

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Verizon at Rancho Alegre

Hearing Date: April 6, 2016
Staff Report Date: March 17, 2016
Case No.: 14CUP-00000-00016, 16RZN-00000-00002
Environmental Document: Notice of Exemption (CEQA Guidelines Sections 15303, and 15304 and 15061 (b)(3))

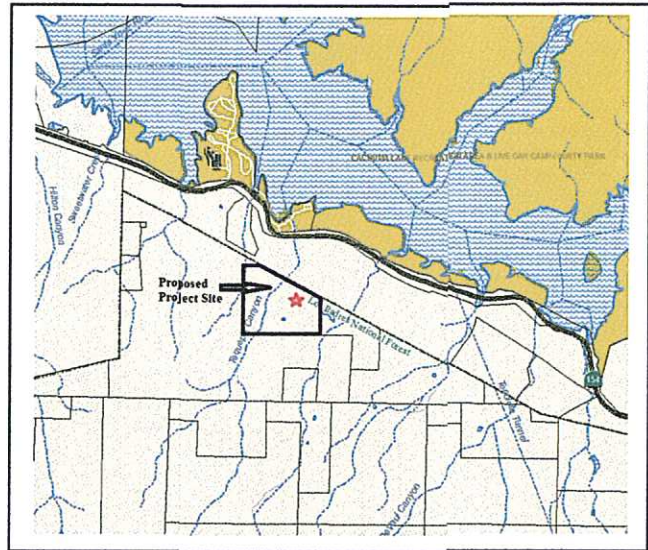
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OWNER:

Los Padres Council
Boy Scouts of America
4000 Modoc Road
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805-967-0105

AGENT/APPLICANT:

Mr. Jay Higgins
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805-617-4563



This site is identified as Assessor Parcel Number 145-200-005, located approximately 1/2 mile south of Highway 154 on Forest Route 6N04 at 2680 Highway 154, in the Lake Cachuma area, Third Supervisorial District.

Application Complete: February 1, 2016
Processing Deadline: 60 days from NOE

FCC Shot Clock Deadline: May 20, 2016

1.0 REQUEST

Hearing on the request of Jay Higgins, agent for Verizon Wireless to consider the following:

- a) **16RZN-00000-00002** [application filed on January 18, 2016] proposing to rezone approximately 138.69-acres from 100-AG, (Agriculture, 100 acres minimum parcel size) under Ordinance 661 to AG-II-100, (Agriculture, 100 acres minimum parcel size) in compliance with Chapter 35.104 of the County Land Use and Development Code; and

- b) **14CUP-00000-00016** [application filed on July 8, 2014] 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 currently zoned 100-AG;

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 (Notice of Exemption included as Attachment B).

The application involves Assessor Parcel No. 145-200-005, located approximately ½ mile south of Highway 154 on Forest Route 6N04 at 2680 Highway 154, in the Lake Cachuma 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. 14CUP-00000-00016 and 16RZN-00000-00002 marked "Officially Accepted, County of Santa Barbara April 6, 2016 County Planning Commission Attachment A-I", 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 (16RZN-00000-00002) amending the zone district on the subject parcel from 100-AG (Ordinance 661) to AG-II-100 (County Land Use and Development Code).
4. Recommend that the Board of Supervisors approve the project, 14CUP-00000-00016, 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 ½ mile from south of Highway 154 and east of Forest Route 6N04 on Rancho Alegre (Boy Scout Camp). The nearest residence onsite site is located approximately 650 feet, in the Lake Cachuma area. A Radio Frequency (RF) emissions report (Hammett & Edison, Inc., Consulting Engineers, July 3, 2014) 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 0.0056 mW/cm² which is 1% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 0.77% 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). Additionally, the project is conditioned (Condition No. 9) so that initial verification of compliance with RF public MPE standards shall be accomplished no later than 30 days following Final Building Clearance and continued verification of compliance with the RF test reports must be submitted every 5 years thereafter.

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 project is therefore being processed as a Tier 4 facility. The height limit for a Tier 4 project is 100 feet.

4.3 Aesthetics

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 insofar as possible. The equipment, and the antenna support structure which has been designed to be camouflaged as a 50 foot tall faux eucalyptus tree would be screened with an 8 foot high chain link fencing. Existing mature trees and landscaping would provide screening to

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.

soften the view. The proposed faux eucalyptus tree design would effectively conceal the antennas from public views, and would blend the facility in with the natural environment.

The proposed antenna support structure would protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be only for approximately 3-5 seconds, and would be from a curve in the highway at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). Visual Policy 2 allows for intrusion into the skyline when technical requirements dictate otherwise. The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation.

The Central Board of Architectural Review (CBAR) conducted Conceptual Review of the proposed project on November 7, 2014. The CBAR was supportive of the project and noted that the proposed eucalyptus tree design is the best and least intrusive design feasible for the proposed project. The CBAR recommended that it return for preliminary/final approval of the design following approval by the decision maker.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Rural Area, A-II-100, Agriculture, 100 acres minimum parcel size
Ordinance, Zone	Ordinance 661, 100-AG, 100 acres minimum parcel size
Site Size	138.69-acres
Present Use & Development	The site is developed with the Boy Scout Camp, Rancho Alegre
Surrounding Uses/Zone(s)	North: 100-AG, Agriculture, Cachuma Lake, National Forest South: 100-AG, Agriculture, National Forest East: 100-AG, Agriculture, Boy Scout Camp West: 100-AG, Agriculture, National Forest
Access	Highway 154
Public Services	Water Supply: Existing Private Water Wells Sewage: Existing Private Septic Systems Fire: S.B. County Fire Stn# 32 Police Services: County Sheriff

5.2 Description

The project is a request by Jay Higgins, SAC Wireless, agent for Verizon Wireless, to rezone a 138.69- acre parcel from 100-AG under Ordinance 661 to AG-II-100 in compliance with Section

35.104 of the County Land Use and Development Code and 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 of the County Land Use and Development Code. The facility would be located within a 900 sq. ft., fenced lease area at 2680 Highway 154, on the existing Boy Scout Camp (Rancho Alegre). The property owner has submitted authorization consenting to the consistency rezone.

The proposed new telecommunications facility would include twelve (12) panel antennas (2 per sector). The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a faux eucalyptus tree. The antennas are directional; six would be mounted at a height of 42 feet and six would be mounted at a height of 34'4" feet. A microwave antenna would be mounted at a height of 28 feet. 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 Lake Cachuma area.

All support equipment for the facility would be located within the fenced lease area on a proposed 56 sq. ft. concrete slab which includes: 1) a electrical pedestal; 2) a telco box; 3) two GPS antennas; 4) two cabinets; 5) a 48 VC power plant; 6) intersect box; 7) a transformer; 8) four raycaps; 9) four service lights; 10) an ice bridge which protects the cables to the tower from inclement weather; 11) a 1,058 foot long trench for the hybrid cables; and, 12) a new 132 diesel gallon emergency generator would temporarily serve the facility in the event of a power failure. The 32kw generator would be located on a separate 72 square foot concrete slab and stored inside 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. The lease area will be fenced with chain link fencing.

The facility would be serviced by Pacific Gas and Electric, and Verizon by a connection to existing utilities onsite. Access to the site would be provided by an existing 12 wide access easement from Highway 154. The project includes minimal grading (287 cubic yards of cut and 287 cubic yards of fill to be balanced onsite) for the utility trenching and site preparation. With the exception of a switched service lights, no exterior lighting is proposed. An alternative site was proposed at the Lake Cachuma Campground, but the Community Services Department, Parks Division declined the proposal.

5.3 Background Information

Rancho Alegre Boy Scout Camp has been in operation since 1965 (65-CP-031). The facility (Camp Alegre) is used by the Boy Scouts and by local schools for their Science Camp Program. On August 1, 1984, a Conditional Use Permit (84-CP-009) was approved to allow for the construction of 9,750 square feet of development which included a health building, multi-purpose room, and two dorm buildings. On July 22, 1987, a Conditional Use Permit (87-CP-060) was approved to allow for camp facilities which included the existing facilities permitted under 65-CP-031, and 84-CP-009 and five additional trailers to be used for student and staff housing. On April 3, 1991, a Conditional Use Permit (90-CP-058) was approved to validate several

existing structures which included: a 1,200 s. f. double wide mobile home, a 600 s.f. single mobile home and four cabins (each 216 s.f.) which were built in August of 1990. Also as part of 90-CP-058, additional structures were built over a four year phased development period from 1991 to 1995 which included: six 216 s.f. cabins, two 644 s.f. cabins, replacement of a pool shower house and leachline septic system, two picnic shelters, a rifle range, a celestial observatory, a storage facility and remodels to a campfire circle and restrooms. This also expanded the capacity of the camp to 296 persons per week for 14 weeks per year.

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 wireless 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 May 20, 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 consistency rezone 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. Although the consistency rezone would allow for the permitting of uses not contemplated under Ordinance 661, the property would continue to be permitted and used as Camp Alegre. The parcel is currently developed with the Boy Scout Camp which has been in operation since 1965 (65-CP-031). The facility is used by the Boy Scouts and by local schools for their Science Camp Program, 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 facility has been designed as a eucalyptus tree in order to blend with the existing mature oak trees onsite to the maximum extent feasible. Grading would be 287 cubic yards of cut and 287 cubic yards of fill to be balanced onsite. Grading would occur on slopes of less than 10 percent, with minimal trenching/ground disturbance where the surface would be restored. The existing driveway is an all weather surface which satisfies the Fire Department standards for access. The proposed facility would not require the removal of any

healthy, mature, or scenic trees. As a result, the project is exempt from CEQA. Attachment C of this staff report contains the Notice of Exemption.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
LAND USE ELEMENT	
Land Use Designation	
<p><i>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 be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>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 southeast of the proposed lease area and adjacent to the existing access road on the subject parcel. Access to the site would be provided by an existing 12 ft. wide access easement with a suitable road base to meet the Fire Department standards. The existing private driveway is accessed from Highway 154. No water or sewer services would be required for the proposed project. Therefore, the proposed project is consistent with this policy.</p>
Visual Resource Policies	
<p><i>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.</i></p>	<p>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 a maximum height of 8 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 twelve (9) panel antennas (2 per sector). The antennas are directional and six would be mounted at a height of 42 feet and six would be mounted at a height of 34'4" feet. A microwave antenna would be mounted at a height of 28 feet.</p> <p>Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The</p>

REQUIREMENT	DISCUSSION
	<p>proposed facility would be set back approximately 2,372 feet from Highway 154.</p> <p>The antenna support structure would be designed as a faux eucalyptus tree in order to blend in with the existing mature trees and landscaping on the subject parcel and within the project site area. In addition, the proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The proposed antenna support structure would protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and would be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation.</p> <p>The 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.</p> <p>The outdoor equipment would be painted in a non-reflective earth toned color to blend in with the surrounding natural environment. 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 Central Board of Architectural Review (Condition Nos. 3-5) would further ensure that the project conforms with the scale and character of the surrounding natural environment. Therefore, the proposed project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p>Visual Resource Policies, Policy 5. <i>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.</i></p>	<p>Consistent. Existing power and telephone utility services are currently located aboveground within this area. However, the power and telephone utility services used to power the proposed project would be connected via underground conduits, consistent with this policy.</p>
<p>Hillside and Watershed Protection Policies</p>	
<p>Hillside and Watershed Protection Policy 1: <i>Plans for development shall minimize cut and 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.</i></p> <p>Hillside and Watershed Protection Policy 2: <i>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.</i></p>	<p>Consistent: The proposed project would fit the existing site topography, requiring minimal ground disturbance for site preparation and utility trenching (287 cubic yards of cut and 287 cubic yards of fill). The proposed trench is approximately 1,058 feet in length, 5 inches wide and 4 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).</p> <p>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.</p> <p>As conditioned, 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.</p>
<p>Hillside and Watershed Protection Policy 6 <i>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.</i></p>	<p>Consistent: To facilitate groundwater recharge, surface runoff would be directed to the east/northeast 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.</p>

REQUIREMENT	DISCUSSION
<p><i>Hillside and Watershed Protection Policy 7</i> <i>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.</i></p>	<p>Consistent: No pollutants such as chemicals, fuels, lubricants, raw sewage, or other harmful waste would be associated with the proposed project. There are no streams or wetlands located within the proposed area of development and the nearest creek (Tequepis Canyon) is located approximately 1100 feet west of the Verizon lease area. All trenching for the utilities will occur within the existing roadway and not encroach into the existing stream or creek. There are no wetlands located on the subject parcel or near the project site location. 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 approximately 72 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.</p>
<p>Cultural Resources Policies</p>	
<p><i>Historical and Archaeological Policy 2:</i> <i>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.</i></p>	<p>Consistent: Consistent: A Phase I Archaeological Resources Report (EBI, March 18, 2015) was prepared in conformance with the County Cultural Resource Guidelines. An intensive archaeological field survey of the project site was conducted. No pre-historic cultural resources were observed on the project site. There are no known religious, sacred, or educational sites on the subject parcel. Minimal ground disturbance (287 cubic yards of cut and 287 cubic yards of fill and balanced onsite) is proposed for the 1,058 foot long 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</p>

REQUIREMENT	DISCUSSION
	<p>other construction-related activities. Therefore, the proposed project is consistent with this policy.</p>

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
<i>Tier 4 Requirements (LUDC Section 35.44.010.C.4.a)</i>	
<p><i>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.</i></p>	<p>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 50 feet above grade. The antennas are directional and six would be mounted at a height of 42 feet and six would be mounted at a height of 34'4" feet. A microwave antenna would be mounted at a height of 28 feet. Therefore the proposed project is consistent with this standard.</p>
<i>Section 35.44.010.D.1 Development Standards</i>	
<p><i>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):</i></p> <p><i>(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.</i></p>	<p>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.</p> <p>All components of the proposed project would be set back approximately 2,372 feet from the edge of Highway 154, 478 feet from the eastern property line, 2,506 feet from the western property line, and 1,561 feet from the southern property line. Therefore, the proposed project complies with the setback requirements</p>

REQUIREMENT	DISCUSSION
<p>(2) <i>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.</i></p> <p>(3) <i>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).</i></p>	<p>for the AG-II zone district.</p> <p>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.</p>
<p>Standard 1.b. <i>In the Inland area antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 100 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above.</i></p> <p>(1) <i>Antennas used in connection with wireless communication facilities may exceed 100 feet in height provided:</i></p> <p>(a) <i>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,</i></p> <p>(b) <i>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.</i></p>	<p>Consistent. The highest portion of the proposed facilities would be the top of the proposed faux eucalyptus tree branches, which 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).</p>
<p>Standard 1.d. <i>The general public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated</i></p>	<p>Consistent. The leased area would be fenced and locked to prevent unauthorized access, as required by Condition 1. The ground-mounted</p>

