

MONTECITO PLANNING COMMISSION
**Staff Report for Verizon Wireless Telecommunications Facility Relocation to
the Montecito Switch Station**

Hearing Date: May 23, 2012
Staff Report Date: May 4, 2012
Case No.: 12CUP-00000-00007

Deputy Director: Alice McCurdy
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Environmental Document:
CEQA Exemption Sections 15301 and 15303

PROPERTY OWNER:
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580 Santa Angela Lane
Santa Barbara, CA 93108

BUILDING OWNER:
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APPLICANT:
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Application Complete: April 26, 2012
Processing Deadline: 60 days from NOE
90 days from application submittal (collocated telecom. facility)



This site is identified as Assessor Parcel Numbers 011-200-015, -016, at the Verizon Communications Switch Station Building, addressed as 512 Santa Angela Lane, Montecito, First Supervisorial District.

1.0 REQUEST

Hearing on the request of Jay Higgins of SAC Wireless, agent for applicant, Verizon Wireless, to consider Case No. 12CUP-00000-00007, [application filed on March 29, 2012] for a Conditional Use Permit allowing the construction and operation of a new collocated wireless telecommunications facility in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on property zoned 20-R-1; and to determine that the project is exempt from CEQA pursuant to Sections 15301 and 15303 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP Nos. 011-200-015 and -016, located at 512 Santa Angela Lane, in the Montecito area, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 12CUP-00000-00007 marked "Officially Accepted, County of Santa Barbara May 23, 2012 Montecito Planning Commission Attachment B," based upon the project's consistency with the Comprehensive Plan, including the Montecito Community Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, included as Attachment C.
3. Approve the project 12CUP-00000-00007 subject to the conditions included as Attachment B.

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

3.0 JURISDICTION

This project is being considered by the Montecito Planning Commission based on Section 35-444.010.B of Montecito Land Use and Development Code which allows commercial telecommunications facilities in residential zone districts, under a Tier 4 facility, subject to Conditional Use Permit. The subject property is zoned 20-R-1, and therefore the proposed facility requires a Conditional Use Permit, the review of which is under the jurisdiction of the Montecito Planning Commission pursuant to the Montecito Land Use & Development Code Section 35.470.020(A).

4.0 ISSUE SUMMARY

Aesthetics: The proposed wireless facility is designed so that it would not be visible to the public. There is an existing wireless facility at the site, operated by Cingular. The antennas for the Cingular facility are mounted on the roof of the switch station building and screened by an RF-transparent parapet wall that is finished and painted to match the building. Verizon Wireless is proposing to mount their antennas behind this same parapet wall (with three new RF-transparent sections to allow for the southwest facing sector). Verizon Wireless' support equipment would be placed inside a new prefabricated equipment shelter next to the parking lot, on the west side of the property. This new equipment shelter would be screened by an existing perimeter wall and mature vegetation, but would also be painted to match the switch station building and perimeter wall.

Health and Safety: The proposed wireless facility includes the installation and operation of nine panel antennas on the roof-top of the switch station building. These antennas would be operating in the cellular, PCS and LTE bandwidths. Verizon Wireless is a licensed telecommunications operator that is regulated by the Federal Communications Commission. As a wireless telecommunications facility, the antennas are required to operate within the Federal radio frequency emissions limits, and local jurisdictions are prohibited from regulating telecommunications facilities on the basis of radio frequency emissions so long as the facility complies with these federal standards. See 47 U.S.C. § 332(c)(7)(B)(iv). As noted above, the Verizon Wireless antennas would be operating next to Cingular's existing antennas. Federal standards require that collocated facilities, such as this, cumulatively meet the emissions standards. As a part of the permit application, Verizon Wireless provided an emissions report, prepared by Hammett & Edison dated May 2, 2012. The report analyzed the emissions of the existing Cingular facility, the proposed Verizon Wireless facility, and the cumulative emissions of both facilities operating simultaneously. The report concluded that the simultaneous operation of both facilities is projected to be 9.5% of the public exposure limit. As the proposed project complies with the FCC's radio frequency emissions standards, the County may not regulate the facility on the basis of these emissions.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Inland, Urban, Residential, Montecito Community Plan, SRR-1.8 (1.8 dwellings per unit acre)
Ordinance, Zone	Montecito LUDC, 20-R-1 (20,000 sq. ft. min parcel size)
Site Size	0.87 acres (both parcels combined)
Present Use & Development	Switch station operations building for Verizon California Inc. (a landline telecommunications company)
Surrounding Uses/Zone(s)	<i>North: 20-R-1, Residential</i> <i>South: 1-E-1, Church</i>

Site Information	
	<i>East: CN, Shopping center</i> <i>West: 2-E-1, Residential</i>
Access	Santa Angela Lane
Other Site Information	A wireless telecommunications facility owned and operated by Cingular currently exists at the site
Public Services	Water Supply: N/A Sewage: N/A Fire: Montecito Fire Department Other (Electrical): Southern California Edison Other (Telephone): Verizon California Inc.

5.2 Setting

The intersection of San Ysidro Road and East Valley Road is the center of the “Upper Village” area, which is designated as “neighborhood commercial.” Three of the four corners of the intersection are developed with various commercial retail, offices, and restaurants, including a pharmacy and gas station. The switch station building, on which the proposed project would be located, is immediately adjacent to the “Montecito Village” shopping center and directly across the street from El Montecito Presbyterian Church. The switch station’s commercial-utility use is consistent with the commercial and utility mix of uses in this area. The building was built in 1965 and is one of only a few large buildings of its height in the Upper Village area (making it an ideal location for a telecommunications facility). It is approximately 25 feet high, and designed to resemble the Spanish architecture style, typical of the Santa Barbara area.

5.3 Statistics

Statistics			
Item	Existing	Proposed	Ordinance Standard
Structures (floor area)	13,200 sq. ft. switch station building 160 sq. ft. equipment shelter for Cingular	192 sq. ft. equipment shelter for Verizon Wireless	None
Max. Height of Structure(s)	26 ft. switch station building 10 ft. 6 in. equipment shelter for Cingular	12 ft. equipment shelter for Verizon Wireless	35 ft.
Building Coverage (footprint)	13,200 sq. ft. switch station building	192 sq. ft. equipment shelter for Verizon Wireless	None

Statistics			
Item	Existing	Proposed	Ordinance Standard
	160 sq. ft. equipment shelter for Cingular		
Roads Parking (covered/uncovered, ratio) Walkways	11 parking spaces	None (existing parking available on site)	11 parking spaces (modification to required spaces approved under 03AMD-00000-00014)
Open Space: Public Private Landscaping Undeveloped/Other	Landscaping, per BAR approved plan dated Oct. 4, 2003	None (existing approved landscape plan to be maintained)	Landscape plans shall be required where a Conditional Use Permit in compliance with Section 35.472.060 (Conditional Use Permits and Minor Conditional Use Permits) is required.

5.4 Description

The project is a request by the agent, Jay Higgins of SAC Wireless, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unstaffed telecommunications facility under provisions of County code zoning requirements for property zoned 20-R-1. The facility would be located in a 500-square foot lease area at 512 Santa Angela Lane, Assessor Parcel Nos. 011-200-015 and -016.

The applicant is proposing to construct a collocated wireless facility on the existing switch station building, which currently holds antennas for Cingular’s wireless telecommunications facility on the rooftop behind a parapet wall. The Verizon Wireless facility would include nine panel antennas, three antennas for three sectors at 120, 220 and 310 degrees (from north). The antennas would be operating in the cellular, PCS and LTE bandwidths. The proposed facility would cover most of Montecito.

All support equipment for the facility would be located in a new 11’8” x 16’ 0” x 12’ prefabricated equipment shelter located near the western property line. The equipment shelter would be placed on a concrete slab with a new electrical pedestal and would have two GPS antennas mounted on its side. The equipment would be cooled by two HVAC air-conditioning units located on the shelter operating intermittently as needed. The equipment shelter would be painted to match the existing switch station building but would be screened by the existing concrete retaining wall and mature vegetation along the western property line. The facility

would be serviced by Southern California Edison and Verizon California Inc. via underground connection to existing utilities onsite. The proposed facility would not require grading other than trenching associated with the utility connections. In the event of a power failure, a generator would be brought from off-site and temporarily installed to maintain power to the facility.

5.5 Background Information

Switch Station Building

The existing switch station building is owned by Verizon California Inc. (a landline telecommunications company). In 1965, a Conditional Use Permit was applied for (65-CP-081) to allow “Construction and operation of a 9,800 sq. ft. telephone exchange building and allowing side setbacks of 35 feet from centerline on the Santa Angela Lane street side instead of the required 50 feet from the centerline thereof and 2 feet instead of the required 10 feet from the easterly property line.” The permit application was originally denied by the Planning Commission then appealed by the applicant to the Board of Supervisors, who ultimately approved the project on September 20, 1965.

A 3,400 sq. ft. addition to the building (resulting in a total of 13,200 sq. ft.) was later approved by the Planning Commission on October 30, 1985 under 85-M-044. Under this permit the parking requirements were also modified from 20 spaces down to 15. This approval went unchallenged.

In 2002, Cingular Wireless applied for a Conditional Use Permit to add a wireless telecommunications facility to the rooftop of the building. However, the required number of 15 parking spaces were not being provided on the site. In order to make the findings required to approve the wireless telecommunications facility application, a modification to the parking standard was required. An application for an additional reduction to the required parking was submitted under 03AMD-00000-00014, which proposed reducing the required parking down to 11 spaces. The justification for the reduction of parking was based on the reduced number of employees at the site. The original facility contained labor intensive mechanical switching equipment that has since been replaced by automated computerized equipment, requiring only one part-time worker at the site to monitor the automatic switching equipment and care for the entire facility.

Although the telecommunications facility permit 02CUP-00000-00050 was approved without being challenged, its associated clearance permit 04LUP-00000-00669 was appealed along with the parking amendment permit 03AMD-00000-00014. However, prior to the Board hearing on the appeals, the appeals were withdrawn by the appellant as a result of mediation between the appellant and Verizon California Inc. (the building owner).

