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## Staff Report to the Zoning Administrator

Application Number: 04-0038

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Applicant: Nextel - attn: David Ney  
Owner: Pacific Telephone and Telegraph  
(SBC )  
APN: 077-092-08

Date: August 20, 2004  
Agenda Item # 5  
Time: After 11:00 a.m.

Project Description: Proposal to co-locate wireless communication antennas at an existing SBC station, where two antennas exist, by mounting three "Omni" antennas and constructing an approximately 12x 20 foot equipment structure adjacent to an existing building. Requires an Amendment to Commercial Development Permits 3913-U, 3463-U, 2073-U, 1093-V and 76-133-PD.

Location: The project is located on the west side of Love Creek Road about 400 feet **north** of the intersection of Central Avenue. Situs: 9575 Love Creek Road, Ben Lomond.

Permits Required: Commercial Development Permit

### Staff Recommendation:

- Approval of Application 04-0038, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |   |                                 |
|---|---------------------------------|
| A. Project Plans                              | E. Location Map                 |
| B. Findings                                   | F. Assessor's Parcel Map        |
| C. Conditions                                 | G. Zoning and General Plan Maps |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence    |

### Parcel Information

Parcel Size:	5,576 square feet (EMIS estimate)
Existing Land Use - Parcel:	Commercial – communications facility
Existing Land Use - Surrounding:	Residential, church, federal building
Project Access:	Love Creek Road
Planning Area:	San Lorenzo Valley

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County of Santa **Cruz Planning** Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: P (Public Facility)  
Zone District: PF (Public and Community Facilities)  
Supervisorial District: 5 (District Supervisor: Stone)  
Within Coastal Zone:    Inside   X   Outside

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: Site is level  
Env. Sen. Habitat: Mapped biotic, but no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource, antennas are not visible from Highway 9  
Drainage: Existing drainage adequate  
Traffic: N/A  
Roads: Existing roads adequate  
Parks: N/A  
Archeology: Not mapped/no physical evidence on site

### Services Information

Inside Urban/Rural Services Line:    Yes   X   No  
Water Supply: N/A  
Sewage Disposal: N/A  
Fire District: Ben Lomond Fire  
Drainage District: Zone 8

### History

The site is currently developed with a telecommunications facility including offices, equipment areas and two 35-foot antennas mounted on top of the existing building. A permit was issued for the two antennas in 1996.

### Analysis and Discussion

The subject property is an approximately 5,600 square foot lot, located in the PF (Public and Community Facilities) zone district, a designation that allows public and quasi-public-related uses. The proposed wireless communications facility is an allowed use within the zone district per County Code Section 13.10.661, as a co-located facility, and is consistent with the site's (P) Public Facility General Plan designation.

The proposed project consists of a co-location to three "Omni" or "whip" antennas mounted on a proposed elevated equipment structure. The total height from ground level will be 50 feet to the tops

of the proposed antenna. There are currently two existing “Omni” antennas owned by SBC on the site, which are about 37 feet above ground level. The equipment shed will be elevated between the existing Pacific Bell (SBC) building and the generator building. The elevation is necessary to allow access between the original building and the generator. The site and equipment parameters do allow for a ground level structure on this site. The proposed equipment building is substantially under the 35-foot height limit for the PF zone district. The equipment shed meets the required 10-foot rear and side yard setbacks and the required 20-foot front yard setback.

As a condition of approval, the proposed antennae will be painted a neutral gray color to minimize visibility. In addition, the existing slatted 6-foot high chain length fence surrounding the site will be replaced or repaired as a condition of approval, since the existing slats are in poor condition and/or missing further reducing the potential aesthetic impacts to the surrounding area.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit “B” (“Findings”) for a complete listing of findings and evidence related to the above discussion.

#### Alternative Analysis Sites

An alternative sites analysis is not required for the proposed project, since placing the proposed antennae at the proposed site (which is already developed for telecommunication use) would significantly reduce environmental impacts. The creation of an additional site in the immediate area may be visible from Highway 9, a County designated scenic road, which may create unnecessary, additional impacts to the scenic resources.

There is an existing telecommunication facility (two smaller antennas) located on the project site. While the proposed Nextel antennas will be taller, the “Omni” or “whip” antenna design is less conspicuous than the typical monopole configuration, and the site is suitable for this use of the “Omni” antennas for the intended signal coverage.