REQUIREMENT	DISCUSSION
<i>antenna support structure, and equipment shelter.</i>	equipment would be completely secured and would therefore be inaccessible to the public. Therefore, the project is consistent with this standard.
Standard I.e. <i>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.</i>	Consistent. The proposed project is not located in or on a designated historical landmark.
Standard I.f. <i>The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.</i>	Consistent. A radiofrequency emissions report submitted as part of the project application (Hammett & Edison, Inc., July 3, 2014) concludes that the proposed facilities would meet the FCC requirements. As a part 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.
<p>Standard I.g. <i>The facility shall be served by roads and parking areas consistent with the following requirements:</i></p> <p><i>(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.</i></p> <p><i>(2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.</i></p> <p><i>(3) Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.</i></p>	Consistent. The proposed facility would be accessed by an existing 12-foot all weather private driveway from Highway 154. The existing driveway is an all weather surface which would 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 12-foot wide access easement to the leased area. This would also provide onsite parking for routine maintenance of the facility. The parking area is located immediately adjacent to the lease area of 240 square feet and would not exceed the 350 square foot maximum. Therefore, the proposed project is consistent with this development standard.
<p>Standard I.h. <i>The facility shall be unlit except for the following:</i></p> <p><i>(1) A manually operated light or light</i></p>	Consistent. With the exception of a manually operated service lights, no exterior lighting is proposed. The proposed project is conditioned (Condition No. 6) to require the leased

REQUIREMENT	DISCUSSION
<p><i>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.</i></p> <p><i>(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.</i></p>	<p>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 fixtures 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.</p>
<p>Standard 1.i. <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.</i></p>	<p>Consistent. The facility is not located within the Santa Ynez Airport safety zone.</p>
<p>Standard 1.j. <i>The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.</i></p>	<p>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 support equipment would be painted in a non-reflective color. (Condition No. 5 “Colors and Painting”).</p>
<p>Standard 1.k. <i>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.</i></p>	<p>Consistent. As discussed above, the facility components would be painted in non-reflective colors. Painting would be confirmed by condition compliance monitoring (Condition No. 33 “Mitigation Monitoring Required”). 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”).</p>
<p>Standard 1.l. <i>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:</i></p> <p><i>(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</i></p>	<p>Consistent. The antenna support structure is proposed to be designed as a faux eucalyptus tree in order to blend in with the existing mature trees and landscaping located on the subject parcel and within the project site area. The support equipment would be installed at grade and would not require any re-compaction or foundation reinforcement. The proposed trench is approximately 1,058 feet in length, 5 inches wide and 4 inches in depth.</p>

REQUIREMENT	DISCUSSION
<p><i>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.</i></p> <p><i>(2) Underground lines shall be routed to avoid damage to tree root systems to the maximum extent feasible.</i></p> <p><i>(3) Additional trees and other native or adapted vegetation shall be planted and maintained in the vicinity of the project site, and associated access roads, power lines, and telephone lines, under the following situations:</i></p> <p><i>(a) The vegetation is required to screen the improvements from public viewing areas.</i></p> <p><i>(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.</i></p> <p><i>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.</i></p> <p><i>(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</i></p>	<p>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.</p> <p>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 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 landscaping to be maintained for the life of the project. Therefore, the project is consistent with this standard.</p> <p>No trees (native or non-native) are proposed to be removed as part of this project. The existing mature oak 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 were reviewed by the Central 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</p>

REQUIREMENT	DISCUSSION
<p><i>newly planted vegetation to mature and provide adequate screening.</i></p> <p><i>(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:</i></p> <p><i>(a) Where the alteration is specifically allowed by the approved project; or</i></p> <p><i>(b) Where necessary to avoid signal interference to and from the approved facility.</i></p> <p><i>Any alteration of the vegetation shall be done under the direction of a licensed arborist.</i></p> <p><i>(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.</i></p>	<p>the life of the project.</p>
<p>Section 35.44.010.D.2 Development Standards</p>	
<p>Standard 2.a. <i>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.</i></p>	<p>Consistent. Primary power to the facility would be provided by PG&E on existing power pole located approximately 1,058 feet from the proposed facility. The proposed trench extends approximately 1,058 feet in length, is 5 inches wide and is 4 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 (Condition No. 18). Therefore, the proposed project is consistent with this requirement.</p>

REQUIREMENT	DISCUSSION
<p><i>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.</i></p>	<p>Consistent. The proposed project would not be located within any designated Environmentally Sensitive Habitat areas.</p>
<p><i>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:</i></p> <p><i>(1) The applicant can demonstrate that 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</i></p> <p><i>(2) Collocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or</i></p> <p><i>(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</i></p>	<p>Consistent. There are no existing telecommunications facilities that are within a two mile radius. The closest existing telecommunications facility to the proposed project is located approximately six miles to the southeast. Collocating with this 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 area; therefore collocation is not feasible. In addition, the existing development on site does not contain any architectural features such as a tower to accommodate the proposed antenna.</p> <p>Any future collocation would require additional approval from the County.</p> <p>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 potentially well suited as a collocated site because of the existing vegetation and 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 vegetation and intervening topography to reduce the potential visibility of a future facility. Therefore, the proposed project is consistent</p>

REQUIREMENT	DISCUSSION
<p><i>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.</i></p>	<p>with this requirement.</p>
<p>Standard 2.d. <i>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).</i></p> <p><i>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.”</i></p>	<p>Consistent. The proposed support facilities would be enclosed within an above-ground 900 square foot equipment lease area, with a proposed 56 sq. ft. concrete slab containing a new electrical pedestal, a telco box, two GPS antennas, two cabinets, 48 VC power plant, intersect box, transformer, four raycaps, four service lights, an ice bridge which protects the cables to the tower from inclement weather, and a new 132 diesel gallon emergency generator would temporarily serve the facility in the event of a power failure. The 32kw generator would be located on a separate 72 square foot concrete slab and stored inside 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.</p> <p>The proposed lease area is setback approximately 2,372 feet from Highway 154 and is adjacent to existing mature oak trees onsite. The proposed equipment lease area will be located behind a locked, 8’ chain link fence, would be painted in non-reflective colors and screened with existing mature trees and landscaping. 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</p>

REQUIREMENT	DISCUSSION
	<p>remains visually non-intrusive or offensive to the public. As proposed, the support facilities would not be visible from public viewing areas. Therefore, the proposed project is consistent with this standard.</p>
<p>Section 35.44.010.D.3 Development Standards</p>	
<p>Standard 3.a. <i>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.</i></p>	<p>Consistent. State Highway 154 is a state-designated scenic highway. As designed, the new telecommunication facility would appear as a faux eucalyptus tree in order to blend with existing vegetation and intervening topography. In addition, the proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The proposed antenna support structure would protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and would be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation. The facility would blend in with the natural surroundings in order to ensure that it would not be substantially visible from the roadway.</p>
<p>Standard 3.b. <i>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.</i></p>	<p>Consistent. The proposed facility would be located on an exposed ridgeline. The proposed antenna support structure would protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and would be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south</p>

REQUIREMENT	DISCUSSION
	<p>between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation. Moreover, the tower has been designed to blend with existing landscaping to minimize visibility from the surrounding areas and would not be substantially visible from public viewing areas. Therefore, the proposed project is consistent with this standard.</p>
<p><i>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.</i></p>	<p>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 and landscaping located on the subject parcel. In addition, the nearest facility is located approximately six miles southeast of this site.</p>
<p><i>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 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.</i></p>	<p>Consistent. The project would not be visible to westbound travelers 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 facility would be visible to eastbound travelers for approximately 3-5 seconds while navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). Therefore, the proposed facility would not be substantially visible from public viewing areas.</p>

6.4 Design Review

The Central Board of Architectural Review (CBAR) conducted Conceptual Review of the proposed project on November 7, 2014. The CBAR 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 Central 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 is 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. CBAR Minutes
- F. Photo Simulations
- G. Radio Frequency Emissions Report (Hammett & Edison, Inc., July 3, 2014)
- H. Network Service Maps & Coverage Information
- I. 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 March 17, 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 County is currently preparing another package of consistency rezones throughout the county and this project rezone is consistent with that effort.

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 March 17, 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 138.69-acre parcel is zoned 100-AG, Agriculture and is located within the Santa Ynez Rural Area of the County. Adjacent parcels are zoned 100-AG. Surrounding development consists of the National Forest and Cachuma Lake. The subject parcel is developed with Boy Scout Camp.

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 a new electrical pedestal, a telco box, two GPS antennas, two cabinets, 48 VC power plant, intersect box, transformer, four raycaps, four service lights, an ice bridge which protects the cables to the tower from inclement weather, trenching for the hybrid cables, and a new 132 diesel gallon emergency generator would temporarily serve the facility in the event of a power failure. The 32kw generator would be located on a separate 72 square foot concrete slab and stored inside 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. The lease area will be fenced with chain link fencing. The facility will be accessed by an existing driveway.

The proposed lease area and faux eucalyptus will be set back approximately 2,372 feet from Highway 154. The proposed antenna support structure will protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility will be limited to approximately 3-5 seconds, and will be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure will not be visible to westbound travelers due to intervening topography and existing mature vegetation. In addition, the proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The design of the antenna support structure as a faux eucalyptus tree effectively utilizes the existing onsite and surrounding trees and topography to blend the project into the surrounding natural environment. Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals.

The Central Board of Architectural Review (CBAR) conceptually reviewed the proposed design and determined that the proposed design of the facility will 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 CBAR 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 CBAR; and 4) that all onsite vegetation 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 72 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, July 3, 2014 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 0.0056 mW/cm² which is 1% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 0.77% of the public exposure limit. There are no two story buildings located onsite. The closest residence onsite is located northwest approximately 1,500 feet from the proposed telecommunications. The report verifies

that the facility would operate in compliance with the applicable FCC limits. In addition, the project is conditioned to require final CBAR approval to ensure that the project is visually compatible with the surrounding area, that lighting is shielded to avoid spillover, that vegetation is protected, and that radiofrequency emissions are monitored to ensure compliance with FCC standards.

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 Highway 154, a state highway. 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 March 17, 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 March 17, 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. The proposed antenna support structure will protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility will be limited to approximately 3-5 seconds, and will be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure will not be visible to westbound travelers due to intervening topography and existing mature vegetation. 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 March 17, 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 Santa Ynez area. 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 structure. 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 March 17, 2016, and incorporated herein by reference, the Central 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 Santa Ynez 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 March 17, 2016, and incorporated herein by reference, the Central 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-sight transmission of signals. The lease area and monopole will be set back approximately 2,372 feet from Highway 154. 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. As a result, the antenna support structure will not be substantially visible from public viewing areas.

The support facilities will be enclosed within the lease area, and will not be visible from public viewing areas. 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 2,372 feet from Highway 154. The proposed antenna support structure will protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and will be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation. In addition, the proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The proposed facility 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 facility 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.

As discussed in Section 6.3 of the staff report dated March 17, 2016 and incorporated herein by reference, the project complies with all required development standards. Therefore, 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 6.2 of this staff report and incorporated herein by reference, a radiofrequency emissions report (Hammett & Edison, Inc., Consulting Engineers, July 3, 2014) 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 0.0056 mW/cm² which is 1% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 0.77% of the public exposure limit. There are no two story buildings located onsite. The closest residence onsite is located northwest approximately 1,500 feet from the proposed telecommunications, 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 March 17, 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 H (Dewayne Bonham, Verizon Wireless Engineer and Jay Higgins, 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 Lake Cachuma. 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 Finding 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 facility blends into the surrounding natural environment. The proposed antenna support structure will protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and will be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation. In addition, the proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The proposed facility 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. In addition, the antennas and support equipment 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.

APN: 145-200-005

Case No.: 16RZN-00000-00002, 14CUP-00000-00016

Location: located approximately ½ mile south of Highway 154 on Forest Route 6N04 at 2680 Highway 154, in the Santa Barbara area, Third Supervisorial District.

Project Title: Verizon at Rancho Alegre

Project Applicant: Jay Higgins, SAC Wireless

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 100-AG, 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 2680 Highway 154.

The proposed new telecommunications facility would include twelve (12) panel antennas (2 per sector). The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a faux eucalyptus tree. The antennas are directional and six would be mounted at a height of 42 feet and six would be mounted at a height of 34'4" feet. A microwave antenna would be mounted at a height of 28 feet. 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 Santa Barbara area.

All support equipment for the facility would be located within the fenced lease area on a proposed 56 sq. ft. concrete slab which includes: 1) a new electrical pedestal; 2) a telco box; 3) two GPS antennas; 4) two cabinets; 5) a 48 VC power plant; 6) intersect box; 7) a transformer; 8) four raycaps; 9) four service lights; 10) an ice bridge which protects the cables to the tower from inclement weather; 11) a 1,058 feet in length of trenching for the hybrid cables; and, 12) a new 132 diesel gallon emergency generator would temporarily serve the facility in the event of a power failure. The 32kw generator would be located on a separate 72 square foot concrete slab

and stored inside 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. The lease area will be fenced with chain link fencing. The facility will be accessed by an existing driveway.

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 an 8 ft. high chain link fence. Access to the site would be provided by an existing 12 foot wide all weather access easement from Highway 154. The project includes minimal grading (287 cubic yards of cut and 287 cubic yards of fill to be balanced onsite) 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: Jay Higgins, SAC Wireless Services

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- 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 the Boy Scout Camp, 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, mature, scenic trees except for forestry or agricultural purposes including grading on slopes of less than 10%, landscaping, and minor trenching and backfilling where the surface is restored. The project consists of the construction and use of a new un-manned telecommunications facility that will be constructed to appear as a faux eucalyptus tree. The project consists of the construction and use of a new un-manned telecommunications facility that will be constructed to appear as a faux eucalyptus tree. The proposed minor trenching for utilities will not require grading or the removal of any healthy, mature, or scenic trees. As such, the project will comply with the limited scope of these Categorical Exemptions.

There is no substantial evidence that proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

The proposed project would be located outside of sensitive habitat areas. No significant vegetation would be removed to accommodate the project. A Phase I Archaeological Resources Report (EBI, March 18, 2015) was prepared in conformance with the County Cultural Resource Guidelines. An intensive archaeological field survey of the project site was conducted. No pre-historic cultural resources were observed on the project site. There are no known religious, sacred, or educational sites on the subject parcel. There are no known landslides, expansive soils, or other hazardous resources on the project site. Therefore, this exception to the categorical exemption does not apply.

