PUBLIC ADVISORY REGARDING COVID-19

Consistent with Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020, and the County of Santa Cruz Health Services Agency Shelter In Place Public Health Order dated March 31, 2020, the regular meeting of the Planning Commission for February 18, 2021 will be conducted through videoconference. Planning Commissioners and City Staff members will be participating remotely via videoconference.

Public Participation

The meeting will be available on Zoom. For those wishing to participate via Zoom, you can join from a PC, Mac, iPad, iPhone or Android device by entering or clicking on the following URL: https://us02web.zoom.us/j/83592158581

You will be given an opportunity to provide public comment at the appropriate times throughout the meeting via Zoom.

How to comment via Zoom:

1. At the appropriate times during the meeting for public comment on items not on the agenda and on specific agenda items, the Planning Commission Chair will announce that public comment will be accepted. Our usual time limits of three minutes per individual, or five minutes for an individual who is representing a group of three or more, will apply. Please note that per our standard practice, this is not a question and answer time, but simply a time for you to provide comments to the Planning Commission.

2. There is an option on Zoom to raise your hand. Please click on this option when the Chair announces that public comments will be taken. If you are participating via dial-up only, use *9 to raise your hand at the requested time. Zoom places
people in line automatically. When it is your turn, you will be un-muted and you will be able to make your comments based on the above time frames. Once your time is up, you will once again be muted and the next person in line will be given their opportunity to speak.

<table>
<thead>
<tr>
<th>Appointed Officials</th>
<th>City Staff Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosanna Herrera, Vice Chair</td>
<td>Taylor Bateman, Community Development Director</td>
</tr>
<tr>
<td>Lori Gentile, Commissioner</td>
<td>Brenda Stevens, Associate Planner</td>
</tr>
<tr>
<td>David Hodgin, Commissioner</td>
<td>Jonathan Kwan, Contract Planner</td>
</tr>
<tr>
<td>Chuck Maffia, Commissioner</td>
<td></td>
</tr>
</tbody>
</table>

Notice regarding Planning Commission Meetings:
The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:
The Planning Commission agenda and the complete agenda packet are available for review by 5pm the Friday before the Thursday meeting on the Internet at the City’s website: www.scottsvalley.org/AgendaCenter. Due to COVID-19, City Hall is closed to the public therefore, the agenda is only available for viewing online.

CALL TO ORDER
(The Planning Commission Chair calls the meeting to order.)

ROLL CALL
(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME
This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ELECTION OF OFFICERS
The Planning Commission elects a Chair and Vice-Chair for the calendar year.

ALTERATIONS TO CONSENT AGENDA
(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA
(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

Approve the Action Meeting Minutes from the August 13, 2020 meeting.
ALTERATIONS TO PUBLIC HEARING AGENDA
(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. **Title**: Exotic Pet Clinic of Santa Cruz, Inc.  
   **Address**: 5400 Scotts Valley Drive  
   **Applicant**: Hilary Stern DVM  
   **Property Owner**: Josh Simpson  
   **Project Description**: Consideration of a Use Permit application U20-003 to operate a Specialty veterinary clinic for exotic pets in the Commercial Service zoning district.  
   **Staff**: Jonathan Kwan, Contract Planner, jonathank@csgengr.com

2. **Title**: AT&T Wireless  
   **Address**: 4623 Scotts Valley Drive  
   **Applicant**: Greg Davis / AT&T Wireless  
   **Property Owner**: AT&T Towers  
   **Project Description**: Consideration of a Use Permit application U20-001 and a Design Review application DR20-004 to authorize modifications to an existing cellular monopole by removing and replacing six existing panel antennas, installing three RRU’s and three strings of batteries.  
   **Staff**: Brenda Stevens, Associate Planner, bstevens@scottsvalley.org

ALTERATIONS TO REGULAR AGENDA
(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA
(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

3. **Title**: Gateway Bible Church  
   **Address**: 5000 Granite Creek Road  
   **Applicant**: Gateway Bible Church  
   **Property Owner**: Gateway Bible Church  
   **Project Description**: Consideration of a Design Review application DR20-007 to remove an existing foyer and construct a new expanded foyer on an existing building.  
   **Staff**: Jonathan Kwan, Contract Planner, jonathank@csgengr.com

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS
(The Planning Commission or Community Development Director may request to schedule items on future agendas.)
WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY
DIRECTOR UPDATES
(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT
(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.
Minutes
Scotts Valley Planning Commission
Meeting was Remote Access Only
Date: August 13, 2020
Time: 6:00 PM

CITY OF SCOTTS VALLEY
1 Civic Center Drive
Scotts Valley, CA 95066
831-440-5630

MEETING LOCATION
City Council Chambers
1 Civic Center Drive
Scotts Valley, CA 95066

POSTING: The agenda was posted on August 7, 2020, at City Hall and on the Internet at www.scottsvalley.org.

Appointed Officials | City Staff Members
--------------------|---------------------------------------------------
Carlos Arcangeli, Chair
Rosanna Herrera, Vice Chair
Lori Gentile, Commissioner
David Hodgin, Commissioner
Chuck Maffia, Commissioner

Taylor Bateman, Community Development Director
Brenda Stevens, Associate Planner

CALL TO ORDER: 6:04 pm

ROLL CALL: Present: Arcangeli, Gentile, Herrera, Hodgin and Maffia

PUBLIC COMMENT: None

ALTERATIONS TO CONSENT AGENDA: None

CONSENT AGENDA:
A. Action Meeting Minutes from the June 11, 2020 meeting.

M/S: Gentile / Herrera
To approve the minutes from the June 11, 2020 meeting.
Carried: 4-0-1
Ayes: Arcangeli, Gentile, Herrera and Maffia.
Noes: None
Abstain: Hodgin (absent from meeting).

ALTERATIONS TO PUBLIC HEARING AGENDA: None.

PUBLIC HEARING AGENDA: None.

ALTERATIONS TO REGULAR AGENDA: None.
REGULAR AGENDA:

1. **Title:** Restaurant Remodel (Burger King) Exterior and Signage  
   **Address:** 227 Mount Hermon Road / APN 021-021-29  
   **Property Owner:** Sunny Ghai for Ishar Investments, Inc.  
   **Project Description:** Consideration of a Design Review DR20-002 and Sign Design Review DR20-003 to remodel the exterior of an existing 2,340 square foot restaurant in the C-S Service Commercial Zone and replace the signage.  
   **M/S:** Hodgin / Herrera  
   To approve Resolution No. 1754 approving Design Review DR20-002 and Sign Design Review DR20-003.  
   **Carried:** 5-0-0  
   **Ayes:** Arcangeli, Gentile, Herrera, Hodgin and Maffia  
   **Noes:** None

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS: None.

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY: None.

DIRECTOR UPDATES: None.

ADJOURNMENT: 7:05pm
2/18/19 PC Meeting
Coast Veterinary Services
5400 Scotts Valley Drive

Agenda Item #1
Use Permit U20-003
APN 022-042-15

STAFF REPORT

Applicant: Hilary Stern DVM
Property Owner: Josh Simpson
Application: Use Permit U20-003
Location: 5400 Scotts Valley Drive
APN 22-042-15
General Plan/Zoning: C-S (Commercial Service)
Environmental Status: CEQA Categorical Exemption, Class I
Section 15301, Existing Facilities
Request: Consideration of a Use Permit to operate a Specialty veterinary clinic for exotic pets in the Commercial Service zoning district.
Staff Planner: Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and approve Use Permit No. U20-003 by adoption of the attached resolution with the conditions provided in Exhibit A.

BACKGROUND

The applicant is proposing to operate a specialty veterinary clinic in an existing commercial center under the name Exotic Pet Clinic of Santa Cruz, Inc (Attachment 1, Location Map). The commercial center is located on the northeast corner of Scotts Valley Drive and Victor Square. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Stairs to the second story are available from the rear of the building. Current tenants include: Hair Styles, JC Nails, and Quik Stop mini mart/gas station on the first level. The second level is currently vacant. Property adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Beacon station to the west. The proposed use requires a Use Permit in the C-S zoning district.
DISCUSSION

Staff has reviewed the project for compliance with the City’s regulations and requirements. An analysis of the issues for the Planning Commission’s consideration are provided in the following sections.

