



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

[www.sccoplanning.com](http://www.sccoplanning.com)

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3511.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

### **PROJECT: Granite Creek Wireless Communication Facility**

**APP #: 141207**

**APN(S): 101-172-14**

**PROJECT DESCRIPTION:** The project proposes to construct a 68' 6" tall faux eucalyptus tree wireless communication facility on a 2.77 acre agriculturally zoned parcel, including a 25' by 40' leased ground mounted fenced equipment area, with a proposed 10' wide site access road requiring approximately 226 cubic yards cut and 180 cubic yard fill, located off a private driveway extending from Granite Creek Road, north of Branciforte Drive. Requires a Commercial Development Permit, Preliminary Grading Approval, and Environmental Review.

**PROJECT LOCATION:** The proposed project is located approximately ¼ mile east from Granite Creek Road, approximately ¼ mile north of the intersection of Granite Creek and Branciforte Drive within the community of Santa Cruz in the unincorporated County of Santa Cruz. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**EXISTING ZONE DISTRICT: A (Agriculture)**

**APPLICANT: Verizon Wireless, c/o Michelle Ellis**

**OWNER: Freddie and Gwendola Taylor**

**PROJECT PLANNER: Sheila McDaniel**

**EMAIL: [Sheila.McDaniel@santacruzcounty.us](mailto:Sheila.McDaniel@santacruzcounty.us)**

**ACTION: Negative Declaration with Mitigations**

**REVIEW PERIOD: March 9, 2018 through March 28, 2018**

This project will be considered at a public hearing before the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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## MITIGATED NEGATIVE DECLARATION

**Project: Granite Creek Wireless Communication Facility**

**APN(S): 101-172-14**

**Project Description:** The project proposes to construct a 68' 6" tall faux eucalyptus tree wireless communication facility on a 2.77 acre agriculturally zoned parcel, including a 25' by 40' leased ground mounted fenced equipment area, with a proposed 10' wide site access road requiring approximately 226 cubic yards cut and 180 cubic yards fill, located off a private driveway extending from Granite Creek Road, north of Branciforte Drive. Requires a Commercial Development Permit, Preliminary Grading Approval, and Environmental Review.

**Project Location:** The proposed project is located approximately 1.4 mile east from Granite Creek Road, approximately ¼ mile north of the intersection of Granite Creek and Branciforte Drive within the community of Santa Cruz in the unincorporated County of Santa Cruz. The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

**Owner:** Freddie and Gwendola Taylor

**Applicant:** Verizon Wireless, c/o Michelle Ellis

**Staff Planner:** Sheila McDaniel, (831) 454-2255

**Email:** [Sheila.McDaniel@santacruzcounty.us](mailto:Sheila.McDaniel@santacruzcounty.us)

**This project will be considered** at a public hearing before the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

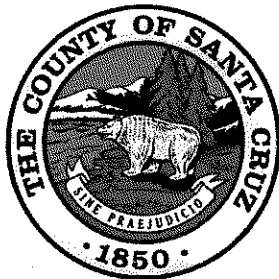
### California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: March 28, 2018

Date: 3-9-18

  
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TODD SEXAUER, Environmental Coordinator  
(831) 454-3511



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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: 3/2/2018

Application Number: 141207

Project Name: Granite Creek Wireless  
Communication Facility

Staff Planner: Sheila McDaniel

### I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Verizon Wireless, C/O  
Michelle Ellis

APN(s): 101-172-14

OWNER: Freddie and Gwendola  
Taylor

SUPERVISORAL DISTRICT: 1<sup>st</sup>  
District

**PROJECT LOCATION:** The proposed project is located approximately ¼ mile east from Granite Creek Road, approximately ¼ mile north of the intersection of Granite Creek and Branciforte Drive within the community of Santa Cruz in the unincorporated County of Santa Cruz. See location map (FIGURE 1). The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

