



Staff Report to the Zoning Administrator

Application Number: **171291**

Applicant: Ben Hackstedde
Owner: County right-of-way
APN: NOAPNSPEC

Agenda Date: May 18, 2018
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to install an extension to an existing 34-foot tall utility pole that includes a 7-foot, 9-inch bayonet extension/bracket and 4-foot canister wireless communications facility antenna that extends the height to 45 feet, 9 inches, located within the Portola Drive right of way. The project includes construction of an 8 square foot, 4-foot, 6-inch high ground equipment cabinet with attached GPS antenna located in the C-1 (Neighborhood-Commercial) district. The subject pole is adjacent to APN 028-421-01 approximately 40 feet east of where 24th Avenue intersects Portola Drive. Project requires a Level 5 Coastal Development Permit, Level 5 Commercial Development Permit, and a determination that this project is exempt from further environmental review under the California Environmental Quality Act.

Location: Project located in the County public right-of-way on the south side of Portola Drive approximately 40 feet east of where 24th Avenue intersects Portola Drive.

Supervisory District: District 1 (District Supervisor: John Leopold)

Permits Required: Requires a Commercial Development Permit and a Coastal Development Permit.

Technical Reviews: N/A

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171291, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Categorical Exemption (CEQA determination) | E. | Assessor's, Aerial, Location, Zoning and General Plan Maps |
| B. | Findings | F. | Comments & Correspondence |
| C. | Conditions | | |
| D. | Project plans | | |

Parcel Information

Parcel Size: N/A – Project located in the County right-of-way
Existing Land Use - Parcel: County right-of-way, utility pole line
Existing Land Use - Surrounding: Residential uses north and south parks, recreation and office east; and neighborhood commercial west.
Project Access: Highway 1 and off at Soquel Ave.; down 17th toward ocean to Portola Drive and go left. About ½ mile eastbound on Portola Drive on the right side. Just after the public library.
Planning Area: Live Oak
Land Use Designation: C-N (Neighborhood Commercial)
Zone District: C-1, (Neighborhood-Commercial)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Pinto Loam, 2-9 percent slopes
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: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside ___ Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: Central Fire Protection District
Drainage District: Flood Zone 5

History

No other development applications have been proposed for this utility pole.

Project Setting

The subject utility pole is located on the south side of Portola Drive in the County public right-of-way approximately 40 feet east of where 24th Avenue intersects Portola Drive. The terrain of the site is relatively flat where the proposed ground mounted equipment cabinet will be placed. Adjacent uses to the north (across Portola Drive) is multi-family residential located in the R-M-2.5 zone

district. Office and commercial uses are located west of the subject site where KSCO radio and the Live Oak Branch Public Library are located in the PA and C-1 zone districts. East of the site is the PR (Parks, Recreation and Open Space) district. Across the Corcoran Lagoon south of the site are residential uses. The closest residence is approximately 130 feet away (multi-family across Portola Drive).

Analysis

The purpose of the proposed wireless communication facility is to fill a Verizon Wireless coverage gap that includes the unincorporated Live Oak area, specifically serving the area in and around the Corcoran Lagoon area. The proposed project is part of a two-cell search ring. In order to accomplish the radio frequency objectives for this area, two separate small cell facilities are needed (Application Nos. 171290 & 171291). Each facility needs to be located within a precise area in order to function correctly and meet the radio frequency objectives. The objective of the two proposed additional small cell facilities is to offload the existing facility near 40th Avenue and Portola Drive which is currently overloaded. The addition of these facilities will allow the 40th Avenue and Portola Drive facility to serve the surrounding area and provide better coverage and data support to the area in and around the Corcoran Lagoon area.

Zoning & General Plan Consistency

The subject parcel is located in the C-1 (Neighborhood-Commercial) zone district, a designation which allows wireless communication facilities (WCFs) such as new small cell wireless telecommunication facilities that are co-located [per Section 13.10.660(D)] on top of existing or new PG & E utility poles. This proposal is to install an extension to the existing PG & E utility pole. The proposed small cell wireless telecommunication facility is a principal permitted use within the zone district and the zoning is consistent with the site's C-N (Neighborhood Commercial) General Plan designation.

Antenna Height

Pursuant to Section 13.10.510(D)(2), the height and placement limitations of communication antennas within the C-1 zone district may be erected to a height of not more than 25 feet above the 35-foot height limit allowed in the district. The overall height of the new wireless equipment and extension will be 45 feet, 9 inches which is below the allowed 60 feet for communication antennas.

Local Coastal Program Consistency

The proposed small cell wireless telecommunications facility is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family and multi-family dwellings, office buildings and community facilities. 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.

Design Review

The design of the proposed wireless facility is consistent with another facility located within the public right of way on the southwest corner of 17th Avenue and Brommer Street (Application No. 141253) which has an overall height of approximately 54 feet. In addition, the proposed wireless facility is close to the KSCO radio station where numerous antennas exist, some exceeding 100 feet in height. The proposed wireless facility is a microcell site consisting of a 4-foot high canister antenna, one 8 square foot, 4-foot, 6-inch high ground equipment cabinet with electrical meter and GPS unit that is setback approximately 12 feet from the roadway edge. The proposed extension on top of the existing 34-foot utility pole will not appear significantly different than similar microcell poses throughout the County. Although the canister antenna and ground equipment are not screened, the pole canister will be painted to match the existing utility pole to minimize the visual impact of the facility, and the ground equipment will be painted with a local community themed mural to lessen ground level visual impacts. The equipment shelter would be placed on a concrete slab with a new electrical pedestal and would have one GPS antenna mounted on its side. The equipment would be cooled intermittently by fans. Excluding the GPS unit, the ground equipment will be enclosed to prevent tampering and eliminate safety concerns by the public. As a result, the proposed facility has been designed to have the least visual and physical impact to the public right of way as possible.