1. Use Permit

The subject property is located in the C-S (Commercial Service) zoning district. Per Scotts Valley Municipal Code Section 17.20.030, a veterinary clinic requires a Use Permit. The tenant space would occupy 1,390 square feet. The small animal veterinary clinic services would offer veterinary care for small exotic pets such as birds, rabbits, rodents, reptiles, and amphibians. The services offered include general medicine and surgery, radiology, and grooming. The clinic’s business hours would be Monday through Friday from 8am to 6pm and Saturday from 9am to 2pm. The total number of staff on site is anticipated to be six. No overnight boarding of animals would occur at the facility. The number of patients in the clinic at any one time would be restricted to the number of procedures per day, approximately six. There is no anticipated noise or odors from the animals as they will be closely managed within the clinic. The only chemicals proposed to be on site are standard cleaning chemicals. Given that all surrounding uses are commercial, and a similar use was approved at the existing commercial center, it is not anticipated that any use conflicts will occur.

2. Parking

Onsite parking includes a total of 45 parking spaces, three of which are accessible spaces. Parking is located both in front and to the rear of the building. Parking requirements for the center’s tenants are summarized below:

<table>
<thead>
<tr>
<th>Parking Requirements for 5400 Scotts Valley Drive</th>
<th>Square Footage</th>
<th>Parking Standard</th>
<th>Parking Required</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>First Floor Tenants:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Veterinary Clinic</td>
<td>2,300</td>
<td>1/250 sf</td>
<td>9.2</td>
</tr>
<tr>
<td>Hair Styles</td>
<td>705</td>
<td>1/250 sf</td>
<td>2.8</td>
</tr>
<tr>
<td>JC Nails</td>
<td>780</td>
<td>1/250 sf</td>
<td>3.1</td>
</tr>
<tr>
<td>Exotic Pet Clinic of SC</td>
<td>1,430</td>
<td>1/250 sf</td>
<td>5.7</td>
</tr>
<tr>
<td>Quik Stop</td>
<td>2,000</td>
<td>1/250 sf</td>
<td>8</td>
</tr>
<tr>
<td><strong>Second Floor Tenants:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacant (Office)</td>
<td>1,430</td>
<td>1/250 sf</td>
<td>5.7</td>
</tr>
<tr>
<td>Vacant (Office)</td>
<td>1,430</td>
<td>1/250 sf</td>
<td>5.7</td>
</tr>
<tr>
<td><strong>Total Parking Required:</strong></td>
<td>10,075</td>
<td>1/250 sf</td>
<td>40.2</td>
</tr>
<tr>
<td><strong>Total Parking Available:</strong></td>
<td></td>
<td></td>
<td>45</td>
</tr>
</tbody>
</table>
The parking requirement for the center based on the number of required parking spaces per tenant is 40.2 spaces. There are 45 parking spaces on site. The parking requirement for the center is therefore satisfied by the existing conditions.

3. **Signs**

The center has an existing Planned Sign Program. Any proposed signage shall be consistent with the approved Planned Sign Program.

**FINDINGS**

Based upon the analysis conducted by staff and the proposed conditions contained in the attached resolution, it can be found that:

1. **The proposed location for the veterinary clinic is in accordance with the objectives of the Zoning Ordinance and the purpose of the zoning district in which the site is located.** The subject property is located in the Commercial Service zoning district. The proposed veterinary clinic will be located in an existing commercial center. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Valero station to the west. The proposed use is consistent and compatible with the surrounding uses.

2. **The establishment, maintenance or operation of the veterinary clinic will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.** The operation of a veterinary clinic within the existing commercial center does not promote adverse health effects. There is adequate parking on site for all existing tenants. Given that all surrounding uses are commercial, it is not anticipated that any use conflicts will occur.

**ATTACHMENTS**

<table>
<thead>
<tr>
<th>Resolution (Action Item)</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Location Map ........................................................................................................... 9</td>
<td></td>
</tr>
<tr>
<td>2. Project Plans ........................................................................................................... 10</td>
<td></td>
</tr>
</tbody>
</table>
RESOLUTION NO. ____


WHEREAS, the Planning Department of the City of Scotts Valley has received the application filed by Hilary Stern for Use Permit No. U20-003 to operate a veterinary clinic in the existing commercial center located at 5400 Scotts Valley Drive // APN 022-042-15; and,

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, February 18, 2021.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, February 18, 2021:

*The proposed location for the veterinary clinic is in accordance with the objectives of the Zoning Ordinance and the purpose of the zoning district in which the site is located.* The subject property is located in the Commercial Service zoning district. The proposed veterinary clinic will be located in an existing commercial center. The building is currently divided into seven suites, with five suites on the first story and two suites on the second level. Adjacencies include Scotts Valley Feed to the north, Victor Square and Winchester Auto to the south, an office building to the east, and Scotts Valley Drive and a Valero station to the west. The proposed use is consistent and compatible with the surrounding uses.

*The establishment, maintenance or operation of the veterinary clinic will not, under any circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the clinic, or be detrimental or injurious to property and*
improvements in the neighborhood or to the general welfare of the city. The operation of a veterinary clinic within the existing commercial center does not promote adverse health effects. There is adequate parking on site for all existing tenants. The proposed use is consistent and compatible with the surrounding uses.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U20-003 to operate a veterinary clinic in the existing commercial center located at 5400 Scotts Valley Drive // APN 022-042-15, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U20-003 shall lapse and shall become void one year from the date of this resolution unless prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

SECTION 6: This use is permitted, and subject to the conditions of Use Permit No. U20-003, which was approved by the Planning Commission of the City of Scotts Valley, at a regularly scheduled meeting held on February 18, 2021.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 18th day of February 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_______________________________________
Taylor Bateman, Community Development Director
EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify, and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. Property owners shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit for the veterinary clinic.

3. The Use Permit shall become null and void one year following the date the appeal period ends, unless prior to the expiration of said period, a building permit is issued and construction commenced or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

4. An extension may be requested prior to expiration in accord with the City of Scotts Valley Zoning Ordinance 17.50.040 (F).

5. All required building permits shall be obtained, and the applicant shall pay all appropriate fees prior to commencement of construction on the property.

6. Applicant shall attach one copy of the approved Conditions of Approval to the building permit application.

PLANNING DEPARTMENT

7. The veterinary clinic hours of operation shall be Monday to Friday from 8am to 6pm and Saturday from 9am to 2pm. No animals will be housed overnight.

8. The applicant shall install a sign consistent with the approved Sign Program and obtain all necessary building permits for sign installation.
BUILDING DEPARTMENT

Standard

9. All requirements of the Building Department of the City of Scotts Valley shall be met. All requirements of the Building Department of the City of Scotts Valley shall be met.

10. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work on the subject property.

11. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.

12. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)

13. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements.

14. The building permit plans must comply with the California Building Code (CBC), 2019 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2019) (which includes energy-saving appliances, etc.).

15. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

16. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

Project Specific

17. If required, a Special Inspection and Testing Agreement shall be submitted.

18. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

19. All of the following Codes shall be used unless the code edition has changed prior to the date of the application for a Building permit:

20. A City of Scotts Valley Construction Waste Management Plan (CWMP) shall be submitted with the permit application.
21. A Const Documentation for Accessibility form shall be submitted with the permit application.

WATER DISTRICT

22. All requirements of the Scotts Valley Water District shall be met.

________________________
Signature of Property Owner
1. DOUBLE ACCESSIBLE PARKING STALL
2. TOW AWAY SIGN
3. ACCESSIBLE PARKING STALL SIGN
4. VAN ACCESSIBLE PARKING STALL SIGN
5. ISA ON PARKING STALL
6. ACCESSIBLE PATH OF TRAVEL
7. ACCESSIBLE DOOR
8. ACCESSIBLE THRESHOLD
9. ACCESSIBLE DOOR HANDLE
10. ACCESSIBLE SIGNAGE
11. ISA AT BUILDING ENTRANCE
12. INTERNATIONAL SYMBOL OF ACCESSIBILITY
13. REACH RANGES

ACCESSIBLE PATH OF TRAVEL
1. BORDERS SHALL BE DISTINCTLY DEFINED IN COLOR AND CONFORM TO THE REQUIREMENTS FOR CURBS, SEPARATORS, MARKERS, AND EDGE TREATMENT.
2. SMALL ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 50% OF THE SPACE REQUIRED TO ACCESSIBLE PARKING SPACE AND SHALL BE DISTRIBUTED AROUND THE LOT.
3. SMALL ACCESSIBLE PARKING SPACES SHALL NOT BE LOCATED IN DRIVEWAYS OR APPROACHES TO OTHER PARKING SPACES.
4. SMALL ACCESSIBLE PARKING SPACES SHALL BE LOCATED IN A LOCATION THAT IS VISIBLY ACCESSIBLE FROM THE STREET.

