SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Verizon at Mission Baptist Church on Rucker Road

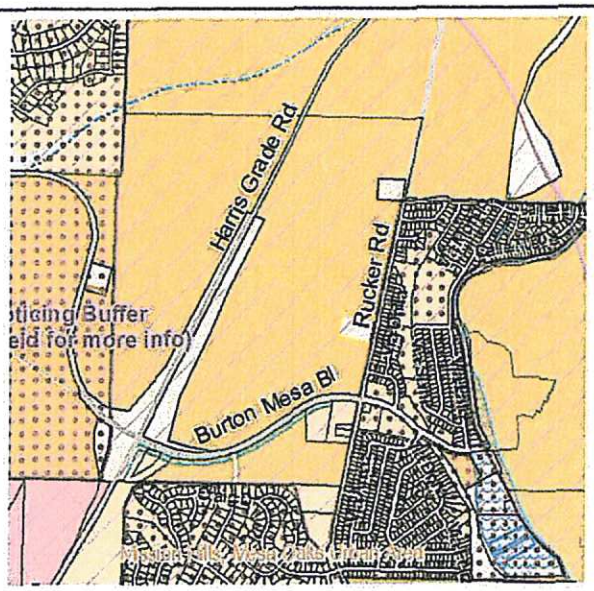
Alice McCurdy

Hearing Date: February 10, 2016
Staff Report Date: January 21, 2016
Case No.: 15CUP-00000-00010, 15RZN-00000-00010
Environmental Document: Exempt CEQA 15061 (b)(3) [No possibility of Significant Effect]
Notice of Exemption (CEQA Guidelines Sections 15303 and 15304)

Deputy Director: Alice McCurdy
Division: Development Review
Supervising Planner: John Zorovich
Supervising Planner Phone #: 934-6297
Staff Contact: Florence Trotter-Cadena
Staff Contact Phone #: 934-6253

OWNER:
Mission Hills Baptist Church
3625 Rucker Road
Lompoc, CA 93436

AGENT:
Melissa Samarin
Sequoia Deployment Services
22471 Aspan Street, Suite 290
Lake Forest, CA 92630
562 458-1944



This site is identified as Assessor Parcel Number 097-380-022, located approximately 823 feet northwest of the intersection of Burton Mesa Boulevard and Rucker Road, known as 3625 Rucker Road, in the Mission Hills area, Third Supervisorial District.

Application Complete: September 3, 2015
Processing Deadline: 60 days from NOE

FCC Shot Clock Deadline: March 10, 2016

1.0 REQUEST

Hearing on the request of Melissa Samarin, Sequoia Deployment Services, agent for Verizon to consider the following:

a) **15RZN-00000-00010** [application filed on August 17, 2015] proposing to rezone approximately 5-acres from U, (Unlimited Agriculture) under Ordinance 661 to AG-II-100, (Agriculture, 100 acres) in compliance with Chapter 35.14 of the County Land Use and Development Code; and

b) **15CUP-00000-00010** [application filed on May 14, 2015] for a Conditional Use Permit allowing to allow for the construction and operation of an unstaffed telecommunications facility with an 50-foot tall antenna support structure designed as a faux eucalyptus tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned U;

and to determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15061(b)(3), 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act included as Attachment B.

The application involves Assessor Parcel No. 097-380-022, 5 acres, located approximately 823 feet northwest of the intersection of Burton Mesa Boulevard and Rucker Road, known as 3625 Rucker Road, in the Mission Hills area, Third Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board of Supervisors conditionally approve Case Nos. 15CUP-00000-00010 and 15RZN-00000-00010 marked "Officially Accepted, County of Santa Barbara February 10, 2016 County Planning Commission Attachment A-J", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.

2. Recommend that the Board of Supervisors determine the project is exempt from environmental review pursuant to CEQA Sections 15061(b)(3), 15303 and 15304 as specified in Attachment B of this staff report.

3. Adopt the resolution in Attachment C recommending that the Board of Supervisors approve a rezone (15RZN-00000-00010) amending the zone district on the subject parcel from U (Ordinance 661) to AG-II-100 (County Land Use and Development Code) as Attachment C.

4. Recommend that the Board of Supervisors approve the project, 15CUP-00000-00010, subject to the conditions of approval included as Attachment D of this staff report.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

3.1 Section 35.44.010 (Commercial Telecommunications Facilities) of the Santa Barbara County Land Use Development Code (LUDC) contains standards for four tiers of commercial telecommunications facilities (Tier 1 through Tier 4). The proposed telecommunications facility would qualify for Tier 3 processing except that it is inconsistent with Tier 3 Development Standard § 35.44.010.C.3.a.1. This provision requires that the height limit is that which applies to residential structures in that zone district. The height limit for residential structures in this zone district is 35 feet. The proposed antenna does not meet the 35 foot height limit and is proposed to be 50 feet. As such, the project requires processing under Tier 4. Pursuant to Section 35.44.010C.4, the project requires a Major Conditional Use Permit. Major Conditional Use Permits are under the jurisdiction of the County Planning Commission pursuant to Land Use and Development Code Section 35.80.020.

3.2 Section 35.80.020 of the County Land Use and Development Code states that the Planning Commission reviews Comprehensive Plan Amendments and Rezones and provides a recommendation to the County Board of Supervisors who are the final decision makers for the project.

3.3 LUDC Section 35.80.020 states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors, due to the proposed Rezone. The Conditional Use Permit is therefore also under the jurisdiction of the Board of Supervisors. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

4.0 ISSUE SUMMARY

4.1 Health and Safety

The proposed wireless facility would provide cellular service by transmitting and receiving radiofrequency (RF) signals from cellular customers. As a wireless telecommunications facility, Federal law requires that the antennas operate within the Federal health and safety limits for radiofrequency exposure limits at all times. Local jurisdictions are prohibited from setting their own limits or standards and from regulating telecommunications facilities on the basis of radio frequency emissions to the extent that such facilities comply with Federal Communication Commission (FCC) regulations concerning such emissions (see 47 U.S.C. § 332(c)(7)(B)(iv)).

"The limits established in the guidelines are designed to protect the public health with a very large margin of safety."[1] Although "most facilities create maximum exposures that are only a small fraction of the limits...the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects."

To ensure that proposed projects would operate within FCC limits, the County requires that applicants submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether or not they comply with the Federal requirements.

The proposed project site would be located approximately 303 feet west of existing single family residences in the Mission Hills area. A Radio Frequency (RF) emissions report (Hammett & Edison, Inc., Consulting Engineers, March 9, 2015) was prepared as part of the proposed project. The report concludes that for any person anywhere at ground level, the maximum RF exposure level due to the proposed Telecommunications facility is calculated to be 0.037 mW/cm^2 which is 3.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 13% of the public exposure limit. Therefore, when developed in conformance with FCC regulations, operation of the proposed Verizon facility at this site would not create a potential public health hazard. The report verifies that the facility would operate in compliance with the applicable FCC limits. Please see Attachment G for a copy of the report.

4.2 Height Limits

As mentioned above in 3.0 Jurisdiction, the proposed telecommunications facility would qualify for Tier 3 processing except that it is inconsistent with Tier 3 Development Standard § 35.44.010.C.3.a.1. This provision requires that the height limit is that which applies to residential structures in that zone district. The height limit for residential structures in this zone district is 35 feet. The proposed 50 foot antenna does not comply with 35 foot height limit. The height limit for a Tier 4 project is 100 feet.

4.3 Aesthetics

The project site contains several mature oak trees, and other trees but no eucalyptus trees. The applicant indicated that there are currently are no faux oak tree options. The proposed monopole structure would be designed to resemble a eucalyptus tree to visually blend the facility into the existing natural setting and lessen its visual presence and impact on public views. The equipment, and the antenna support structure would be screened with a cyclone fencing and proposed landscaping would be provided to soften the view. Including the faux eucalyptus branches, the overall height of the structure would be 50 feet. The proposed faux eucalyptus tree design would effectively conceal the antennas from public views, and would blend the facility in with the natural environment.

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[1] Federal Communications Commission, "Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures and Practical Guidance" dated June 2, 2000, p.1.

The North Board of Architectural Review (NBAR) conducted Conceptual Review of the proposed project on November 20, 2015. At the BAR meeting the applicant provided both faux eucalyptus, palm, and pine tree options. The NBAR noted that the proposed faux eucalyptus tree design is the best and least intrusive design feasible for the proposed project. In addition, the NBAR recommended that the proposed landscaping follow a random orientation, rather than a linear design around fence line to ensure that landscaping blends with the surrounding environment. The NBAR was supportive of the project and recommended that it return for preliminary/final approval of the design following approval by the decision maker.

The proposed approximately 900 square foot lease area would not contain a shelter. A locked perimeter fence would contain all of the associated support equipment. The proposed equipment includes: 1) four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet); 2) two GPS antennas; 3) two surge suppressors; 4) a generator box; 5) a fiber box; and, 6) a Tech Light, Meter, Intersect panel, and trenching for the hybrid cables. The 48kw generator would be located on a separate 50 square foot concrete slab. The new emergency generator would temporarily serve the facility in the event of a power failure.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Rural Area, Agriculture, A-II-100
Ordinance, Zone	Ordinance 661, U, Unlimited Agriculture
Site Size	5 acres
Present Use & Development	The site is currently developed with a church and classroom.
Surrounding Uses/Zone(s)	North: AG-II-100, Burton Mesa Chaparral South: AG-II-100, Burton Mesa Chaparral East: AG-II-100, Burton Mesa Chaparral West: 7-R-1, Residences
Access	Rucker Road
Public Services	Water Supply: Mission Hills Community Services District Sewage: Mission Hills Community Services District Fire: S.B. County Fire, Stn: 51 Police Services: County Sheriff

5.2 Description

The project is a request by Melissa Samarin, Sequoia Deployment Services, agent for Verizon Wireless, to rezone a 5 acre parcel from U under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code and a Conditional Use Permit to allow construction and operation of an unstaffed telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code. The facility would be located within a 900 sq. ft., fenced lease area at 3625 Rucker Road behind the existing church parking lot.

The proposed new telecommunications facility would include nine (9) panel antennas (3 per sector) and a microwave dish mounted at 35 feet. The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a Eucalyptus tree, with the antennas mounted at a height of 46 ft. The antennas would be operating in Cellular, Personal Communications System (PCS), and Long Term Evolution (LTE) bandwidths. The proposed facility would provide improved 4G service for the Lompoc area.

All support equipment for the facility would be located within the fenced lease area on a proposed 172 sq. ft. concrete slab. The proposed equipment includes: 1) four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet); 2) two GPS antennas; 3) two surge suppressors; 4) a generator box; 5) a fiber box; and, 6) a Tech Light, Meter, Intersect panel, and trenching for the hybrid cables. The 48kw generator would be located on a separate 50 square foot concrete slab. The new emergency generator would temporarily serve the facility in the event of a power failure.

The facility would be serviced by Pacific Gas and Electric, and Verizon by a connection to existing utilities onsite. The proposed lease area would be secured by a 6 ft. high chain link fence with barbed wire. Access to the site would be provided by an existing 10 wide access easement over the existing parking area for the church accessed from Rucker Road. The project includes minimal grading (less than 50 cubic yards) for utility trenching and site preparation. With the exception of a switched tech light, no exterior lighting is proposed.

5.3 Background Information

The subject 5.00 acre parcel was created along with a second parcel of 306.00 acres by lot split #2302, approved by the Planning Commission on March 17, 1965. The lot split was a division of land owned by the Union Oil Company.

The existing church and educational building were developed in conformance with 65-CP-17, approved on March 17, 1965. Land Use Permits for the church and classroom building were issued in 1965 and 1977 respectively.

A Conditional Use Permit (89-CP-094), to allow for the weekday use of the Mission Hills Baptist Church Sunday School building for "Head Start and Child Care" programs was approved by the Planning Commission on June 20, 1990. Due to inactivity within the past 5 years, this CUP has since expired.

Federal Telecommunications Act Limitations

The Federal Telecommunications Act of 1996 amended the Communications Act of 1932 to establish federal regulatory authority over the deployment of telecommunications facilities across the nation. The Federal Act set health and safety emissions thresholds and specifically restricts the regulatory treatment of telecommunications facilities by local agencies (i.e. cities and counties) in that regard. The Federal Telecommunications Act preempts local authorities

from prohibiting any telecommunications service, stating "No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." (47 U.S.C.A. § 253 (a).)

However, the Federal Telecommunications Act acknowledges that although local authorities may not prohibit telecommunications facilities, their general local zoning authority is preserved "over decisions regarding placement, construction, and modification of personal wireless service facilities,"(47 U.S.C.A. § 332 (c)(7)) within certain limitations. Although the County can influence siting and design of personal wireless service facilities, there are limitations as to the County's authority to regulate such facilities. Specifically, the purview of local agencies to apply zoning requirements is limited by the Federal Telecommunications Act as follows:

> *"LIMITATIONS.—*
>
> *(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--*
>
> > *(I) shall not unreasonably discriminate among providers of functionally equivalent services; and*
> > *(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.*
>
> *(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.*
>
> *(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.*
>
> *(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."(47 U.S.C.A. § 332 (c)(7)(B).)*

Denying a carrier the ability to provide full coverage may constitute a "prohibition" of wireless services with respect to the Federal Telecommunications Act limitations. In the MetroPCS Inc. v. City & County of San Francisco case in 2005, the Ninth Circuit determined that "[A] locality can run afoul of the Telecommunications Act 'effective prohibition' clause if it prevents a wire-

less provider from closing a 'significant gap' in service coverage." Should a local agency deny a facility, and the applicant (carrier) challenges the denial in court, the applicant must show that they 1) are prevented from filling a significant gap in their own service coverage; and 2) their proposed way to fill that significant gap is the "least intrusive means." If the applicant makes the above showing, the County, not the carrier, must then show "[S]ome potentially available and technologically feasible alternative sites;" which "close the gap" in coverage.

Federal "Shot Clock" Ruling November 18, 2009

On November 18, 2009, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332(c)(7), regarding state and local review of wireless facility siting applications. This Declaratory Ruling provided direction that affects the County's processing requirements. The first major part of the Declaratory Ruling defined what is a presumptively "reasonable time" beyond which a local jurisdiction's inaction on a siting application may constitute a prohibited "failure to act" under 47 U.S.C. Section 332(c)(7). The FCC found that a "reasonable period of time" is, presumptively:

- 90 days to process personal wireless service facility siting applications requesting collocations; and

- 150 days to process all other applications.

These timeframes commence upon application submittal, and if the application is deemed incomplete the deadline is suspended until the date of application completeness re-submittal. Accordingly, if state or local governments do not act upon applications within those timeframes, then a personal wireless service provider may claim that a prohibited "failure to act" has occurred and personal wireless service providers may seek redress in court within 30 days, as provided in 47 U.S.C. Section 332(c)(7)(B)(v). The state or local government, however, would have the opportunity to rebut the presumption of reasonableness. The shot clock deadline for the proposed project is March 10, 2016.

California Government Code Section 65964.1, effective January 1, 2016, provides that a new or collocated telecommunication facility is deemed approved if the County does not act on the application within a "reasonable period of time" (90 or 150 days) so long as the Applicant satisfies certain requirements.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed Rezone is exempt from environmental review pursuant to CEQA Guidelines under Section 15061(b)(3) under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The minimum parcel size and development potential would remain essentially the

same under the proposed zone district as there would be no increase in subdivision potential. However, the consistency rezone would allow for the permitting of uses not contemplated under Ordinance 661. The parcel is currently developed with a church and classroom, which is a permitted use with a Conditional Use Permit under the proposed zoning. The consistency rezone would not increase the demand on existing services, would not result in the loss of any existing native vegetation, and would not require grading or land alteration, nor would it impact any biological, archaeological or other sensitive environmental resources. Therefore, the common sense exemption (i.e. CEQA section 15061) is appropriate for this consistency rezone.

The proposed cell tower project is exempt from environmental review pursuant to Sections 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land] of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes including grading on slopes of less than 10 percent, landscaping, and minor trenching and backfilling where the surface is restored.

The proposed project consists of the construction and use of an unmanned telecommunications facility and would be constructed to appear as a eucalyptus tree and associated support equipment. The proposed eucalyptus tree would blend with the existing mature oak trees onsite. Grading would be less than 50 cubic yards and occur on slopes of less than 10 percent, minimal trenching/ground disturbance where the surface is restored, and all weather surface to meet the Fire Department standards for the existing paved driveway would not require the removal of any healthy, mature, or scenic trees. As a result, the project is exempt from CEQA. Attachment B of this staff report contains the Notice of Exemption.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
LAND USE ELEMENT	
Land Use Designation	
Land Use Development Policy 4: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall*	**Consistent:** The proposed project would not require any additional public or private services. Electrical utilities would be extended to the site via an underground conduit from a utility pole located at the northwest boundary of the subject parcel. Proposed access to the site would be provided by a proposed 10 ft. wide access easement with a suitable road base to meet the Fire Department standards. The existing private driveway is accessed from Rucker Road. No water or sewer services would be required for the proposed project. Therefore, the proposed

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be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.	project is consistent with this policy.
Visual Resource Policies	
Visual Resource Policy 2: *In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as to not to intrude into the skyline as seen from public viewing places.*	**Consistent:** The subject parcel is located in the inland rural area of the County. The proposed facility would be contained within an approximately 900 sq. ft. lease area, enclosed by a chain link fence with barbed wire with a maximum height of 6 feet. The proposal includes a 50 ft. tall antenna support structure designed as a faux eucalyptus tree, and outdoor equipment placed on a concrete slab foundation. The antenna support structure would support nine (9) panel antennas (3 per sector). The antennas are directional and would be mounted at a height of 46 feet. The antennas would be concealed within the leaves of the tree. The supporting equipment would be within a 900 sq. ft., fenced lease area on a proposed 172 sq. ft. concrete slab. The proposed equipment includes: 1) four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet); 2) two GPS antennas; 3) two surge suppressors; 4) a generator box; 5) a fiber box; and, 6) a Tech Light, Meter, Intersect panel, and trenching for the hybrid cables. The 48kw generator would be located on a separate 50 square foot concrete slab. The new emergency generator would temporarily serve the facility in the event of a power failure. As part of this project, the lease area would not include a prefabricated shelter. Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The proposed facility would be set back approximately 303 feet from Rucker Road. The antenna support structure would be