Federal “Shot Clock” Ruling November 18, 2009

On November 18, 2009, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332(c)(7), regarding state and local review of wireless facility siting applications. This Declaratory Ruling provides that a “reasonable period of time” to review and take action on a new wireless telecommunications facility shall not exceed 150 days. This timeframe commenced upon application submittal, and accounted for a deemed incomplete determination period of time. Accordingly, the County must take action on Application No. 171291 no later than August 24th, 2018, unless a mutual extension of time is agreed to by the County and applicant.

Radio Frequency Emissions

A radio frequency (RF) radiation emissions calculation report has been submitted for this project by a qualified consulting engineer. The proposed facility is calculated to result in a maximum ambient RF exposure level of 0.12% of the applicable public exposure limit at ground level, and 0.21% of the public exposure limit at the second-floor elevation of any nearby building, (which includes residences across Portola Drive at least 135 feet away, based on photographs from Google Maps).

Environmental Review

Staff has determined that the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) because it qualifies as “New Construction or Conversion of Small Structures” (Class 3, Section 15303) and “Minor Alterations to Land” (Class 4, Section 15304). The CEQA Categorical Exemption form is attached as Exhibit A.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number 171291, 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

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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: 171291

Assessor Parcel Number: NOAPNSPEC

Project Location: County Public Right-of-Way

Project Description: Proposal to install an extension to an existing 34-foot tall utility pole that includes a 7-foot, 9-inch bayonet extension/bracket and 4-foot canister wireless communications facility antenna that extends the height to 45 feet, 9 inches, located within the Portola Drive right of way. The project includes construction of an 8 square foot, 4-foot, 6-inch high ground equipment cabinet with attached GPS antenna located in the C-1 (Neighborhood-Commercial) district.

Person or Agency Proposing Project: Ben Hackstedde

Contact Phone Number: (949) 259-3344

- 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).
E. X **Categorical Exemption**

Specify type: Class 3 – New Construction or Conversion of Small Structures (Section 15303)
Class 4 – Minor Alterations to Land (Section 15304)

F. Reasons why the project is exempt:

Construction and installation of a new small cell wireless telecommunication facility on a replacement utility pole, and minor trenching and backfilling where the surface is restored.

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

Elizabeth Cramblet, Project Planner

Date: _____

EXHIBIT A

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 County public right-of-way is zoned C-1 (Neighborhood-Commercial), a designation which allows microcell uses. The proposed microcell site is a principal permitted use within the zone district, and the zoning is consistent with the site's C-N (Neighborhood 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 no such easements or restrictions are known to encumber the project site.

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 and Section 13.20.140 et seq.

This finding can be made, in that the proposed equipment is an extension on top of an existing PG & E utility pole. PG & E also requires a minimum vertical, horizontal or radial clearance of wires from other wires, which in this case, is 6 feet.

The development is consistent with the surrounding neighborhood in terms of visual impact; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; there are other utility poles nearby and the subject pole is seen against a nearby backdrop of eucalyptus trees; and 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, including Chapter 2: figure 2.5 and Chapter 7, and, as to any development between the nearest through 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 microcell site will not interfere with public access to the beach, ocean, recreational areas, 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, and integrated with the character of the surrounding neighborhood. Additionally, microcell uses are allowed uses in the C-1 (Neighborhood-Commercial) zone district, as well as the General

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Plan and Local Coastal Program land use designation. Developed parcels in the area contain single and multi-family dwellings, office and commercial uses. Architectural styles vary in the area.

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 project is located in an area designated for small cell wireless telecommunications facilities, including microcell uses, and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed microcell site 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 these amenities.

The Telecommunication Act of 1996 as amended preempts local governments from regulating the “placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission’s (FCC) standards for such emissions.” The proposed project would be consistent with the FCC’s regulations for wireless facilities.

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 microcell site 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-1 (Neighborhood-Commercial) zone district as the proposed microcell will meet all applicable current site standards for the zone district; and that the project is consistent with County Code Section 13.10.510(D)(2) regarding exceptions to the height limits for structures which, as per County Policy Interpretation WCF-01, allows structure mounted WCFs such as the proposed project to be up to 25 feet taller than the height limit for habitable structures, or 60 feet tall, in the C-1 zone district, without the need for a variance; and that the project is consistent with all of the visual impact criteria and protections contained in the County’s Wireless Communications Facility Ordinance (County Code Sections 13.10.660 – 668 inclusive).

The proposed wireless communication facility will comply with all of the relevant regulations of the underlying zone and County Code Section 13.10.668 that require concealment or stealthing of WCFs where possible. The antennas will be fully enclosed within a canister that is designed to appear as part of the overall utility pole. The project is a principle permitted use and the design will achieve better visual integration as recommended by the County Code Design Standards, General Plan and Wireless Guidelines.

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 microcell use is consistent with the use and density requirements specified for the C-N (Neighborhood Commercial) land use designation in the County General Plan.

The proposed microcell site will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone in that the microcell site will not adversely shade adjacent properties, and will not impede public travel.

The proposed microcell will be properly proportioned to the utility pole and will fit in with the character of the neighborhood. The proposed microcell site will comply with the site standards for the C-1 zone district (including height) and will result in a structure consistent with a design that could be approved on any similar utility pole in the vicinity.

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 the proposed microcell site is to be constructed on an existing utility pole, and will not overload the pole structurally, nor will it overload the electric capacity of PG&E's network. There will be no additional traffic generated by the proposed project.