- (b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The project is for an unmanned telecommunications facility within an approximately 900 square foot lease area on a 138.69-acre parcel. A radio frequency (RF) emissions report was prepared as part of the proposed project. The report concluded that the proposed project will operate within the applicable Federal Communications Commission (FCC) limit. Any future telecommunications facility on the site would be analyzed for potential environmental impacts, and all future facilities would also be required to meet Federal Communications Commission (FCC) radio frequency emission limits. Similar development in the same place over time, developed in conformance with the applicable ordinance, policy and FCC regulations would not result in a cumulatively significant impact. The closest existing telecommunications facility to the proposed project is located

approximately six miles to the southeast. County requests 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 located within the view corridor of State Highway 154, a designated Scenic Highway. As designed, the new telecommunication facility would appear as a faux eucalyptus tree in order to blend into the natural surroundings and not be substantially visible from the roadway. Additionally, the proposed antenna support structure will protrude into the skyline and be visible to eastbound travelers on SR 154. However, the visibility would be limited to approximately 3-5 seconds, and will be visible while the vehicle is navigating a curve in the highway, at a distance of approximately 2,372 feet (as measured in a straight line extended due south between the structure and SR 154). The antenna support structure would not be visible to westbound travelers due to intervening topography and existing mature vegetation. The proposed faux eucalyptus structure has been strategically placed behind a 30-foot tall ridge to minimize its visibility from public views. The proposed facility 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. The proposed support equipment within the lease area would not be visible from Highway 154. 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 145-200-005 FROM 100-AG,
AGRICULTURE, 100 ACRES MINIMUM PARCEL
SIZE, TO AG-II-100, AGRICULTURE, 100 ACRES
MINIMUM PARCEL SIZE

Resolution No. _____

CASE NO.: 16RZN-00000-00002

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on February 28, 1977 by Ordinance 2928, 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 145-200-005.
- 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 145-200-005 from 100 AG to AG-II-100 based on the findings included as Attachment A of the Planning Commission staff report dated March 17, 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 NUMBER 145-200-005

Case No. 16RZN-00000-00002

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 145-200-005 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 145-200-005 from 100-AG, Agriculture, 100 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:

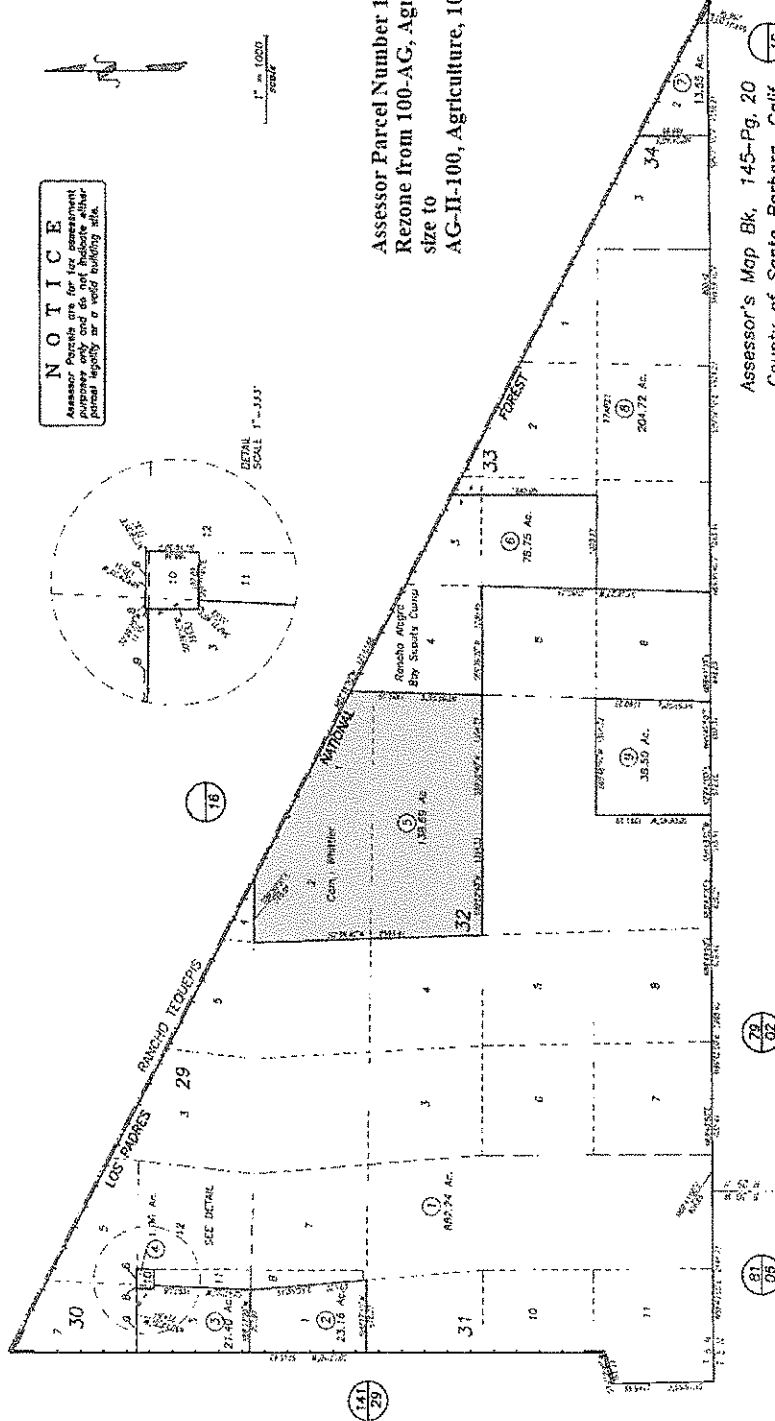
MICHAEL C. GHIZZONI
County Counsel

By _____
Deputy County Counsel

Exhibit A

POR. T6N R29W SBB&M

145-20



NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate other parceling, zoning or a vector boundary line.

Assessor Parcel Number 145-200-005
Rezone from 100-AG, Agriculture, 100 acre minimum parcel size to
AG-II-100, Agriculture, 100 acre minimum parcel size

Assessor's Map Bk. 145-Pg. 20
County of Santa Barbara, Calif.

09/20/07 correction, add to page 1 on 08

ATTACHMENT D: Conditions of Approval
Verizon at Rancho Alegre
14CUP-00000-00016 and 16RZN-00000-00002

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 April 6, 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 Jay Higgins, SAC Wireless, agent for Verizon Wireless, to rezone a 138.69- acre parcel from 100-AG 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 2680 Highway 154, on the existing boy scout camp (Rancho Alegre).

The proposed new telecommunications facility would include twelve (12) panel antennas (2 per sector). The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a faux eucalyptus tree. The antennas are directional and six would be mounted at a height of 42 feet and six would be mounted at a height of 34'4" feet. A microwave antenna would be mounted at a height of 28 feet. 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 Santa Barbara area.

All support equipment for the facility would be located within the fenced lease area on a proposed 56 sq. ft. concrete slab which includes: 1) a new electrical pedestal; 2) a telco box; 3) two GPS antennas; 4) two cabinets; 5) a 48 VC power plant; 6) intersect box; 7) a transformer; 8) four raycaps; 9) four service lights; 10) an ice bridge which protects the cables to the tower from inclement weather; 11) trenching for the hybrid cables; and, 12) a new 132 diesel gallon emergency generator would temporarily serve the facility in the event of a power failure. The 32kw generator would be located on a separate 72 square foot concrete slab and stored inside 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. The lease area will be fenced with chain link fencing.

The facility would be serviced by Pacific Gas and Electric, and Verizon by a connection to existing utilities onsite. Access to the site would be provided by an existing 12 wide access easement from Highway 154. The project includes minimal grading (287 cubic yards of cut and 287 cubic yards of fill to be balanced onsite) for utility trenching and site preparation. With the exception of a switched service 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. 14BAR-00000-00150). **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-01a Landscape for Life.** The Owner/Applicant shall maintain landscaping for the life of the project. The Owner/Applicant 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

23. **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.

24. **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.
25. **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.
26. **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].
27. **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.
28. **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.
29. **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.
30. **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.
31. **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.

- 32. 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.
- 33. 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.

- 34. 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.
- 35. 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.
- 36. 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: CBAR Minutes

EXCERPT
COUNTY OF SANTA BARBARA



CENTRAL
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Special Meeting Date: November 7, 2014

Solvang Municipal Court
1745 Mission Drive, Suite C
Solvang, CA 93463
(805) 934-6250

Bethany Clough, Chair
Kris Miller Fisher
Robin Brady
Greg Donovan
Brett Ettinger, Alternate
Lowell Lash, Alternate
John Karamitsos, Supervising Planner
David Villalobos, Hearing Support Supervisor

The regular meeting of the Santa Barbara County Central Board of Architectural Review was called to order by the Chair, Bethany Clough, at 9:15 A.M., in the Solvang Municipal Court, 1745 Mission Drive, Suite C, Solvang, California.

BOARD MEMBERS PRESENT:

Bethany Clough Chair
Kris Miller Fisher
Robin Brady
Greg Donovan
Brett Ettinger
Lowell Lash

STAFF MEMBERS PRESENT:

John Karamitsos
David Villalobos

IV. CONSENT AGENDA:

C-1. STANDARD AGENDA:

3. 14BAR-00000-00150 Verizon Wireless at Lake Cachuma Santa Ynez
14CUP-00000-00016 (Melissa Mooney, Planner) **Jurisdiction: Condition of Permit**
Request of Jay Higgins, agent for the owner, Verizon Wireless, to consider Case No. 14BAR-00000-00150 for **further conceptual review/preliminary approval of a telecommunications facility of approximately 900 square feet.** Several unrelated structures currently exist on the parcel. The proposed project will require approximately 100 cubic yards of cut and fill. The property is a 140 acre parcel zoned AG-100 and shown as Assessor's Parcel Number 145-200-005, located at **2680 Highway 154**, in the Santa Ynez area, Third Supervisorial District. (Continued from 8/29/14 & 10/10/14)

PUBLIC COMMENT: None

CBAR COMMENTS:

- a. Use a faux eucalyptus tree as indicated on Photograph A. Provide asymmetry in the branch structure.
- b. Provide a Lighting cut sheet demonstrating Night Sky compliance. Limit lighting fixtures to the minimum required. Consider eliminating the light on the back side of the building.

ACTION: Ettinger moved, seconded Donovan and carried by a vote of 5 to 0 (Erickson absent) to grant preliminary approval of 14BAR-00000-00150. Applicant may return for final approval on consent.

ATTACHMENT F: Photo Simulations

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



LAKE CACHUMA
PSL # 2768664
2680 HWY 154
SANTA BARBARA, CA 93105



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



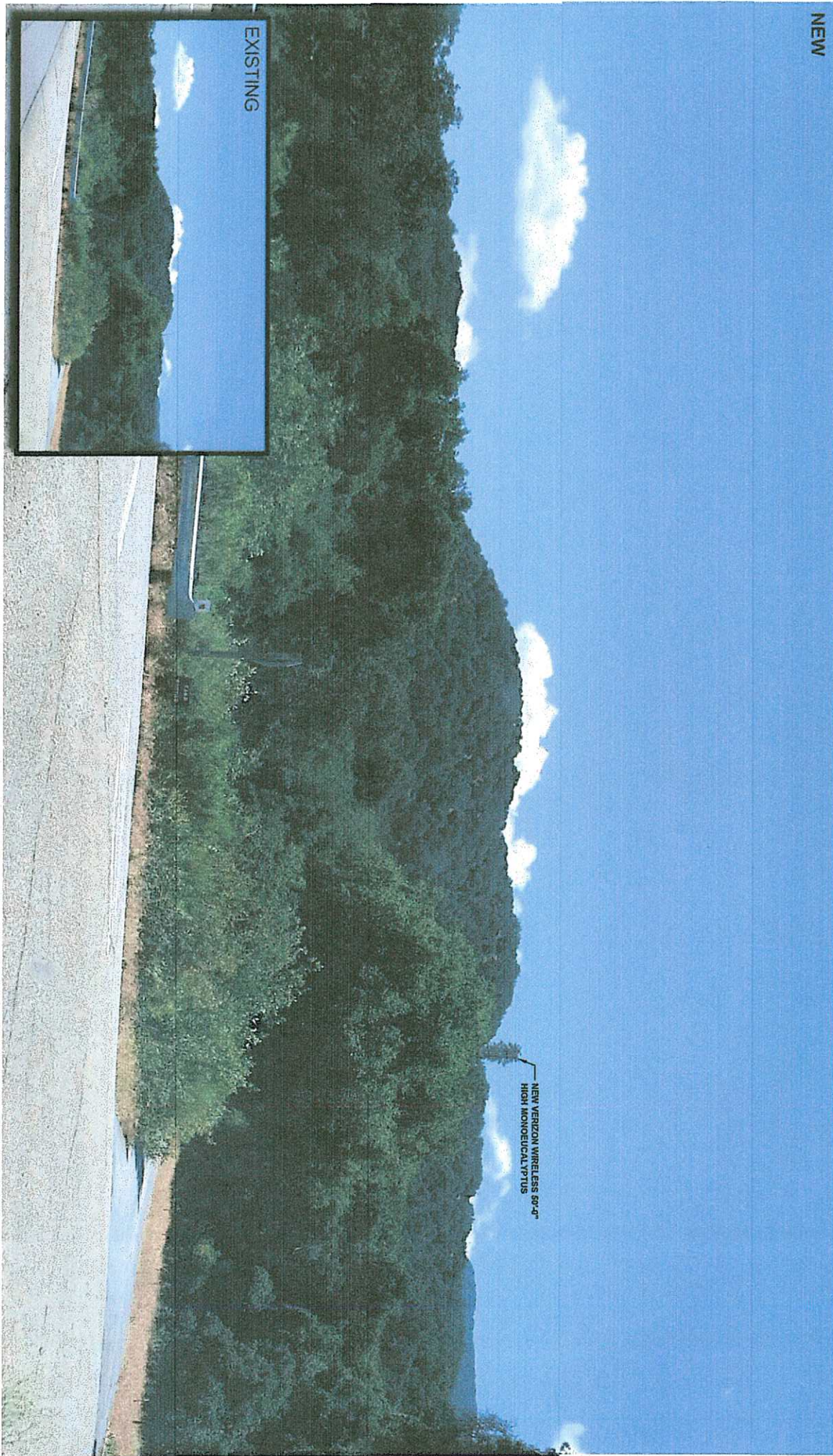
PHOTOSIMULATION VIEW 1

NEW



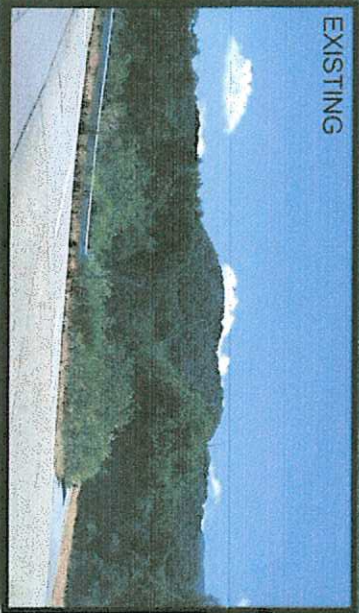
LAKE CACHUMA
PSL # 276864
2680 HWY 154
SANTA BARBARA, CA 93105

