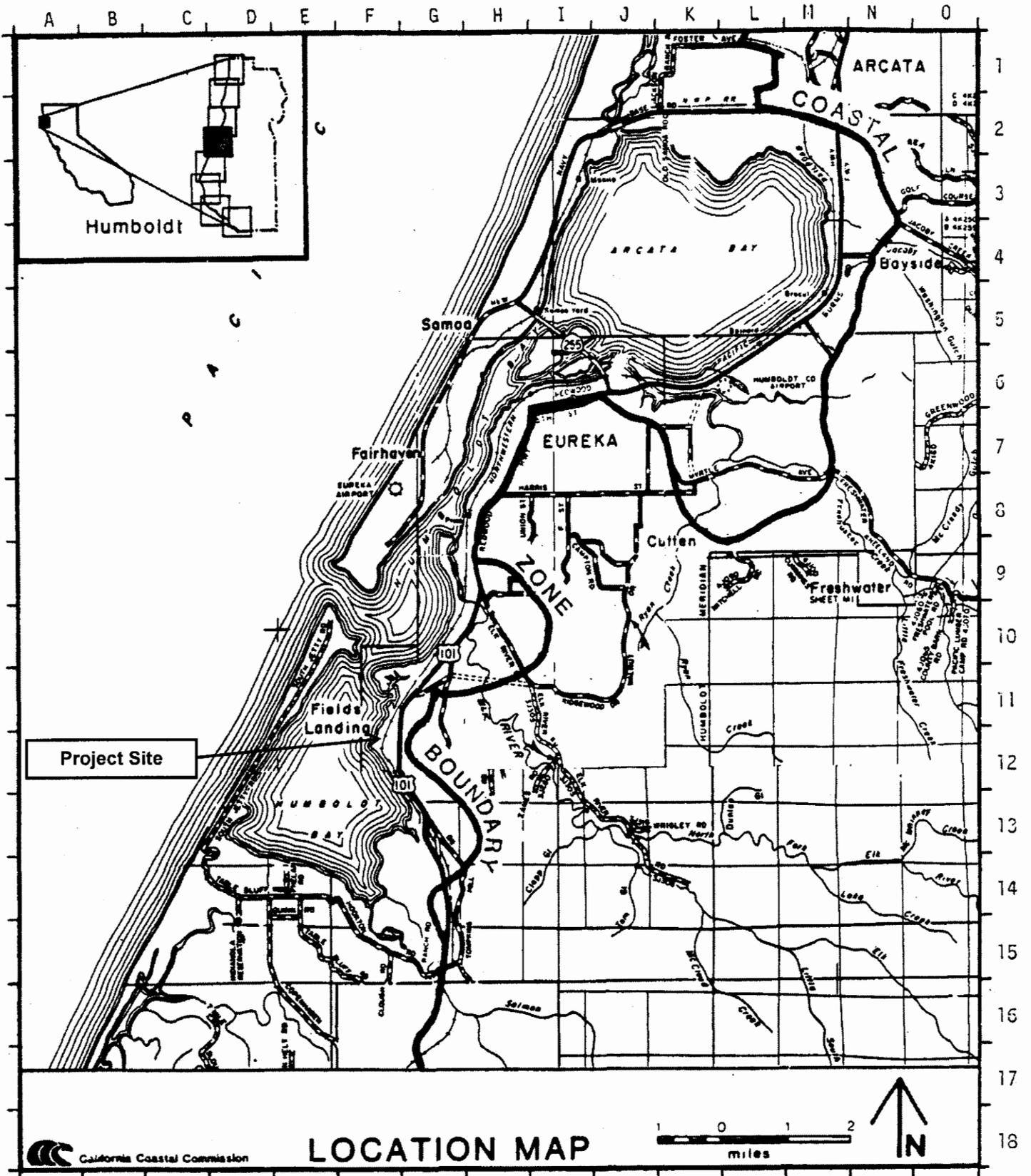
The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. As discussed above, the proposed project has been conditioned to be consistent with the policies of the Coastal Act. As specifically discussed in these above findings, which are hereby incorporated by reference, mitigation measures that will minimize or avoid all significant adverse environmental impacts have been required. As conditioned, there are no other feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impacts which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found consistent with the requirements of the Coastal Act and to conform to CEQA.

APPENDIX A: SUBSTANTIVE FILE DOCUMENTS

Application file for Coastal Development Permit (CDP) Application No. 1-12-022

Freeman, James N. November 14, 2012. Phase 1 Environmental Site Assessment T-Mobile Site #SF40886A. Report prepared for T-Mobile West, LLC by Environmental Assessment Specialists.