Decommissioning of an Existing Verizon Wireless Facility

The majority of Verizon Wireless’ current coverage of the Montecito area is provided by their existing facility located on Ortega Hill Road, at the QAD property. This facility was originally permitted in 1989 under 89-CP-048, and is now being decommissioned because their lease has expired. Coverage maps provided by the applicant, as part of their permit application, demonstrate that the loss of this facility would significantly impact the coverage of the Montecito area. Therefore, Verizon Wireless is proposing to relocate that facility to the switch station building (owned by Verizon California Inc.) at 512 Santa Angela Lane.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed project is a minor addition to an existing building to collocate a new telecommunications facility for Verizon Wireless next to an existing telecommunications facility (Cingular). The proposed project is exempt from environmental review under Section 15301 “Existing Facilities” and Section 15303 “New Construction or Conversion of Small Structures.” Please see Attachment B, Notice of Exemption, for the complete analysis.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<i>Land Use Element</i>	
Land Use Development Policies, Policy 4. <i>Public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.</i>	Consistent. The proposed facility would be unstaffed and would not require public or private resources aside from power and telephone service to power the site. All of these utilities currently exist at the site and would be sufficient to serve the proposed project. Existing access to the site is also adequate to serve the proposed project.
Visual Resources, Policy 1. <i>All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.</i>	Consistent. A landscaping plan was required and approved by the Board of Architectural Review for the existing switch station facility that remains in place. The existing mature vegetation on the western property line would screen the proposed equipment shelter, and since the proposed project would not alter the existing setting of any other area of the building, no additional adjustments to the landscape plan were required.
Visual Resources, Policy 3. <i>In areas designated as urban on the land use plan maps and in</i>	Consistent. The proposed facility is collocating at an existing switch station facility, along with an

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<p><i>designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>existing telecommunications facility. Additionally, the facility has been designed such that it would blend with the existing development and not be visible to the public. The antennas would be placed behind an existing parapet wall without any visible change to the building. The equipment shelter would be located next to the existing equipment shelter for the other telecommunications facility, on the west side of the property, screened by the existing perimeter wall and mature landscaping. Therefore the project is consistent with this requirement.</p>
<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. Power and telephone utility services used to power the proposed project would be connected via underground conduits, consistent with this requirement.</p>
<p>Montecito Community Plan</p>	
<p>Policy LU-M-2.1. <i>New structures shall be designed, sited, graded, and landscaped in a manner which minimizes their visibility from public roads.</i></p>	<p>Consistent. The proposed antennas would be entirely concealed behind the existing parapet wall on the roof of the switch station building. The equipment shelter would be located next to the parking lot along the western edge of the property where it would be screened by the existing perimeter wall and mature vegetation, consistent with this requirement. Additionally, the switch station facility has an existing approved landscape plan that has been installed and maintained.</p>
<p>Policy LU-M-2.2. <i>Lighting of structures, roads and properties shall be minimized to protect privacy, and to maintain the semi-rural, residential character of the community.</i></p>	<p>Consistent. No new exterior lighting, on the switch station building or on the equipment shelter, is proposed.</p>
<p>Policy LUG-M-1.1. <i>The County shall recognize that the Montecito Planning Area is a community nearing its full buildout potential, and shall require that development respect its small town, semi-rural character.</i></p>	<p>Consistent. The proposed project is collocating with existing facilities rather than introducing new development into the Montecito community. The antennas would be mounted on the existing switch station building and the equipment shelter would be located next to the existing equipment shelter. Therefore the project is consistent with this requirement.</p>
<p>Policy CIRC-M-3.10. <i>New Major Conditional</i></p>	<p>Consistent. The proposed wireless</p>

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<p><i>Use Permits shall be required to demonstrate that the proposed use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from the proposed Major Conditional Use Permit, in order to approve the project, a finding must be made that:</i></p> <p><i>1. The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or</i></p> <p><i>2. Road improvements included as part of the project description are consistent with the community plan and are adequate to fully offset the identified potential increase in traffic.</i></p>	<p>telecommunications facility is designed to operate as an automated (unstaffed) facility. No employees are required aside from general maintenance. Approximately one maintenance trip per month is expected. Therefore, this project would not significantly increase traffic demands in the area and is consistent with this requirement.</p>
<p>Policy F-M-2.1. <i>The County shall cooperate with the Montecito Fire Protection District while reviewing Fire District requirements applied to ministerial and discretionary development projects regarding access, vegetation clearance, and improvements with the intent of protecting development from fire hazards while maintaining community character and quality of life and preventing adverse environmental impacts.</i></p>	<p>Consistent. The proposed project was reviewed by Montecito Fire District on May 2, 2012, who determined that the proposed design does not pose any fire hazard concerns.</p>
<p>Policy E-M-1.1. <i>In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), RMD shall require an adequate building setback from EMF-generating sources to minimize exposure hazards.</i></p>	<p>Consistent. As part of the permit application the applicant has provided a radiofrequency emissions report prepared by Hammett & Edison dated May 2, 2012 which assessed the emissions from the proposed project, in conjunction with the existing antennas at the site. The report concluded that the project and the existing antennas combined are projected to operate at 9.5% of the FCC’s public emission standard allowed for unlimited duration. Therefore the project complies with the health and safety requirements and no additional setbacks are required.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Commercial Telecommunications Facility Requirements

REQUIREMENT	DISCUSSION
Section 35.444.010.D.1 Development Standards	
<p>Standard 1.a. The facility shall comply with the setback requirements of the zone in which the facility is located except as follows:</p> <p>(1) Antennas may be located within the setback area without approval of a modification in compliance with Subsection 35.472.060.I (Conditions, restrictions, and modifications) or Subsection 35.472.080.H (Conditions, restrictions, and modifications) provided they are installed on an existing, operational, public utility pole, or similar existing support structure.</p> <p>(2) Underground equipment (e.g., equipment cabinet) may be located within the setback area and rights-of-way provided that no portion of the facility shall obstruct existing or proposed sidewalks, trails, and vehicular ingress or egress.</p> <p>(3) A modification to the setback is granted in compliance with Subsection 35.472.060.I (Conditions, restrictions, and modifications), or Section 35.472.080.H (Conditions, restrictions, and modifications).</p>	<p>Consistent. The property setbacks were modified from the zone district’s requirements with the approval of 65-CP-081, allowing side setbacks of 35 feet from the centerline on the Santa Angela Lane street side instead of the required 50 feet from the centerline thereof, and 2 feet instead of the required 10 feet from the westerly property line. The proposed facility complies with these setbacks and therefore is consistent with this requirement.</p>
<p>Standard 1.b. The height of antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 50 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above.</p> <p>(1) The height limit may be increased to a maximum of 75 feet when technical requirements dictate.</p> <p>(2) Antennas and support structures used in connection with wireless communication facilities may exceed 75 feet if:</p> <p>(a) The antenna is mounted on or within an existing structure and the highest point of the antenna does not protrude above the highest point of the</p>	<p>Consistent. The proposed antennas would be mounted on the rooftop of the existing switch station building at a height of 25 feet. Therefore the project is consistent with this requirement.</p>

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<p>structure, including parapet walls and architectural façades, that the antenna is mounted on; or,</p> <p>(b) The antenna is mounted on an existing, operational public utility pole or similar support structure (e.g., street light standard), as determined by the Director provided the highest point of the antenna does not exceed the height of the existing utility pole or similar support structure that it is mounted on.</p>	
<p>Standard 1.c. The general public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated antenna support structure, and equipment shelter.</p>	<p>Consistent. The proposed equipment would be enclosed within the existing perimeter wall and locked gate to restrict access and prevent tampering by the general public.</p>
<p>Standard 1.d. 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.</p>	<p>Consistent. The proposed project is not located in or on a designated historical landmark.</p>
<p>Standard 1.e. The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.</p>	<p>Consistent. A radiofrequency emissions report was submitted as part of the project application. The report by Hammett & Edison dated May 2, 2012, concluded that the proposed facility and existing Cingular antennas combined would operate at 9.5% of the FCC public emissions standard and would therefore meet the FCC requirements. As a part of the project conditions, a verification measurement report would be required within 30 days of final building inspection to confirm these projections (see Condition No. 10).</p>
<p>Standard 1.f. The facility shall be served by roads and parking areas consistent with the following requirements:</p> <p>(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.</p> <p>(2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.</p> <p>(3) Newly constructed roads or parking areas shall,</p>	<p>Consistent. No new parking spaces or road improvements are proposed as part of this project. Temporary parking for maintenance activities would be provided in the existing parking lot.</p>

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<p>whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.</p>	
<p>Standard 1.g. The facility shall be unlit except for the following:</p> <p>(1) A manually operated light or light controlled by motion-detector that includes a timer located above the equipment structure door that shall be kept off except when personnel are present at night.</p> <p>(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.</p>	<p>Consistent. Consistent with this requirement, the proposed telecommunications facility, including the antennas and equipment shelter, would not be lit.</p>
<p>Standard 1.h. The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in nonreflective materials.</p>	<p>Consistent. The antennas, mounting brackets and equipment shelter would be painted with non-reflective paint or other non-reflective finish as conditioned (see Condition No. 6).</p>
<p>Standard 1.i. Structures, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and repainted as necessary with a nonreflective 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.</p>	<p>Consistent. The existing parapet wall is painted and finished to match the existing switch station building. To blend with the development on site, the proposed equipment shelter would be painted to match the switch station building, as is the existing equipment shelter for Cingular. Painting would be confirmed by condition compliance monitoring prior to final building inspection. In addition, standard conditions of approval require the facility be maintained in a state of good condition and repair for the life of the facility.</p>
<p>Standard 1.j. 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 [listed as (1) through (6)].</p>	<p>Consistent. The equipment shelter would be located as such that no trees or significant vegetation would need to be removed. The existing landscaping at the site would continue to be maintained. Therefore, no additional landscaping was required as part of the proposed project.</p>
<p>Section 35.444.010.D.2 Development Standards</p>	
<p>Standard 2.a. The primary power source shall be electricity provided by a public utility. Backup generators shall only be operated during power outages and for testing and maintenance purposes. New utility line extension longer than 50 feet</p>	<p>Consistent. Primary power to the facility would be provided by Southern California Edison via the existing utilities at the site. In the event there is a loss of power, a back-up generator would be brought to the site only during the temporary</p>

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<p>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 colocation.</p>	<p>outage. These limitations are included in the permit conditions of approval.</p>
<p>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.</p>	<p>Consistent. The proposed project is not located within a designated environmentally sensitive habitat area.</p>
<p>Standard 2.c. Colocation 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:</p> <p>(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</p> <p>(2) Colocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or</p> <p>(3) The review authority determines that colocation of the proposed facility would result in greater visual impacts than if a new support structure were proposed.</p> <p>Proposed facilities shall be assessed as potential colocation 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 colocated 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 colocation include the visibility of the existing site, potential for exacerbating the visual impact of the existing site, availability of necessary utilities (power and telephone), existing</p>	<p>Consistent. The proposed project is collocating with the existing Cingular telecommunications facility onsite, consistent with this requirement.</p>

REQUIREMENT	DISCUSSION
<p>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 colocation are located in Subsection E.3 (Colocation) below.</p>	
<p>Standard 2.d. Support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be located underground, if feasible, if they would otherwise be visible from public viewing areas (e.g., public road, trails, recreational areas).</p>	<p>Consistent. The equipment shelter for the facility would not be visible as it would be screened by the existing perimeter wall and mature vegetation.</p>
<p>Standard 2.e. In the Coastal Zone, disturbed areas associated with the development of a facility shall be prohibited on prime agricultural soils. An exemption may be approved only upon a showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid or minimize impacts to prime soils.</p>	<p>Consistent. The proposed project is not within the Coastal Zone.</p>
<p>Standard 2.f. In the Coastal Zone, facilities shall be prohibited in areas that are located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea, unless a location on the seaward side would result in less visible impact. An exemption may be approved only upon showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid or minimize visual impacts.</p>	<p>Consistent. The proposed project is not within the Coastal Zone.</p>
<p>Section 35.444.010.D.3 Development Standards</p>	
<p>Standard 3.a. A facility shall not be located so as to silhouette against the sky if substantially visible from a state-designated scenic highway or roadway located within a scenic corridor as designated on the Comprehensive Plan maps.</p>	<p>Consistent. The project site is not located within a designated scenic corridor.</p>
<p>Standard 3.b. A facility shall not be installed on an exposed ridgeline unless it blends with the surrounding existing natural or manmade environment in a manner that ensures that it will not be substantially visible from public viewing</p>	<p>Consistent. The project is not proposed to be installed on a ridgeline.</p>

