



**CITY OF HUNTINGTON BEACH  
SUPPLEMENTAL COMMUNICATION  
Joan L. Flynn, City Clerk  
Office of the City Clerk**

**TO:** Honorable Mayor and City Council  
**FROM:** Joan L. Flynn, City Clerk   
**DATE:** January 9, 2012  
**SUBJECT: SUPPLEMENTAL COMMUNICATION TO THE CITY COUNCIL FOR THE  
JANUARY 9, 2012, SPECIAL CITY COUNCIL/RDA/PFA MEETING**

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Attached is the Supplemental Communication to the City Council (received after distribution of the Agenda Packet):

**Study Session**

PowerPoint communication received from Mark Infanti, dated 1/9/2012, entitled *T-Mobile Permit Applications are Inconsistent and Inaccurate*.

**Public Hearing**

#1. Communication received from Bob Hall, Deputy City Manager/Director of Economic Development, dated January 9, 2012, entitled *Supplemental Information – Public Hearing Item #1 and #2 T-Mobile Request to Reduce Proposed Cell Tower Height and T-Mobile Lease Agreement Signature Page*.

#1. Petition received with 43 signatures opposing the placement of cell phone tower at the Springdale Pump Station.

#1. Petition received with 24 signatures opposing the placement of cell phone tower at the Springdale Pump Station.

#1. Communications received regarding Coastal Development Permit No. 11-015, Conditional Use Permit No. 11-028, and Wireless Permit No. 11-052 for a wireless communication facility at the Springdale Pump Station:

Shauna	Quezada	Glenn	Williams	Shelly	Gartner
Mark & Gay	Infanti	Jeanne	Whitesell	Richard/Shelley	Chacon

**Consent Calendar**

#2. Communication received from Bob Hall, Deputy City Manager/Director of Economic Development, dated January 9, 2012, entitled *Supplemental Information – Public Hearing Item #1 and #2 T-Mobile Request to Reduce Proposed Cell Tower Height and T-Mobile Lease Agreement Signature Page*.

**Esparza, Patty**

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**From:** Flynn, Joan  
**Sent:** Monday, January 09, 2012 9:37 AM  
**To:** Esparza, Patty  
**Subject:** FW: Presentation for January 9, 2012 Study session on Springdale Pump Station T-Mobile Wireless Facility (3:30PM Session)  
**Attachments:** T-Mobile Permit inaccuracies presentation 9 Jan 2012\_Infanti.ppt

Mr Infanti has requested this be part of the record. Please add it to the Supplemental Communication packet. Thanks.

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**From:** MARK INFANTI [mailto:minfanti@verizon.net]  
**Sent:** Monday, January 09, 2012 9:29 AM  
**To:** Frymire, Laurie; Flynn, Joan  
**Subject:** Presentation for January 9, 2012 Study session on Springdale Pump Station T-Mobile Wireless Facility (3:30PM Session)

Ms. Frymire,

here is my presentation for the 3:30 session. Please have this presentation loaded up on your system (if possible) and ready when the meeting is opened for public comments. I will also bring a thumb drive with the presentation.

I am also sending this to Joan Flynn so that it will be made part of the public record.

Please give me a call if you have any questions concerning this file. Thank you very much for your help.

Mark Infanti  
(714) 840-4641

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 1-9-12

Agenda Item No. STUDY SESSION

# T-Mobile Permit Applications are Inconsistent and Inaccurate



# Wireless Permit Page 1 Requests

## 12 Panel Antennas

For your convenience, you may request an appointment to submit your entitlement application by contacting the Planning Department at 714-536-5271



**City of Huntington Beach**  
 Planning Department  
 2000 Main Street  
 Huntington Beach, CA 92648  
 (714) 536-5271  
[www.surfcityhb.org/CityDepartments/Planning](http://www.surfcityhb.org/CityDepartments/Planning)

**GENERAL APPLICATION:**

Planning Commission  
 Zoning Administrator  
 Staff Review  
 Design Review

AMIEE WEEKS - AGENT ON BEHALF OF T-MOBILE WEST CORP  
 Applicant or Authorized Agent (Contact Person)

16460 BAKE PARKWAY SUITE 100  
 Irvine  
 Telephone Number: (949) 261-1111  
 Fax Number: (949) 261-1111  
 Email Address: AMIEE@T-MOBILE.COM

**EXISTING USE:** CITY WATER PUMP STATION - PUBLIC WORKS

**LOCATION AND DESCRIPTION OF PROPERTY:**

- Street Address: 18401 SPRINGDALE STREET, HUNTINGTON BEACH, CA 92649
- Nearest Major Intersection: TALBERT AVENUE & SPRINGDALE STREET
- Assessor's Parcel Number(s): 159-188-05
- Tract: 9219 Block: 404 Lot: 109

I, LUIS GOMEZ of the CITY OF HUNTINGTON BEACH am the property owner of the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize AMIEE WEEKS of COASTAL BUSINESS GROUP, AGENT ON BEHALF OF T-MOBILE WEST CORP to act as my representative and to bind me in all matters concerning this application. I understand that this application for entitlement or variance may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits.

Signature of Luis Gomez Date 11/14/12  
 Property Owner Date Authorized Agent Date

**REQUEST (Use additional page if necessary):** INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY. PROPOSING A 55' TALL MONOPALM TREE WITH 12 PANEL ANTENNAS SCREENED INSIDE THE TREE. PLACEMENT OF 3 EQUIPMENT CABINETS LOCATED ON THE GROUND NEXT TO THE MONOPALM. ALL EQUIPMENT WILL BE SCREENED AND LOCATED INSIDE THE CITY'S WATER PUMP STATION PROPERTY.

**EXISTING USE:** CITY WATER PUMP STATION - PUBLIC WORKS

**LOCATION AND DESCRIPTION OF PROPERTY:**

- Street Address: 18401 SPRINGDALE STREET, HUNTINGTON BEACH, CA 92649
- Nearest Major Intersection: TALBERT AVENUE & SPRINGDALE STREET
- Assessor's Parcel Number(s): 159-188-05
- Tract: 9219 Block: 404 Lot: 109

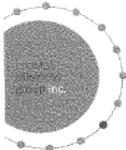
I, LUIS GOMEZ of the CITY OF HUNTINGTON BEACH am the property owner of the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize AMIEE WEEKS of COASTAL BUSINESS GROUP, AGENT ON BEHALF OF T-MOBILE WEST CORP to act as my representative and to bind me in all matters concerning this application. I understand that this application for entitlement or variance may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits.