County of Humboldt Local Coastal Program

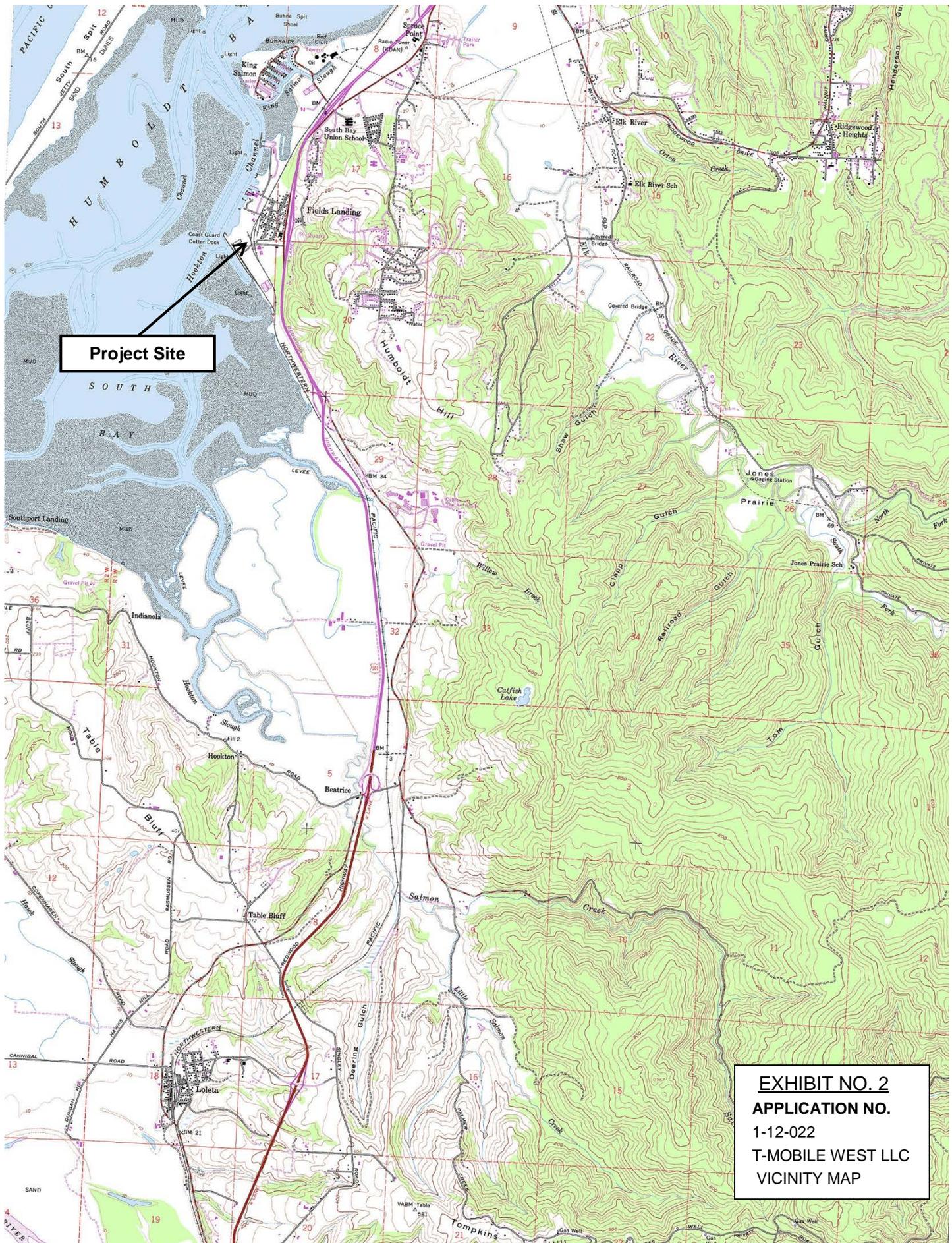


 California Coastal Commission

LOCATION MAP

County of Humboldt

EXHIBIT NO. 1
APPLICATION NO.
 1-12-022
 T-MOBILE WEST LLC
 REGIONAL LOCATION MAP



Project Site

EXHIBIT NO. 2
APPLICATION NO.
1-12-022
T-MOBILE WEST LLC
VICINITY MAP

EXHIBIT NO. 3
APPLICATION NO.
1-12-022
T-MOBILE WEST LLC
PROJECT SITE
AERIAL



Project Site

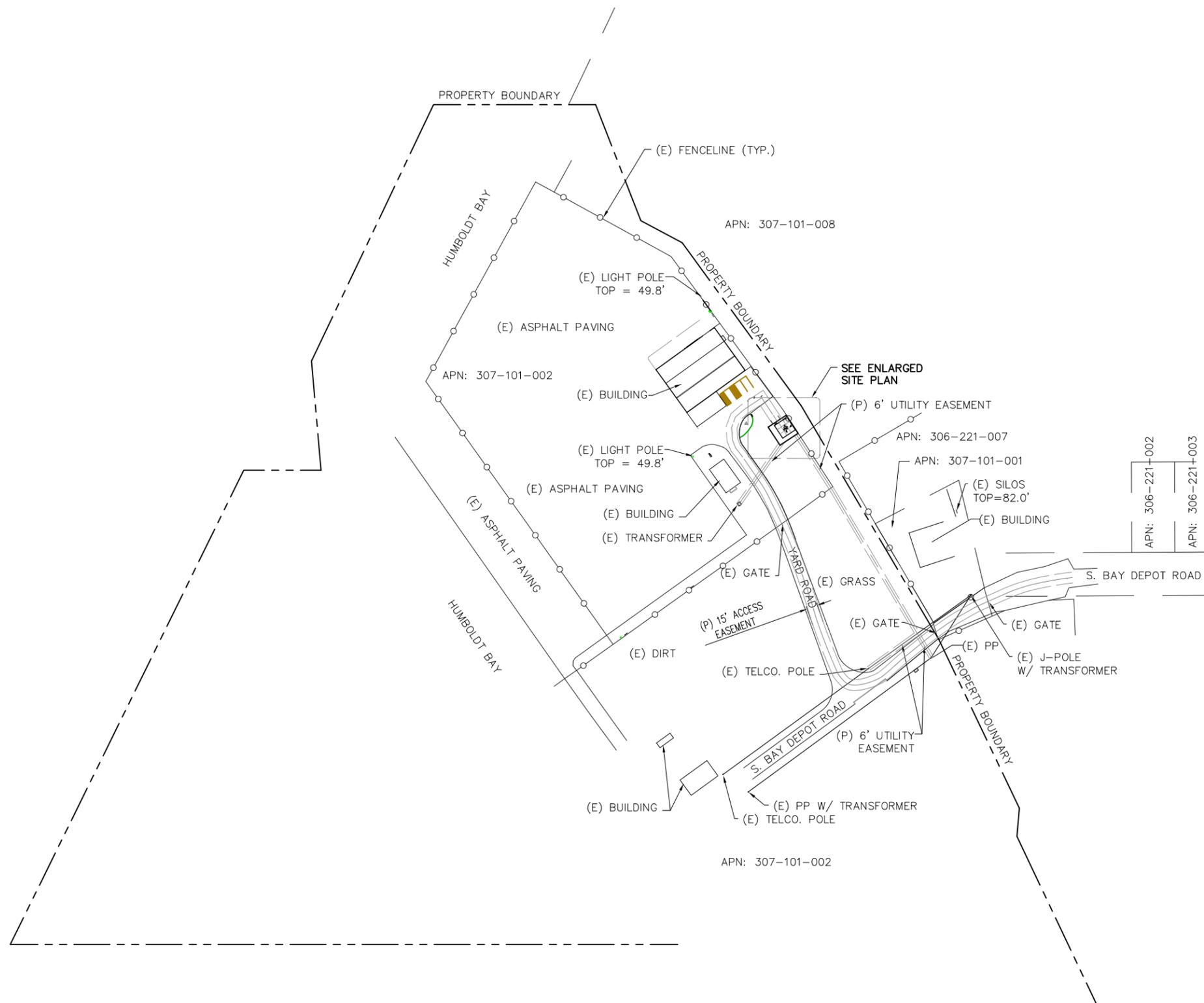


Project Site

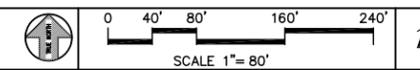
EXHIBIT NO. 4
APPLICATION NO.
1-12-022
T-MOBILE WEST LLC
PROJECT SITE
OBLIQUE AERIAL

GENERAL NOTES:

- A. ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS
- B. IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS, MAINTENANCE, CRANE ACCESS AND LANDSCAPING.
- C. IF CABINETS SHOWN ARE NOT TO BE INSTALLED, CONTRACTOR TO PROVIDE (E) 17"x30" CONC. CRISTY SPLICE BOX W/ ALL CONDUITS NECESSARY FOR FUTURE CABINETS.