#### Visual Analysis

The proposed wireless communications facility complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as replacing the slats in the surrounding chain link fence to minimize the visual impact of the proposed facilities on surrounding land uses. A mock-up of the proposed antennas were erected on the site, and staff could not discern the antennas from Highway 9. The applicant submitted a visual simulation (Exhibit A) which showed the antennas on site and that the antennas are not visible from Highway 9. Therefore, staff concludes that the visual impacts of the proposed antennas on the Highway 9 viewshed will be negligible.

#### Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit “B” (“Findings”) for a complete listing of findings and evidence related to the above discussion.

### Staff Recommendation

- APPROVAL of Application Number **04-0038**, based on the attached findings and conditions.
- Certification that the proposal is **exempt** from further Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

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## **WIRELESS COMMUNICATION FACILITY USE PERMIT FINDINGS:**

1. THE DEVELOPMENT OF THE PROPOSED WIRELESS COMMUNICATIONS FACILITY WILL NOT SIGNIFICANTLY AFFECT ANY DESIGNATED VISUAL RESOURCES, OR OTHERWISE ENVIRONMENTALLY SENSITIVE AREAS OR RESOURCES, AS DEFINED IN THE SANTA CRUZ COUNTY GENERAL PLAN/LCP (SECTIONS 5.1, 5.10, AND 8.6.6), OR THERE IS NO OTHER ENVIRONMENTALLY SUPERIOR AND TECHNICALLY FEASIBLE ALTERNATIVE TO THE PROPOSED LOCATION WITH LESS VISUAL IMPACTS AND THE PROPOSED FACILITY HAS BEEN MODIFIED TO MINIMIZE ITS VISUAL AND ENVIRONMENTAL IMPACTS.

Highway 9 is a General Plan designated scenic road. The proposed project (telecommunication antennas) will be negligibly visible, if at all, within the Highway 9 viewshed. The proposed, co-location facility on an existing telecommunication building is visible from the adjacent properties, but is designed to mitigate potential significant visual impacts. The proposed facility will be located on an existing telecommunication site and is designed to appear as a part of the existing design of the development. The proposed painting scheme, matching the existing telecommunication building for the new equipment shed and neutral gray color for the new "Omni" or "whip" antennas will result in minimal impact to the surrounding properties. The proposed project complies with General Plan Policy 5.10.3 (Protection of Public Vistas), in that the project, as proposed and conditioned, minimizes disruption of landform and aesthetic character caused by grading operations, utility wires, poles, inappropriate landscaping and structure design. The existing public views from the scenic highway will result in minimal to no changes as a result of this project.

No formal alternative sites analysis has been required for this project, and the proposed project site is the environmentally superior site, in that the creation of an additional wireless communications facility near or on an adjacent property may cause greater impacts to the Highway 9 viewshed. There are two existing telecommunication antennas located on the project site.

2. THE SITE IS ADEQUATE FOR THE DEVELOPMENT OF THE PROPOSED WIRELESS COMMUNICATIONS FACILITY AND THAT THE APPLICANT HAS DEMONSTRATED THAT THERE ARE NOT ENVIRONMENTALLY SUPERIOR AND TECHNICALLY FEASIBLE ALTERNATIVE SITES OR DESIGNS FOR THE PROPOSED FACILITY.

As discussed in Wireless Communication Finding #1, the proposed project site is the environmentally superior site, in that additional infrastructure and antennas (Omni or monopole) and the associated site disturbance are not required for this co-location project. In addition, the project avoids the erection of a new monopole or Omni antennas within the Highway 9 viewshed, therefore proposing the least visually intrusive alternative and minimizing adverse impacts to the scenic resources of the Highway 9 viewshed.

The presence of the existing telecommunication development on the project site, with the associated road and utilities infrastructure, result in the determination that the currently proposed project site is the environmentally superior site for this project, with no further alternative sites analysis being

necessary.

3. THE SUBJECT PROPERTY UPON WHICH THE WIRELESS COMMUNICATIONS FACILITY IS TO BE BUILT IS IN COMPLIANCE WITH ALL RULES AND REGULATIONS PERTAINING TO ZONING USES, SUBDIVISIONS AND OTHER APPLICABLE PROVISIONS OF THIS TITLE (County Code 13.10.659) AND THAT ALL ZONING VIOLATION ABATEMENT COSTS, IF ANY, HAVE BEEN PAID.