Signature of Luis Gomez Date 11/14/12  
 Property Owner Date Authorized Agent Date



# Justification Statement says 8 Panel Antennas & the Design is for 8 Panels

Attachment 3.01



**CBG**

RECEIVED  
OCT 31 2011  
Office of Planning  
& Building

September 15, 2011

City of Huntington  
Planning Department  
2000 Main Street  
Huntington Beach,

Re: Justification  
T-Mobile Wireless  
18401 Springdale  
Huntington

T-Mobile West Corp proposes to construct, operate, and maintain a new unmanned wireless telecommunications facility located at 18401 Springdale Street. The proposed wireless facility will consist of the installation of **8 panel antennas**, 3 ground equipment cabinets, coax cables, as well as power and Telco utility connections. The placement of the proposed wireless facility will be located and enclosed inside the City owned pump station property.

To Whom It May Concern:

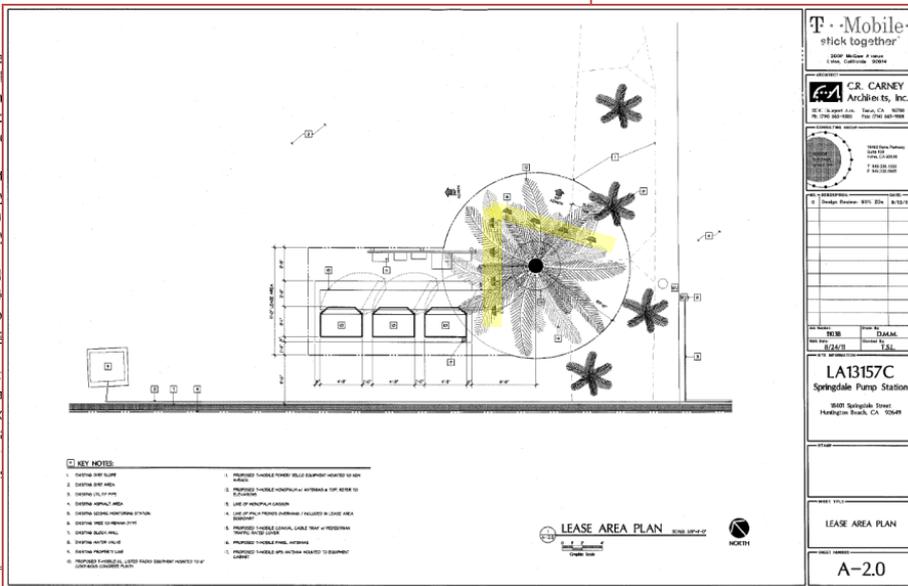
T-Mobile West Corp propose telecommunications facility the installation of 8 panel antenna utility connections. The placement of the facility will be located inside the City owned pump station property.

The proposed wireless facility will be located inside the proposed Mono-palm facility property. The 3 ground equipment cabinets will be screened off by the property.

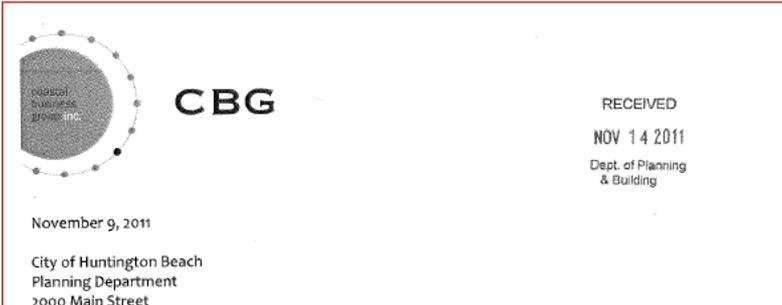
This particular wireless facility was approved at Bolsa View Park coverage for T-Mobile customer business owners, and emergency services.

The primary coverage objectives are located to the North, East, and West, and installation of the proposed facility will be located to the East, Silverspur Lane Highway. This site will also provide "Outdoor" coverage.

16460 BAKE PARKWAY  
E-MAIL: INFO@CITYOFHB.COM



# 'Height Justification Letter' is Inconsistent & Inaccurate



This facility is proposed at a height of 55 feet which is the height needed to meet the coverage objective for this area. The additional 20 feet will allow the antennas to have a clear signal path without obstruction from the existing live palm trees and near by residential homes. This property currently has several existing palm trees located within the pump station, most of which are 60 feet tall.

property located at 18401 Springdale Street is zoned RL – Residential Low Density and has a maximum height limit of 35 feet.

This facility is proposed at a height of 55 feet which is the height needed to meet the coverage objective for this area. The additional 20 feet will allow the antennas to have a clear signal path without obstruction from the existing live palm trees and near by residential homes. This property currently has several existing palm trees located within the pump station, most of which are 60 feet tall.

Due to the height of the existing trees and the heights of the nearby residential homes, it's necessary to have this facility at the proposed height of 55 feet. If this facility was proposed at a lower height, the signal will not be able to reach the areas illustrated on the coverage maps provided.

After your review of the enclosed documents, please do not hesitate to call me with any questions you may have. I can be reached at (949) 336-1550, Ext. 306 or via email at [aweeks@coastalbusinessgroup.net](mailto:aweeks@coastalbusinessgroup.net)

Regards,

Amiee Weeks

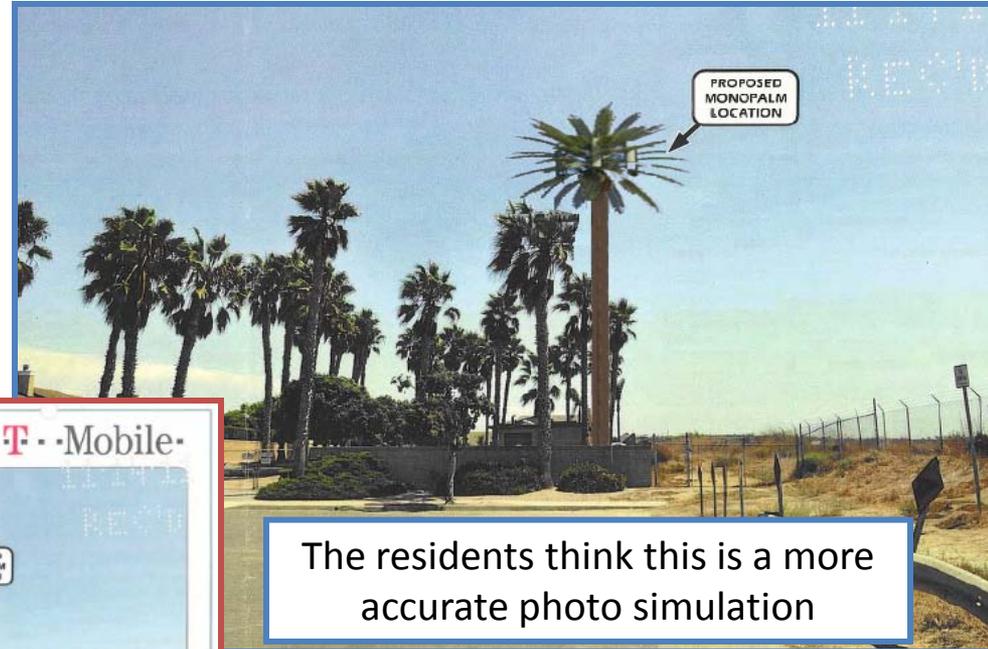
COASTAL BUSINESS GROUP, INC.