OVERALL SITE PLAN



SITE ADDRESS

1 YARD ROAD
FIELDS LANDING, CA



T-MOBILE WEST LLC
1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

Peek Site-Com

12852 Earhart Ave. Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksitcom.com

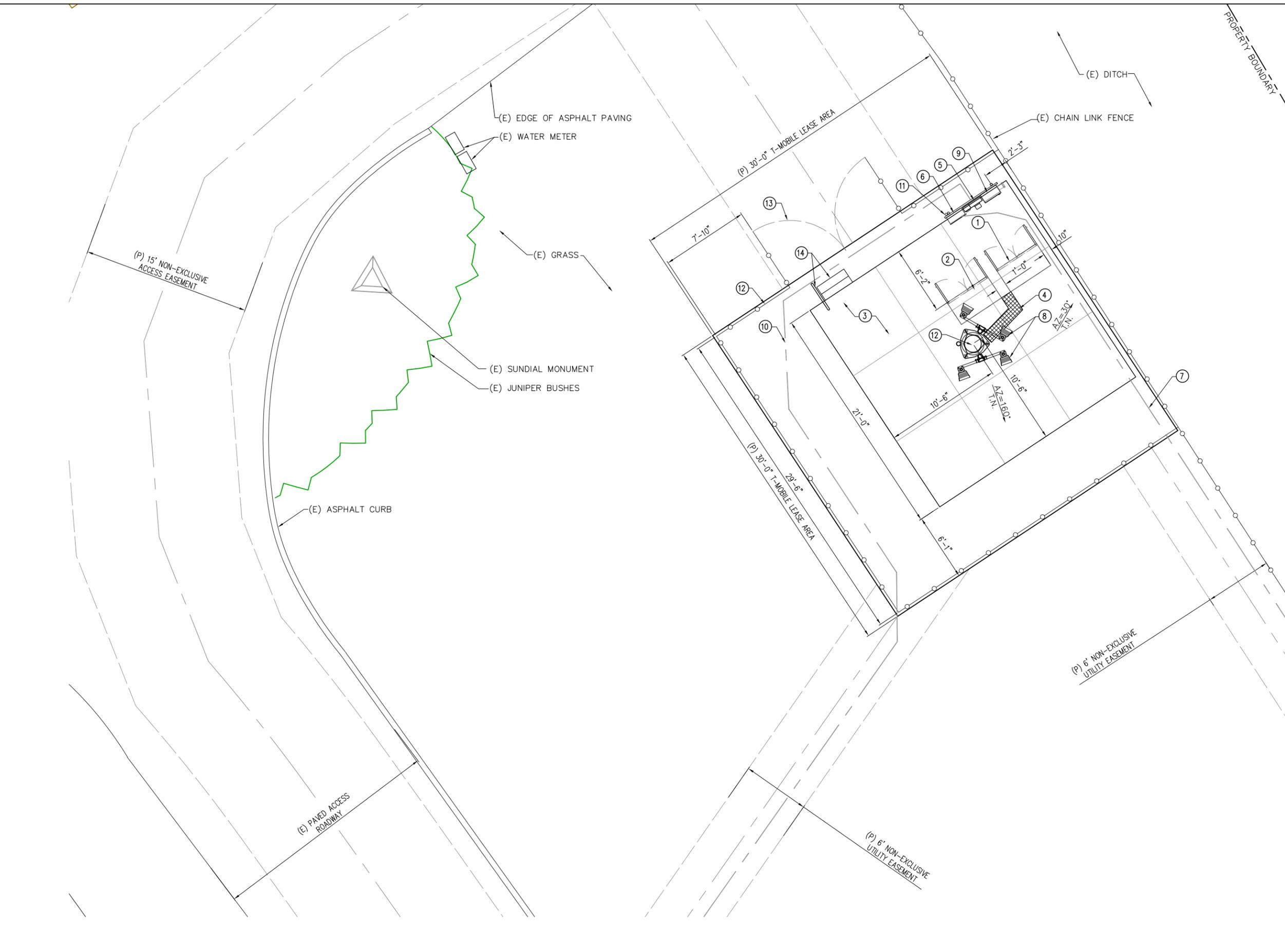
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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	90% ZONING DOC.'S	3-27-13	VRT

PROJECT
FIELDS LANDING

DRAWING TITLE
SITE PLAN

	DRAWN BY VRT	PROJECT NO. SF40886A
	CHECKED BY	CADD FILE NO.
	SCALE AS NOTED	DRAWING NO. A-1
	DATE 3-29-12	SHEET OF
PRINTED		



- KEY NOTES:**
- 1 NEW 6102 BTS CABINET
 - 2 (1) FUTURE 6102 BTS CABINETS
 - 3 NEW CONC. CELL BLOCKS. TYP. (9)
 - 4 NEW COAX CABLE TRAY TO NEW MONOPOLE
 - 5 NEW 200AMP ELECTRICAL METER MAIN ON UTILITY UNISTRUT H-FRAME RACK
 - 6 NEW TELCO CABINET ON UTILITY UNISTRUT H-FRAME RACK
 - 7 NEW U.G. TELCO CONDUIT
 - 8 NEW T-MOBILE WIRELESS ANTENNAS TYP. OF (4) PROPOSED PER SECTOR FOR A TOTAL OF (8) ANTENNAS
 - 9 NEW 200 AMP PPC ELECTRICAL CABINET ON UNISTRUT H FRAME
 - 10 NEW U.G. ELECTRICAL CONDUIT
 - 11 NEW GPS UNIT TO MOUNT TO UTILITY RACK @ 10' AGL
 - 12 NEW CHAIN LINK FENCE TO MATCH (E)
 - 13 NEW 12' WIDE ACCESS GATES
 - 14 NEW PRE-FAB CONC. STEPS & HANDRAIL

SITE ADDRESS
 1 YARD ROAD
 FIELDS LANDING, CA

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 T-MOBILE WEST LLC
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 E-Mail info@peeksitecom.com

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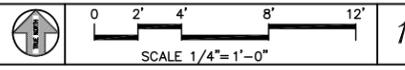
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PROJECT
FIELDS LANDING

DRAWING TITLE
SITE PLAN

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	CHECKED BY	CADD FILE NO.
	SCALE AS NOTED	DRAWING NO. A-1.1
	DATE 3-29-12	SHEET OF
PRINTED		

ENLARGED SITE PLAN



KEY NOTES:

- 1 NEW 6102 BTS CABINET
- 2 (1) FUTURE 6102 BTS CABINETS
- 3 NEW CONC. STEPS & HANDRAIL
- 4 NEW COAX CABLE TRAY TO MONOPOLE
- 5 NEW 200AMP ELECTRICAL METER MAIN ON UTILITY UNISTRUT H-FRAME RACK
- 6 NEW TELCO CABINET ON UTILITY UNISTRUT H-FRAME RACK
- 7 NEW PRE-CAST CONC. CELL BLOCKS. TYP. (9)
- 8 NEW T-MOBILE WIRELESS ANTENNAS TYP. OF (4) PROPOSED PER SECTOR FOR A TOTAL OF (8) ANTENNAS
- 9 NEW 200 AMP PPC ELECTRICAL CABINET ON UNISTRUT H FRAME
- 10 NEW GPS UNIT TO MOUNT TO UTILITY RACK @ 10' AGL
- 11 NEW 12' WIDE ACCESS GATES
- 12 NEW CHAIN LINK FENCE TO MATCH (E)
- 13 NEW STEEL MONOPOLE
- 14 NEW SITE FLOOD LIGHTS AT MONOPOLE TO MATCH (E)

