



Staff Report to the Zoning Administrator

Application Number: **121101**

Applicant: 121101

Owner: Dept PT CA 27015 Public Storage
Inc.

APN: 032-092-02

Agenda Date: 9/7/12

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to co-locate nine antennas camouflaged behind equipment enclosures on the rooftop of an existing commercial building containing a mini-storage use and an existing wireless carrier (Metro PCS). Project includes an equipment shelter within the interior of the second floor of the mini-storage building. Requires an amendment to Commercial Development Permit/Coastal Development Permit 05-0444.

Location: Property located at 3840 Portola Drive between 38th and 41st Avenue, on the south side of Portola Drive

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit Amendment to 05-0444

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121101, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | F. Radio Frequency Report, prepared by Hammett & Edison, Inc., dated March 8, 2012 |
| B. Findings | G. Visual Simulations |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |
| E. Assessor's, Location, Zoning and General Plan Maps | |

Parcel Information

Parcel Size: .9 acre (approximately 39,000 square feet)
Existing Land Use - Parcel: Commercial mini-storage use and wireless carrier

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Existing Land Use - Surrounding: North- C-2, medical office
West- C-2, formerly Big Creek Lumber, now vacant
East - C-2, restaurant
South- RM-4, mobile home park
Project Access: Portola Drive
Planning Area: Live Oak
Land Use Designation: CC (Community Commercial)
Zone District: C-2 (Community Commercial)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: N/A
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Santa Cruz
Sewage Disposal: Santa Cruz Sanitation
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The property contains a commercial mini storage use approved in 1989 under Commercial Development/Coastal Development Permit 88-0251 and an existing wireless communication facility approved in 2006 under Permit Amendment 05-0444. The wireless facility was approved on the rooftop of the building and is located behind a rooftop equipment enclosure. This includes six flush-mounted antennas and one GPS antenna camouflaged behind a screen; an air conditioning unit and associated equipment screened behind a new wall; and associated equipment cabinets located indoors. The equipment enclosure area was designed to match the architectural design, materials and color of the building. The enclosure fully screens the antennas and equipment.

Project Setting

The subject property is located on the south side of Portola Drive between 38th and 41st Avenue

within the Live Oak Planning area. The subject property contains two existing commercial mini-storage buildings, a one/two story building located along the front of the site adjacent to Portola Drive and a two story building located at the rear of the site. The building located at the rear of the site contains the existing rooftop enclosure.

Surrounding properties on the north, east, and west are zoned C-2, containing commercial uses and buildings. The property located to the south of the subject property is zoned RM-4 and contains a mobile home park.

Project Description

Nine additional wireless antennas and one equipment cabinet are proposed on the rooftop of the two story building within two proposed equipment enclosures. Three antennas are proposed within one enclosure and six antennas are proposed within the other enclosure. Both enclosures adjoin the existing rooftop enclosure housing the existing antennas and equipment. An equipment enclosure is also proposed on the southeast portion of the building on the interior of the third floor of the mini-storage building.

Zoning & General Plan Consistency

The subject property is a parcel of approximately .9 acres in size, approximately 39,000 square feet, and located in the C-2 (Community Commercial) zone district. The proposed wireless communications facility is an allowed use within the zone district and is consistent with the site's (C-C) Community Commercial General Plan designation. The existing use of the property will continue to be one mini-storage facility that meets all current site standards for the zone district except for the rear yard setback for which a variance was granted to reduce the setback from the required 30 feet to 15 feet. The proposed rooftop enclosures are located a minimum of 60 feet from the adjacent residential property located to the south. This exceeds the minimum 30 feet required by the commercial site standards for commercial parcels adjoining residentially zoned property. The proposed improvements comply with the maximum 35 foot building height allowed within C-2 zoned properties.

No code compliance complaints by the public have been submitted regarding the operation of the wireless facility since original use approval in 2006.

Wireless Regulations

Pursuant to County Code Section 13.10.661 (a), all new wireless communication facilities are required to obtain a commercial development permit and coastal permit if located within the Coastal Zone. The proposed permit is a combined Commercial Development Permit and a Coastal Development Permit amendment.

The existing site is not located in a prohibited or restricted wireless area as set forth in Sections 13.10.661(b) and 13.10.661(c). Thus, an alternative site analysis or alternative designs are not required.

Pursuant to County Code Section 13.10.661 (g), co-location of wireless communication facilities are generally encouraged if they do not create significant visual impacts. This section also

prohibits the co-location of more than nine antennas and/or three equipment cabinets on any site unless the antennas and equipment can be camouflaged or made to be inconspicuous. The proposed facility antennas and equipment are proposed to be fully screened from view by the proposed rooftop enclosures, which are designed to reflect the architectural design of the building and to incorporate the materials and colors of the building. The proposed enclosure appears as an integral part of the building. No significant visual impacts are anticipated by the proposed equipment enclosures and the wireless facility complies with the regulations of the wireless ordinance enumerated in County Code section 13.10.661 (g).

Radio Frequency (RF) Exposure

County Code Section 13.10.661 (d) requires compliance with the Federal Communications Commission (FCC) rules, regulations and standards by requiring that facilities comply with the emissions standards set forth by the FCC. A non-ionizing electromagnetic radiation (NIER) report is attached as Exhibit F. The report notes that the maximum cumulative level at the ground will be 3.7% of the applicable radio frequency exposure levels established by the Federal Communications Commission (FCC). For the roof of the second floor of any nearby building, including residences at least 100 feet away, the maximum calculated cumulative exposure level is 9.2% of the public exposure limit. The antennas are not accessible to the general public due to their location on the rooftop.

Occupational standards, related to professionals servicing the facility, require that no access within 15 feet be permitted directly in front of the antennas while the base station is in operation. The project is conditioned to continue to require an automatic shut-off valve as originally conditioned. Warning signs located at the roof hatch door, antenna enclosure screens, and on the door of the equipment unit located within the storage unit are required to be posted so that they are readily visible to service professionals.

The proposed project is consistent with the FCC regulations as proposed and conditioned.

Section 47 USC 332(c)(7)(iv) of the Telecommunications Act of 1996 forbids jurisdictions from regulating the placement, construction, or modification of Wireless Communications Facilities based on the environmental effects of RF emissions if these emissions comply with FCC standards. The RF emissions of the proposed wireless communication facility comply with FCC standards.

Design Review

The proposed antennas and equipment shelters comply with the requirements of the County Design Review Ordinance, in that the proposed antennas will be flush mounted to the enclosures and are hidden behind screens painted and textured to match the existing structure. The screens will appear integral to the existing structure, and the project will have virtually no visual impacts on surrounding residences to the south and the natural landscape. The parapet walls may be visible from the intersection of Portola Drive and 38th Ave. However, no other public vistas will be impacted.

The power and telecommunication lines will have no visual impact as they are proposed to run underground and within or on the existing buildings as noted on Exhibit A.

The equipment cabinets will have no visual impact as they will be located within the existing storage units. These equipment cabinets require cooling, and air-conditioning units are proposed within the equipment room within the building. The project is conditioned to require compliance with the Uniform Building Code and the Central Fire Protection District's requirements with regard to occupancy classification design requirements and fire suppression requirements prior to issuance of the building permit.

The proposed antennas, equipment enclosures, and equipment room complies with the requirements of the County Design Review Ordinance, Chapter 13.11, in that the proposed antennas will be located completely behind two additional rooftop equipment enclosures designed to match the existing architectural character, materials, and colors of the building. The proposed equipment will be located within the existing storage units located on the second floor of the building.

Local Coastal Program Consistency

The proposed project is in conformance with the County's certified Local Coastal Program, in that the improvements will be located within rooftop equipment enclosures and within the building that are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing rooftop enclosure and commercial building and surrounding neighborhood. Building materials and color match the existing building. While consideration was given to provision of a uniform enclosure for the rooftop for all the antennas and equipment, the additional impacts of the greater massing on the roof of the structure was determined to outweigh the impacts of the massing of few enclosures on the building. Developed parcels in the area contain commercial buildings and single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

The California Environmental Quality Act (CEQA) provides exemptions for classes of projects which do not have a significant effect on the environment. Code section 15303, Class 3, "New Construction or Conversion of Small Structures" exempts both new, small facilities and conversions of existing small structures from one use to another. Small facilities are defined as including up to four commercial structures of up to 10,000 square feet each. A preliminary determination has been made that a categorical exemption from the California Environmental Quality Act may be granted and a notice of exemption has been attached as Exhibit D.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 121101, based on the attached findings and conditions.

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

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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

PSL# 249610
PORTOLA ROAD
3840 PORTOLA DR
SANTA CRUZ, CA 95062

REV	DATE	DESCRIPTION	BY
0	06/23/2011	100% ZONING	DC
1	07/13/2011	95% ZONING	WPC
2	11/04/2011	REV. 95% ZONING	WPC
3	03/15/2012	REV. 95% ZONING	JE
4	03/07/2012	100% ZONING	JE
5	06/04/2012	REV. 100% ZONING	JE
6	05/24/2013	REV. 100% ZONING	REV



PROPRIETARY INFORMATION
THESE DATA ARE HIGHLY CONFIDENTIAL AND NOT BE
DISSEMINATED TO ANY OTHER PARTY'S WITHOUT THE
WRITTEN PERMISSION

Verizon Wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PORTOLA RD
PSL # 249610
3840 PORTOLA DR.
SANTA CRUZ 95062

SHEET TITLE:
TITLE SHEET
T-1

811
Know what's below.
Call before you dig.

CALL 811
WWW.CALL811.COM

EXTRA: 10% OFF
VETERAN'S ULTIMATE
E.E. 57 TWO-WEEK
DAYS PRIOR TO DIGGING

[illegible]

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL-SIZE (24x36)

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON 11-1-2024. THE AEC-7000 MAILING NOTICE 71 IS AFFECTED IN VARIOUS OF ANY DISCREPANCIES & TIME PROCEEDING WITH THE WORK (A) BE RESPONSIBLE TO FEEL AWAY.

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE	SIGNATURE	DATE
RITE ACQUISITION		
PLANNING		
CONSTRUCTION		
LANDSCAPE		

PROJECT SUMMARY		LEGAL DESCRIPTION SEE CITY OF LEGAL DESCRIPTION
APPLICANT/ESSEE	APPLICANT'S PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER
1761 CHYMAN 1761 NTC-BELL DOW BLVD # 2 HAWAII DRIVE, CA 94088 APPLICANT'S ADDRESS		833-0304
SITE ACQUISITION FOR RECREATION		
PROPERTY OWNERS 1761 NTC-BELL DOW BLVD # 2 HAWAII DRIVE, CA 94088 CONTACT: REBEKAH HAZEN TELEPHONE: (415) 251-5110		
PROPERTY INFORMATION 7.1 ACRES PLOT: 0110 141600 SQ. FT. PLOT: 0110 141600 SQ. FT. PLOT: 0110 141600 SQ. FT.		
PROPERTY INFORMATION SITE NUMBER: 1761-0000 SITE ADDRESS: 1761 NTC-BELL DOW BLVD CITY: CA 94088		
GEODETIC COORDINATES LAT. 38° 12' 42" N LONG. 122° 00' 00" W ELEVATION 167' NAVD 83 (HAKES OF SOUND)		
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION PERMIT REQUIRED CURRENT ZONING: C-2 OCCUPATION: B		
TYPE OF CONSTRUCTION BUILDING SPAN/SLAB TYPE FUNDING REQUIREMENTS		
		NUMBER OF STORIES: 1.5 FACILITY IS MAINTAINED AND NOT FOR MAINT. MAINTENANCE, MAINTAINED ACCESS NOT REQUIRED.

CODE COMPLIANCE

[illegible]

DRIVING DIRECTIONS

START: 2700 SUTCLIFF DR. WYOMING CREEK CA 95690

- 1) HWY 440 SOUTH TOWARD 644N AVE
- 2) TAKE EXIT 10N ON HWY 440 TOWARD 1000
- 3) TAKE 1000N TOWARD 5941 AVE
- 4) TURN RIGHT ON 5941 AVE
- 5) TURN LEFT ON WATSONDA CIRCLE CA 95774
- 6) STOP AT 4157 AVE. TURN RIGHT ON 4157 AVE.
- 7) TURN RIGHT ONTO PORTUGAL. BE ON THE LEFT HAND SIDE

PROJECT DESCRIPTION
<p>THE PROJECT IS A VISION WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY, IT WILL CONSIST OF THE FOLLOWING:</p> <ul style="list-style-type: none"> - A NEW 100-FOOT TOWER TO BE CONSTRUCTED NEAR THE AIRPORT, A TOTAL OF 17 ANTENNAS MOUNTED ON THE NEW 100-FOOT TOWER WILL BE INSTALLED. - A NEW 100-FOOT VISION WIRELESS EQUIPMENT RENTISER LOCATED ON 141-1960 HIGHWAY, 100-FOOT TOWER WILL BE LOCATED ON 141-1960 HIGHWAY. - POWER AND FUEL WOULD BE DELIVERED FROM LOCATIONS ON THE SAME PROPERTY.