16460 BAKE PARKWAY • SUITE 100 • IRVINE, CA 92618 • PHONE: 949.336.1550 • FAX: 949.336.6665  
E-MAIL: [INFO@COASTALBUSINESSGROUP.NET](mailto:INFO@COASTALBUSINESSGROUP.NET) • [WWW.COASTALBUSINESSGROUP.NET](http://WWW.COASTALBUSINESSGROUP.NET)



# Photo Simulation is a Inaccurate

This tree is listed as 47' on the permit application 'SITEPLAN' – I measured it as 43' but the proposed 55' tower is shown as shorter with the same width at the top (their design shows it to be 19'+ wide).



**LA13157C**  
Springdale Pump Station  
18401 Springdale St.  
Huntington Beach, CA 92649

**VIEW 1**

APPLICANT  
T-Mobile West Corporation  
2000 McCovey Avenue  
Irvine, CA 92614

CONTACT  
Coastal Business Group Inc.  
Jordan Dillbase  
10450 Bala Parkway Suite 100  
Irvine, CA 92618  
p. 949.336.1550

RECEIVED  
NOV 14 2011  
Dept. of Planning  
& Outing

Blue Water  
DESIGN

BLUE WATER DESIGN  
bluewater-design.net  
michelle@bluewater-design.net  
p. 714.473.2942  
f. 949.271.2580

Complete: September 15, 2011

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.



# Wireless Application is does not comply with instructions

According to the City of Huntington Beach Wireless Permit Application Form On page 6 of 9, section 5.01

3. The overall project as proposed by the Applicant must be shown in five or more area photographs and photo simulations. Photographs and photo simulation views must, at a minimum, be taken from widely scattered positions separated by an angle of no greater than 72 degrees from any other photo location.

On page 6 of 9, section 5.01 Paragraph 5 states that **photographs and photo simulations must be of the same scale.**

5. All 'before' and 'after' photographs and photo simulations must be of the same scale. For example, do not place a smaller 'before' photo in a box on the same page as a large "after" photo simulation.

T-Mobile submitted 3 views (not the 5 required) and posted a smaller 'before' picture in a box on the same page as the large 'after' photo (exactly what the instructions said **NOT** to do)



# Letter to HB Dept of Planning and Building

RE: Wireless Permit for 18401 Springdale St. Huntington Beach



CBG

RECEIVED  
OCT 31 2011

Enclosed is the Wireless Permit Application Form for the City-owned Pump Station located at 18404 Springdale Street, Huntington Beach.

September 15, 2011

Department of Planning and Building  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Re: Wireless Permit Application for 18401 Springdale St., Huntington Beach

Enclosed is the Wireless Permit Application Form for the City-owned Pump Station located at 18404 Springdale Street, Huntington Beach.

This application is submitted as part of a proposed settlement of pending litigation between T-Mobile West Corporation, the City of Huntington Beach and the City Council.

Furthermore, the City has requested that T-Mobile West Corporation submit the application at this time, despite the fact that a lease has not been finalized between the City and T-Mobile for the Pump Station site.

T-Mobile West Corporation expressly reserves all of its rights in connection with this matter.

Very truly yours,

Amiee Weeks

COASTAL BUSINESS GROUP, INC.

16460 BAKE PARKWAY • SUITE 100 • IRVINE, CA 92618 • PHONE: 949.336.1550 • FAX: 949.336.6665  
E-MAIL: INFO@COASTALBUSINESSGROUP.NET • WWW.COASTALBUSINESSGROUP.NET



# Summary

It appears that these T-Mobile Permit Applications are **Inconsistent and Inaccurate** enough to put the city in jeopardy of future legal issues.

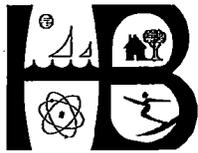
I propose to you that as such, they must be denied.



**Vote to Deny T-Mobile's Permit Applications and Lease**

JANUARY 9, 2012 SUPPLEMENTAL COMMUNICATIONS

**PUBLIC COMMENTS ON PUBLIC HEARING ITEM #1 – COASTAL PERMIT  
No. 11-015, CONDITIONAL USE PERMIT NO. 11-028, AND WIRELESS  
PERMIT NO. NO. 11-052 FOR A WIRELESS COMMUNICATIONS FACILITY  
AT SPRINGDALE PUMP STATION**



# CITY OF HUNTINGTON BEACH

## Interdepartmental Memo

**TO:** Honorable Mayor and Members of the City Council

**VIA:** Fred A. Wilson, City Manager

**FROM:** Bob Hall, Deputy City Manager/Director of Economic Development

**DATE:** January 9, 2012

**SUBJECT:** Supplemental Information – Public Hearing Item #1 and #2  
T-Mobile Request to Reduce Proposed Cell Tower Height and  
T-Mobile Lease Agreement Signature Page

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On January 9, 2012, T-Mobile submitted two late communication items relating to the January 9, 2012 Special Meeting. These items are supplemental information for Public Hearing Items #1 and #2 and are attached for City Council's review.

1. A letter from T-Mobile requesting to reduce the height of the proposed Springdale Pump Station cell tower from 55 feet down to 45 feet.
2. T-Mobile signature page for the Springdale Pump Station Lease Agreement.

Attachment

### SUPPLEMENTAL COMMUNICATION

Meeting Date: 1-9-12

Agenda Item No. #1 AND #2

# ATTACHMENT 1



Davis Wright  
Tremaine LLP

Suite 800  
505 Montgomery Street  
San Francisco, CA 94111-6533

Martin L. Fineman  
415/276-6575 tel  
415/276-6599 fax

[martinfineman@dwt.com](mailto:martinfineman@dwt.com)

January 9, 2012

Honorable Mayor Dan Hansen and  
Members of the City Council  
c/o Scott Field, Esq.  
Assistant City Attorney  
Box 190, 2000 Main Street  
Huntington Beach, CA 92648

Re: Pump Station Lease and Permits – January 9, 2012 Agenda

Dear Honorable Mayor Hansen and Members of the City Council:

This letter is to confirm that in response to the City's request, T-Mobile West Corporation agrees to reduce the height of the Pump Station Wireless Facility to 45 feet.