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	designed as a faux eucalyptus tree in order to blend in with the existing mature oak trees on the subject parcel and within the project site area. The faux eucalyptus tree monopole design was recommended by NBAR to maximize the structures compatibility with the surrounding area. Further, the faux tree support structure would conceal the antennas within the tree structure thereby preventing the antennas from silhouetting against the sky. The equipment storage lease area would be screened with drought tolerant bushes. The proposed project is conditioned (Condition No. 5) to require the proposed antennas to be painted in a non-reflective color to blend into the existing natural setting and reducing their visibility. The lease area with outdoor equipment would be painted in a non-reflective earth toned color to blend in with the surrounding natural environment and also be compatible with the existing shed onsite. Project conditions of approval including design specifications for the color and density of eucalyptus branches, non-reflective colors and finishes on all structures, and final review and approval by the North Board of Architectural Review (Condition Nos. 3-5) would further ensure that the project conforms with the scale and character of the existing community. Therefore, the proposed project is consistent with this policy.
Visual Resource Policies, Policy 5. *Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.*	**Consistent.** Existing power and telephone utility services are currently located underground within this area. The power and telephone utility services used to power the proposed project would be connected via underground conduits, consistent with this policy.
Hillside and Watershed Protection Policies	
Hillside and Watershed Protection Policy 1: *Plans for development shall minimize cut and*	**Consistent:** The proposed project would fit the existing site topography, requiring

REQUIREMENT	DISCUSSION
fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried-out with less alteration of the natural terrain. ***Hillside and Watershed Protection Policy 2:*** *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*	minimal ground disturbance for site preparation and utility trenching (less than 50 cu. yd.). The proposed trench is approximately 750 feet in length, 5 inches wide and 30 inches in depth. Underground lines serving the facility would be routed to avoid damage to tree root systems and any trenching required within the drip line or sensitive root zone of any specimen tree would be done by hand (Condition No. 8). Installation of the proposed antenna support structure would require minor excavation for the footings. The proposed equipment would be placed on a concrete slab foundation requiring minor excavation. Grading requirements would be kept to an absolute minimum. No trees, native or non-native, would be affected by the proposed project. Natural landforms would be preserved. Therefore, the proposed project is consistent with these policies.
Hillside and Watershed Protection Policy 6 *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.*	**Consistent:** To facilitate groundwater recharge, surface runoff would be directed to the south/southwest following existing drainage patterns that currently exist onsite. Potential increase in runoff from the cellsite location on the subject parcel is minimal to none. Therefore, the proposed project is consistent with this policy.
Hillside and Watershed Protection Policy 7 *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or along coastal streams or wetlands either during or after construction.*	**Consistent:** There are no streams or wetlands located on the subject parcel or near the project site location. No pollutants such as chemicals, lubricants, raw sewage, or other harmful waste would be used or discharged as a part of the proposed project. Approximately 132 gallons of fuel would be stored onsite to power the emergency generator. The emergency generator would be located on a concrete pad and stored inside an

REQUIREMENT	DISCUSSION
	approximately 21 sq. ft. enclosure within the lease area. In the event of an accidental spill, the fuel would be contained within the enclosure on the concrete pad and would not be discharged off site. Therefore, the proposed project is consistent with this policy.
Cultural Resources Policies	
Historical and Archaeological Policy 2: *When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.*	**Consistent:** There are no known cultural resources sites located on or adjacent to the subject parcel. Minimal ground disturbance (less than 50 cu. yd.) is proposed for utility trenching, and site preparation. However, the project has been conditioned (Condition No. 17) to require the owner/applicant and/or their agents, representatives or contractors to stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping, or other construction-related activities. Therefore, the proposed project is consistent with this policy.
NOISE ELEMENT	
Noise Element Policy 1: *In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.*	**Consistent:** The proposed facility would be located approximately 310 feet of Rucker Road, and approximately 395 feet from the nearest neighboring residence to the east. All of the nearest proposed ground support equipment would be located within the proposed lease area on a concrete slab. According to a noise study by Hammett and Edison dated August 4, 2015, the proposed generator would generate a noise level of 64.4 dB(A) at 23 feet. Based on this study, the maximum calculated noise level at the nearest property line for the continuous operation during a power outage of the generator is 47.5 dBA L_{eq}, which is well below the County's limit of 65 dBA CNEL. There are no AC units proposed as part of this project. To further ensure that adjacent properties are not impacted by the proposed project, Condition Nos. 18 and 19 have been added

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	limiting: 1) non-emergency usage of the back-up generator to a maximum of 15 minutes per week; and 2) construction activities to normal workdays/hours. In order to ensure that the required weekly maintenance of the generator occurs for only a limited duration, and only during daylight hours, Condition No. 18 requires routine generator maintenance to be limited to 15 minutes per week and limited to the hours between 8:00 a.m. and 5:00 p.m., Monday–Friday only. The proposed project would include construction activities that would result in the generation of short-term noise impacts that exceed County thresholds. Condition No. 11 requires construction activities to be limited to the hours between 7:00 a.m. and 4:00 p.m. on weekdays only. Therefore, the proposed project is consistent with this policy and would not cause any significant long-term, or construction related noise impacts to the surrounding area.
Lompoc Land Use Policy #2: Requires the protection and enhancement of the unique character of the area, particularly agricultural lands, grazing lands, and natural amenities.	**Consistent:** Although the property is zoned for agriculture it is currently developed with a church. The proposed project would not interfere with agricultural uses or result in a significant impact to the natural amenities of the area, therefore, the proposed project is consistent with this policy.

6.3 Zoning: Land Use and Development Code Compliance

The intent of the AG-II Zone District is to designate and protect lands appropriate for long-term agricultural use. The proposed rezone is consistent with the intent of the AG-II-100 Zone District by allowing development of a telecommunications facility. The project would be consistent as to use, development, setbacks, lot size and all requirements of the AG-II-100 Zone District. The project would bring the property under a modern zoning designation and would not create additional development potential.

REQUIREMENT	DISCUSSION
Tier 4 Requirements (LUDC Section 35.44.010.C.4.a)	
Standards for Tier 4 projects, facilities that are not allowed in compliance with Tier 1 through Tier 3. *Wireless telecommunication facilities that may not be permitted in compliance with Subsections C.1 through C.3 above may be allowed provided the height of the antenna and associated antenna support structures shall not exceed 75 feet in the Coastal Zone, and 100 feet in Inland areas.*	**Consistent.** The subject parcel is located within the inland area of the County. The highest portion of the proposed facility would be the top of the proposed faux eucalyptus tree branches, which would be at 50 ft. above grade. The antennas would be mounted at 46 ft. above grade on a hardware kit attached to the antenna support structure. Therefore the proposed project is consistent with this standard.
Section 35.44.010.D.1 Development Standards	
Standard 1.a. *The facility shall comply with the setback requirements of the zone in which the facility is located except as follows (LUDC Section 35.23.050.B Table 2):* *(1) Antennas may be located within the setback area without approval of a modification in compliance with Subsection 35.82.060.I or Subsection 35.82.080.H (Conditions, restrictions, and modifications) provided they are installed on an existing, operational, public utility pole, or similar existing support structure.* *(2) Underground equipment (e.g., equipment cabinet) may be located within the setback area and rights-of-way provided that no portion of the facility shall obstruct existing or proposed sidewalks, trails, and vehicular ingress or egress.* *(3) A modification to the setback is granted in compliance with Subsection 35.82.060.I Conditions, restrictions, and modifications), or Section 35.82.080.H (Conditions, restrictions, and modifications).*	**Consistent.** The setback requirements for the AG-II-100 zone district are as follows: Front yard – 50 feet from road centerline and 20 feet from right of way; Side yard -20 feet, and the Rear yard setback is 20 feet. All components of the proposed project would be set back approximately 303 feet from the edge of the Rucker Road right-of-way (front yard), 28.8 feet from the northern property line, 172.7 feet from the eastern property line and 349 feet from the southern property line. Therefore, the proposed project complies with the setback requirements for the AG-II zone district. Other than the trenching for undergrounding of the utilities, no underground equipment is proposed, and no setback modifications are necessary. Proposed trenching would not obstruct existing sidewalks or vehicular ingress or egress. Therefore, the proposed project is consistent with this development standard.
Standard 1.b. *In the Inland area antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to*	**Consistent.** The highest portion of the proposed facilities would be the top of the proposed faux eucalyptus tree branches, which

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100 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above. *(1) Antennas used in connection with wireless communication facilities may exceed 100 feet in height provided:* *(a) The antenna is mounted on or within an existing structure and the highest point of the antenna does not protrude above the highest point of the structure, including parapet walls and architectural façades, that the antenna is mounted on; or,* *(b) The antenna is mounted on an existing, operational public utility pole or similar support structure (e.g., street light standard), as determined by the Director provided the highest point of the antenna does not exceed the height of the existing utility pole or similar support structure that it is mounted on.*	would be at 50 ft. above grade. Therefore the facility would comply with the 100 ft. height limit requirement, as well as the height requirement in Subsection C "Processing," of the Commercial Telecommunications Facilities requirements (LUDC 35.44.010).
Standard I.d. *The general public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated antenna support structure, and equipment shelter.*	**Consistent.** The leased area would be fenced and locked to prevent unauthorized access, as required by Condition 1. The ground-mounted equipment would be completely secured and would therefore be inaccessible to the public. Therefore, the project is consistent with this standard.
Standard I.e. *Facilities proposed to be installed in or on a structure or site that has been designated by the County as a historical landmark shall be reviewed and approved by the Historical Landmark Advisory Commission, or the Board on appeal.*	**Consistent.** The proposed project is not located in or on a designated historical landmark.
Standard I.f. *The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.*	**Consistent.** A radiofrequency emissions report submitted as part of the project application (Hammett & Edison, Inc., March 9, 2015) concludes that the proposed facilities would meet the FCC requirements. As a part

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	of the project conditions (Condition No. 9"FCC Compliance"), a verification measurement report would be required within 30 days of final building clearance to confirm adherence to these requirements.
Standard 1.g. *The facility shall be served by roads and parking areas consistent with the following requirements:* *(1) New access roads or improvements to existing access roads shall be limited to the minimum required to comply with County regulations concerning roadway standards and regulations.* *(2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.* *(3) Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.*	**Consistent.** The proposed facility would be partially accessed by an existing 10-foot paved private driveway from Rucker Road. The existing driveway is paved and used by the existing church facilities which would be required to meet the Fire Department standards. The existing roadway infrastructure is adequate to serve the proposed project. The property owners have granted the lessee a private 10-foot wide access easement to the leased area and the paved driveway. This would also provide onsite parking for routine maintenance of the facility and is located immediately adjacent to the lease area and would not exceed the 350 square foot maximum. Therefore, the proposed project is consistent with this development standard.
Standard 1.h. *The facility shall be unlit except for the following:* *(1) A manually operated light or light controlled by motion-detector that includes a timer located above the equipment structure door that shall be kept off except when personnel are present at night.* *(2) Where an antenna support structure is required to be lighted, the lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of light that falls onto nearby residences.*	**Consistent.** With the exception of a manually operated service light, no exterior lighting is proposed. The proposed project is conditioned (Condition No. 6) to require the leased premises to be unlit except for a manually operated light which limits lighting to the area of the equipment in the immediate vicinity of the antenna support structure. The light fixture would be fully shielded, fully cut off and downcast so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night.
Standard 1.i. *The facility shall not be located within the safety zone of an airport unless the airport operator indicates that it will not adversely affect the operation of the airport.*	**Consistent.** The facility is not located within the Lompoc Airport safety zone.

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Standard 1.j. *The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.*	**Consistent.** The antennas, and associated ancillary equipment would be painted with non-reflective paint or other non-reflective finish to blend in with the faux eucalyptus tree design, and the equipment shelter would be painted in a non-reflective color. (Condition No. 5"Colors and Painting").
Standard 1.k. *Structures, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and repainted as necessary with a non-reflective paint. The lessee shall not oppose the repainting of their equipment in the future by another lessee if an alternate color is deemed more appropriate by a review authority in approving a subsequent permit for development.*	**Consistent.** As discussed above, the facility components would be painted in non-reflective colors. Painting would be confirmed by condition compliance monitoring (Condition No. 34 "Mitigation Monitoring Required"). In addition, landscaping is proposed to soften the view of the lease area and would be maintained for the life of the project (Condition Nos. 21 and 22). In addition, standard conditions of approval require that the facility be maintained in a state of good condition and repair for the life of the facility (Condition No. 14 "Facility Maintenance").
Standard 1.l. *The facility shall be constructed so as to maintain and enhance existing vegetation, without increasing the risk of fire hazards, through the implementation of the following measures:* *(1) Existing trees and other vegetation that screens the facility and associated access roads, power lines and telephone lines that are not required to be removed in order to construct the facility or to achieve fire safety clearances, shall be protected from damage during the construction period and for the life of the project.* *(2) Underground lines shall be routed to avoid damage to tree root systems to the maximum extent feasible.* *(3) Additional trees and other native or adapted vegetation shall be planted and maintained in the vicinity of the project site,*	**Consistent.** The antenna support structure is proposed to be designed as a faux eucalyptus tree in order to blend in with the existing mature eucalyptus trees located on the subject parcel and within the project site area. The equipment shelter would be installed at grade and would not require any re-compaction or foundation reinforcement. The proposed trench is approximately 750 feet in length, 5 inches wide and 30 inches in depth. No sensitive trees and/or native vegetation are located in the area where the facility would be constructed, and no existing trees and/or native vegetation are proposed to be removed. The project is conditioned (Condition No. 8) to preserve and protect existing vegetation to the maximum extent feasible throughout construction activities. Underground lines serving the facility would be routed to avoid damage to tree root systems and any trenching required within the drip line or sensitive root

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and associated access roads, power lines, and telephone lines, under the following situations: *(a) The vegetation is required to screen the improvements from public viewing areas.* *(b) The facility or related improvements are likely to become significantly more visible from public viewing areas over time due to the age, health, or density of the existing vegetation.* *Required landscape plans shall be comprised of appropriate species and should be prepared by a botanist, licensed landscape contractor, or licensed landscape architect unless the project is located within the Coastal Zone in which case a botanist, licensed landscape contractor or licensed landscape architect shall prepare the landscape plan. A performance security shall be required to guarantee the installation and maintenance of new plantings.* *(4) Existing trees or significant vegetation used to screen the facility that die in the future shall be replaced with native trees and vegetation of a comparable size, species, and density. The facility may be required to be repainted during the time required for the newly planted vegetation to mature and provide adequate screening.* *(5) The vegetation that exists when the project is initially approved that is required to provide screening for the facility shall not be altered in a manner that would increase the visibility of the facility and associated access roads, power lines, and telephone lines, except:* *(a) Where the alteration is specifically allowed by the approved project; or*	zone of any specimen tree would be done by hand. Trees or shrubs which are significantly damaged or subsequently die as a result of construction activities would be replaced with those of a comparable size, species and density as approved by P&D staff. Graded areas, including trench routes, would be reseeded with matching plant composition. In addition, the project is conditioned (Condition No. 22) to require existing and proposed landscaping to be maintained for the life of the project. Therefore, the project is consistent with this standard. No trees (native or non-native) are proposed to be removed as part of this project. The existing mature eucalyptus trees shall remain to allow the proposed faux eucalyptus tree to blend onsite. In the event that the existing trees are significantly damaged or die they would be replaced with those of a comparable size, species and density as approved by P&D staff. (Condition No. 8) Graded areas, including trench routes, would be reseeded with matching plant composition. The existing vegetation, trees and proposed faux tree, and proposed landscaping were reviewed by the North Board of Architectural Review. The faux tree and equipment facility is designed to screen and enhance the project's components from public viewing areas. The existing landscaping would be maintained for the life of the project.

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(b) Where necessary to avoid signal interference to and from the approved facility. *Any alteration of the vegetation shall be done under the direction of a licensed arborist.* *(6) In the Coastal Zone, vegetation proposed and/or required to be planted in association with a commercial telecommunications facility shall consist of non-invasive plant species only.*	
Section 35.44.010.D.2 Development Standards	
Standard 2.a. *The primary power source shall be electricity provided by a public utility. Backup generators shall only be operated during power outages and for testing and maintenance purposes. New utility line extension longer than 50 feet installed primarily to serve the facility shall be located underground unless an overhead line would not be visible from a public viewing area. New underground utilities shall contain additional capacity (e.g., multiple conduits) for additional power lines and telephone lines if the site is determined to be suitable for collocation.*	**Consistent.** Primary power to the facility would be provided by PG&E within an existing vault and transformer located adjacent to Rucker Road. The proposed trench extends approximately 750 feet in length, is 5 inches wide and is 30 inches in depth, large enough to allow for collocation in the future. As required, all utilities lines, including additional capacity lines would be located underground. A proposed emergency back-up generator would be used only during power outages and for testing/maintenance purposes. Therefore, the proposed project is consistent with this requirement.
Standard 2.b. *In the Inland area, disturbed areas associated with the development of a facility shall not occur within the boundaries of an environmentally sensitive habitat area. See Subsection D.3.e below regarding allowance for disturbance within environmentally sensitive habitat areas located within the Coastal Zone.*	**Consistent.** The proposed project would not be located within any designated Environmentally Sensitive Habitat areas.
Standard 2.c. *Collocation on an existing support structure shall be required for facilities allowed in compliance with Subsection C.2 through Subsection C.4.of this Section, unless:* *(1) The applicant can demonstrate that*	**Consistent.** There are no existing telecommunications facilities that are within a two mile radius. The closest existing telecommunications facility to the proposed project consists of a 15 foot monopine with antennas and is located approximately three miles to the southeast. Collocating with this

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reasonable efforts, acceptable to the review authority, have been made to locate the antenna on an existing support structure and these efforts have been unsuccessful; or *(2) Collocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or* *(3) The review authority determines that collocation of the proposed facility would result in greater visual impacts than if a new support structure were proposed. Proposed facilities shall be assessed as potential collocation facilities or sites to promote facility and site sharing so as to minimize the overall visual impact. Sites determined by the Department to be appropriate as collocated facilities or sites shall be designed in a way that antenna support structures and other associated features (e.g. parking areas, access roads, utilities, equipment buildings) may be shared by site users. Criteria used to determine suitability for collocation include the visibility of the existing site, potential for exacerbating the visual impact of the existing site, availability of necessary utilities (power and telephone), existing vegetative screening, availability of more visually suitable sites that meet the radiofrequency needs in the surrounding area, and cumulative radiofrequency emission studies showing compliance with radiofrequency standards established by the Federal Communications Commission. Additional requirements regarding collocation are located in Subsection E.3 (Collocation) below.*	facility would not be feasible because it is not in the vicinity of the proposed facility and thus would not meet the 4G/LTE coverage objectives for the Mission Hills area. In addition, the existing church and class room building do not contain any architectural features such as a tower to accommodate the proposed antenna. The existing church is approximately 24 feet in height. The proposed project provides an opportunity for collocation of a future carrier at the same facility and site. The design of the facility would potentially allow for additional antennas to be added to the antenna support structure. In addition, the project site is ideally suited as a potential collocation site because of the existing topography which can provide the needed line-of-site coverage, and the relatively large size of the parcel which could accommodate future carriers. In addition, as is the case with the proposed facility, collocation on the site would allow future carriers to utilize the existing trees to reduce the potential visibility of a future facility. Any future collocation would require additional discretionary approval from the County. Therefore, the proposed project is consistent with this requirement.
Standard 2.d. *Support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be located underground, if feasible, if they would otherwise be visible from public viewing areas (e.g., public road,*	**Consistent.** The proposed support facilities would be enclosed within an above-ground 900 square foot equipment lease area, with a proposed 172 sq. ft. concrete slab containing four equipment cabinets (DC power plant, two

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trails, recreational areas). *Per Section 35.44.010(D)(2), exemptions from this development standard may be granted if "the review authority finds, after receipt of sufficient evidence, that failure to adhere to the standard in the specific instance either will not increase the visibility of the facility or decrease public safety, or it is required due to technical considerations that if the exemption were not granted the area proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, or it would avoid or reduce the potential for environmental impacts."*	LTE cabinets, and one miscellaneous cabinet), two GPS antennas, two surge suppressors, a 48kw generator located on a 50 square foot concrete slab, a generator box, a fiber box, a Tech Light, a Meter, a Intersect panel, and trenching for the hybrid cables located within the fenced lease area. An emergency generator is also located within the lease area. Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The proposed lease area is set back approximately 303 feet from Rucker Road and is adjacent to existing mature oak trees onsite. The proposed equipment lease area will be located behind a locked, 6' chain link fence with barbed wire, would be painted in non-reflective colors and screened with proposed landscaping. Rucker Road is a public road. Due to the proposed project's location (303 feet from Rucker Road), an existing shed located in front of the proposed lease area and existing mature landscaping, the equipment would not be visible from public viewing areas (public roads, trails, or recreational areas). A standard condition of approval requires that the facility and vegetative screening be maintained in a state of good condition and repair for the life of the facility (Condition No. 22). This condition also includes maintenance of sufficient vegetation and screening to ensure the facility remains visually non-intrusive or offensive to the public. Therefore, the proposed project is consistent with this standard.