SITE ADDRESS

1 YARD ROAD
FIELDS LANDING, CA

T-Mobile

T-MOBILE WEST LLC
1755 Creekside Oaks Drive, Suite 190 • Sacramento, CA 95833

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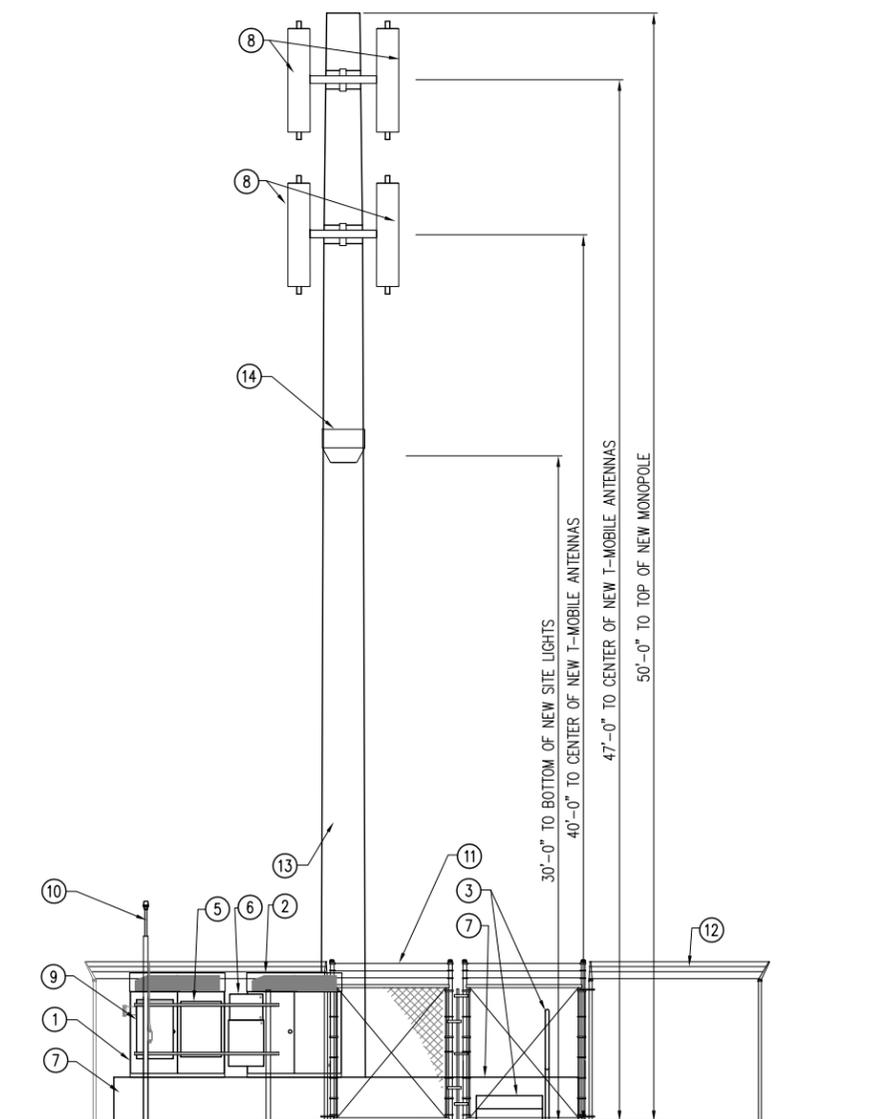
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PROJECT
FIELDS LANDING

DRAWING TITLE
ELEVATION

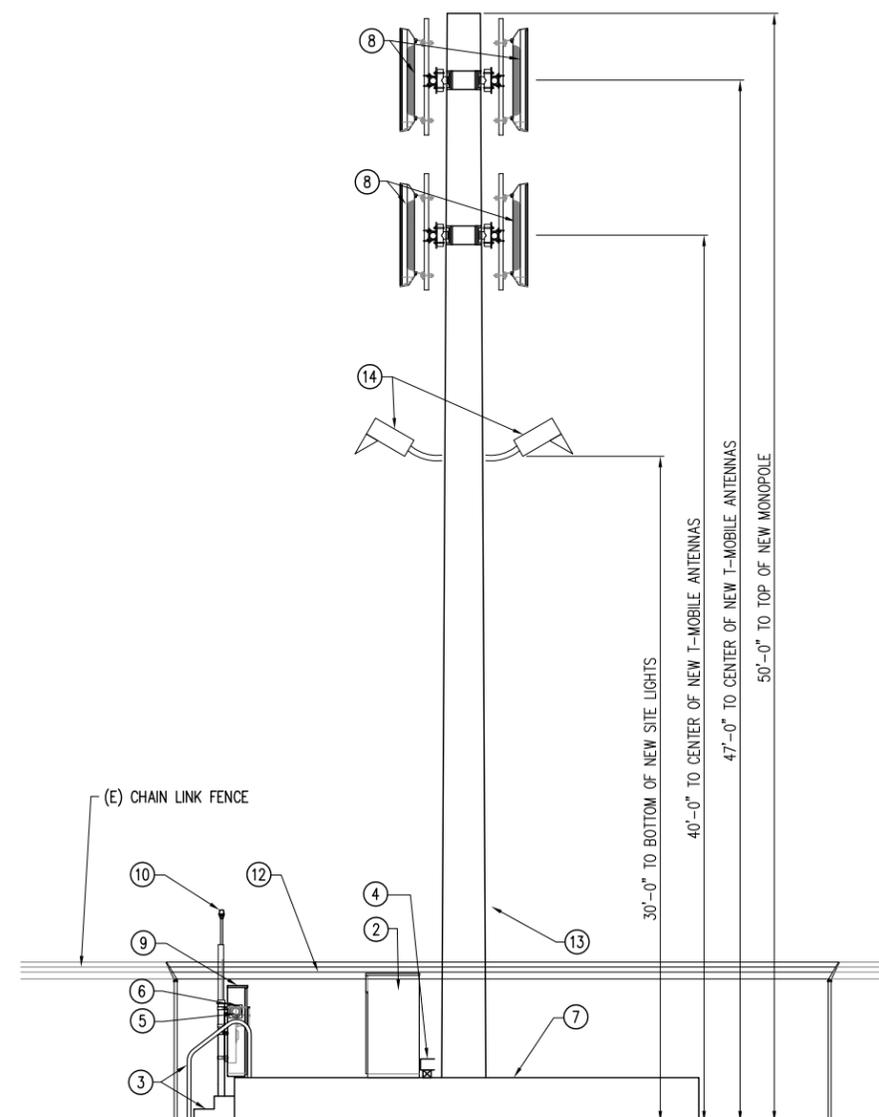
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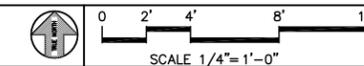
NORTH ELEVATION