The existing quasi-public facilities use (telecommunications building and appurtenant structures) is in compliance with the Public Facilities General Plan designation, in which it is located. The telecommunication antennas proposal is an allowed use within the PF zone district on properties. The existing and proposed uses, as designed, are compatible with the zone district and General Plan designation.

No zoning violation abatement fees are applicable to the subject property.

4. THE PROPOSED WIRELESS COMMUNICATION FACILITY WILL NOT CREATE A HAZARD FOR AIRCRAFT IN FLIGHT.

The proposed wireless communications facility will be located on a new elevated equipment building next to an existing telecommunication building. The new Omni antennas will be 50-feet in height, which is too low to interfere with an aircraft in flight.

5. THE PROPOSED WIRELESS COMMUNICATION FACILITY IS IN COMPLIANCE WITH ALL FCC (Federal Communications Commission) AND CALIFORNIA PUC (public Utilities Commission) STANDARDS AND REQUIREMENTS.

The location of the proposed wireless communications facility and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, in that the maximum ambient RF levels at ground level due to the existing wireless communications facilities and the proposed operation are calculated to be 3% percent of the most restrictive applicable limit.

### **DEVELOPMENT PERMIT FINDINGS:**

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed wireless communications facility and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons

residing or working in the neighborhood or the general public, in that the maximum ambient RF levels at ground level due to the existing wireless communications facilities and the proposed operation are calculated to be 3 percent of the most restrictive applicable limit.

The proposed project will not result in inefficient or wasteful use of energy, in that the most recent and efficient technology available to provide wireless communication services will be required as a condition of this permit. Upgrades to more efficient and effective technologies will be required to occur as new technologies are developed.

The project will not be materially injurious to properties or improvements in the vicinity in that the project will be camouflaged from view, and located on an existing facility, resulting in a minimal visual impact.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The property is an approximately 5,576 square foot parcel zoned (Public and Community Facilities (PF). The existing and proposed uses are consistent with and allowed within the PF zone district.

The proposed co-location, wireless communications facility is an allowed use within the zone district. The ordinance regulating the location of wireless communications facilities (County Code Section 13.10.659) does authorize the construction of such devices within PF or P General Plan areas, but does state that, "the proliferation of antennae, towers and or satellite dishes could create a significant adverse visual impacts, therefore there is a need to regulate the siting, design and construction of wireless communication facilities to ensure that the appearance and integrity of the community is not marred by the cluttering or unsightly facilities." The proposed project is consistent with the Wireless Communication Facilities ordinance, in that the proposed antennae will be co-located at an existing site which 37-foot Omni antennas. The new 50-foot antennas will be painted a neutral grey color to minimize visibility. In addition, the proposed site is the environmentally superior site, with no further alternative sites analysis being required.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The property is located in the Public and Community Facilities (PF) zone district implements the Public Facilities (P) General Plan land use designation. The existing and proposed uses, as designed, are compatible with the zone district and General Plan designation.

The proposed wireless communications co-location, as conditioned, will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district. The project is consistent with General Plan Objective 8.5.1 (Commercial and Industrial Design), in that the co-located antennas concentrate commercial uses thereby minimizing impacts on residential areas and scenic viewsheds

The existing wireless communication antennas on the subject property are not visible from Highway 9, a General Plan designated scenic road. The proposed co-location is visible from the adjacent properties, but designed in such a manner that it will be visually compatible to the existing development. As discussed in Wireless Communication Finding #1, there are two communications antennas on this site. While the proposed Nextel antennas will be better taller, they will be negligibly visible, if at all, from Highway 9. It is technically feasible to utilize the Omni or "whip" antennas at this site as opposed to the more visually intrusive monopole antenna configuration to achieve the necessary signal coverage. The proposed project complies with General Plan Policy 5.10.3 (Protection of Public Vistas), in that the project as proposed minimal, if any, disruption of landform and aesthetic character caused by utility poles (antennas), and inappropriate structure design.

No specific plan has been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The project will not require the use of public services such as water or sewer, but will require electric power and telephone connections. The facility will require inspection by maintenance personnel at least once per month and this will not result in increasing traffic to unacceptable levels in the vicinity.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed co-location to the existing wireless communications tower will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects and land use intensities of the neighborhood in the vicinity, in that the proposed antennae will be located at an existing telecommunications facility and is camouflaged to appear as part of the existing development. This proposed design will adequately mitigate any potential visual impacts to the surrounding neighborhood and the Highway 9 designated scenic corridor.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed facility will be located on an existing telecommunication facility and will be camouflaged to reduce potential visual impacts to the surrounding neighborhood.