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Section 35.44.010.D.3 Development Standards	
Standard 3.a. *A facility shall not be located so as to silhouette against the sky if substantially visible from a state-designated scenic highway or roadway located within a scenic corridor as designated on the Comprehensive Plan maps.*	**Consistent.** The roadways adjacent to the project site (Rucker Road) are not state-designated scenic roadways or highways, and there are no designated scenic highways/roadways or scenic corridors in the project vicinity. As designed, the new telecommunication facility would appear as a faux eucalyptus in order to blend with the existing mature trees onsite and into the natural surroundings in order to ensure that it would not be substantially visible from the roadways.
Standard 3.b. *A facility shall not be installed on an exposed ridgeline unless it blends with the surrounding existing natural or manmade environment in a manner that ensures that it will not be substantially visible from public viewing areas (e.g., public road, trails, recreation areas) or is collocated in a multiple user facility.*	**Consistent.** The proposed facility is not proposed to be located on an exposed ridgeline. Moreover, the facilities have been designed to blend with existing landscaping to minimize visibility from the surrounding areas.
Standard 3.c. *A facility that is substantially visible from a public viewing area shall not be installed closer than two miles from another substantially visible facility unless it is an existing collocated facility situated on a multiple user site.*	**Consistent.** The proposed facility would not be substantially visible from surrounding public viewing areas as it would be camouflaged as a faux eucalyptus tree to blend in with the existing mature trees located on the subject parcel and within the immediate project site vicinity. The closest existing telecommunications facility to the proposed project consists of a 15 foot monopine with antennas and is located approximately three miles to the southeast. Therefore, the proposed project is consistent with this standard.
Standard 3.d. *Telecommunication facilities that are substantially visible from public viewing areas shall be sited below the ridgeline, depressed or located behind earth berms in order to minimize their profile and minimize any intrusion into the skyline. In addition, where feasible, and where visual impacts would be reduced, the facility shall*	**Consistent.** Due to: 1) the project site location; 2) topography of the subject parcel; and 3) design of the antenna support structure as a faux eucalyptus tree to blend in with existing landscaping (i.e. mature trees), the proposed facility would not be substantially visible from public viewing areas.

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be designed to look like the natural or manmade environment (e.g., designed to look like a tree, rock outcropping, or streetlight) or designed to integrate into the natural environment (e.g., imbedded in a hillside). These facilities shall be compatible with the existing surrounding environment.	

6.4 Design Review

The North Board of Architectural Review (NBAR) conducted Conceptual Review of the proposed project on November 20, 2015. The NBAR was supportive of the project and recommended that it return for a preliminary/final approval of the design following approval by the decision maker. Approved minutes from the meetings are included in Attachment E. Preliminary and Final North BAR approval would be required prior to issuance of the Zoning Clearance for the permit.

7.0 APPEALS PROCEDURE

The recommendation of the Planning Commission will be forwarded to the Board of Supervisors. Pursuant to Government Code Sections 65354.5 and 65856, any interested party may file a written request with the Clerk of the Board for a hearing by the Board of Supervisors within five days after the Planning Commission acts on the proposed zoning map amendment. Whether or not a written request if filed, a public hearing before the Board of Supervisors will be conducted.

ATTACHMENTS

A. Findings
B. CEQA Exemption 15061 (b)(3), 15303 and 15304
C. Planning Commission Rezone Resolution and Exhibit 1: Ordinance to Rezone
D. Conditions of Approval
E. NBAR Minutes
F. Photo Simulations
G. Radio Frequency Emissions Report (Hammett & Edison, Inc., March 9, 2015)
H. Noise Report (Hammett & Edison, Inc., August 4, 2015)
I. Network Service Maps & Coverage Information
J. Project Plans

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061 (b)(3), 15303, and 15304.

Please see Attachment B (Environmental Document: Notice of Exemption) to this staff report dated January 21, 2016, incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 REZONE

A. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.1.1 The request is in the interests of the general community welfare.

The rezone is in the interest of the general community as it would update the subject parcel's zoning from Ordinance 661 to zoning under the County's Land Use and Development Code. Ordinance 661 is outdated and does not provide for telecommunications facilities. The subject parcel has been identified as an ideal site for a telecommunications facility. Telecommunication facilities are considered critical structures by emergency services and are also in the public interest as more and more residents of the County use telecommunication devices for their health and safety as well as for their personal and professional needs.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.

Pursuant to the discussion in Sections 6.2 and 6.3 of this report dated January 21, 2016 herein incorporated by reference, the rezone is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance (Land Use and Development Code), and State Land Use Law requiring vertical consistency between an agency's Comprehensive Plan and its Zoning Ordinance. The rezone does not involve an amendment to the Local Coastal Program.

2.1.3 The request is consistent with good zoning and planning practices.

The rezone is consistent with good zoning and planning practice because it updates antiquated regulations and allows for a modern use not contemplated under the antiquated regulations to be permitted on the subject lot consistent with current zoning.

2.2 CONDITONAL USE PERMIT FINDINGS

A. **Findings required for all Conditional Use Permits.** In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings, as applicable:

2.2.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The subject parcel is five acres in size. Adjacent parcels are zoned AG-II-100 and 7-R-1 (Mission Hills homesites). Surrounding development consists of the Burton Mesa Chaparral with residential uses located across Rucker Road. The subject parcel is developed with a church and associated accessory building. The support facilities are enclosed within a 6 foot high chain link fence with barbed wire and surrounded by existing mature trees and proposed landscaping. The design of the facility effectively utilizes the existing landforms and trees so that the facility blends into the surrounding natural environment, and is compatible in terms of land use and visual qualities.

The proposed facility consists of one 50 ft tall antenna support structure designed to resemble a faux eucalyptus tree, and a 900 square foot lease area containing (DC power plant, two LTE cabinets, and one miscellaneous cabinet), two GPS antennas, two surge suppressors, a 48kw generator located on a 50 square foot concrete slab, a generator box, a fiber box, a Tech Light, a Meter, a Intersect panel, and trenching for the hybrid cables. A backup generator on a 50 sq ft concrete slab will also be located within the approximately 900 sq ft lease area. The lease area will be fenced with chain link fencing. The facility will be accessed by an existing driveway.

The proposed lease area and monopole will be set back approximately 303 feet from Rucker Road. The design of the antenna support structure as a faux eucalyptus tree effectively utilizes the existing onsite and surrounding trees so that the site blends into the surrounding natural environment. As a result, the proposed 50 ft tall antenna support structure will be partially visible from Rucker Road, and from surrounding adjacent properties. The lease area will not be visible from public viewing areas, but will be partially visible from the adjacent parcels to the north and west. The North Board of Architectural Review (NBAR) conceptually reviewed the proposed design and determined that the proposed design of the facility would be compatible with the existing visual character of the surrounding area. The project is conditioned to require 1) the antennas to be painted in a non-reflective color to blend into the existing natural

setting and to reduce their visibility; 2) the project to receive preliminary and final NBAR approval prior to issuance of the Zoning Clearance; 3) that the only exterior lighting is a security light that will be Dark Sky compliant and approved by the NBAR; and 4) that all onsite vegetation as well as project landscaping be maintained for the life of the project (Condition Nos. 3, 5, 6, and 22).

Therefore, the project site is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

2.2.2 **Within the inland area, significant environmental impacts will be mitigated to the maximum extent feasible.**

No significant environmental impacts will result from the project. The project is exempt from environmental review pursuant to Sections 15303 and 15304 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA).

The proposed project consists of the construction and use of an unstaffed telecommunications facility within an approximately 900 sq ft lease area with ground disturbance on slopes of less than 5 percent, landscaping, and trenching where the surface is restored. A 50 ft high antenna support structure, cabinets and associated equipment, and a 50 sq ft concrete slab with a diesel emergency generator and fuel tank will be located inside of the fenced lease area. The 50-foot tall antenna support structure will be designed to look like a eucalyptus tree. This design will blend the facility in with the existing mature trees in the surrounding rural, agricultural area to the maximum extent feasible. The 900 sq ft lease area will be located on flat ground within the project site. No trees are located within the footprint of the facility or utility trench.

To ensure that the project operates within FCC limits, the County required the applicant to submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether or not they comply with the Federal requirements. As discussed in Section 6.2 of this staff report and incorporated herein by reference, the applicant provided a Radio Frequency Electromagnetic (RF-EME) Compliance report prepared by Hammett & Edison, Inc., Consulting Engineers, March 9, 2015 as part of the proposed project. The report concludes that for any person anywhere at ground level, the maximum RF exposure level due to the proposed telecommunications facility is calculated to be 0.037 mW/cm^2 which is 3.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 13% of the public exposure limit. The closest residences to the proposed telecommunications facility are located approximately 303 feet to the east (across Rucker Road); 150 ft to the southeast on the subject parcel is an existing church. The report verifies that the facility would operate in compliance with the applicable FCC limits. In addition, the project is conditioned to require final NBAR approval to ensure that the project is visually compatible with the surrounding area, lighting is shielded to avoid spillover, vegetation protection, and the requirement for monitoring of radiofrequency emissions to ensure compliance with

FCC standards.

As discussed in Section 6.2 of this staff report and incorporated herein by reference, an Environmental Noise Analysis was performed for the project by Hammett & Edison, Inc., dated August 4, 2015. Based on the results of the analysis, the noise generated by the project will be less than the County's threshold of 65dBA at the nearest property line.

For all of these reasons, this finding can be made.

2.2.3 **Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.**

The unstaffed facility will not generate traffic other than during installation and for periodic maintenance required on an as-needed basis. Access to the project site will be provided from Rucker Road, a public road. The existing roadway infrastructure is adequate to serve the facility. Therefore, the existing streets are sufficient to serve the project and this finding can be made.

2.2.4 **There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.**

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated January 21, 2016 and incorporated herein by reference, the facility will be unstaffed and will not require any public services such as water, sewage, police or fire. Power and telephone service currently exist at the site and will be sufficient to serve the project. Therefore, this finding can be made.

2.2.5 **The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.**

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated January 21, 2016, and incorporated herein by reference, the facility complies with the Federal health and safety standards and therefore will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. Additionally, the antenna support structure is designed to resemble a eucalyptus tree, which blends the facility in with the surrounding natural environment. The faux tree support structure will reduce the visibility of the antennas. The facility has been carefully sited and designed to be visually compatible with the surrounding area. Therefore, this finding can be made.

2.2.6 **The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.**

As discussed in Sections 6.2 and 6.3 of the staff report dated January 21, 2016, and

incorporated herein by reference, the project will be in conformance with all applicable provisions of the LUDC, and the Comprehensive Plan. Therefore, this finding can be made.

2.2.7 **Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.**

The project site is located within the Rural area of the Mission Hills. The 50 foot tall antenna support structure, which will be partially visible from public viewing areas, will resemble a faux eucalyptus tree, with the antennas concealed within the faux tree. The equipment lease area will contain cabinets and a generator and will be finished with an earth-toned non-reflective coating, and will not be visible from public viewing areas. The 900 sq ft lease area will be surrounded by chain link fencing. As discussed in Section 6.4 of the staff report dated January 21, 2016 and incorporated herein by reference, the North Board of Architectural Review conceptually reviewed the project and determined that the 50 ft tall faux eucalyptus tree antenna support structure would be the most appropriate support structure to visually blend the facility in to the existing rural setting, which includes mature trees on the subject parcel and surrounding area; and to lessen its impact on public views. Therefore, this finding can be made.

3.0 **Additional findings required for Commercial Telecommunication Facilities.**

A. **All Commercial Telecommunication Facilities. In compliance with Subsection 35.44.010.G of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit for a commercial telecommunication facility the review authority shall first make all of the following findings:**

3.1.1 **The facility will be compatible with the existing and surrounding development in terms of land use and visual qualities.**

The project site is located within the Rural area of the Mission Hills area. The 50 foot tall antenna support structure, which will be visible from public viewing areas, will be designed to resemble a eucalyptus tree, with the antennas concealed within the faux tree. The equipment associated with the facility will be finished with an earth-toned non-reflective coating, and will not be visible from public viewing areas. The 900 sq ft lease area will be surrounded by chain link fencing and landscaped to blend with the surrounding uses. As discussed in Section 6.4 of the staff report dated January 21, 2016 and incorporated herein by reference, the North Board of Architectural Review conceptually reviewed the project and determined that the 50 ft tall faux eucalyptus tree antenna support structure would be the most appropriate support structure to visually blend the facility in to the existing rural setting, which includes mature trees on the subject parcel and surrounding area; and to lessen its impact on public views. Therefore, this finding can be made.

3.1.2 The facility is located to minimize its visibility from public view.

Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The design of the antenna support structure as a faux eucalyptus tree effectively utilizes the existing onsite and surrounding trees so that the facility blends into the surrounding natural environment. The lease area and monopole will be set back approximately 303 feet from Rucker Road. As a result, the antenna support structure is located in an area that will minimize visibility from public viewing areas.

The support facilities will be enclosed within the lease area, and will not be visible from public viewing areas. As designed, situated and screened, the above ground support facility would not increase the visibility of the facility or decrease public safety. Furthermore, the above ground facility would minimize necessary grading and site disturbance in order to avoid potential environmental impacts and blend into the surrounding natural environment. The associated equipment is designed with a non-reflective finish. The antenna support structure will be coated with non-reflective material resembling tree bark. The leased premises will remain unlit except for a manually operated switch light which limits lighting to the area of the equipment in the immediate vicinity of the antennas support structure. The project is designed to minimize its visibility from public views. Therefore, this finding can be made.

3.1.3 The facility is designed to blend into the surrounding environment to the greatest extent feasible.

The lease area and monopole will be set back approximately 303 feet from Rucker Road. The antenna support structure will not be substantially visible from public viewing areas as it will be camouflaged as a faux eucalyptus tree to blend in and integrate with the natural environment. This design will maximize the structure's compatibility with the surrounding area, and effectively utilizes the existing surrounding vegetation so that the site blends into the surrounding rural area. The antennas and associated equipment will be finished and/or painted in a non-reflective colors and textures to blend them into the existing natural setting and further reduce their visibility to the maximum extent feasible. Therefore this finding can be made.

3.1.4 The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Subsection 35.44.010.D. (Additional development standards for telecommunication facilities).

(1) An exemption to one or more of the required development standards may be granted if the review authority additionally finds that in the specific instance that the granting of the exemption:

(a) Would not increase the visibility of the facility or decrease public safety, or

(b) Is required due to technical considerations and if the exemption was not granted the area proposed to be served by the facility would

otherwise not be served by the carrier proposing the facility, or

(c) Would avoid or reduce the potential for environmental impacts.

The project complies with all required development standards with the exception of Standard 2.d (LUDC Section 35.44.010.C.4.a) which states:

> *Support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be located underground, if feasible, if they would otherwise be visible from public viewing areas (e.g., public road, trails, recreational areas).*
>
> *Per Section 35.44.010(D)(2), exemptions from this development standard may be granted if "the review authority finds, after receipt of sufficient evidence, that failure to adhere to the standard in the specific instance either will not increase the visibility of the facility or decrease public safety, or it is required due to technical considerations that if the exemption were not granted the area proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, or it would avoid or reduce the potential for environmental impacts.*

The support facilities would be enclosed within a 900 square foot lease area containing four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet), two GPS antennas, two surge suppressors, a 48kw generator located on a 50 square foot concrete slab, a generator box, a fiber box, a Tech Light, a Meter, a Intersect panel, and trenching for the hybrid cables. A backup generator on a 50 sq ft concrete slab will also be located within the approximately 900 sq ft lease area. If the equipment storage area was installed below-ground, the boundaries of the proposed lease area would potentially extend into the existing mature oak trees and vegetation to accommodate the required grading. This would result in the potential removal of mature oak trees and vegetation to accommodate the required grading. Therefore, the Planning Commission grants an exemption from this development standard and this finding can be made.

3.1.5 The applicant has demonstrated that the facility shall be operated within the frequency range allowed by the Federal Communications Commission and complies with all other applicable safety standards.

As discussed in Section 4.0 of this staff report and incorporated herein by reference, a radiofrequency emissions report (Hammett & Edison, Inc., Consulting Engineers, March 9, 2015) was prepared as part of the proposed project. The report concludes that for any person anywhere at ground level, the maximum RF exposure level due to the proposed telecommunications facility is calculated to be 0.037 mW/cm^2 which is 3.7% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 13% of the public exposure limit.
The closest residence to the facility is located 395 ft away. As a part of the project conditions (Condition No. 9, "FCC Compliance"), a verification measurement report will be required within 30 days of final building clearance to confirm adherence to

these requirements. Therefore, this finding can be made.

3.1.6 The applicant has demonstrated a need for service (i.e. coverage or capacity) and the area proposed to be served would not otherwise be served by the carrier proposing the facility.

As discussed in Section 6.3 of the staff report dated January 21, 2016, and incorporated herein by reference, the purpose of the proposed project is to provide the needed 4G coverage for the project site area and to improve coverage and capacity. According to the Network Service Maps & Coverage Information, included as Attachment I (Dewayne Bonham, Verizon Wireless Engineer and Melissa Samarin, agent), the proposed project site location was selected by Verizon in order to provide needed coverage and capacity which is currently lacking in this area of Mission Hills. Therefore, this finding can be made.

3.1.7 The applicant has demonstrated that the proposed facility design and location is the least intrusive means feasible for the carrier proposing the facility to provide the needed coverage.