ACCESSIBLE PARKING STALL
1. A DOUBLE ACCESSIBLE PARKING STALL SHALL BE LOCATED AT A SPECIFIED LOCATION AND SHALL BE MARKED WITH A SIGN INDICATING "DOUBLE ACCESSIBLE PARKING STALL."
MECHANICAL NOTES

1. ALL DRAWINGS ARE TO SCALE WITH ALL DIMENSIONS SHOWN. SCALE IS 1" = 1'-0". ALL SYMBOLS AND CONSTRUCTION DETAILS ARE TO BE CONSIDERED STANDARD UNLESS OTHERWISE SPECIFIED.

2. ALL DUCTS ARE TO BE MADE OF STEEL OR GALVANIZED IRON MATERIALS. SIZE DIMENSIONS ARE TO BE EXAMINED FOR AIRTIGHTNESS. INSULATION MATERIALS MUST MEET NFPA 96 SPECS AND BE UL LISTED AND FIRE MARSHALL APPROVED.

3. DUCT CONNECTIONS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:

4. AIR DUCTS SHALL BE TAPED WITH NASHUA NO. 357 PRESSURE SENSITIVE TAPE. FLEXIBLE CONNECTIONS SHALL BE WRAPPED WITH ADHESIVE. WITH DUCTS OVER 24" WIDE SECURE WITH MECHANICAL FASTENERS IN ADDITION TO ADHESIVE.


6. ALL EXHAUST DUCTS TO BE WRAPPED WITH LISTED UL 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:

7. DUCTS ARE TO BE TAPED WITH ADHESIVE TAPE AND INSTALLATION CERTIFICATE.

8. DUCT MOUNTING:

   - WALL RETURN REGISTER
   - HVAC WALL REGISTER
   - HVAC SUPPLY REGISTER
   - HVAC RETURN REGISTER

9. OUTDOOR AIR INLET CALCULATION PER CMC 405.2.1

   \[ V_o = \frac{R_o \cdot F \cdot P \cdot A}{N} \]

   - \( V_o \) = BREATING ZONE OUTDOOR AIR FLOW
   - \( A \) = ZONE FLOOR AREA
   - \( F \) = ZONE FORMATION
   - \( P \) = ZONE PERSON (TABLE 402.1)
   - \( N \) = AIR FLOW RATE PER PERSON (TABLE 402.1)

   \[ V_o = \frac{R_o \cdot F \cdot P \cdot A}{N} \approx 232 \text{ CFM} \]
MIN. CB INTER. CAP.

- TRIP AMP.
- POLES
- RECEPTACLES
- LIGHTING
- LONG CONTINUOUS LOAD

SUB TOTALS
- TOTAL CONNECTED LOAD

CB
- 1,000 AMPERES
- 1,000 VOLT AMPERES
- PROVISION FOR FUTURE BREAKERS

8.40
4.80
4.80
4.80
6.00
10.80
14.2
7.8
800 AMP

BATH LIGHTS FAN
- GFCI
OFFICE RECEPTACLES
- PERISCOPE RECEPTICLE
REFRIGERATOR
- #1 WATER HEATER
- #2 WATER HEATER
- DRYER
- EMERGENCY FLOOD LIGHTS
- FLOOR PLUGS

CABINET
- NO NAME
- #4 GRND.
(6) 200 & 100 AMP INDIVIDUAL METERS & SUBPANELS

SINGLE LINE DIAGRAM

SCHEDULE

- SCALE 1" = 1'-0"
- DATE 9. DEC. 2020
- 5400 SCOTS VALLEY DRIVE - UNIT B
- SCOTS VALLEY, CA 95066
- APN: 022-042-15
- EXOTICS ANIMAL CLINIC
- TENANT IMPROVEMENT

DRAWN MB
- 31 May 2021
- John R. McKelvey

E2
PLUMBING

P1. INSULATE ALL HOT WATER LINES

P2. ALL PLUMBING LINES SHALL BE CONCEALED WITHIN THE BUILDING WALLS, FLOORS, AND CEILINGS OR WITHIN APPROVED CHASES. WHEN PIPES ENTER A WALL, CEILING OR FLOOR, THE OPENING AROUND THE LINE(S) SHALL BE TIGHTLY SEALED AND MADE SMOOTH.

P3. PER CALIFORNIA BUILDING CODE ARTICLE 1103.3.1 (A), ALL NON-COUPLED PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING FIXTURES IF THE FLOW RATES EXCEED THE FOLLOWING LIMITS:

- TOILETS: ≥ 1.28 GALLONS PER FLUSH
- URINALS: ≥ 1.0 GALLONS PER FLUSH
- LAUNDRY: ≥ 2.0 GALLONS PER FLUSH

P4. PER CALIFORNIA CIVIL CODE ARTICLE 1101.5(d)(1) ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER CONSERVING FIXTURES IF THE FLOW RATES EXCEED THE FOLLOWING LIMITS:

- TOILETS: ≥ 1.6 GALLONS PER FLUSH
- URINALS: ≥ 1.0 GALLONS PER FLUSH
- LAVATORY AND KITCHEN FAUCETS: ≥ 2.2 GALLONS PER MINUTE

Replacement/new plumbing fixtures must conform to current CA Green Flow Rates as follows:

- WATER CLOSETS:
  - Type I: 1.28 GALLONS PER FLUSH.
  - Type II: 1.6 GALLONS PER FLUSH.
  - Type III: 1.4 GALLONS PER FLUSH.

- LAVATORY FAUCETS: 0.5 GPM MAXIMUM @ 60 PSI

- KITCHEN FAUCETS:
  - 1.8 GPM AT 60 PSI.

FOOTNOTES:
1. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for tank-type toilets.
2. Effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
3. Replacement/new plumbing fixtures must conform to current CA Green flow rates as follows:
   - WATER CLOSETS:
     - Type I: 1.28 GALLONS PER FLUSH.
     - Type II: 1.6 GALLONS PER FLUSH.
     - Type III: 1.4 GALLONS PER FLUSH.
   - LAVATORY FAUCETS: 0.5 GPM MAXIMUM @ 60 PSI
   - KITCHEN FAUCETS: 1.8 GPM AT 60 PSI.

FOOTNOTES:
4. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 GPM @ 60 PSI, and must default to a maximum flow rate of 1.8 GPM @ 60 PSI.

GREEN BUILDING

GB1: SEE GB1 FOR CAL GREEN HANDYKNOT REQUIREMENTS

DRAINAGE FIXTURE
CALCULATIONS

<table>
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<tr>
<th>LOCATION</th>
<th>CODE</th>
<th>TRAP &amp; TRAP ARM VALUE (DFU)</th>
<th>MIN. SIZE</th>
<th>TOILET</th>
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<th>3&quot;</th>
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<td>14 DFU TOTAL</td>
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</table>
CERTIFIED HERS RATER / ENERGY ANALYSTS

In tomorrow's California, the sustainability of our environment and the preservation of our beautiful resources will be aided by responsible and professional analysis of our energy needs and uses.

JAMES BLOMQUIST
NR 08-10-3719
## Title 24 Envelope

**Federally Approved Contractor**

**Licensed California Contractor A & B 665195**

**ICC Building Inspector B1 & B2 8023419**

**Certified Green Building Professional Rater / Advisor**

**Build it Green**

---

### Exotics Animal Clinic

- **Address:** 5400 Scots Valley Dr Unit B
- **City:** Scotts Valley, CA 95066

### A Plus Green Energy Services

- **Address:** 41C Hangar Way
- **City:** Watsonville, CA 95076
- **Phone:** 408-310-0081
- **Website:** www.apges.com

---

**James Bloquist**

**NR 08-10-3719**

---

**A Plus Green Energy Services** is a Certified HERS Rater / Energy Analysts. In tomorrow's California, the sustainability of our environment and the preservation of our beautiful resources will be aided by responsible and professional analysis of our energy needs and uses.
STAFF REPORT

Applicant: Greg Davis / AT&T Wireless

Property Owner: AT&T Towers

Application: Design Review No. DR20-004 & Use Permit No. U20-001

Location: 4623 Scotts Valley Drive // APN 022-481-02

General Plan/Zoning: Commercial Professional (C-P)

Environmental Status: Categorically Exempt: Class 1 – Existing Facilities

Request: Consideration of Design Review and Use Permit applications to authorize modifications to an existing cellular monopole by removing and replacing six existing panel antennas, installing three RRUs and three strings of batteries.