SOC
WIRELESS
5015 SHOREWAY PLACE SUITE 150
CANTON, CA 94522
OFFICE 916 254 9200



NEW VERIZON WIRELESS 60'-0"
HIGH MONUMENTAL PYLUS

EXISTING





PHOTOSIMULATION VIEW 2

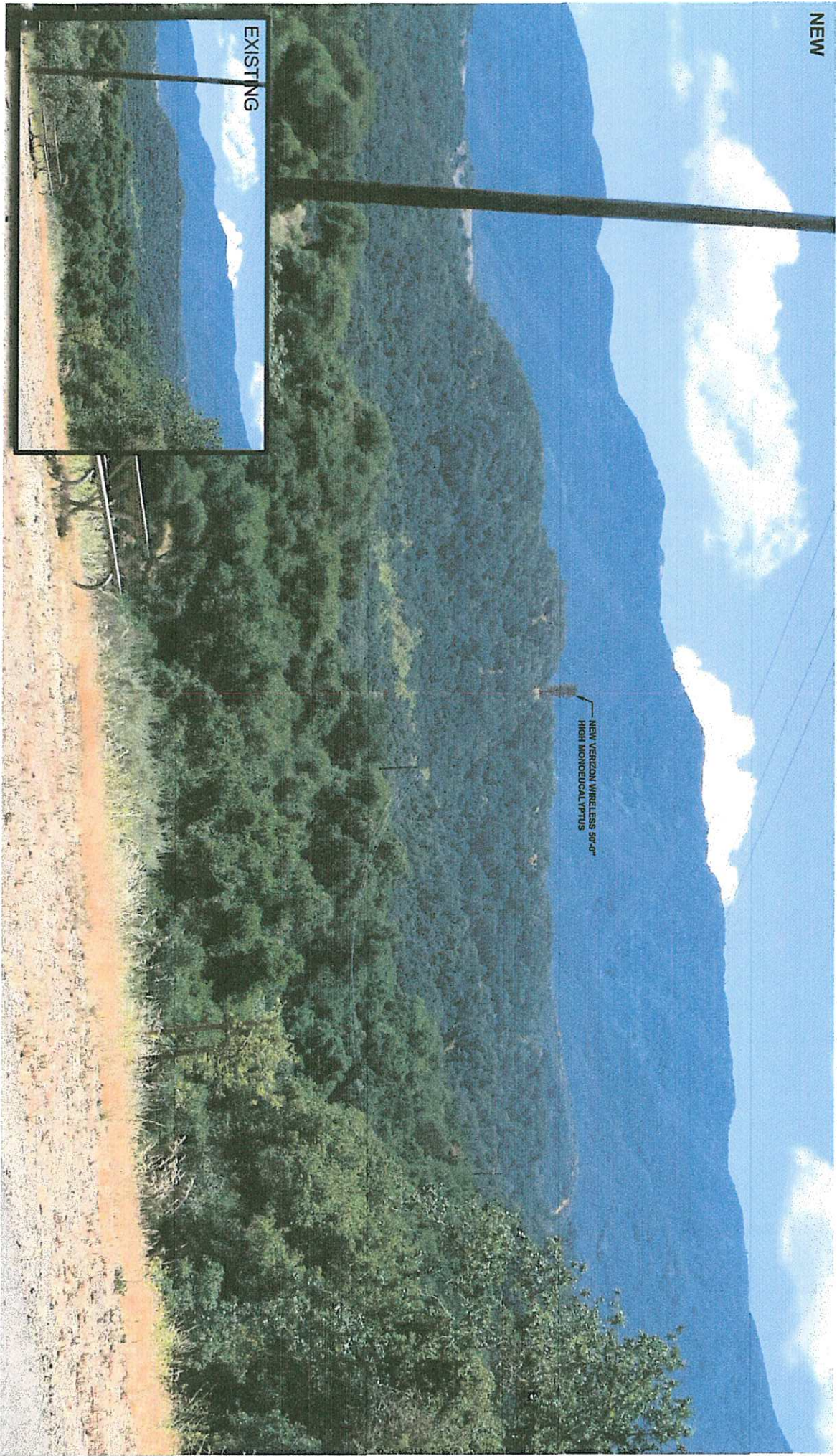
NEW



LAKE CAGHUMA
PSL # 276864
2680 HWY 154
SANTA BARBARA, CA 93105

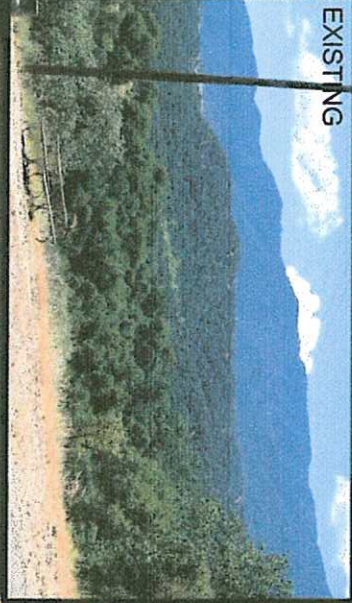


SDC
WIRELESS
5015 SPRENGER/KAJES SUITE 100
SAN DIEGO, CA 92122
TEL: 619.451.1800
WWW.SDCWIRELESS.COM



NEW VERIZON WIRELESS 50'-0"
HIGH MONUMENTAL TOWER

EXISTING





PHOTOSIMULATION VIEW 3



LAKE CACHUMA
PSL # 276964
2680 HWY 154
SANTA BARBARA, CA 93105



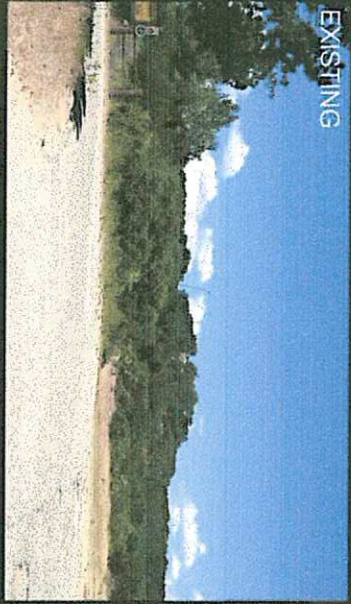
5015 BISHOPAVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92130
OFFICE (619) 725-2400

NEW



NEW VERIZON WIRELESS 56'-0"
HIGH MONUMENTAL TPTUS

EXISTING



**ATTACHMENT G: Radio Frequency Emissions Report (Hammett & Edison,
Inc., July 3, 2014)**

**Verizon Wireless • Proposed Base Station (Site No. 276864 “Lake Cachuma”)
2680 Highway 154 • Santa Barbara County, 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. 276864 “Lake Cachuma”) proposed to be located at 2680 Highway 154 in Santa Barbara County, 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 pole to be located on a hilltop south of Highway 154 in unincorporated Santa Barbara County. 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



**Verizon Wireless • Proposed Base Station (Site No. 276864 “Lake Cachuma”)
2680 Highway 154 • Santa Barbara County, California**

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 SAC Wireless, LLC, dated March 12, 2014, it is proposed to install twelve Andrew directional panel antennas – six Model LNX-6514DS-VTM and six Model HBXX-6517DS-VTM – on a new 70-foot pole to be located on a hilltop about half a mile south of Highway 154, east of Forest Route 6N04, in unincorporated Santa Barbara County. The antennas would be mounted with no downtilt at an effective height of about 50 feet above ground and would be oriented in identical groups of four toward 80°T, 180°T, and 320°T. The maximum effective radiated power in any direction would be 12,370 watts, representing simultaneous operation at 4,950 watts for AWS, 2,840 watts for PCS, 2,920 watts for cellular, and 1,660 watts for 700 MHz service. 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 is calculated to be 0.0056 mW/cm², which is 1.0% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby residence* is 0.77% 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.

* Located at least 650 feet away, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 276864 "Lake Cachuma")
2680 Highway 154 • Santa Barbara County, California**

No Recommended Mitigation Measures

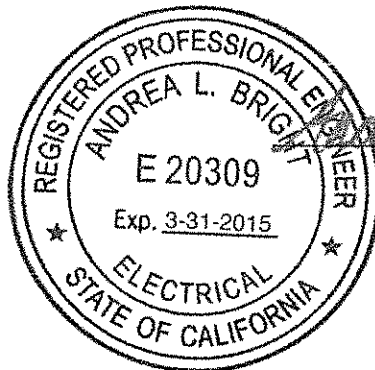
Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or 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 2680 Highway 154 in Santa Barbara County, 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-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright

Andrea L. Bright, P.E.
707/996-5200

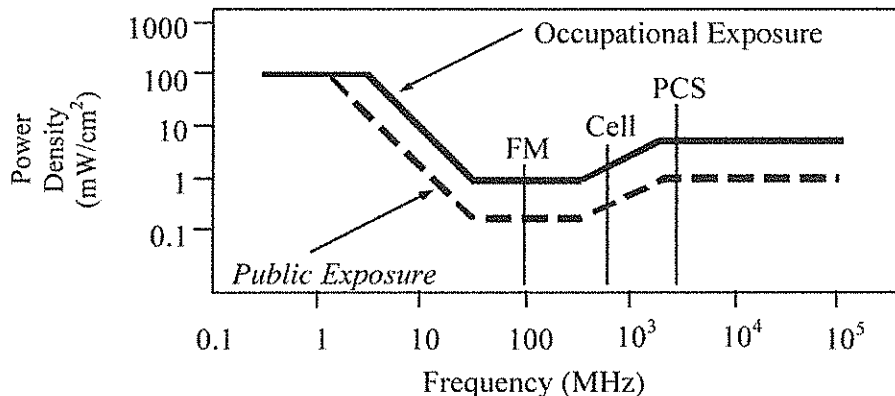
July 3, 2014

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 Applicable Range (MHz)	Electromagnetic Fields (<i>f</i> is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√ <i>f</i>	<i>1.59√f</i>	√ <i>f</i> /106	<i>√f/238</i>	<i>f/300</i>	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



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/cm²,

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/cm²,

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:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

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: Network Service Maps & Coverage Information



Verizon Wireless Cell Site Necessity Case – Lake Cachuma

Prepared by Verizon Wireless
RF Engineering
Dewayne Bonham



Introduction:

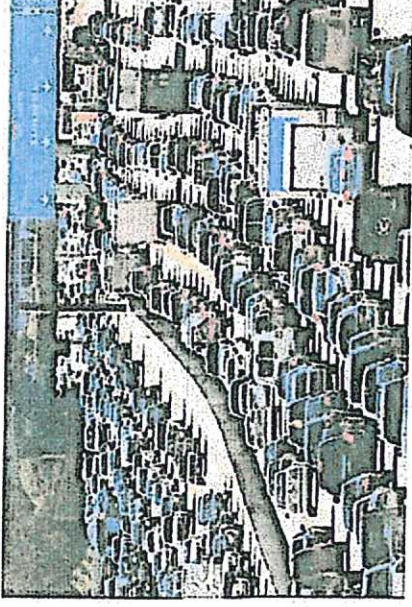
There are two main drivers that prompt the creation of a cell site project, coverage and/or capacity. Most sites provide a mixture of both, but increasingly some sites are pure capacity.

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 megabytes, 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??”

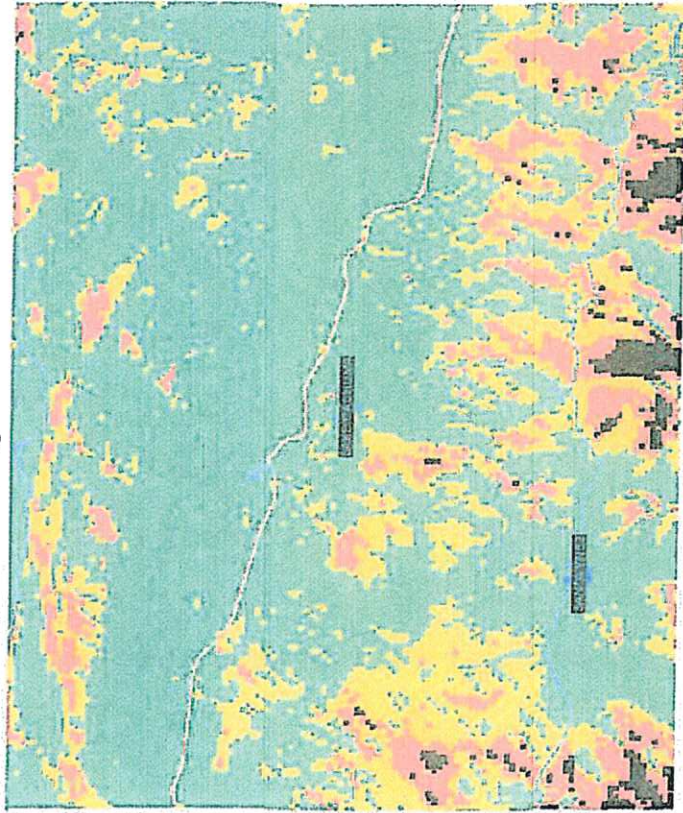
A good capacity cell will be close to the user population and have the traffic evenly spread around the site. When we cannot get a location that accomplishes being close to the customers and central to the usage, we end up having to build additional cells to meet the demands for service. Capacity sites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

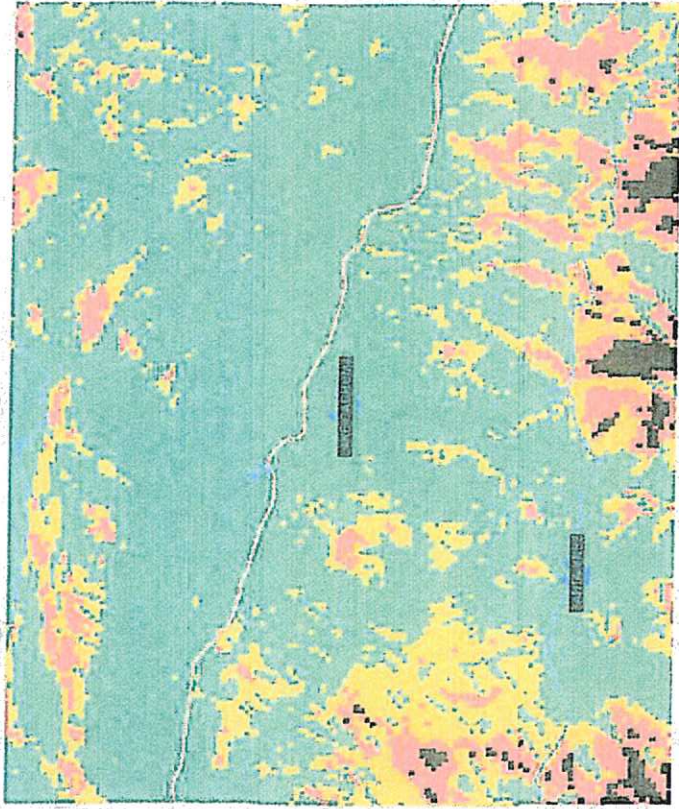


Need Case for: Lake Cachuma

Existing Coverage



Proposed Coverage



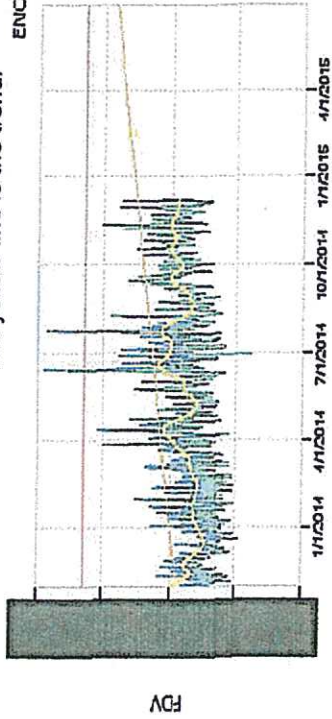
The proposed Lake Cachuma site is primarily a capacity site which will add needed capacity to the summer camping areas of Lake Cachuma to support recreational use.