Respectfully yours,

Davis Wright Tremaine LLP

Martin L. Fineman

DWT 18814449v1 0048172-000465

Anchorage  
Bellevue  
Los Angeles

New York  
Portland  
San Francisco

Seattle  
Shanghai  
Washington, D.C.

[www.dwt.com](http://www.dwt.com)

# ATTACHMENT 2

DO NOT RECORD

**Section 10.16 Sole and Only Lease**

This Lease constitutes the entire agreement and understanding between City and T-Mobile respecting the leasing of the Property to T-Mobile. Any agreements or representations respecting the Property not expressly set forth in this instrument are null and void. This Lease or any part of it may not be changed, altered, modified, limited or extended orally or by any agreement between the Parties, unless such agreement is expressed in writing, signed and acknowledged by City and T-Mobile, or their successors in interest.

**Section 10.17 Additional Wireless Carriers**

T-Mobile acknowledges that it is the intent of the City to locate the facilities of several wireless carriers at this location. T-Mobile shall make all reasonable efforts to locate and relocate its equipment and facilities in such a manner so as to accommodate any and all additional carriers licensed by the City to use the Property. T-Mobile will work in a timely and cooperative fashion to assist the City and any and all additional wireless carriers that are licensed by the City, to locate and operate a wireless facility on the City's Property.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be executed by and through their authorized officers the day, month and year first written above.

T-MOBILE WEST CORPORATION, a subsidiary of T-MOBILE USA, INC., a Delaware corporation".

CITY OF HUNTINGTON BEACH, a municipal corporation of the State of California

By: *Danny Bazerman*  
print name

\_\_\_\_\_  
Mayor

ITS: (circle one) ~~Chairman/President/Vice President~~  
*Director of Engineering*  
**AND**

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
print name

INITIATED AND APPROVED:  
\_\_\_\_\_

ITS: (circle one) Secretary/Chief Financial Officer/Asst. Secretary - Treasurer

APPROVED AS TO FORM:  
\_\_\_\_\_

REVIEWED AND APPROVED:  
\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
City Attorney

Exhibits:

- A: Legal Description
- B: Site Sketch

Petition Signatures regarding

**NOTICE OF PUBLIC HEARING**  
**BEFORE THE CITY COUNCIL OF THE**  
**CITY OF HUNTINGTON BEACH**

2012 JAN -9 AM 8: 23

NOTICE IS HEREBY GIVEN that on Monday, January 9, 2012, at 6:00 p.m. in the City Council Chambers, 2000 Main Street, Huntington Beach, the City Council will hold a public hearing on the following planning and zoning items:

**COASTAL DEVELOPMENT PERMIT NO. 11-015/CONDITIONAL USE**  
**PERMIT NO. 11-028/WIRELESS PERMIT NO. 2011-052 (SPRINGDALE**  
**PUMP STATION T-MOBILE WIRELESS FACILITY) Applicant: Amiee**

**Weeks – Coastal Business Group Project Owner: T-Mobile West Corporation Property Owner: City of Huntington Beach Request: CDP:** To permit the installation of a new wireless communication facility consisting of 55 ft. high monopole designed as a palm tree with eight (8) panel antennas on two arrays, one GPS antenna, and associated support equipment on a site containing a fully secured City pumping station.

**CUP:** To permit a wireless communication facility with an overall height of 55 ft. in lieu of a maximum 45 ft. permitted. **WP:** To demonstrate that the proposed wireless communication facility is located in the least obtrusive location feasible so as to eliminate any gaps in service. **Location:** 18401 Springdale Street, 92648 (south terminus of Springdale Street – Springdale Pump Station) **Project Planner:** Andrew Gonzales

NOTICE IS HEREBY GIVEN that Item #1 is categorically exempt from the provisions of the California Environmental Quality Act.

NOTICE IS HEREBY GIVEN that Item #1 is located within the appealable jurisdiction of the Coastal Zone and includes Coastal Development Permit No.11-015, filed on 11/14/11 in conjunction with the above request. The Coastal Development Permit hearing consists of a public hearing, City Council discussion and action. Item #1 may be appealed to the Coastal Commission, South Coast Area Office, 200 Oceangate, 10th Floor, Long Beach, CA 90802-4302, after exhaustion of city appeals or if Title 14, Section 13573 of the California Administrative Code is applicable.

**ON FILE:** A copy of the proposed request is on file in the Planning and Building Department, 2000 Main Street, Huntington Beach, California 92648, for inspection by the public. A copy of the staff report will be available to interested parties at the City Clerk's Office on January 5, 2011 .

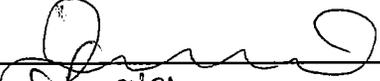
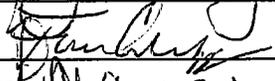
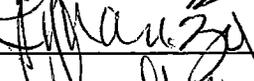
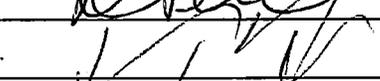
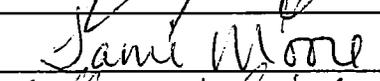
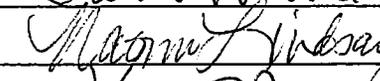
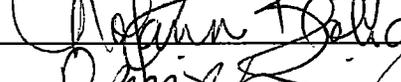
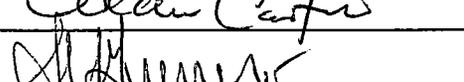
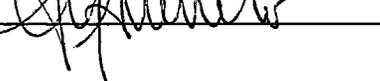
ALL INTERESTED PERSONS are invited to attend said hearing and express opinions or submit evidence for or against the application as outlined above. If you challenge the City Council's action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to, the public hearing. If there are any further questions please call the Planning and

Building Department at (714) 536-5271 and refer to the above items. Direct your written communications to the City Clerk

Joan L. Flynn, City Clerk  
City of Huntington Beach  
2000 Main Street, 2nd Floor  
Huntington Beach, California 92648  
(714) 536-5227

<http://huntingtonbeachca.gov/HBPublicComments/>  
<http://www.huntingtonbeachca.gov/>

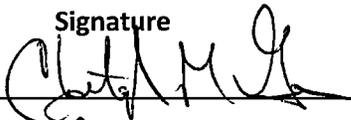
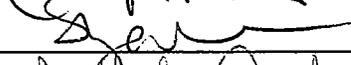
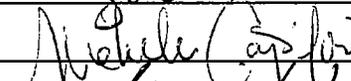
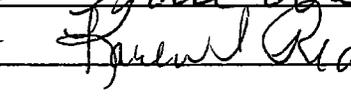
We, the undersigned residents of Huntington Beach, strongly oppose the placement of any cell phone tower at the Springdale Pump Station (south of the Springdale St. and Littlefield Dr. intersection).