Staff Planner: Brenda Stevens, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the Design Review and Use Permit to allow modifications to an existing cellular monopole by removing and replacing six existing panel antennas, installing three RRUs and three strings of batteries by adoption of the attached resolution, subject to the conditions in Exhibit A.

BACKGROUND

On October 24, 1996, the Planning Commission approved Use Permit No. U96-008 for Pacific Bell Mobile Services (PBMS) to construct a 58 foot tall cellular monopole with three panel antennas and one equipment cabinet in the front of the Pacific Bell Building on site. Since the original approval, Cingular Wireless has purchased the network from Pacific Bell and continues to operate it under the Pacific Bell and Cingular Wireless names. On October 24, 2002, the Planning Commission approved Use Permit No. U02-014 for AT&T Wireless to co-locate three pole mounted antennas at a height of 43 feet.
On February 27, 2003, the Planning Commission approved Use Permit No. U02-024 and DR02-030 to increase the monopole radome diameter from 16-inches to 20-inches and to install one new equipment cabinet at the base of the monopole.

**PROJECT DESCRIPTION**

The project site is located at 4623 Scotts Valley Drive. Adjacencies include the Scotts Valley Water District office to the north, Civic Center Drive to the west, an office building to the south and Scotts Valley Drive to the east (Location Map - Attachment No. 1).

The applicant proposes to remove and replacing six existing panel antennas, install three RRUs and three strings of batteries.

**PROJECT DISCUSSION**

Pursuant to Section 17.46.030 of the SVMC, the applicant is seeking to amend the previously approved Use Permit No. U02-014 by expanding the existing wireless communication facility. The Planning Department has reviewed the project for compliance with the City’s regulations and requirements. An analysis of the issues for Planning Commission consideration is provided below.

**Monopole**

The pole height is to remain at 57.5 feet in height. The six new panel antennas would be located at a top height of 48 feet. Each antenna measures 72"H x 13.8"W x 8.2"D. (Project Plans Sheet A-4). Finish colors and texture of all painted surfaces shall match existing adjacent surfaces. The monopole is partially screened from Scotts Valley Drive by a few pine and redwood trees and partially screened from the Pacific Bell Building and required landscaping on Civic Center Drive. Visual impacts associated with the increased antennas should be somewhat more noticeable as they project 49" out from the pole whereas the current antenna are more flush mounted to the pole. (Photographic Simulations - Attachment No. 3).

**Equipment Cabinet**

One of the three existing equipment cabinets is to be removed and replaced with a smaller equipment cabinet to house the string of batteries (Sheet A-4, diagram 3).

**Landscaping and Screening**

Sufficient landscaping that provides adequate screening of the equipment and monopole has been a condition of the site since 1996 when the original Use Permit was granted and this condition remains today. The site’s Scotts Valley Drive corridor location
and Commercial professional zoning district, advocates that visual screening of the equipment and monopole is essential to the extent possible. Over the years, the landscaping has deteriorated. This past summer the property owner was required to remove dead trees, plant new replacement trees and repair the irrigation system in order to bring the site into compliance with the landscaping conditions. The removal of the dead trees and replanting of new landscaping has helped to revitalize the site and provide some much needed landscape replacement. While the new landscaping is immature and lacks needed height to assist in screening of the monopole, it does add vegetation to the street level view and fills in areas of the site that were previously sparse or scattered with dead trees and shrubs.

While the landscaping is once again in compliance, staff has concerns that any future proposed pole modifications may cause unsightly equipment bulk and mass to the monopole causing the landscaping efforts to be negated. Therefore, a Condition has been added stating: Future modifications that increase the size, bulk or mass of the monopole will be evaluated by the Planning Commission including a discussion as to whether the monopole should be replaced with a tree pole in order to enhance the visual appearance of the monopole (Condition # 9).

**FINDINGS**

Based upon the analysis conducted by staff and the proposed conditions contained in the attached resolution, it can be found that:

**Use Permit Findings**

1. *The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.* The wireless facility is located in a non-residential district as required by Section 17.46.030 of the Scotts Valley Municipal Code.

2. *The establishment, maintenance, or operation of the use or wireless facility will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.* The operation of the wireless facility will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The site is located in an area of the City of limited residential use. Visual impacts are acceptable at this time with regards to the surrounding trees, landscaping and screening fence.
Design Review Findings

3. The siting of the structures on the property as compared to other structures in the immediate vicinity will not be detrimental to the appearance of the City. The six new antennas and equipment cabinet will be compatible with the existing monopole and structures in the immediate vicinity.

4. The interrelationship between the orientation, location, mass and scale of the building volumes, and elevations of the proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious. The proposed six new antennas and equipment cabinet will be aesthetically harmonious with the surroundings. They do not significantly change the appearance of the wireless facility which is screened by existing trees. The existing trees, landscaping and screening fence will aid in keeping the site aesthetically harmonious.

5. The proposed buildings and other improvements will meet the design standards of the City. The proposed antennas and equipment cabinet have been designed considering the City’s design standards.

ATTACHMENTS

Resolution No. ______ to approve DR20-004 & U20-004 (Action Item)

1. Location Map .................................................................................................................. 11
2. Project Plans dated (3-5-20) ......................................................................................... Attached
3. Photographic Simulations (Existing and Proposed) ................................................. Attached
RESOLUTION NO. ______

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW NO. DR20-004 AND CONDITIONAL USE PERMIT NO. U20-001 TO ALLOW MODIFICATIONS TO AN EXISTING CELLULAR MONOPOLE BY REMOVING AND REPLACING SIX EXISTING PANEL ANTENNAS, INSTALLING THREE RRU’s AND THREE STRINGS OF BATTERIES. LOCATED AT 4623 SCOTTS VALLEY DRIVE // APN 022-481-02.

WHEREAS, the Planning Department of the City of Scotts Valley has received applications filed by Greg Davis for AT&T, for Design Review No. DR20-004 and Use Permit No.U20-001 to modify an existing cellular monopole by removing and replacing six existing panel antennas, installing three RRUs and three strings of batteries located at 4623 Scotts Valley Drive // APN 022-481-02; and,

WHEREAS, the project is determined to be categorically exempt from CEQA, Class 1 (Section 15301); and,

WHEREAS, the project was reviewed by the Planning Commission at a duly noticed public hearing on Thursday, February 18, 2021;

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: Design Review DR20-004 and Use Permit U20-001 are hereby approved.

SECTION 4: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, February 18, 2021.

1. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located. The wireless facility is located in a nonresidential district as required by Section 17.46.030 of the Scotts Valley Municipal Code.
2. The establishment, maintenance, or operation of the use or wireless facility will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The operation of the wireless facility will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The site is located in an area of the City of limited residential use. Visual impacts are acceptable at this time with regards to the surrounding trees, landscaping and screening fence.

Design Review Findings

3. The siting of the structures on the property as compared to other structures in the immediate vicinity will not be detrimental to the appearance of the City. The removal and replacement of six panel antennas, installation of three RRU’s and three strings of batteries will be compatible with the existing monopole and structures in the immediate vicinity.

4. The interrelationship between the orientation, location, mass and scale of the building volumes, and elevations of the proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious. The proposed by removal and replacement of six panel antennas, installation of three RRU’s and three strings of batteries will be aesthetically harmonious with the surroundings. They do not significantly change the appearance of the wireless facility which is screened by existing trees. The existing trees, landscaping and screening fence will aid in keeping the site aesthetically harmonious.

5. The proposed buildings and other improvements will meet the design standards of the City. The proposed have been designed considering the City’s design standards.

SECTION 5: After careful consideration of the applications and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Design Review No. DR20-004 and Use Permit No.U20-001 by modifying the existing cellular monopole by removing and replacing six existing panel antennas, installing three RRU’s and three strings of batteries located at 4623 Scotts Valley Drive // APN 022-481-02, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.
SECTION 6: Design Review No. DR20-004 and Use Permit No.U20-001 shall lapse and shall become void one year from the date of this resolution unless prior to the expiration date, a building permit is issued by the City of Scotts Valley Building Division and site improvements have commenced and diligently pursued toward completion, or an extension of this approval is granted by the Planning Commission.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 18th day of February, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair,

______________________________

Taylor Bateman, Community Development Director
1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annual any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. Property owner shall sign this Exhibit A agreeing to the Conditions of Approval of the Resolution noted above prior to issuance of any building permits or within 60 days of approval of this application, whichever occurs first, or the project approval shall expire and become null and void.