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

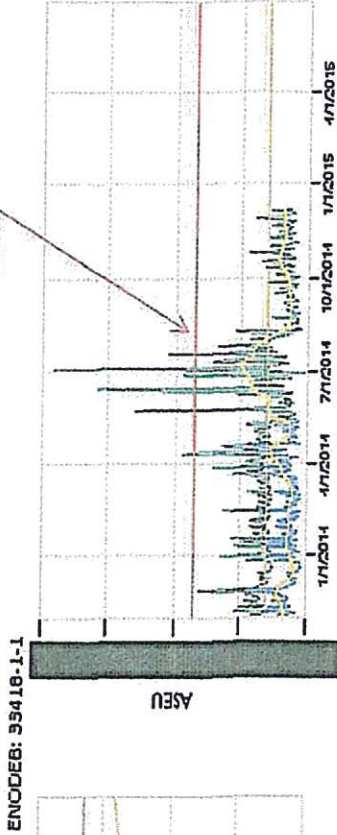


Need Case for: Lake Cachuma

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



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 mountain top Santa Ynez Peak site cannot carry the data traffic that exists at Lake Cachuma during summer peaks.
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 resolve this we propose to remove the summer recreational traffic from the campgrounds from this higher site.



Need Case for: Lake Cachuma

Best Server with Lake Cachuma



The plots above show the best server or sectors that cover this area. The existing Santa Ynez Peaks (Purple) currently serves the area. Both it and the black sector are in overload. This proposed Lake Cachuma site will serve several campgrounds in the area keeping the summer recreational traffic from impacting service to the other residents in the area.

ATTACHMENT I: Project Plans

REV.	DATE	DESCRIPTION	BY
1	02/20/15	ISSUE FOR PERMITS	SA
2	04/15/15	ISSUE FOR PERMITS	SA
3	04/15/15	ISSUE FOR PERMITS	SA
4	04/15/15	ISSUE FOR PERMITS	SA
5	04/15/15	ISSUE FOR PERMITS	SA
6	04/15/15	ISSUE FOR PERMITS	SA
7	04/15/15	ISSUE FOR PERMITS	SA
8	04/15/15	ISSUE FOR PERMITS	SA
9	04/15/15	ISSUE FOR PERMITS	SA
10	04/15/15	ISSUE FOR PERMITS	SA



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2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA CA, 93105

SHEET TITLE:
 TITLE SHEET
T-1

LAKE CACHUMA
PSL # 276864
 2680 HWY 154
 SANTA BARBARA CA, 93105

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
E-2	NOTES, LEGEND & APPROVALS	2
E-3	GENERAL NOTES & SPECIFICATIONS	2
C-1	SITE SURVEY	4
C-2	SITE SURVEY	4
A-1	SITE PLAN & ENLARGED SITE PLAN	2
A-2	EQUIPMENT & ANTENNA LAYOUT	2
A-3	SOUTHWEST & NORTHWEST ELEVATIONS	2
A-4	NORTHEAST & SOUTHEAST ELEVATIONS	2
A-5	EQUIPMENT SPECIFIC	2
A-6	DETAILS	2
A-7	DETAILS	2
A-8	STANDBY GENERATOR EPICS & IN-GROUND DETAILS	2
E-1	1-LINE DIAGRAM PANEL SCHEDULE & UTILITY NOTES	2
E-2	POLE CONSTRUCTION SKETCH & 1-LINE DIAGRAM	2
D-1	GROUNDING PLAN & NOTES	2
D-2	GROUNDING DETAILS	2
95-07 TALL MONOPOL/VALPUS BY CELL TREES INC.		
T-1	TITLE SHEET	0
E-1	ELEVATION VIEW AND NOTES	0
E-2	DETAILS	0
E-3	ANTENNA MOUNT DETAILS	0
E-4	FOUNDATION	0
E-5	SPECIAL CONSTRUCTION AND BRANCH TABLES	0

CONSTRUCTION DRAWINGS

DISCIPLINE	SIGNATURE	DATE
SAC WIRELESS SIGNATURE BLOCK		
SITE ACQUISITION		
PLANNING		
CONSTRUCTION	Kelly McCurmin	6/30/15
LANDLORD		

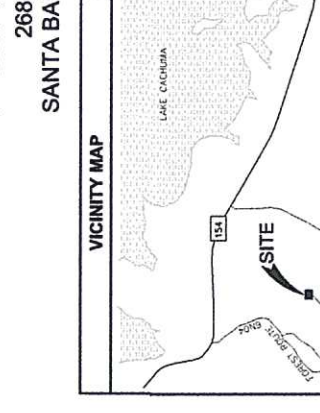
LAKE CACHUMA
PSL # 276864
 2680 HWY 154
 SANTA BARBARA CA, 93105

PROJECT SUMMARY
<p>APPLICANT/LESSEE: Verizon 150-300008</p> <p>ASSESSOR'S PARCEL NUMBER: 150-300008</p> <p>APPLICANT'S REPRESENTATIVE: SAC WIRELESS, LLC 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 724-4000</p> <p>PROPERTY OWNER: LOS ANGELES COUNTY 801 COURTS OF AMERICA</p> <p>PROPERTY INFORMATION: CITY: CALIFORNIA COUNTY: SANTA BARBARA SITE NUMBER: 276864 SITE ADDRESS: 2680 HWY 154 ASSOCIATION: SANTA BARBARA COUNTY</p> <p>CONSTRUCTION INFORMATION: AREA OF CONSTRUCTION: 22'-6" x 39'-0" = 482.50 FT OCCUPANCY: U TYPE OF CONSTRUCTION: U/S CURRENT ZONING: R-100 PREVIOUS ZONING: UNZONED AND NOT FOR HUMAN HABITATION, UNIMPROVED ACCESS NOT RECORDED.</p> <p>GENERAL CONTRACTOR NOTES: DO NOT SCALE DRAWINGS & LIMIT FULL SIZE (24 X 36)</p> <p>CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.</p> <p>CODE COMPLIANCE</p> <ul style="list-style-type: none"> 2015 CALIFORNIA WIRELESS CODE 2015 CALIFORNIA BLDG CODE 2015 CALIFORNIA PLUMBING CODE 2015 CALIFORNIA ELECTRICAL CODE 2015 CALIFORNIA GREEN BUILDING CODE

PROJECT TEAM
<p>SITE ACQUISITION PLANNING 211 EAST CAROLLO STREET SUITE 201 SANTA BARBARA, CA 93101 CONTACT: JAVI@SACWIRELESS.COM TELEPHONE: (805) 874-6870 FAX: (805) 874-6870</p> <p>ARCHITECT: NESTOR FORNIVICHA, AN P.O. BOX 8428 SANTA BARBARA, CA 93108 CONTACT: CARLOS CASTELLANOS TEL: (805) 874-6870 FAX: (805) 874-6870</p> <p>UTILITY COORDINATOR: SAC WIRELESS, LLC 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 CONTACT: KELLY MCCURMIN TELEPHONE: (925) 724-4000</p>

VERIZON WIRELESS SIGNATURE BLOCK
<p>DISCIPLINE: _____ DATE: _____</p> <p>SITE ACQUISITION: _____</p> <p>CONSTRUCTION: APPROVED By: <i>Kelly McCurmin</i> at 11:18 am, Jul 02, 2015</p> <p>PLANNING: _____</p> <p>TELCO: _____</p> <p>EQUIPMENT: REVIEWED By: <i>Javi Fornevich</i> at 4:58 pm, Jul 02, 2015</p> <p>PROJECT ADMINISTRATOR: _____</p> <p>NO ADMINISTRATOR: _____</p>

SPECIAL INSPECTIONS - 2013 CBC CHAP. 17A				
ITEM	MATERIAL	REQUIRED	2013 CBC	STANDARD
GENERATOR	HEAVYWEIGHT T2 STAINLESS STEEL	PERKOF-BAGS	170A3 ITEM 4	SECTION 14.4
CONCRETE MONOPOL/VALPUS TOWER	CONCRETE	PERKOF-BAGS	170A3	
			REFER TO TOWER DRAWINGS / CALLS	



DRIVING DIRECTIONS
<p>FROM: 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598</p> <p>TO: 2680 HWY 154 SANTA BARBARA, CA 93105</p> <ol style="list-style-type: none"> HOLD NORTHCAST ON MITCHELL ON TOWARD OAK GROVE RD TAKE THE LEFT ONTO OAK GROVE RD TURN LEFT ONTO TRUCK BLVD TURN RIGHT ONTO HUNNET MERGE ONTO 154 S TAKE THE RIGHT ONTO US-101 S TOWARD LOS ANGELES TAKE THE ON-RAMP ONTO LOS OROS/LAKE OCHUMA TURN RIGHT ONTO FOREST FIRE RD

PROJECT DESCRIPTION
<p>THIS PROJECT IS A VERIZON UNIMPROVED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:</p> <ul style="list-style-type: none"> (1) 95-07 TALL MONOPOL/VALPUS BY CELL TREES INC. (2) NEW VERIZON WIRELESS 6' TALL PANEL ANTENNAS (3) NEW VERIZON WIRELESS 0.5' ANTENNAS (4) NEW VERIZON WIRELESS 1.5' ANTENNAS (5) NEW VERIZON WIRELESS 30W/1.5' TALL ON-LINE 1.4' TALL REBEL STANDBY OBSERVATION ON NEW (6) NEW VERIZON WIRELESS 8' TALL ON-LINE 1.4' TALL REBEL STANDBY OBSERVATION ON NEW 14' HOME (7) NEW VERIZON WIRELESS TRANSFORMER ON NEW 2' OF 3" OF CONCRETE PAD

VERIZON WIRELESS SIGNATURE BLOCK
<p>DISCIPLINE: _____ DATE: _____</p> <p>SITE ACQUISITION: _____</p> <p>CONSTRUCTION: APPROVED By: <i>Kelly McCurmin</i> at 11:18 am, Jul 02, 2015</p> <p>PLANNING: _____</p> <p>TELCO: _____</p> <p>EQUIPMENT: REVIEWED By: <i>Javi Fornevich</i> at 4:58 pm, Jul 02, 2015</p> <p>PROJECT ADMINISTRATOR: _____</p> <p>NO ADMINISTRATOR: _____</p>

PROJECT TEAM
<p>SITE ACQUISITION PLANNING 211 EAST CAROLLO STREET SUITE 201 SANTA BARBARA, CA 93101 CONTACT: JAVI@SACWIRELESS.COM TELEPHONE: (805) 874-6870 FAX: (805) 874-6870</p> <p>ARCHITECT: NESTOR FORNIVICHA, AN P.O. BOX 8428 SANTA BARBARA, CA 93108 CONTACT: CARLOS CASTELLANOS TEL: (805) 874-6870 FAX: (805) 874-6870</p> <p>UTILITY COORDINATOR: SAC WIRELESS, LLC 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 CONTACT: KELLY MCCURMIN TELEPHONE: (925) 724-4000</p>

VERIZON WIRELESS SIGNATURE BLOCK
<p>DISCIPLINE: _____ DATE: _____</p> <p>SITE ACQUISITION: _____</p> <p>CONSTRUCTION: APPROVED By: <i>Kelly McCurmin</i> at 11:18 am, Jul 02, 2015</p> <p>PLANNING: _____</p> <p>TELCO: _____</p> <p>EQUIPMENT: REVIEWED By: <i>Javi Fornevich</i> at 4:58 pm, Jul 02, 2015</p> <p>PROJECT ADMINISTRATOR: _____</p> <p>NO ADMINISTRATOR: _____</p>

SY	DATE	DESCRIPTION	BY
1	07/07/14	PRELIMINARY	SK
2	07/07/14	REV. LEASE/ACCOMMOD.	SK
3	07/07/15	REV. LEASE/ACCOMMOD.	SK
4	08/17/15	REV. LEASE	SK

ISSUE STATUS

SMITHCO JOB NO: SF-232

WIRELESS
SURVEYING & ENGINEERING
1100 N. GARDEN ST.
SANTA ANA, CA 92701
(714) 261-1100

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PRELIMINARY

LAKE CACHUMA
2680 HWY 154, CA 93105
SANTA BARBARA COUNTY

SHEET TITLE:
SITE SURVEY
FOR CONSTRUCTION ONLY

C-1

LINE	BEARING	LENGTH
L1	S79°52'26.5" W	31.55
L2	S48°38'48.7" W	150.24
L3	S11°47'21.7" W	111.58
L4	S44°46'25.5" W	132.51
L5	S10°38'45.7" W	270.29
L6	S65°02'37.7" W	195.79
L7	N65°14'46.2" W	207.65
L8	S82°33'21.7" W	68.26
L9	S71°21'53.7" W	70.57
L10	N71°24'40.7" W	145.56
L11	S09°27'29.7" W	156.64
L12	S20°31'48.7" W	101.75
L13	S89°59'57.7" W	50.49
L14	N49°52'29.7" W	143.67
L15	N07°53'25.7" W	170.95
L16	N05°53'25.7" W	143.23
L17	N63°50'13.7" E	104.92
L18	N63°50'13.7" E	149.51
L19	N63°50'13.7" E	133.02
L20	N01°48'25.7" E	306.96
L21	N02°38'20.7" E	243.61
L22	N02°38'20.7" E	55.09
L23	N05°59'20.7" E	154.42
L24	N47°42'09.7" E	371.65
L25	N07°14'27.7" E	132.02
L26	N01°21'21.7" W	311.35
L27	N08°05'20.1" W	515.97
L28	N09°12'15.7" E	47.92

APN: 145-160-075
OWNERS(S): USA

APN: 145-200-005
OWNERS(S): LOS PADRES COUNCIL BOY SCOUTS OF AMERICA



LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POB
- POC

SEE ENLARGED SITE PLAN ON SHEET C-2

SMITHCO SURVEYING & ENGINEERING
P.O. BOX 8488 BAKERSFIELD, CA 93311
PHONE: (805) 762-7111 FAX: (805) 762-7111

APR: 145-200-006
OWNERS(S): LOS PADRES COUNCIL BOY SCOUTS OF AMERICA

NOTES

OWNERS(S): LOS PADRES COUNCIL BOY SCOUTS OF AMERICA

APR: 145-200-005

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCELS OF LAND, NOR DOES IT RELY ON OR REFER TO A BOUNDARY SURVEY THAT HAS BEEN PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION OBTAINED FROM VARIOUS SOURCES. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO MONUMENTS, NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS OF ANY THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BASED SOLELY ON THE INFORMATION CONTAINED IN THE CONDITION OF TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 1112F, IS A NON-PRINTED PANEL.

LESSOR'S PROPERTY LEGAL DESCRIPTION PER TITLE RECORD:

ALL OF LOT FOUR (4), A PORTION OF LOT THREE (3), AND A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP SIX (6) NORTH, RANGE TWENTY-TWO (22) WEST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

PARCELS 145-200-005 AND 145-200-006

APR: 145-200-005 AND 145-200-006

EASEMENTS PER TITLE RECORD:

- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE ORIGINAL SURVEY OF SAID SECTION THIRTY-THREE (33), TOWNSHIP SIX (6) NORTH, RANGE TWENTY-TWO (22) WEST, SAN BERNARDINO COUNTY, CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.
- AN EASEMENT FOR MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1935 IN BOOK 300, PAGE 46 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PALE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1937 IN BOOK 416, PAGE 146 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PALE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 24, 1937 IN BOOK 416, PAGE 146 OF OFFICIAL RECORDS.