## CONDITIONS OF APPROVAL

Exhibit A: Project Plans by MSA Architecture & Planning, Inc. sheets T-1 dated 1/13/04, Z-1 dated 9/26/03, Z-2 dated 1/13/04, A-1 to 3 dated 9/26/03  
Project Plans by Initial Point, Inc. sheets LS-1 and LS-2 dated 12/12/03  
Visual Simulation by Nextel of California, undated

- I. This permit authorizes the construction of three **Omni** antennas each 50 feet in height from existing ground level to be mounted on a new elevated equipment structure approximately 12x 20 feet in size and about 20 feet in height or on the existing communications structure as a co-location wireless communications facility
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this permit.
- II. Applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission.
- III. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
    1. Identify finish of exterior materials and colors of equipment building and antennas for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Drainage plans.
    3. Details showing compliance with fire department requirements.
    4. Exterior elevations of associated equipment shelter identifying finish materials and colors. Exterior materials shall be non-reflective ~~earth~~ tone colors to blend with the existing surroundings
    5. Provide new fencing and/or repair the existing slatted chain link fence and warning sign details. Include sign location, fence location, height, and materials for review and approval by the County.

- B. To guarantee that the camouflaged, co-location of the existing antennas remain in good visual condition and to ensure the continued provision of mitigation of the visual impact of the wireless communications facility, the applicant shall submit a maintenance program prior to building permit issuance which includes the following:
    - 1. A signed contract for maintenance with the company that provides the exterior finish and camouflage materials, for annual visual inspections and follow-up, painting, and resurfacing as necessary
  - C. Meet all requirements of the Drainage Section of the Department of Public Works. Pay all appropriate Zone 8 drainage fees. Fees will be assessed on the net increase in impervious area due to this project. Please clearly label all proposed impervious areas. If there are additional proposed impervious areas describe where and how they will drain and that the added runoff will not cause any adverse impacts downstream.
  - D. **Any** and all violations/permit conflicts on site with respect to cellular towers shall be corrected/rectified to the County's satisfaction prior to building permit issuance.
  - E. Meet all requirements and pay any applicable plan check fee of the Ben Lomond Fire Department.
  - F. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - G. If hazardous materials (batteries) are to be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2022 to determine if a permit is required.
- IV All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed and the existing slatted chain link fence either repaired or replaced.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The applicant shall agree in writing that where future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees to make those modifications which would allow for reduced visual impact of the proposed facility as part of the normal replacement schedule. If, in the future, the facility is no longer needed, the applicant agrees to abandon the facility and be responsible for the removal of all permanent structures and the restoration of the site as needed to reestablish the area consistent with the character of the surrounding vegetation.
  - C. Any modification in the type of equipment shall be reviewed and acted on by the Planning Department staff. The County may deny or modify the condition at his time, or the Planning Director may refer it for public hearing before the Zoning Administrator.
  - D. All noise shall be contained on the property. A maximum exterior noise level at the property line is 60 LDN.
  - E. All site, building, security and landscape lighting shall be directed onto the lease site and away from the adjacent properties. Light sources shall not be visible from adjacent properties. Light sources must be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
  - F. The applicant shall meet all requirements of County Code 13.10.659(i) pertaining to initial and ongoing monitoring of NIER (Non-Ionizing Electromagnetic Radiation) levels.
- VI. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval

Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.**

**Approval Date:**     August 20, 2004  
**Effective Date:**    September 3, 2004  
**Expiration Date:**   September 3, 2006

\_\_\_\_\_  
 Don Bussey  
 Deputy Zoning Administrator

\_\_\_\_\_  
 Cathleen Carr  
 Project Planner

*Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code. The appeal period ends at 5:00 p.m. on September 3, 2004.*

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 04-0038  
Assessor Parcel Number: 077-092-08  
Project Location: 9575 Love Creek Road, Ben Lomond

**Project Description: Proposal to co-locate wireless communication antennas at an existing SBC station, where two antennas exist, by mounting three "Omni" antennas and constructing an approximately 12 x 20 foot equipment structure adjacent to an existing building. Requires an Amendment to a Commercial Development Permit.**

**Person or Agency Proposing Project: Nextel - attn: David Ney**

**Contact Phone Number: (925) 250-1498**

- A.  The proposed activity is not a project under CEQA Guidelines Section 15378.  
B.  The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C.  **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D.  **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