3. All required building permits shall be obtained and the application shall pay all appropriate fees prior to commencement of any construction on the property.

4. Applicant shall comply with any and all applicable City, State and Federal regulations and shall obtain any and all approvals and permits to satisfy the regulations.

**PLANNING DEPARTMENT**

5. All previous conditions of approval for Use Permit No. U96-008, as amended by Use Permit No. U02-014, shall remain in effect and shall apply to Use Permit No. DR20-004 and U20-001. Colors, materials, size, location, and design of the facility shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission.

6. No vegetation or required landscape screening shall be removed.

7. The project site is located within an area of high sensitivity for archaeological resources. All earth work shall comply with City regulations. Volumes shall be noted on the building plans. Grading in excess of four cubic yards shall require a Cultural Resource Alteration Permit.

8. The original Maintenance / Facility Removal Agreement for Use Permit No. U96-008, as amended by Use Permit No. U02-014 shall remain in effect with modifications addressing the removal and replacement of six existing panel antennas, installation of three RRUs and three strings of batteries.
9. Future modifications that increase the size, bulk or mass of the monopole will be evaluated by the Planning Commission including a discussion as to whether the monopole should be replaced with a tree pole in order to enhance the visual appearance of the monopole.

BUILDING DEPARTMENT

Standard

All requirements of the Building Department of the City of Scotts Valley shall be met.

10. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work on the subject property.

11. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.

12. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)

13. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements.

14. The building permit plans must comply with the California Building Code (CBC), 2019 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2019) (which includes energy-saving appliances, etc.).

15. All new utilities shall be installed underground.

16. The plans submitted for a building permit must include a drainage plan that conforms to the City’s Storm Drain Master Plan (December 1989) and post run-off requirements. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.
17. The applicant shall comply with the City’s standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction.

18. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

19. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

________________________________________
Signature of Property Owner

Date
1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPARATUS AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS ILLUSTRATED ON THE DRAWINGS.

2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ENSM NOT CLEARLY DEFINED OR IDENTIFIED BY THE WORK DRAWINGS OR PROJECT SPECIFICATIONS.

3. CONTRACTOR SHALL CONTRACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION WORK OR CONSTRUCTION.

4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CABINETS, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL CODES AND REGULATIONS.

6. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH VERTICALLY AND HORIZONTALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DIScrepancies OR Omissions of the Plans shall be immediately brought to the attention of the Architect / Engineer for Resolution and instruction, and no further work shall be performed until the discrepancy is corrected and verified by the Architect / Engineer. Failure to secure such instruction may result in Contractor being held responsible for any damages incurred.

7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE SPECIFIED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.

8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.

9. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION WORK OR CONSTRUCTION.

10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DIScrepancies OR Omissions of the Plans shall be immediately brought to the attention of the Architect / Engineer for Resolution and instruction, and no further work shall be performed until the discrepancy is corrected and verified by the Architect / Engineer. Failure to secure such instruction may result in Contractor being held responsible for any damages incurred.

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12. ANY DRAIN AND/OR FIELD TILED ENCOUNTERED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO THE COMMENCEMENT OF WORK. SEE LOCATION AND TYPE OF ALL EXISTING UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY LOCATED AND PLANNED ON "AS BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.

13. ALL SYMBOLS AND ABBREVIATIONS USED ON THIS SHEET ARE DEFINED IN THE ATTACHED DRAWING LEGEND.

14. INCLUDE ALL EXC. ITEMS PER ALLIATION SPECIFICATIONS.
I. PRODUCT IDENTIFICATION

- Product Name: GNB Lead-Acid Batteries
- Manufacture Date: 03/05/2020
- Expiry Date: 03/31/2021

II. INGREDIENTS

- Chemicals Known to Cause Cancer
  - Antimony oxide: LD50 rat > 20,000mg/kg
  - Antimony oxide: rat(4h)LC50 >5.2mg/m3

- Other Data:
  - Contact your Exide distributor or listed contact for more information on the following:
    - Hazardous waste
    - Spent lead-acid batteries
    - Spilled sulfuric acid

III. HAZARDS IDENTIFICATION

- Health (Blue) = 3
- Physical (Red) = 3
- Reactivity (Yellow) = 1

IV. ACCIDENTAL RELEASE MEASURES

- Personal Protective Equipment:
  - Wear personal protective equipment such as chemical splash goggles and appropriate protective clothing.

- Spill Response:
  - Spill response guidelines should be used for any spill exceeding 0.5 lbs.
  - Spilled battery electrolytes must be neutralized with water.

V. EXPOSURE LIMITS

- OSHA PEL: 10 mg/m³
- ACGIH TLV: 10 mg/m³
- NIOSH REL: 10 mg/m³

VI. STABILITY AND REACTIVITY

- Stable under normal conditions.
- May react violently when handled improperly.
- May react violently with reducing agents, most metals, carbides, chlorates, nitrates, picrate, sulfur trioxide gas, strong oxidizers, and water.

VII. HUMAN HEALTH EFFECTS

- Acute Toxicity:
  - Oral: 10 mg/kg
  - Skin: None reported for any chemical.

- Other Health Data:
  - Lead compounds: Wash immediately with soap and water. Lead compounds are not readily absorbed through the skin.

VIII. ENVIRONMENTAL INFORMATION

- Bioaccumulation may occur through the food chain.
- Most studies include lead compounds and not elemental lead.

IX. DISPOSAL CONSIDERATIONS

- Spent lead-acid batteries are not regulated as hazardous waste when recycled.
- Spilled sulfuric acid is a characteristic hazardous waste.

X. REGULATORY INFORMATION

- RCRA: Spent lead-acid batteries are not regulated as hazardous waste when recycled.
- Spilled sulfuric acid is a characteristic hazardous waste.

Eleven Battery Makers’ Joint Statement on the Use of Lead in Rechargeable Batteries

- Use of lead in batteries is subject to requirements established by the U.S. Environmental Protection Agency's (EPA) Resource Conservation and Recovery Act (40 CFR Part 261).
- Lead is a valuable resource and should be recycled.

- Lead-acid batteries are recyclable.
- AGBA supports the recycling of lead-acid batteries.
- Lead-acid batteries are recyclable.

- Lead-acid batteries are recyclable.
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- Lead-acid batteries are recyclable.

- Lead-acid batteries are recyclable.
- AGBA supports the recycling of lead-acid batteries.
- Lead-acid batteries are recyclable.
OVERALL SITE PLAN

This is NOT a Site Survey
All Property Boundaries, Orientation of True North and Existing Elements have been
obtained from a Tax Parcel Map and Existing Drawings and are Approximate.

(E) & (P) AT&T
PROJECT AREA
REFER TO ENLARGED PLAN
ON SHEET A-2
It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document.

1. Existing antenna plan

- AT&T panel antennas to be removed and replaced, typ. (2) per sector (Total: 4)
- Concrete foundation
- Antenna chain mounts to be removed and replaced, typ. (Total: 2)
- Monopole by others
- GPS antenna to be relocated

2. Proposed antenna plan

- AT&T panel antennas to replace existing, typ. 2 per sector (Total: 4)
- Concrete foundation
- Monopole by others
- Antenna chain mounts to be removed and replaced, typ. (Total: 2)
- GPS antenna to be relocated

3. Top antenna plan

- New location of (E) AT&T GPS antenna

4. Bottom antenna plan

- AT&T TMAS to be removed, typ. (Total: 6)
- GPS antenna to be relocated
- New location of (E) AT&T GPS antenna

Sheet Title: EXISTING & PROPOSED ANTENNA PLANS
Sheet Number: A-3

5. Scale: 24" x 36" 1/2" = 1'-0"
6. Scale: 11" x 17" 1/4" = 1'-0"

7. Issued For:

- EME REPORT 3/27/18
- CD REVISION 4/19/19
- 0100% CD 9/28/18
- 100% CD 10/25/18
- 100% CD 11/10/18
- 100% CD 1/29/19
- 100% CD 4/22/19
- 100% CD 6/19/2019
- 100% CD 3/05/2020
- 100% CD 3/05/2020
- 100% CD 3/31/2021
- 100% CD 3/31/2021

8. Drawn by: JY

9. Checked by: JO

10. Signed: 3/5/2020

11. Expires: 3/31/2021

12. Licensor: CCL03483

13. Attn: AT&T

14. Date: 3/5/2020

15. Location: SCOTTS VALLEY CADDILAC

4623 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066
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**NOTES:**
1. **(E)** ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.
2. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
3. CABLE LENGTHS WERE DETERMINED BASE ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
4. CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

**PROPOSED RF SCHEDULE**

- (0.6) 8" power trunk cables + (0) 0.6" fiber optic trunk cables
- (0.6) 8" power trunk cables + (0) 0.6" fiber optic trunk cables
- (0.6) 8" power trunk cables + (0) 0.6" fiber optic trunk cables
- (0.6) 8" power trunk cables + (0) 0.6" fiber optic trunk cables
- (0.6) 8" power trunk cables + (0) 0.6" fiber optic trunk cables
NOTE:
1. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) POLE SHALL BE PAINTED TO MATCH (E).
2. (E) & (P) EQUIPMENT WITHIN (E) EQUIPMENT ENCLOSURE ARE NOT SHOWN FOR CLARITY.

