



## Staff Report to the Zoning Administrator

Application Number: **07-0008**

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Applicant: Dayna Aguirre  
Owner: Pacific Gas & Electric Company  
APN: 051-091-03

**Agenda Date: June 11 2007**  
**Agenda Item: 0.1**  
**Time: after 8:30 a.m.**

Project Description: Proposal to co-locate a Wireless Communication Facility on an existing PG&E lattice tower. Requires an amendment to Commercial Development Permit 05-0362.

Location: Property located on the north side of Minto Road about 1000 feet from the intersection of Minto Road and Green Valley Road.

**Supervisory District:** 4<sup>th</sup> District (District Supervisor: Tony Campos)

Permits Required: Commercial Development Permit

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0008, based on the attached findings and conditions.

### Exhibits

- |   |                              |
|---|------------------------------|
| A. Project plans                              | E. Assessor's parcel map     |
| B. Findings                                   | F. Zoningmap                 |
| C. Conditions                                 | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) |                              |

### Parcel Information

Parcel Size:	378,038 square feet
Existing Land Use - Parcel:	PG&E Public Utilities Facility and MetroPCS Wireless Communication Facility
Existing Land Use - Surrounding:	Residential to the north and west; Commercial Agriculture to the east and south
Project Access:	Minto Road
Planning Area:	Pajaro Valley
Land Use Designation:	P (Public Facilities)

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

Zone District: PF (Public Facilities)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Located within a mapped fault zone; no technical reviews were required for this project.  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: Parcel is flat  
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: Mapped archeological resource site. Archeological pre-site evaluation conducted as part of previous permit (05-0362); therefore, no further evaluation was required for this project.

### Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside  
Water Supply: N/A  
Sewage Disposal: N/A  
Fire District: Pajaro Valley Fire Service Area  
Drainage District: Zone 7 Flood Control District

### History

This proposal is for an amendment to Commercial Development Permit 05-0362 to co-locate an additional wireless communication facility on an existing PG&E lattice tower. Permit 05-0362 authorized a 12-foot extension to an 83.6 foot tall PG&E lattice tower, 3 antennas to be located on the extension and 3 equipment cabinets to be located on a concrete slab under the tower and surrounded by a 6-foot tall redwood fence.

### Project Setting

The project site is located on Minto Road approximately 1000 feet east of Green Valley Road. The surrounding land uses are Residential to the north and west and Commercial Agriculture to the east and south.

### Zoning & General Plan Consistency

The subject property is a 378,038 square foot lot, located in the PF (Public Facilities) zone district: a designation which allows commercial uses. The proposed co-located wireless

communication facility is a principal permitted use within the zone district and the project is consistent with the site's (P) Public Facilities General Plan designation.

### **Wireless Communication Facility**

The project site is located within an allowed zone district for wireless communication facilities (per County Code sections 13.10.661(b) & (c)). Structure mounted wireless communications facilities are allowed within the PF (Public Facilities) zone district if they are designed in a manner that is the least visually obtrusive and that is compatible with the existing commercial development. In addition, this permit would co-locate the proposed facility with the existing Metro PCS wireless communication facility approved by permit 05-0362, which is encouraged where it is the least visually obtrusive option.

The proposed wireless communication facility will consist of mounting six panel antennas (53" tall x 13" wide) on an existing PG&E lattice tower. The proposed antennas will be located approximately 2-feet 6-inches below the existing Metro PCS antennas and will therefore not require an additional extension in height to the existing tower (approved in Metro PCS project 05-0362). There will be three sectors of two antennas each located on the northwest, southwest, and southeast corners of the tower. In addition, a GPS antenna will be mounted to the southeast tower leg approximately 33-feet high from ground level. Three proposed equipment cabinets, a service light, and other associated equipment will be located under the tower south of the existing Metro PCS equipment cabinet enclosure. A 6-foot tall redwood fence that matches the existing Metro PCS fence will enclose the equipment area and block it from view. All of the proposed equipment will be screened from view off-site by the proposed redwood fence. Visual simulations have been submitted and it has been determined that the new antennas and equipment cabinets will not be visible from Minto Road.