2



WEST ELEVATION



1

DATE OF SURVEY: 03-08-12
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803
 LOCATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
 N.G.V.D. 1929 CORRECTION: SUBTRACT 3.27" FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: N/A
 SITE ADDRESS: 1 YARD ROAD
 FIELDS LANDING, CA
 ASSESSOR'S PARCEL NUMBER: 307-101-002
 CURRENT ZONING: NORTH COAST
 OWNER(S): HUMBOLDT BAY HARBOR, RECREATION AND CONSERVATION DISTRICT
 PO BOX 1030
 EUREKA, CA 95502
 SITE CONTACT: BUDD WUELFING

SF40886 / Fields Landing
 Lease Area Description
 All that certain lease area being a portion of the Southeast corner of Section 18, Township 4 North, Range 1 West and being located in the City of Fields Landing, County of Humboldt, State of California, being more particularly described as follows:
 Commencing at a 1/2 iron pipe with plug stamped LS2820 set at the Northwest corner of that certain parcel labeled "506/OR/489" as is shown on that certain Record of Survey recorded at Book 47 of Surveys at Page 47, Humboldt County Records, from which a similar monument bears South 30°37'24" East 93.35 feet; thence from said point of commencement North 52°57'53" West 74.55 feet to the True Point of Beginning; thence from said point of beginning South 56°31'40" West 30.00 feet; thence North 33°28'20" West 30.00 feet; thence North 56°31'40" East 30.00 feet; thence South 33°28'20" East 30.00 feet to the point of beginning.
 Together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point which bears South 56°31'40" West 2.80 feet from the most Easterly corner of the above described lease area and running thence South 32°58'53" East 88.34 feet; thence South 30°40'42" East 234.70 feet to a point hereafter defined as Point "A"; thence continuing South 30°40'42" East 40 feet more or less to the existing utility pole.
 Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at the most Southerly corner of the above described lease area and running thence South 35°00'29" West 101 feet more or less to the existing transformer.
 Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence South 54°29'32" West 83 feet more or less to the existing utility pole.
 Also together with a non-exclusive easement for ingress and egress fifteen feet in width from the above described lease area Northwesterly to the existing vehicular improvements and running thence over and across said improvements to the public right of way more commonly known as South Bay Depot Road.

Geil Engineering
 Engineering * Surveying * Planning
 1226 High Street
 Auburn, California 95603-5015
 Phone: (530) 885-0426 * Fax: (530) 823-1309
 T-MOBILE
 PCS Equipment A.S.A.C. Survey Form
 Project Name / Number: Fields Landing / SF40886
 Project Site Location: 1 Yard Road
 Fields Landing, CA
 Humboldt County
 Date of Observation: 03-21-13
 Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XT post processed with Pathfinder Office software.
 Type of Antenna Mount: (P) Monopole Tower
 NAD 83 Coordinates: Latitude: N 40° 43' 23.45" Longitude: W 124° 13' 14.81"
 NAD 27 Coordinates: Latitude: N 40° 43' 23.99" Longitude: W 124° 13' 10.59"
 ELEVATION of Ground at Base of Structure (NAVD88): 11' AMSL
 CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Geil California R.C.E. 14803

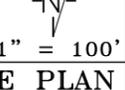
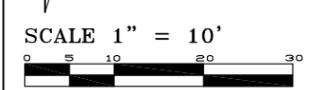
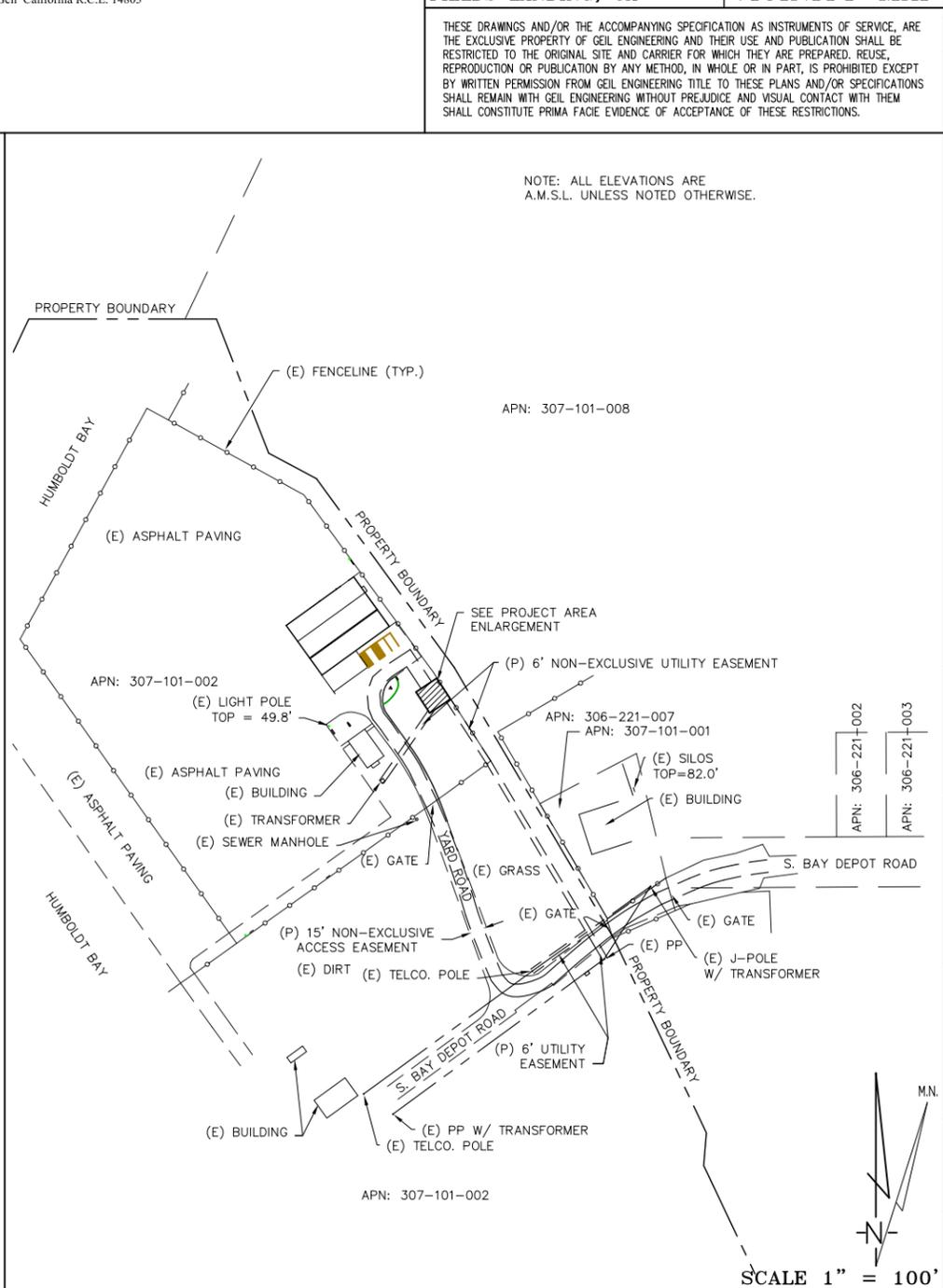
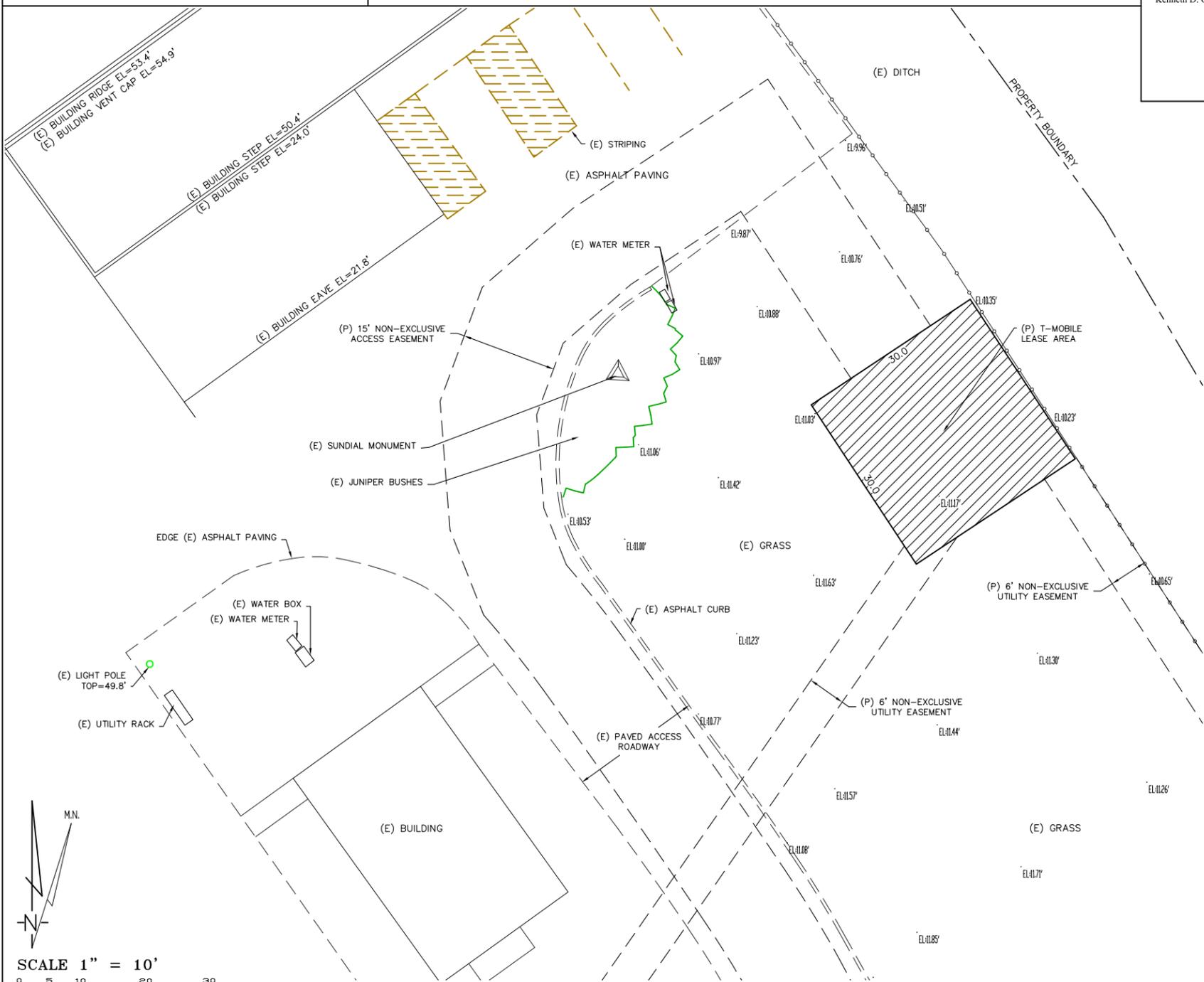