	Printed Name	Signature	Address
1	Jennifer Buenzli		6761 Evening Hill HB
2	Jaw Legg		5812 Midway Dr.
3	Jennifer Legg		5812 Midway Dr HB
4	Tom Anderson		6456 Farwood Cir
5	Terri Manzo		6192 Point Loma dr. HB
6	Claudia St. Pierre		17231 Argo Circle HB
7	Letty Forth		6812 Spickard Dr HB
8	Stephanie Green		18041 Starmont Ln
9	Patricia Pele		18665 Ambrose Ln HB
10	Dany Pele		18665 Ambrose Ln HB
11	Tom Forth		6812 Spickard Dr HB
12	Tami Moore		6871 Spickard Dr., H.Bch.
13	Naomi Lindsay		17891 Denvale Cir, HB, CA
14	Kenda Mc		8426 Benjamin Dr. HB CA
15	Amy Wiley		10431 Lakemont Ln. HB CA
16	Nolann Bledyk		17151 St. Andrews Ln HB, CA
17	Denise O'Brien		5372 EL Dorado Dr HB, CA
18	ALDRIN CUSTODIO		17392 Meer Cir HB CA 92647
19	Alicia Guerrero		1751 Misty Ln HB CA 92649

We, the undersigned residents of Huntington Beach, strongly oppose the placement of any cell phone tower at the Springdale Pump Station (south of the Springdale St. and Littlefield Dr. intersection).

	Printed Name	Signature	Address
1	Ofelia Pegaro	<i>Ofelia Pegaro</i>	19196 Redford Lane, CA, H.B. 92648
2	DAN PEGARO	<i>Dan Pegaro</i>	19196 Redford HB, 92648
3	AARON GERARDI	<i>Aaron Gerardi</i>	18212 Foss Ln HB 92648
4	Jane Doms	<i>Jane Doms</i>	8391 Gilford Cir. HB 92646
5	KEVIN REYES	<i>Kevin Reyes</i>	2210 WOLF HB 92648
6	DANIEL SCHEID	<i>Daniel Scheid</i>	8672 Carthorn Dr. HB 92646
7	Ron Anton	<i>Ron Anton</i>	113 1 <sup>st</sup> St HB 92648
8	Anthony Murray	<i>Anthony Murray</i>	19882 Estuary Ln HB 92648
9	Jene Henrike	<i>Jene Henrike</i>	6511 oakhuit cr. HB 92646
10	Mary Geiger	<i>Mary Geiger</i>	19301 Archfield Cir, HB CA 92648
11	Lori Barberet	<i>Lori Barberet</i>	9521 Volante HB CA 92646
12	Elliot Skolnick	<i>Elliot Skolnick</i>	9521 Volante HB CA 92646
13	Christine Pauley	<i>Christine Pauley</i>	2301 Florida St HB CA 92648
14	Bert Slepy	<i>Bert Slepy</i>	5552 Redgery 92649
15	Deborah Shepley	<i>Deborah Shepley</i>	5552 Wadsworth 92649
16	<del>John A. Teland</del>	<del>John A. Teland</del>	<del>2102 Mann. Vista Pl 92648</del>
17	Jennifer Schaffer	<i>Jennifer Schaffer</i>	17901 Shamley Cir HB CA 92649
18	Diane Groh	<i>Diane Groh</i>	7515 Shady Glen Cir HB 92648
19	Valerie Butenbaugh	<i>Valerie Butenbaugh</i>	5812 Jones Ave Westminster 92683

We, the undersigned residents of Huntington Beach, strongly oppose the placement of any cell phone tower at the Springdale Pump Station (south of the Springdale St. and Littlefield Dr. intersection).

	Printed Name	Signature	Address
1	Chris Garcia		18140 Fess Ln
2	Suzanne Medeiros		8392 Doncaster Dr HB 92646
3	Michelle Capifori		16381 Golden Gate Ln HB 92649
4	Gail Weiss		6572 Jardines Dr HB 92645
5	Karen Ridout		6962 Los Amigos Ln HB 92647
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Hand Delivered to:

RECEIVED

2012 JAN -6 PM 3: 56

Joan L. Flynn, City Clerk

CITY OF  
HUNTINGTON BEACH

City of Huntington Beach

2000 Main Street, 2<sup>nd</sup> Floor

Huntington Beach, CA 92648

Re: Coastal Permit No. 11-015/Conditional Use Permit No. 11-028/Wireless Permit No. 2011-052 (Springdale Pump Station T-Mobile Wireless Facility)

Enclosed please find original petitions uses to collect signatures of citizens opposed to the placement of a cell phone tower at the Springdale Pump Station. *W/ 24 additional* 216 signatures were collected.

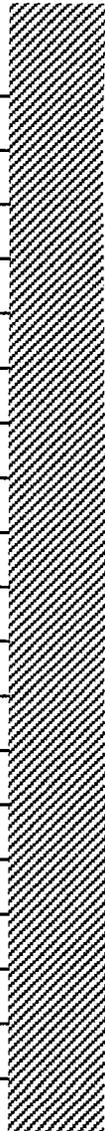
Submitted by:

Gay Infanti on January 4, 2012



We, the undersigned residents of Huntington Beach, strongly oppose the placement of any cell phone tower at the Springdale Pump Station (south of the Springdale St. and Littlefield Dr. intersection).

Printed Name	Signature	Address
1 Ellie Lee	Ellie Lee	19371 Woodlands Ln HB
2 FOWIE RICE	Connie Rice	556 Erone Dr HB
3 Wendy Richards	Wendy Richards	17682 Custmore Lane HB
4 Kathy Stahl	Kathy Stahl	19342 Woodlands Ln HB
5 Victoria Lofton	Victoria Lofton	19625 Woodlands Ln HB
6 Glenda Marcus	Glenda Marcus	19335 Woodlands Ln HB
7 Sheila Prohman	Sheila Prohman	8312 Manifesto Circle HB
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We, the undersigned residents of Huntington Beach, strongly oppose the placement of any cell phone tower at the Springdale Pump Station (south of the Springdale St. and Littlefield Dr. intersection).