### **Design Review**

The proposed wireless communication facility complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a six foot redwood fence and grey matching paint on the antennas to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

### **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 **07-0008**, 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](http://www.co.santa-cruz.ca.us)

Report Prepared **By:** Samantha Haschert  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa **Cruz** CA 95060  
Phone Number: (831) 454-3214  
E-mail: [samantha.haschert@co.santa-cruz.ca.us](mailto:samantha.haschert@co.santa-cruz.ca.us)

## 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 facility will be located on top of an existing PG&E lattice tower and the ground level equipment will be located behind a 6-foot redwood fence. The subject property for the proposed project is not located within the Highway 1 scenic corridor or any other designated scenic corridor, however it is adjacent to residential and agricultural lands. The new antennas shall be painted gray to match the existing PG&E lattice tower to further mitigate adjacent views of the proposed project.

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 access the subject property. The existing public views from the project site will remain relatively unchanged as a result of this project.

An alternative sites analysis was not required for the proposed project, due to the fact the proposed wireless communication facility will be located within an allowed zone district (**pa** sections 13.10.661(b) & (c) of the County Code) and will be co-located with a previously approved wireless communication facility. The currently proposed site is the least visually and environmentally intrusive place in the near surrounding area.

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 there is an existing PG&E lattice tower and wireless communications facility on the project site with **an** associated access roads and infrastructure for utilities as well as a 6-foot tall fence that eliminates any visual impacts to the surrounding area; therefore, the currently proposed project site is the environmentally superior site for this project.

An alternative sites analysis was not required for the proposed project, due to the fact the proposed wireless communication facility will be located within an allowed zone district (per sections 13.10.661(b) & (c) of the County Code) and will be co-located with a previously approved wireless communication facility. The currently proposed site is the least visually and environmentally intrusive place in the near surrounding area.

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 PG&E lattice tower and substation is in compliance with the P (Public Facility) General Plan designation and the PF (Public Facility) zone district in which it is located. The existing and proposed uses, as designed, are compatible with the zone district and General Plan designation and the County's Wireless Telecommunications Ordinance.

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

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 wireless communications facility will be located on an existing PG&E tower, which is approximately 95.8 feet in height, and this elevation is too low to interfere with an 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 cumulative RF exposure level for simultaneous operation of both the existing and proposed carriers is 0.17% of the public exposure limit. The maximum calculated level at the second floor elevation of any nearby building is 0.22% of the public exposure limit.

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.

Not Applicable

## 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 maximum cumulative RF exposure level for simultaneous operation of both the existing and proposed carriers is 0.17% of the public exposure limit. The maximum calculated level at the second floor elevation **of** any nearby building is 0.22% of the public exposure limit.

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

The project will not be materially injurious to properties or improvements in the vicinity in that the proposed antennas will be painted to match the color of the existing telecommunication monopole tower and the ground equipment will be concealed by a 6 foot redwood fence, resulting in a minimal visual impact.

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

This finding can be made, in that the proposed wireless communication facility will be located within an allowed zone district for the construction of co-located wireless communications facilities. The project site is located within the PF (Public Facility) district which is not a prohibited or restricted zone district (per sections 13.10.661(b) & (c) of the County Code).

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 wireless communication facility will be built in the least visually and environmentally intrusive manner due to the location on top of an existing PG&E lattice tower where an existing wireless communication facility already exists. Wireless communication facility installations that are co-located with existing wireless facilities or PG&E towers, such as the proposal, **are** an environmentally superior alternative to the creation of new wireless communication facility installation and their associated visual and environmental impacts.

The subject property for the proposed project is not located within the Highway One scenic comdor or any other designated County scenic corridors. The proposed facilities will be co-located on an existing PG&E tower and the antennas will be camouflaged to appear as a PG&E

lattice tower. 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. A 6-foot tall redwood fence will screen ground equipment from adjacent residential and agricultural properties.

The existing PG&E substation and proposed wireless communication facility is consistent with the uses specified **for** the Public Facility (P) land use designation in the County General Plan.

The acoustical dispersion study submitted for the three proposed free standing RBS 2106 cabinets shows that the noise level dispersed to surrounding **uses** is in compliance with the standards in the General Plan.

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

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

This finding can **be** made, in that the proposed facility will be co-located on top of an existing PG&E lattice tower and will be compatible with the existing development on the subject property. The proposed design will adequately mitigate any potential visual impacts to the surrounding neighborhood.