Existing Southeast Elevation

New Location of (E) AT&T GPS Antenna

Proposed Southeast Elevation

- (E) AT&T GPS Antenna to be relocated
- (E) AT&T panel antennas to be removed and replaced, typ. 3 per sector (total-4)
- (E) AT&T diplexers to be removed, typ. (total-4)
- (E) Wood Fence enclosure and (E) AT&T equipment location
- (E) Building
- (E) GPS Antenna, (total-1)
- (P) Future coax cable to be removed
- (E) Wood Fence Enclosure and (E) AT&T Equipment Location
- (E) Equipment cabinets by others, typ.

- (E) AT&T (2) 7/8" O.D. Coax Cable strapped to exterior Monopole. Approx. Length 85'
- (E) AT&T (12) 7/8" O.D. Coax Cable strapped to exterior Monopole. Approx. Length 85'
- (E) AT&T (16) 7/8" O.D. Coax Cable & (6) 1/2" O.D. Coax Cable mounted inside Monopole; (6) 1/2" Coax to be removed. Approx. length 85'

- (P) Fiber Trunk, (2) DC Power Trunk inside (1) (P) 2.5" Innerduct strapped to exterior of (E) Monopole. Approx. length 85'
- (P) AT&T Panel Antenna to replace existing, typ. 2 per sector (total-6)
- (P) Relocated (E) AT&T RRUS 11, typ. 1 per sector (total-3)
- (P) AT&T RRUS 4415 B25, typ. 1 per sector (total-3)
- (E) AT&T Panel Antenna to be removed and replaced, typ. (2) per sector, (total-6)
- (P) AT&T DC6 (SQUID) Surge Suppressor, typ. (total-1)
- (P) AT&T T-Boom Assembly, SitePro1 RMV5-272 @ 47'-0" A.G.L. (total-1), and (P) RMV-NP @ 43'-0" A.G.L. (total-1)

- (E) Wood Fence Enclosure and (E) AT&T Equipment Location
- (E) Building
- (E) GPS Antenna, (total-1)
DESCRIPTION OF REVISIONS

REV.

DESCRIPTION

CPD

DATE

THE DATA AND TECHNIQUES CONTAINED IN THIS DRAWING ARE PROPRIETARY INFORMATION OF VALMONT INDUSTRIES AND CONSIDERED A TRADE SECRET. ANY USE OR DISCLOSURE WITHOUT THE CONSENT OF VALMONT INDUSTRIES IS STRICTLY PROHIBITED.

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:

SAWED, SHEARED AND GAS CUT EDGES (± 0.030")

DRILLED AND GAS CUT HOLES (± 0.030") - NO CONING OF HOLES

LASER CUT EDGES AND HOLES (± 0.010") - NO CONING OF HOLES

BENDS ARE ± 1/2 DEGREE

ALL OTHER MACHINING (± 0.030")

ALL OTHER ASSEMBLY (± 0.060")

PARS LIST

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DETAIL C

DETAIL B

DETAIL A

CORDova

5001 EXECUTIVE PKWY, SAN RAMON CA 94583

PREPARED FOR

1150 BALLENA BLVD. UNIT 259

ALAMEDA, CA 94501

P-032122

Sheet Title:

Sheet Number:

_Details

D-2

Sheet Title: DETAILS

Sheet Number:

D-2
SPECIAL INSPECTION REQUIRED

(P) GALV. 'UNISTRUT' P1000
HORIZ. SUPPORT
MOUNTED TO STL. PIPE W/
1/2"Ø S.S. U-BOLT, VERIFY
UNISTRUT LENGTH, (TYP)

(E) CONCRETE SLAB, (TYP)

6'-0" SHOWN

4'-0" MAX.

3"Ø GALV. STD. POST

3/8"Ø HILTI KB-TZ ANCHORS
WITH MIN. 2" EMBED
(ESR-1917) (TOTAL 4)

(P) 6"X6"X1/2"
THK. STL. PL.

TYP.
3/16"

3"Ø GALV. STD. POLE

3/16"

3/4"Ø GALV. STD. POLE

3/4"

CONCRETE SLAB, (TYP)

3/16"

3/4"

1"

1"

1"

1"

4"

1"
Important Note:
For detailed radio to antenna wiring refer to the latest 4T4R Antenna/radio Port connections Field Notice (RF-HW-2016-265) and the 4T Wiring Playbook. Use DUAL CPRI for All new RRRU's.

1. CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.

RF-1
Issued to Contractor: 03/05/2020
Expiry: 03/31/2021

CCL03483
SCOTTS VALLEY
CADILLAC
4623 SCOTTS VALLEY DRIVE
SCOTTS VALLEY, CA 95066

AT&T Site ID: CCL03483

Sheet Title: PLUMBING DIAGRAM
Sheet Number: 1

SIGNED: 03/05/2020
Expiry: 03/31/2021

STANDARD DESCRIPTIVE

It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, to alter this document.
RECOMMENDATIONS:

FOR THE FACILITY TO BE CLASSIFIED AS AN OCCUPATIONAL/CONTROLLED ENVIRONMENT, THE FOLLOWING ACTIONS ARE RECOMMENDED IN ACCORDANCE WITH FCC'S AND AT&T RF SAFETY GUIDELINES:

1. INSTALL CAUTION 2B SIGNS AT EACH TOWER CLIMBING ACCESS POINT OR BASE OF THE TOWER, WHERE THEY WILL BE CLEARLY VISIBLE TO CLIMbers.
   a. SIGNAGE SHOULD BE MOUNTED PREFERABLY AWAY FROM PUBLIC VIEW AND HIGH ON THE TOWER TO MINIMIZE UNNECESSARY ALARMS.

NOTE:

1. RF SAFETY MEASURES COMPLETED PER EME REPORT COMPLETED ON 10/29/2018, BY "DTECH COMMUNICATIONS".
2. ANY OTHER RF REPORT IS FOR REFERENCE ONLY.
GROUNDSING NOTES:
1. ALL DETAILS ARE SHOWN IN GENERAL, TYPICAL, ACTUAL GROUNDSING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. GROUNDSING CONDUCTORS: #2 AWG SOLID BAR THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BUSHING OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24” BELOW GRADE OR A MINIMUM BELOW THE FENCE LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND RING MINIMUM OF 1” FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD CALYANIZED SPRAY.
8. GROUND BARS: A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA FOULCRAFT FOR MAKING GROUNDSING (JUMPERS) CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS FURNISHED BY VENDOR SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDSING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE NEC AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDSING.
11. GROUNDSING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS OR AT GROUNDSING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS B.C.LT TOLERANCES, GROUND ONLY CONNER POSTS AND SUPPORT POSTS OF TOWER. IF CHAIN LINKED POSTS ARE USED, THEN GROUND LINE MUST BE MADE BY ELECTRICAL CONTRACTOR.
13. GROUNDSING AT CT/DT CABINETS SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDSING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL REMAIN BARE BAR.
15. ALL LIKELY RODS SHALL BE GROUNDED AND HAVE A BUSHING. NO PVC ABOVE GROUND.
16. SEPARATE BUSHING FOR GROUNDSING AT BUSH BAR, NO “DOUBLE-UP” OF BUSH.
17. POWER AND TELEPHONE CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO UFS ALLOWED ON GROUNDSING.
19. PERIODIC STAINLESS CLAMP, CLAMP AND BRASS TAGS ON COAX AT ANTENNA AND DODGOUGE.
20. ALL ELECTRICAL, AND GROUNDSING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, LATEST EDITION, AND MANUFACTURER SPECIFICATION.
22. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDSING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTIONS SHOWN IN SITE CONDITIONS OR AS PER LOCAL AND NATIONAL ELECTRICAL CODE (NEPA-70).
24. ALL GROUNDSING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT / EPOXY SYSTEMS, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL, WITH MINOR BENDS TO AVOID OXIDATION. THE BENDING RADII OF ANY 42 GROUNDSING CONDUCTORS IF PVC, PVC BACKAWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDSING CONDUCTORS SHALL BE MADE FROM COPPER WIRE WITH ANY METALLIC CONNECTIONS, SURFACES OR EQUIPMENT.
25. PROVIDE PVC SLEEVES WHERE GROUNDSING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND FOR CEILINGS.
26. INSTALL GROUNDSING BUSHINGS ON ALL METALLIC CONDUITS AND BUSHINGS TO THE EQUIPMENT GROUND BUS BAR IN THE FUSEBOARD.
27. GROUND ANTENNA BASE, FRAMES, RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECTED TO INSULATED SURFACE MOUNTED GROUNDING BASE CONNECTION DETAILS SHALL FOLLOW MANUFACTURERS SPECIFICATIONS FOR GROUNDSING.
28. ALL PROPOSED GROUNDSING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