	Printed Name	Signature	Address
1	Jeremy Benz	<i>[Signature]</i>	6171 Napa Cir, Hunt. Bch. 92647
2	Christine Benz	<i>[Signature]</i>	6171 Napa Cir. H.B 92647
3	RUTH J. HUNTER	<i>[Signature]</i>	16222 Monterey Lane H.B. 92649
4	W. M. Hunter	<i>[Signature]</i>	16222 Monterey Lane H.B 92649
5	Ryan Benz	<i>[Signature]</i>	18797 Ambrose Ln HB 92648
6	Barbara Steel	<i>[Signature]</i>	17202 Sandra Ave HB 92649
7	Sharon S. Taylor	<i>[Signature]</i>	19276 Champion H.B. 92648
8	Carroll Klett	<i>[Signature]</i>	19361 Woodlands HB 92648
9	Joseph Zappala	<i>[Signature]</i>	19361 Woodlands Ln HB 92648
10	Thomas W Klett	<i>[Signature]</i>	19361 Woodlands Ln HB 92648
11	Patsy Matus	<i>[Signature]</i>	16400 Saybrook HB 92649
12	Nancy Cucci	<i>[Signature]</i>	5891 Bellfield Lane HB 92648
13	James E Cucci	<i>[Signature]</i>	5891 Bellfield Ln HB 92648
14	JAMES J Cucci	<i>[Signature]</i>	5891 BELLFIELD LN HB 92648
15	Nancy Rasmussen	<i>[Signature]</i>	5891 Bellfield Ln HB 92648
16	David Rasmussen	<i>[Signature]</i>	5891 Bellfield Ln HB 92648
17	Tyler Rasmussen	<i>[Signature]</i>	5891 Bellfield Ln HB 92648
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**Esparza, Patty**

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Thursday, January 05, 2012 2:51 PM  
**To:** CITY COUNCIL; agendaalerts@surfcity-hb.org  
**Subject:** Surf City Pipeline: Comment on an Agenda Item (notification)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

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**Request # 10158 from the Government Outreach System has been assigned to Johanna Stephenson.**

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**Request type:** Comment

**Request area:** City Council - Agenda & Public Hearing Comments

**Citizen name:** Shauna Quezada

**Description:** January 2, 2012

To: The Huntington Beach City Council Members  
C/O Joan L. Flynn, City Clerk  
City of Huntington Beach  
2000 Main Street, 2nd Floor  
Huntington Beach, CA 92648

Re: Coastal Permit No. 11-015/Conditional Use Permit No. 11-028/Wireless Permit No. 2011-052 (Springdale Pump Station T-Mobile Wireless Facility)

Dear Don Hansen, Devin Dwyer, Connie Boardman, Keith Bohr, Joe Carchio, Matthew Harper and Joe Shaw,

This letter is concerning the proposed cell phone tower at the Springdale pump station. I will make this short and hope to appeal to your heart as a Huntington Beach resident. I live at the end of Springdale right across from the pump station. We live in an awesome neighborhood with amazing neighbors as is the case with all of Huntington Beach. We have block parties, BBQ's, kids playing and parents out in the street socializing. We are also next to the preserved Bolsa Chica Wetlands where there are bunnies, squirrels, ducks, herons, hawks, falcons, coyotes, skunks, raccoons and numerous other animals roaming around. This will ALL be affected. Please show us how much you care about our neighborhood and all of the neighborhoods in our wonderful city by rejecting the placement of the Springdale pump station cell tower in a residential area.

Ask yourself... would you allow this in your backyard? Would you expose your OWN kids to radiofrequency electromagnetic fields? I bet your answer is NO. This is not a vote for a new restaurant, shopping center or apartment building. This is a vote to save our neighborhood, health and our home values. If you let this happen what will be next? Stop it now! This is our HOME!!

On Monday January 9, 2012, please vote NO on the proposed Springdale pump station cell phone tower.

Thanks for your time and your heart.

Shauna Quezada

18222 Foss Lane  
Huntington Beach, CA 92648  
[Quezada.shauna@gmail.com](mailto:Quezada.shauna@gmail.com)

**Expected Close Date:** 01/06/2012

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

## Esparza, Patty

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Sunday, January 08, 2012 9:48 PM  
**To:** CITY COUNCIL; agendaalerts@surfcity-hb.org  
**Subject:** Surf City Pipeline: Comment on an Agenda Item (notification)

**Request # 10177 from the Government Outreach System has been assigned to Johanna Stephenson.**

---

**Request type:** Comment

**Request area:** City Council - Agenda & Public Hearing Comments

**Citizen name:** Wink Williams

**Description:** Dear Council Members and Planning Commission,

I am writing to express my support of installing a cell tower at the end of Springdale Street. I reside in the tract adjacent to the proposed installation site. I am appalled by the misinformation being disseminated by the misinformed. This cell tower will be a positive for the area. It will not reduce home values by \$100K and endanger nearby residents. Please approve the installation of the cell tower.

Thank you.

Glenn "Wink" Williams  
18361 Oxboro Lane

**Expected Close Date:** 01/09/2012

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

## Esparza, Patty

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**From:** Surf City Pipeline [noreply@user.govoutreach.com]  
**Sent:** Monday, January 09, 2012 8:07 AM  
**To:** CITY COUNCIL; agendaalerts@surfcity-hb.org  
**Subject:** Surf City Pipeline: Comment on an Agenda Item (notification)

**Request # 10180 from the Government Outreach System has been assigned to Johanna Stephenson.**

---

**Request type:** Complaint

**Request area:** City Council - Agenda & Public Hearing Comments

**Citizen name:** Shelly Gartner

**Description:** The proposed site of a cell tower at the end of Springdale is too close to residences. That can't be the best place to put a cell tower. The area from Seapoint to Warner is huge. The tower can be installed in an inconspicuous location far away from our homes. One big reason why people live near the end of springdale is that there are no power lines above ground. The area looks cleaner and we feel healthier not having emissions from electric lines and cell towers. Please find a better solution and sustain our quality of life here in the Bolsa Landmark area. We have paid a lot of money to live here and would like to enjoy life as we found it. Thank you

**Expected Close Date:** 01/10/2012

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

## Esparza, Patty

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**From:** Flynn, Joan  
**Sent:** Sunday, January 08, 2012 9:11 PM  
**To:** 'CityClerkAgenda@surfcity-hb.org'  
**Subject:** Fw: Coastal Permit No. 11-015/Conditional use Permit no. 11-028/ Wireless Permit No. 2011-052 (Springdale Pump Station T-Mobile Wireless Facility - Comment re Local Coastal Program)

Joan L. Flynn, CMC  
Huntington Beach City Clerk

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**From:** Gay Infanti [mailto:ginfanti@verizon.net]  
**Sent:** Sunday, January 08, 2012 04:52 PM  
**To:** Flynn, Joan; Hansen, Don; Dwyer, Devin; Carchio, Joe; Boardman, Connie; Shaw, Joe; Harper, Matthew; Bohr, Keith  
**Cc:** 'Mark Infanti' <minfanti@verizon.net>; 'Shelley Chacon' <shelleyhb@socal.rr.com>; 'Kelly O'Reilly' <koreilly@dfg.ca.gov>; larsondj@verizon.net <larsondj@verizon.net>  
**Subject:** Coastal Permit No. 11-015/Conditional use Permit no. 11-028/ Wireless Permit No. 2011-052 (Springdale Pump Station T-Mobile Wireless Facility - Comment re Local Coastal Program)

Ms. Joan Flynn, Mayor Hansen and Members of the Huntington Beach City Council,

Attached please find our letter voicing additional opposition to the proposed T-Mobile Cell Tower at the Springdale Pump Station due to its non-compliance with the Local Coastal Program. Please note that although we have referenced the LCP in our letter, we have not attached it due to its substantial size, but have instead included a link so that it can be accessed and viewed on line as needed. The LCP is found at <http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/coastalelement.cfm>

Thank you in advance for your consideration of this last minute submittal in support of tomorrow's Public Hearing.