REQUIREMENT	DISCUSSION
<p>areas (e.g., public road, trails, recreation areas) or is colocated in a multiple user facility.</p>	
<p>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 colocated facility situated on a multiple user site.</p>	<p>Consistent. The proposed facility would not be visible from public viewing areas. The antennas would be entirely screened behind an RF-transparent parapet wall on the rooftop of the switch station building, and the equipment shelter would be located inside the property and screened by the existing perimeter wall and mature vegetation. Therefore the project is consistent with this requirement.</p>
<p>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.</p>	<p>Consistent. The proposed facility would not be visible from public viewing areas. The antennas would be entirely screened behind an RF-transparent parapet wall on the rooftop of the switch station building, and the equipment shelter would be located inside the property and screened by the existing perimeter wall and mature vegetation. Therefore the project is consistent with this requirement.</p>
<p>Standard 3.e. In the Coastal Zone, disturbed areas associated with the development of a facility shall not occur within the boundaries or buffer of an environmentally sensitive habitat area. An exemption may be approved only upon showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid impacts to environmentally sensitive habitat areas. If an exemption is approved with regard to this standard, the County shall require the applicant to fully mitigate impacts to environmentally sensitive habitat consistent with the provisions of the certified Local Coastal Program. Associated landscaping in or adjacent to environmentally sensitive habitat areas shall be limited to locally native plant species appropriate to the habitat type and endemic to the watershed. Invasive, nonindigenous plant species that tend to supplant native species shall be prohibited.</p>	<p>Consistent. The proposed project is not within the Coastal Zone.</p>

6.3.2 One Family Residential (R-1)

REQUIREMENT	DISCUSSION
<p>Setbacks for Buildings and Structures. Front: 50 ft from road centerline and 20 ft from right-of-way. Side: 10 ft. Rear: 10 ft.</p>	<p>Consistent. The property setbacks were modified from the zone districts requirements with the approval of 65-CP-081, allowing side setbacks of 35 feet from centerline on the Santa Angela Lane street side instead of the required 50 feet from the centerline thereof, and 2 feet instead of the required 10 feet from the westerly property line. The proposed facility complies with these setbacks and therefore is consistent with this requirement.</p>
<p>Height Limit. 35 feet and 2 stories</p>	<p>Consistent. The rooftop of the switch station building with the parapet wall would not exceed 26 feet in height, or two stories.</p>

6.4 Subdivision/Development Review Committee

The Subdivision/Development Review Committee (SDRC) has waived review of this and other wireless communications facilities unless the planner determines that certain agencies or departments should review the project given the project description. This facility does not propose any elements which necessitate review by SDRC.

6.5 Design Review

The proposed project is a minor alteration to the existing building that would not result in any substantial visual change (as the antennas would be entirely screened by the existing parapet). Additionally, the proposed equipment shelter would be located on the west side of the property where it would be screened from public view by the existing perimeter wall and mature vegetation. Therefore the proposed project was determined by the Director to be exempt from Design Review under MLUDC Section 35.472.070.C.6.

7.0 APPEALS PROCEDURE

The action of the Montecito Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
- C. CEQA Notice of Exemption
- D. APN Sheet
- E. Photo Simulations
- F. Project Plans

ATTACHMENT A: FINDINGS

1.0 CEQA

1.1 CEQA Guidelines Exemption Findings

- 1.1.1** The proposed project is exempt from environmental review pursuant to Sections 15301 and 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see the Notice of Exemption included in Attachment C.

2.0 MONTECITO LAND USE DEVELOPMENT CODE

2.1 Conditional Use Permit Findings (Sec. 35.472.060.E)

- 2.1.1** *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 property is ideal for siting an additional carrier, since it already has an existing facility on the building. There is already infrastructure in place to screen antennas on the rooftop of the building and there is adequate space to add the proposed equipment. In addition, power and telephone utility connections already exist at the site and are sufficient to serve the proposed facility. Therefore this finding can be made.

- 2.1.2** *Environmental impacts. (1) Within the Coastal Zone, adverse environmental impacts will be mitigated to the maximum extent feasible. (2) Within the Inland area, significant environmental impacts will be mitigated to the maximum extent feasible.*

No significant environmental impacts were identified to result from the project. The project qualifies for exemption from environmental review under CEQA Sections 15301 and 15303.

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

The proposed project would not result in a significant traffic increase. At its maximum the facility would require one maintenance trip per month, and therefore the existing roads are adequate to support the proposed project and this finding can be made.

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

The proposed facility would be unstaffed and would not require public or private resources aside from power and telephone service to power the site. These utilities currently exist at the site and would be sufficient to serve the proposed project. Therefore this finding can be made.

2.1.5 *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.*

The proposed facility utilizes existing infrastructure to eliminate the need for new development and blend the facility with the existing community. Wireless telecommunications facilities are required to comply with the Federal Communications Commission health and safety standards at all times. The applicant submitted a projected emission report by Hammett & Edison, dated May 2, 2012, as a part of the project application.¹ The report concludes that RF exposure from the proposed telecommunications facility in combination with the existing Cingular facilities would be approximately 9.5% of the FCC public exposure limit. Therefore the facility is well within the FCC's health and safety limits and this finding can be made.

2.1.6 *The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan including the Montecito Community Plan.*

As discussed in Sections 6.2 and 6.3 of the staff report dated May 4, 2012, and incorporated herein by reference, the proposed project was found to comply with applicable requirements of the Montecito Land Use Development Code and Comprehensive Plan, including the Montecito Community Plan. Therefore this finding can be made.

2.1.7 *The proposed project will not potentially result in traffic levels higher than those anticipated for the lot by the Montecito Community Plan and its associated environmental documents; or if the project would result in higher traffic levels, the increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Montecito Community Plan or road improvements included as part of the project description are consistent with the provisions of the Montecito Community Plan and are adequate to fully offset the identified potential increase in traffic.*

The proposed facility would be unstaffed and would not require public or private resources aside from power and telephone service to power the site. These utilities currently exist at the site and would be sufficient to serve the proposed project. Therefore this finding can be made.

2.1.8 *The proposed project will not adversely impact recreational facilities and uses.*

The proposed facility would be located on the rooftop of an existing building on privately-owned land. No recreational uses or facilities exist on site or nearby, nor would any impacts be anticipated. Therefore this finding can be made.

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

The project is not located within a designated Rural area.

¹ On file with P&D and available upon request.

2.2 Commercial Telecommunication Facility Findings (Sec. 35.444.010.G)

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

As discussed in Sections 6.2 and 6.3 of the staff report dated May 4, 2012, and incorporated herein by reference, the facility is designed to retain the visual character of the area by utilizing existing infrastructure. Moreover, the antennas or equipment would not be visible to the public. Therefore this finding can be made.

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

The facility is designed to blend with the existing building infrastructure and therefore eliminate its appearance as a telecommunications facility. Therefore this finding can be made.

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

As discussed in Sections 6.2 and 6.3 of the staff report dated May 4, 2012, and incorporated herein by reference, collocating on the switch station building and utilizing the existing screening infrastructure blends the facility with the existing visual character of the area. Therefore this finding can be made.

2.2.4 The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Subsection D. (Additional development standards for telecommunication facilities) above. (a). 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: (1) Would not increase the visibility of the facility or decrease public safety, or (2) 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 (3) Would avoid or reduce the potential for environmental impacts.

As analyzed in Sections 6.2 and 6.3 of the staff report dated May 4, 2012, and incorporated herein by reference, the proposed project complies with all required development standards of the telecommunication ordinance.

2.2.5 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.

The applicant submitted a projected emission report by Hammett & Edison, dated May 2, 2012, as a part of the project application.² The report concludes that RF exposure from the proposed telecommunications facility in combination with the existing Cingular antennas would be 9.5% of the applicable FCC public exposure limit; therefore this finding can be made.

² On file with P&D and available upon request.

2.2.6 *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.*

The proposed roof-mounted facility would serve to replace an existing Verizon Wireless telecommunications facility that is now being decommissioned because their lease has expired. Coverage maps submitted by the applicant as part of the permit application indicate that with the loss of the facility that is being decommissioned, there will be a substantial lack of coverage of the Montecito area by Verizon Wireless. The proposed project would off-set that loss and provide coverage for a large portion of the Montecito area. Therefore this finding can be made.

2.2.7 *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.*

The proposed project design utilizes existing infrastructure to provide the height necessary to achieve the coverage objective, as well as existing infrastructure to screen the facility. No visual changes would result as a part of the proposed project. Therefore the proposed project location and design is the least intrusive means for a new facility to serve the majority of the Montecito area.

ATTACHMENT B: CONDITIONS OF APPROVAL

- 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-Plans dated March 22, 2012, B-Photosimulations, 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 the agent, Jay Higgins of SAC Wireless, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unstaffed telecommunications facility under provisions of County code zoning requirements for property zoned 20-R-1. The facility would be located in a 500-square foot lease area at 512 Santa Angela Lane, Assessor Parcel Nos. 011-200-015 and -016.

The applicant is proposing to construct a collocated wireless facility on the existing switch station building, which currently holds antennas for Cingular's wireless telecommunications facility on the rooftop behind a parapet wall. The Verizon Wireless facility would include nine panel antennas, three antennas for three sectors at 120, 220 and 310 degrees (from north). The antennas would be operating in the cellular, PCS and LTE bandwidths. The proposed facility would cover most of Montecito.

All support equipment for the facility would be located in a new 11'8" x 16' 0" x 12' prefabricated equipment shelter located near the western property line. The equipment shelter would be placed on a concrete slab with a new electrical pedestal and would have two GPS antennas mounted on its side. The equipment would be cooled by two HVAC air-conditioning units located on the shelter operating intermittently as needed. The equipment shelter would be painted to match the existing switch station building but would be screened by the existing concrete retaining wall and mature vegetation along the western property line. The facility would be serviced by Southern California Edison and Verizon California Inc. via underground connection to existing utilities onsite. The proposed facility would not require grading other than trenching associated with the utility connections. In the event of a power failure, a generator would be brought from off-site and temporarily installed to maintain power to the facility.

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.

3. **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 two signs stating these restrictions at 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.

4. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

5. **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 monthly basis for a period not to exceed 30 minutes. The exercise period shall be limited to the hours between 7:30 a.m. and 4:30 p.m., Monday–Friday only & shall not occur on State holidays (e.g., Thanksgiving, Labor Day, etc.). Non-emergency operation beyond 30 minutes per month shall be prohibited. Additionally, Air Pollution Control District (APCD) permits are required for diesel-powered emergency standby generator engines rated at 50 BHP (brake-horsepower) or greater.

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

TIMING: Permittee shall obtain an APCD Authority to Construct permit prior to engine installation, and an APCD Permit to Operate prior to engine operation. All necessary APCD permits shall be obtained prior to Final Building Inspection Clearance.

6. **Tel-03 Colors and Painting.** All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials (including painted surfaces) and shall be painted and finished to match the existing switch station building.

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.

7. **Tel-05 Exterior Lighting.** Except as previously permitted on the switch station building, the antenna support structure shall not be lighted. The leased premises shall likewise be unlit except for a manually operated light which limits lighting to the area of the equipment in the immediate vicinity of the antenna support structure. The light fixture 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.

- 8. 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 Zoning Clearance.

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

- 9. 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.

- 10. 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 "a" 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.

11. **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.

12. **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.
13. **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.

- 14. 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.

- 15. 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.

- 16. 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 zoning clearance. The Owner/Applicant shall provide evidence that he/she has recorded the Agreement to Comply with Conditions.

- 17. 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 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.
- 18. Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [MLUDC §35.472.020].
- 19. 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.
- 20. 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.
- 21. Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.474.030 of the Montecito 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.
- 22. 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 35.474.030 of the Montecito 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. [MLUDC §35.472.060 & 35.474.060].
- 23. 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.

24. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
25. **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.
26. **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. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including 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;
 - 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.
27. **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.

- 28. 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.
- 29. Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.
- 30. 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 C: NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Megan Lowery, Planning & Development

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: 011-200-015, -016

Case No.: 12CUP-00000-00007

Location: 512 Santa Angela Lane, Santa Barbara

Project Title: Verizon Wireless Telecommunications Facility at Montecito Switch Station

Project Description:

The project is a request by the agent, Jay Higgins of SAC Wireless, for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and use of an unstaffed telecommunications facility under provisions of County code zoning requirements for property zoned 20-R-1. The facility would be located in a 500-square foot lease area at 512 Santa Angela Lane, Assessor Parcel Nos. 011-200-015 and -016.

The applicant is proposing to construct a collocated wireless facility on the existing switch station building, which currently holds antennas for Cingular's wireless telecommunications facility on the rooftop behind a parapet wall. The Verizon Wireless facility would include nine panel antennas, three antennas for three sectors at 120, 220 and 310 degrees (from north). The antennas would be operating in the cellular, PCS and LTE bandwidths. The proposed facility would cover most of Montecito.

All support equipment for the facility would be located in a new 11'8" x 16' 0" x 12' prefabricated equipment shelter located near the western property line. The equipment shelter would be placed on a concrete slab with a new electrical pedestal and would have two GPS antennas mounted on its side. The equipment would be cooled by two HVAC air-conditioning units located on the shelter operating intermittently as needed. The equipment shelter would be painted to match the existing switch station building but would be screened by the existing concrete retaining wall and mature vegetation along the western property line. The facility would be serviced by Southern California Edison and Verizon California Inc. via underground connection to existing utilities onsite. The proposed facility would not require grading other than trenching associated with the utility connections. In the event of a power failure, a generator would be brought from off-site and temporarily installed to maintain

power to the facility.

Name of Public Agency Approving Project: County of Santa Barbara
Name of Person or Agency Carrying Out Project: Jay Higgins, SAC Wireless

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections:

Section 15301: “Existing Facilities”

Section 15303: “New Construction or Conversion of Small Structures”

Reasons to support exemption findings:

The proposed project can be found categorically exempt from environmental review pursuant to Sections 15301 and 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15301 allows for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Section 15303 allows “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.”

The proposed project is a request to collocate antennas on an existing building next to an existing telecommunications facility for a different carrier and construct an equipment shelter (160 sq. ft.) adjacent to the other carrier’s equipment shelter on the west side of the property, next to the parking lot. The antennas would not only utilize existing infrastructure, but would be entirely concealed and would not cause any visible change to the existing property. The equipment shelter would also be screened from public view in its proposed location. The proposed project does not require water or sewer service, and would not generate any solid waste, odors or dust. No new gas, electric or telephone utilities would be required as they already exist onsite. Public services such as fire and law enforcement would not be required given the automated nature of the facility and restricted public access. Access would be provided by existing paved roads and additional traffic would be minimal (limited to one trip per month to the facility for maintenance). Vegetation protection measures would be instituted to ensure the retention of the existing landscaping. The project is located in an existing developed area, and would not impose any impacts to biological or archeological resources. Therefore, the project is minor in nature and would not have the potential to create any significant

environmental effects. Therefore, it is subject to the categorical exemption under Sections 15301 and 15303 and no further environmental review is required.

There is no substantial evidence that there are 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 State 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 project is a Class 3 project, and therefore location must be taken into consideration per this exception. The project would be located on the Montecito Switch Station building, in the Upper Village area of the Montecito Community Plan area which is an urban area with residential development. The project has been designed to utilize existing infrastructure and to blend with the existing character of the area without introducing new vertical features. No designated trails, sensitive biological resources or cultural resources occur within the immediate project vicinity. Therefore the project would not pose a significant impact to any known resources.

- (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 proposed project reduces cumulative impacts by collocating with existing telecommunications facilities and utilizing existing infrastructure. Additionally, as a wireless telecommunications facility, the antennas are required to operate within Federal emissions limits and comply with the FCC's health and safety standards. Federal standards require that collocated facilities, such as this, cumulatively meet the emissions standards. As a part of the permit application, Verizon Wireless provided an emissions report, prepared by Hammett & Edison dated May 2, 2012. The report analyzed the emissions of the existing Cingular emissions, the proposed Verizon Wireless emissions, and the cumulative emissions of both facilities operating simultaneously. The report concluded that the simultaneous operation of both facilities would be 9.5% of the FCC public exposure limit, and would meet all health and safety requirements. Therefore there are no cumulative health and safety impacts anticipated as part of the proposed project.

- (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.**

As described above, telecommunications facilities are regulated by the Federal Communications Commission and are required to comply with Federal emissions standards and health and safety requirements at all times. The facility complies with these standards therefore there are no unusual circumstances anticipated to result from the proposed project.

- (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 proposed project is not located near or within visibility of a designated scenic highway.

- (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 is not located on an identified hazardous waste site.

- (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 project is not located on or near a historical resource.

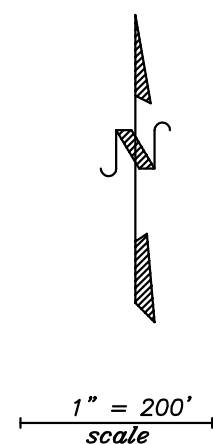
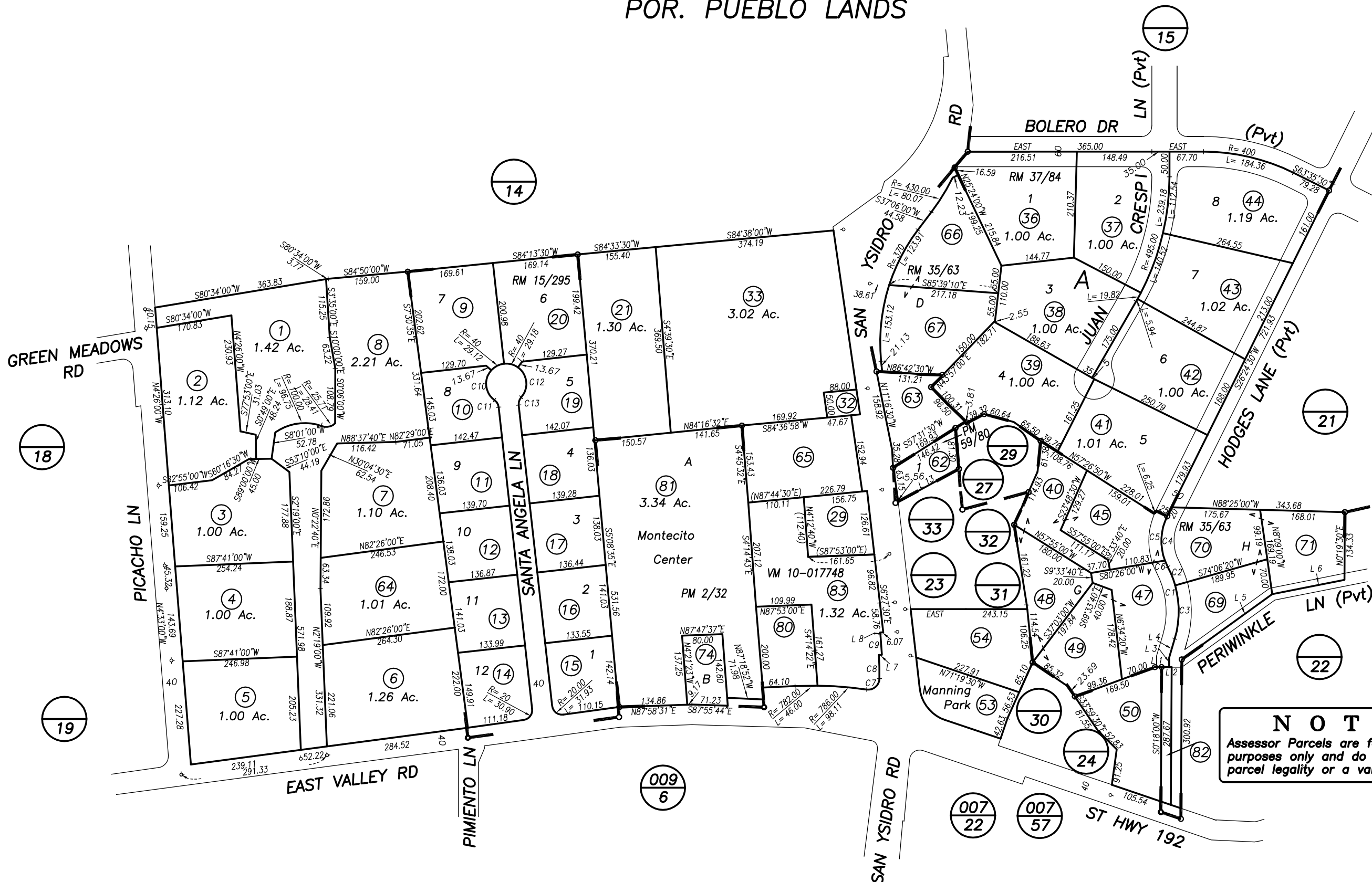
Lead Agency Contact Person: Megan Lowery

Phone #: (805) 568-2517

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

distribution: Hearing Support Staff
Project file (when P&D permit is required)
Date Filed by County Clerk: _____.