PROJECT TEAM

SURVEYOR:
JAMES W. HARTING SURVEYING ENGINEERING
P.O. BOX 6000
BIRMINGHAM, CA 9500
CHINA, CA 9500
TELEPHONE: (916) 264-2117

SITE ACQUISITION
W 6, NATIONAL RTR, SUITE 2B
CHINA, CA 9500
TELEPHONE: (916) 42 4115

PLANNING
AMERICAN WIRELESS
PO BOX 5, SUITE 100 FOR 64C WIRELESS
W 6, NATIONAL RTR, SUITE 2B
CHINA, CA 9500
TELEPHONE: (916) 252-0102

ARCHITECT:
NESTOR POPOVICH, JR.
1000 W 6, NATIONAL RTR, SUITE 110-3
CHINA, CA 9500
CONTACT: (916) 42 4115
FAX: (916) 252-0102

UTILITY COORDINATOR:
BART WELLS
400 DEEP CANYON ROAD
CHINA, CA 9500
CONTACT: (916) 42 4115
TELEPHONE: (916) 252-0102

VERIZON SIGNATURE BLOCK		SIGNATURE	DATE
DISPATCH			
SITE ACQUISITION			
CONSTRUCTION			
SALES			
ACQUISITION			
TELECOM			
LEGISLATION			
PROJECT ADMINISTRATION			
REGISTRATION			

NOTES

OWNER: PUBLIC STORAGE, INC.

APN: 032-092-02

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPARISON OF AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

THE INFORMATION SHOWN ON THIS MAP HAS BEEN PLOTTED BASED SOLELY ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR MAKES NO GUARANTEE, ORDER OR WARRANTY, EXCEPT FOR THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP.

THE INFORMATION SHOWN ON THIS MAP HAS BEEN PLOTTED BASED SOLELY ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR MAKES NO GUARANTEE, ORDER OR WARRANTY, EXCEPT FOR THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP.

THE INFORMATION SHOWN ON THIS MAP HAS BEEN PLOTTED BASED SOLELY ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR MAKES NO GUARANTEE, ORDER OR WARRANTY, EXCEPT FOR THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP.

LESSOR'S PROPERTY LEGAL DESCRIPTION

THE INFORMATION SHOWN ON THIS MAP HAS BEEN PLOTTED BASED SOLELY ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR MAKES NO GUARANTEE, ORDER OR WARRANTY, EXCEPT FOR THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION SHOWN ON THIS MAP.

PARCEL ONE:

BEING THAT CERTAIN PARCEL OF LAND RECORDED IN VOLUME 2075, AT PAGE 238, OFFICIAL RECORDS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A 20' HORIZONTAL AND A 3' VERTICAL. THE HORIZONTAL AND VERTICAL DIMENSIONS ARE EXPRESSED AS APPROXIMATE, PLATES AND RECORDS TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DIMENSION (HEIGHT) IS EXPRESSED IN FEET AND DECIMALS THEREOF AND IS DETERMINED TO THE NEAREST 0.1 FOOT.

PARCEL TWO:

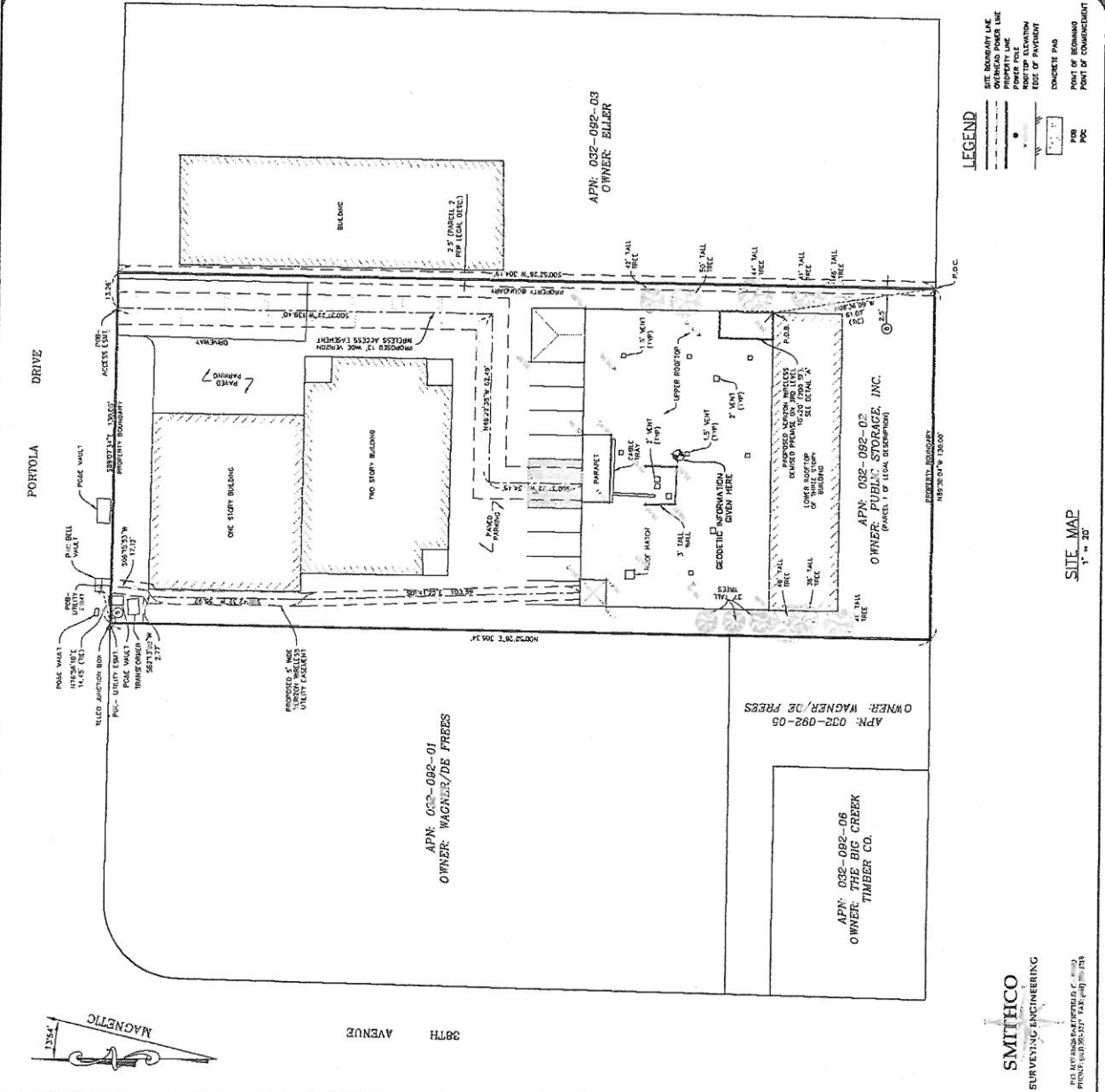
AN EASEMENT FOR DRAINAGE EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1975 AS BOOK 2031, PAGE 592 OF OFFICIAL RECORDS.

AN EASEMENT FOR DRAINAGE EASEMENT AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 1975 AS BOOK 2031, PAGE 592 OF OFFICIAL RECORDS.



EXHIBIT A

ISSUE STATUS	DESCRIPTION	DATE
1	17/07/11	17/07/11
2	17/07/11	17/07/11
3	17/07/11	17/07/11
4	17/07/11	17/07/11
5	17/07/11	17/07/11
6	17/07/11	17/07/11
7	17/07/11	17/07/11
8	17/07/11	17/07/11
9	17/07/11	17/07/11
10	17/07/11	17/07/11
11	17/07/11	17/07/11
12	17/07/11	17/07/11
13	17/07/11	17/07/11
14	17/07/11	17/07/11
15	17/07/11	17/07/11
16	17/07/11	17/07/11
17	17/07/11	17/07/11
18	17/07/11	17/07/11
19	17/07/11	17/07/11
20	17/07/11	17/07/11
21	17/07/11	17/07/11
22	17/07/11	17/07/11
23	17/07/11	17/07/11
24	17/07/11	17/07/11
25	17/07/11	17/07/11
26	17/07/11	17/07/11
27	17/07/11	17/07/11
28	17/07/11	17/07/11
29	17/07/11	17/07/11
30	17/07/11	17/07/11
31	17/07/11	17/07/11
32	17/07/11	17/07/11
33	17/07/11	17/07/11
34	17/07/11	17/07/11
35	17/07/11	17/07/11
36	17/07/11	17/07/11
37	17/07/11	17/07/11
38	17/07/11	17/07/11
39	17/07/11	17/07/11
40	17/07/11	17/07/11
41	17/07/11	17/07/11
42	17/07/11	17/07/11
43	17/07/11	17/07/11
44	17/07/11	17/07/11
45	17/07/11	17/07/11
46	17/07/11	17/07/11
47	17/07/11	17/07/11
48	17/07/11	17/07/11
49	17/07/11	17/07/11
50	17/07/11	17/07/11
51	17/07/11	17/07/11
52	17/07/11	17/07/11
53	17/07/11	17/07/11
54	17/07/11	17/07/11
55	17/07/11	17/07/11
56	17/07/11	17/07/11
57	17/07/11	17/07/11
58	17/07/11	17/07/11
59	17/07/11	17/07/11
60	17/07/11	17/07/11
61	17/07/11	17/07/11
62	17/07/11	17/07/11
63	17/07/11	17/07/11
64	17/07/11	17/07/11
65	17/07/11	17/07/11
66	17/07/11	17/07/11
67	17/07/11	17/07/11
68	17/07/11	17/07/11
69	17/07/11	17/07/11
70	17/07/11	17/07/11
71	17/07/11	17/07/11
72	17/07/11	17/07/11
73	17/07/11	17/07/11
74	17/07/11	17/07/11
75	17/07/11	17/07/11
76	17/07/11	17/07/11
77	17/07/11	17/07/11
78	17/07/11	17/07/11
79	17/07/11	17/07/11
80	17/07/11	17/07/11
81	17/07/11	17/07/11
82	17/07/11	17/07/11
83	17/07/11	17/07/11
84	17/07/11	17/07/11
85	17/07/11	17/07/11
86	17/07/11	17/07/11
87	17/07/11	17/07/11
88	17/07/11	17/07/11
89	17/07/11	17/07/11
90	17/07/11	17/07/11
91	17/07/11	17/07/11
92	17/07/11	17/07/11
93	17/07/11	17/07/11
94	17/07/11	17/07/11
95	17/07/11	17/07/11
96	17/07/11	17/07/11
97	17/07/11	17/07/11
98	17/07/11	17/07/11
99	17/07/11	17/07/11
100	17/07/11	17/07/11



LEGEND

APN: 032-092-02	OWNER: PUBLIC STORAGE, INC.
APN: 032-092-05	OWNER: WAGNER/DE FREES
APN: 032-092-06	OWNER: THE BIG CREEK TIMBER CO.
APN: 032-092-03	OWNER: BELLER
APN: 032-092-04	OWNER: BELLER
APN: 032-092-01	OWNER: WAGNER/DE FREES
APN: 032-092-07	OWNER: BELLER
APN: 032-092-08	OWNER: BELLER
APN: 032-092-09	OWNER: BELLER
APN: 032-092-10	OWNER: BELLER
APN: 032-092-11	OWNER: BELLER
APN: 032-092-12	OWNER: BELLER
APN: 032-092-13	OWNER: BELLER
APN: 032-092-14	OWNER: BELLER
APN: 032-092-15	OWNER: BELLER
APN: 032-092-16	OWNER: BELLER
APN: 032-092-17	OWNER: BELLER
APN: 032-092-18	OWNER: BELLER
APN: 032-092-19	OWNER: BELLER
APN: 032-092-20	OWNER: BELLER
APN: 032-092-21	OWNER: BELLER
APN: 032-092-22	OWNER: BELLER
APN: 032-092-23	OWNER: BELLER
APN: 032-092-24	OWNER: BELLER
APN: 032-092-25	OWNER: BELLER
APN: 032-092-26	OWNER: BELLER
APN: 032-092-27	OWNER: BELLER
APN: 032-092-28	OWNER: BELLER
APN: 032-092-29	OWNER: BELLER
APN: 032-092-30	OWNER: BELLER
APN: 032-092-31	OWNER: BELLER
APN: 032-092-32	OWNER: BELLER
APN: 032-092-33	OWNER: BELLER
APN: 032-092-34	OWNER: BELLER
APN: 032-092-35	OWNER: BELLER
APN: 032-092-36	OWNER: BELLER
APN: 032-092-37	OWNER: BELLER
APN: 032-092-38	OWNER: BELLER
APN: 032-092-39	OWNER: BELLER
APN: 032-092-40	OWNER: BELLER
APN: 032-092-41	OWNER: BELLER
APN: 032-092-42	OWNER: BELLER
APN: 032-092-43	OWNER: BELLER
APN: 032-092-44	OWNER: BELLER
APN: 032-092-45	OWNER: BELLER
APN: 032-092-46	OWNER: BELLER
APN: 032-092-47	OWNER: BELLER
APN: 032-092-48	OWNER: BELLER
APN: 032-092-49	OWNER: BELLER
APN: 032-092-50	OWNER: BELLER
APN: 032-092-51	OWNER: BELLER
APN: 032-092-52	OWNER: BELLER
APN: 032-092-53	OWNER: BELLER
APN: 032-092-54	OWNER: BELLER
APN: 032-092-55	OWNER: BELLER
APN: 032-092-56	OWNER: BELLER
APN: 032-092-57	OWNER: BELLER
APN: 032-092-58	OWNER: BELLER
APN: 032-092-59	OWNER: BELLER
APN: 032-092-60	OWNER: BELLER
APN: 032-092-61	OWNER: BELLER
APN: 032-092-62	OWNER: BELLER
APN: 032-092-63	OWNER: BELLER
APN: 032-092-64	OWNER: BELLER
APN: 032-092-65	OWNER: BELLER
APN: 032-092-66	OWNER: BELLER
APN: 032-092-67	OWNER: BELLER
APN: 032-092-68	OWNER: BELLER
APN: 032-092-69	OWNER: BELLER
APN: 032-092-70	OWNER: BELLER
APN: 032-092-71	OWNER: BELLER
APN: 032-092-72	OWNER: BELLER
APN: 032-092-73	OWNER: BELLER
APN: 032-092-74	OWNER: BELLER
APN: 032-092-75	OWNER: BELLER
APN: 032-092-76	OWNER: BELLER
APN: 032-092-77	OWNER: BELLER
APN: 032-092-78	OWNER: BELLER
APN: 032-092-79	OWNER: BELLER
APN: 032-092-80	OWNER: BELLER
APN: 032-092-81	OWNER: BELLER
APN: 032-092-82	OWNER: BELLER
APN: 032-092-83	OWNER: BELLER
APN: 032-092-84	OWNER: BELLER
APN: 032-092-85	OWNER: BELLER
APN: 032-092-86	OWNER: BELLER
APN: 032-092-87	OWNER: BELLER
APN: 032-092-88	OWNER: BELLER
APN: 032-092-89	OWNER: BELLER
APN: 032-092-90	OWNER: BELLER
APN: 032-092-91	OWNER: BELLER
APN: 032-092-92	OWNER: BELLER
APN: 032-092-93	OWNER: BELLER
APN: 032-092-94	OWNER: BELLER
APN: 032-092-95	OWNER: BELLER
APN: 032-092-96	OWNER: BELLER
APN: 032-092-97	OWNER: BELLER
APN: 032-092-98	OWNER: BELLER
APN: 032-092-99	OWNER: BELLER
APN: 032-092-100	OWNER: BELLER