ANTENNA GROUNDING PLAN

ANTENNA GROUNDING DIAGRAM

A) EQUIPMENT GROUND BAR TO BE VERIFIED @ FIELD
B) GROUND WIRE FROM BRI AND DC TO BE ANTENNA GROUND BAR
C) GROUND WIRE FROM GROUND BUS TO BE ANTENNA GROUND BAR

KEY NOTES:
1. GROUND BAR LOCATION IS SCHEMATIC AS SHOWN. LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.
2. REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRU AND DC SURGE SUPPRESSOR

NOTES:
1. GROUND WIRES ARE NOT SHOWN FOR CLARITY.
2. (E) GROUND WIRES ARE NOT SHOWN FOR CLARITY.
3. REFER TO TYP. ANTENNA GROUNDING DIAGRAM

NOTES:
1. GROUND BAR LOCATION IS SCHEMATIC AS SHOWN. LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.
2. REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRU AND DC SURGE SUPPRESSOR

NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KITS SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY THE CABLE MANUFACTURER.
4. CONTRACTOR TO UTILIZE KOPR-SHIELD (THANS & BETTS) ON ALL LUG CONNECTIONS OR APPROVED EQUAL.
5. ALL LUGS TO BE DUAL HOLE LONG BARREL AND CRIMPED TWICE WITH HIPS RECOMMENDED TOOLS.

N.T.S. GPS ANTENNA GROUNDING CONNECTION TO GROUND BAR

1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
2. GROUNDING KITS SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
3. WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY THE CABLE MANUFACTURER.
Appropriate PPE Required. Do not operate controls or open covers without appropriate personal protection equipment; Failure to comply may result in injury or death. Refer to NFPA 70E for minimum PPE requirements.
REMOVE (6) EXISTING PANEL ANTENNAS, INSTALL (6) PROPOSED ANTENNAS, (3) RRs
REMOVE (6) EXISTING PANEL ANTENNAS, INSTALL (6) PROPOSED ANTENNAS, (3) RRU's
STAFF REPORT

Applicant: Gateway Bible Church

Property Owner: Gateway Bible Church

Application: Design Review DR20-007

Location: 5000 Granite Creek Road
          APN 024-041-22

General Plan/Zoning: P (Public/Quasi-Public)

Environmental Status: CEQA Categorical Exemption, Class I
                      Section 15301, Existing Facilities

Request: Consideration of a Design Review Application to remove an
         existing, approximately 504 square foot foyer and construct
         a new, approximately 700 square foot foyer on an existing
         building.

Staff Planner: Jonathan Kwan, Consultant Planner

STAFF RECOMMENDATION

It is recommended that the Planning Commission review the proposed application and
approve Design Review No. DR20-007 by adoption of the attached resolution with the
conditions provided in Exhibit A.

BACKGROUND

The applicant is proposing to remove and replace an existing foyer at Gateway Bible
Church. The project also includes new landscaping along the south side of the property.
Gateway Bible Church is located on Granite Creek Road on the east side of Highway 17
(Location Map). The property is an approximately 5.75-acre site that is shared with
Baymonte Christian School and can be accessed from driveways off of Granite Creek
Road, Club Drive, and Santa’s Village Road. Property adjacencies include residences to
the north, Carbonera Creek and additional residences to the east, Granite Creek Road
to the south, and Santa’s Village Road and Club Drive to the west.
DISCUSSION
The project site is in the P zoning district. Per Section 17.30.050 of the Scotts Valley Municipal Code (SVMC), architectural and site plan review by the Planning Commission is required for all structures and alterations to structures in the P zoning district. Staff has reviewed the project for compliance with the City’s regulations and requirements. An analysis of the issues for the Planning Commission’s consideration are provided in the following sections.

1. Design Review

The proposed project removes an existing approximately 504 square foot foyer and replaces it with a new, approximately 700 square foot foyer in the same location. The proposed design of the foyer includes expanded eaves that extends 12 feet past each entrance of the foyer, creating new covered patios. The proposed expansion, including the covered patio, remains setback over 70 feet from the front property line and 110 from the side property line and will not encroach into the required minimum setbacks. Given the distance from the property lines, the expansion outside of the building footprint is not anticipated to have a major visual impact. In addition, the design of the foyer matches the existing church building and blends with the existing aesthetic of the buildings on the property. While the new foyer and covered patio expands onto the existing parking lot, the number of parking spaces is proposed to remain the same while converting seven spaces to ADA compliant parking spaces.

Existing vegetation along the roadway provides screening for the proposed foyer. As a part of this project the applicant is proposing new landscaping along the driveway off Granite Creek Road. The landscaping includes six October Glory Red Maple trees, five London Plane trees, one Purple Plum tree, and various shrubs and grasses.

FINDINGS

Based upon the analysis conducted by staff and the proposed conditions contained in the attached resolution, it can be found that:

1. **The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate.** The subject property is located in the Public/Quasi Public zoning district. The proposed project is the removal of an existing foyer and construction of a new foyer in the same location. The proposed location of the foyer is appropriate for the site and will not impact the immediate neighborhood.

2. **The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures.** The proposed foyer matches the scale and design of the existing structure and surrounding structures on site.
3. **The landscaping is in keeping with the character and design of the proposed development.** The proposed project includes additional landscaping along Granite Creek Road and the parking lot off of Granite Creek Road. The proposed landscaping is compatible with the site and the existing landscaping.

4. **The size, location and arrangement of on-site parking and paved areas are adequate for the site.** While the parking lot is modified as a part of this project, the proposed project adds new ADA compliant spaces while the total number of parking spaces remains unchanged.

**ATTACHMENTS**

Resolution (Action Item)

1. Location Map ........................................................................................................ 9
2. Project Plans ...................................................................................................... 10
RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING DESIGN REVIEW DR20-007 TO REMOVE ANEXISTING APPROXIMATELY 504 SQUARE FOOT FOYER AND CONSTRUCT A NEW APPROXIMATELY 700 SQUARE FOOT FOYER ON AN EXISTING BUILDING AT 5000 GRANITE CREEK ROAD // APN 024-041-22: and,

WHEREAS, the application was reviewed for completeness and is determined to be a “project” as defined by the California Environmental Quality Act (CEQA); and,

WHEREAS, the project is categorically exempt from CEQA [Class15301]; and,

WHEREAS, the project was reviewed by the Planning Commission in a duly noticed public hearing on Thursday, February 18, 2021.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgment of the City.

SECTION 2: The categorical exemption [Class15301] is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated Thursday, February 18, 2021:

The siting of the structure on the site as compared with the siting of other structures in the immediate neighborhood is appropriate. The subject property is located in the Public/Quasi Public zoning district. The proposed project is the removal of an existing foyer and construction of a new foyer in the same location. The proposed location of the foyer is appropriate for the site and will not impact the immediate neighborhood.

The materials, colors, proportion, mass, and detail of the exterior improvements are in good proportion, have simplicity of mass and detail, and are compatible with the appearance of the surrounding structures. The proposed foyer matches the scale and design of the existing structure and surrounding structures on site.