Collocating with the facilities discussed in Section 3.1.6 would not meet the 4G coverage objectives for the project site area. There are no other existing support structures within the project site vicinity which could accommodate the facility.

The antenna support structure has been designed as a faux eucalyptus tree in order to blend in with existing mature trees located on the subject parcel and within the immediate project site area. This design will maximize the structure's compatibility with the surrounding area, and effectively utilizes the existing landforms and trees so that the site blends into the surrounding natural environment. The antennas and equipment storage shelter will be painted in a non-reflective color to blend them into the existing natural setting and to further reduce their visibility to the maximum extent feasible. Therefore the applicant has demonstrated that the facility design and location is the least intrusive means feasible to provide the needed coverage and this finding can be made.

ATTACHMENT B: ENVIRONMENTAL DOCUMENT

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Florence Trotter-Cadena, Planner

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APNs: 097-380-022 **Case No.:** 15RZN-00000-00010, 15CUP-00000-00010

Location: located approximately 823 feet northwest of the intersection of Burton Mesa Boulevard and Rucker Road, known as 3625 Rucker Road, in the Mission Hills area, Third Supervisorial District.

Project Title: Verizon at Mission Baptist Church on Rucker Road

Project Applicant: Melissa Samarin, Sequoia Deployment Services

Project Description: Consistency Rezone and New Verizon Telecommunications Facility

Project Description:

The project is a request for a Minor Conditional Use Permit to allow construction and operation of an un-manned telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code. A consistency rezone is also required to rezone the property from "U", Unlimited Agriculture under Ordinance 661 to AG-II-100 under the Land Use and Development Code. The facility would be located within a 900 sq. ft., fenced lease area at 3625 Rucker Road.

The proposed new telecommunications facility would include nine (9) panel antennas (3 per sector) and a microwave dish mounted at 35 feet. The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a Eucalyptus tree, with the antennas mounted at a height of 46 ft. The antennas would be operating in cellular, Personal Communications System (PCS), and Long Term Evolution (LTE) bandwidths. The proposed facility would provide improved 4G service for the Lompoc area.

All support equipment for the facility would be located within the fenced lease area on a proposed 172 sq. ft. concrete slab which includes: 1) four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet); 2) two GPS antennas; 3) two surge suppressors; 4) a generator box; 5) a fiber box; and, 6) a Tech Light, Meter, Intersect panel, and trenching for the hybrid cables. The 48kw generator would be located on a separate 50 square foot concrete slab. The new emergency generator would temporarily serve the facility in the event of a power failure.

The facility would be serviced by Pacific Gas and Electric and Verizon by a connection to existing utilities onsite. The proposed lease area would be secured by a 6 ft. high chain link fence with barbed wire. Access to the site would be provided by an existing 10 wide access easement over the existing parking area for the church accessed from Rucker Road. The project includes minimal grading (less than 50 cubic yards) for utility trenching and site preparation. With the exception of a switched tech light, no exterior lighting is proposed.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Melissa Samarin, Sequoia Deployment Services

Exempt Status:

_____ Ministerial
_____ Statutory Exemption
__X__ Categorical Exemption
_____ Emergency Project
__X__ No Possibility of Significant Effect [§15061(b)(3)]

Cite specific CEQA and/or CEQA Guideline Section: 15061(b)(3) [No Possibility of Significant Effect], 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land]

Reasons to Support Exemption Findings:

The proposed rezone is exempt from environmental review pursuant to Section 15061(b)(3) [No Possibility of Significant Effect]. This section exempts projects under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The minimum parcel size and development potential would remain essentially the same under the proposed zone district as there would be no increase in subdivision potential. However, the consistency rezone would allow for the permitting of modern uses not contemplated under Ordinance 661 but desired by the County and the applicant. The parcel is currently developed with a church and classroom, which was permitted with a conditional use permit. The consistency rezone would not increase the demand on existing services, would not result in the loss of any existing native vegetation, and would not require grading or land alteration, nor would it impact any biological, archaeological or other sensitive environmental resources. Therefore, the common sense exemption (i.e. CEQA Section 15061) is appropriate for this project

The proposed telecommunication project is exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation that do not involve the removal of healthy,

impact. The closest existing telecommunications facility to the proposed project consists of a 15 foot monopine with antennas and is located approximately three miles to the southeast. County requirements for collocation of telecom projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.). Therefore, this exception to the categorical exemption does not apply.

(c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The project is located outside of sensitive habitat areas, and there are no unusual circumstances that would cause the project to have a significant effect on the environment. In addition, as stated above, the RF emissions generated from the proposed project would be within the FCC emissions limits, and therefore would not have a significant effect. Therefore, this exception to the categorical exemption does not apply.

(d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located within or within viewing distance of a Scenic Highway. Therefore, the proposed project would not result in damage to a scenic resource and this exception to the categorical exemption does not apply.

(e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site. Therefore, this exception to the categorical exemption does not apply.

(f) **Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemption does not apply.

Lead Agency Contact Person: Florence Trotter-Cadena Phone #: 934-6253

Department/Division Representative: _____

Date: _____

Acceptance Date: _____

distribution: Hearing Support Staff

Date Filed by County Clerk: _____.

ATTACHMENT C:
PLANNING COMMISSION RESOLUTION AND ORDINANCE

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD OF SUPERVISORS THAT AN ORDINANCE BE APPROVED AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35 OF THE SANTA BARBARA COUNTY CODE, BY AMENDING THE COUNTY ZONING MAP BY CHANGING THE ZONING OF ASSESSOR'S PARCEL NUMBER 097-380-022 FROM U, UNLIMITED AGRICULTURE, 10 ACRES MINIMUM PARCEL SIZE, TO AG-II-100, AGRICULTURE, 100 ACRES MINIMUM PARCEL SIZE	Resolution No. _____ CASE NO.: 15RZN-00000-00010

WITH REFERENCE TO THE FOLLOWING:

A. WHEREAS on September 29, 1958 by Ordinance 971, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Zoning Ordinance, Ordinance 661 of Chapter 35 of the Santa Barbara County Code; and

B. WHEREAS, the Planning Commission recommends that the Board of Supervisors repeal all zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps", of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, as they relate to Assessor's Parcel Number 097-380-022.

C. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to a zoning ordinance, at which hearing the proposed amendments were explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Number 097-380-022 from U to AG-II-100 based

on the findings included as Attachment A of the Planning Commission staff report dated January 21, 2016.

3. In compliance with the provisions of Section 65355 of the Government Code, the Commission recommends a certified copy of this resolution shall be transmitted to the Board of Supervisors.

4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the Planning Commission.

PASSED, APPROVED AND ADOPTED this _____, 2016 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
LARRY FERINI, Chair
Santa Barbara County Planning Commission

ATTEST:

_____
DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT: 1. Ordinance

EXHIBIT 1

LAND USE AND DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ASSESSOR PARCEL NUMBERS 097-380-022

Case No. 15RZN-00000-00010

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Number 097-380-022 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2:

Pursuant to the provisions of Section 35.14-020, "Adopting New Zoning Ordinances and Maps," of the Land Use and Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated (date of Board of Supervisors Approval), which redesignates Assessor's Parcel Number 097-380-022 from U, Unlimited Agriculture, 10 acres minimum parcel size, to AG-II-100, Agriculture, 100 acres minimum parcel size, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3:

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 4:

Except as amended by this Ordinance, Section 35.14.020 of the Land Use and Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5:

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara Newspress, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2016, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
PETER ADAM, Chair
Board of Supervisors
County of Santa Barbara

ATTEST:

MONA MIYASATO
Clerk of the Board of Supervisors

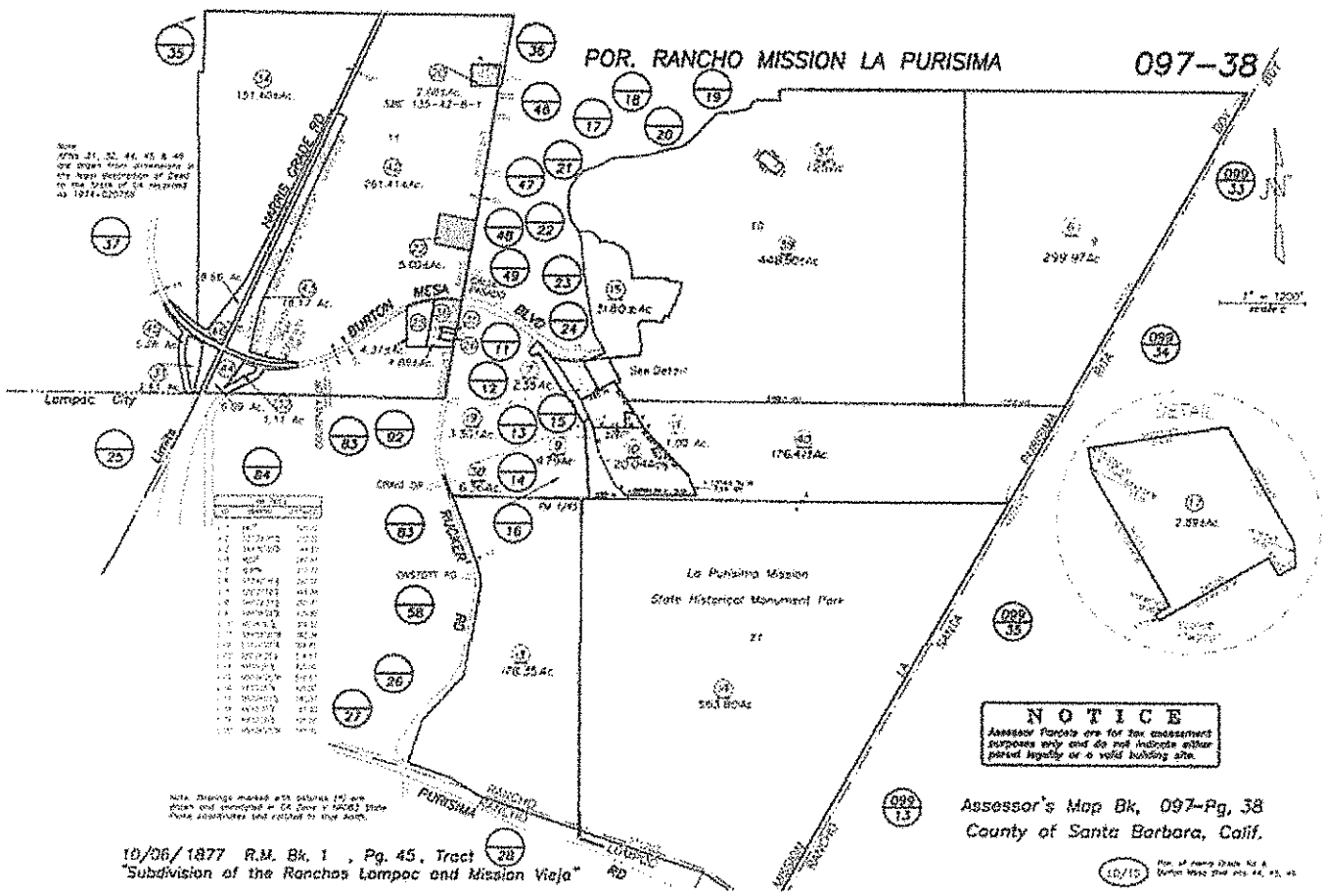
By _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
County Counsel

By_____
Deputy County Counsel

Exhibit A



Assessor Parcel Number 097-380-022
Rezone from "U", Unlimited Agriculture to AG-II-100, Agriculture, 100 acre minimum parcel size

ATTACHMENT D: Conditions of Approval
Verizon at Mission Baptist Church Rucker Road
15CUP-00000-00010 and 15RZN-00000-00010

1. **Proj Des-01 Project Description**. This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-I, dated February 10, 2016, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

   The project is a request by Melissa Samarin, Sequoia Deployment Services, agent for Verizon Wireless, for a Conditional Use Permit to allow construction and operation of an unstaffed telecommunications facility, in compliance with Sections 35.82.060 and 35.44 and to rezone 5 acres from U under Ordinance 661 to AG-II-100 in compliance with Section 35.104 of the County Land Use and Development Code. The facility would be located within a 900 sq. ft., fenced lease area at 3625 Rucker Road.

   The proposed new telecommunications facility would include nine (9) panel antennas (3 per sector) and a microwave dish mounted at 35 feet. The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a Eucalyptus tree, with the antennas mounted at a height of 46 ft. The antennas would be operating in cellular, Personal Communications System (PCS), and Long Term Evolution (LTE) bandwidths. The proposed facility would provide improved 4G service for the Lompoc area.

   All support equipment for the facility would be located within the fenced lease area on a proposed 172 sq. ft. concrete slab which includes: 1) four equipment cabinets (DC power plant, two LTE cabinets, and one miscellaneous cabinet); 2) two GPS antennas; 3) two surge suppressors; 4) a generator box; 5) a fiber box; and, 6) a Tech Light, Meter, Intersect panel, and trenching for the hybrid cables. The 48kw generator would be located on a separate 50 square foot concrete slab. The new emergency generator would temporarily serve the facility in the event of a power failure.

   The facility would be serviced by Pacific Gas and Electric and Verizon by a connection to existing utilities onsite. The proposed lease area would be secured by a 6 ft. high chain link fence with barbed wire. Access to the site would be provided by an existing 10 wide access easement over the existing parking area for the church accessed from Rucker Road. The project includes minimal grading (less than 50 cubic yards) for utility trenching and site preparation. With the exception of a switched tech light, no exterior lighting is proposed.

   Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity**. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT SPECIFIC CONDITIONS

3. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 15BAR-00000-00155). **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance.

   MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Tel-01 Eucalyptus Tree Design.** The Permittee shall adhere to the following design specifications for the faux eucalyptus tree: branch foliage must vary in density, spacing, size and angle to avoid rigid symmetry; overall tree shape shall integrate with the context of the site; colors of the faux trunk and branches must be field-matched to blend with the existing vegetative backdrop and shall be non-reflective, of natural appearance, and the exterior surface of the faux trunk shall emulate the texture of a real tree; all antennas (panels, microwave), mounting brackets, and coaxial cables shall be completely screened from public view by the faux foliage and painted to match; branch foliage shall continue down the faux trunk so as to fully conceal the trunk from prominent public vantage points and the overall design shall substantially conform to and implement the visual effect represented in the photo simulations accompanying the project application.

   PLAN REQUIREMENTS: Construction plans evidencing compliance with the faux eucalyptus tree specifications shall be submitted by the Permittee to P&D permit processing planner. **TIMING:** This condition shall be satisfied prior to issuance of Zoning Clearance.

5. **Tel-03 Colors and Painting.** The antennas and antenna support structure shall be finished in non-reflective materials (including painted surfaces) and shall be painted "Sherwin Williams SW6187 Rosemary". The pre-fabricated equipment storage building shall be designed with a brown non-reflective aggregate finish in accordance with the approved BAR plans.

PLAN REQUIREMENTS: Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Zoning Clearance, as well as on final building plans.

MONITORING: P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance.

6. **Tel-05 Exterior Lighting.** Except as otherwise noted in the Project Description and development plans, the antenna support structure shall not be lighted. The leased premises shall likewise be unlit except for a manually operated switch light which limits lighting to the area of the equipment in the immediate vicinity of the antenna support structure. The light fixture shall be fully shielded, full cut off and downcast so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night.

   PLAN REQUIREMENTS: The Permittee shall restate the lighting limitations on the construction plans. Plans for exterior lighting, if any are provided, shall be submitted to the County for review and approval. **TIMING:** This condition shall be satisfied prior to issuance of Zoning Clearance.

   MONITORING: P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and respond to any complaints.

7. **Tel-06 Underground Utilities.** Except as otherwise noted in the Project Description and development plans, all utilities necessary for facility operation, including coaxial cable, shall be placed underground. Conduit shall be sized so as provide additional capacity to accommodate utilities for other telecommunication carriers should collocation be pursued in the future.

   PLAN REQUIREMENTS: The Permittee shall restate the provisions for utility undergrounding on all building and grading plans. **TIMING:** This condition shall be satisfied prior to issuance of the Zoning Clearance.

   MONITORING: P&D staff shall check plans prior to issuance of Zoning Clearance.

8. **Tel-07 Vegetation Protection**. Existing vegetation should be preserved and protected to the maximum extent feasible throughout construction activities. Underground lines serving the facility shall be routed to avoid damage to tree root systems and any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. Trees or shrubs which are significantly damaged or subsequently die as a result of construction activities shall be replaced with those of a comparable size, species and density as approved by P&D staff. Graded areas, including trench routes, shall be reseeded with matching plant composition.

   PLAN REQUIREMENTS: The Permittee shall restate the requirement for vegetation protection on the construction plans. **TIMING**: Fencing shall be installed prior the pre-

construction meeting, and shall be in place during all ground disturbance and construction activities.

MONITORING: P&D compliance monitoring staff shall confirm fencing installation at the pre-construction meeting.

9. **Tel-08 FCC Compliance.** The facility shall be operated in strict conformance with: (i) all rules, regulations, standards and guidance published by the Federal Communications Commission ("FCC"), including but not limited to, safety signage, Maximum Permissible Exposure ("MPE") Limits, and any other similar requirements to ensure public protection or (ii) all other legally binding, more restrictive standards subsequently adopted by federal agencies having jurisdiction. Compliance shall be governed by the following:
    a. Permittee shall hire a qualified professional acceptable to the County (wholly independent of Permittee), to perform radio frequency ("RF") field test that measures actual RF electromagnetic exposure at the site. This RF field-testing shall measure all ambient sources of RF energy at the site & report the cumulative RF exposure, including contributions from the site together with other sources of RF energy in the environment as a whole. Measurements shall be made by the responsible professional who will author the report to the County. Report of the results and the author's/professional's findings with respect to compliance with federally established MPE standards shall be submitted to the County w/in 30 days of Final Building Clearance. Permittee shall pay for the cost of the field measurements and preparing the report. The facility shall cease & desist commercial operations until it complies with, or has been modified to comply with, applicable RF standards.
    b. Every 5 years, Permittee shall hire a qualified professional acceptable to the County to perform RF field testing to evaluate compliance with current federally established MPE standards. In the event the adopted RF standards change, Permittee shall submit a report with calculations of the maximum potential public RF exposure from the Project with respect to the revised RF public exposure standards, w/in 90 days of the date the change becomes effective. If calculated levels exceed 80% of the applicable RF standards, Permittee shall notify the County and submit a MPE compliance verification report with the results from current RF field-testing at the site. Permittee shall pay for the cost of preparing the reports. For joint-carrier sites, cumulative reporting may be delegated to one carrier upon the agreement of all carriers at the site. Procedures, penalties & remedies for non-compliance with these reporting requirements shall be governed by the provisions of the Telecom Ordinance & FCC regulations.
    c. Prior to the addition/replacement of equipment which has the potential to increase RF emissions at any public location beyond that estimated in the initial application and is w/in the scope of the project description, Permittee shall submit a report providing the calculation of predicted maximum effective radiated power including the new equipment as well as the maximum cumulative potential public RF exposure expressed as a percentage of the public MPE limit attributable to the site as a whole. Once the new equipment has been installed, Permittee shall perform Initial Verification as stated in "1" above.