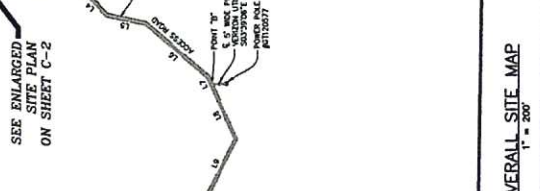
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

*** PLOTTED AS SHOWN HEREON ***

LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POB
- POC

SEE ENLARGED SITE PLAN ON SHEET C-2



LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POB
- POC

SEE ENLARGED SITE PLAN ON SHEET C-2

SMITHCO SURVEYING & ENGINEERING
P.O. BOX 8488 BAKERSFIELD, CA 93311
PHONE: (805) 762-7111 FAX: (805) 762-7111

APR: 145-200-006
OWNERS(S): LOS PADRES COUNCIL BOY SCOUTS OF AMERICA

LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POB
- POC

SEE ENLARGED SITE PLAN ON SHEET C-2

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LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
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- POC

SEE ENLARGED SITE PLAN ON SHEET C-2

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LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
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SEE ENLARGED SITE PLAN ON SHEET C-2

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LEGEND

- SITE BOUNDARY LINE (PER TITLE REPORT)
- PROPERTY BOUNDARY (PER TITLE REPORT)
- CONCRETE PAD
- PAVE TREE
- OTHER TREE
- POINT OF BEGINNING
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SEE ENLARGED SITE PLAN ON SHEET C-2

SMITHCO SURVEYING & ENGINEERING
P.O. BOX 8488 BAKERSFIELD, CA 93311
PHONE: (805) 762-7111 FAX: (805) 762-7111

APR: 145-200-006
OWNERS(S): LOS PADRES COUNCIL BOY SCOUTS OF AMERICA

REV	DATE	DESCRIPTION	BY
1	05/07/14	ISSUE FOR PERMITS	SL
2	05/09/14	REV. LAYOUT	SL
3	05/09/14	REV. LAYOUT	SL
4	05/17/15	REV. LAYOUT	SL



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

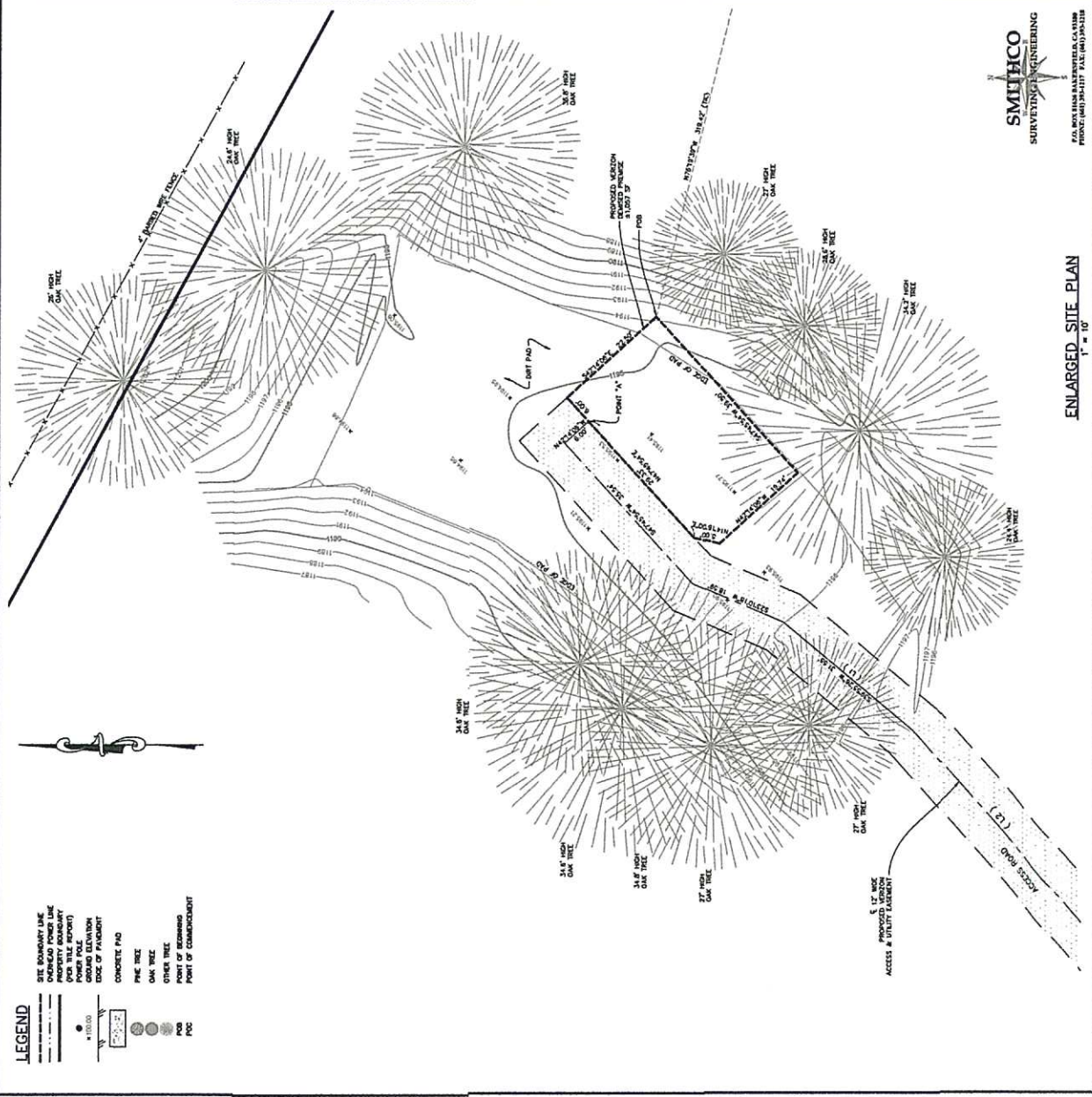
PRELIMINARY

LAKE CACHUMA

2680 HWY 154, CA 93105
SANTA BARBARA COUNTY

SHEET TITLE:
SITE SURVEY
FOR CONSTRUCTION ONLY

C-2



LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE (OVER TITLE REPORT)
- POWER POLE
- CONCRETE PAD
- PINE TREE
- OAK TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT

PROPOSED HORIZONTAL WIRELESS EASEMENT, ACCESS, AND UTILITY EASEMENT DESCRIPTION:

ALL THAT PORTION OF THE HEREIN DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST CORNER OF SAID PROPERTY, THENCE N 76°19'39" W, A DISTANCE OF 519.42 FEET TO THE TRIPLE POINT OF BEGINNING;

THENCE 1) S 77°45'24" W, A DISTANCE OF 30.60 FEET;

THENCE 2) N 42°14'00" W, A DISTANCE OF 10.74 FEET;

THENCE 3) N 14°10'00" E, A DISTANCE OF 5.00 FEET;

THENCE 4) N 77°05'24" E, A DISTANCE OF 20.33 FEET TO POINT "A";

THENCE 5) S 77°05'24" E, A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 883 SQUARE FEET, MORE OR LESS.

PROPOSED HORIZONTAL WIRELESS EASEMENT FOR INGRESS AND EGRESS, AND UTILITY PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";

THENCE 1) N 42°14'00" W, A DISTANCE OF 6.00 FEET;

THENCE 2) S 77°45'24" W, A DISTANCE OF 30.60 FEET;

THENCE 3) S 39°52'28" W, A DISTANCE OF 31.58 FEET;

THENCE 4) S 49°18'48" W, A DISTANCE OF 150.24 FEET;

THENCE 5) S 44°44'55" W, A DISTANCE OF 111.52 FEET;

THENCE 6) S 11°32'21" W, A DISTANCE OF 132.81 FEET;

THENCE 7) S 40°05'57" W, A DISTANCE OF 270.29 FEET TO POINT "B";

THENCE 8) CONTINUING S 69°05'57" W, A DISTANCE OF 184.94 FEET;

THENCE 9) N 43°48'02" W, A DISTANCE OF 207.89 FEET;

THENCE 10) S 29°27'20" W, A DISTANCE OF 80.08 FEET;

THENCE 11) S 71°27'03" W, A DISTANCE OF 78.57 FEET;

THENCE 12) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 13) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 14) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 15) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 16) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 17) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 18) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 19) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 20) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 21) S 69°27'59" W, A DISTANCE OF 136.04 FEET;

THENCE 22) N 22°54'51" E, A DISTANCE OF 170.90 FEET;

THENCE 23) N 03°26'35" E, A DISTANCE OF 143.21 FEET;

THENCE 24) N 03°26'35" E, A DISTANCE OF 143.21 FEET;

THENCE 25) N 23°50'13" E, A DISTANCE OF 183.92 FEET;

THENCE 26) N 23°50'13" E, A DISTANCE OF 183.92 FEET;

THENCE 27) N 23°50'13" E, A DISTANCE OF 183.92 FEET;

THENCE 28) N 31°40'25" E, A DISTANCE OF 305.96 FEET;

THENCE 29) N 42°00'09" E, A DISTANCE OF 243.61 FEET;

THENCE 30) N 31°42'47" E, A DISTANCE OF 124.44 FEET;

THENCE 31) N 55°59'01" E, A DISTANCE OF 156.42 FEET;

THENCE 32) N 07°45'07" E, A DISTANCE OF 233.02 FEET;

THENCE 33) N 07°45'07" E, A DISTANCE OF 233.02 FEET;

THENCE 34) N 21°48'20" W, A DISTANCE OF 315.49 FEET;

THENCE 35) N 31°31'57" W, A DISTANCE OF 131.35 FEET;

THENCE 36) N 28°39'57" W, A DISTANCE OF 83.17 FEET;

THENCE 37) N 09°12'13" E, A DISTANCE OF 47.90 FEET TO THE SOUTHERLY LINE OF STATE HIGHWAY 154.

THE SEGMENTS SHALL BE SHORTENED OR LENGTHENED TO INTERSECT WITH SAID SOUTHERLY LINE OF STATE HIGHWAY 154.

PROPOSED HORIZONTAL WIRELESS UTILITY EASEMENT DESCRIPTION:

A 3.00 FOOT WIDE EASEMENT FOR UTILITY PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "B";

THENCE 1) S 03°09'08" E, A DISTANCE OF 48.50 FEET TO THE TERMINUS OF THIS DESCRIPTION.



ENLARGED SITE PLAN
1" = 10'

SMITHCO SURVEYING & ENGINEERING
2680 HWY 154, SANTA BARBARA COUNTY
PRINTED AND PUBLISHED BY SMITHCO SURVEYING & ENGINEERING

REV.	DATE	DESCRIPTION	BY
1		ISSUE FOR PERMITS	SS
2		ISSUE FOR CONSTRUCTION	SS
3		ISSUE FOR OUTDOOR EQUIPMENT	SS



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LAKE CACHUMA
PSL # 276864
2680 HWY 154
SANTA BARBARA CA, 93105

SHEET TITLE:
SITE PLAN &
ENLARGED SITE PLAN

A-1

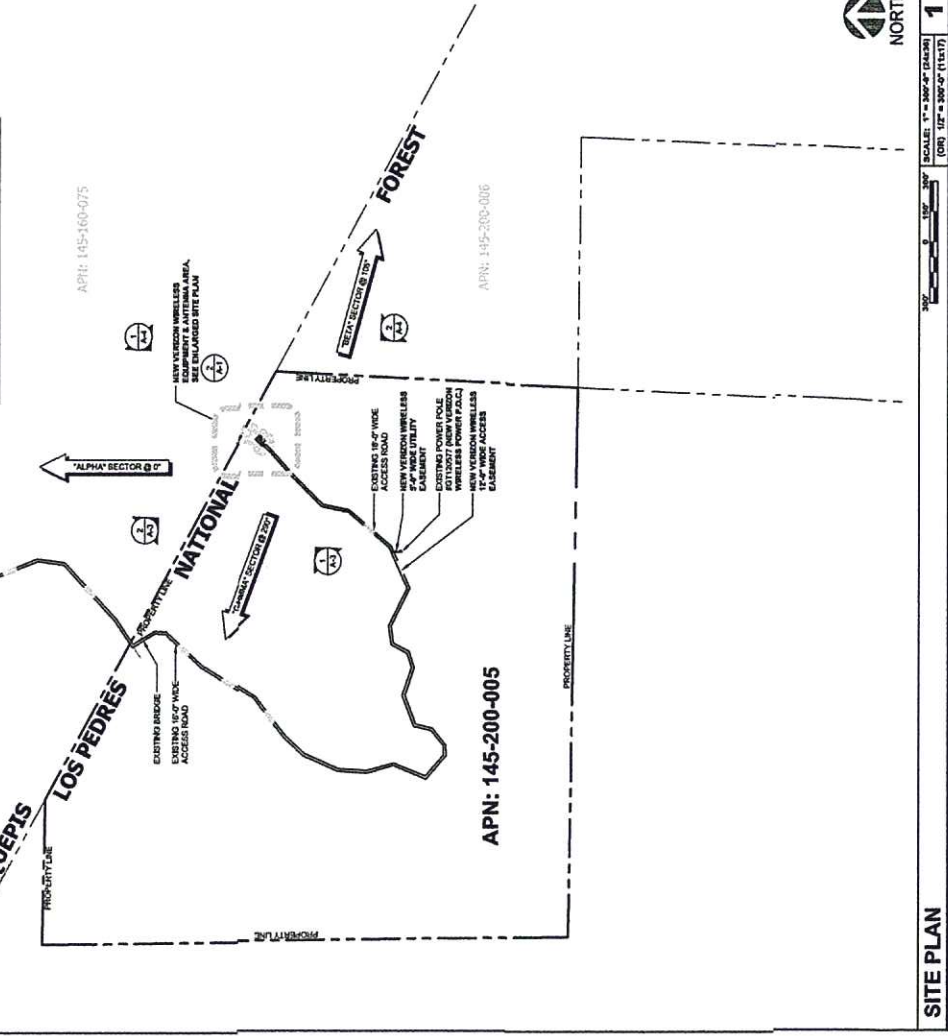
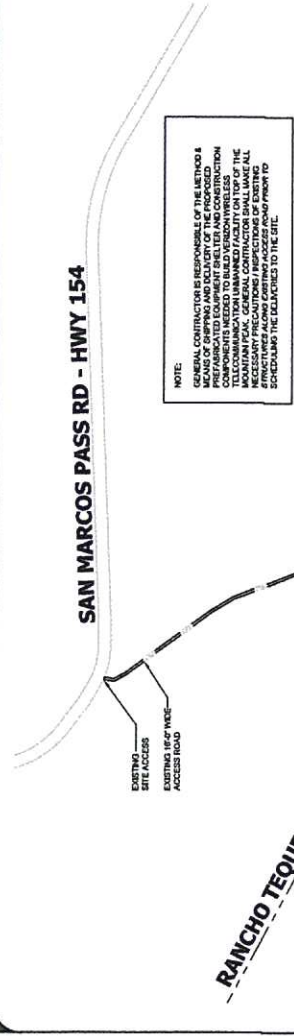
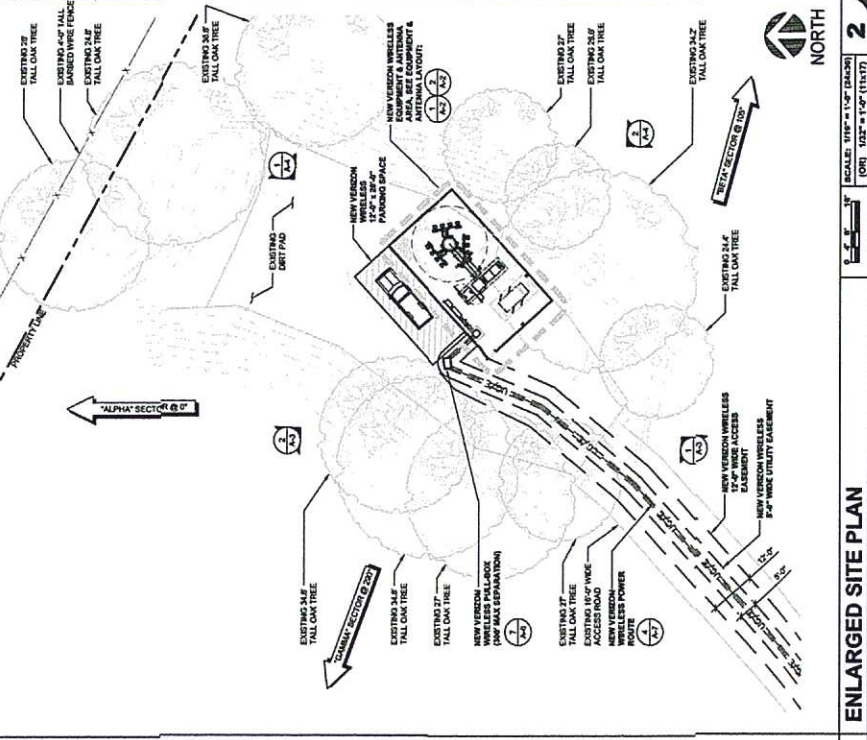
EARTH WORKS TABLE