Geil Engineering and Surveying
 1226 High Street
 Auburn, California 95603-5015
 phone: 530-885-0426
 fax: 530-885-5611

DATE: 03-08-12
 SURVEYOR: N. ROHDE
 DRAWN BY: N. ROHDE
 REVISIONS:

DATE	DESCRIPTION	INITIAL
03-14-12	DRAWING SUBMITTAL	NR
07-20-12	LEASE AREA MOD.	NR
03-22-13	LEASE AREA MOD.	NR

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PROJECT AREA ENLARGEMENT

OVERALL SITE PLAN

T-Mobile

RF ENGINEERING
 T-Mobile
 1755 Creekside Oaks Drive #190
 Sacramento, CA 95833
 Phone: (916) 643-8900

INDEPENDENT CONTRACTOR
 T-Mobile
 1755 Creekside Oaks Drive #190
 Sacramento, CA 95833
 Phone: (530) 863-7342
 Budd Wuefing

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.

SF40886
FIELDS LANDING

SURVEY

C-1

2/15/2013

LED Shoebox Area Light

100-400W Replacement



EPA: 1.24 ft²
(including 3" arm)

Height: 7.0"
Width: 15.0"
Length: 20.0"

Weight: 28 lbs

LED Fixture

Features

Applications:

LED shoebox area light for parking areas, commercial area and site lighting, airports, roadways, campuses and streetscapes

Light Distribution:

Types II and III

Input Wattage:

Available in 55, 80, 120, and 150 Watts

L70 Life Expectancy:

Up to 100,000 hours

Durability:

Heavy duty aluminum housing; durable, marine-grade powder coat finish.

Efficacy:

Up to 90 lumens per watt

CRI:

70 or above

Listings/Ratings:   

Warranty:

Manufacturer warrants products to be free from defects for a period of five (5) years.

Third-Party Testing and Certifications

The ALM2 has undergone extensive third-party testing, including:

- LM79 (LTL Laboratory)
 - LM80 (LTL Laboratory)
 - UL Testing and Certification
- BUG Rating Available (LTL Laboratory)

Up-to-date test results and certification documentation available Upon request.

Project:	
Catalog#:	
Approved by:	

- Saves up to 65% of energy usage
- Extremely durable; long life of up to 100,000 hour life with no bulb replacement
- Use of patented "Aimed Optics"[™] provides more light for less energy
- Cutting-edge "heat sink" technology keeps the LEDs at their optimum performance temperature and extends product life
- Light uniformity increases visibility in parking lots and on roadways
- Full cutoff/Dark Sky-compliant; no light trespass
- ARRA-Compliant
- DC/Solar options available for "off-grid" applications

Specifications

Housing:

Formed low-copper (<04% Cu) aluminum alloy housing. Has stainless steel hinge pins.

Mounting:

Mounts easily with rectangular arm to square poles. 3" square arm comes standard. Arms adapting to round poles also available.

LED Modules:

The LED modules utilize an aluminum metal-clad board for maximum heat transfer, leading to longer life. Product employs patent-pending Aimed Optics[™], which allows the direction and intensity of the light to be tightly controlled. This control of the LEDs allow Howard fixtures to maintain light levels equal to or greater than that of MH and HPS fixtures at a much lower energy consumption levels.