LINE TABLE		
NO.	BEARING	DISTANCE
L 1	N89°43'10"W	12.87
L 2	S89°42'00"E	15.00
L 3	S0°18'00"W	18.98
L 4	S16°30'00"W	39.04
L 5	N54°11'30"E	221.34
L 6	N78°44'30"E	146.01
L 7	N86°52'40"E	6.00
L 8	N6°24'00"W	3.11
L 9	N61°30'59"E	144.49
L 10	S4°51'32"E	81.00
L 11	S63°15'49"W	142.00
L 12	N5°15'46"W	76.01
L 13	N61°29'30"E	144.49

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	190.75	147.12
C2	190.75	40.00
C3	190.75	107.12
C4	110.00	103.86
C5	110.00	90.22
C6	110.00	13.64
C7	22.00	37.40
C8	718.00	47.00
C9	724.00	41.42
C10	40.00	67.29
C11	20.00	16.82
C12	40.00	67.29
C13	20.00	16.82

NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 011-Pg, 20
 County of Santa Barbara, Calif.

07/06/1956 R.M. Bk. 37 , Pg. 84 , Tract "El Dorado"
 02/28/1955 R.M. Bk. 35 , Pg. 63 , Tract "Oak Creek Park"
 08/21/1950 R.M. Bk. 15 , Pg. 295 , Tract "Zilotto"

LD/11 72, 73, 76 & 77 into 83
 59 to new pg. 33

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS



MONTECITO - VZW SWITCH
PSL# 115535
512 SANTA ANGELA
MONTECITO, CA 93108



5865 AVENIDA ENCINAS, STE. 142B
CARLSBAD, CA 92008
OFFICE: (760) 795-5200



PHOTOSIMULATION VIEW 1



PHOTOSIMULATION VIEW 2



PHOTOSIMULATION VIEW 3



verizon wireless

MONTECITO RELO PSL# 115535

512 SANTA ANGELA
MONTECITO, CA 93108



Know what's below.
Call before you dig.

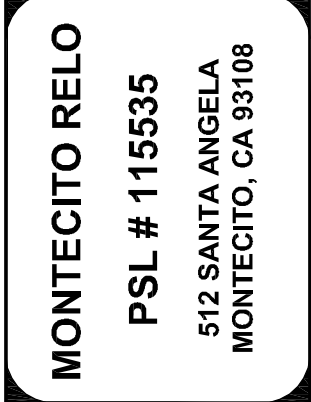
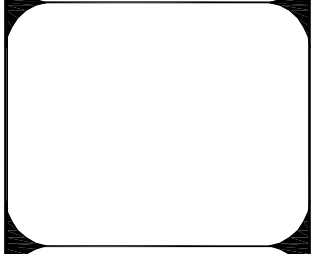
CALL 811
WWW.CALL811.COM
CONTRACTOR TO CALL TO
VERIFY UTILITIES AT
LEAST TWO WORKING
DAYS PRIOR TO DIGGING

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/20/2012	90% ZONING	JE
1	02/22/2012	95% ZONING	OM
2	03/15/2012	REVISED 95% ZONING	JE
3	03/22/2012	REVISED 95% ZONING	OM
4	03/29/2012	REVISED 95% ZONING	OM



PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED



SHEET TITLE:
TITLE SHEET

T-1

PROJECT TEAM	
SITE ACQUISITION SAC WIRELESS, LLC 10 E. YANONALI STREET, SUITE 2B SANTA BARBARA, CA 93101 CONTACT: JAY D. HIGGINS AICP TELEPHONE: (805) 692 4715	PLANNING TEK CONSULTING INC. PERMIT PROCESSING SERVICES 123 SEACLIFF DR PISMO BEACH, CA 93449 CONTACT: TRICIA KNIGHT TELEPHONE: (805) 448-4221 FAX: (805) 886-2807 TEK-CONSULTING.NET
ARCHITECT: SAC WIRELESS, LLC. NESTOR POPOWYCH, AIA 5865 AVENIDA ENCINAS SUITE 142-B CARLSBAD, CA 92008 CONTACT: CARLOS CASTELLANOS TELEPHONE: (760) 795-5211 FAX: (760) 931-6908	UTILITY COORDINATOR: SAC WIRELESS, LLC. 450 DEER CANYON ROAD BUELLTON, CA 93427 CONTACT: KELLY MCCURNIN TELEPHONE: (805) 686-4039
SURVEYOR: SMITHCO SURVEYING ENGINEERING P.O. BOX 81626 CONTACT: GREG SMITH BAKERSFIELD, CA 93380 TELEPHONE: (661) 393-1217	

VERIZON SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		



DRIVING DIRECTIONS
START: 2785 MITCHELL DR, WALNUT CREEK, CA 94598. DEPART MITCHELL DR TOWARD N WIGET LN TURN LEFT ONTO N WIGET LN TURN RIGHT ONTO YGNACIO VALLEY RD TAKE RAMP LEFT FOR I-680 SOUTH TOWARD SAN JOSE TAKE RAMP RIGHT FOR US-101 TOWARD LOS ANGELES AT EXIT 146, TAKE RAMP RIGHT FOR CA-154 TOWARD LOS OLIVOS / LAKE CACHUMA TURN LEFT ONTO CA-154 / SAN MARCOS PASS RD TAKE RAMP LEFT AND FOLLOW SIGNS FOR US-101 SOUTH AT EXIT 93, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR SAN YSIDRO ROAD TURN LEFT ONTO SAN YSIDRO RD TURN LEFT ONTO CA-152 / E VALLEY RD TURN RIGHT ONTO SANTA ANGELA LN ARRIVE AT 512 SANTA ANGELA LN, SANTA BARBARA, CA 93108

PROJECT DESCRIPTION
THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY. IT CONSISTS OF THE FOLLOWING: - NEW VERIZON ANTENNAS, (3) ANTENNAS PER SECTOR WITH (3) SECTORS, A TOTAL OF (9) ANTENNAS MOUNTED BEHIND EXISTING AND NEW SCREENING - A 11'-8" x 16'-0" PREFABRICATED SHELTER ON CONCRETE SLAB ON GRADE - ELECTRICAL METER PEDESTAL

PROJECT SUMMARY	
APPLICANT/LESSEE verizon wireless 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598 OFFICE: (925) 279-6000	LEGAL DESCRIPTION SEE C-1 FOR LEGAL DESCRIPTION ASSESSOR'S PARCEL NUMBER 011-200-015 & 011-200-016
APPLICANT'S REPRESENTATIVE SAC WIRELESS, LLC. 5865 AVENIDA ENCINAS SUITE 142-B CARLSBAD, CA 92008 CONTACT: KELLY MCCURNIN PHONE: (805) 686-4039	PROPERTY OWNER: VERIZON CA / LORENZO ZILLOTTO PO 152092 MC E03E83 IRVING, TX 75015 CONTACT: KARALYN LUCCI TELEPHONE: (408) 399-2674
PROPERTY INFORMATION SITE NAME: MONTECITO RELO SITE NUMBER: 115535 SITE ADDRESS: 512 SANTA ANGELA MONTECITO, CA 93108	GEODETIC COORDINATES LAT. 34° 28' 14.5" N NAD 83 LONG. 119° 38' 02.8" W NAD 83 ELEVATION. 217.7' NAVD 88 (BASIS OF DRAWING)
CONSTRUCTION INFORMATION AREA OF CONSTRUCTION: - JURISDICTION: SANTA BARBARA COUNTY CURRENT ZONING: R-1 OCCUPANCY: B TYPE OF CONSTRUCTION: V-B HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.	

CODE COMPLIANCE	
1. 2010 CALIFORNIA BUILDING CODE 2. 2010 CALIFORNIA ELECTRICAL CODE 3. 2008 NATIONAL ELECTRICAL CODE 4. 2010 CALIFORNIA FIRE CODE 5. 2010 CALIFORNIA MECHANICAL CODE	6. 2010 CALIFORNIA ENERGY CODE 7. SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED, NOT FOR LOCAL INSPECTION

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	4
C-1	SITE SURVEY	3
A-1	SITE PLAN	4
A-2	PARTIAL ROOF PLAN & ANTENNA LAYOUT	4
A-3	NORTH & EAST ELEVATIONS	4
A-4	SOUTH & WEST ELEVATIONS	4
A-5	EQUIPMENT SHELTER LAYOUT & ELEVATIONS DETAILS	4

ZONING DRAWINGS - NOT FOR CONSTRUCTION

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS IF NOT FULL-SIZE (24x36) 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 SAME.

SAC WIRELESS SIGNATURE BLOCK		
DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 11" x 17". SCALE PARTS NOT SHOWN FOR REDUCED OR ENLARGED SHEET SIZES

NOTES

OWNER(S): LORENZO ZILLOTTO, AS TRUSTEE OF THE TESTAMENTARY TRUST OF THE ESTATE OF GIUSEPPE ZILLOTTO, DECEASED, SANTA BARBARA COUNTY CASE NO. 173249, OF THE SUPERIOR COURT, STATE OF CALIFORNIA, AS TO AN UNDIVIDED 1/2 INTEREST AND LORENZO ZILLOTTO, AS TRUSTEE OF THE TESTAMENTARY TRUST OF THE ESTATE OF ANGELA ZILLOTTO, DECEASED, SANTA BARBARA COUNTY, CASE NO. 126731, OF THE SUPERIOR COURT, STATE OF CALIFORNIA, AS TO AN UNDIVIDED 1/2 INTEREST

APN: 011-200-015 AND 011-200-016

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE RECORD AND TITLE INFORMATION, UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-3927615, DATED MARCH 20, 2012. WITHIN SAID TITLE REPORT THERE ARE ELEVEN (11) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT, AND NONE (0) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060331, PANEL NO. 1392F, DATED SEPTEMBER 30, 2005, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF ZILLOTTO TRACT, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 295 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT(S) PER TITLE REPORT:

① THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO COMPLY WITH CONDITIONS OF APPROVAL" RECORDED JULY 19, 2004 AS INSTRUMENT NO. 2004-0075544 OF OFFICIAL RECORDS.