DESCRIPTION	QUANTITY (CU. YD.)	QUANTITY (LIN. FT.)
CUT	287	
FILL	287	
LENGTH		1067'-3"
WIDTH		2'-0"
DEPTH		3'-3"

PROPOSED TRENCH DATA

SCALE: N.E.S.

3



REV.	DATE	DESCRIPTION	BY
0		NEW CONSTRUCTION	BR
1		REVISIONS	BR
2		REVISIONS	BR
3		REVISIONS	BR
4		REVISIONS	BR
5		REVISIONS	BR
6		REVISIONS	BR
7		REVISIONS	BR
8		REVISIONS	BR
9		REVISIONS	BR



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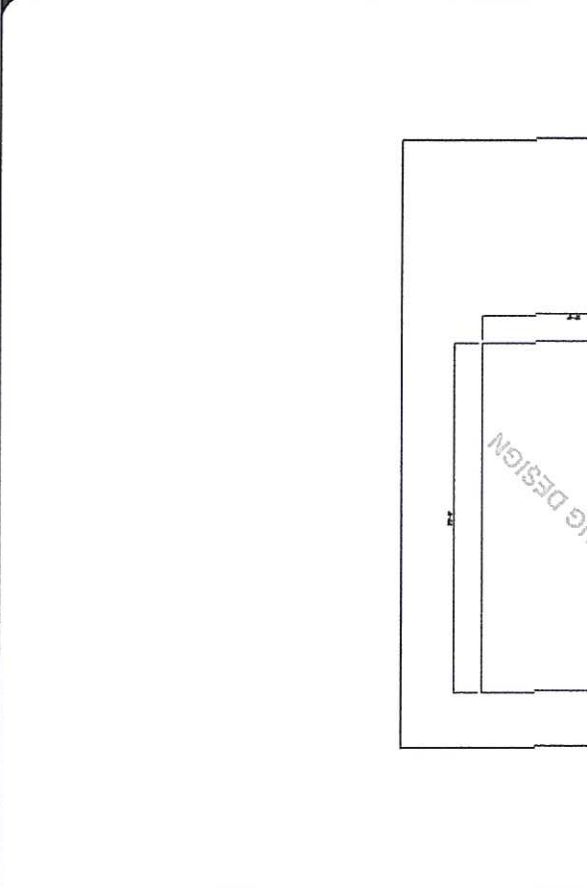


LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA CA, 93105

LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA CA, 93105

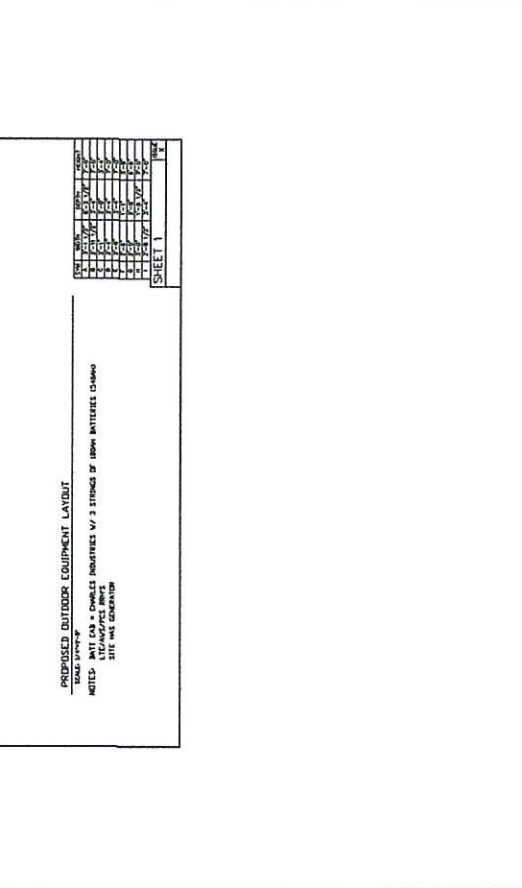
SHEET TITLE
 EQUIPMENT SCHEMATIC

A-5



NOT USED

SCALE	NOTE
	3

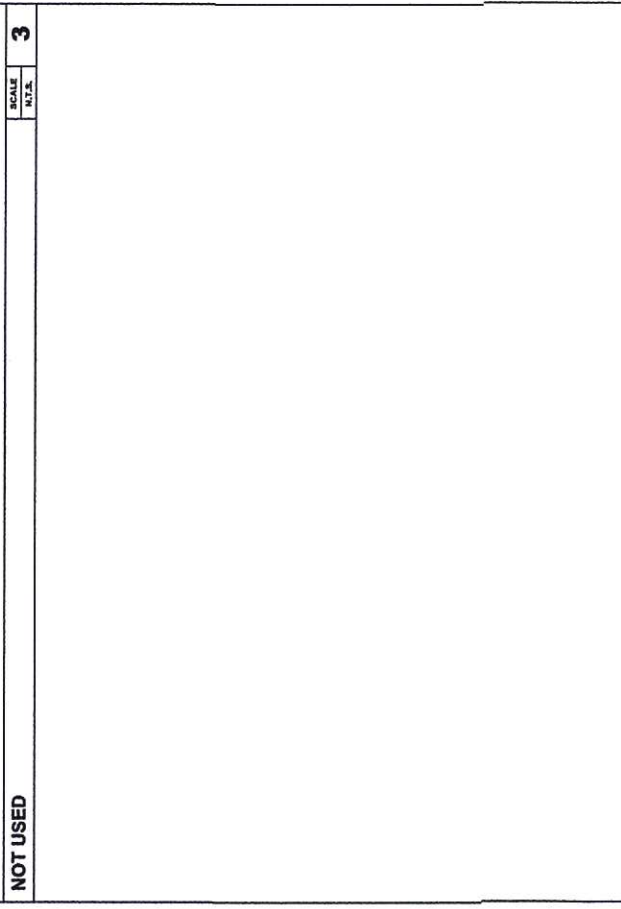


REV.	DATE	DESCRIPTION	BY
1		ISSUE FOR PERMITTING	BR
2		ISSUE FOR PERMITTING	BR
3		ISSUE FOR PERMITTING	BR
4		ISSUE FOR PERMITTING	BR
5		ISSUE FOR PERMITTING	BR
6		ISSUE FOR PERMITTING	BR
7		ISSUE FOR PERMITTING	BR
8		ISSUE FOR PERMITTING	BR
9		ISSUE FOR PERMITTING	BR

SHEET 1

NOT USED

SCALE	NOTE
	2



VERIZON WIRELESS EQUIPMENT SCHEMATIC

SCALE	NOTE
	1

REV.	DATE	DESCRIPTION	BY
1		ISSUE STATUS	
2		ISSUE STATUS	
3		ISSUE STATUS	
4		ISSUE STATUS	
5		ISSUE STATUS	
6		ISSUE STATUS	
7		ISSUE STATUS	
8		ISSUE STATUS	
9		ISSUE STATUS	
10		ISSUE STATUS	
11		ISSUE STATUS	
12		ISSUE STATUS	
13		ISSUE STATUS	
14		ISSUE STATUS	
15		ISSUE STATUS	
16		ISSUE STATUS	
17		ISSUE STATUS	
18		ISSUE STATUS	
19		ISSUE STATUS	
20		ISSUE STATUS	



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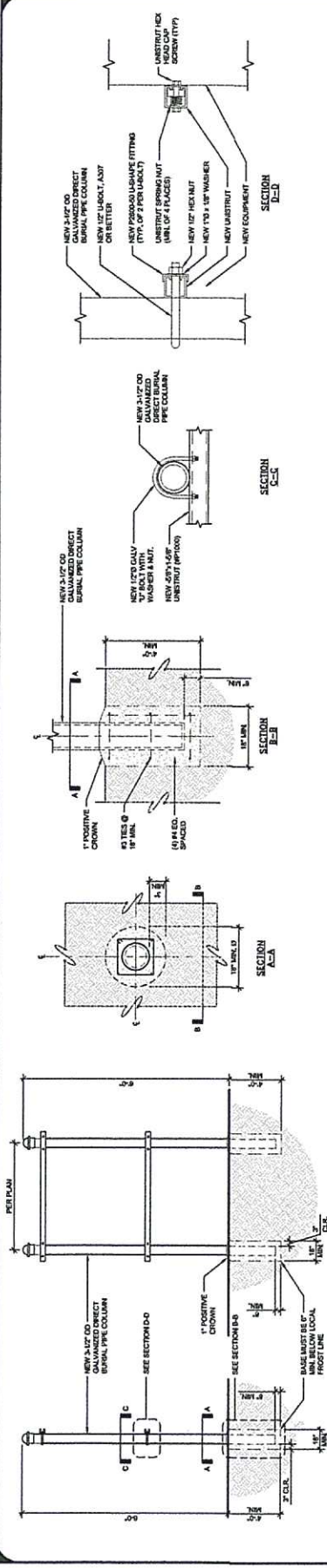


2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

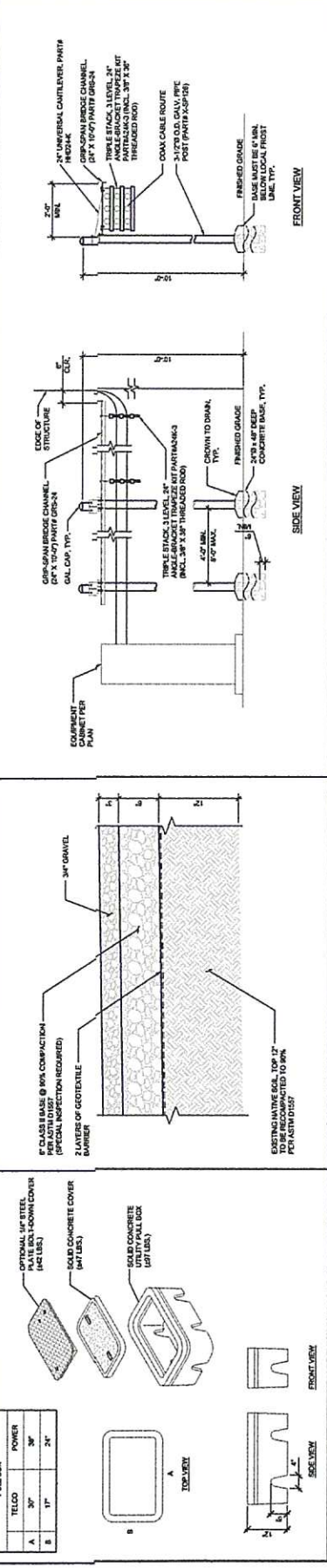
LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA, CA, 93105