SMITHCO

SURVEYING ENGINEERING

1000 W. GARDEN AVENUE, SUITE 100, SAN JOSE, CA 95128
PHONE: (408) 297-1000 FAX: (408) 297-1001

SITE MAP
1" = 20'

SHEET TITLE:

SITE SURVEY

C-1

249610
PORTOLA RD

3440 PORTOLA DRIVE
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY

verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94595

WIRELESS
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94595

PROPRIETARY INFORMATION
THIS DOCUMENT IS THE PROPERTY OF VERIZON WIRELESS
IT IS TO BE KEPT IN STRICT CONFIDENCE
AND NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM

ISSUE STATUS		
REV	DATE	DESCRIPTION
1	07/26/11	INITIAL SURVEY
2	08/12/11	ADD TITLE EASEMENT
3	11/14/11	ACCESS/EASE
4	01/17/12	UTILITY EASEMENT
5	03/26/12	SITE NAME CHANGE

WIRELESS
3640 PORTOLA DRIVE
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY

PROPRIETARY INFORMATION
THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION
OF WIRELESS COMMUNICATIONS
AND IS NOT TO BE DISCLOSED
OR REPRODUCED IN ANY MANNER
WITHOUT THE WRITTEN
CONSENT OF WIRELESS

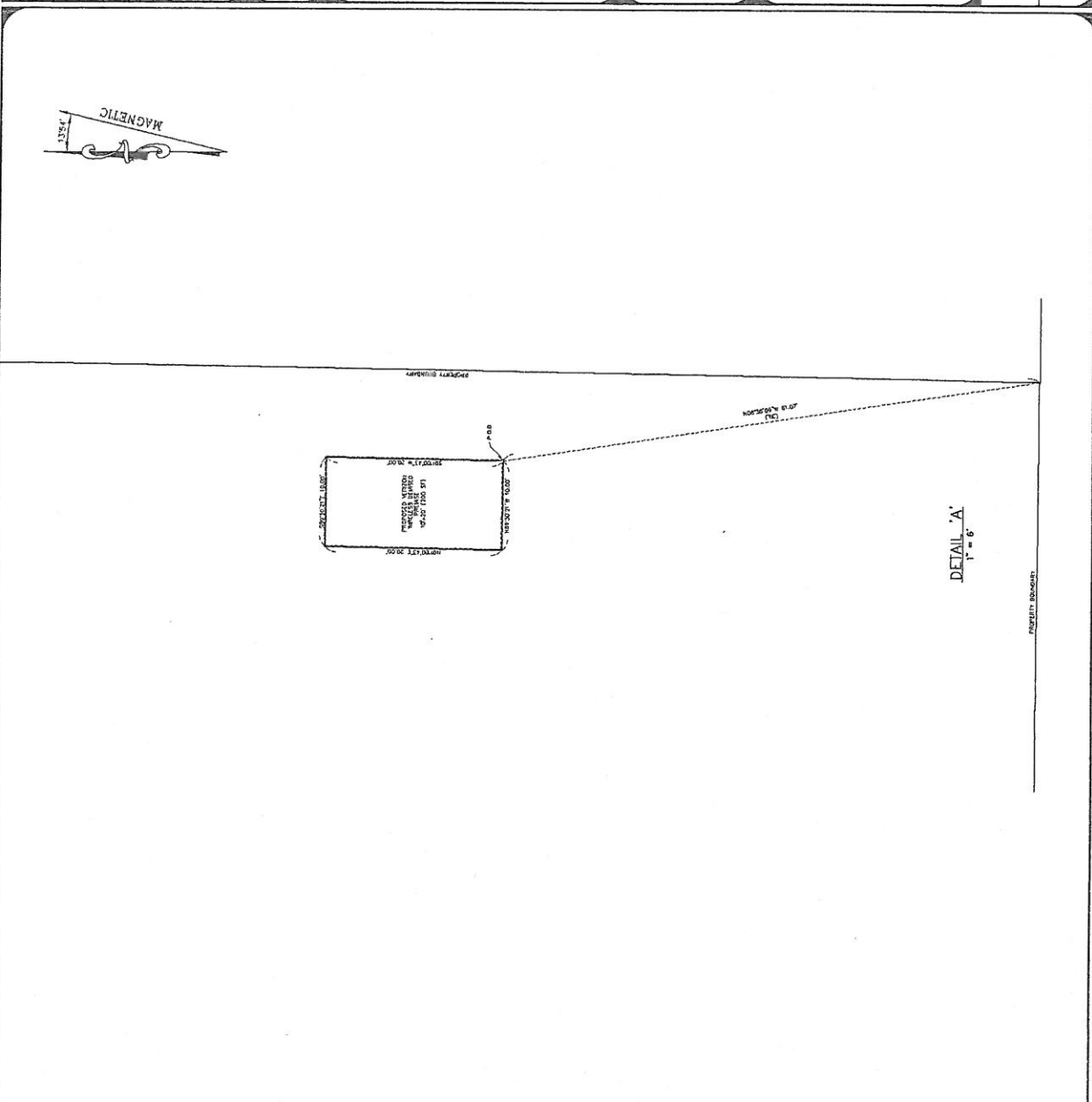
Verizon Wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

249610
PORTOLA RD

3640 PORTOLA DRIVE
SANTA CRUZ, CA 95062
SANTA CRUZ COUNTY

SHEET TITLE:
SITE SURVEY

C-2



PROPOSED VERIZON WIRELESS DENSED PREMISE DESCRIPTION:
ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEASTERN MOST CORNER OF DESCRIBED LESSOR'S PROPERTY; THENCE
N 02°30'08\" W, A DISTANCE OF 61.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE 1) N 89°03'01\" W, A DISTANCE OF 10.00 FEET;
THENCE 2) N 01°00'43\" E, A DISTANCE OF 20.00 FEET;
THENCE 3) S 89°20'31\" E, A DISTANCE OF 10.00 FEET;
THENCE 4) S 01°00'43\" W, A DISTANCE OF 20.00 TO THE POINT OF BEGINNING;
CONTAINING 200 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
A 10.00 FOOT WIRE ACCESS EASEMENT FOR ingress and egress purposes, THE CENTERLINE OF
WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE DESCRIBED LESSOR'S PROPERTY, SAID POINT
BEARS N 89°03'01\" W, A DISTANCE OF 12.26 FEET FROM THE NORTHEASTERN CORNER OF
SAID LESSOR'S PROPERTY;
THENCE 1) S 00°37'22\" W, A DISTANCE OF 139.40 FEET;
THENCE 2) N 89°22'30\" W, A DISTANCE OF 82.48 FEET;
THENCE 3) S 01°00'43\" W, A DISTANCE OF 34.45 FEET TO THE TERMINUS OF THIS
DESCRIPTION.

PROPOSED VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:
A 5.00 FOOT WIRE UTILITY EASEMENT FOR TELCO PURPOSES, THE CENTERLINE OF WHICH IS
DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE HEREON DESCRIBED LESSOR'S PROPERTY;
THENCE N 78°50'15\" E, A DISTANCE OF 14.45 FEET TO A POINT ON THE SOUTHERLY EDGE OF AN
EXISTING PAC BELL WALL, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE 1) S 00°15'53\" W, A DISTANCE OF 17.12 FEET;
THENCE 2) S 62°33'00\" W, A DISTANCE OF 2.77 FEET;
THENCE 3) S 01°00'43\" W, A DISTANCE OF 10.00 FEET;
THENCE 4) S 01°01'25\" E, A DISTANCE OF 103.68 FEET TO THE TERMINUS OF THIS
DESCRIPTION.

LEGEND
SITE BOUNDARY LINE
PROPERTY LINE
PROPERTY LINE
POWER POLE
UTILITY EASEMENT
EASEMENT
CORNER PEG
POINT OF BEGINNING
POINT OF COMMENCEMENT

SMITHCO
SURVEYING ENGINEERING
710 PITTMAN AVENUE, SUITE 100
PITTSBURGH, PA 15222

REV	DATE	DESCRIPTION	BY
1	06/10/2011	REV. 2011	DRG
2	11/04/2011	REV. 2011	DRG
3	12/10/2011	REV. 2011	DRG
4	01/10/2012	REV. 2012	DRG
5	03/13/2012	REV. 2012	DRG
6	06/11/2012	REV. 2012	DRG
7	06/11/2012	REV. 2012	DRG

ISSUE STATUS

DATE: 06/10/2011
 BY: DRG
 DESCRIPTION: REV. 2011

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF VERIZON WIRELESS. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS.

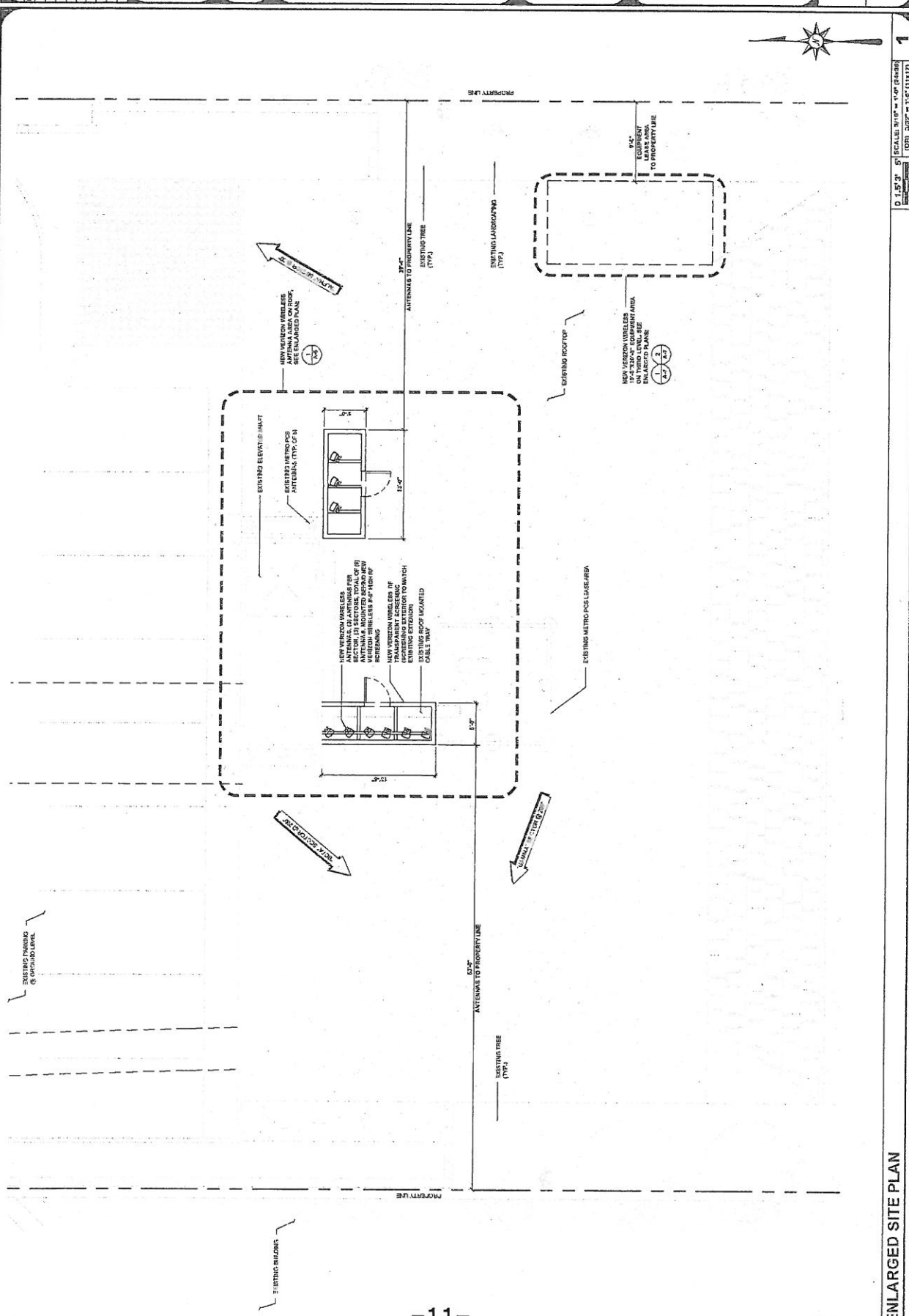
verizon wireless

2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

PORTOLA RD
PSL # 249610
SANTA CRUZ
15062

A-2

SHEET TITLE:
ENLARGED SITE PLAN



ENLARGED SITE PLAN

1

0 1.5' 3' 5' **SCALE: 3/16" = 1'-0" (BASED ON 1" = 1'-0" (11/11/17))**

REV	DATE	DESCRIPTION	BY
1	08-12-2011	ISSUE FOR PERMITS	DC
2	11-10-2011	REVISED PERMITS	DC
3	11-10-2011	REVISED PERMITS	DC
4	11-10-2011	REVISED PERMITS	DC
5	11-10-2011	REVISED PERMITS	DC
6	11-10-2011	REVISED PERMITS	DC
7	11-10-2011	REVISED PERMITS	DC
8	11-10-2011	REVISED PERMITS	DC
9	11-10-2011	REVISED PERMITS	DC
10	11-10-2011	REVISED PERMITS	DC
11	11-10-2011	REVISED PERMITS	DC
12	11-10-2011	REVISED PERMITS	DC
13	11-10-2011	REVISED PERMITS	DC
14	11-10-2011	REVISED PERMITS	DC
15	11-10-2011	REVISED PERMITS	DC
16	11-10-2011	REVISED PERMITS	DC
17	11-10-2011	REVISED PERMITS	DC
18	11-10-2011	REVISED PERMITS	DC
19	11-10-2011	REVISED PERMITS	DC
20	11-10-2011	REVISED PERMITS	DC