PLAN REQUIREMENTS: All building plans shall include provisions for MPE compliance. **TIMING**: Initial verification of compliance with RF public MPE standards shall be accomplished no later than 30 days following Final Building Clearance. Continued verification of compliance with MPE requirements shall be accomplished by RF field test reports submitted every 5 years following initial verification.

MONITORING: P&D planner shall review all RF field test reports and estimated maximum cumulative RF exposure reports providing calculations of predicted compliance with the public MPE standard. P&D planner shall monitor changes in RF standards, as well as equipment modifications, additions & RF exposures at the site as reported by the Owner/Applicant that might trigger the requirement for field-testing at intervening times between regular test periods.

10. **Tel-09 Project Review.** Five years after issuance of the Zoning Clearance for the project and no more frequently than every five years thereafter, the Director of P&D may undertake inspection of the project and require the Permittee to modify its facilities subject to the following parameters:

    a. **Modification Criteria**. Modifications may be required if, at the time of inspection it is determined that: (i) the Project fails to achieve the intended purposes of the development standards listed in the Telecommunications Ordinance for reasons attributable to design or changes in environmental setting; or (ii) more effective means of ensuring aesthetic compatibility with surrounding uses become available as a result of subsequent technological advances or changes in circumstance from the time the Project was initially approved.

    b. **Modification Limits.** The Director's decision shall take into account the availability of new technology, capacity and coverage requirements of the Permittee, and new facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not be limited to a reduction in antenna size and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the Permittee shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed in compliance with the provisions of the County Code.

PLAN REQUIREMENTS: The Permittee shall restate the provisions for emissions compliance on all building plans. **TIMING**: Building permit valuation data shall be used for the purpose establishing the estimated cost of installing the facility. At the time of subsequent inspection and upon reasonable notice, the Permittee shall furnish supplemental documentation as necessary to evaluate new technology, capacity and coverage requirements of the Permittee.

MONITORING: P&D compliance monitoring staff shall conduct periodic inspections

and ascertain whether more effective mitigation is available with regard to design and technology. In the event of violation, the permit shall be referred to Zoning Enforcement for abatement.

11. **Tel-10 Collocation**. The Permittee shall avail its facility and site to other telecommunication carriers and, in good faith, accommodate all reasonable requests for collocation in the future subject to the following parameters: (i) the party seeking the collocation shall be responsible for all facility modifications, environmental review, Mitigation Measures, associated costs and permit processing; (ii) the Permittee shall not be required to compromise the operational effectiveness of its facility or place its prior approval at risk; (iii) the Permittee shall make its facilities and site available for collocation on a non-discriminatory and equitable cost basis; and (iv) the County retains the right to verify that the use of the Permittee's facilities and site conforms to County policies.

12. **Tel-11 Transfer of Ownership**. In the event that the Permittee sells or transfers its interest in the telecommunications facility, the Permittee and/or succeeding carrier shall assume all responsibilities concerning the Project and shall be held responsible by the County for maintaining consistency with all conditions of approval. The succeeding carrier shall immediately notify the County and provide accurate contact and billing information to the County for remaining compliance work for the life of the facility.

    PLAN REQUIREMENTS: The Permittee shall notify the County of changes in ownership to any or all of the telecommunications facility. **TIMING:** Notification of changes in facility ownership shall be given by the Permittee and/or succeeding carrier to the County within 30 days of such change.

13. **Tel-12 Site Identification.** The Permittee shall clearly identify each piece of equipment installed at a site with the Permittee's name and site number to distinguish from other telecommunication carriers' equipment, including but not limited to: antennas, microwave dishes, equipment shelters, support poles, and cabinetry. The Permittee shall be responsible for clearly marking with permanent paint, tags, or other suitable identification all facility equipment belonging to the Permittee as stated on the site plans. **TIMING**: This condition shall be satisfied prior to Final Building Inspection Clearance.

    MONITORING: P&D permit processing planner shall check plans and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.

14. **Tel-13 Facility Maintenance.** The facility shall be maintained in a state of good condition at all times. This includes, but is not limited to: painting; landscaping; site identification; equipment repair; and keeping the facility clear of debris, trash, and graffiti.

15. **Tel-15 Agreement to Comply.** The facility owner and property owner shall sign and record an agreement to comply with the project description and all conditions of approval on a form acceptable to P&D. Such form may be obtained from the P&D office prior to issuance of the Zoning Clearance. The Owner/Applicant shall provide evidence that

he/she has recorded the Agreement to Comply with Conditions.

16. **Tel-16 Abandonment-Revocation**. The Permittee shall remove all support structures, antennas, equipment and associated improvements and restore the site to its natural pre-construction state within one year of discontinuing use of the facility or upon permit revocation. Should the Permittee require more than one year to complete removal and restoration activities the Permittee shall apply for a one-time time extension. In the event the Owner requests that the facility or structures remain, the Owner must apply for necessary permits for those structures within one year of discontinued use. Compliance shall be governed by the following provisions:

    a. Prior to issuance of the Zoning Clearance, the Permittee shall post a performance security. The security shall equal 10 percent of the installation value of the facility as determined at the time of granting the building permit. The performance security shall be retained until this condition is fully satisfied.
    b. Prior to demolition of the facility, the Permittee shall submit a restoration plan of proposed abandonment to be reviewed and approved by a County approved biologist.
    c. If use of the facility is discontinued for a period of more than one year and the facility is not removed the County may remove the facility at the Permittee's expense.

17. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

    PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

    MONITORING: P&D permit processing planner shall check plans prior to issuance of the Zoning Clearance, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

18. **EM-01 Emergency Generator.** In the event of a power failure, a generator may be used on the site to provide backup power. A generator is allowed for emergency backup electrical purposes only and shall only be continuously operated during an event of interruption of standard electrical service as provided by the local electrical utility company to the subject parcel. Pursuant to the manufacturer's routine maintenance recommendations, the generator may be exercised on a weekly basis for a period not to exceed 15 minutes. Non-emergency operation beyond 15 minutes per week shall be prohibited. **Timing:** The exercise period shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday–Friday only & shall not occur on State holidays (e.g.,

Thanksgiving, Labor Day, etc.). Non-emergency operation beyond 15 minutes per week shall be prohibited.

PLAN REQUIREMENTS: The Permittee shall restate the provisions for compliance on all building plans.

MONITORING: P&D permit processing planner shall check plans and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.

19. **Bio-01 Tree Protection Without a Tree Protection Plan**. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all oak trees.

    a. Prior to the approval of a Zoning Clearance for grading or construction, all Oak trees shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
    b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
    c. To help ensure the long term survival of Oak trees, no permanent irrigation systems are permitted within six feet of the dripline of Oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

    PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans. **TIMING**: This condition shall be printed on project plans submitted for Zoning Clearance approval, and installed prior to Grading or Building Permit issuance.

20. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the

hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

21. **Bio-20 Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete tools, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site.

    PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance / Grading / Building permits. Building and Safety staff shall ensure compliance prior to and throughout construction.

    MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

22. **Landscp-01 Landscape and Irrigation Plan**. The Owner/Applicant shall have a licensed Landscape Professional prepare a Landscape and Irrigation Plan designed to screen the proposed facility.

    PLAN REQUIREMENTS: The plan shall include the following:

    a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
    b. An agreement by the Owner to maintain required landscaping for the life of the project.
    c. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
    d. All landscape shall be with approved fire-resistant/retardant plantings.
    e. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
    f. Project landscaping surrounding the proposed lease area shall adequately screen the project site from surrounding land uses.
    g. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
    h. Applicable components of all other plans approved for the project.

    TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing

planner for review & approval prior to Zoning Clearance issuance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for five (5) years, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The Leasee/owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of five (5) years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

23. **Landscp-01a Landscape for Life.** The Leasee/Owner shall maintain landscaping for the life of the project. The Owner or designee shall permit the County to conduct site inspections a minimum of one time per year. **TIMING:** Prior to Zoning Clearance issuance the Owner/Applicant shall record a buyer notification that repeats the condition requirement above.

    MONITORING: P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

III. COUNTY RULES AND REGULATIONS

24. **Rules-03 Additional Permits Required**. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

25. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

26. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 month following the

effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.

27. **Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].

28. **Rules-18 CUP and DVP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.

29. **Rules-21 CUP Revisions-Change of Use.** Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.

30. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

31. **Rules-23 Processing Fees Required.** Prior to issuance of the Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

32. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for Five (5) years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time

period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, P&D may use the security to complete the work.

33. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

34. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
    a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
    b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
    c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval;
    d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

35. **Rules-32 Contractor and Subcontractor Notification**. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

36. **Rules-33 Indemnity and Separation**. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside,

void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

37. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT E: NBAR Minutes

COUNTY OF SANTA BARBARA

NORTH BOARD OF ARCHITECTURAL REVIEW UNAPPROVED MINUTES

Meeting Date: November 20, 2015

Public Works Department
Conference Room A
620 West Foster Road
Santa Maria, CA 93455
(805) 934-6250

Michael C. Maglinte, Chair
Robert W. Jones, Vice-Chair
Jeff Weinstein
Kevin J. Small
James King, Alternate
Vacant, Alternate
John Zorovich, NBAR Planner
Lia Graham, NBAR Secretary

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair Small at 9:01 A.M., in the Public Works Conference Room A, 620 W. Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Michael C. Maglinte - **Chair**
Robert W. Jones - **Vice-Chair – Arrived at 9:13**
Kevin J. Small
Jeff Weinstein
James King - Alternate

STAFF MEMBERS PRESENT:

Lia Graham - NBAR Secretary
John Zorovich - NBAR Planner

VI. STANDARD AGENDA:

2. 15BAR-00000-00155 Verizon Wireless at Rucker Road Lompoc
15CUP-00000-00010 (Florence Trotter-Cadena, Planner) Jurisdiction: Lompoc

Request of Melissa Samarin, Sequoia Deployment Services, agent for the owners, Verizon Wireless, to consider Case No. 15BAR-00000-00155 for **Further Conceptual Review of a Wireless Telecommunications facility of approximately 900 square feet.** The following structures currently exist on the parcel: a 7,000 square foot Church and a 4,000 square foot educational building owned by the Mission Hills Baptist Church. The proposed project will not require grading. The property is a 5 acre parcel zoned U and shown as Assessor's Parcel Number 097-380-022, located at 3625 Rucker Road in the Lompoc area, Third Supervisorial District. **(Continued from 9/25/15)**

PUBLIC COMMENTS: None.

NBAR COMMENTS:

- Prefer faux eucalyptus tree design.
- Consider adding faux foliage on the lower portion of the faux tree trunk.
- Consider placing landscaping in a random orientation rather than a linear design around fence line to ensure that landscaping blends with surrounding environment.
- Conceptual Review granted.

ACTION: **Project received conceptual review only. No action taken. Applicant may return for Preliminary Approval.**

ATTACHMENT F: Photo Simulations

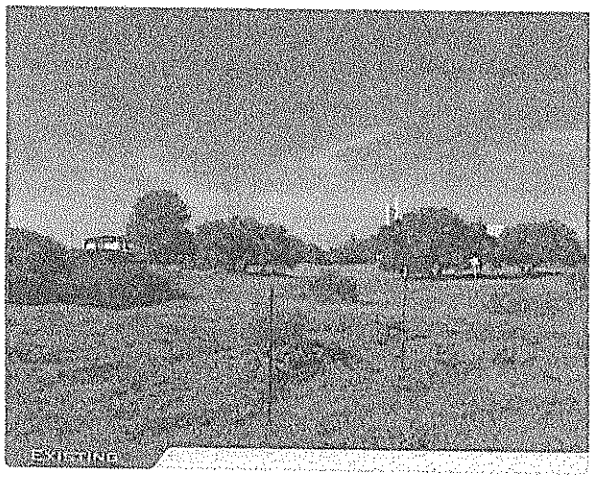
verizon

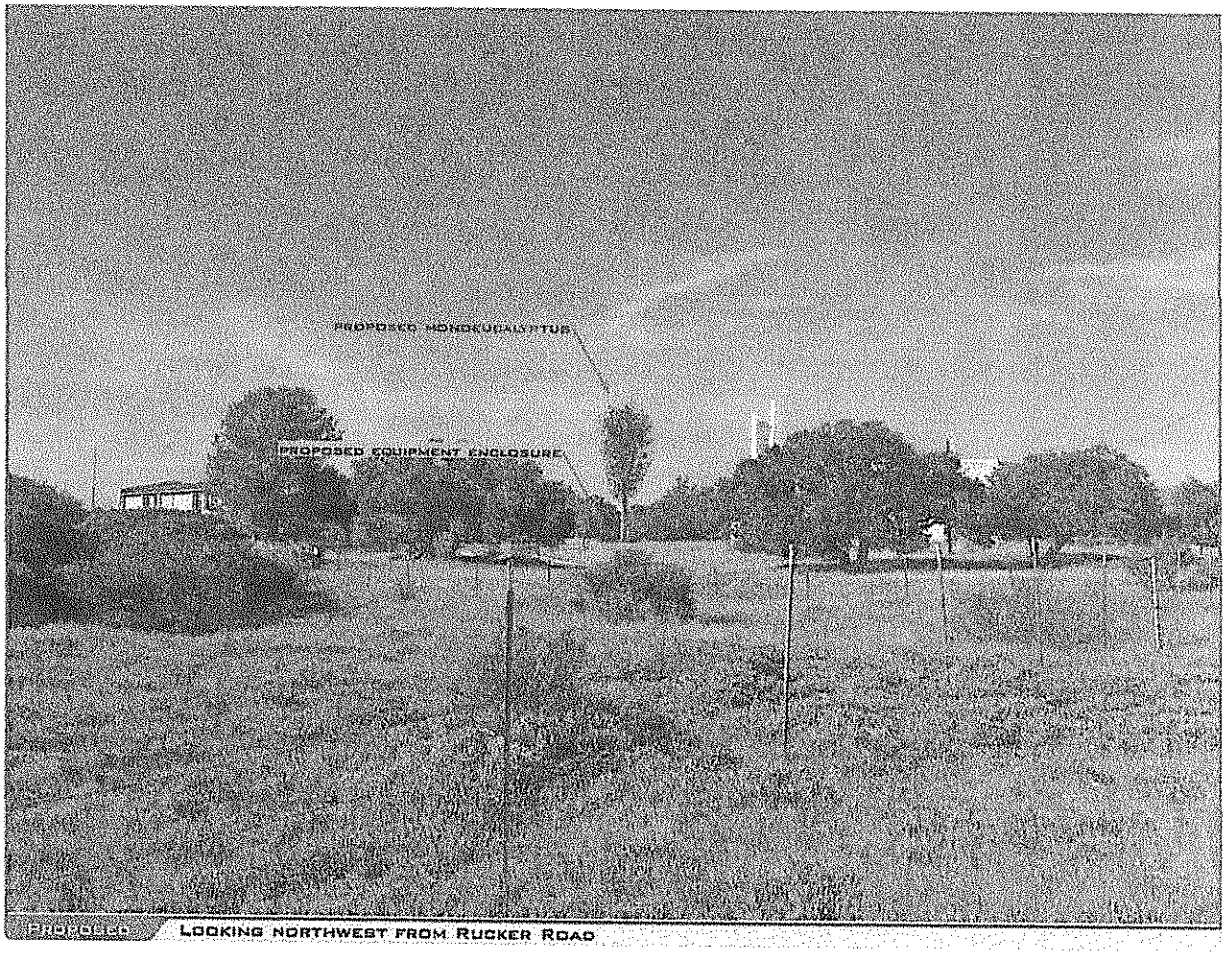
MISSION HILLS

3625 RUCKER ROAD LOMPOC CA 93436

ARTISTIC engineering
AEsims.com
877.9AE.sims

VIEW 2





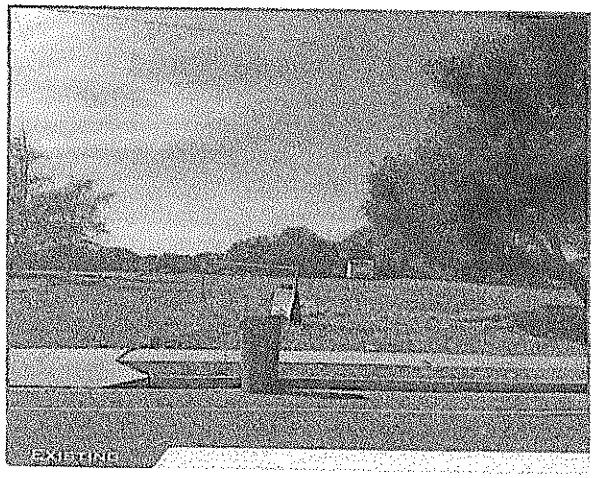
ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