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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed microcell site is not inconsistent with the land use intensity and density of the neighborhood. The facility is automated and a passive use of property that will not interfere in the use of adjoining residential properties. The proposed project complies with federal health and safety standards and will be painted to blend with the existing utility pole. The ground equipment is enclosed and minimal in size and height above ground and will be painted with a community centered mural.

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 microcell site will be of an appropriate scale and type of design that will not diminish the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposed facility will not interfere with use of the surrounding streets and will not obstruct views from any road to or along the coast. The facility is compatible in scale to a nearby approved wireless facility on an existing utility pole on the southwest corner of Brommer Street and 17th Avenue.

Wireless Communication Facility Use Permit Findings

1. The development of the proposed wireless communications facility (WCF) 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 8.66), 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 WCF is of the microcell type, which due to its small size and location of a utility pole, is the least visually obtrusive type of WCF. Moreover, its installation and use in a road right-of-way will not impact any sensitive habitat resources or other significant County resources, including agricultural, open space, and community character resources. Finally, there are no other environmentally equivalent and/or superior and technically feasible alternatives to the proposed microcell designs that have less visual and/or other resource impacts.

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 SCCC 13.10.661(B) and (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 microcell site is not in a prohibited or restricted area and is to consist of a single antenna within a canister mounted upon a new utility pole in the County right-of-way, an area where numerous utility poles are already located. Microcell installations located on utility poles, such as these, are encouraged in the WCF Ordinance as the preferred WCF design, due to their relatively inconspicuous nature.

3. That 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 and that all zoning violation abatement costs, if any, have been paid.

This finding can be made, in that the existing infrastructure uses of the subject right-of-way are in compliance with the requirements of the zone districts and General Plan designations, in which they are located, and that there are no outstanding or unpaid zoning violation abatement costs.

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 microcell site will be located on an approximately 45-foot, 9-inch utility pole, the top of which is at a height too low to interfere with the observed height of an aircraft from nearby airports.

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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 RF levels at ground level due to the proposed WCF operations are calculated to be no more than 0.012% of the most restrictive applicable (i.e. FCC) limit, and only 0.21% of that limit at the nearest second-floor elevation of any nearby building, (including residences across Portola Drive, located at least 135 feet away, based on photographs from Google Maps).

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.

This finding can be made, in that the proposed microcell wireless communication facility is designed and located in a manner that will minimize potential impacts to scenic and biotic resources, and that the construction of the proposed facility will not impede access to the beach or other recreational resources.

The proposed modifications will not encroach upon any existing physical pedestrian sidewalk or motorist driving right of way area that is legally used by the public or any proposed access way identified in the Local Coastal Program land use plan. The antennas are located within a canister and all equipment is located in a fully enclosed cabinet on a concrete pad so that antennas and cabling will not be visible from public views. Additionally, the proposed equipment enclosure is painted with a community scene mural. The proposed WCF will provide wireless coverage in the area in a manner that is effectively integrated with the surroundings. The WCF will not impact views to and along the ocean or other scenic coastal areas especially in light of the concealed design.

Conditions of Approval

Exhibit D: Project plans, 4 sheets, prepared by Omni Design Group, dated 03/07/18.

- I. This permit authorizes the construction of a microcell wireless communication facility (small cell wireless) (location ID Portola Drive SC2) on an existing utility pole with a total height of 45 feet, 9 inches and related pole-mounted and ground mounted equipment cabinet as indicated on the approved Exhibit "D" for this permit, including the red-line portion on Sheet A-2. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - 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 Demolition Permit from the Santa Cruz County Building Official, where necessary, to demolish existing electrical or other equipment that may not be included in construction permit of the proposed project.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official if applicable.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
 - G. Provide a payment of \$2,000 to the County Planning Department (fiscal section), specifically to enable the County Parks Department to commission and supervise installation of a mural for the equipment cabinet.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be

authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. **A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.**
 2. **One elevation shall indicate materials and colors as they were approved by this Discretionary Application.**
 3. **If the new wireless equipment and extension will go on the existing PG & E utility pole, indicate on the plans that the extension below the canister antenna shall be the same size, color and texture as the existing utility pole. In addition, indicate on the plans that proposed equipment, especially the new canister around the proposed antenna will match the color and texture of the existing utility pole.**
 - a. **If PG & E does not allow this type of extension, and requires a new utility pole, indicate on plans that the proposed equipment on the pole, especially the new canister around the proposed antenna will match the color and texture of the new pole.**
 4. **Paint for pole mounted equipment shall be mixed on-site to more closely match the color and texture of the existing or new utility pole, which ever option above is chosen (3 or 3a). These specifications shall be called out on elevations.**
 5. **If a grading permit is required, show grading, drainage, and erosion control plans.**
 6. **Details showing compliance with fire department requirements, as applicable.**
 7. **Details showing location and content of all safety signage recommended or required for each site by the RF safety report, in English and Spanish.**
- B. **Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.**
- 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. **All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.**

- C. The proposed ground mounted equipment cabinet shall be camouflaged as follows:**
- 1. The powder-coated metal shall be painted with Monobond primer. Prior to applying the Monobond primer, the applicant shall lightly sand the cabinet surfaces with 220 grit sandpaper.**
 - 2. The entire cabinet shall be painted with a 100% acrylic exterior low sheen paint (such as Kelly Moore 1245 AcryShield) tinted into a warm, neutral color (such as Kelly Moore "Greystone").**
 - 3. The County Parks Department will oversee the engagement of an artist to provide for the application of a detailed, high-quality mural painted directly onto the front and side surfaces of the equipment cabinet. The mural will reflect a theme or themes intrinsic to the local community and area.**
 - 4. Please provide a draft design the Planning Department when available before final inspection.**
- D.** Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

- A.** In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B.** The mural and photo-skins attached to subject structures shall be maintained in good condition for the life of the project and replaced as necessary to maintain quality. In the event of damage through vandalism, accident or act of nature, the mural and photo-skins attached to the subject structures shall be repaired and replaced as necessary to maintain in good condition.
- C.** The microcell facilities shall be removed and the sites restored by the applicant if informed by the owner and operator of the right-of-way that the utility poles are to be removed because the utilities the pole supports are to be relocated underground, or if

the microcell facility is rendered unnecessary due to technological advances.