The landscaping is in keeping with the character and design of the proposed development. The proposed project includes additional landscaping along Granite Creek Road and the parking lot off of Granite Creek Road. The proposed landscaping is compatible with the site and the existing landscaping.
The size, location and arrangement of on-site parking and paved areas are adequate for the site. While the parking lot is modified as a part of this project, the proposed project adds new ADA compliant spaces while the total number of parking spaces remains unchanged.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff reports, minutes, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Design Review DR20-007 to remove an existing foyer and construct a new foyer on an existing building located at 5000 Granite Creek Road // APN 024-041-22, subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Design Review DR20-007 shall lapse and shall become void two years from the date of this resolution unless prior to the expiration date, a building permit is issued by the Building Division and construction has commenced and diligently pursued toward completion, or the commercial use has commenced, or an extension of this approval is granted by the Planning Commission.

SECTION 6: This use is permitted, and subject to the conditions of Design Review DR20-007, which was approved by the Planning Commission of the City of Scotts Valley, at a regularly scheduled meeting held on February 18, 2021.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 18th day of February 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_______________________________

Taylor Bateman, Community Development Director
EXHIBIT A
CONDITIONS OF APPROVAL

STANDARD

1. Developer has agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.

2. Property owner shall sign below (at the end of these conditions) agreeing to the Conditions of Approval noted above prior to issuance of the building permit.

3. The approval shall become null and void two years following the date the appeal period ends, unless prior to the expiration of said period, a building permit is issued and construction commenced, or an extension of this approval is granted by the Planning Commission. An extension may be requested prior to expiration in accord with the City of Scotts Valley Zoning Ordinance 17.50.030 (F).

4. All required building permits shall be obtained and the applicant shall pay all appropriate fees prior to commencement of construction on the property.

5. Applicant shall attach one copy of the approved Conditions of Approval to the building permit application.

PLANNING DEPARTMENT

6. The color, materials, size, location, and design of the improvements shall match the approved plans. Modifications to the approved project may require approval by the Planning Commission at the discretion of the Community Development Director.

7. The Community Development Director shall approve the final landscape plan prior to installation.

BUILDING DEPARTMENT

Standard

8. All requirements of the Building Department of the City of Scotts Valley shall be met.
9. Applicant shall obtain a building permit(s) and pay appropriate fees before doing any earth disturbing work on the subject property.

10. All construction shall be contained within the building envelope shown on the proposed map. No encroachment of structures outside of the building envelope shall be allowed.

11. All structures shall comply with the most current California Energy Commission Standards. (2019 California Energy Code)

12. The buildings must be designed to comply with the California Building Code (CBC), 2019 edition, structural and seismic/earthquake requirements.

13. The building permit plans must comply with the California Building Code (CBC), 2019 edition, for water-conserving fixtures and fittings and with the CA Energy Commission Building Energy Efficiency Standards (2019) (which includes energy-saving appliances, etc.).

14. All new utilities shall be installed underground.

15. The plans submitted for a building permit must include a drainage plan that conforms to the City’s Storm Drain Master Plan (December 1989) and post run-off requirements. Development shall not increase the rate of flow (cubic feet per second) or velocity (feet per second) of site run-off water to any off-site drainage areas beyond the measured or calculated pre-project rate and velocity.

16. The applicant shall comply with the City’s standard erosion control measures. The plans submitted for a building permit must include best management practices (e.g. erosion control practices and procedures) during construction.

17. All construction within the City shall be limited to the hours between 8 AM and 6 PM, Monday through Friday, and 9 AM through 5 PM on Saturday. No construction activity is allowed on Sundays.

18. The applicant shall affix a copy of the approving resolution and conditions of approval to each set of construction plans which will be submitted to the Building Department.

Project-specific

19. Structural calculations shall be submitted and wet-signed by the Engineer of record.

20. If required, a Special Inspection and Testing Agreement shall be submitted.
21. All trades of electrical, plumbing and mechanical will be issued under one building permit for said project (General Contractor permittee).

22. All of the following Codes shall be used unless the code edition has changed prior to the date of the application for a Building permit:

23. A City of Scotts Valley Construction Waste Management Plan (CWMP) shall be submitted with the permit application.

24. A Const Documentation for Accessibility form shall be submitted with the permit application.

__________________________________
Signature of Property Owner
GENERAL NOTES

PROJECT: GATEWAY BIBLE CHURCH FOYER REMODEL
ADDRESS: 5000 GRANITE CREEK RD
SCOTTS VALLEY, CA 95066

SCOPE OF WORK: REMOVE EXISTING FOYER AND REPLACE WITH A NEW FOYER ATTACHED TO EXISTING BUILDING.

OCCUPANCY: PROPOSED
CONSTRUCTION TYPE: V

BUILDING AREA: PROPOSED
BUILDING CLASS: V
ALLOWABLE STORIES: 1

AREA INCREASE: NONE

FINE SPRINKLERS: YES

APPLICABLE CODE: 2019 CBC, CEC, CPC, CFC, CEC
2019 CALIFORNIA ENERGY CODE
SCOTTS VALLEY LOCAL ORDINANCES

ENGINEER: CAL MILL ENGINEERING AND PROJECT MANAGEMENT
MICHAEL J. KRANTZ
1210 WILLOW CREEK RD
TULLEO, CA 90088
JAN 4TH, 2020

FIRE DEPARTMENT NOTES

ACCESSIBLE FOR EMERGENCY SHUT-OFF FROM THE OUTSIDE OF THE BUILDING. THIS MAY BE ACCOMPLISHED BY PROVIDING A (ONE) MAIN DISCONNECT OR A SHUNT TRIP OR MAIN DISCONNECT IS SHUT DOWN, A CONTROL TO STOP THE GENERATOR MUST BE LOCATED WITH THE MAIN DISCONNECT OR SHUNT TRIP. SHUNT TRIPS OR MAIN ELECTRICAL DISCONNECT SHALT BE MOUNTED ON THE WALL, DRAWER CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN FOUR 4’-0” ABOVE THE GROUND LEVEL.

A SHUTDOWN SAFETY REPORT SHEET SHALL BE PREPARED ON HARD COPY AND DIGITAL COPY FOR THE LOCAL FIRE DEPARTMENT. THE SHELLS, FRAMES AND ENDS OF IT SHALL BE BURNT OR CLEANED AND BE ILLUMINATED EITHER INTERNALLY OR EXTERNALLY BETWEEN DUSK AND DAWN DAILY.

EXIT SIGNS SHALL BE INSTALLED AT ALL REQUIRED EXITS AND WHERE OTHERWISE REQUIRED BY CODE. ALL EXIT SIGNS SHALL BE EFFECTIVE TO BE SEEN BETWEEN DUSK AND DAWN DAILY.

THE FIRE FIGHTERS HOSE ACCESS BOX SHALL BE MARKED WITH YOU MUST BE 100.Track ALL METER箱 SHOULD BE MARKED WITH YOU MUST BE 100.

THE PLANS, IDEAS AND DESIGNS SHOWN HEREIN ARE THE PROPERTY OF CAL MILL ENGINEERING AND PROJECT MANAGEMENT, DEVISED SOLELY FOR THE USE OF THE CHURCH. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PURPOSE FOR WHICH THEY WERE NOT INTENDED WITHOUT EXPRESS WRITTEN CONSENT. COPYRIGHT 2019

PROPOSED DRAWINGS FOR:
GATEWAY BIBLE CHURCH
5000 GRANITE CREEK RD
SCOTTS VALLEY, CA 95066

ARCHITECTURAL
A00 FLOOR PLAN
A21 ENLARGED FLOOR PLAN
A02 ELEVATIONS
A06 3D FLOOR
A01 2D FLOOR
A02 3D RENDERING 1 UPPER LEFT
A03 3D RENDERING 2 UPPER RIGHT

CIVIL
C-0 PROPOSED GRADING PLANS
C-1 DETAILS

ADA
H-1 ACCESSIBILITY DETAILS

LANDSCAPING
L-1 IRRIGATION
L-2 LANDSCAPE
L-3 LANDSCAPE DETAILS
NOTES:

1. CONCRETE TO BE SIX-SHANK CLASS "K".
2. ALL DIMENSIONS ARE TRUE, ALLOWANCE FOR MORTAR, MEASURE AND BEGONE SHOWN.
3. PLACE EXPANSION JOINTS EVERY 60 FEET, OAKLAND BOUNDARY 90 FEET.
4. FOR A.C. BERM, TYPE "B" ASPHALT CONCRETE SHALL BE USED WITH A MINIMUM AGGREGATE SIZE OF 14 INCH.
5. APPLY RPS-1 ASPHALT EMBLATION BELOW A.C. BERM

CURB TO MATCH

STANDARD CURB AND GUTTER

NOTES:

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