VERIZON
WIRELESS

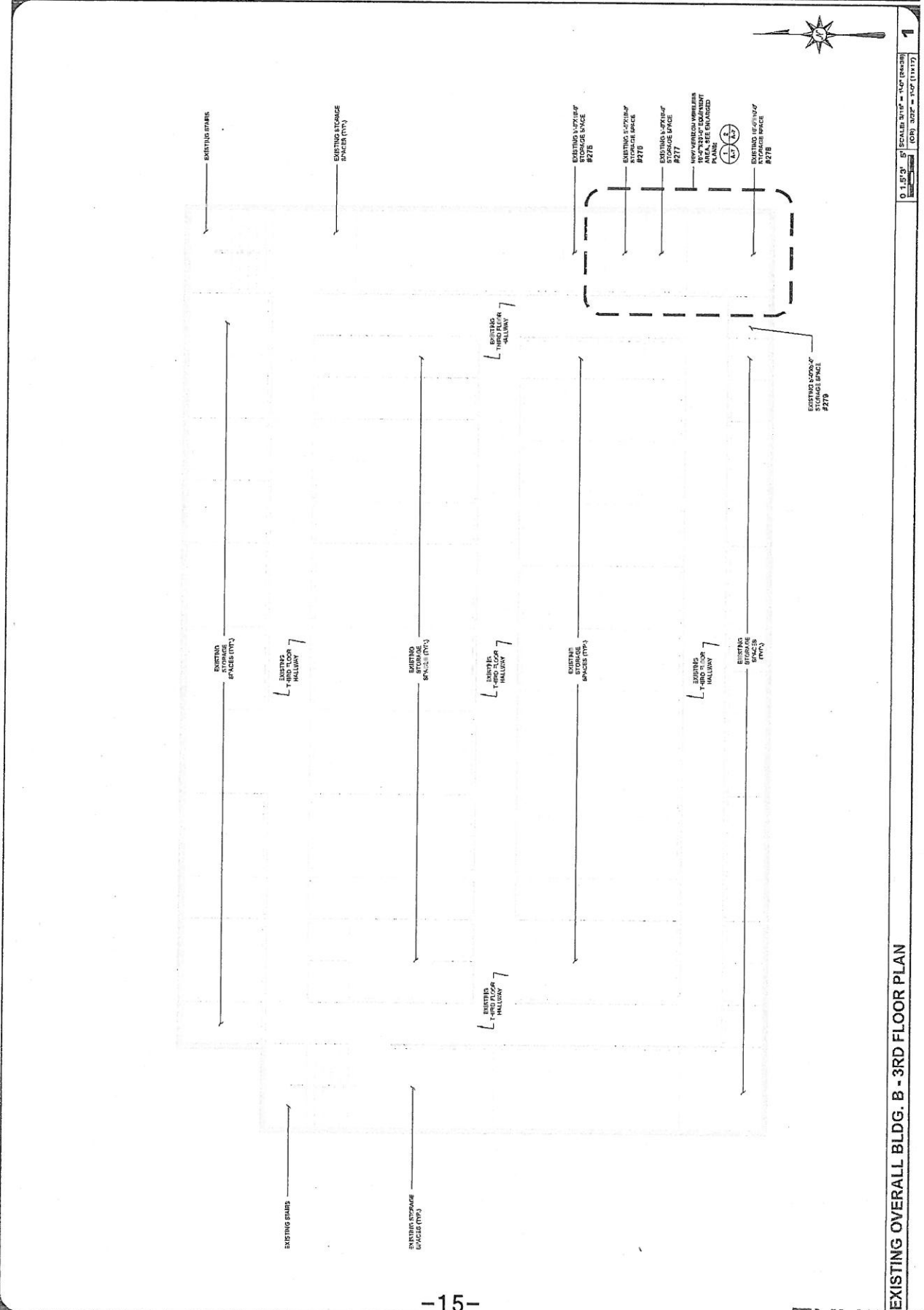
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PROPRIETARY INFORMATION
THIS DOCUMENT IS THE PROPERTY OF VERIZON WIRELESS. IT IS TO BE KEPT IN CONFIDENCE AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS.

PORTOLA RD
PSL # 249610
3840 PORTOLA DR.
SANTA CRUZ
15062

SHEET TITLE:
**EXISTING OVERALL BLDG.
B - 3RD FLOOR PLAN**

A-6



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	08/25/2011	REV. 20110825	WPC
2	09/15/2011	REV. 20110915	WPC
3	10/15/2011	REV. 20111015	WPC
4	11/15/2011	REV. 20111115	WPC
5	12/15/2011	REV. 20111215	WPC
6	01/15/2012	REV. 20120115	WPC
7	02/15/2012	REV. 20120215	WPC
8	03/15/2012	REV. 20120315	WPC
9	04/15/2012	REV. 20120415	WPC
10	05/15/2012	REV. 20120515	WPC
11	06/15/2012	REV. 20120615	WPC
12	07/15/2012	REV. 20120715	WPC
13	08/15/2012	REV. 20120815	WPC
14	09/15/2012	REV. 20120915	WPC
15	10/15/2012	REV. 20121015	WPC
16	11/15/2012	REV. 20121115	WPC
17	12/15/2012	REV. 20121215	WPC
18	01/15/2013	REV. 20130115	WPC
19	02/15/2013	REV. 20130215	WPC
20	03/15/2013	REV. 20130315	WPC
21	04/15/2013	REV. 20130415	WPC
22	05/15/2013	REV. 20130515	WPC
23	06/15/2013	REV. 20130615	WPC
24	07/15/2013	REV. 20130715	WPC
25	08/15/2013	REV. 20130815	WPC
26	09/15/2013	REV. 20130915	WPC
27	10/15/2013	REV. 20131015	WPC
28	11/15/2013	REV. 20131115	WPC
29	12/15/2013	REV. 20131215	WPC
30	01/15/2014	REV. 20140115	WPC
31	02/15/2014	REV. 20140215	WPC
32	03/15/2014	REV. 20140315	WPC
33	04/15/2014	REV. 20140415	WPC
34	05/15/2014	REV. 20140515	WPC
35	06/15/2014	REV. 20140615	WPC
36	07/15/2014	REV. 20140715	WPC
37	08/15/2014	REV. 20140815	WPC
38	09/15/2014	REV. 20140915	WPC
39	10/15/2014	REV. 20141015	WPC
40	11/15/2014	REV. 20141115	WPC
41	12/15/2014	REV. 20141215	WPC
42	01/15/2015	REV. 20150115	WPC
43	02/15/2015	REV. 20150215	WPC
44	03/15/2015	REV. 20150315	WPC
45	04/15/2015	REV. 20150415	WPC
46	05/15/2015	REV. 20150515	WPC
47	06/15/2015	REV. 20150615	WPC
48	07/15/2015	REV. 20150715	WPC
49	08/15/2015	REV. 20150815	WPC
50	09/15/2015	REV. 20150915	WPC
51	10/15/2015	REV. 20151015	WPC
52	11/15/2015	REV. 20151115	WPC
53	12/15/2015	REV. 20151215	WPC
54	01/15/2016	REV. 20160115	WPC
55	02/15/2016	REV. 20160215	WPC
56	03/15/2016	REV. 20160315	WPC
57	04/15/2016	REV. 20160415	WPC
58	05/15/2016	REV. 20160515	WPC
59	06/15/2016	REV. 20160615	WPC
60	07/15/2016	REV. 20160715	WPC
61	08/15/2016	REV. 20160815	WPC
62	09/15/2016	REV. 20160915	WPC
63	10/15/2016	REV. 20161015	WPC
64	11/15/2016	REV. 20161115	WPC
65	12/15/2016	REV. 20161215	WPC
66	01/15/2017	REV. 20170115	WPC
67	02/15/2017	REV. 20170215	WPC
68	03/15/2017	REV. 20170315	WPC
69	04/15/2017	REV. 20170415	WPC
70	05/15/2017	REV. 20170515	WPC
71	06/15/2017	REV. 20170615	WPC
72	07/15/2017	REV. 20170715	WPC
73	08/15/2017	REV. 20170815	WPC
74	09/15/2017	REV. 20170915	WPC
75	10/15/2017	REV. 20171015	WPC
76	11/15/2017	REV. 20171115	WPC
77	12/15/2017	REV. 20171215	WPC
78	01/15/2018	REV. 20180115	WPC
79	02/15/2018	REV. 20180215	WPC
80	03/15/2018	REV. 20180315	WPC
81	04/15/2018	REV. 20180415	WPC
82	05/15/2018	REV. 20180515	WPC
83	06/15/2018	REV. 20180615	WPC
84	07/15/2018	REV. 20180715	WPC
85	08/15/2018	REV. 20180815	WPC
86	09/15/2018	REV. 20180915	WPC
87	10/15/2018	REV. 20181015	WPC
88	11/15/2018	REV. 20181115	WPC
89	12/15/2018	REV. 20181215	WPC
90	01/15/2019	REV. 20190115	WPC
91	02/15/2019	REV. 20190215	WPC
92	03/15/2019	REV. 20190315	WPC
93	04/15/2019	REV. 20190415	WPC
94	05/15/2019	REV. 20190515	WPC
95	06/15/2019	REV. 20190615	WPC
96	07/15/2019	REV. 20190715	WPC
97	08/15/2019	REV. 20190815	WPC
98	09/15/2019	REV. 20190915	WPC
99	10/15/2019	REV. 20191015	WPC
100	11/15/2019	REV. 20191115	WPC
101	12/15/2019	REV. 20191215	WPC
102	01/15/2020	REV. 20200115	WPC
103	02/15/2020	REV. 20200215	WPC
104	03/15/2020	REV. 20200315	WPC
105	04/15/2020	REV. 20200415	WPC
106	05/15/2020	REV. 20200515	WPC
107	06/15/2020	REV. 20200615	WPC
108	07/15/2020	REV. 20200715	WPC
109	08/15/2020	REV. 20200815	WPC
110	09/15/2020	REV. 20200915	WPC
111	10/15/2020	REV. 20201015	WPC
112	11/15/2020	REV. 20201115	WPC
113	12/15/2020	REV. 20201215	WPC
114	01/15/2021	REV. 20210115	WPC
115	02/15/2021	REV. 20210215	WPC
116	03/15/2021	REV. 20210315	WPC
117	04/15/2021	REV. 20210415	WPC
118	05/15/2021	REV. 20210515	WPC
119	06/15/2021	REV. 20210615	WPC
120	07/15/2021	REV. 20210715	WPC
121	08/15/2021	REV. 20210815	WPC
122	09/15/2021	REV. 20210915	WPC
123	10/15/2021	REV. 20211015	WPC
124	11/15/2021	REV. 20211115	WPC
125	12/15/2021	REV. 20211215	WPC
126	01/15/2022	REV. 20220115	WPC
127	02/15/2022	REV. 20220215	WPC
128	03/15/2022	REV. 20220315	WPC
129	04/15/2022	REV. 20220415	WPC
130	05/15/2022	REV. 20220515	WPC
131	06/15/2022	REV. 20220615	WPC
132	07/15/2022	REV. 20220715	WPC
133	08/15/2022	REV. 20220815	WPC
134	09/15/2022	REV. 20220915	WPC
135	10/15/2022	REV. 20221015	WPC
136	11/15/2022	REV. 20221115	WPC
137	12/15/2022	REV. 20221215	WPC
138	01/15/2023	REV. 20230115	WPC
139	02/15/2023	REV. 20230215	WPC
140	03/15/2023	REV. 20230315	WPC
141	04/15/2023	REV. 20230415	WPC
142	05/15/2023	REV. 20230515	WPC
143	06/15/2023	REV. 20230615	WPC
144	07/15/2023	REV. 20230715	WPC
145	08/15/2023	REV. 20230815	WPC
146	09/15/2023	REV. 20230915	WPC
147	10/15/2023	REV. 20231015	WPC
148	11/15/2023	REV. 20231115	WPC
149	12/15/2023	REV. 20231215	WPC
150	01/15/2024	REV. 20240115	WPC
151	02/15/2024	REV. 20240215	WPC
152	03/15/2024	REV. 20240315	WPC
153	04/15/2024	REV. 20240415	WPC
154	05/15/2024	REV. 20240515	WPC
155	06/15/2024	REV. 20240615	WPC
156	07/15/2024	REV. 20240715	WPC
157	08/15/2024	REV. 20240815	WPC
158	09/15/2024	REV. 20240915	WPC
159	10/15/2024	REV. 20241015	WPC
160	11/15/2024	REV. 20241115	WPC
161	12/15/2024	REV. 20241215	WPC
162	01/15/2025	REV. 20250115	WPC
163	02/15/2025	REV. 20250215	WPC
164	03/15/2025	REV. 20250315	WPC
165	04/15/2025	REV. 20250415	WPC
166	05/15/2025	REV. 20250515	WPC
167	06/15/2025	REV. 20250615	WPC
168	07/15/2025	REV. 20250715	WPC
169	08/15/2025	REV. 20250815	WPC
170	09/15/2025	REV. 20250915	WPC
171	10/15/2025	REV. 20251015	WPC
172	11/15/2025	REV. 20251115	WPC
173	12/15/2025	REV. 20251215	WPC
174	01/15/2026	REV. 20260115	WPC
175	02/15/2026	REV. 20260215	WPC
176	03/15/2026	REV. 20260315	WPC
177	04/15/2026	REV. 20260415	WPC
178	05/15/2026	REV. 20260515	WPC
179	06/15/2026	REV. 20260615	WPC
180	07/15/2026	REV. 20260715	WPC
181	08/15/2026	REV. 20260815	WPC
182	09/15/2026	REV. 20260915	WPC
183	10/15/2026	REV. 20261015	WPC
184	11/15/2026	REV. 20261115	WPC
185	12/15/2026	REV. 20261215	WPC
186	01/15/2027	REV. 20270115	WPC
187	02/15/2027	REV. 20270215	WPC
188	03/15/2027	REV. 20270315	WPC
189	04/15/2027	REV. 20270415	WPC
190	05/15/2027	REV. 20270515	WPC
191	06/15/2027	REV. 20270615	WPC
192	07/15/2027	REV. 20270715	WPC
193	08/15/2027	REV. 20270815	WPC
194	09/15/2027	REV. 20270915	WPC
195	10/15/2027	REV. 20271015	WPC
196	11/15/2027	REV. 20271115	WPC
197	12/15/2027	REV. 20271215	WPC
198	01/15/2028	REV. 20280115	WPC
199	02/15/2028	REV. 20280215	WPC
200	03/15/2028	REV. 20280315	WPC
201	04/15/2028	REV. 20280415	WPC
202	05/15/2028	REV. 20280515	WPC
203	06/15/2028	REV. 20280615	WPC
204	07/15/2028	REV. 20280715	WPC
205	08/15/2028	REV. 20280815	WPC
206	09/15/2028	REV. 20280915	WPC
207	10/15/2028	REV. 20281015	WPC
208	11/15/2028	REV. 20281115	WPC
209	12/15/2028	REV. 20281215	WPC
210	01/15/2029	REV. 20290115	WPC
211	02/15/2029	REV. 20290215	WPC
212	03/15/2029	REV. 20290315	WPC
213	04/15/2029	REV. 20290415	WPC
214	05/15/2029	REV. 20290515	WPC
215	06/15/2029	REV. 20290615	WPC
216	07/15/2029	REV. 20290715	WPC
217	08/15/2029	REV. 20290815	WPC
21			