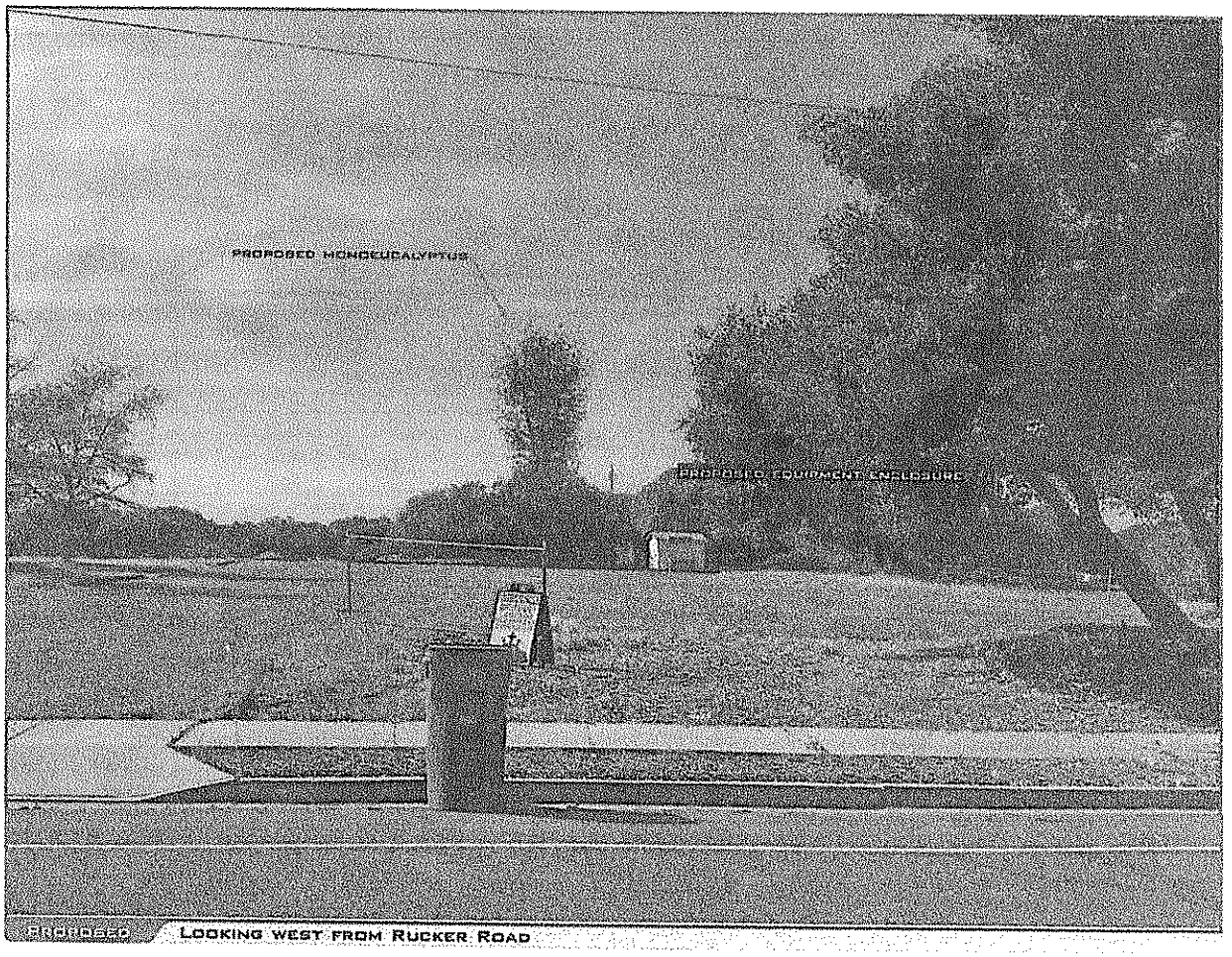
verizon

MISSION HILLS

3625 RUCKER ROAD LOMPOC CA 93436

ARTISTIC engineering
AEsims.com
877.9AE.sims





ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

ATTACHMENT G: Radio Frequency Emissions Report (Hammett & Edison, Inc., March 9, 2015)

Verizon Wireless • Proposed Base Station (Site No. 273108 "Mission Hills")
3625 Rucker Road • Lompoc, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 273108 "Mission Hills") proposed to be located at 3625 Rucker Road in Lompoc, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall steel pole, configured to resemble a eucalyptus tree, to be installed northwest of the church located at 3625 Rucker Road in Lompoc. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

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

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

General Facility Requirements

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

antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated February 11, 2015, it is proposed to install nine Andrew Model SBNHH-1D65B directional panel antennas on a new 47-foot pole, configured to resemble a eucalyptus tree, to be installed northwest of the church building located at 3625 Rucker Road in Lompoc. The antennas would be mounted with up to 8° downtilt at an effective height of about 46 feet above ground and would be oriented in groups of three toward 20°T, 140°T, and 240°T. The maximum effective radiated power in any direction would be 10,400 watts, representing simultaneous operation at 4,410 watts for AWS, 4,110 watts for PCS, and 1,880 watts for 700 MHz service. Also proposed to be located at an effective height of 35 feet above ground on the same pole is a 4-foot microwave "dish" antenna for interconnection of this site with others in the Verizon network. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation, including the contribution of the microwave antenna, is calculated to be 0.037 mW/cm^2, which is 3.7% of the applicable public exposure limit. The maximum calculated level at any nearby building* is 13% of the public exposure limit. The maximum calculated level at the second-floor

* Located at least 170 feet away, based on photographs from Google Maps.

elevation of any nearby residence† is 2.5% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

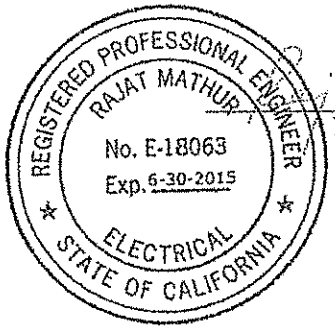
Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 3625 Rucker Road in Lompoc, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-18063, which expires on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



Rajat Mathur, P.E.
707/996-5200

March 9, 2015

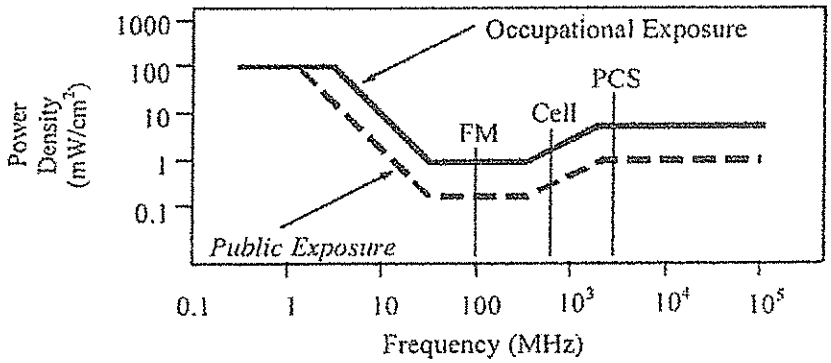
† Located at least 400 feet away, based on photographs from Google Maps.

FCC Radio Frequency Protection Guide

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

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

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



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

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm^2,

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

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
P_{net} = net power input to the antenna, in watts,
D = distance from antenna, in meters,
h = aperture height of the antenna, in meters, and
η = aperture efficiency (unitless, typically 0.5-0.8).

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

Far Field.

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

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

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

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

ATTACHMENT H:Noise Report (Hammett & Edison, Inc., August 4, 2015)

Verizon Wireless • Proposed Base Station (Site No. 273108 "Mission Hills")
3625 Rucker Road • Lompoc, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal telecommunications carrier, to evaluate the base station (Site No. 273108 "Mission Hills") proposed to be located at 3625 Rucker Road in Lompoc, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Executive Summary

Verizon proposes to install a new wireless telecommunications base station, consisting of an equipment shelter, a back-up generator, and antennas on a tall pole, to be sited at 3625 Rucker Road in Lompoc, California. Noise levels from the equipment operations will comply with the County's limits.

Prevailing Standard

The County of Santa Barbara sets forth limits on sound levels in its Comprehensive Plan. The "Conclusions and Recommendations" section in the Noise Element of that plan establishes a maximum exterior noise level of 65 dBA, for noise sensitive land uses such as residential areas. The County staff has requested that the composite Community Noise Equivalent Level ("CNEL") to be used for this evaluation; that measure is an average over 24 hours, with a 5 dBA penalty applied to noise levels during evening hours (7 pm to 10 pm) and a 10 dBA penalty at night (10 pm to 7 am) to reflect typical residential conditions, where noise is more readily heard during evening and nighttime hours. By definition, a noise expressed as CNEL will be 6.7 dBA higher than the constant level of a continuous noise source.

Figure 1 describes the calculation methodology used to determine applicable noise levels for evaluation against the prevailing standard.

General Facility Requirements

Wireless telecommunications facilities ("cell sites") typically consist of two distinct parts: the electronic base transceiver stations ("BTS" or "cabinets") that are connected to traditional wired telephone lines, and the antennas that send wireless signals created by the BTS out to be received by individual subscriber units. The BTS are often located outdoors at ground level and are connected to the antennas by coaxial cables. The BTS typically require environmental units to cool the electronics inside. Such cooling is often integrated into the BTS, although external air conditioning may be installed, especially when the BTS are housed within a larger enclosure.

Most cell sites have back-up battery power available, to run the base station for some number of hours in the event of a power outage. Many sites have back-up power generators installed, to run the station during an extended power outage.

Site & Facility Description

Based upon information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated February 11, 2015, that carrier proposes to place an equipment shelter and a back-up power generator within a new fenced compound to the northwest of the Mission Hills Community Church located at 3625 Rucker Road, on the property zoned as an "unlimited agricultural district", in the Lompoc area of unincorporated Santa Barbara County. The BTS equipment in the shelter would be cooled by two air conditioning units, assumed for the purpose of this study to be Bard Model WA4S3 units, installed on the northeast face of the shelter. They are typically installed as a pair for redundancy and alternate their operation, so that both do not operate simultaneously. Depending on the heat load, air conditioning may be needed during daytime and during nighttime hours.

A Generac Model SD048 back-up diesel generator, configured with the manufacturer's Level 2A* sound enclosure, is to be installed to the southeast of the shelter, for emergency use in the event of an extended commercial power outage. The generator is typically operated with no load for a single 15-minute period once a week during daytime hours on a weekday, to maintain its readiness for emergency operation.

Several directional panel antennas and a microwave dish antenna are proposed to be installed on a tall pole to be sited within the compound; this portion of the base station is passive, generating no noise. The nearest residential parcels are located to the east, at a distance of about 360 feet from the compound. The zoning of the subject property and the adjacent property in other directions is "unlimited agricultural."

Study Results

Based on data from the manufacturers, the maximum noise level from one air conditioning unit is 65 dBA, measured at a reference distance of 10 feet in front, and the maximum noise level from the generator is 64.4 dBA, measured at a reference distance of 23 feet. The maximum calculated noise level at the nearest residential parcels for the operation of the air conditioners, together with the hypothetical, continuous operation of the generator, is 47.5 dBA CNEL, well below the County's 65 dBA noise limit.

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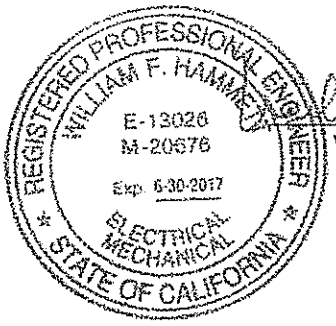
* A custom version for Verizon's use.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the operation of the Verizon Wireless base station proposed to be located at 3625 Rucker Road in Lompoc, California, will comply with that County's requirements for limiting acoustic noise emission levels.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

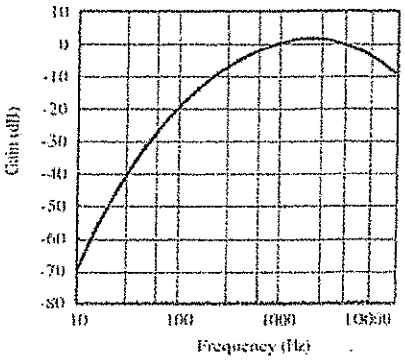


August 4, 2015

William F. Hammett, P.E.
707/996-5200

Noise Level Calculation Methodology

Most municipalities and other agencies specify noise limits in units of dBA, which is intended to mimic the reduced receptivity of the human ear to Sound Pressure ("L_P") at particularly low or high frequencies. This frequency-sensitive filter shape, shown in the graph to the right as defined in the International Electrotechnical Commission Standard No. 179, the American National Standards Institute Standard No. 5.1, and various other standards, is also incorporated into most calibrated field test equipment for measuring noise levels.



30 dBA	library
40 dBA	rural background
50 dBA	office space
60 dBA	conversation
70 dBA	car radio
80 dBA	traffic corner
90 dBA	lawnmower

The dBA units of measure are referenced to a pressure of 20 μPa (micropascals), which is the threshold of normal hearing. Although noise levels vary greatly by location and noise source, representative levels are shown in the box to the left.

Manufacturers of many types of equipment, such as air conditioners, generators, and telecommunications devices, often test their products in various configurations to determine the acoustical emissions at certain distances. This data, normally expressed in dBA at a known reference distance, can be used to determine the corresponding sound pressure level at any particular distance, such as at a nearby building or property line. The sound pressure drops as the square of the increase in distance, according to the formula:

$$L_P = L_K + 20 \log(D_K/D_P),$$

where L_P is the sound pressure level at distance D_p and L_K is the known sound pressure level at distance D_K.

Individual sound pressure levels at a particular point from several different noise sources cannot be combined directly in units of dBA. Rather, the units need to be converted to scalar sound intensity units in order to be added together, then converted back to decibel units, according to the formula:

where L_T is the total sound pressure level and L_1, L_2, etc are individual sound pressure levels.

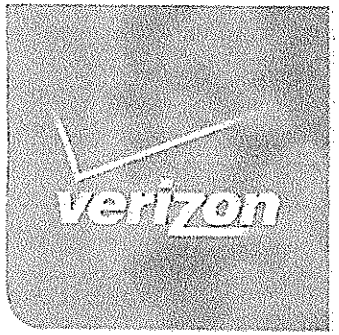
$$L_T = 10 \log \left(10^{L_1/10} + 10^{L_2/10} + \ldots\right),$$

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients ("NRC") are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier's effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.

ATTACHMENT I: Network Service Maps & Coverage Information

Verizon Wireless Cell Site Necessity Case – Mission Hills

Prepared by Verizon Wireless
RF Engineering
Dewayne Bonham

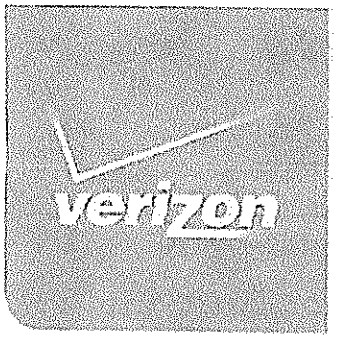


Introduction:

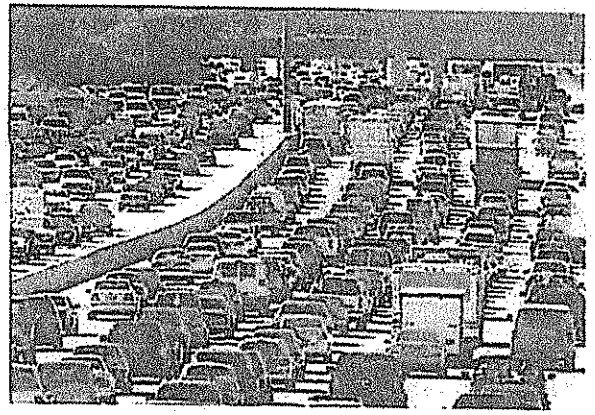
There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

Coverage is the need for expanded service often requested by our customers or emergency services personnel. While this initially meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas.

Capacity is the need for more bandwidth of service. In the simplest form this means a cell site can handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met the user experience within the coverage area of that cell quickly starts to degrade during the busier hours of use.

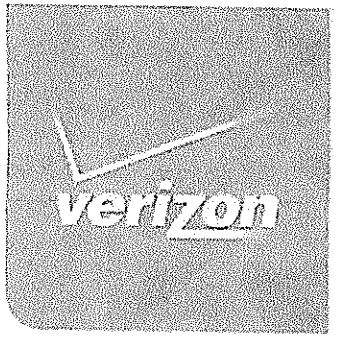


Coverage is best shown in coverage maps. We use tools that take into account terrain, vegetation, building types, and cell site specifics to show predictions of the existing coverage and what we expect to see with a given cell site. The prediction models make some assumptions such as that the antennas are above the nearby ground clutter (Buildings and vegetation). Once the antennas fall below the ground clutter the models become inaccurate and cannot tell that specific trees or buildings are blocking the RF signal. Due to this, modeling of tower height requirements is frequently not accurate and misleading.



Capacity is best shown in graphs of usage growth and projected exhaustion. We utilize sophisticated programs to model current usage growth and project it into the future to determine when additional capacity will be required. The algorithms that predict capacity growth output numbers that are not easily explained. Since it takes 2-3 years on average to complete a cell site project, we have to be looking about 3 years into the future to meet future customer demand.

While data capacity may not seem urgent, beginning in 2014 voice traffic will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G data network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls including 911 calls.



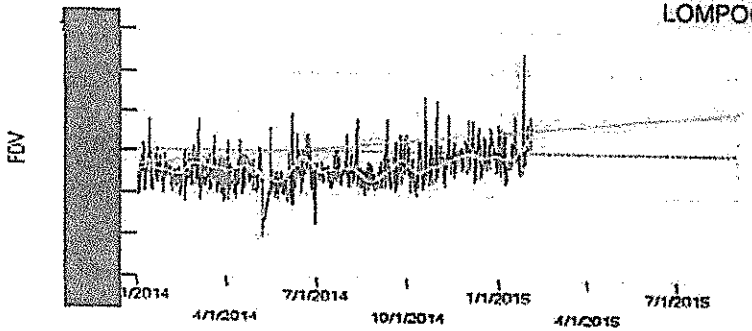
"Why do you need a site here???"

A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter (buildings, trees, & etc.) and a small cell being one that is at or below the ground clutter.

Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.

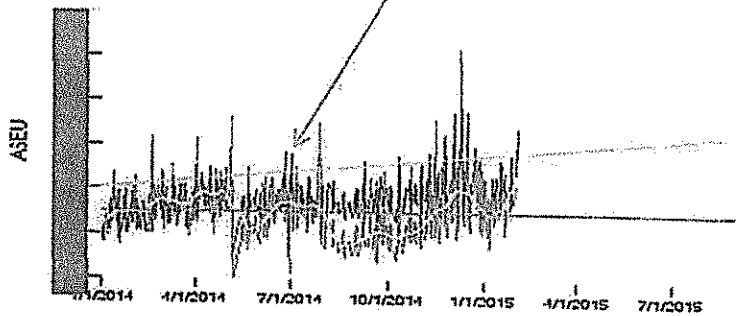
Need Case for: Mission Hills

Blue and Green lines
show FDV.
Red line is the threshold
where significant service
degradation is seen.
The yellow line is the trend.



LOMPOC Beta Face

Blue and Green lines
show ASEU.
Red line is the threshold
where significant service
degradation is seen.
The yellow line is the
trend.



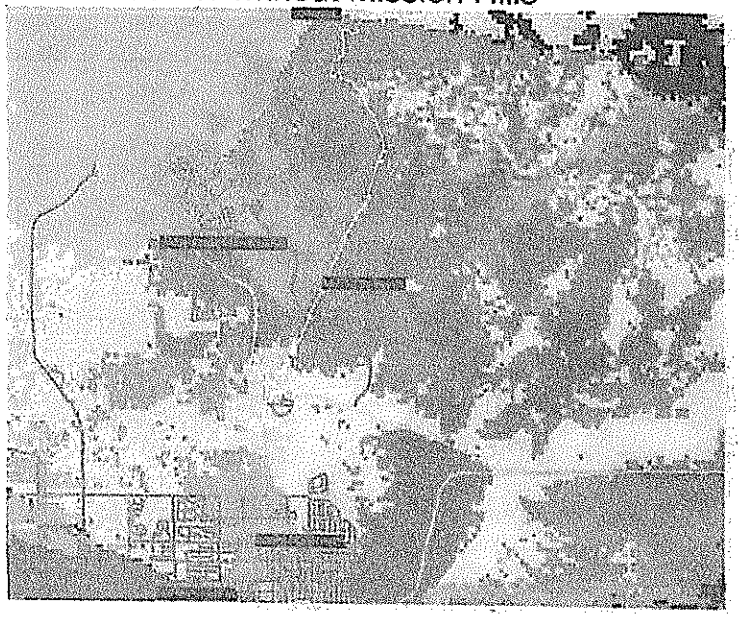
Summary: The existing Lompoc site cannot support the data traffic in the large area of Lompoc that it covers.
Detail below.