- E.  **Categorical Exemption**

Specify type: New Construction or Conversion of Small Structures (Section 15303)

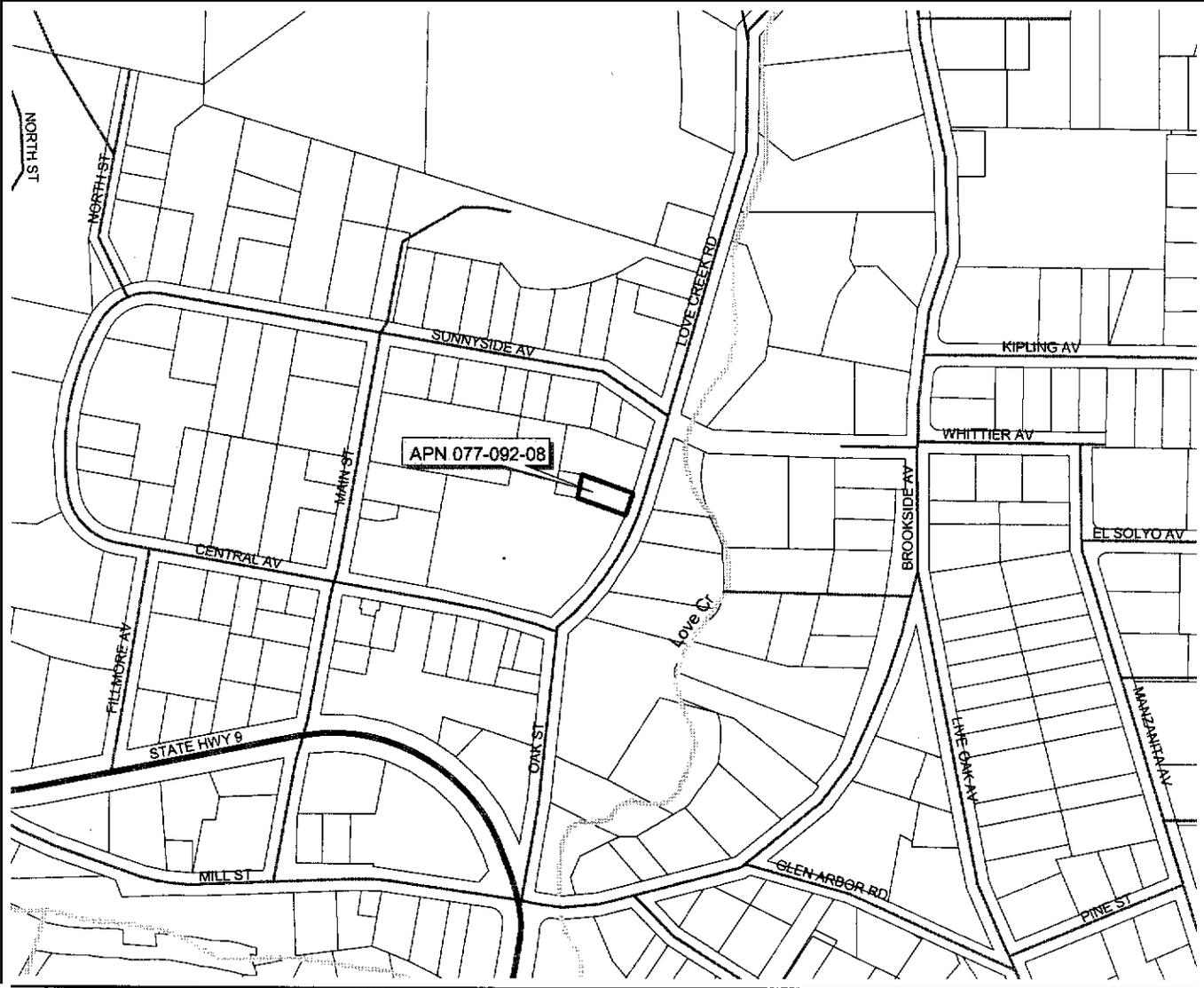
**F. Reasons why the project is exempt:**

Construction of three Omni or "whip" micro-cellular antennas and a small equipment shed at an existing telecommunications facility that is not anticipated to generate any environmental impacts. The parcel is zoned Public and Community Facilities with a Public General Plan designation. Telecommunications towers are a conditionally allowed use in this zone district and General Plan designation. The proposed project meets all zoning and General Plan requirements, is minor in nature, and therefore, qualifies for the CEQA exemption. In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Cathleen Carr, Project Planner

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

# Location Map



Map created by Santa Cruz County  
Planning Department:  
February 2004

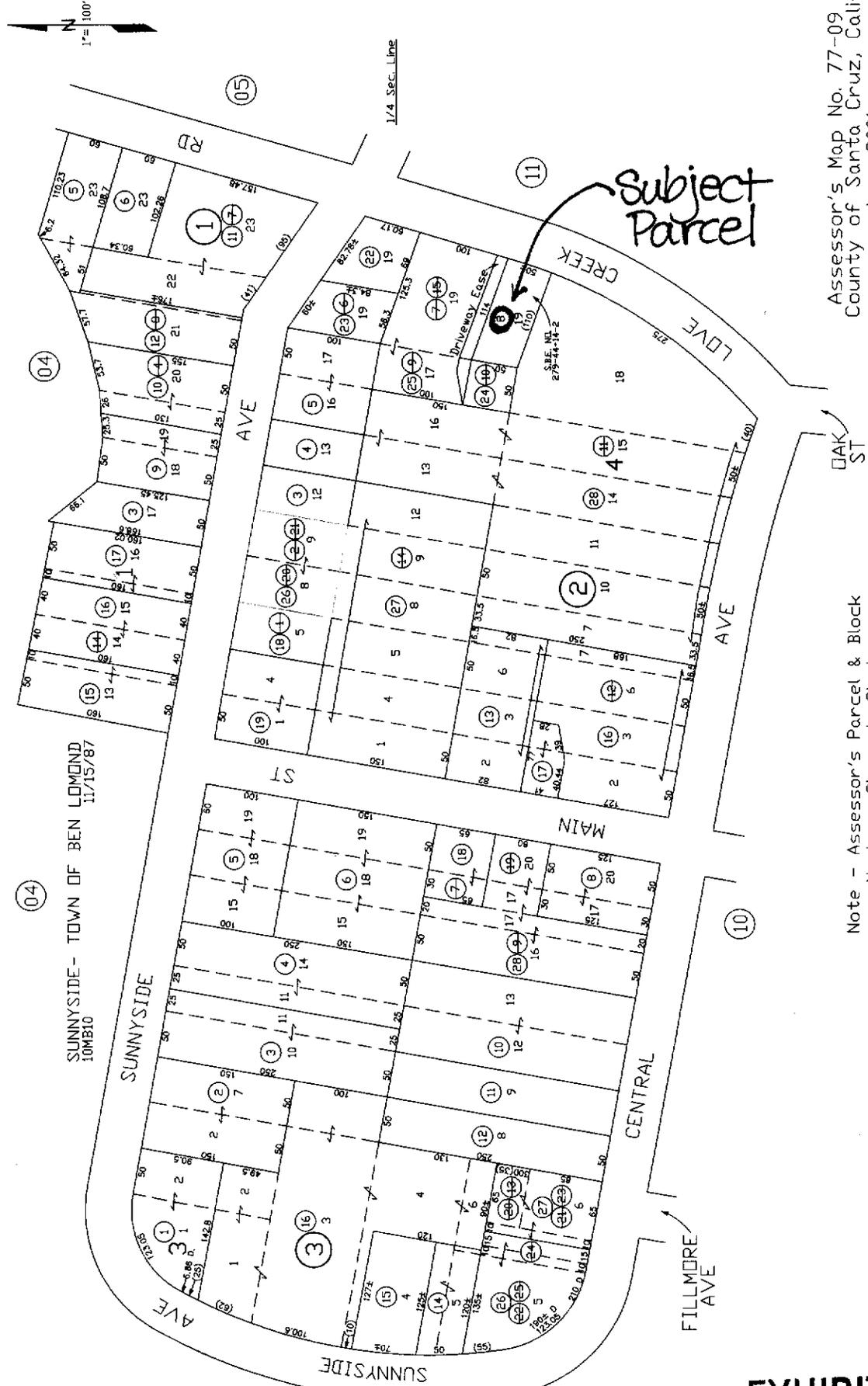


FOR TAX PURPOSES ONLY  
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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POR. W. 1/2 SEC. 4,  
T.10S., R.2W., M.D.B. & M.

Tax Area Code  
90-031

77-09



Assessor's Map No. 77-09  
County of Santa Cruz, Calif.  
Jan., 2001

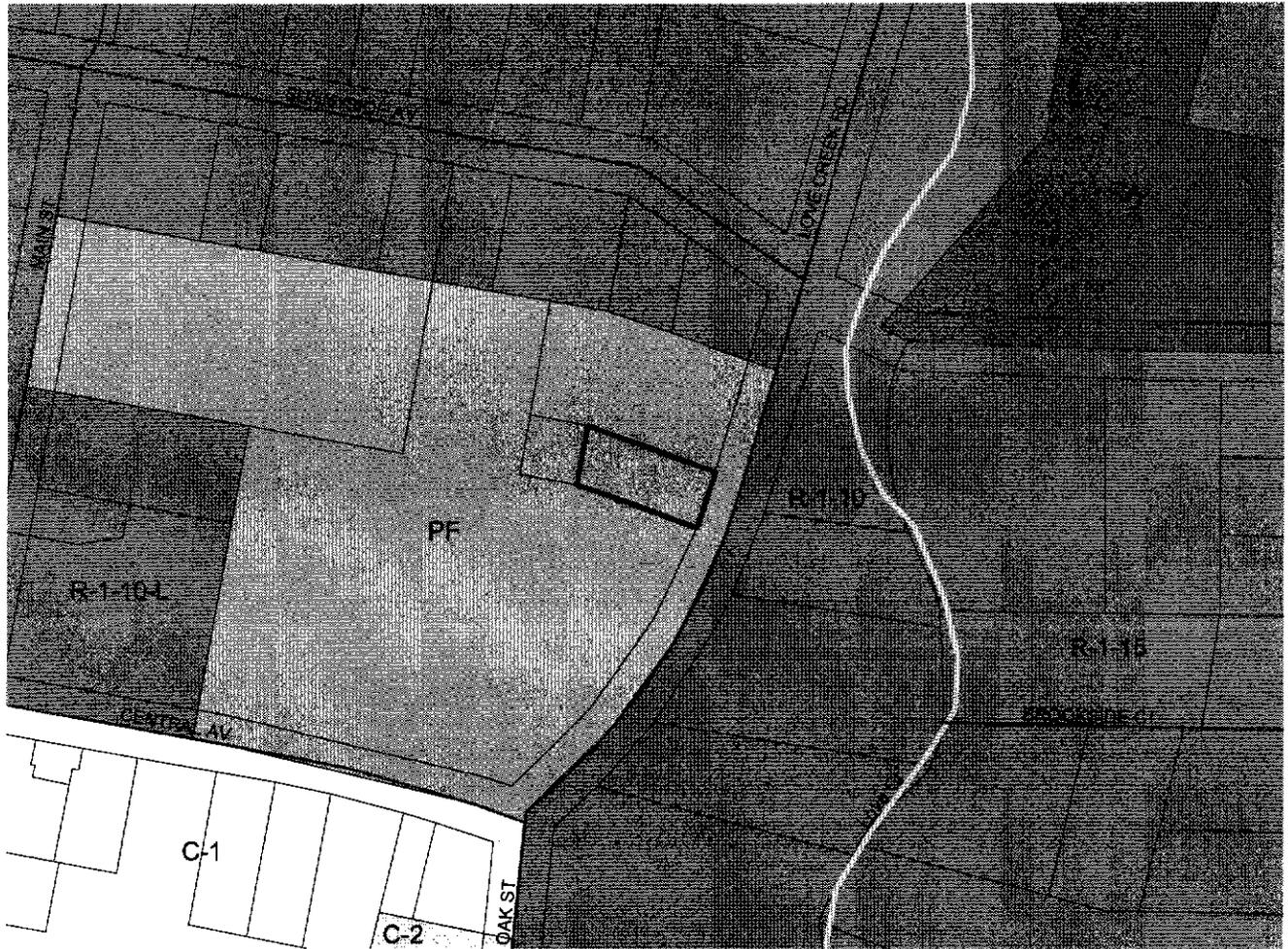
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

EXHIBIT F

Electronically Redrawn 1/5/01 nvm  
Rev. 3/6/02 nvm (set name)