Mark and Gay Infanti

January 8, 2012

Members of the City Council  
C/o Joan L. Flynn, City Clerk  
City of Huntington Beach  
2000 Main Street, 2<sup>nd</sup> Floor  
Huntington Beach, CA 92648

Re: Coastal Permit No. 11-015/Conditional Use Permit No. 11-028/Wireless Permit No. 2011-052  
(Springdale Pump Station T-Mobile Wireless Facility)

Dear Members of the Huntington Beach City Council:

T-Mobile has applied for the referenced permits to install a wireless communication facility at the Springdale Pump Station, which lies within the Coastal Zone (Huntington Beach Coastal Zone 2). This proposed project violates the Local Coastal Program (LCP) (See Exhibit A, City of Huntington Beach General Plan, Coastal Element found at <http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/coastalelement.cfm>).

Although there are many elements of the LCP that bear on this project, we will address only a few in this letter that appeared to us to be of primary importance.

One goal of the Local Coastal Program (LCP) found in section C7 is as follows: Preserve, enhance and restore, where feasible, environmentally sensitive habitat areas (ESHAs) in the City's Coastal Zone, including the Bolsa Chica which is within the City's Sphere of influence.

In support of this goal, the LCP requires in Section C7.1.4 that new development contiguous to wetlands or environmentally sensitive habitat areas include buffer zones. Buffer zones shall be a minimum of one hundred feet setback from the landward edge of the wetland with the exception that a lesser or greater buffer zone may be required. In either case, the following factors, among others, shall be considered when determining whether a greater or lesser buffer zone is warranted.

- a. Biological significance of adjacent lands: The buffer should be sufficiently wide to protect the functional relationship between wetland and adjacent upland.
- b. Sensitivity of species to disturbance: The buffer should be sufficiently wide to ensure that the most sensitive species will not be disturbed significantly by permitted development, based on habitat requirements of both resident and migratory species and the short and long term adaptability of various species to human disturbance.

In addition, reduced buffer zone areas shall be reviewed by the Department of Fish and Game prior to implementation, which was not done for this project.

T-Mobile's proposed site at the Springdale Pump Station is adjacent to an environmentally sensitive site as defined in the LCP. According to T-Mobile's site plan, the proposed WCF will be placed 41 feet from

the boundary of the BC Ecological Reserve and ~55 feet from the wetland used by sensitive and endangered species and migratory birds.

This project also violates other goals and requirements of the LCP, including the following:

- a. C.1.1 – 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 public views and minimize visual resource impact.
- b. C.4.2.4, WCFs shall be sited to minimize visual resource impacts... minimizing visual prominence...

Future plans for the Bolsa Chica Ecological Reserve show that the area adjacent to the Springdale Pump Station will be a “full tidal” area. The LCP indicates that a hiking trail connecting the Harriet M. Weider Park with the Bolsa Chica Wetlands will pass along the current boundary between the BC Ecological Reserve and the Springdale Pump Station. The proposed 55’ cell tower would be at the edge of the future hiking trail and, according to the proposed design, will be prominently visible from this trail and will also destroy the public view to the ocean and the wetlands from elsewhere within the Coastal Zone.

Part 2 of the LCP comprises HBZSO Coastal Overlay Zone ordinances, which implement the Coastal Program. Relevant zoning ordinances were cited and referenced in our previous letter of January 3, 2012.

We apologize for the late submittal of these comments but have only recently completed our research into the LCP. This is yet another reason to deny T-Mobile’s permits for a WCF at the Springdale Pump Station.

Thank you,



Mark and Gay Infanti

HB Residents (Foss Lane)

Exhibit A - City of Huntington Beach General Plan, Coastal Element found at <http://www.huntingtonbeachca.gov/Government/Departments/Planning/gp/coastalelement.cfm>

## Esparza, Patty

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**From:** Fikes, Cathy  
**Sent:** Monday, January 09, 2012 11:27 AM  
**To:** City Clerk Agenda  
**Subject:** FW: Oppose T-mobile cell tower

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**From:** Jeanne Whitesell [mailto:jswhitesell3211@yahoo.com]  
**Sent:** Monday, January 09, 2012 11:20 AM  
**To:** Boardman, Connie  
**Cc:** Fikes, Cathy  
**Subject:** Oppose T-mobile cell tower

Hi Connie,

I want to voice my opposition to the T-Mobile cell phone tower in my HB neighborhood. I know you have heard all the arguments against it but I am pasting them below as a reminder of how detrimental it would be for a tower to be located here.

Please vote against this proposal. Thank you for listening.

Jeanne Whitesell

**Residents (voters) absolutely do not want cell phone towers where children live and play all the time** (the proposed Springdale location is right next to bedrooms and yards in a residentially-zoned area).

**Houses located next to cell phone towers experience significant decreases in their market value.** This will decrease your home value by \$100,000 or more.

**The proposed tower will generate a constant electrical humming noise** according to T-Mobile's representative, Mr. D. Bazerman. T-Mobile's permit application indicates noise levels of 60 db CNEL for the proposed tower. A transformer 100 feet away generates a noise of 50 db. A noise of 60 db is twice the volume of 50 db. This is not a noise that residents of this area should be required to endure 24 hours a day.

**Our privacy will be violated** as T-Mobile will have the right to drive big trucks drive into our neighborhood to "install, upgrade, operate and maintain" the proposed tower on a 24/7 basis (usually done in the middle of the night). Workers on the tower will be able to see into the bedroom windows and patios of the surrounding homes at all hours of the day and night. T-Mobile is essentially asking for permission to run a commercial facility in a residential zone within 50 yards of our homes.

**The tower is aesthetically inconsistent with the residential neighborhood** and adjacent wetlands despite the intent to disguise the tower as a palm tree. The proposed tower will stick up 20 feet above the tree line.

**This will destroy the Red Tail Hawk nesting site.** The palm trees in the Springdale Pumping Station are used for nesting by Raptors. Additionally, the proposed tower location on the site is approximately 41 feet from the edge of the Bolsa Chica wetlands and approximately 55 feet from the open water used by the local and migrating bird populations.