The graphs above show FDV (Forward Data Volume) and ASEU (Average Schedule Eligible Usage). While these are very technical capacity measurements below is a brief explanation. FDV is the total MB of data flowing through the cell it can rise just above the red line then reaches a hard limit and data delivery is delayed. The ASEU measure is of the resource manager in the cell site and shows it ability to schedule the data packets over the Radio channel. At closer distances to the cell higher efficiency modulation schemes can be utilized. Closer traffic means fewer error correction techniques are used and few retransmissions of data. When the cell is serving users at a great distance they require more resources to carry far less data than a closer user would use. This causes the cell to exhaust well before the other limiting factors of the cell are reached. A simple analogy, you can communicate more info talking to someone across a table that you could yelling across a canyon.

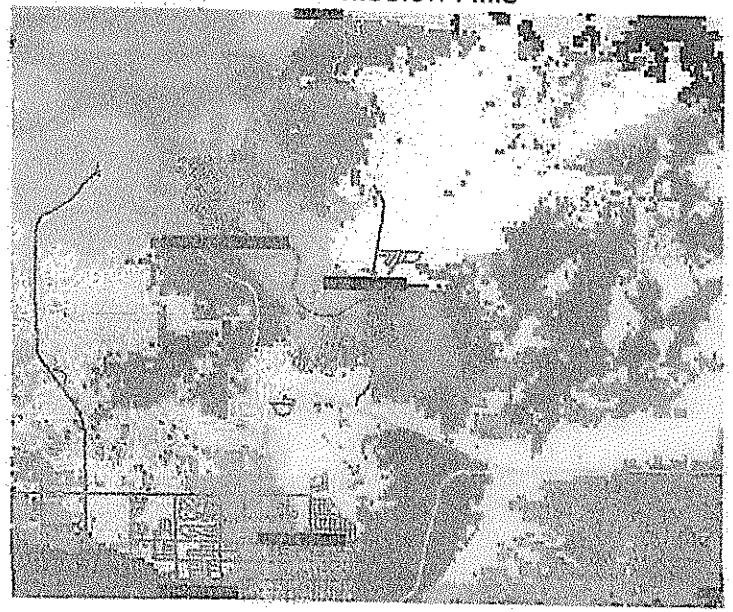
To aid in resolving this overload, we propose to remove the residential traffic in the Mission Hills community onto the proposed local cell site providing better network capacity and user experience in this area.

Need Case for: Mission Hills

Best Server without Mission Hills



Best Server with Mission Hills

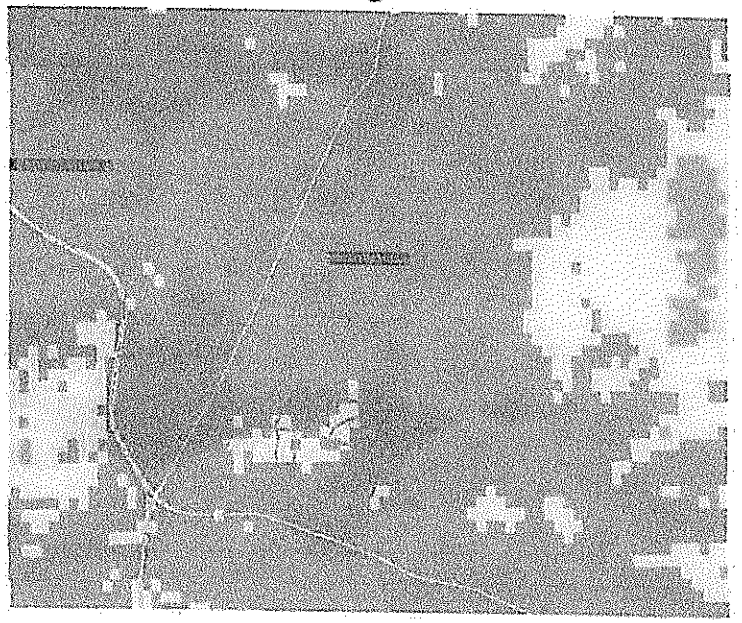


The plots above show the best server or sectors that cover this area. The bright green areas are covered by the hilltop Lompoc site far to the North. This site is overloaded. This project will improve service by creating stronger signal in Mission Hills removing the need for the Lompoc site to cover the community. The community will have better 4G signal and much improved data speeds.

Need Case for: Mission Hills

Existing Coverage

Proposed Coverage



The proposed Mission Hills site is a coverage/capacity site which will add needed capacity to support the community of Mission Hills. Much of the community has marginal in-building coverage from our Lompoc site. The Morro Bay site is severely overloaded.

Green=Good In-Building, Yellow= Good In-Vehicle, Red=Good on-Street.

ATTACHMENT J: Project Plans

verizon wireless

MISSION HILLS

3625 RUCKER RD, LOMPOC, CA 93436
LOCATION NUMBER: 273108

VERIZON WIRELESS EQUIPMENT ENGINEER:	VERIZON WIRELESS REAL ESTATE:
SIGNATURE ______ DATE	SIGNATURE ______ DATE
VERIZON WIRELESS CONSTRUCTION:	VERIZON WIRELESS RF ENGINEER:
SIGNATURE ______ DATE	SIGNATURE ______ DATE
PROPERTY OWNER:	SEQUOIA DEVELOPMENT SERVICES – LEASING
SIGNATURE ______ DATE	SIGNATURE ______ DATE
SEQUOIA DEVELOPMENT SERVICES – CONSTRUCTION	SEQUOIA DEVELOPMENT SERVICES – ZONING
SIGNATURE ______ DATE	SIGNATURE ______ DATE

PROJECT DESCRIPTION

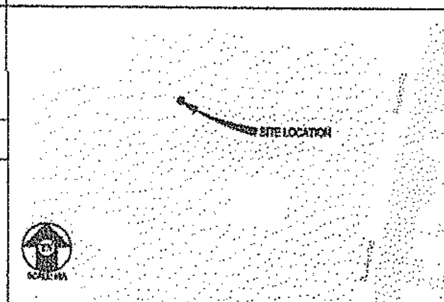
A (P) UNMANNED VERIZON WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A (P) 30'-0"X30'-0" (900 SQ FT) LEASE AREA W/:

- (4) (P) VERIZON WIRELESS ANTENNAS
- (9) (P) RRUS-32 UNITS
- (2) (P) RAYCAP 3315 SURGE SUPPRESSORS
- (3) (P) GPS ANTENNAS
- (P) 4' MICROWAVE DISH
- (P) VERIZON WIRELESS 8'-5"X20'-0" CONCRETE EQUIPMENT SLAB
- (P) 40KW GENERATOR ON (P) 5'-0"X10'-0" CONCRETE SLAB

PROJECT INFORMATION

SITE NAME:	MISSION HILLS	SITE #:	273108
COUNTY:	SANTA BARBARA	JURISDICTION:	COUNTY OF SANTA BARBARA
APN:	097-380-022	POWER:	PG&E
SITE ADDRESS:	3625 RUCKER RD LOMPOC, CA 93436	TELEPHONE:	AT&T
CURRENT ZONING:	–		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
PROPERTY OWNER:	MISSION HILLS BAPTIST CHURCH 3625 RUCKER RD LOMPOC, CA 93436		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DR WALNUT CREEK, CA 94598		
LEASING CONTACT:	ATTN: BOB BALLMAER (949) 278-7747		
ZONING CONTACT:	ATTN: PATRICK AKIN (949) 610-5076		
CONSTRUCTION CONTACT:	ATTN: PETE SHAHIN (714) 475-3157		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR, WALNUT CREEK, CA 94598
TO: 3625 RUCKER RD, LOMPOC, CA 93436

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD	30 FT
2. TURN RIGHT ONTO OAK GROVE RD	0.4 MI
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD	3.4 MI
4. YGNACIO VALLEY RD TURNS SLIGHTLY RIGHT AND BECOMES HILLSIDE AVE	0.1 MI
5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE	0.3 MI
6. MERGE ONTO I-680 S	45.6 MI
7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES	219 MI
8. TAKE THE EXIT TOWARD UNION VALLEY PKWY	0.2 MI
9. TURN RIGHT ONTO UNION VALLEY PKWY	1.5 MI
10. TURN LEFT ONTO ORCUTT EXPY	2.5 MI
11. SLIGHT LEFT ONTO CA-1 S/CA-135 S	5.3 MI
12. CONTINUE STRAIGHT ONTO CA-135 S	2.6 MI
13. TURN RIGHT ONTO HARRIS GRADE RD	0.7 MI
14. TAKE THE 1ST RIGHT TO STAY ON HARRIS GRADE RD	4.6 MI
15. TURN LEFT ONTO RUCKER RD DESTINATION WILL BE ON THE RIGHT	1.2 MI

END AT: 3625 RUCKER RD, LOMPOC, CA 93436

ESTIMATED TIME: 4 HOURS 26 MINUTES ESTIMATED DISTANCE: 289 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2013 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2012 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2011 NATIONAL ELECTRICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2012 UNIFORM MECHANICAL CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2012 UNIFORM PLUMBING CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2013 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2012 INTERNATIONAL FIRE CODE AND 2013 CALIFORNIA AMENDMENTS)
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	–
C-1	TOPOGRAPHIC SURVEY	–
A-1	SITE PLAN	–
A-2	ENLARGED SITE PLAN	–
A-3	EQUIPMENT PLAN	–
A-4	ANTENNA PLAN & DETAILS	–
A-5	ELEVATION	–
A-6	ELEVATION	–

APPROVAL

MISSION HILLS
273108
3625 RUCKER RD
LOMPOC, CA 93436

verizon wireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering
3445 Sierra College Blvd, Suite 8 Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-4150
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

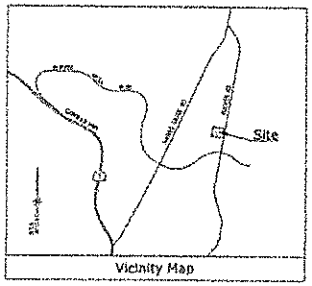
ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	11/03/14	ZD 90%	D.G.
	11/24/14	ZD 90%	C.C.
	01/16/15	ZD 90%	J.S.
	02/13/15	ZD 100%	J.S.
	03/13/15	CLIENT REV	J.S.
	–	–	–

DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: –
DATE: 03/13/15

SHEET TITLE: TITLE

SHEET NUMBER: T-1



Title Report

Legal Description

Assessor's Parcel No.

Easements

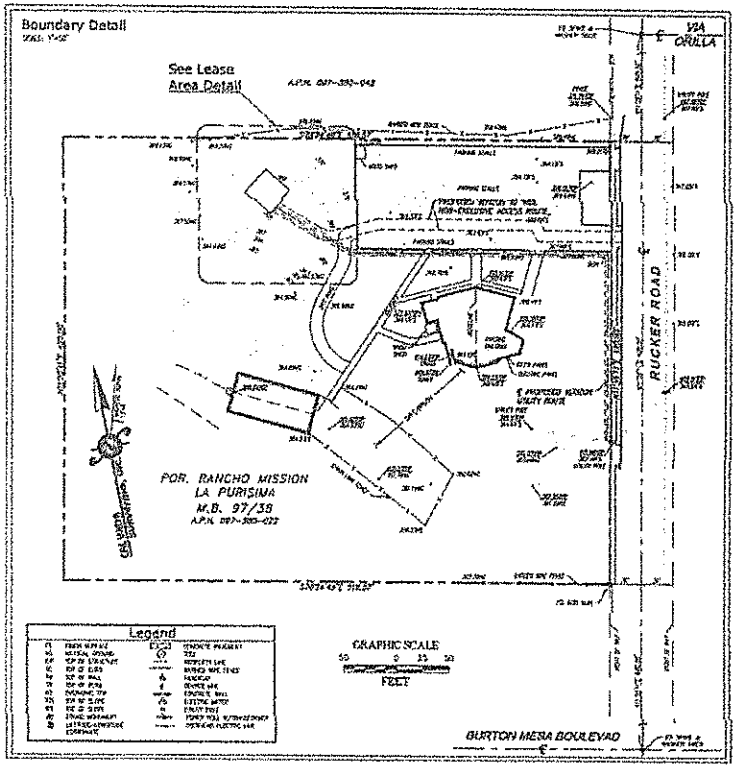
Basis of Bearings

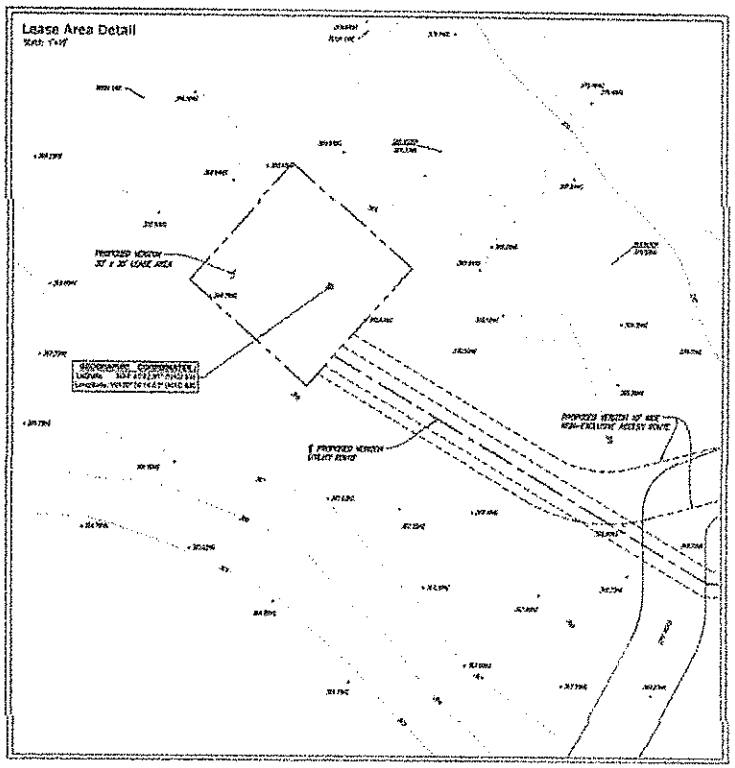
Bench Mark

Access Route/Lease Area/Utility Route

Geographic Coordinates at Proposed Monopine

Dates of Survey





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CALVADA SURVEYING, INC.

PREPARED FOR

verizon

APPROVALS

R.F.	DATE
SAC AND ZONING	DATE
RM	DATE
VZW CM	DATE
OTHER APPROVAL	DATE

PROJECT NAME

MISSION HILLS

3420 RUCKER RD
LOMPOC, CA 93436
SANTA BARBARA COUNTY

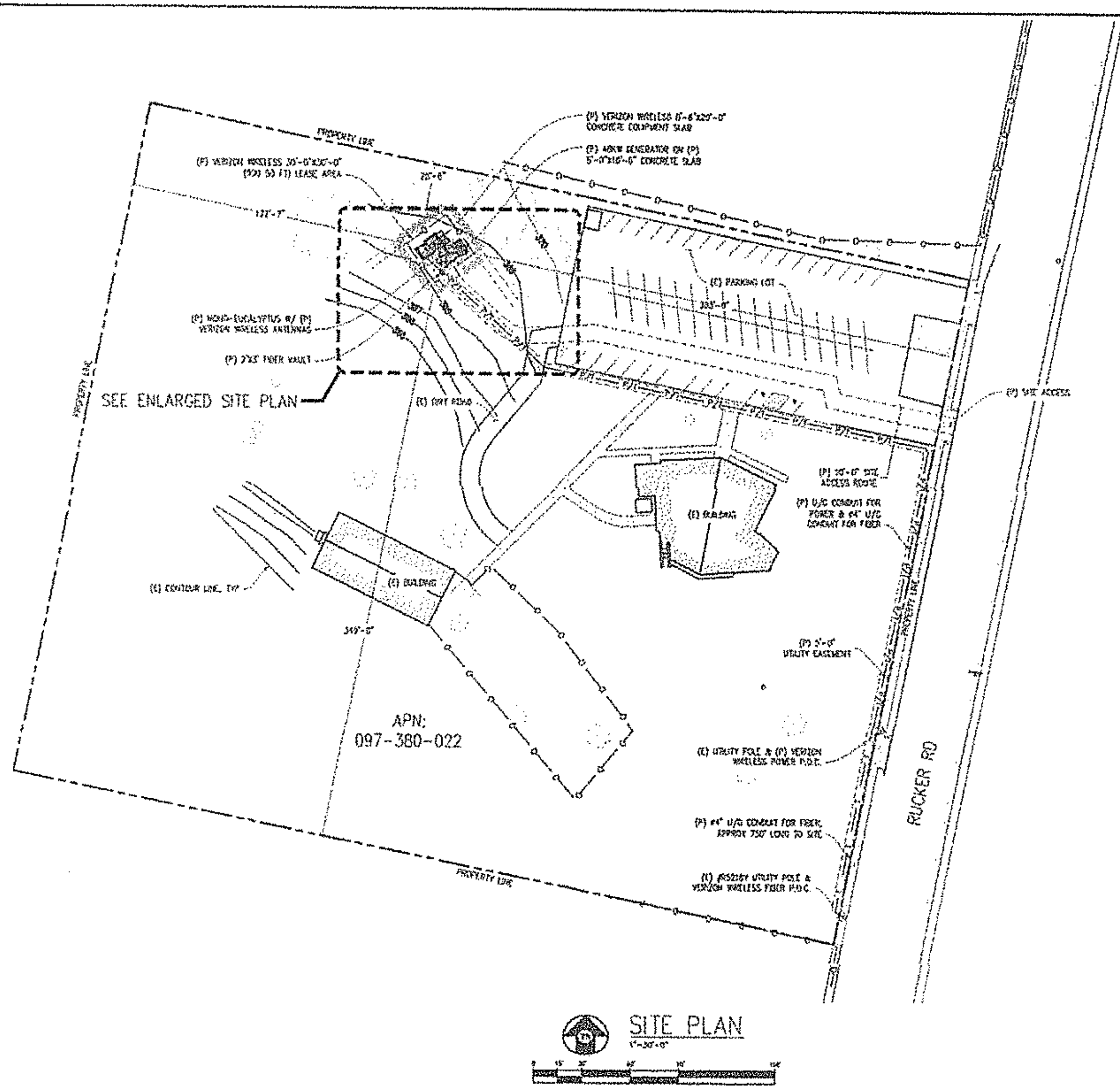
DATE	DESCRIPTION	BY
11/16/16	SUBMITTAL	MV
12/15/16	ADDITIONAL TOPO	MV
01/03/17	FINAL	MV

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



MISSION HILLS

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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	12/03/14	ZD 90%	[illegible]
	12/24/14	ZD 90%	C.C.
	01/15/15	ZD 90%	[illegible]
	02/11/15	ZD 100%	J.S.
	03/12/15	CLIENT REV	J.S.
	-	-	-