Wireless Communication Facility Use Permit Findings

1. The development of the proposed wireless communications facility as conditioned will not significantly affect any designated visual resources, environmentally sensitive habitat resources (as defined in the Santa Cruz County General Plan/LCP Sections 5.1, 5.10, and 8.6.6.), and/or other significant County resources, including agricultural, open space, and community character resources; or there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed wireless communications facility as conditioned (including alternative locations and/or designs) with less visual and/or other resource impacts and the proposed facility has been modified by condition and/or project design to minimize and mitigate its visual and other resource impacts.

This finding can be made in that the proposed wireless communication antennas and equipment will be screened with textured and painted materials and color to match the existing building. The proposal will not significantly affect any designated visual resources, environmentally sensitive resources or any other significant County resource as its visual impact will be negligible as it appears as commercial rooftop enclosures common to many commercial buildings and it will be located in an area for which there are no known significant County resources. Although the project is located within the Coastal Zone, it is not located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea.

2. The site is adequate for the development of the proposed wireless communications facility and, for sites located in one of the prohibited and/or restricted areas set forth in Sections 13.10.661(b) and 13.10.661 (c), that the applicant has demonstrated that there are not environmentally equivalent or superior and technically feasible: (1) alternative sites outside the prohibited and restricted areas; and/or (2) alternative designs for the proposed facility as conditioned.

This finding can be made in that the proposed site is not located in a prohibited or restricted area as set forth in Sections 13.10.661(b) and 13.10.661(c). As such, no alternative site analysis or alternative designs are required. Wireless communication facilities are an allowed use with the C-2 (Community Commercial) zone district.

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 any other applicable provisions of this title (County Code 13.10.660) and that all zoning violation abatement costs, if any, have been paid.

This finding can be made, in that the existing mini-storage is a permitted use under Discretionary Permits 83-18-PD, 83-53-CZ, 86-0134 and 88-0251. The existing wireless facility is permitted under permit 05-0444. This application does not propose any alterations to the existing mini-storage facility beyond the installation of the proposed wireless communication facility antennas and equipment as shown in Exhibit A. As noted, the improvements will be located on the rooftop or within the building in compliance with the minimum 30 foot setback from residentially zoned property. The facility is proposed to be fully screened from view by the proposed rooftop enclosures. Consideration was given to provision of a uniform rooftop enclosure for all antennas and rooftop equipment, but the additional structural massing of such a structure significantly outweighed the more limited structural massing proposed by two

additional enclosures. The smaller enclosures provide more limited visual impacts overall.

4. The proposed wireless communication facility as conditioned will not create a hazard for aircraft in flight.

This finding can be made, in that the proposed antennas will be located within a rooftop equipment enclosure approximately 35 feet in height, which complies with the commercial height standard. As such, the proposal will not create a hazard for aircraft in flight.

5. The proposed wireless communication facility as conditioned is in compliance with all FCC and California PUC standards and requirements.

This finding can be made, in that the maximum ambient radio frequency electromagnetic field exposure level anywhere on the ground will be 3.7% of the applicable radio frequency exposure levels established by the Federal Communications Commission (FCC). The maximum calculated cumulative level at the second-floor elevation of any nearby building would be 9.2% of the public exposure limit. Exposure levels may exceed the applicable occupational exposure limit on the roof to the subject building near the antennas. The antennas are not accessible to the public. However, to prevent occupational exposures to technical equipment specialists in excess of the Federal Communications Commission guidelines, no access within 15 feet directly in front of the Verizon antennas themselves may occur while the base station is in operation. The addition of warning signs and an automatic shut-off valve are included as conditions of approval to ensure occupational safety.

6. For wireless communication facilities in the coastal zone, the proposed wireless communication facility as conditioned is consistent with the all applicable requirements of the Local Coastal Program.

The proposed wireless communication facility will not extend onto or impede access to a publicly used beach. The power and telecommunication lines servicing the facility are conditioned to be placed underground or within the existing buildings. In addition, the project is not located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned C-2 (Community Commercial), a designation which allows commercial uses. The proposed wireless communications facility is an allowed use within the zone district, and is consistent with the site's (C-C) Community Commercial General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is designed to have almost no visual impact on the neighborhood. Equipment enclosures, with materials and building colors matching the existing building, will screen the antennas. Additional wireless equipment is proposed within existing storage units and will result in no outward changes to the appearance of the building. The development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the proposed wireless communications facility will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, commercial uses are allowed uses in the C-2 (Community Commercial) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the proposed wireless communication facility will comply with all FCC regulations and rooftop antenna and equipment enclosures, designed to match the existing building in color and materials, will screen the antennas so that the visual impacts to neighboring properties will be minimized. The proposed wireless communication facility will require a building and electrical permit to ensure structural safety and energy conservation. Building plans are required to comply with all uniform building code and fire district requirements. Security measures will be required to prevent people from accessing the antennas or equipment cabinets. This includes locked entry to the rooftop and an automatic shut off value for occupational technicians and public safety personnel.

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 proposed wireless communications facility will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood. This includes a minimum 30 foot setback between the proposed antennas and equipment and the adjoining residentially zoned mobile home park located to the south of the site.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the wireless communications facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2 (Community Commercial) zone district. The primary use of the property will continue to be one mini-storage facility that meets all current site standards for the zone district except for the rear yard setback for which a variance was granted to reduce the setback from the required 30 feet to 15 feet. The wireless communication facility will meet all current site standards, including the required 30 foot rear yard setback adjoining residentially zoned property.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

The proposed wireless communication facility is compatible with adjacent uses in that the wireless communications facility was subject to Design Review and its design is consistent with the design review standards, as specified in Policy 8.5.2 (Commercial Compatibility With Other Uses).

The proposed project complies with General Plan Policy 5.10.3 (Protection of Public Vistas), in that no views of the beach, ocean, or other significant vistas can be viewed past or across the subject property.

The proposed project will be in compliance with the General Plan Noise element, specifically Policy 6.9.1 (Land Use Compatibility Guidelines) and 6.9.4 (Commercial and Industrial Development) in that no additional noise generating equipment are proposed by the project beyond the existing air conditioning equipment. The previously approved project included an air conditioning that required acoustical study that confirmed the unit was in compliance with the General Plan noise element prior to construction. No additional changes are proposed with regard to the air conditioning unit as part of this project.

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

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

This finding can be made, in that adequate electrical service will be available to the facility, and no additional traffic will be generated beyond occasional trips for maintenance and inspection of the facility.

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

This finding can be made, in that the proposed wireless communication facility will be ancillary to the primary use of the property as a mini-storage facility, and the proposed antennas and equipment are proposed will be camouflaged behind a rooftop equipment enclosure that matches the color and materials of the building.

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

This finding can be made, in that the proposed wireless communication facility will be camouflaged as a rooftop equipment enclosure to minimize its visual impact to the surrounding properties. As required by the design review ordinance, the proposed rooftop enclosure will match the materials and color of the building and will appear as an integral part of the building, consistent with the appearance of any other commercial rooftop equipment enclosure. This proposal will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, Sheet T-1, A-1, A-2, A-3, A-4, A-5, A-6, A-7, by SAC Wireless Engineering Group, Inc., dated 5/21/12.
Project plans, Sheet C-1, C-2, by SAC Wireless Engineering Group, Inc., dated 3/26/12

- I. This permit authorizes the co-location nine antennas camouflaged behind equipment enclosures on the rooftop of an existing commercial building containing a mini-storage use and an existing wireless carrier (Metro PCS). Project includes an equipment shelter within the interior of the second floor of the mini-storage building. Requires an amendment to Commercial Development Permit/Coastal Development Permit 05-0444.
 - 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. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.
 - D. The applicant shall obtain an easement from the property owner for all required Verizon Wireless utility easements, as noted on Exhibit A.
 - E. To ensure that the storage of hazardous materials on the site does not result in adverse environmental impacts, the applicant shall submit a Hazardous Materials Management Plan for review and approval by the County Department of Environmental Health Services.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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 materials and finish paint color for Planning Department approval. The rooftop equipment enclosure must match the color and material of the existing building. Paint must be non-reflective.
 2. Details showing compliance with fire department and County Code requirements, including:
 - a. The provision of one-hour fire resistant interior walls, as required, for the storage units used to house the equipment cabinets.

- b. A rapid entry (KNOX) system, as required by the Fire Chief.
 - c. An on-site emergency power shut-off (e.g., "kill switch") to de-energize all RF-related circuitry/componentry at the site or some other method which is acceptable to the Fire Chief for de-energizing the facility.
 - 3. Show the location and wording of 12" x 12" signage notifying the public that a wireless communication facility is located on the property.
 - 4. All new electric and telecommunications lines shall be placed underground or be located within the existing buildings.
 - 5. Plans shall include radio frequency notification signage at the roof access hatch, at the interior building equipment enclosure, and on the view screen enclosures in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance. Signage shall meet the FCC adopted guidelines.
 - C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - E. Provide evidence that the equipment proposed to be located within the storage unit has a temperature governor / automatic shut-off acceptable to the fire agency, as required.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. The roof-mounted antennas and equipment must be entirely screened from public view by the parapet wall enclosure.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established

in Sections 16.40.040 and 16.42.100 shall be observed.

IV. Operational Conditions

- A. Hazard Posting: The NIER hazard zone will be posted with bilingual NIER hazard warning signage that also indicates the facility operator and a 24-hour emergency contact authorized by the applicant to act on behalf of the applicant regarding an emergency situation. In addition, a 12" x 12" sign notifying the public that a wireless communication facility exists on site must be posted in an area readily visible by the public. A 12" x 12" sign notifying the public that a wireless communication facility exists in the storage unit located on the door of the third floor storage unit that is readily visible by the public.
- B. Access Control: The equipment cabinet area must be locked at all times except when authorized personnel are present. The antennas must not be accessible to the public.
- C. Equipment Modification: Any modification in the type of equipment shall be reviewed and acted on by the Planning Department staff. The County may deny or modify the conditions at this time, or the Planning Director may refer it for public hearing before the Zoning Administrator.
- D. Camouflage: The camouflage materials of the enclosure screening wall shall be permanently maintained and replacement materials and/or paint shall be applied as necessary to maintain the camouflage of the facility.
- E. NIER Report: Within 90 days of the commencement of normal operations, or within 90 days after any modification to power output of the facility, a report must be submitted documenting the non-ionizing electromagnetic radiation (NIER) emissions of the project in order to verify compliance with the FCC's NIER standards.
- F. Lighting: All site, building, security and landscape lighting shall be directed onto the lease site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Building and security lighting shall be integrated into the building design and shall be operated with a manual on/off switch. The site shall be unlit except when authorized personnel are present at night.
- G. Future Technologies: If future technological advances would allow for reduced visual impacts resulting from the proposed telecommunication facility, the applicant agrees through accepting the terms of this permit 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 re-establish the area consistent with the character of the surrounding vegetation.