January 9, 2012

2012 JAN -9 PM 2: 06

Members of the City Council  
C/o Joan L. Flynn, City Clerk  
City of Huntington Beach  
2000 Main Street, 2<sup>nd</sup> Floor  
Huntington Beach, CA 92648

Re: Coastal Permit No. 11-015/Conditional Use Permit No. 11-028/Wireless Permit No. 2011-052 (Springdale Pump Station T-Mobile Wireless Facility)

Dear Members of the Huntington Beach City Council:

This is an addendum to my prior letter of 1/5/12, which discusses some of the problems of the categorical CEQA exemption regarding the permit applications above. Now that the official report of the planning commission was released we studied this issue a little more thoroughly. Please consider the issues below.

The city is already embroiled in lawsuits over WCF permits given in the past. Again, I'm not a CEQA expert but it seems to me that there are serious CEQA questions to be raised against a categorical CEQA exemption. It seems to me the city would not want to issue the current permits in question above if it was reasonable that the city would again be inviting lawsuits in the future where they have to defend this action.

I'm assuming the city is citing to 14 Cal. Code Regs. Section 15300 et seq. (<http://ceres.ca.gov/ceqa/guidelines/art19.html>)

15303 says specifically:

**15303. New Construction or Conversion of Small Structures**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Discussion: This section describes the class of small projects involving new construction or conversion of existing small structures. The 1998 revisions to the section clarify the types of projects to which it applies. In order to simplify and standardize application of this section to commercial structures, the reference to occupant load of 30 persons or less contained in the prior guideline was replaced by a limit on square footage. Subsection (c) further limits the use of this exemption to those commercial projects which have available all necessary public services and facilities, and which are not located in an environmentally sensitive area.

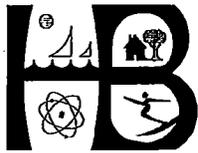
Apparently the City contends this tower qualifies as a “small” new structure because its footprint is less than 2,500 square feet. Given that T-Mobile needs a CUP because the 55’ tower exceeds the otherwise permissible height limits in this area, however, raises doubt as to whether footprint is the sole measure of what is “small.”

To the extent they are saying the tower is a commercial structure like a store or motel, the exemption for small commercial structures only applies if “the surrounding area is not environmentally sensitive.” It is right next to a protected wetlands. The surrounding area is clearly environmentally sensitive. Even if someone at the State did opine that the tower was unlikely to have an adverse impact on the wetlands, that doesn’t negate the fact that the area IS environmentally sensitive.

For the above reasons and for those issues brought up in my 1/5/12 letter I think it would behoove the city to seriously consider whether declaring these permits as “categorically exempt” is wise considering possible future legal action. Please side with us the residents against the corporate interest of T-Mobile and vote “no” on T-Mobile’s applications.

Respectfully submitted,

Richard and Shelley Chacon  
5952 Littlefield Dr.  
Huntington Beach, CA 92648



# CITY OF HUNTINGTON BEACH

## Interdepartmental Memo

**TO:** Honorable Mayor and Members of the City Council

**VIA:** Fred A. Wilson, City Manager

**FROM:** Bob Hall, Deputy City Manager/Director of Economic Development

**DATE:** January 9, 2012

**SUBJECT:** Supplemental Information – Public Hearing Item #1 and #2  
T-Mobile Request to Reduce Proposed Cell Tower Height and  
T-Mobile Lease Agreement Signature Page

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On January 9, 2012, T-Mobile submitted two late communication items relating to the January 9, 2012 Special Meeting. These items are supplemental information for Public Hearing Items #1 and #2 and are attached for City Council's review.

1. A letter from T-Mobile requesting to reduce the height of the proposed Springdale Pump Station cell tower from 55 feet down to 45 feet.
2. T-Mobile signature page for the Springdale Pump Station Lease Agreement.

Attachment

### SUPPLEMENTAL COMMUNICATION

Meeting Date: 1-9-12

Agenda Item No. #1 AND #2

# ATTACHMENT 1



Davis Wright  
Tremaine LLP

Suite 800  
505 Montgomery Street  
San Francisco, CA 94111-6533

Martin L. Fineman  
415/276-6575 tel  
415/276-6599 fax

[martinfineman@dwt.com](mailto:martinfineman@dwt.com)

January 9, 2012

Honorable Mayor Dan Hansen and  
Members of the City Council  
c/o Scott Field, Esq.  
Assistant City Attorney  
Box 190, 2000 Main Street  
Huntington Beach, CA 92648

Re: Pump Station Lease and Permits – January 9, 2012 Agenda

Dear Honorable Mayor Hansen and Members of the City Council:

This letter is to confirm that in response to the City's request, T-Mobile West Corporation agrees to reduce the height of the Pump Station Wireless Facility to 45 feet.

Respectfully yours,

Davis Wright Tremaine LLP

Martin L. Fineman

DWT 18814449v1 0048172-000465

Anchorage	New York	Seattle
Bellevue	Portland	Shanghai
Los Angeles	San Francisco	Washington, D.C.

[www.dwt.com](http://www.dwt.com)

# ATTACHMENT 2

DO NOT RECORD

**Section 10.16 Sole and Only Lease**

This Lease constitutes the entire agreement and understanding between City and T-Mobile respecting the leasing of the Property to T-Mobile. Any agreements or representations respecting the Property not expressly set forth in this instrument are null and void. This Lease or any part of it may not be changed, altered, modified, limited or extended orally or by any agreement between the Parties, unless such agreement is expressed in writing, signed and acknowledged by City and T-Mobile, or their successors in interest.

**Section 10.17 Additional Wireless Carriers**

T-Mobile acknowledges that it is the intent of the City to locate the facilities of several wireless carriers at this location. T-Mobile shall make all reasonable efforts to locate and relocate its equipment and facilities in such a manner so as to accommodate any and all additional carriers licensed by the City to use the Property. T-Mobile will work in a timely and cooperative fashion to assist the City and any and all additional wireless carriers that are licensed by the City, to locate and operate a wireless facility on the City's Property.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be executed by and through their authorized officers the day, month and year first written above.

T-MOBILE WEST CORPORATION, a subsidiary of T-MOBILE USA, INC., a Delaware corporation".

CITY OF HUNTINGTON BEACH, a municipal corporation of the State of California

By: *Danny Bazerman*  
print name

\_\_\_\_\_  
Mayor

ITS: (circle one) ~~Chairman/President/Vice President~~  
*Director of Engineering*  
**AND**

\_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
print name

INITIATED AND APPROVED:

ITS: (circle one) Secretary/Chief Financial Officer/Asst. Secretary - Treasurer

\_\_\_\_\_

REVIEWED AND APPROVED:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
City Attorney

Exhibits:

- A: Legal Description
- B: Site Sketch