#### SUMMARY PROJECT DESCRIPTION:

Proposal to construct a 68'6" tall faux eucalyptus tree wireless communication facility on a 2.77 acre agriculturally zoned parcel, including a 25' by 40' leased ground mounted fenced equipment area, with a proposed 10' wide site access road requiring approximately 226 cubic yards cut and 180 cubic yards fill, located off a private driveway extending from Granite Creek Road, north of Branciforte Drive. Requires a Commercial Development Permit, Preliminary Grading Approval, and Environmental Review. (See attached site plan. (FIGURE 2))

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- Aesthetics and Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources

- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- |   |   |
|---|---|
| <input type="checkbox"/> Geology and Soils                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Greenhouse Gas Emissions             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Hazards and Hazardous Materials      | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

- |  |   |
|--|---|
| <input type="checkbox"/> General Plan Amendment        | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division                 | <input type="checkbox"/> Grading Permit             |
| <input type="checkbox"/> Rezoning                      | <input type="checkbox"/> Riparian Exception         |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation           |
| <input type="checkbox"/> Sewer Connection Permit       | <input type="checkbox"/> Other:                     |

**OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):**

Permit Type/Action

Agency

None required

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
TODD SEXAUER, Environmental Coordinator

\_\_\_\_\_  
Date



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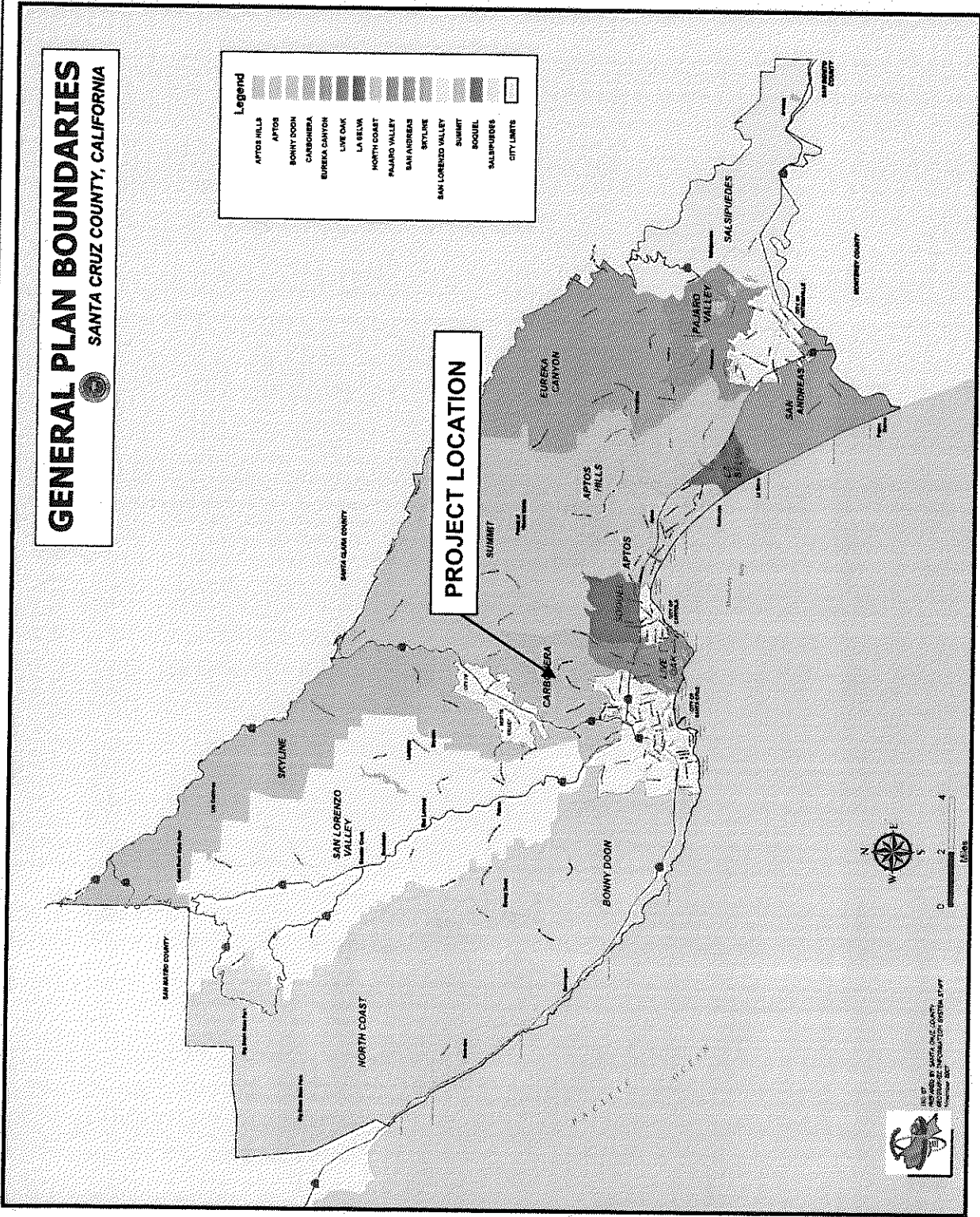
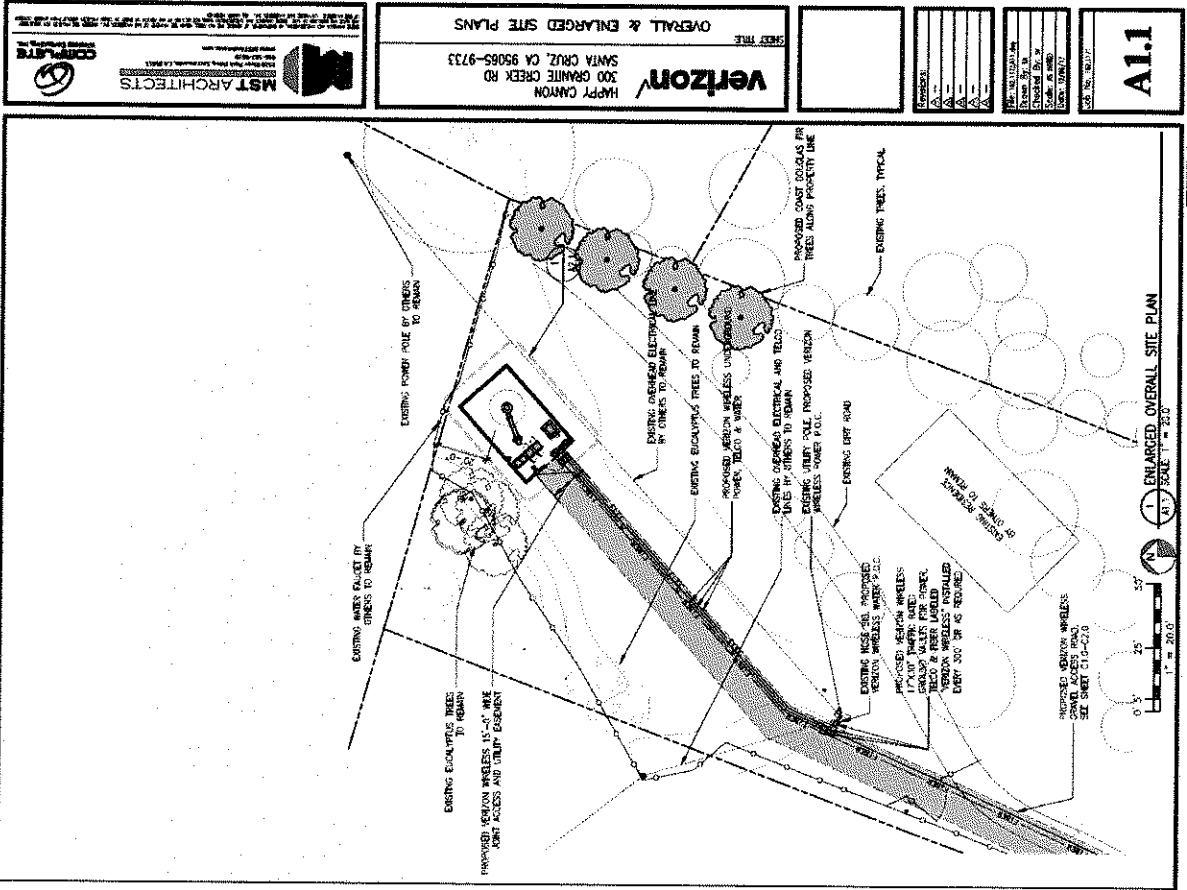
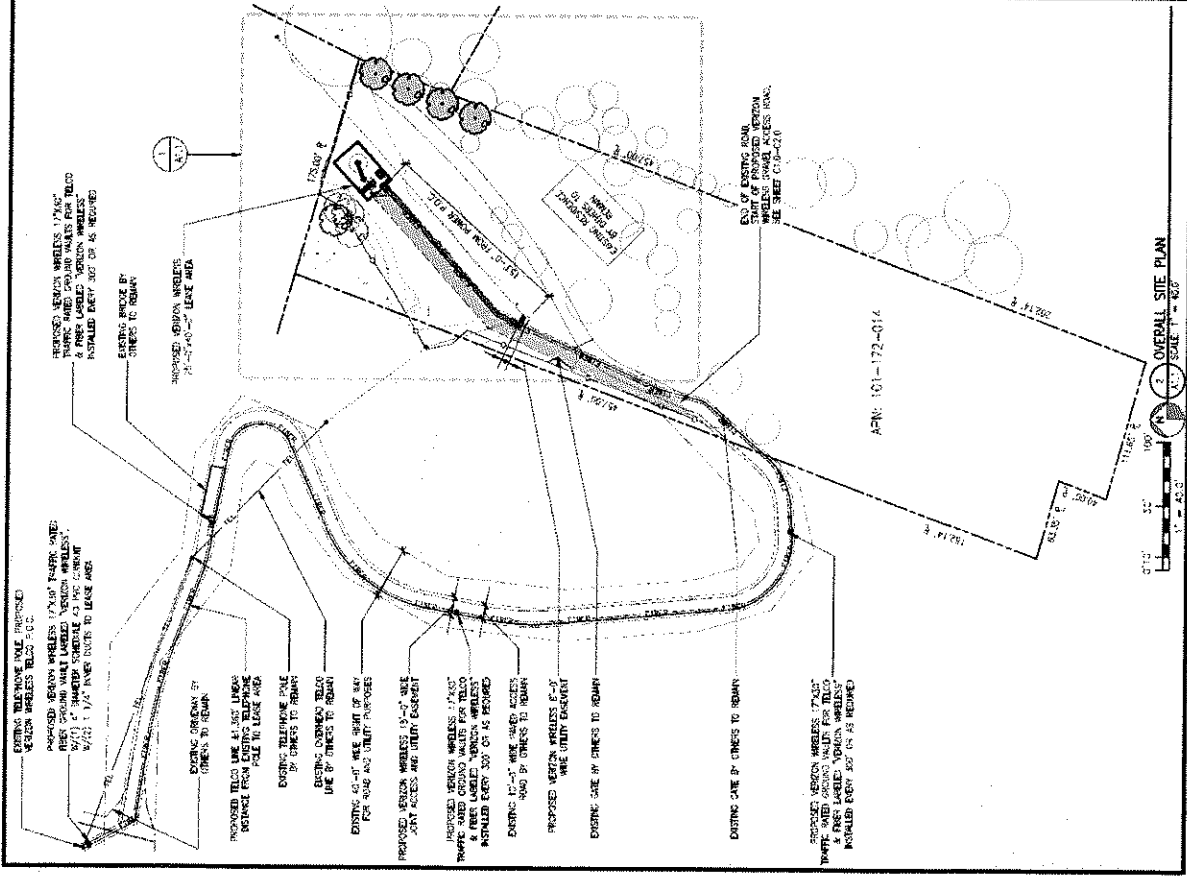


Figure 1



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Project Site Plan

Figure 2

<b>MST ARCHITECTS</b> 4050 Santa Monica Blvd., Suite 400 Santa Monica, CA 90404 Phone: (310) 311-0100 Fax: (310) 311-0101 Website: www.mstarchitects.com	<b>Verizon</b> HAPPY CANYON 300 GRANITE CREEK RD SANTA CRUZ, CA 95065-9733
	<b>OVERALL &amp; ENLARGED SITE PLANS</b> SHEET TITLE