DRAWN BY: S. GARCIA

CHECKED BY: T. HOUGHTRY

APPROVED BY: -

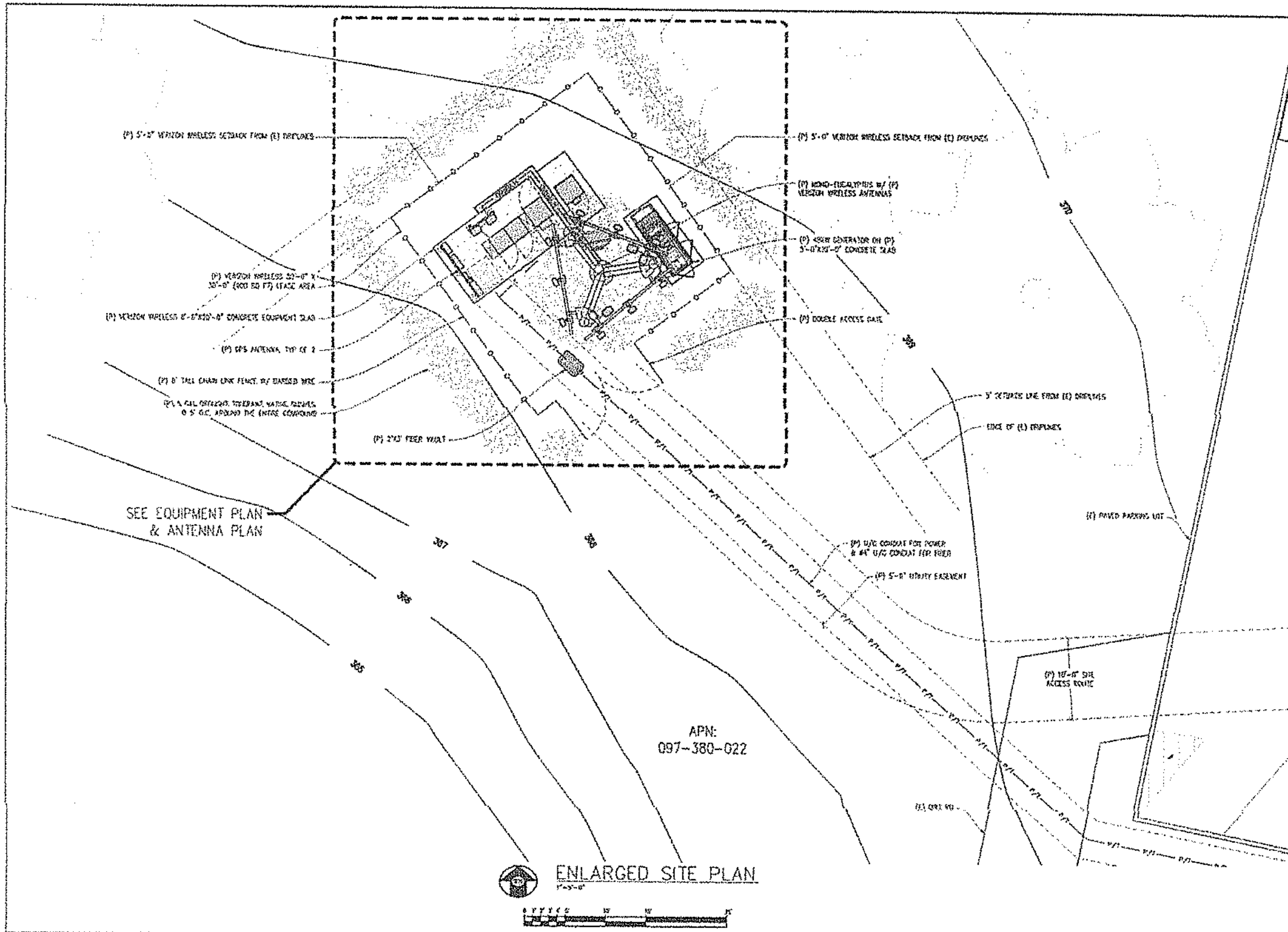
DATE: 03/12/15

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



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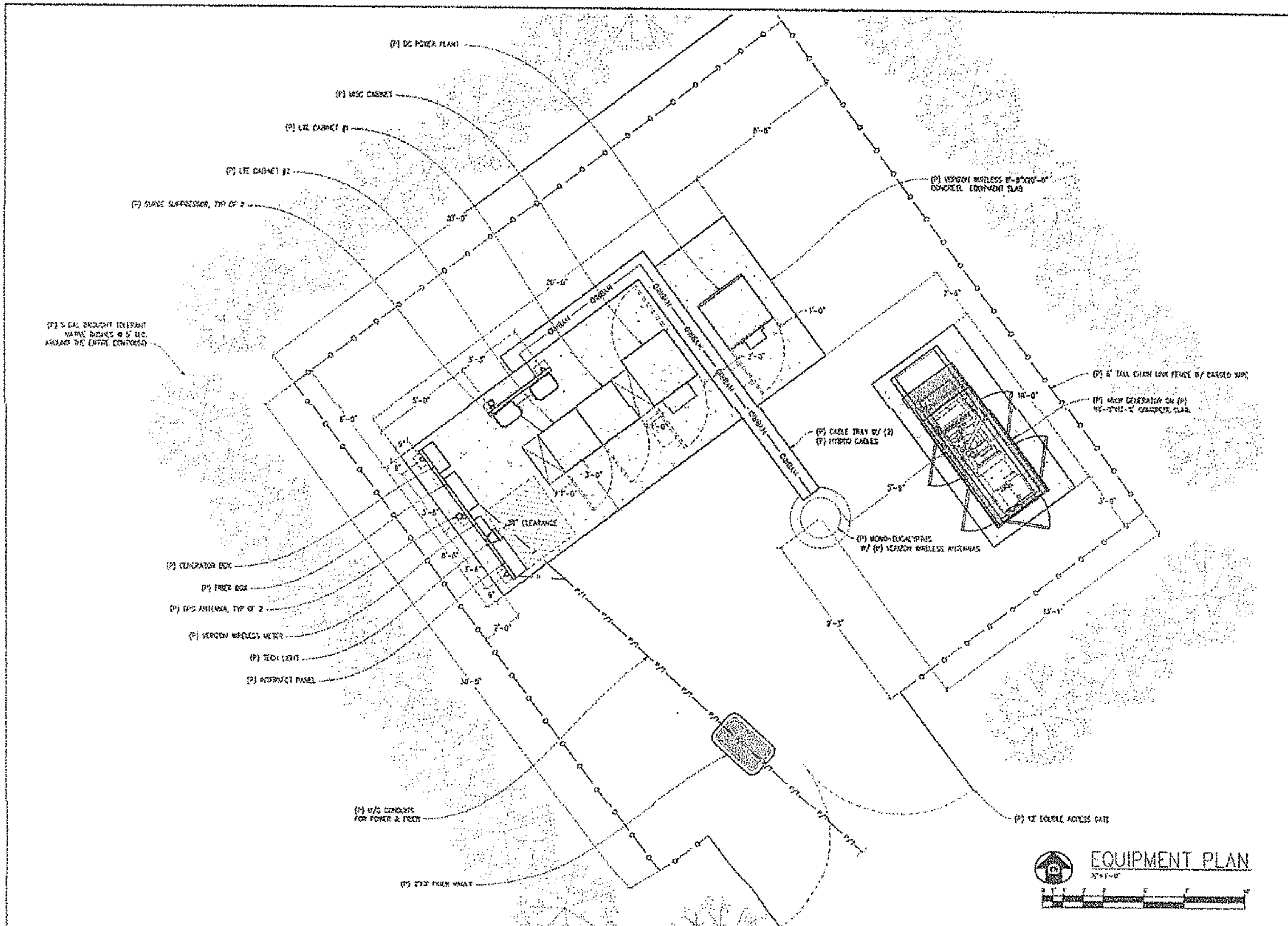
ISSUE STATUS

△	DATE	DESCRIPTION	REV
	12/03/14	90 ZDS	0.G
	12/24/14	ZD BCS	C.C
	01/15/15	ZD 95%	J.S
	02/11/15	ZD 100%	J.S
	05/12/15	CLIENT REV	J.S
	-	-	-

DRAWN BY: G. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 05/12/15

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



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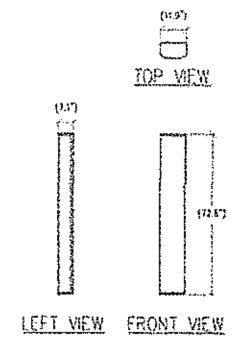
ISSUE STATUS		
DATE	DESCRIPTION	REV
12/03/14	ZD 50%	D.6
12/24/14	ZD 90%	C.C
01/15/15	ZD 90%	...
07/11/15	ZD 100%	...
08/27/15	CLIENT REV	...

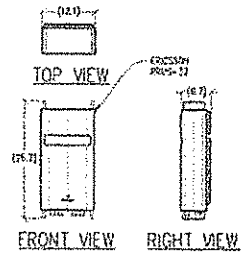
DRAWN BY: D. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 08/12/15

SHEET TITLE:
EQUIPMENT PLAN

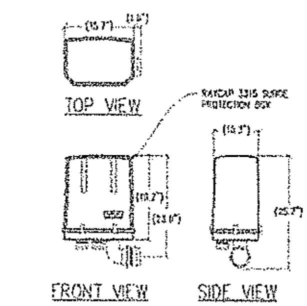
SHEET NUMBER:
A-3



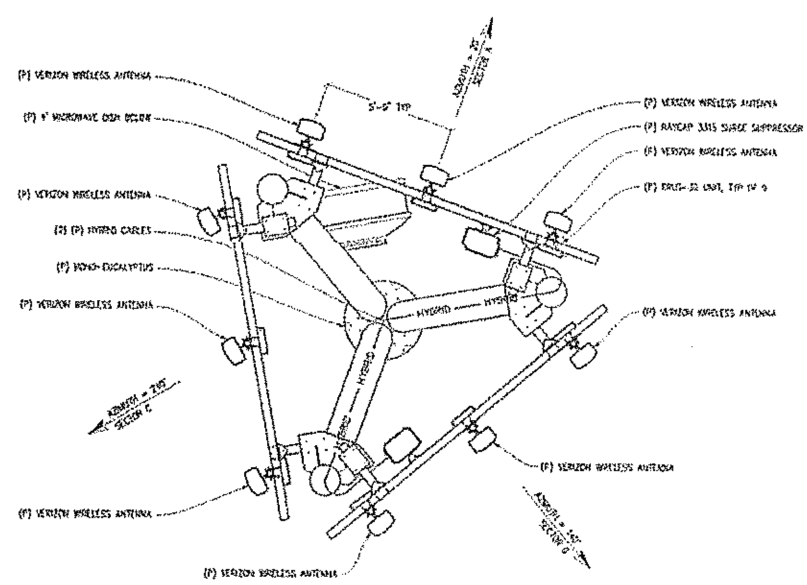
① ANTENNA DETAIL



② RRUS-32 DETAIL



③ SURGE PROTECTION BOX



ANTENNA PLAN

NOTES:
2. PAINT (P) ANTENNAS & ANTENNA EQUIPMENT GREEN TO MATCH (E) MONO-EUCALYPTUS
3. (P) ANTENNAS TO BE COVERED IN MONO-EUCALYPTUS SOCKS.

MISSION HILLS
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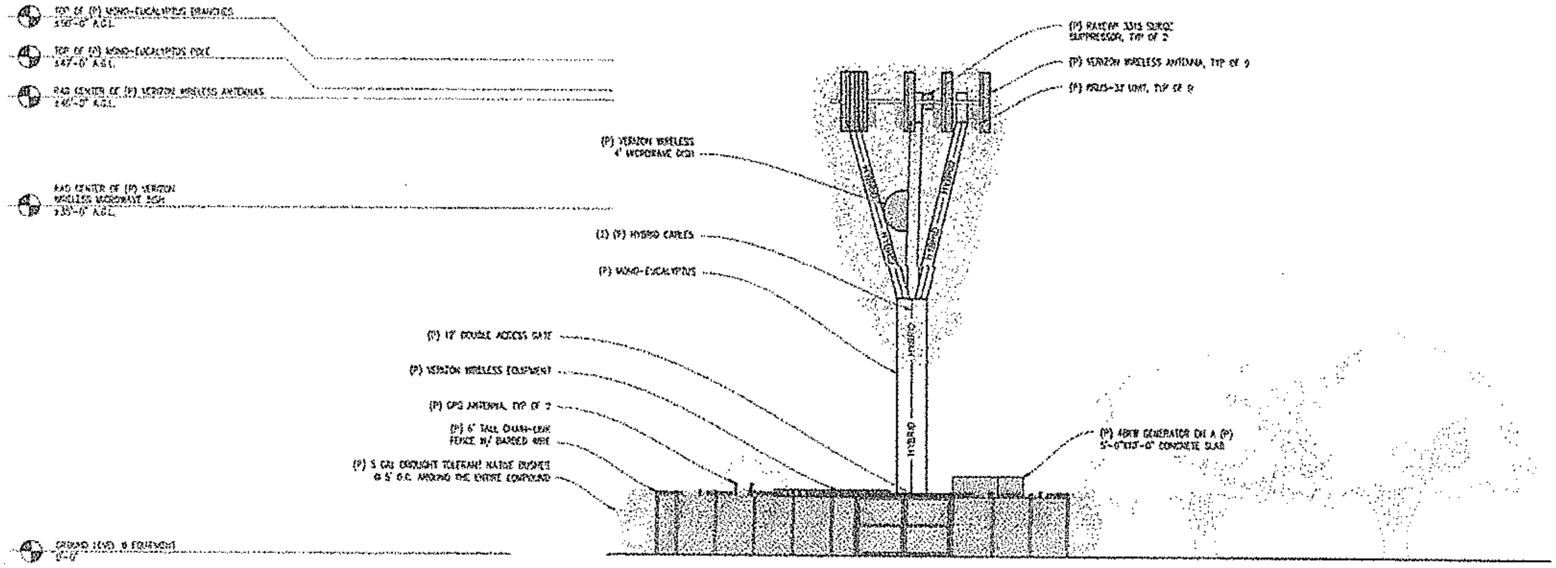
ISSUE STATUS

DRAWN BY: Q. GARCIA
CHECKED BY: L. HOUGHTBY
APPROVED BY: -
DATE: 03/17/15

SHEET TITLE:
ANTENNA PLAN & DETAILS

SHEET NUMBER:
A-4



SOUTH ELEVATION

NOTES:
1. PAINT (P) ANTENNAS & ANTENNA EQUIPMENT GREEN TO MATCH (E) MONO-EUCALYPTUS.
2. (P) ANTENNAS TO BE COVERED IN ANTENNA SOCKS.

MISSION HILLS
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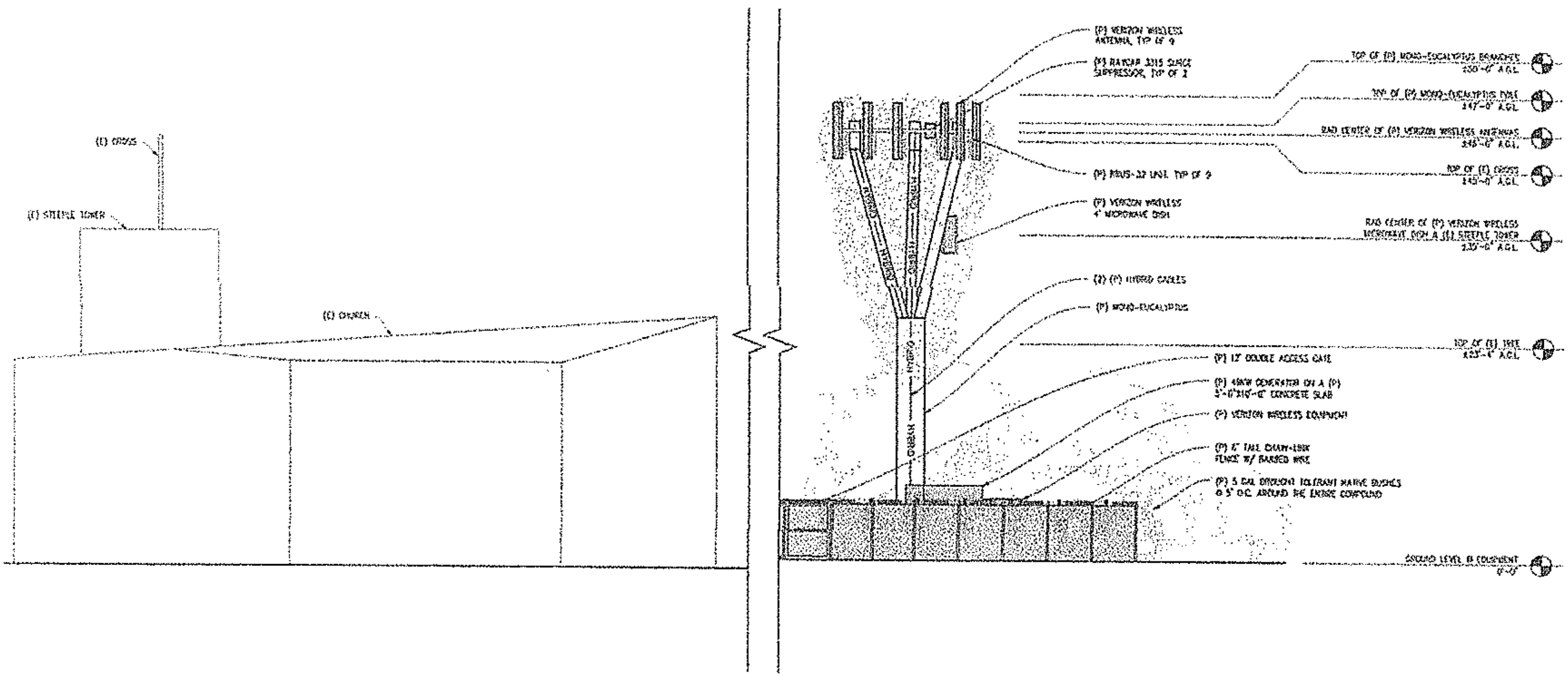
ISSUE STATUS

SHEET TITLE
ELEVATION

SHEET NUMBER
A-5



EAST ELEVATION

3/32" = 1'-0"

NOTES:
1. PAINT (P) ANTENNAS & ANTENNA EQUIPMENT GREEN TO MATCH (E) MONO-EUCALYPTUS
2. (P) ANTENNAS TO BE COVERED IN ANTENNA SOCKS

MISSION HILLS

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Streamline Engineering

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-	12/24/14	ZD 100%	C.C.
-	01/15/15	ZD 90%	[illegible]
-	[illegible]	ZD 100%	J.S.
-	08/12/15	CLIENT REV	J.S.
	-	-	-

DRAWN BY: D. GARCIA

CHECKED BY: L. [illegible]

APPROVED BY: -

DATE: 08/12/15

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6