LED Driver:

The LED driver is a constant-current device with a high-power factor correction to maximize power utilization. The driver meets UL 1310 / UL48 Class 2 with a built-in over-temperature protection. When an optional lighting surge protector is used driver is rated @ 100,000 hours. Input voltage from 100-277 VAC. Input voltage of 480 VAC available with stepdown transformer. Passes FCC part 15, class B for both conducted and radiated emissions. THD <20%

The ALM2 incorporates lightning surge protection in each unit, which is effective at suppressing most surges on the AC line. This integrated device provides greater than 270j of protection to the unit.

Finish/Color:

Durable finish is TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness. 4000 hour salt spray test completed.

Full Cutoff:

Meets IES standards for full cutoff luminaires.

Heat Sink / Platform:

One-piece cast, low-copper (<0.4% Cu) aluminum alloy. Effectively spreads heat to ensure long component life of LEDs and electronic components and provides precise alignment of LEDs and lenses.

Photo Control:

Twist-lock photocell is optional.

Lens:

High impact molded, UV-stabilized, Acrylic lens, profiled for maximum efficiency of light transmission.

Specifications subject to change without notice.

Prediction of Surrounding Sites

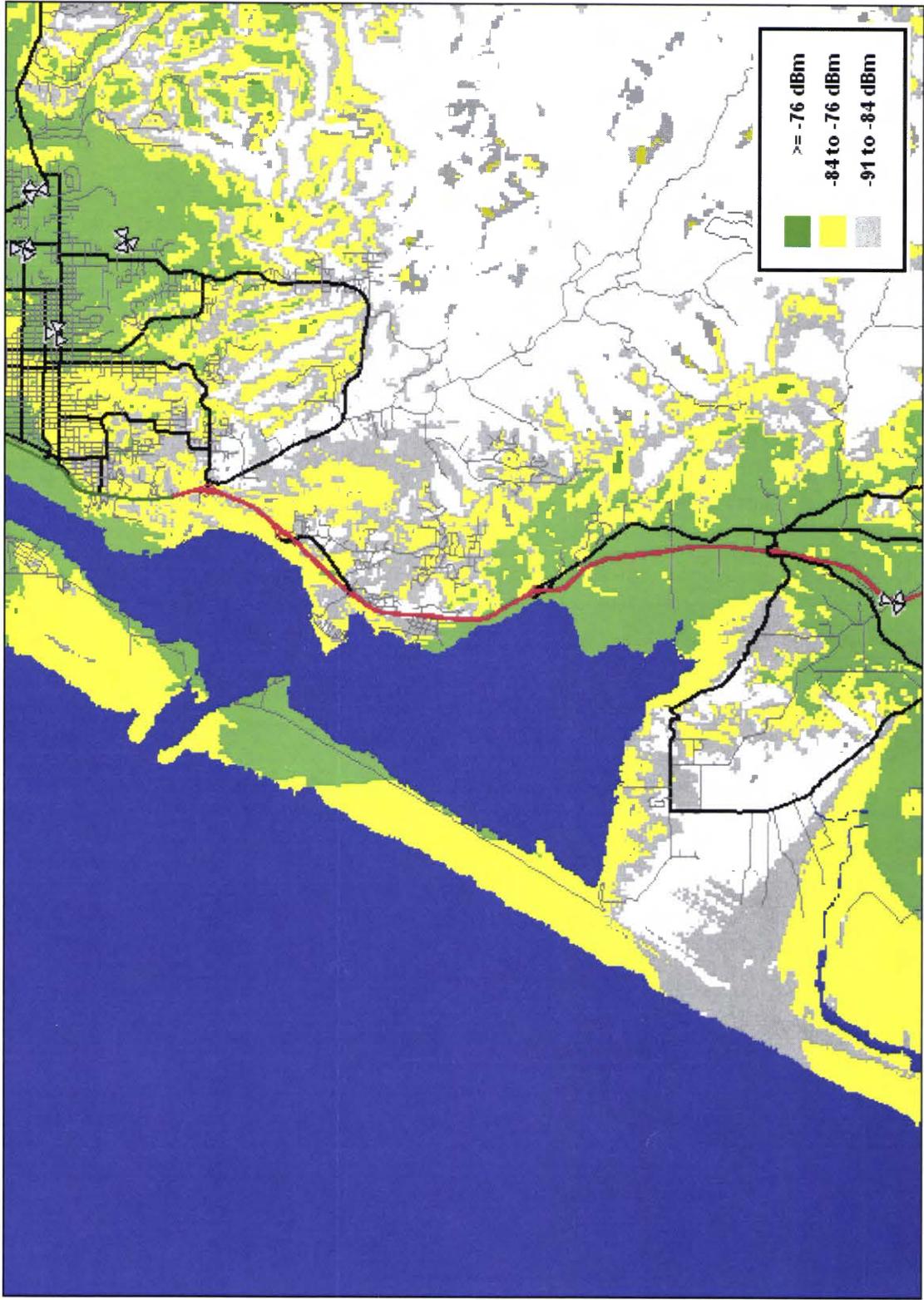
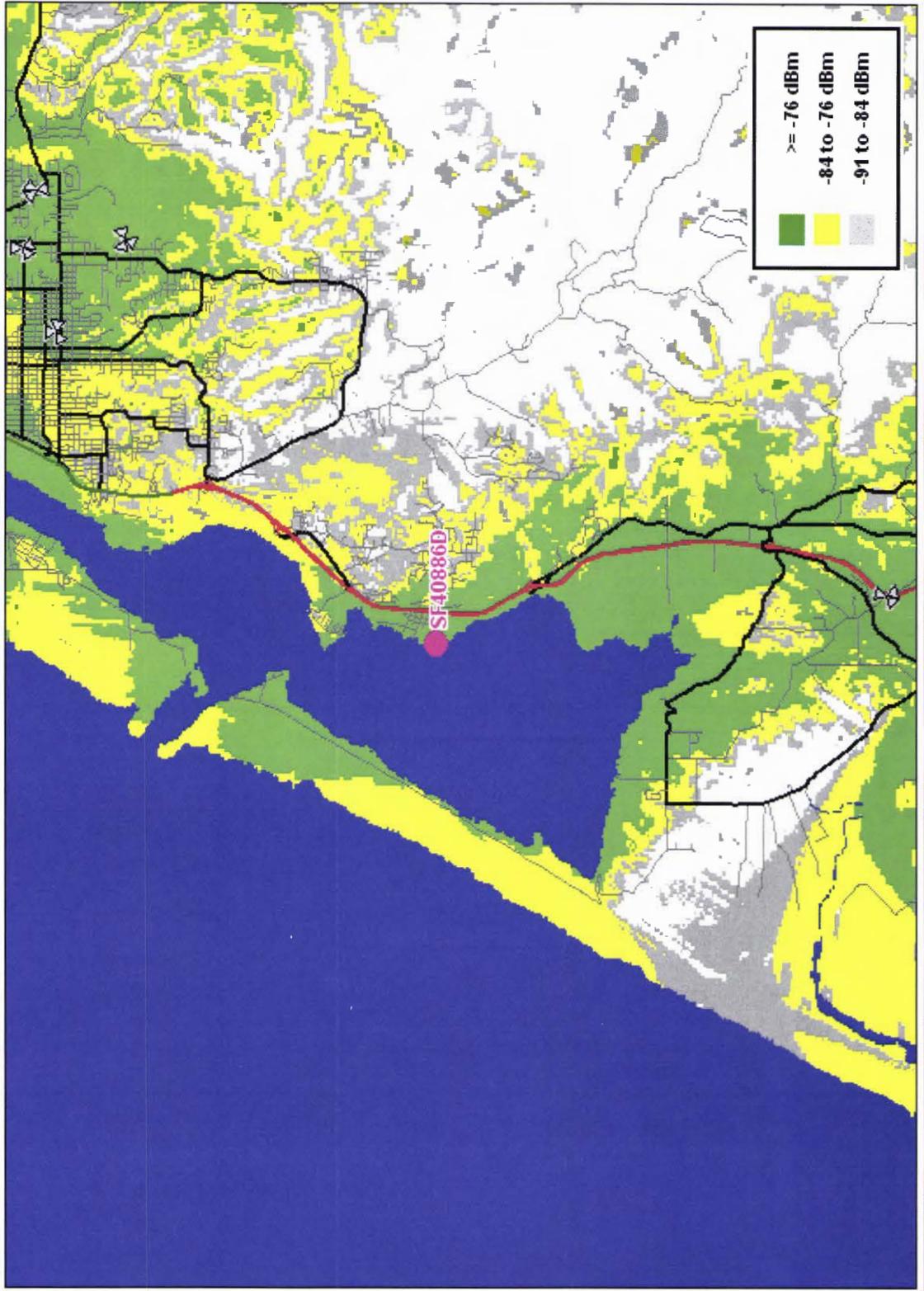
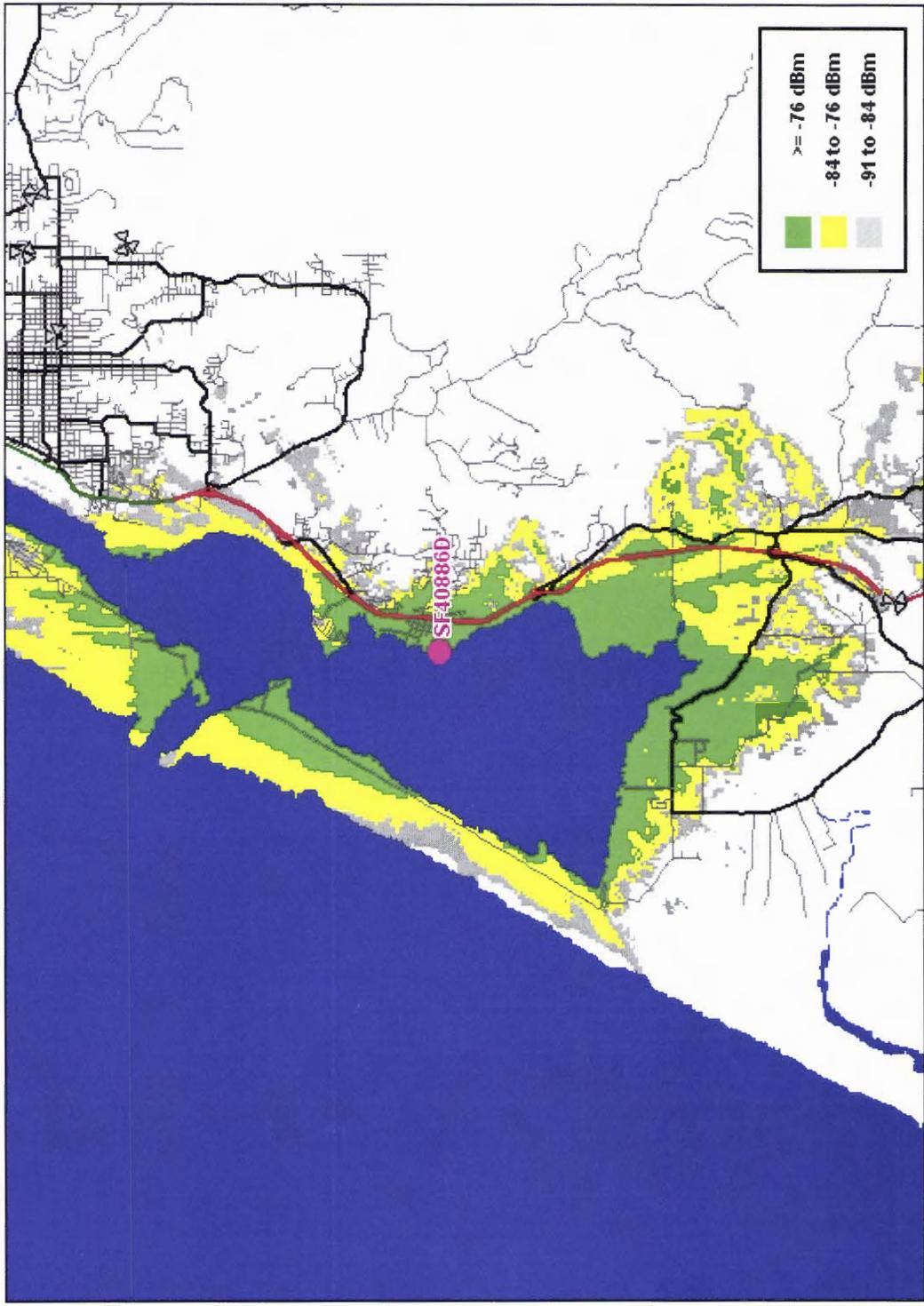


EXHIBIT NO. 6
APPLICATION NO.
1-12-022
T-MOBILE WEST LLC
EXISTING & PREDICTED
CUMULATIVE SIGNAL
STRENGTH (1 of 3)

Prediction of SF40886D Together With Surrounding Sites



Prediction of SF40886D



Photosimulation of view looking north from Depot Road.



Existing



Proposed monopole

Proposed

**EXHIBIT NO. 7
APPLICATION NO.
1-12-022
T-MOBILE WEST LLC
PHOTO SIMULATIONS
(1 of 3)**

Fields Landing
1 Yard Road
Fields Landing, CA
SF40886

T-Mobile

Photosimulation of view looking south from the Fields Landing Boat Launch at the end of Railroad Ave.



Existing



Proposed monopole

Proposed

Fields Landing
1 Yard Road
Fields Landing, CA
SF40886

..T..Mobile..

Photosimulation of view looking west from the nearest point along Hwy 101, near the Orchard Ave overcrossing.

Existing

Proposed monopole

Proposed

Fields Landing
1 Yard Road
Fields Landing, CA
SF40886

..T..Mobile..