- H. Future Studies: If, as a result of future scientific studies and alterations of industry-wide standards resulting from those studies, substantial evidence is presented to Santa Cruz County that radio frequency transmissions may pose a hazard to human health and/or safety, the Santa Cruz County Planning Department shall set a public hearing and in its sole discretion, may revoke or modify the conditions of this permit.
- I. Major Modification to Power Output: Any future major modification that would increase the power output of the wireless communication facility, as defined in Section 13.10.660(d), shall require the submission of an affidavit by a professional engineer registered in the State of California that the proposed facility improvements will not result in RF exposure levels to the public in excess of FCC's NIER exposure standard. In addition, within ninety (90) days of commencement of operation of the modified facility, the applicant shall conduct RF exposure level monitoring of the site, utilizing the Monitoring Protocol, and shall submit a report to the Planning Department documenting the results of said monitoring.
- J. Transfer of Ownership: In the event that the original permittee sells its interest in the wireless communication facility, the succeeding carrier shall assume all responsibilities concerning the project and shall be held responsible to the County for maintaining consistency with all project conditions of approval. A new contact name shall be provided by the succeeding carrier to the Planning Department within thirty days of transfer of interest of the facility.
- K. Noncompliance: 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.
- L. All noise generated from the approved use shall be contained on the property, including any noise generated from the air conditioning unit within the interior of the second floor of the building.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
 - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the

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

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

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 three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Sheila McDaniel
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 121101

Assessor Parcel Number: 032-092-02

Project Location: P.O. Box 25025, Glendale, CA 91221

Project Description: Proposal to co-locate nine antennas camouflaged behind equipment enclosures on the rooftop of an existing commercial building containing a mini-storage use and an existing wireless carrier (Metro PCS). Project includes an equipment shelter within the interior the third floor of the mini-storage building. Requires an amendment to Commercial Development Permit/Coastal Development Permit 05-0444.

Person or Agency Proposing Project: Rebekah Anderson

Contact Phone Number: (916) 205-3100

- 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:

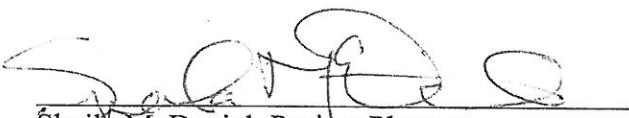
E. ☒ **Categorical Exemption**

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

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

Existing rooftop wireless facility

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


Sheila McDaniel, Project Planner

Date: 7-12-12

32-09

Tax Area Code
96-103

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

32-09

PORTOLA

DR

SEC. 21
SEC. 22

70MB12
2/25/1981 $\alpha = 100$

29

THIRTY-EIGHT

FORTY-FIRST

OTTER'S LAIR
TR. NO. 914
68MB35 1/18/80

AMENDED MAP
69MB40 9/10/80

Assessor's Map No. 32-09
County of Santa Cruz, Calif.
Oct. 1998

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

53PM2
6/16/1993

56MB35
3/18/1978

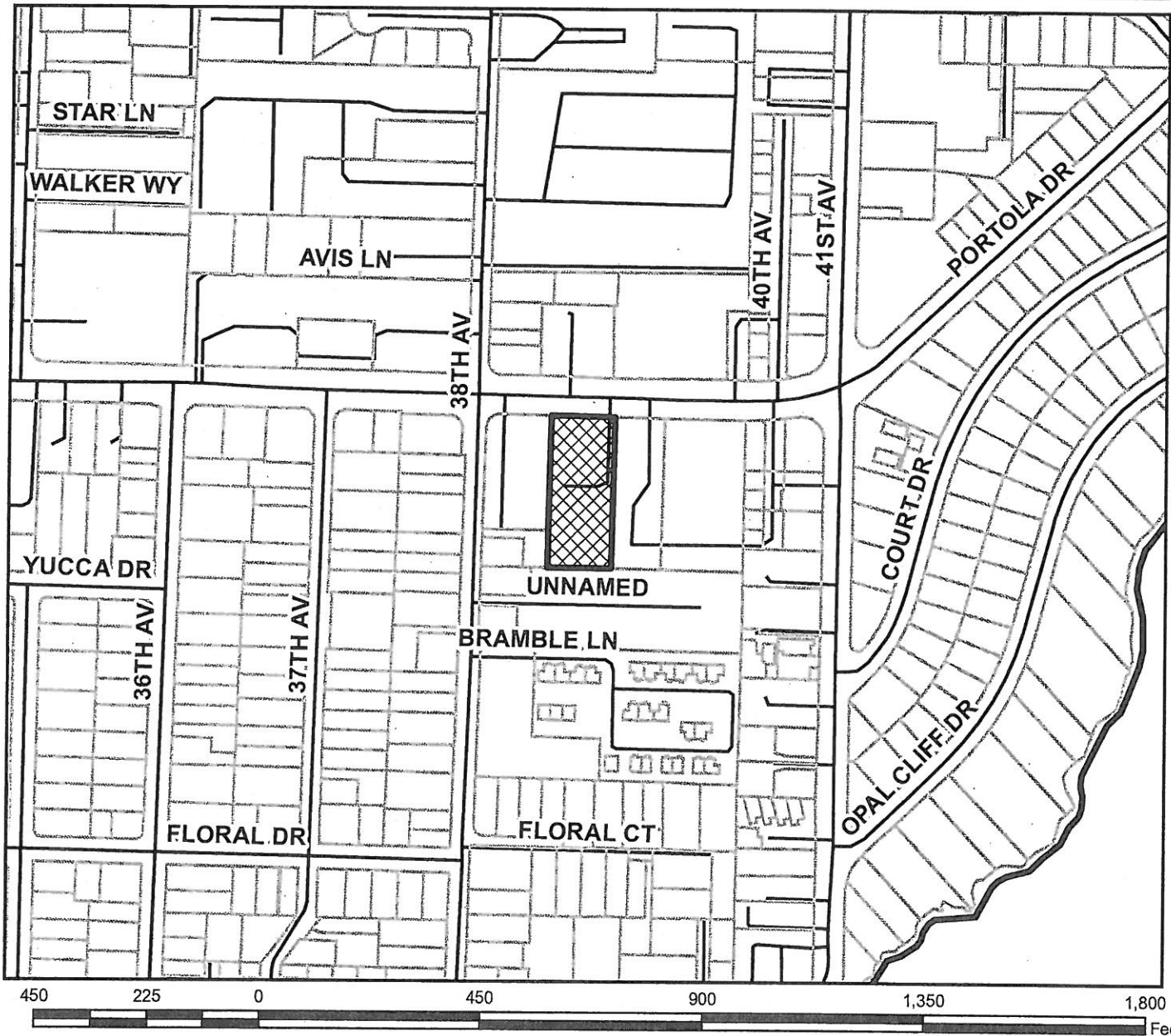
Rev 2/24/00 CB (56P.MJ.2 1-33 to 97)
Rev 4/12/01 mvm (changed page refs.)
Rev 3/19/03 mvm (032-091-97 accepted to si)
Rev 6/20/07 to (107RS29)
Rev 8/29/07 CB (Redblocked Pg)
Rev 8/29/07 CB (60P.MJ.4, Sp.2:31 to 33)

EXP


pln028

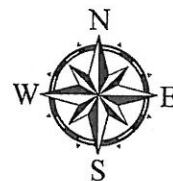


Location Map



LEGEND

-  APN: 032-092-02
-  Assessors Parcels
-  Streets
-  County Boundary

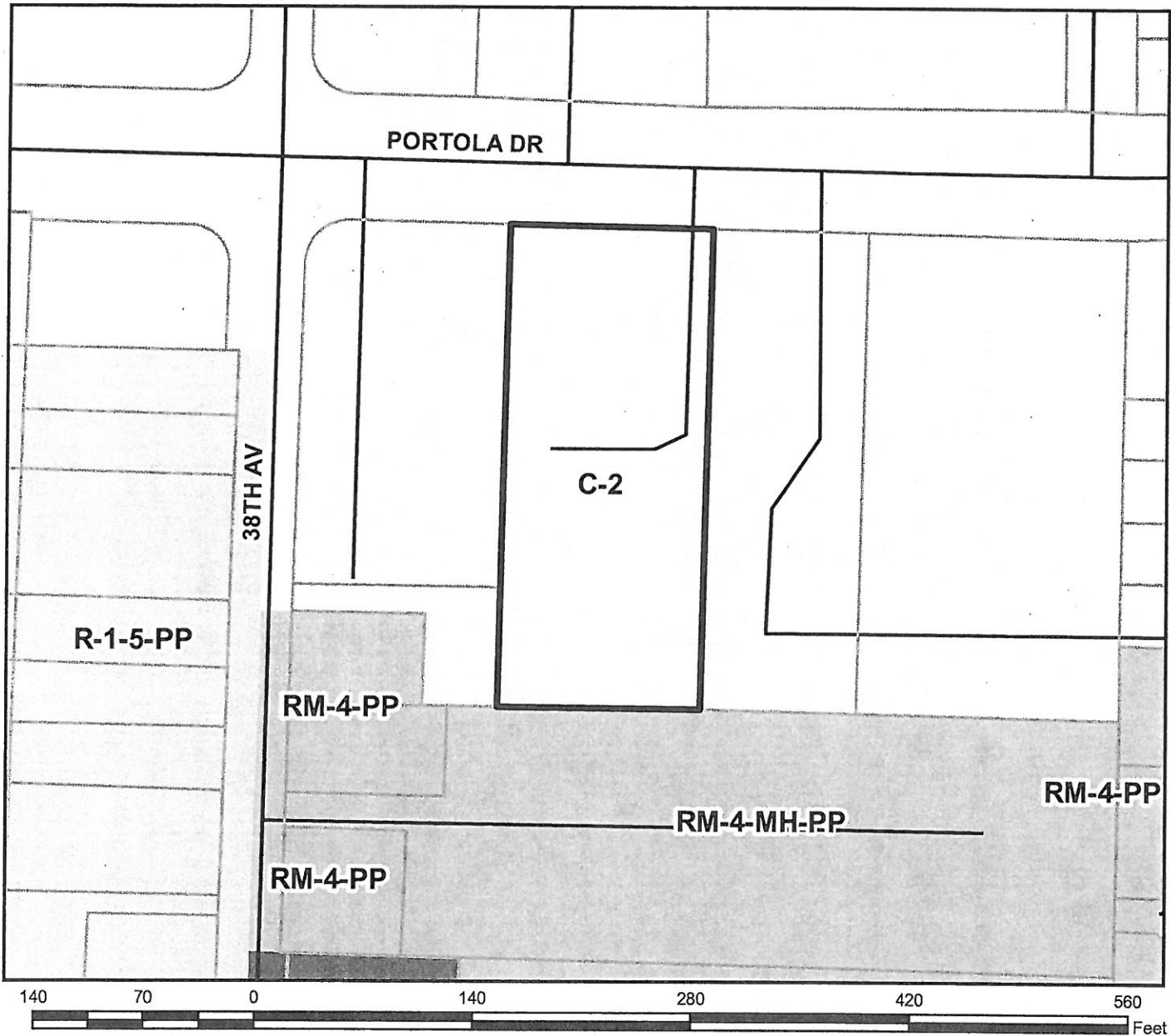


Map Created by
County of Santa Cruz
Planning Department
July 2012

EXHIBIT E



Zoning Map



LEGEND



APN: 032-092-02



Assessors Parcels



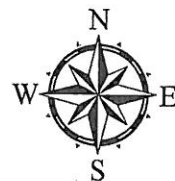
Streets

COMMERCIAL-COMMUNITY

RESIDENTIAL-SINGLE FAMILY



RESIDENTIAL-MULTI FAMILY



Map Created by
County of Santa Cruz
Planning Department
July 2012



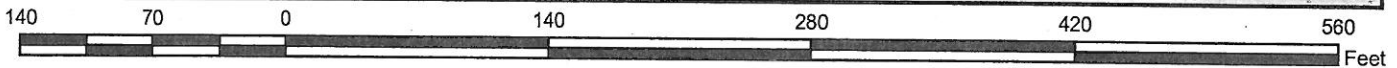
General Plan Designation Map

PORTOLA DR

38TH AV

C-C

R-UM



LEGEND



APN: 032-092-02



Assessors Parcels

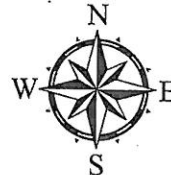


Streets

Commercial-Community



Residential - Urban Medium Density



Map Created by
County of Santa Cruz
Planning Department
July 2012

Project Support Statement
Proposed Verizon Wireless Facility "Portola & 40th"
3840 Portola Dr, Santa Cruz, CA 95062



Introduction

Verizon Wireless proposes a new wireless co-location facility at 3840 Portola Dr in Santa Cruz County. This facility will enhance and expand the Verizon Wireless network in this community in order to improve communications service for its existing and prospective customers. This facility will serve the surrounding businesses, residents, and travelers along the nearby neighborhood streets.