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 facility will be co-located on top of an existing PG&E lattice tower and will be screened behind a 6-foot redwood fence and painted gray to match the existing tower which will reduce potential visual impacts to the surrounding neighborhood. In addition, the Urban Designer reviewed the plans and had no comments regarding **the** design.



## Conditions of Approval

Exhibit A: Project Plans entitled "T-Mobile, PG&E Green Valley Sub, SF15112", prepared by Michael Wilk Architecture, 7 sheets, dated 1/4/07.

- I. This permit amends Commercial Development Permit 05-0362 to construct a second wireless communication facility on an existing PG&E lattice tower as depicted on the approved Exhibit "A" for 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 Building Permit from the Santa Cruz County Building Official.
  - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, if required.
  - D. 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. The applicant shall obtain approval from the California Public Utilities Commission and the Federal Communications Commission to install and operate this facility.
- III. 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. Any changes from the approved Exhibit "A" 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. All new electric and telecommunications lines shall be placed underground.
    2. Drainage and erosion control plans.

3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  - C. **All** three panel antennas shall be painted gray to match the existing PG&E lattice tower and shall be flush mounted to the existing lattice tower.
  - D. All telecommunications equipment shall be located behind **the** 6-foot redwood fence and shall be no higher in elevation than 5'9".
  - E. **The** three equipment cabinets shall be a neutral earth tone color.
  - F. Only manual lighting shall be allowed.
  - G. **The** 6-foot redwood fence will remain in its natural condition.
  - H. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - J. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- IV. **All** construction shall be performed according to the approved plans for **the** Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. **All** site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. **The** procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- V. Operational Conditions
- A. NIER Report: A report documenting Non-Ionizing Electromagnetic Radiation at

the facility site shall be submitted within ninety (90) days after the commencement of normal operations, or within ninety (90) days after any major modification to power output of the facility.

- B. Additional Facilities: A Planning Department review that includes a public hearing shall be required for any future co-location at this wireless communications facility.
- C. Equipment Modifications: 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 shall be permanently maintained and replacement materials and/or paint shall be applied as necessary to maintain the camouflage of the facility.
- E. Noise: All noise generated from the approved use shall comply with the requirements of the General Plan.
- F. Lighting: All site, building, security and landscape lighting shall be directed away from the scenic corridor and adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
- G. Maintenance & Signage: No person shall come within 12-feet of the antennas while the site is in operation. Explanatory warning signs shall be placed at the roof access locations and on the parapet in front of the antennas, such that the signs are clearly visible from any angle of approach to persons who may need to work within that distance.
- H. 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.
- I. 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.

- J. 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.
- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against **the** COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (**60**) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement **unless** such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
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Minor variations to **this** permit **which** do not affect the overall concept or density may be approved by the Planning Director **at** the request of the applicant or **staff in** accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.**

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

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

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

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Don Bussey  
Deputy Zoning Administrator

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Samantha Haschert  
Project Planner

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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: 07-0008

Assessor Parcel Number: 051-091-03

Project Location: PG&E lot on Minto Road

**Project Description: Proposal to co-locate a Wireless Communication Facility on an existing PG&E lattice tower**

**Person or Agency Proposing Project: Dayna Aguirre**

**Contact Phone Number: (925) 548-7671**

- 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:**

Proposal to co-locate a wireless communication facility and site improvements at an existing PG&E substation in an area designated for commercial uses.

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

\_\_\_\_\_  
Samantha Haschert, Project Planner

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

FOR TAX PURPOSES ONLY

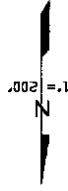
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

POR RANCHO DE LOS CORRALITOS  
N.W. 1/4 SEC. 28, T.11S., R.2E., M.D.B & M.