SHEET TITLE
 DETAILS

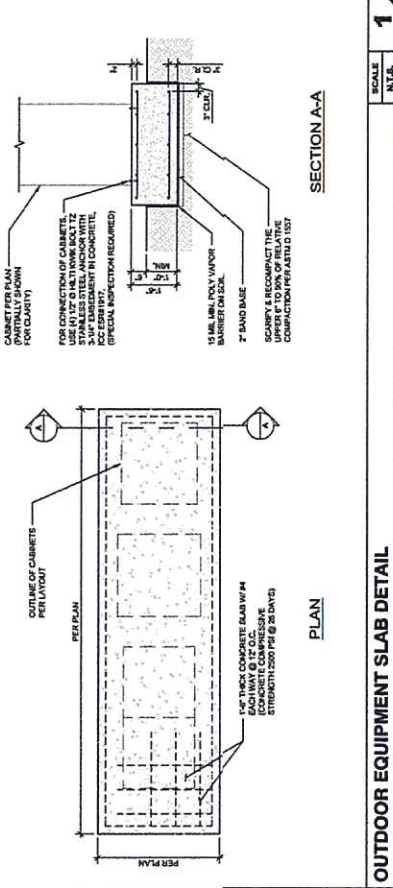
A-6



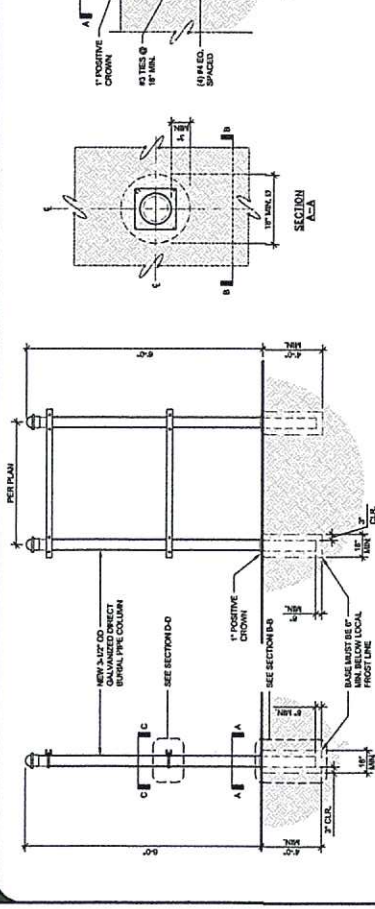
H-FRAME DETAIL
 SCALE: N.T.S.
 3



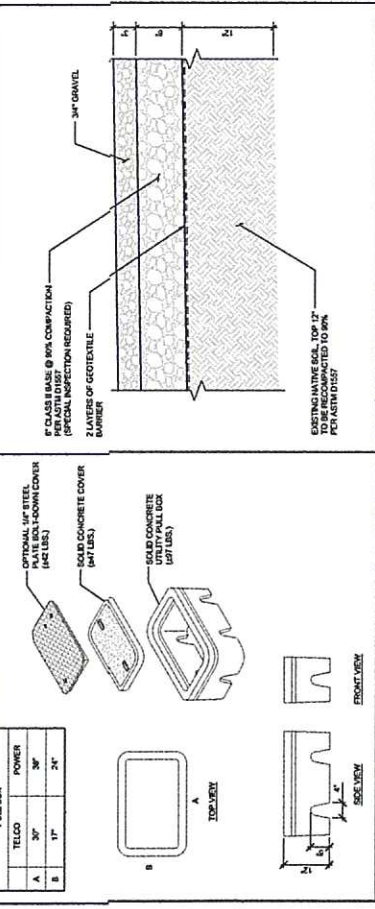
ICE BRIDGE DETAIL
 SCALE: N.T.S.
 2



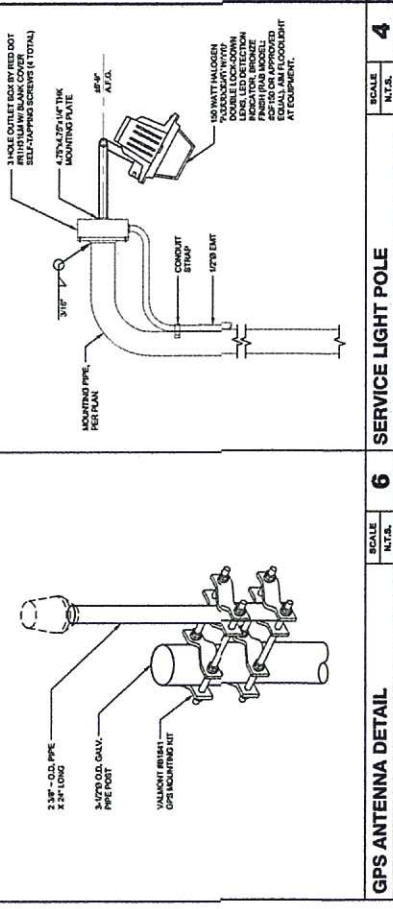
OUTDOOR EQUIPMENT SLAB DETAIL
 SCALE: N.T.S.
 1



SERVICE LIGHT POLE
 SCALE: N.T.S.
 4



COMPOUND SURFACE
 SCALE: N.T.S.
 5



GPS ANTENNA DETAIL
 SCALE: N.T.S.
 6

PULL BOX	POWER
A	30"
B	17"
C	24"

REV.	DATE	DESCRIPTION	BY
0		ISSUE FOR CONSTRUCTION	SS
1		ISSUE FOR PERMITS	SS
2		ISSUE FOR OUTDOOR EQUIPMENT E.C.	SS



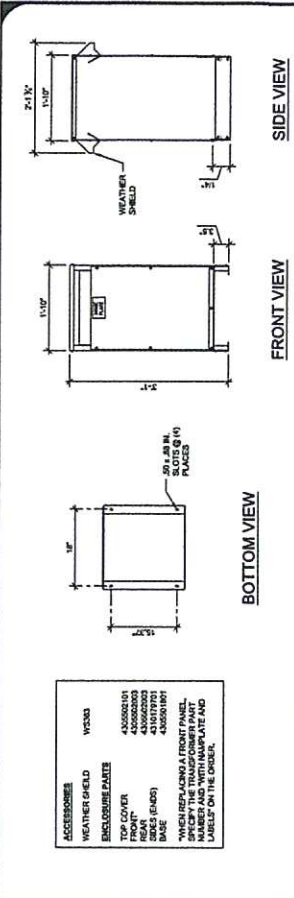
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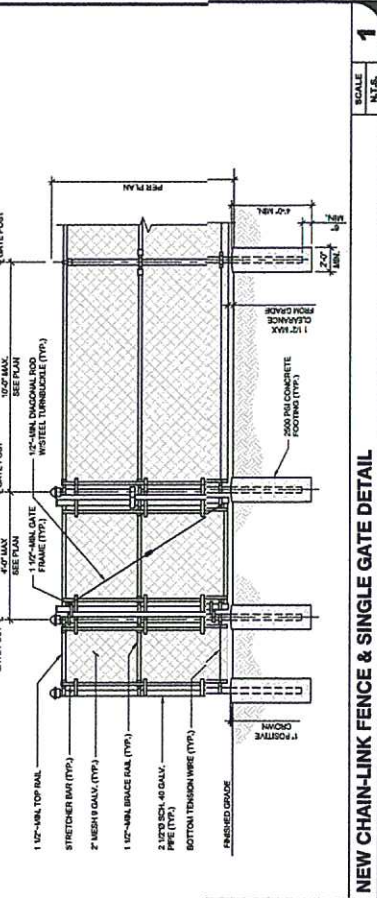
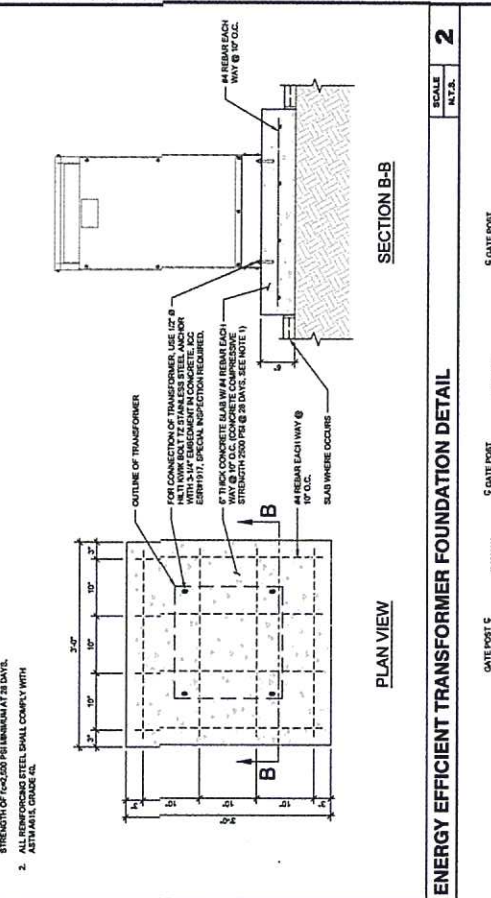
LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA, CA, 93105

SHEET TITLE
DETAILS

A-7

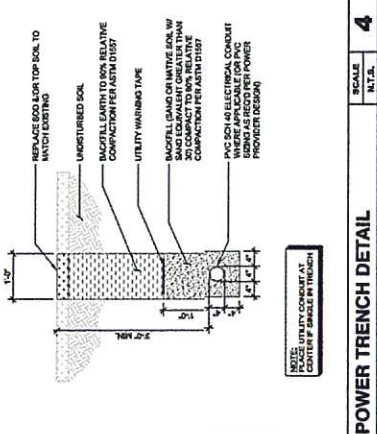


ENERGY EFFICIENT TRANSFORMER
 SCALE: N.T.S. 3



NOT USED
 SCALE: N.T.S. 9

NOT USED
 SCALE: N.T.S. 6



NOT USED
 SCALE: N.T.S. 7

NOT USED
 SCALE: N.T.S. 8

NOT USED
 SCALE: N.T.S. 5

REV.	DATE	DESCRIPTION	BY
0		ISSUE FOR CONSTRUCTION	SS
1		ISSUE FOR PERMITS	SS
2		ISSUE FOR OUTDOOR EQUIPMENT E.C.	SS

REV.	DATE	DESCRIPTION	BY
1		ISSUE FOR CONSTRUCTION	SR
2		ISSUE FOR CONSTRUCTION	SR
3		ISSUE FOR CONSTRUCTION	SR
4		ISSUE FOR CONSTRUCTION	SR
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ISSUE STATUS



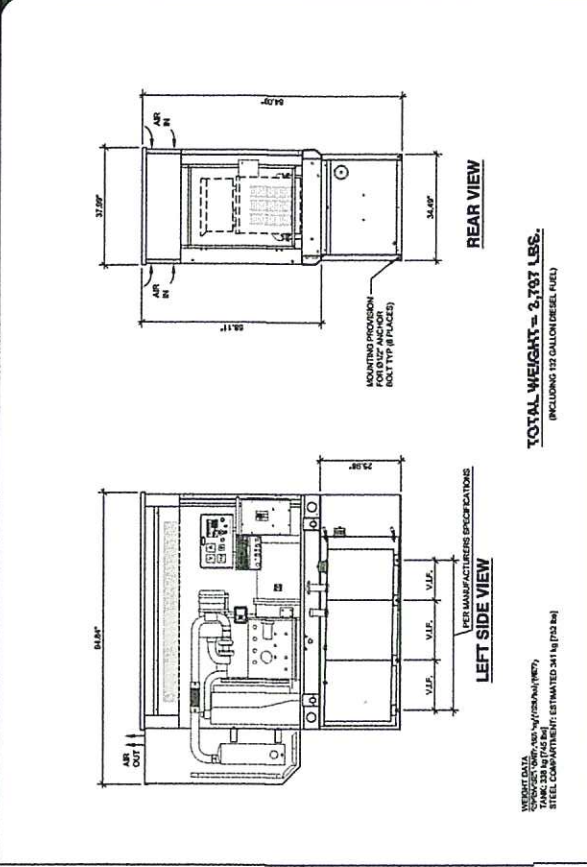
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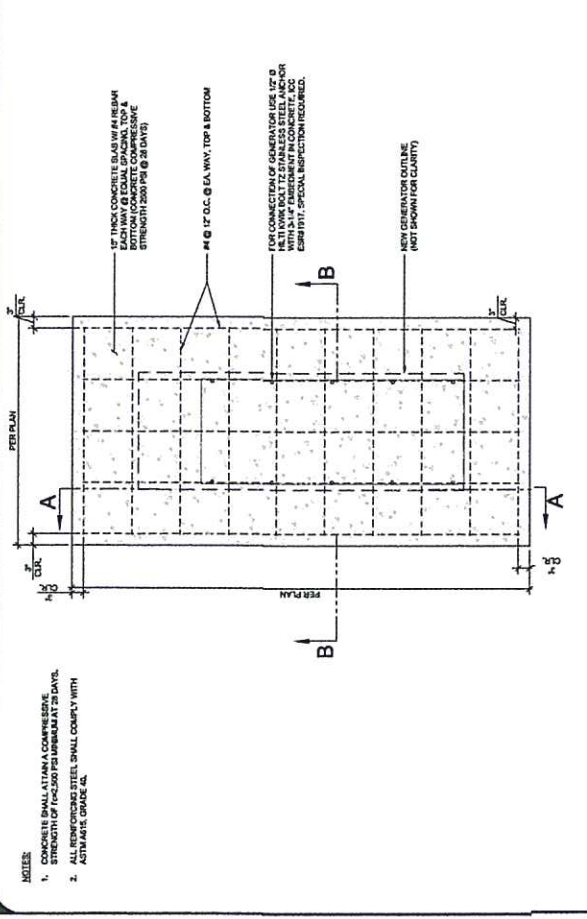
LAKE CACHUMA
 PSL # 276864
 2680 HWY 154
 SANTA BARBARA, CA, 93105

SHEET TITLE
 STANDBY GENERATOR
 ANCHORAGE DETAILS

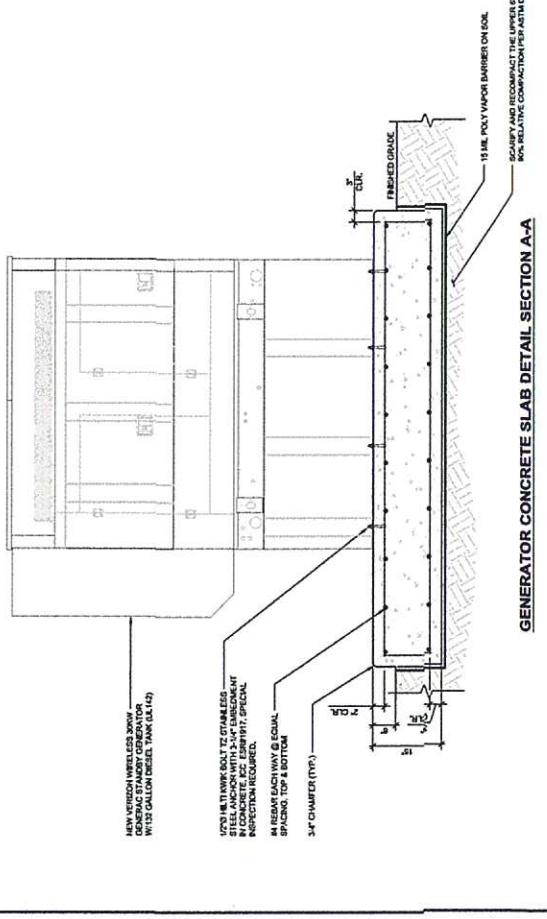
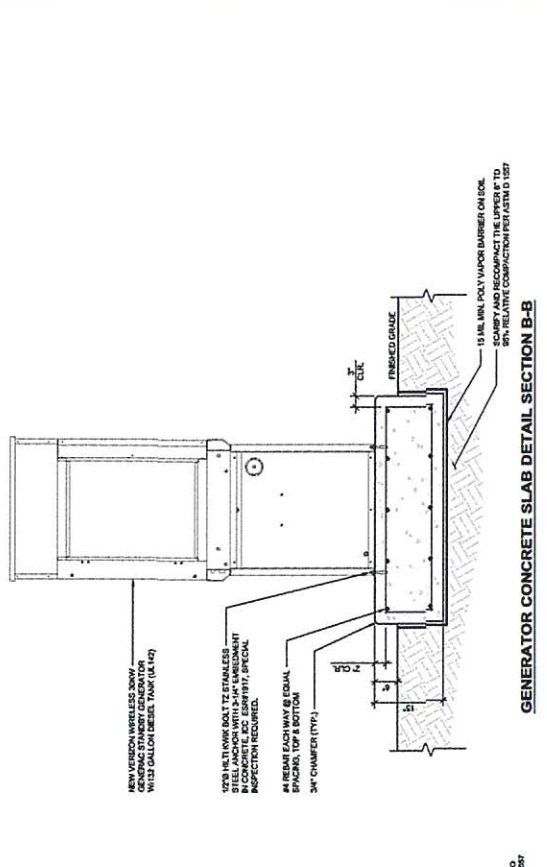
A-8



GENERAC DWG. # OF0835 30KW STANDBY GENERATOR W/132 GALLON DIESEL TANK (UL142) SCALE: N.T.S. 2



NEW GENERATOR CONCRETE SLAB PLAN



30KW GENERAC STANDBY GENERATOR W/132 GALLON DIESEL TANK (UL 142) ANCHORING DETAILS SCALE: N.T.S. 2