* BUILDING SETBACKS AS DESCRIBED BY RECORD DOCUMENT HAVE BEEN PLOTTED AS SHOWN HEREON *

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

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

COMMENCING AT THE NORTHEASTERLY MOST CORNER OF SAID PROPERTY, THENCE S 59°48'38" W, A DISTANCE OF 111.28 FEET TO THE TRUE POINT OF BEGINNING;

- THENCE 1) S 05°27'09" E, A DISTANCE OF 18.00 FEET;
- THENCE 2) S 84°32'51" W, A DISTANCE OF 4.00 FEET TO POINT 'A';
- THENCE 3) CONTINUING S 84°32'51" W, A DISTANCE OF 10.00 FEET TO POINT 'B';
- THENCE 4) CONTINUING S 84°32'51" W, A DISTANCE OF 6.00 FEET;
- THENCE 5) N 05°27'09" W, A DISTANCE OF 18.00 FEET;
- THENCE 6) N 84°32'51" E, A DISTANCE OF 13.00 FEET TO POINT 'C';
- THENCE 7) CONTINUING N 84°32'51" E, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 360 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:

A 5.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "B";

- THENCE 1) S 05°27'09" E, A DISTANCE OF 20.50 FEET;
- THENCE 2) N 84°32'51" E, A DISTANCE OF 22.50 FEET TO POINT 'D' AND THE TERMINUS OF THIS DESCRIPTION

TOGETHER WITH A 12.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "D";

- THENCE 1) N 05°27'09" W, A DISTANCE OF 17.50 FEET TO THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 12.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "D";

- THENCE 1) S 05°27'09" E, A DISTANCE OF 25.68 FEET;
- THENCE 2) S 63°51'42" W, A DISTANCE OF 46.61 FEET, TO THE EAST LINE OF SANTA ANGELA LANE AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:

A 5.00 FOOT WIDE UTILITY EASEMENT FOR TELCO AND COAX PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "A";

- THENCE 1) S 05°27'09" E, A DISTANCE OF 45.64 FEET TO POINT 'E';
- THENCE 2) S 84°32'51" W, A DISTANCE OF 12.84 FEET TO THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 5.00 FOOT WIDE UTILITY EASEMENT FOR COAX PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "E";

- THENCE 1) S 15°47'07" E, A DISTANCE OF 26.61 FEET TO THE TERMINUS OF THIS DESCRIPTION.

TOGETHER WITH A 5.00 FOOT WIDE UTILITY EASEMENT FOR POWER PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "C";

- THENCE 1) N 05°27'09" W, A DISTANCE OF 8.27 FEET;
- THENCE 2) N 65°34'18" W, A DISTANCE OF 77.34 FEET TO THE TERMINUS OF THIS DESCRIPTION.

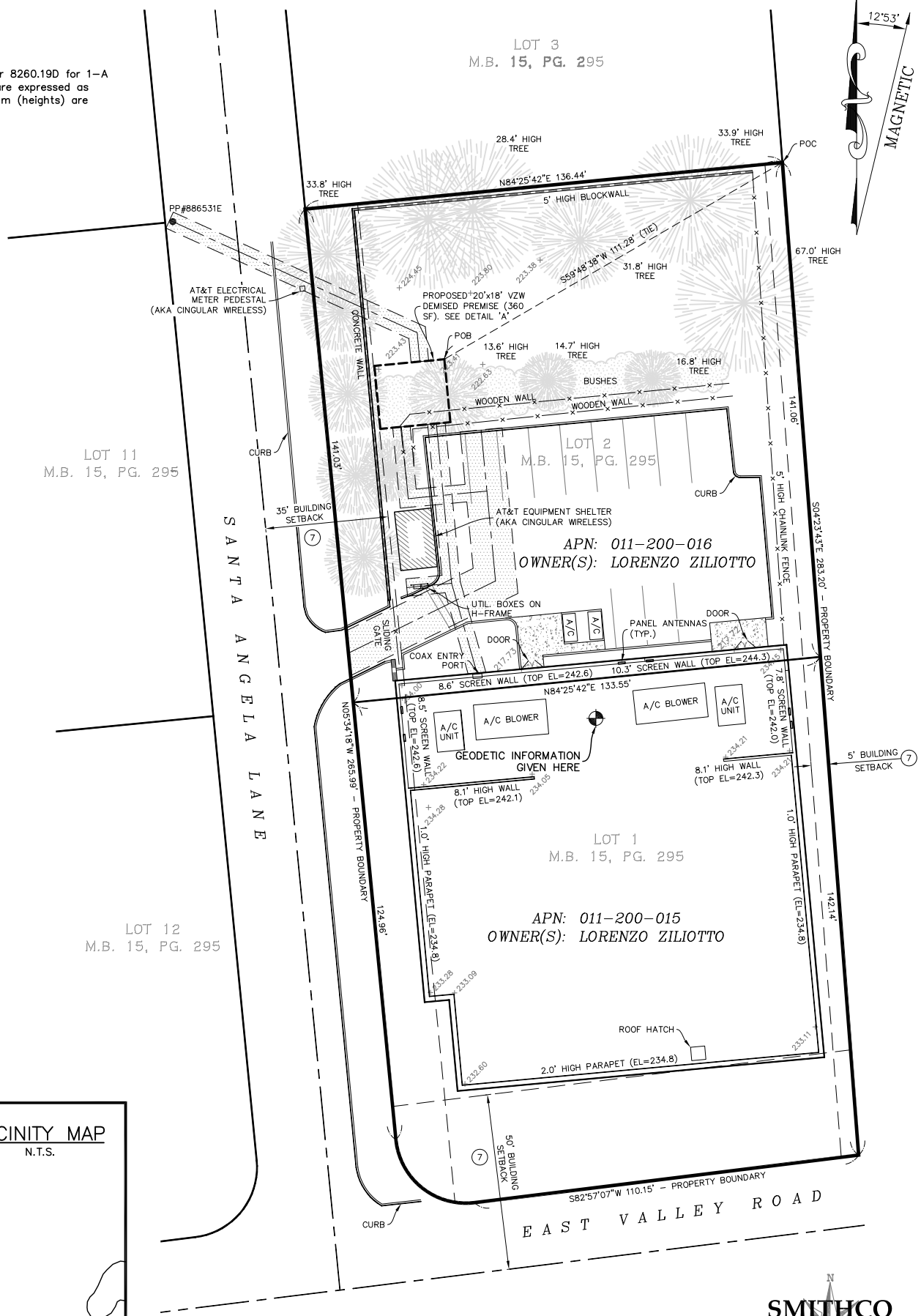
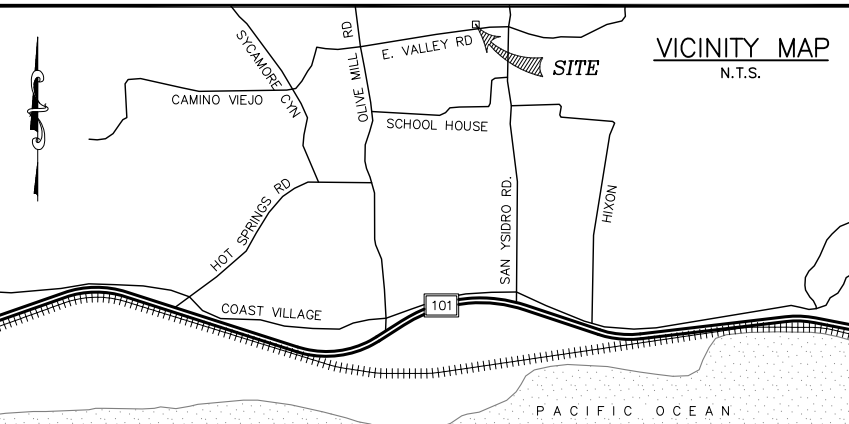
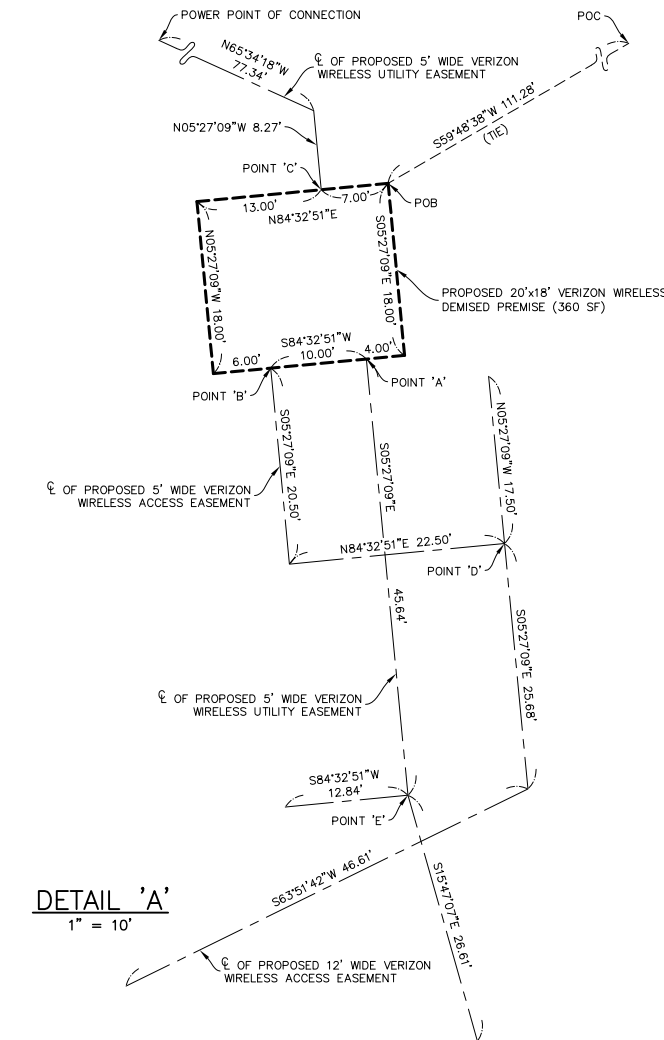
THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 34°26'14.5" N, NAD 83
LONG. 119°38'02.8" W, NAD 83
ELEV. 217.7 NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY LINE
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POINT OF BEGINNING
- POINT OF COMMENCEMENT



OVERALL SITE MAP
1" = 20'

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/14/12	PRELIMINARY	DA
1	02/20/12	REDLINES	SL
2	03/28/12	TITLE REVIEW	DA
3	03/29/12	REVISE SITE LOCATION	DA

SMITHCO JOB NO.: 82-142

WIRELESS
5865 AVENIDA ENCHINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5000
Fax (760) 931-0908

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

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

MONTECITO RELO

512 SANTA ANGELA LN.
MONTECITO, CA 93108
SANTA BARBARA COUNTY

SHEET TITLE:
SITE SURVEY

C-1

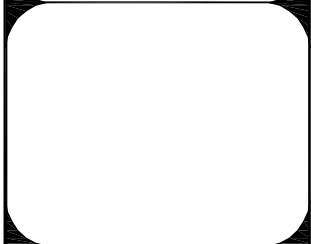
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/20/2012	90% ZONING	JE
1	02/22/2012	95% ZONING	OM
2	03/15/2012	REVISED 95% ZONING	JE
3	03/22/2012	REVISED 95% ZONING	OM
4	03/29/2012	REVISED 95% ZONING	OM