Design / Co-location

The proposed project is a co-location at an existing wireless facility, which will include new antennas on top of a roof with an enclosed screen, an equipment shelter within the existing building and power and telco connections to the facility. The co-location on the rooftop of a building is being proposed, rather than a new tower, in order to minimize visual impacts to the area.

Public Safety

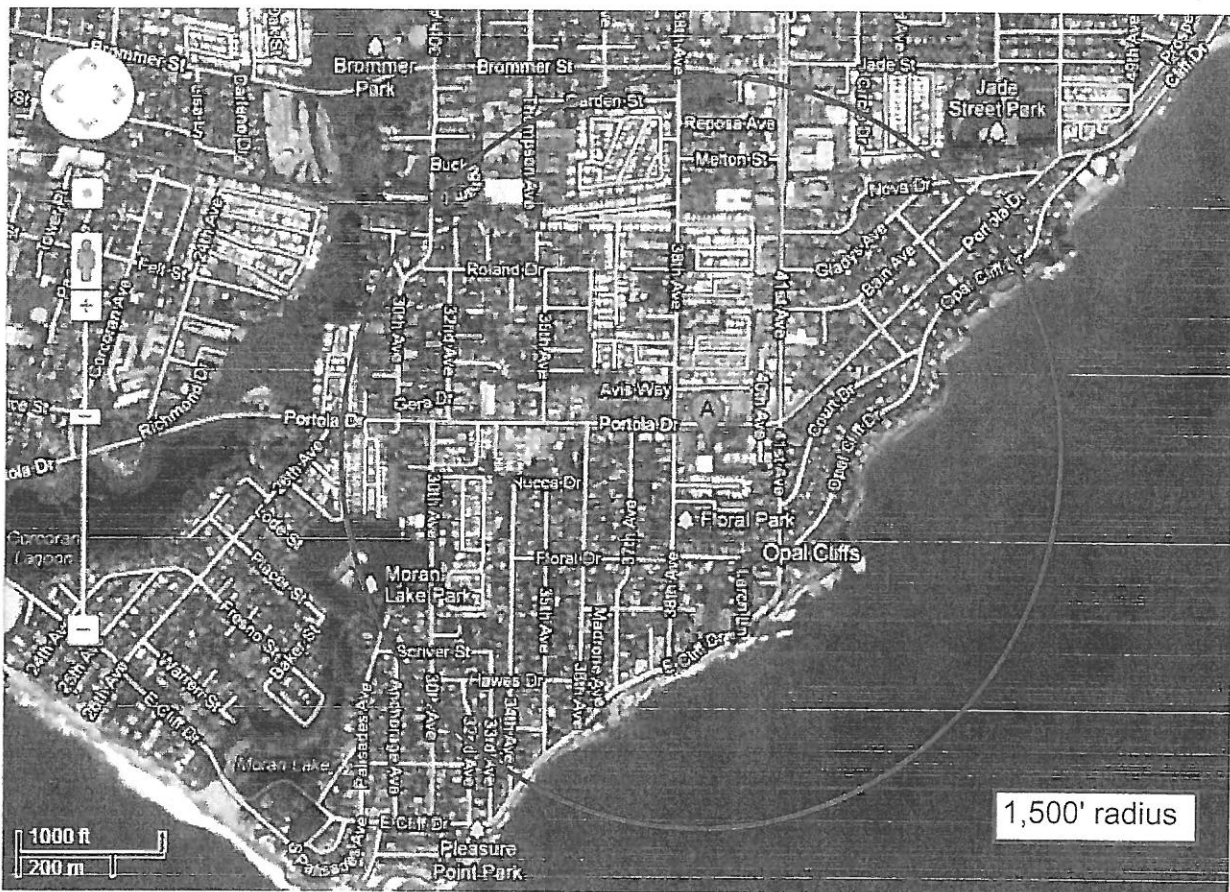
Wireless devices, such as cell phones, have become a common tool people use to contact public safety personnel and loved ones in the event of a crisis. Having increased wireless service in this area will benefit those in emergency situations to reach out for help.

Documentation Required

1. Verizon Wireless (GTE Mobilnet of California Limited Partnership), SAC Wireless.
2. Rebekah Anderson, PO Box 2088, West Sacramento, CA 95691, 916-205-3100.
3. Owner: Public Storage Inc, PO Box 25025, Glendale, CA 91221. Agent: Rebekah Anderson for SAC Wireless/Verizon Wireless.
4. 3840 Portola Dr, Santa Cruz, CA 95062. APN: 032-092-02. 36.96275, -121.966667.
5. As a consultant, I have not submitted any other applications in Santa Cruz County for wireless facilities for Verizon Wireless.
6. This facility will enhance and expand the Verizon Wireless network in this community in order to improve communications service for its existing and prospective customers. This facility will serve the surrounding businesses, residents, and travelers along the nearby neighborhood streets.
7. Verizon Wireless complies with requirements of the CPUC.
8. Verizon Wireless complies with requirements of the FCC.
9. An EMF report is included in this application packet.
10. An EMF report is included in this application packet.
11. Photosimulations are included in this application packet.
12. Proximity and aerial maps are included in this application packet. Topo Map:



3840 Portola Dr



**Verizon Wireless • Proposed Base Station (Site No. 249610 “Portola Road & 40th”)
3840 Portola Road • Santa Cruz, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 249610 “Portola Road & 40th”) proposed to be located at 3840 Portola Road in Santa Cruz, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas above the roof of the commercial building located at 3840 Portola Road in Santa Cruz. The proposed operation will, together with the existing base station at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

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

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.

**Verizon Wireless • Proposed Base Station (Site No. 249610 "Portola Road & 40th")
3840 Portola Road • Santa Cruz, California**

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by SAC Wireless LLC, dated November 4, 2011, it is proposed to install nine Andrew directional panel antennas – six Model LNX-6513DS-VTM and three Model HBXX-6516DS-VTM – within two view screen enclosures to be constructed above the roof of the two-story self-storage building located at 3840 Portola Road in Santa Cruz. The antennas would be mounted with no downtilt at an effective height of about 32½ feet above ground, 5½ feet above the roof, and would be oriented in identical groups of three toward 30°T, 210°T, and 290°T. The maximum effective radiated power in any direction would be 4,600 watts, representing simultaneous operation at 1,050 watts for PCS, 3,050 watts for cellular, and 500 watts for 700 MHz service.

Presently located on the same building are similar antennas for use by MetroPCS. For the limited purpose of this study, the transmitting facilities of that carrier are assumed to be as follows:

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
MetroPCS	AWS	1,000 watts	Kathrein 742-213	2°	30 ft
	PCS	2,000			

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.019 mW/cm², which is 3.4% of the applicable public exposure

**Verizon Wireless • Proposed Base Station (Site No. 249610 "Portola Road & 40th")
3840 Portola Road • Santa Cruz, California**

limit. The maximum calculated cumulative level at ground, for the simultaneous operation of both carriers, is 3.7% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby building* would be 9.2% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels. Levels may exceed the applicable public exposure limit on the roof of the subject building, near the antennas. Figure 3 attached provides the specific data required under Santa Cruz County Code Section 13.10.659(g)(2)(ix) for reporting the analysis of RF exposure conditions.

Recommended Mitigation Measures

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 15 feet directly in front of the Verizon antennas themselves, such as might occur during maintenance work on the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at the roof access hatch and on the view screen enclosures in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Similar measures should already be in place for the other carrier at the site; the applicable keep-back distance for that carrier has not been determined as part of this study.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 3840 Portola Road in Santa Cruz, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting explanatory signs is recommended to establish compliance with occupational exposure limitations.

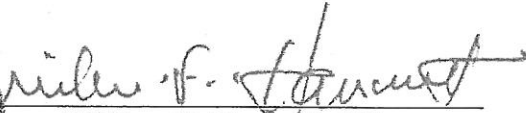
* Including the residences located at least 100 feet away, based on photographs from Google Maps.

† Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

Verizon Wireless • Proposed Base Station (Site No. 249610 "Portola Road & 40th")
3840 Portola Road • Santa Cruz, California

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

707/996-5200

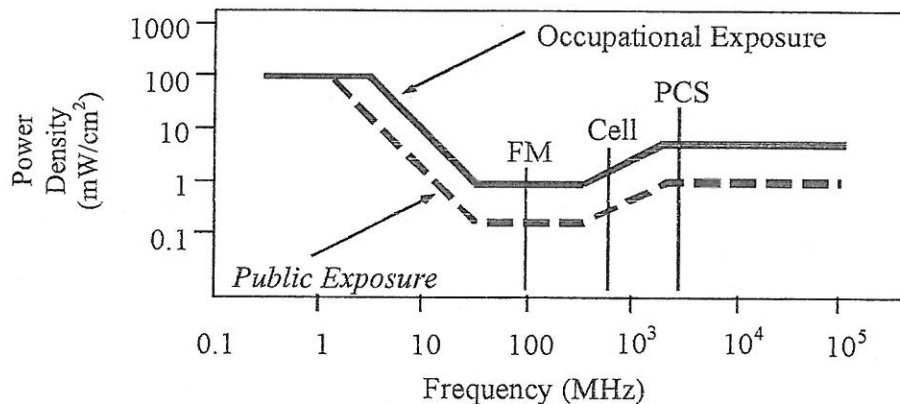
March 8, 2012

FCC Radio Frequency Protection Guide

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

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

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

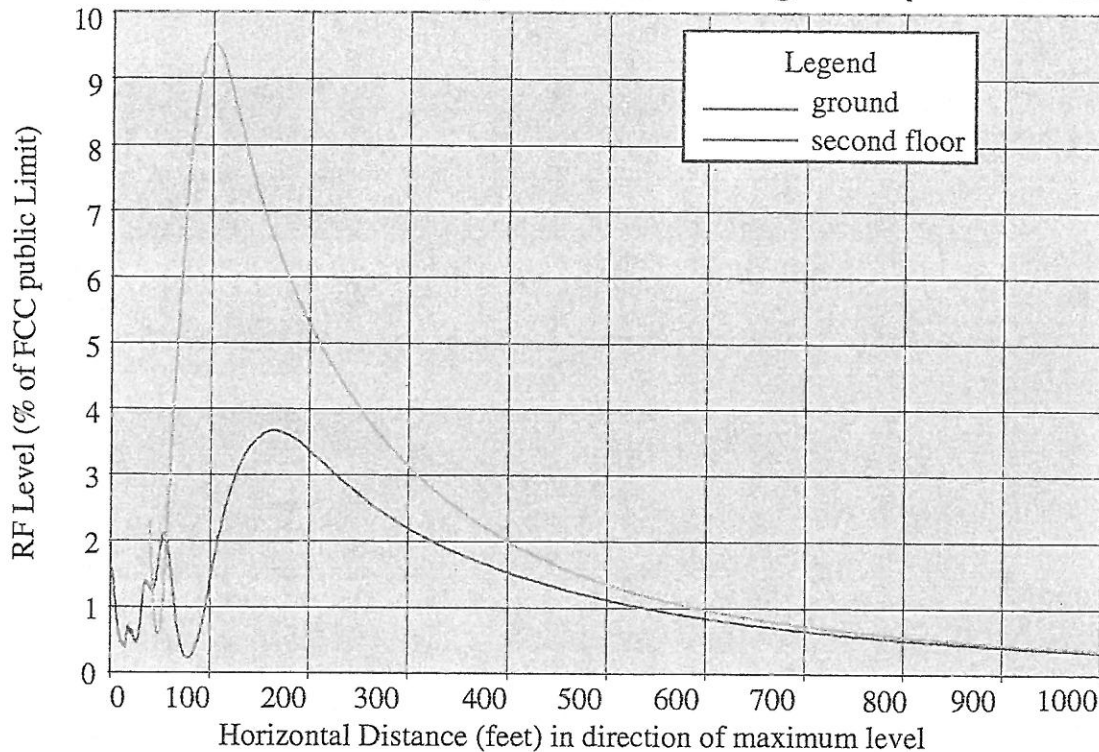
Methodology
Figure 2

**Verizon Wireless • Proposed Base Station (Site No. 249610 "Portola Road & 40th")
3840 Portola Drive • Santa Cruz, California**

Compliance with Santa Cruz County Code §13.10.659(g)(2)(ix)

"Compliance with the FCC's non-ionizing electromagnetic radiation (NIE) standards or other applicable standards shall be demonstrated for any new wireless communication facility through submission, at the time of application for the necessary permit or entitlement, of NIE calculations specifying NIE levels in the area surrounding the proposed facility. Calculations shall be made of expected NIE exposure levels during peak operation periods at a range of distances from fifty (50) to one thousand (1,000) feet, taking into account cumulative NIE exposure levels from the proposed source in combination with all other existing NIE transmission sources within a one-mile radius. This should also include a plan to ensure that the public would be kept at a safe distance from any NIE transmission source associated with the proposed wireless communication facility, consistent with the NIE standards of the FCC, or any potential future superceding standards."

Calculated Cumulative NIE Exposure Levels during Peak Operation Periods



RF level (% limit)							
Distance (feet)	50	100	200	300	500	750	1,000
<i>ground</i>	1.8%	1.4%	3.4%	2.2%	1.1%	0.58%	0.34%
<i>second floor</i>	0.65%	9.5%	5.3%	3.2%	1.4%	0.64%	0.36%

Calculated using formulas in FCC Office of Engineering Technology Bulletin No. 65 (1997), considering terrain variations within 1,000 feet of site.