Assessor's Parcel Map

# Zoning Map



500 0 500 Feet

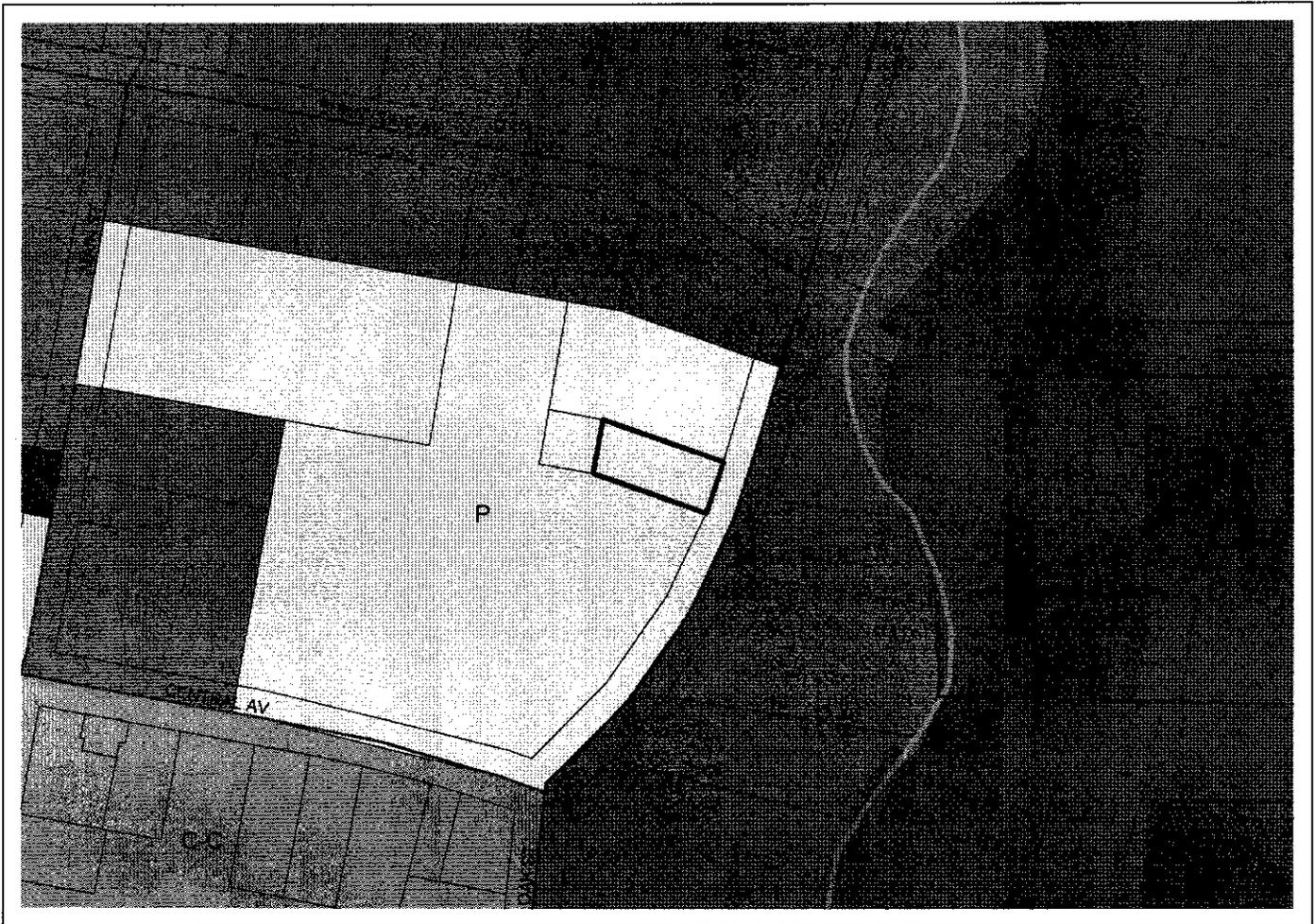
## Legend

	APN 077-092-08
	Streets
	Perennial Stream
	C-1
	C-2
	PF
	R-1-X
	RA



Map created by Santa Cruz County  
Planning Department:  
February 2004

# General Plan Map



## Legend

	APN 077-092-08
	Streets
	Perennial Stream
	Suburban Residential
	Residential - Urban Low Density
	Community Commercial
	Public Facilities



Map created by Santa Cruz County  
Planning Department:  
February 2004

## Cathleen Carr

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**From:** Lawrence Kasparowitz  
**Sent:** Friday, March 05, 2004 3:22 PM  
**To:** Cathleen Carr  
**Subject:** cell tower site at Ben Lomand...

have them replace all the redwood slats in the chain link fence at the rear of the property....

*Lawrence Kasparowitz*

Urban Designer  
Planning Department  
County of Santa Cruz  
831-454-2676