- D. The sites shall be restored as nearly as possible to its natural or pre-construction state within six month of termination of use or abandonment of the sites.
- 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

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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: _____

Jocelyn Drake
Deputy Zoning Administrator

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.

2185 AVICHEL DR
WANNET CREEK, CA 94598

PROJECT INFORMATION:

PORTOLA DRIVE SC2
VERIZON WIRELESS LOCATION CODE: 42352

PUBLIC ROW 154.5' FROM PORTOLA DRIVE
SANRA CREEK, CA 94582

CURRENT ISSUE DATE: 03/07/18

ISSUED FOR: 100% ZONING

REV. DATE DESCRIPTION BY:

| | | | |
|---|--|--|--|
| 1 | | | |
|---|--|--|--|

COORDINATING ARCHITECT:

David Thompson
Civil Engineering
P: 925.438.1111
F: 925.438.1112
E: dthompson@sequoia.com
WWW.SEQUOIA-INC.COM

CONSULTANT:

SEQUOIA
DEPLOYMENT SERVICES, INC.

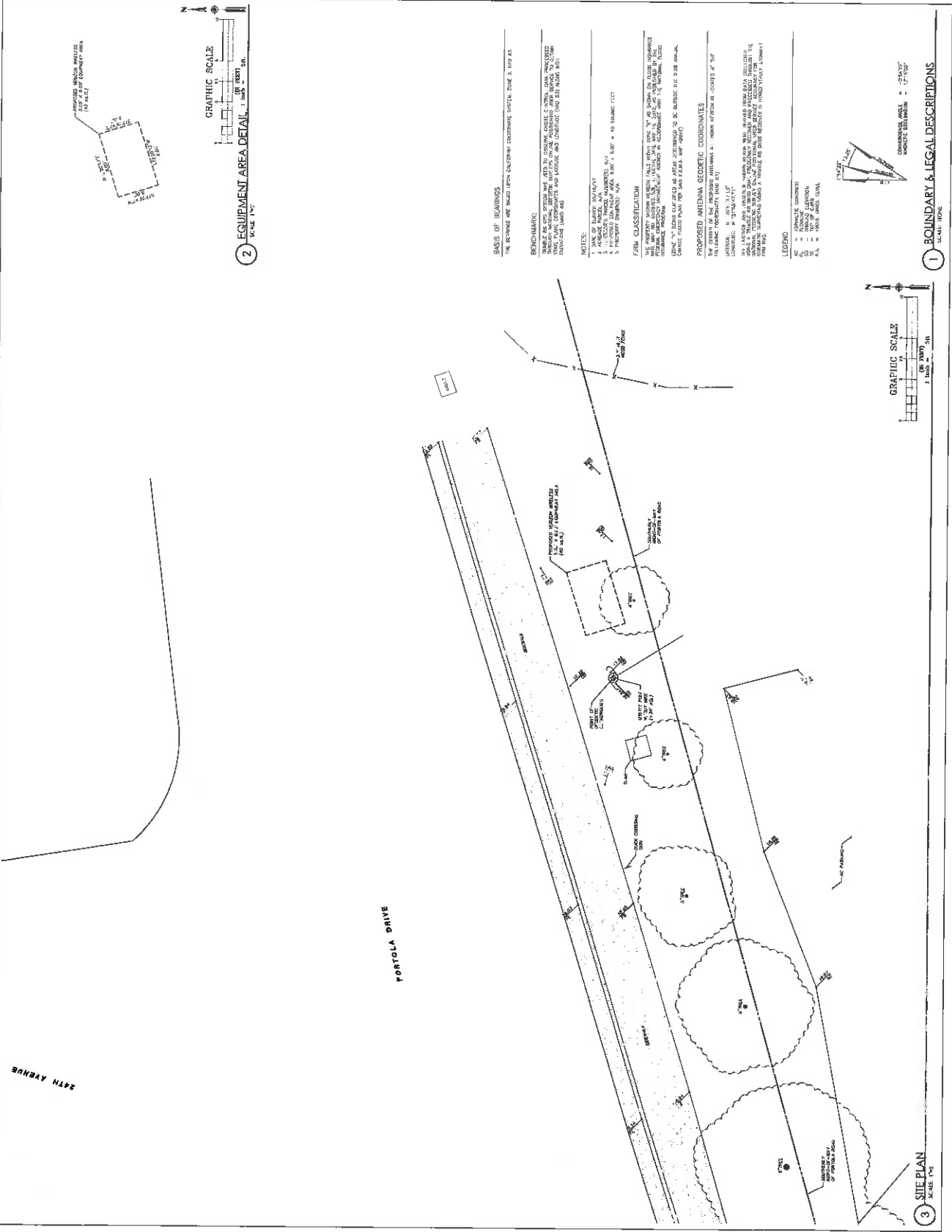
DRAWN BY: CHK: APV:

DKN DM DM

SHEET TITLE: EQUIPMENT AREA DETAIL AND SITE PLAN

SHEET NUMBER: C-1

REVISION: 1130-24



[illegible]



7755 JEFFERSON
WALNUT CREEK, CA 94598

PROJECT INFORMATION:

PORTOLA DRIVE SC2
VERIZON WIRELESS LOCATION CODE: 65333

PUBLIC ROW/NGP 288 PORTOLA DRIVE
SANTA CRUZ, CA 95062

CURRENT ISSUE DATE:

03/07/18

ISSUED FOR:

100% ZONING

REV: DATE DESCRIPTION BY:

| REV | DATE | DESCRIPTION | BY |
|-----|---------|-----------------|----|
| 1 | 3/06/18 | UTILITY SIGNAGE | MG |
| | | | |
| | | | |
| | | | |
| | | | |

COORDINATING ARCHITECT:

Architectural
Engineering
Structural
Mechanical/Electrical/HVAC

11140 JEFFERSON, SUITE 100
SANTA CRUZ, CA 95062
PHONE: (408) 298-9770
WWW.QUINTANAARCHITECTS.COM

SEAL:

CONSULTANT:



DRAWN BY: CHK: APV:

JHP SM TR

SHEET TITLE:

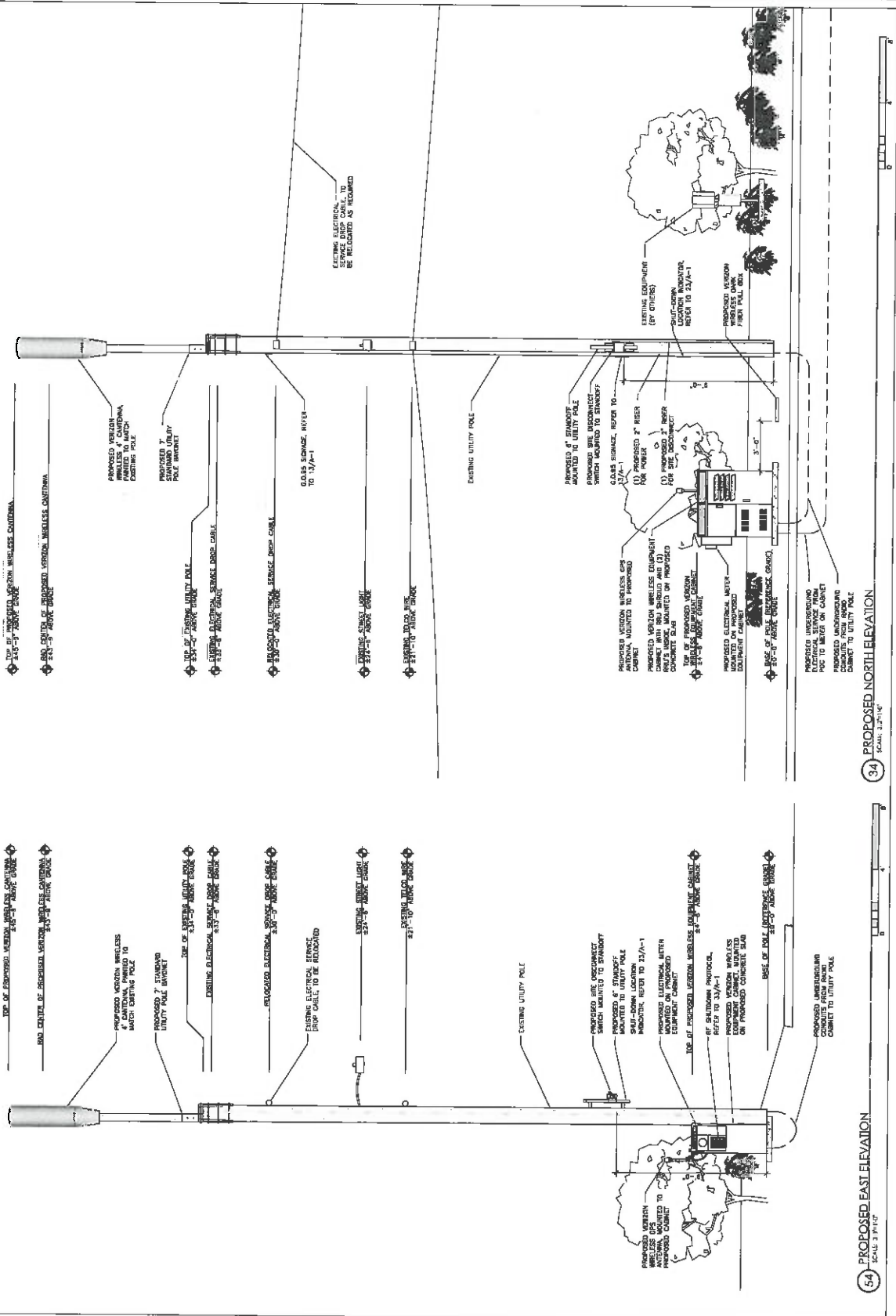
PROPOSED ELEVATIONS

SHEET NUMBER: REVISION:

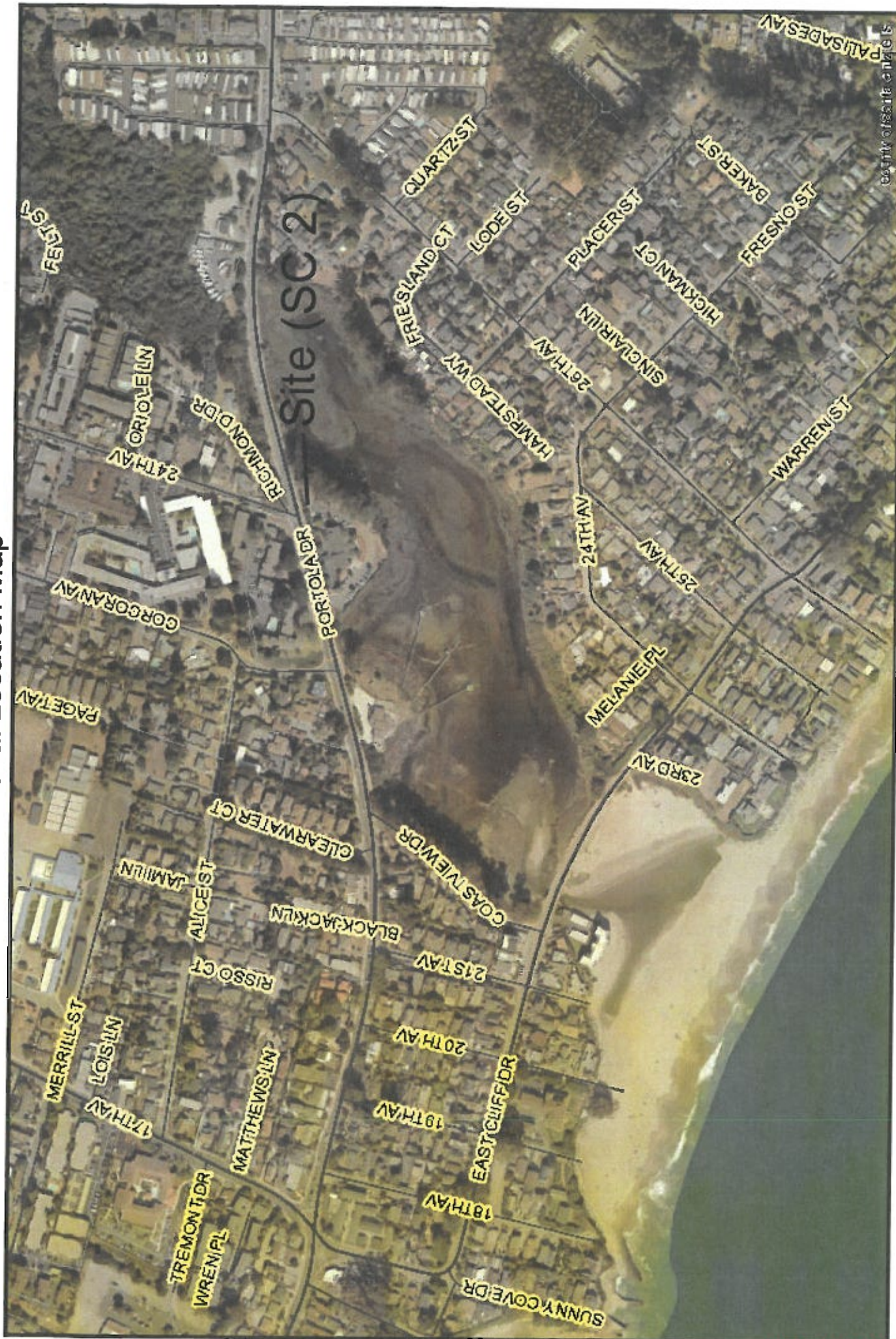
A-2

1130-24

NOTE:
ALL POLE MOUNTED EQUIPMENT, CANTENNA, BRACKETS, SLINGS, SLING
PROTECTORS, CABLE MOUNTS, BRACKETS, WERE ADDED TO POLE
WILL BE INSTALLED AND NOTED EXISTING UTILITY POLE.



Aerial Location Map

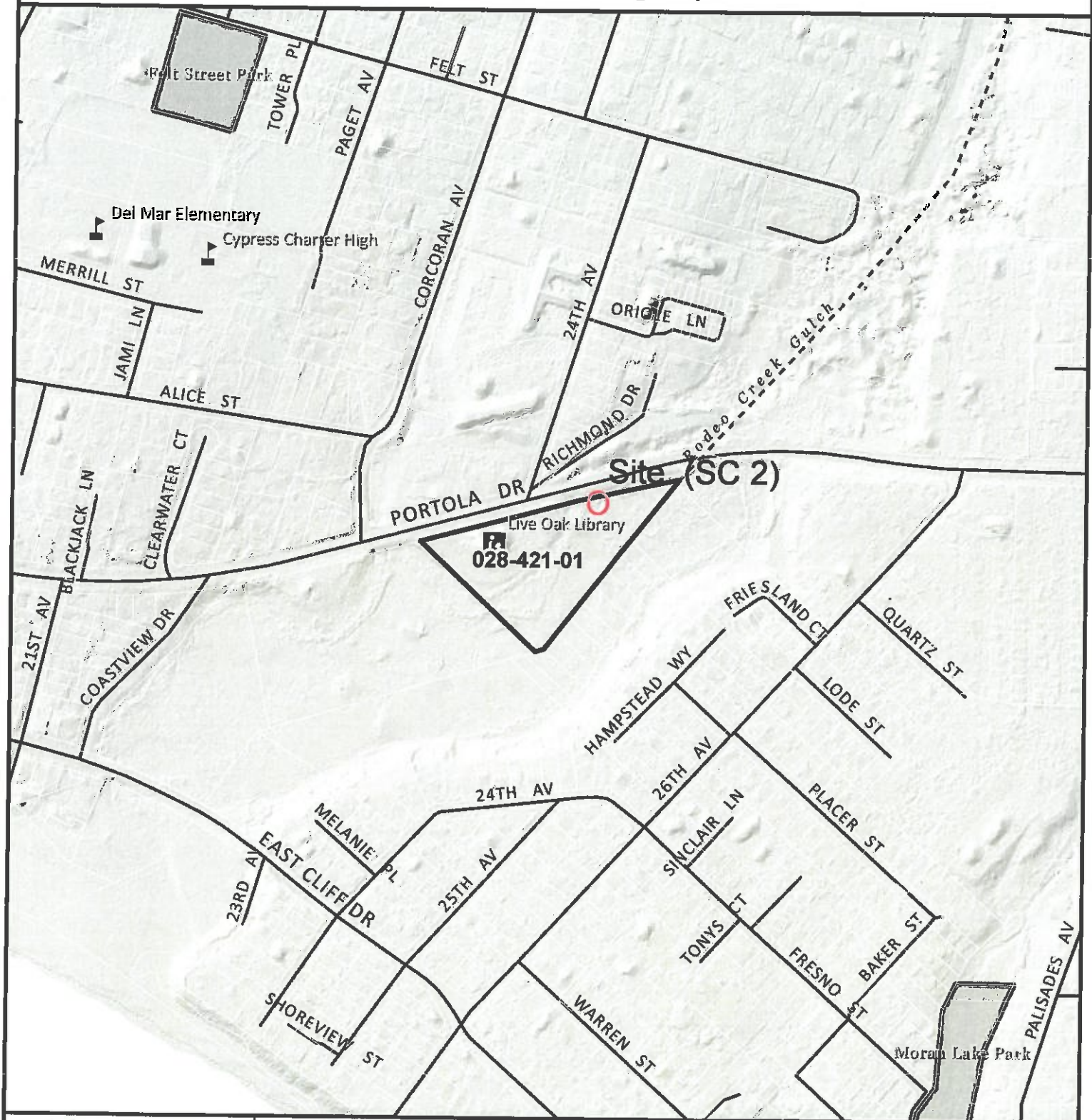




Parcel Location Map

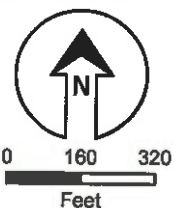
Santa Cruz County Planning Department

Parcel Number
028-421-01
Apr. 17, 2018



Symbol Key

- Library
- School
- Park
- Perennial Stream
- Street

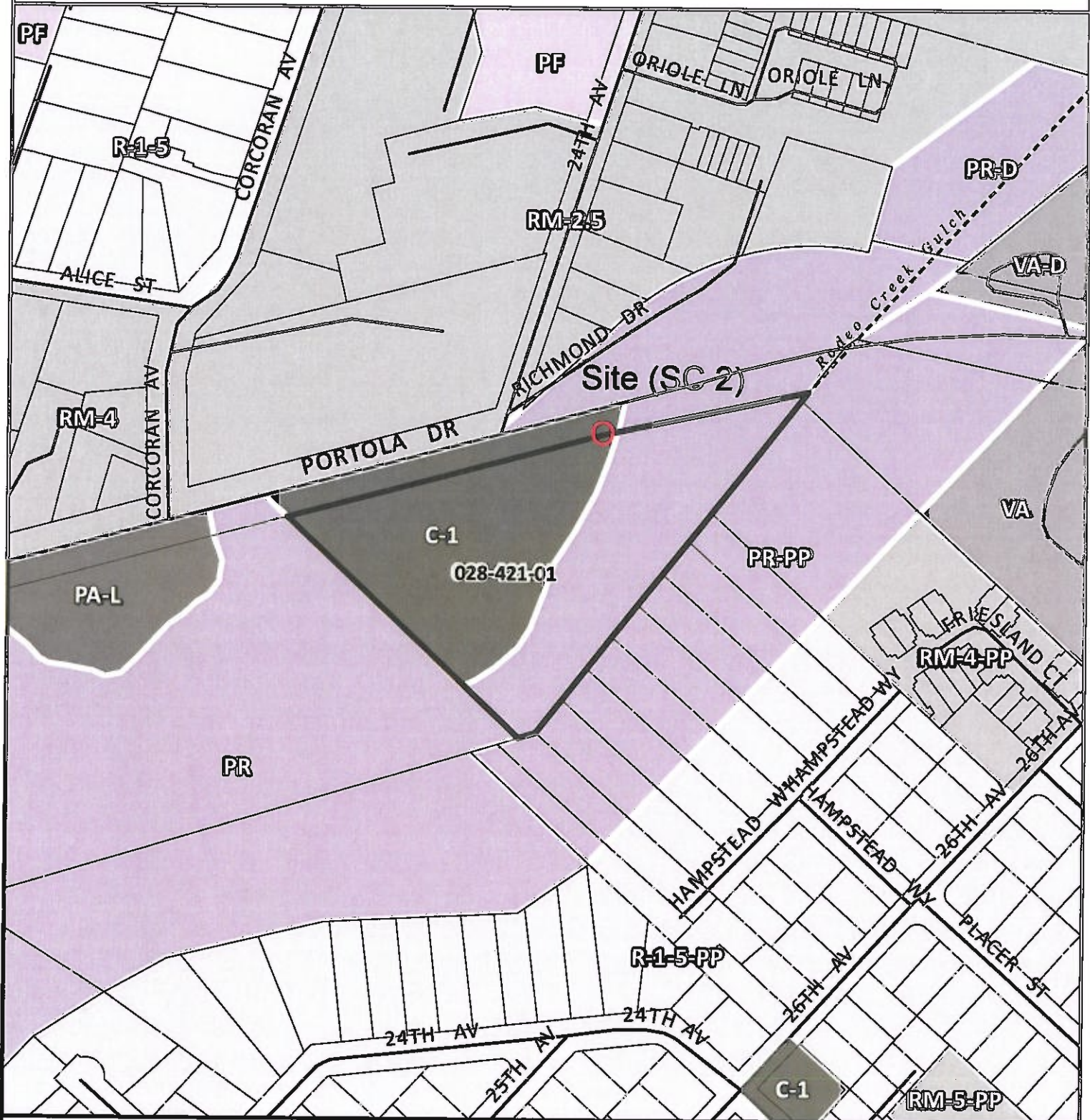




Parcel Zoning Map

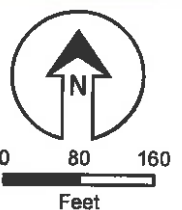
Santa Cruz County Planning Department

Parcel Number
028-421-01
Apr. 17, 2018



Zoning

- | | |
|---|---------------------------------|
| (C-1) Commercial Neighborhood | (R-1) Single-Family Residential |
| (PA) Professional-Administrative Office | (RM) Residential Multi-Family |
| (PF) Public & Community Facilities | (VA) Visitor Accommodations |
| (PR) Parks, Recreation, and Open Space | |





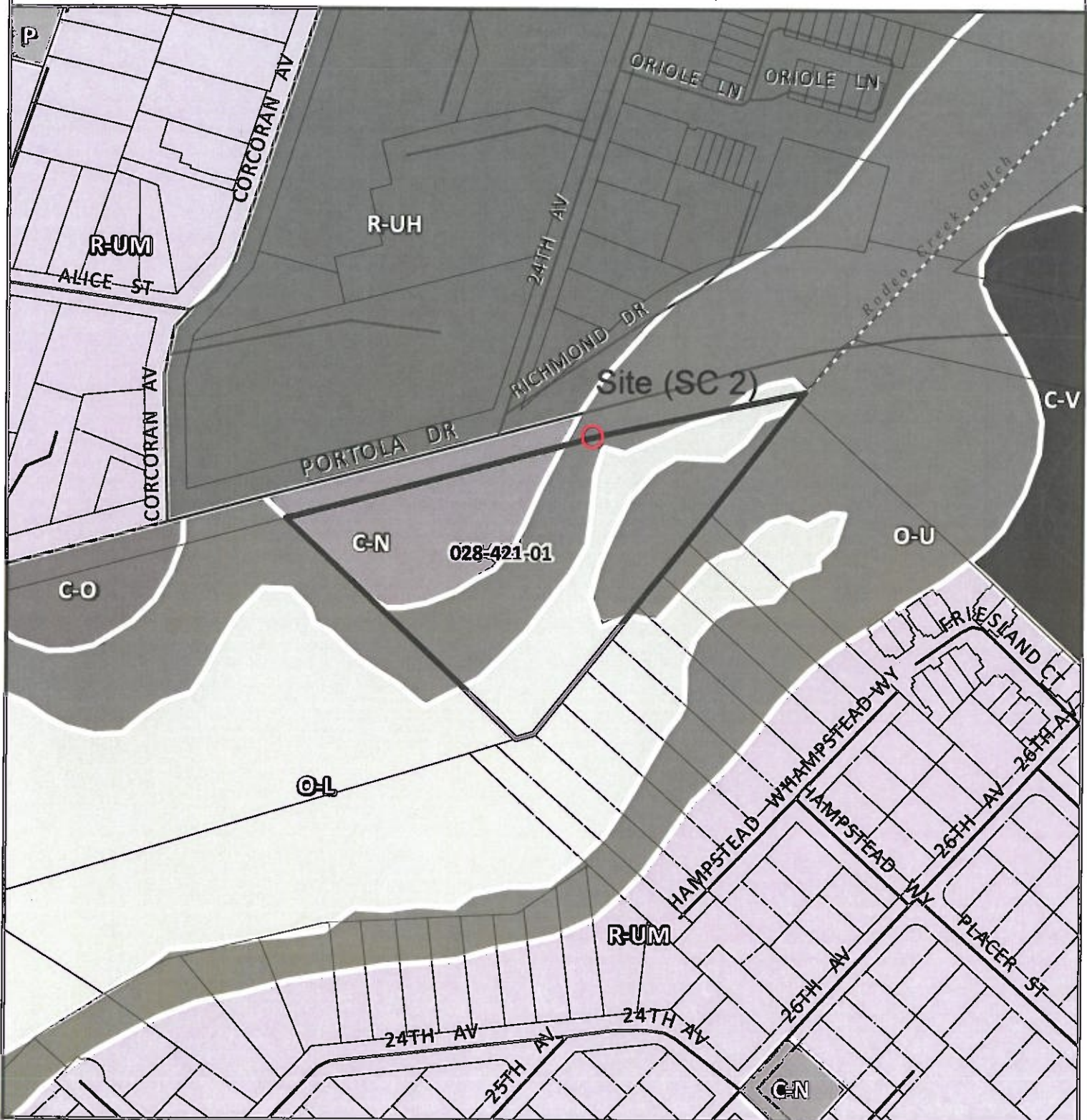
Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

028-421-01

Apr. 17, 2018



General Plan

- | | |
|-----------------------------------|---|
| ■ C-N - Commercial-Neighborhood | ■ P - Public Facilities |
| ■ C-O - Commercial-Office | ■ R-UM - Residential - Urban Medium Density |
| ■ C-V - Commercial-Visitor Accom. | ■ R-UH - Residential - Urban High Density |
| ■ O-L - Lake | ■ O-U - Urban Open Space |



0 80 160
Feet