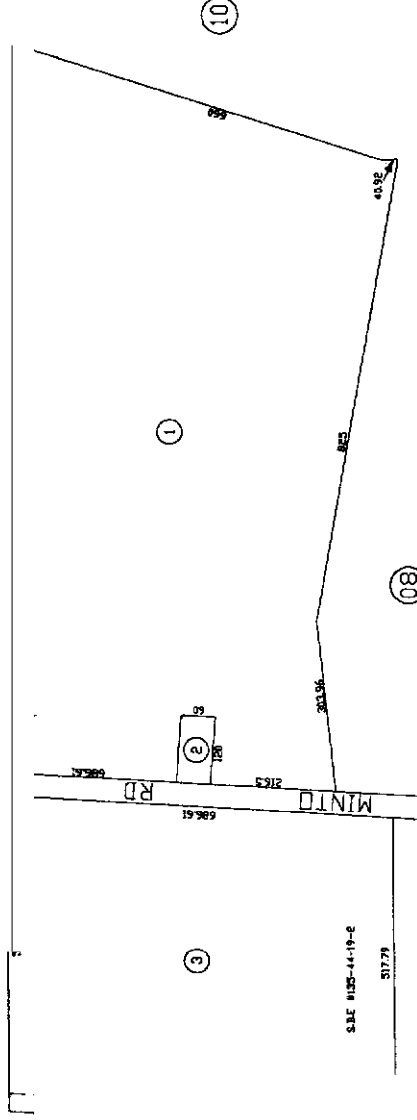
Tax Area Code  
69-258

51-09



1/4 SEC CORNER  
CENTER N.W. 1/4 SEC 20

(10)



S.1/4 1135-44-19-2

517.79

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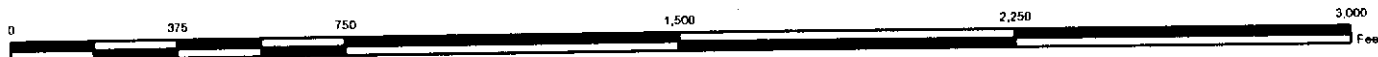
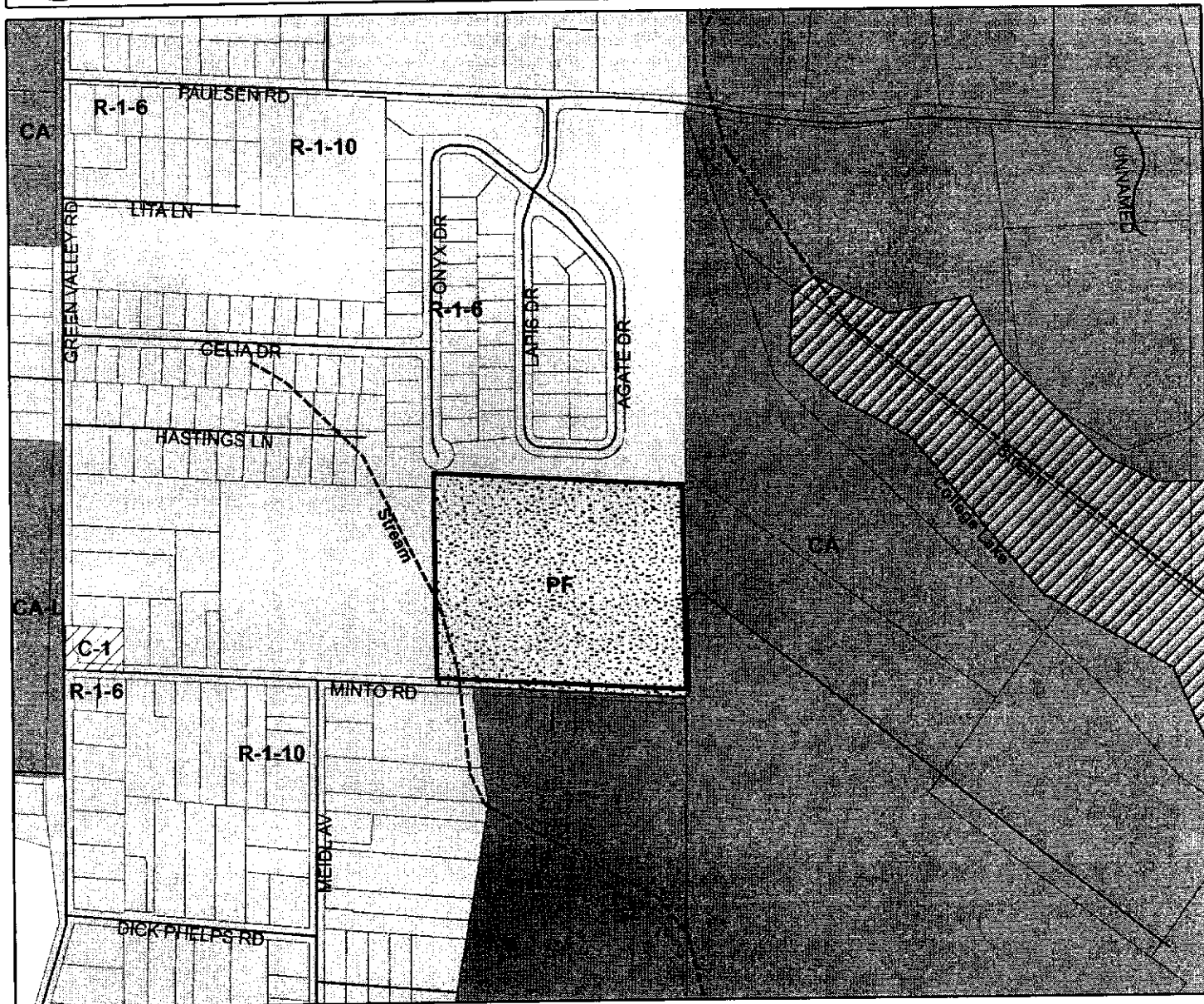
Note - Assessor's Parcel & Block  
Number shown in black