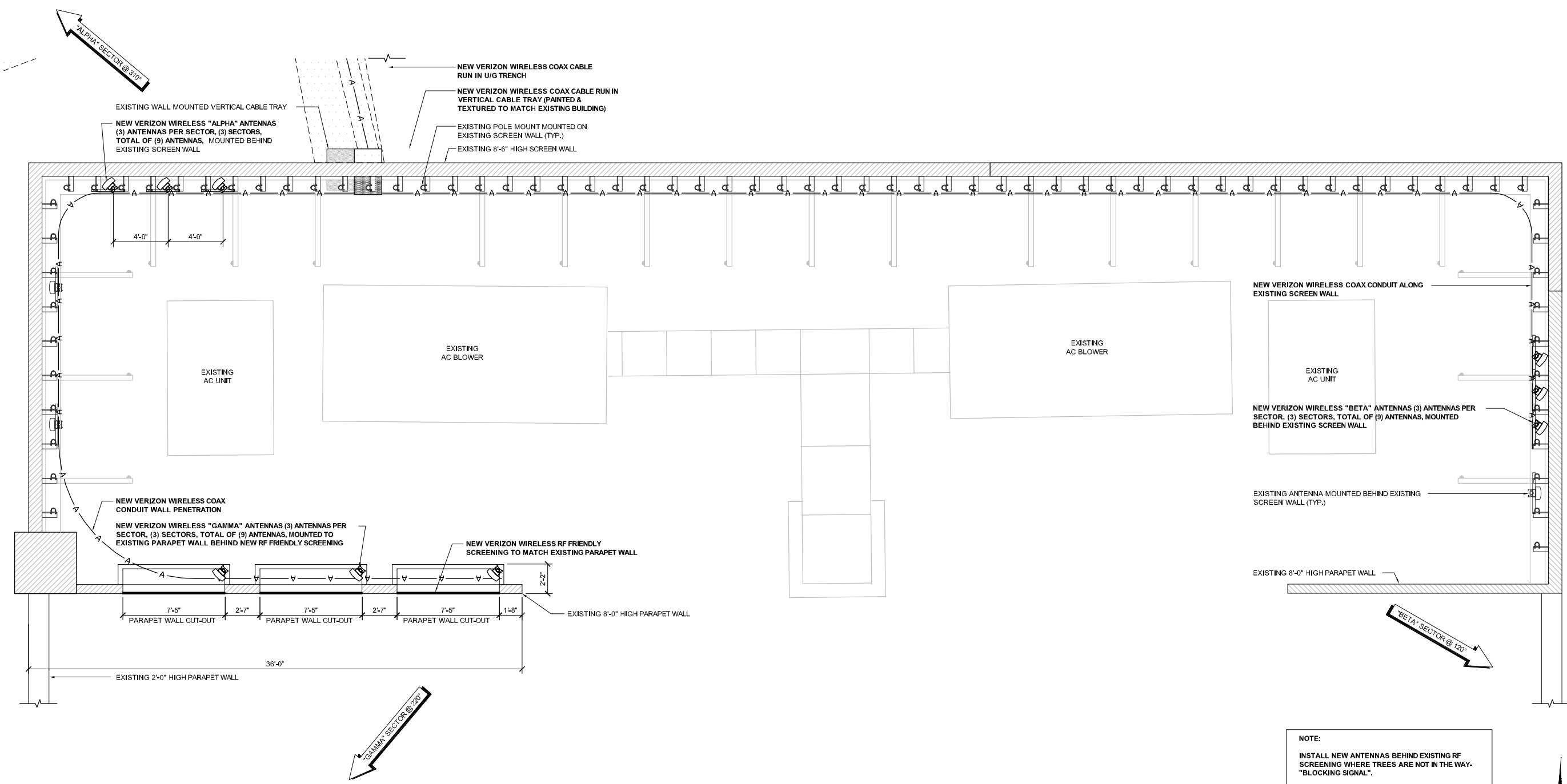
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
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MONTECITO RELO
PSL # 115535
 512 SANTA ANGELA
 MONTECITO, CA 93108

SHEET TITLE:
ENLARGED ANTENNA / ROOF PLAN

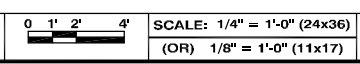
A-2



NOTE:
 INSTALL NEW ANTENNAS BEHIND EXISTING RF SCREENING WHERE TREES ARE NOT IN THE WAY - "BLOCKING SIGNAL".



ENLARGED ANTENNA / ROOF PLAN



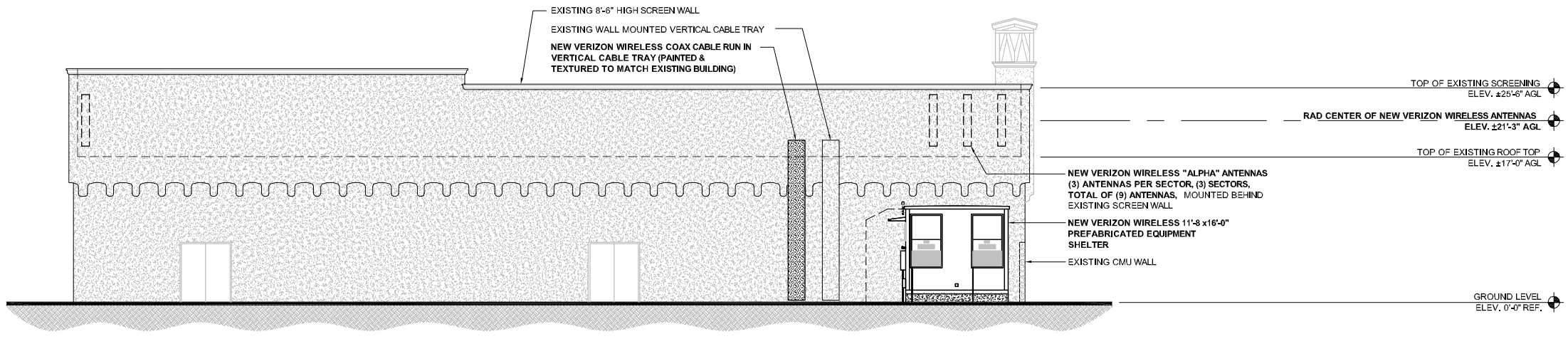
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 11'-0\"/>

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/20/2012	90% ZONING	JE
1	02/22/2012	95% ZONING	OM
2	03/15/2012	REVISED 95% ZONING	JE
3	03/22/2012	REVISED 95% ZONING	OM
4	03/29/2012	REVISED 95% ZONING	OM



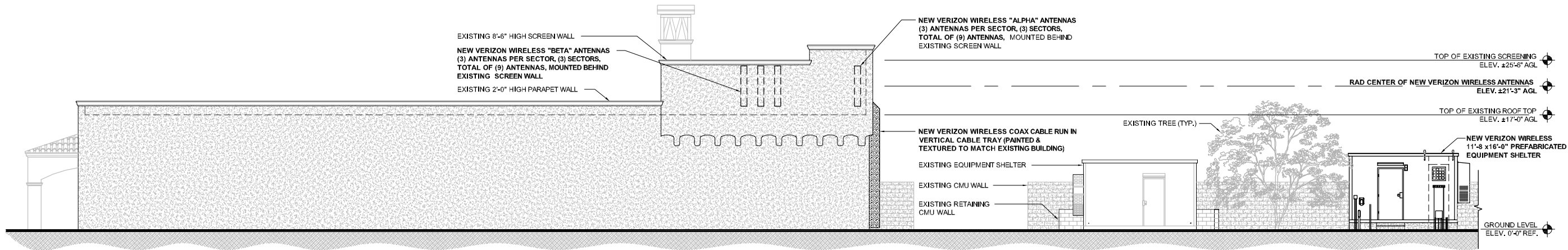
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NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **1**

NOTE:
 INSTALL NEW ANTENNAS BEHIND EXISTING RF SCREENING WHERE TREES ARE NOT IN THE WAY- "BLOCKING SIGNAL".



EAST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
 (OR) 1/16" = 1'-0" (11x17) **2**

MONTECITO RELO
PSL # 115535
512 SANTA ANGELA
MONTECITO, CA 93108

SHEET TITLE:
NORTH & EAST ELEVATIONS

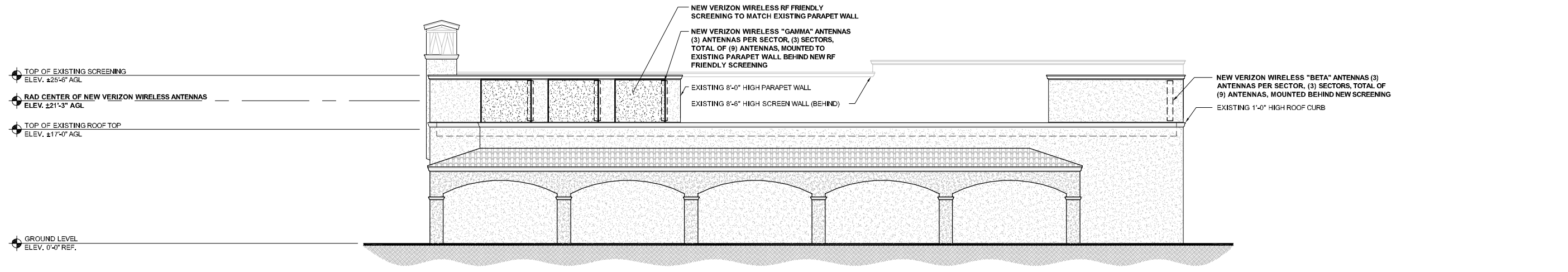
A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE ENTITIES NOT SHOWN FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

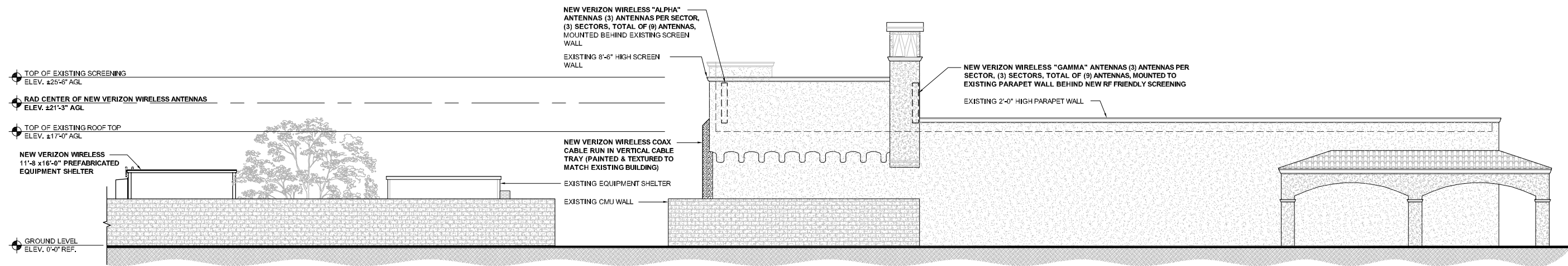
REV	DATE	DESCRIPTION	BY
0	02/20/2012	90% ZONING	JE
1	02/22/2012	95% ZONING	OM
2	03/15/2012	REVISED 95% ZONING	JE
3	03/22/2012	REVISED 95% ZONING	OM
4	03/29/2012	REVISED 95% ZONING	OM

NOTE:
INSTALL NEW ANTENNAS BEHIND EXISTING RF SCREENING WHERE TREES ARE NOT IN THE WAY- "BLOCKING SIGNAL".