Maximum effective radiated power (peak operation) - 4,600 watts

Effective Verizon Wireless antenna height above ground - 32½ feet

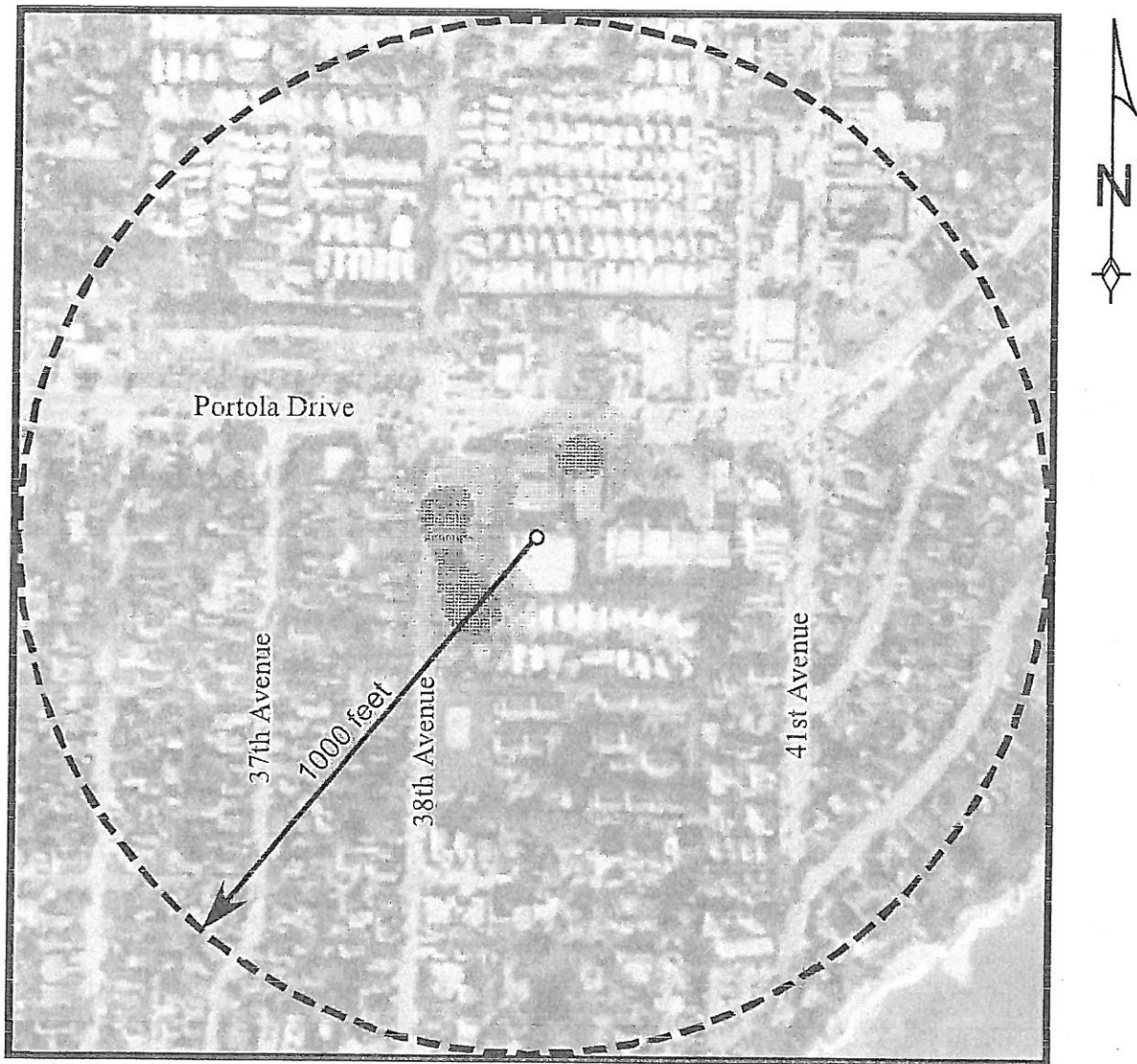
Other sources nearby - MetroPCS

Other sources within one mile - Radio Stations KSCO and KOMY; not close enough to affect compliance

Plan for restricting public access - Antennas are mounted above the roof of a building

Verizon Wireless • Proposed Base Station (Site No. 249610 "Portola Road & 40th")
3840 Portola Drive • Santa Cruz, California

Calculated NIER Exposure Levels
Within 1,000 Feet of Proposed Site



Aerial photo from Terraserver

Legend

- blank - less than 3.0% of FCC public limit (*i.e.*, more than 30 times below)
- - 3.0% and above near ground level (highest level is 3.7%)
- - 3.0% and above at second floor level (highest level is 9.6%)

Calculated using formulas in FCC Office of Engineering Technology Bulletin No. 65 (1997), considering terrain variations within 1,000 feet of site. See text for further information.

verizon *wireless*

PORTOLA ROAD & 40TH
PSL# 243610
3840 PORTOLA ROAD
SANTA CRUZ, CA 95062

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

SC

WIRES
5665 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

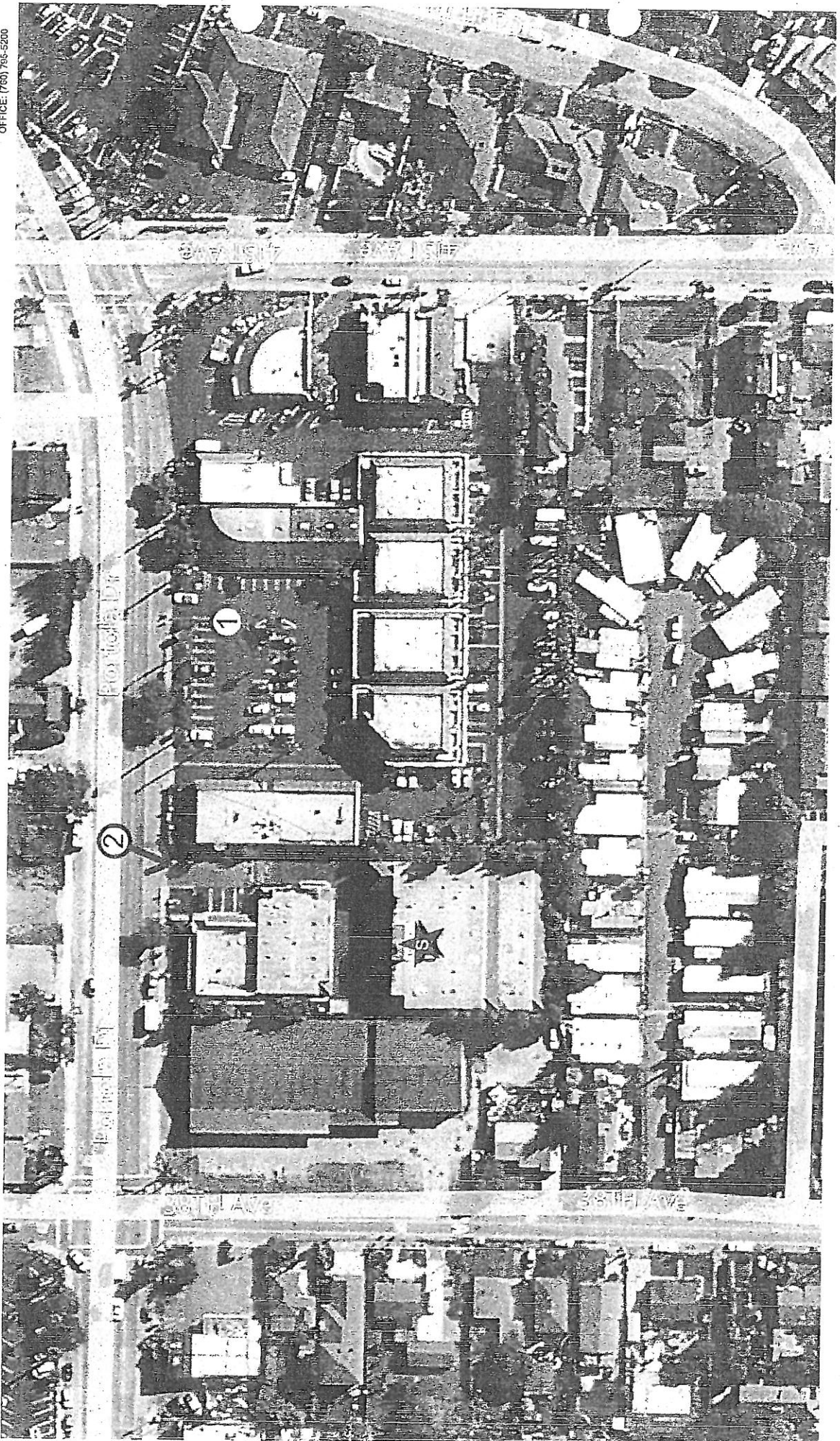


EXHIBIT C

verizon *wireless*

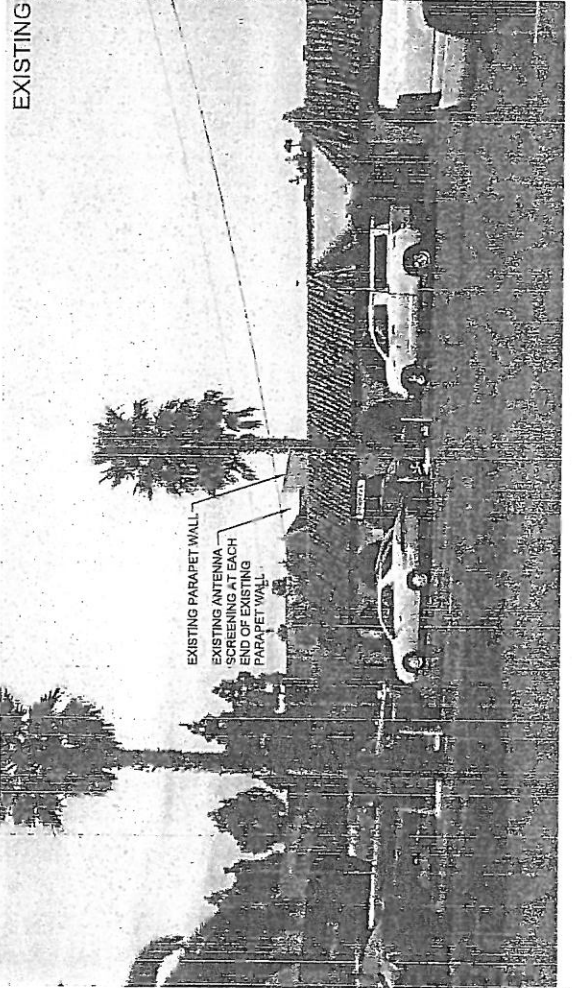
PORTOLA ROAD & 40TH
PSL# 249610
3840 PORTOLA ROAD
SANTA CRUZ, CA 95062

SC
WIRELESS
5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200

PHOTOSIMULATION VIEW 1



NEW VERIZON WIRELESS ANTENNAS,
(3) ANTENNAS PER SECTOR, (3)
SECTORS WITH A TOTAL OF (9)
ANTENNAS MOUNTED BEHIND NEW RF
SCREENING



EXISTING

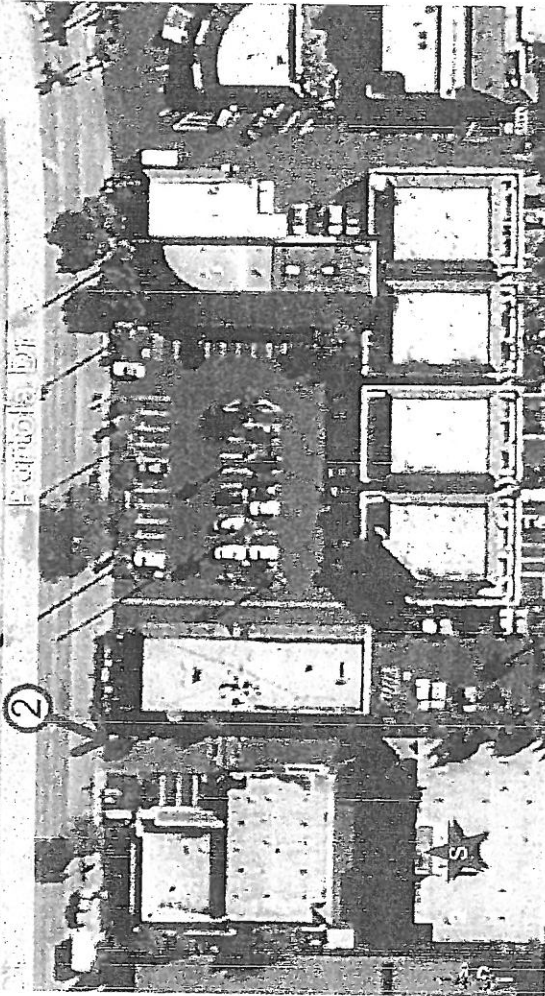
EXISTING PARAPET WALL
EXISTING ANTENNA
EXISTING AT EACH
END OF EXISTING
PARAPET WALL

PORTOLA ROAD & 40TH
 PSL# 249610
 3940 PORTOLA ROAD
 SANTA CRUZ, CA 95062

verizon wireless

SD
 WIRELESS
 5865 AVENIDA ENCINAS, STE. 1428
 CARLSBAD, CA 92008
 OFFICE: (760) 795-5200

PHOTOSIMULATION VIEW 2



EXISTING



PROPOSED

NEW VERIZON WIRELESS ANTENNAS,
 (3) ANTENNAS PER SECTOR, (3)
 SECTORS WITH A TOTAL OF (9)
 ANTENNAS MOUNTED BEHIND NEW RF
 SCREENING

EXISTING PAPAPET WALL
 EXISTING ANTENNA
 SCREENING WALL
 END OF EXISTING
 PAPAPET WALL