Assessor's Map No. 51-09  
County of Santa Cruz, Calif.  
Sent 1996

Electronically drawn 10/22/97 CB  
10/22/97 CB (Rev. 01-06)  
4/4/98 CB (Rev. 01-06)  
5/6/97 map (changed page ref.)

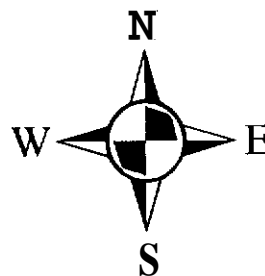


# Zoning Map



## Legend

- APN 051-091-03
- Assessors Parcels
- Streets
- INTERMITTENT STREAM
- PERENNIAL STREAM
- Lakes
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLEFAMILY (R-1)
- AGRICULTURE COMMERCIAL (CA)
- CITY PROPERTY



Map Created by  
County of Santa Cruz  
Planning Department  
January 2007

**EXHIBIT F**



C O U N T Y O F S A N T A R U Z  
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Samantha Haschert  
Application No. : 07-0006  
APN: 051-091-03

Gate: February 5. 2007  
Time: 13:32:12  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON FEBRUARY 1. 2007 BY ROBERT S LOVELANO =====  
NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON FEBRUARY 1. 2007 BY ROBERT S LOVELANO =====  
NO COMMENT

**Dpw Drainage Completeness Comments**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 26, 2007 BY JOHN G LUMICAO =====  
NO COMMENT

**Dpw Drainage Miscellaneous Comments**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 26, 2007 BY JOHN G LUMICAO =====  
NO COMMENT

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON JANUARY 12, 2007 BY GREG J MARTIN =====  
No Comment

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON JANUARY 12. 2007 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON JANUARY 23. 2007 BY JIM G SAFRANEK =====  
NO COMMENT

**Environmental Health Miscellaneous Comments**

===== REVIEW ON JANUARY 23. 2007 BY JIM G SAFRANEK ===== No EHS fee collected for this review. HDS fee to be paid to Planning.

**Pajaro Valley Fire District Completeness Comments**

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 18. 2007 BY COLLEEN L BAXTER =====  
DEPARTMENT NAME: CDF/COUNTY FIRE  
Add the appropriate NOTES and DETAILS showing this information on your plans and

Project Planner: Samantha Haschert  
Application No.: 07-0008  
APN: 051-091-03

Date: February 5, 2007  
Time: 13:32:12  
Page: 2

RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans that a 100foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

The access road shall be 12 feet minimum width and maximum twenty percent slope.

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to aiyy framing construction, or construction will be stopped:

- The access road surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length. including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices. including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway reaquirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices. including erosion control measures.
- All private access roads,

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driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice. the reviewing agency.

#### Pajaro Valley Fire District Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 18, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON JANUARY 18. 2007 BY COLLEEN L BAXTER =====