SOUTH ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **1**



WEST ELEVATION

0 2' 4' 8' SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17) **2**

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MONTECITO RELO
PSL # 115535
512 SANTA ANGELA
MONTECITO, CA 93108

SHEET TITLE:
SOUTH & WEST ELEVATIONS

A-4

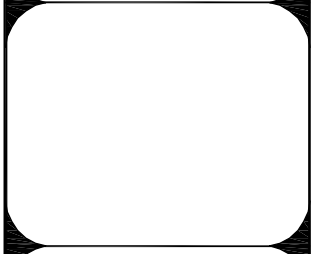
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE PARTS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/20/2012	90% ZONING	JE
1	02/22/2012	95% ZONING	OM
2	03/15/2012	REVISED 95% ZONING	JE
3	03/22/2012	REVISED 95% ZONING	OM
4	03/29/2012	REVISED 95% ZONING	OM



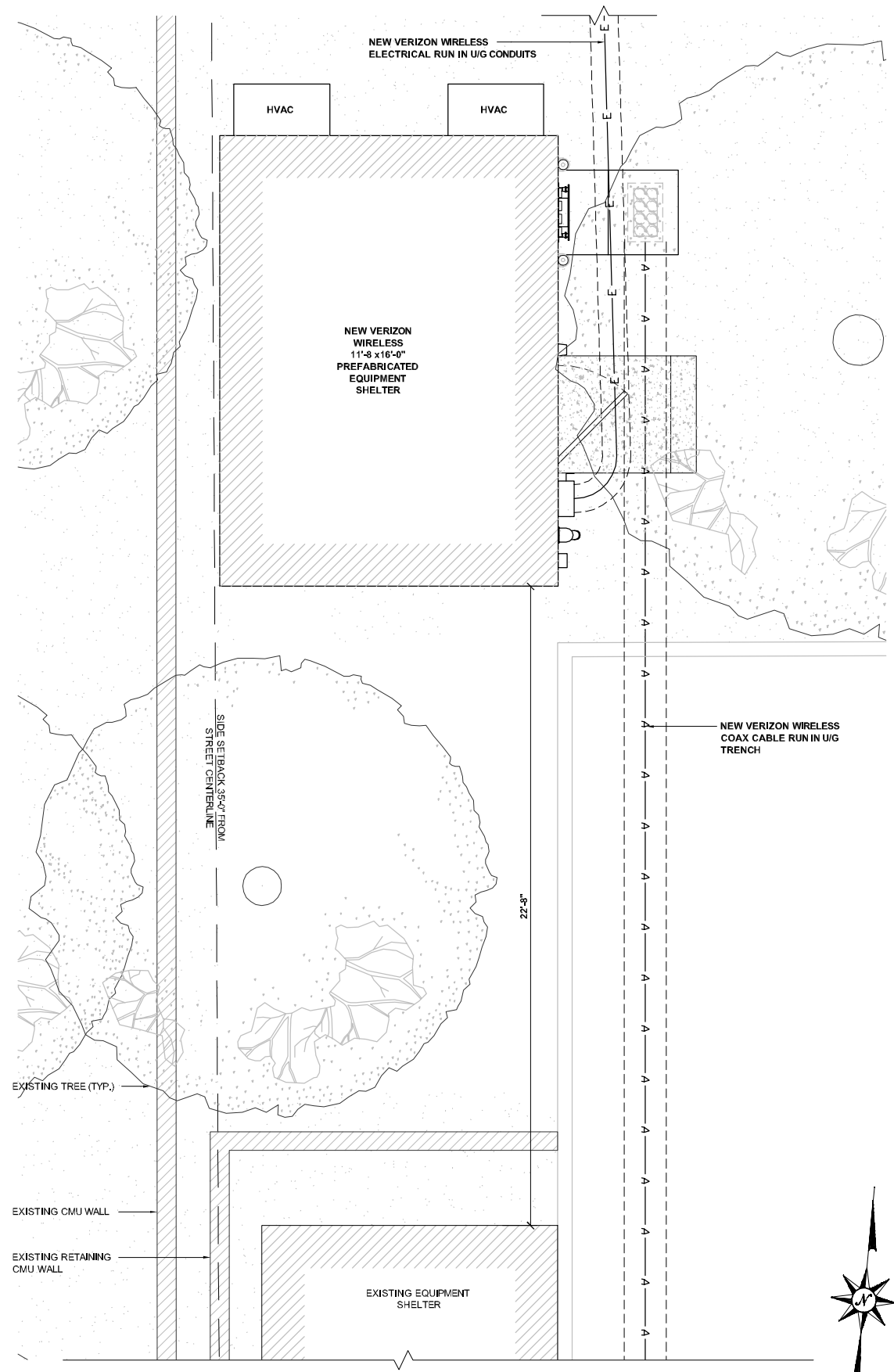
PROPRIETARY INFORMATION
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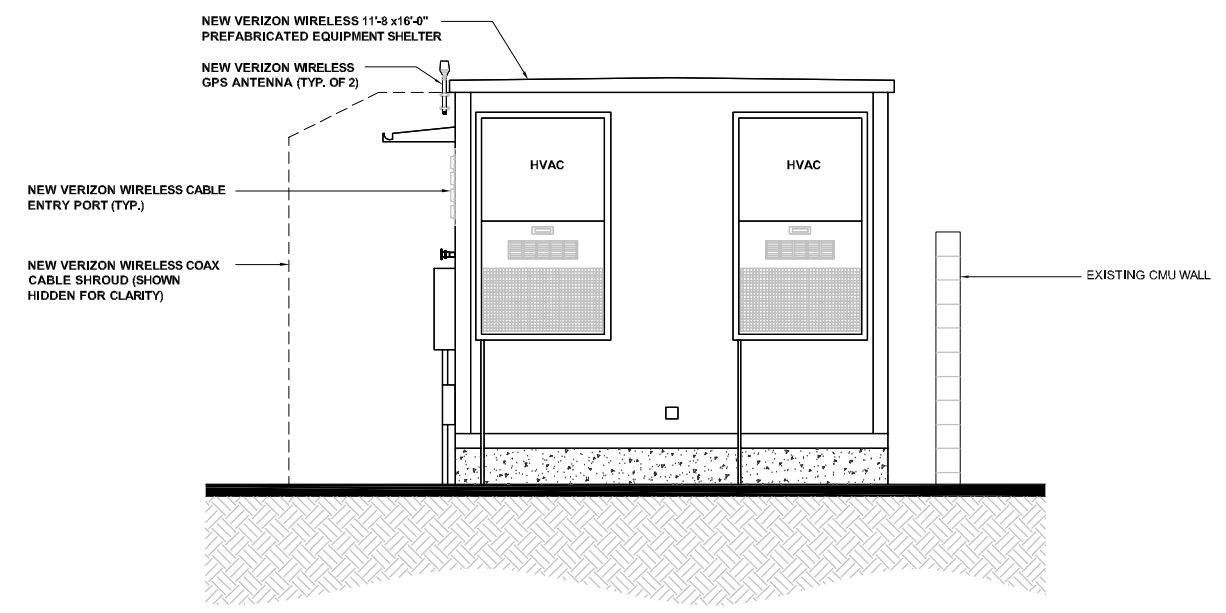
SHEET TITLE:
 EQUIPMENT SHELTER
 LAYOUT & ELEVATION
 DETAILS

A-5



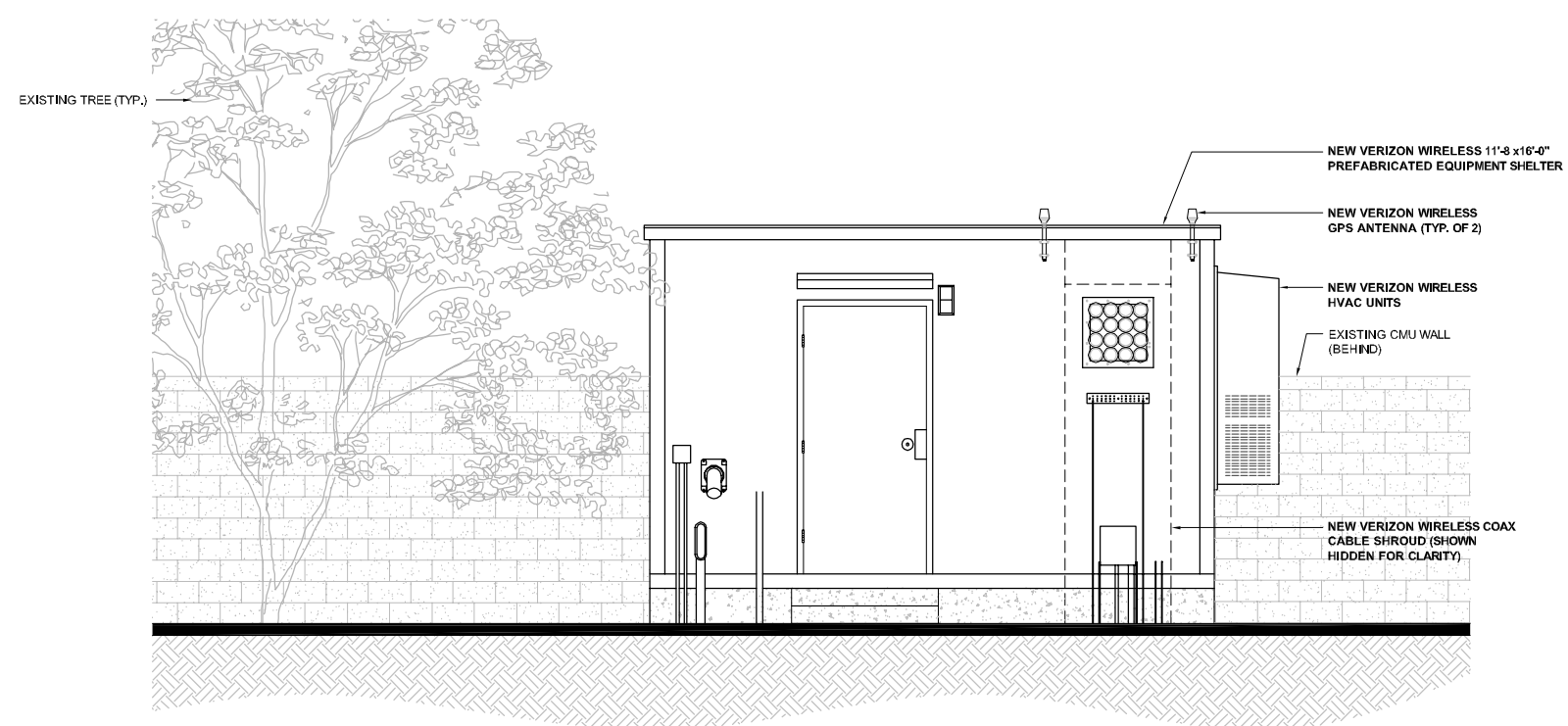
EQUIPMENT SHELTER LAYOUT

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **1**



NORTH EQUIPMENT SHELTER ELEVATION DETAIL

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **2**



EAST EQUIPMENT SHELTER ELEVATION DETAIL

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17) **3**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 36" x 48". SCALE RATIOS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES