

**MACKENZIE & ALBRITTON LLP**

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August 20, 2012

**VIA EMAIL**

Chair Doreen Farr  
Vice Chair Salud Carbajal  
Supervisors Janet Wolf,  
Joni Gray and Steve Lavagnino  
Board of Supervisors  
Santa Barbara County  
105 East Anapamu Street  
Santa Barbara, California 93109

Re: Verizon Wireless Stealth Communications Facility  
512 Santa Angela Lane, Montecito  
Board of Supervisors Departmental Agenda Item 6, August 21, 2012  
Supplemental Packet

Dear Chair Farr, Vice Chair Carbajal and Supervisors:

We write to you on behalf of our client Verizon Wireless in order to supplement materials previously submitted regarding the application for a facility at 512 Santa Angela Lane in Montecito (the "Approved Facility"). Please find attached the following supplemental information:

1. **275 emails and text messages of support.** We have previously forwarded to you emails of support from Verizon Wireless customers. Attached to this letter is a letter from Verizon Wireless West Area Director of Customer Loyalty Ross Bennett which provides details regarding Verizon Wireless's receipt of 247 text messages confirming customer need and support for ongoing reliable service in Montecito.
2. **Seven-site Alternatives Analysis.** The Alternatives Analysis provided on August 8, 2012 is augmented by the attached Supplement to Alternatives Analysis which provides confirming evidence of the unavailability of a previously-identified alternative and information about three additional alternatives reviewed by Verizon Wireless that were not described in the prior analysis. The supplement also describes recent unsuccessful efforts to extend Verizon Wireless's lease at the QAD Inc. location on Ortega Ridge Road.
3. **Acoustic Analysis.** An acoustic analysis of the Approved Facility prepared by Hammett & Edison, Inc., Consulting Engineers is attached which confirms full compliance with Santa Barbara County noise requirements.

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We appreciate your attention to this supplemental information which supports the Planning Commission determination and Planning Department staff recommendation to deny the appeal and affirm the grant of the conditional use permit for the Approved Facility.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Albritton". The signature is written in a cursive style with a large, looping initial "P".

Paul B. Albritton

**Schedule of Attachments**

- A. Letter from Verizon Wireless West Area Director of Customer Loyalty  
Ross Bennett, August 20, 2012
- B. Supplement to Alternatives Analysis Dated August 8, 2012
- C. Statement of Hammett & Edison, Inc., Consulting Engineers, August 20, 2012



August 20, 2012

Chair Doreen Farr  
Vice Chair Salud Carbajal  
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105 East Anapamu Street  
Santa Barbara, California 93109

Re: Appeal of Verizon Wireless Stealth Communications Facility  
512 Santa Angela Lane, Montecito


Dear Supervisors:

I am the Verizon Wireless West Area Director of Customer Loyalty. I maintain authority over the team that maintains and manages all data and information messages that are sent to Verizon Wireless customers in California. In connection with the appeal referred to above, Verizon Wireless arranged for a text message to be sent to customers with billing addresses within ZIP codes 93108, 93103, 93013, and 93067 in Montecito. The entire text message sent reads as follows:

Free message from Verizon: On August 21, your County Supervisors will hear an appeal that decides the future of Verizon coverage in Montecito. Reply YES to this text to show your support to maintain reliable service. Visit [verizoninsider.com/SupportMontecito](http://verizoninsider.com/SupportMontecito) to learn more and to tell Supervisors that you support the Montecito Planning Commission's unanimous approval of a fully screened facility at an existing Verizon building in Montecito.

The text message above was sent on August 11, 2012. As of August 16, 2012, we have received 247 affirmative text responses indicating support for the Verizon Wireless facility proposed at 512 Santa Angela Lane in order to maintain reliable Verizon Wireless service in Montecito. Quotations from select text messages received are attached for your review.

I am available to verify the above information as you may require.

Sincerely,  
  
Ross Bennett  
Director of Customer Loyalty  
West Area

Attachment

### **Select Text Message Responses**

we live in montecito & have verizon and we need service...it is much needed !

Yes I agree to better Verizon coverage in Monticito

Yes i support coverage by verizon in the montecito area

Yes please continue serv

Yes thank you

Yes yes and yes!

yes. i do support Verizon in Monticito

# Supplement to Alternatives Analysis Dated August 8, 2012

Verizon Wireless  
Montecito  
512 Santa Angela Lane



August 20, 2012

Summary of Site Evaluations  
Conducted by SAC Wireless

Compiled by Mackenzie & Albritton LLP

## **Executive Summary**

Based upon appellant interest in potential alternatives for Verizon Wireless's Approved Facility, Verizon Wireless has revisited the Alternatives Analysis submitted on August 8, 2012 to supplement the analysis with further information regarding previously-identified sites and to include three other sites that had been analyzed by Verizon Wireless but not included in the prior Alternatives Analysis. Notwithstanding these supplemental efforts, the Approved Facility remains the least intrusive feasible alternative for Verizon Wireless to provide ongoing service to Montecito. The results are set forth below, followed by an updated map of all alternatives reviewed.

### ***Supplemental Information for Existing Facility Location at QAD Inc., Ortega Ridge Road***

Although not reflected in the Alternatives Analysis, last week Verizon Wireless approached its current landlord QAD Inc. regarding a further extension of the existing site location. To date, Verizon Wireless has not received a response. Indeed, the most recent correspondence from QAD Inc. has expressed disappointment that neither wireless provider has vacated their property. Verizon Wireless must consider the existing site location to be an infeasible alternative due to the continuing unwillingness of QAD Inc. to extend its lease beyond October 30, 2012.

### ***Supplemental Information for Alternative 2***

#### **2. Montecito Water District 583 San Ysidro Road**

On Thursday, August 16, 2012, Verizon Wireless representative David Mebane met with representatives of the Montecito Water District, including two members of the water district Board, to revisit the possibility of a Verizon Wireless facility at this location. Unfortunately, this meeting confirmed that Verizon Wireless and the water district are at a complete impasse on both legal and financial terms for a lease on water district property. This alternative remains infeasible to Verizon Wireless due to an unwilling landlord.

***Additional three alternatives shown on following pages***

**5. Montecito Fire Protection District**

595 San Ysidro Road

Elevation: 240 feet

Zoning: PU



In 2007, Verizon Wireless investigated placement of its wireless facility on the Montecito Fire Protection District headquarters, located 0.2 miles northeast of the Approved Facility and 25 higher in elevation. In early communications with Verizon Wireless representatives, the fire protection district firmly confirmed through communications from Operations Chief Terry McElwee that there was no interest in placing a Verizon Wireless facility on the headquarters building and that the fire protection district would be an unwilling landlord. In its current effort to revisit alternatives, Verizon Wireless representative Jay Higgins spoke with Fire Chief Chip Hickman and Operations Chief McElwee on August 14, 2012, both of whom reconfirmed the fire protection district's lack of interest in leasing to Verizon Wireless. The Montecito Fire Protection District headquarters remains an infeasible alternative due to an unwilling landlord.

6. **Manning Park**  
449 San Ysidro Road  
Elevation: 150-175 feet  
Zoning: REC



In 2007, Verizon Wireless contacted the Santa Barbara County Parks Department to investigate the potential placement of a Verizon Wireless facility on an elevated portion of Manning Park. Through discussions with Deputy Director Eric Axelson, it was determined that the Parks Department would not support a Verizon Wireless facility at those locations that would provide adequate radio frequency propagation to the Coverage Gap, nor the cell tower required to achieve necessary signal coverage. There are no tall structures or collocation opportunities for a wireless facility at Manning Park. This alternative was deemed infeasible by Verizon Wireless due to lack of a willing landlord.



## ***Voluntary Proposal***

*During Verizon Wireless's multi-year search for a replacement site to the QAD facility, certain property owners volunteered their locations for a facility. Only one such volunteered location was properly located which could achieve Verizon Wireless RF propagation to the Coverage Gap. While not a collocation site and located in a residential zoning district with a residential use, Verizon Wireless investigated this alternative.*

7.     **Casa Dorinda**  
300 Hot Springs Road  
Elevation: 140 feet  
Zoning: 5-E-1



Casa Dorinda is an affluent retirement home located 0.6 miles southwest of the Approved Facility and 75 feet lower in elevation. In late 2011, Casa Dorinda approached Verizon Wireless to locate equipment on their property to provide service to this portion of Montecito to help enhance their service. Verizon Wireless began discussions with the personnel at the facility in December 2011. The plan was to install antennas behind RF-transparent material in the tower and match the architecture, with equipment being located inside the main building. Verizon Wireless prepared drawings, photo-simulations and a survey for the project, and discussions continued through May of 2012. Unfortunately, once the proposal reached the Board level, opposition evidently arose to the proposed facility from certain Board members and residents. On August 17, 2012, Verizon Wireless received correspondence from the Senior Director of Operations for Casa Dorinda, indicating that Casa Dorinda was no longer interested in a Verizon Wireless facility at this location. A copy of the Senior Director's email is set forth on the following page.

**From:** Tim Gallagher  
**Sent:** Friday, August 17, 2012 8:58 AM  
**To:** David Mebane  
**Subject:** RE: Downtown Montecito LE

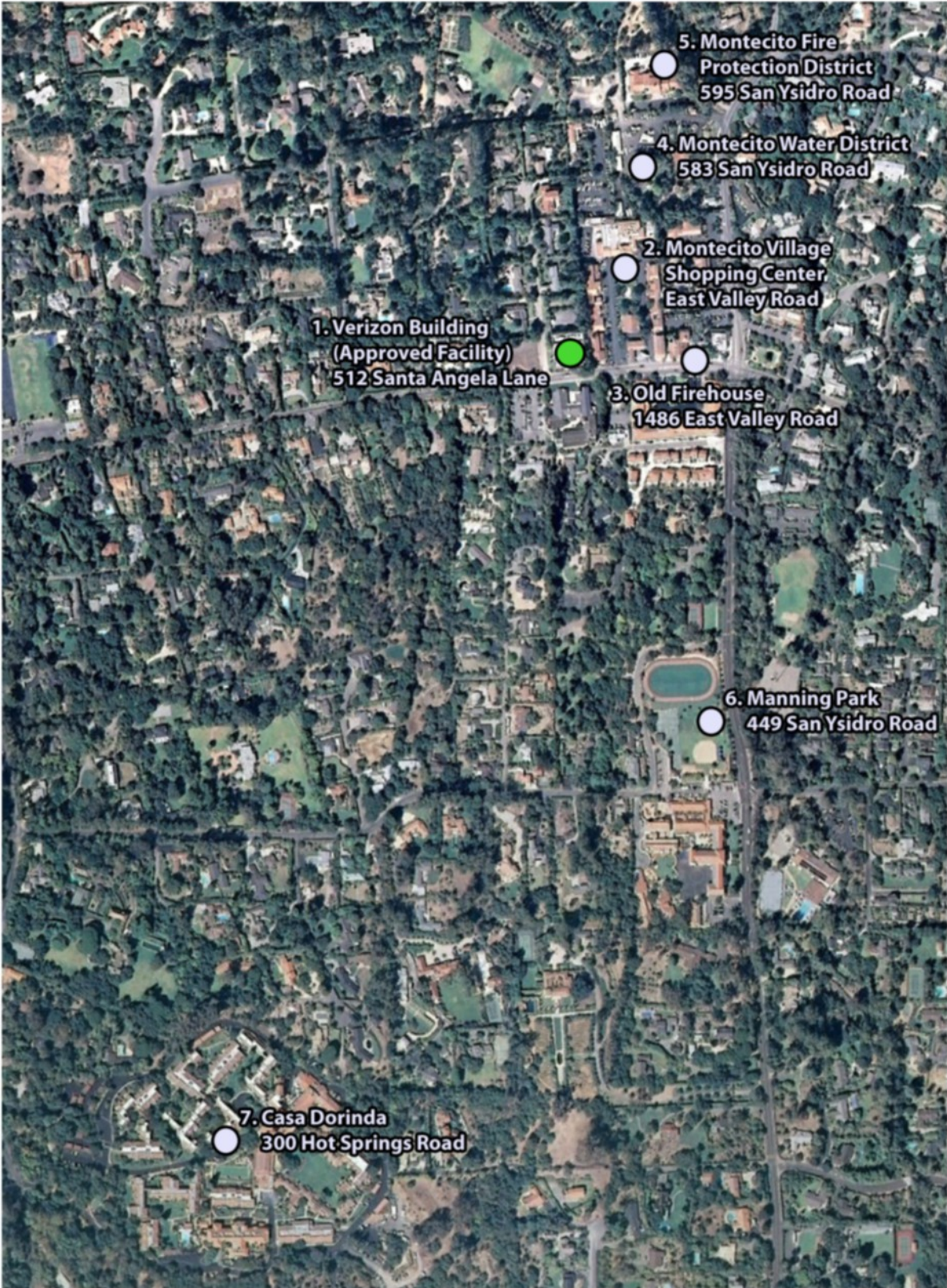
Good morning,

I think the feel from the Board and some of the Residents is that we don't get involved with a cell tower on the property.

Thanks,  
Tim

***Tim Gallagher***  
*Senior Director, Operations*  
*Casa Dorinda*  
*300 Hot Springs Road*  
*Montecito, CA, 93108*

**Verizon Wireless  
Montecito  
Locations of Sites  
Proposed and Alternatives**



**Verizon Wireless • Proposed Base Station (Site No. 115535 “Montecito Relo”)  
512 Santa Angela Lane • Montecito, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal telecommunications carrier, to evaluate its base station (Site No. 115535 “Montecito Relo”) proposed to be located on 512 Santa Angela Lane in Montecito, California, for compliance with appropriate guidelines limiting sound levels from the installation.

**Executive Summary**

Verizon proposes to install a new wireless telecommunications base station at 512 Santa Angela Lane in Montecito, to include an equipment shelter cooled by two air conditioning units. Noise levels from the equipment operations will be below the acoustical noise limits.

**Prevailing Standard**

The County of Santa Barbara sets forth limits on sound levels its Comprehensive Plan. The “Conclusions and Recommendations” section in the Noise Element of that plan establishes a maximum exterior noise level of 65 dBA, for noise sensitive land uses such as residential areas. It is the composite “day-night” measure  $L_{dn}$  that is referenced for this evaluation; that measure incorporates a 10 dBA penalty during nighttime hours (10 p.m. to 7 a.m.), to reflect typical residential conditions, where noise is more readily heard at night. A noise level expressed in  $L_{dn}$  is, by definition, 6.4 dBA higher than the continuous equivalent level  $L_{eq}$  averaged over the same 24-hour period. For the purposes of this study, noise levels are conservatively calculated at the property lines of nearby parcels.

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

**General Facility Requirements**

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

**Verizon Wireless • Proposed Base Station (Site No. 115535 “Montecito Relo”)  
512 Santa Angela Lane • Montecito, California**

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

**Site & Facility Description**

According to information provided by Verizon, including drawings by SAC Wireless, dated March 29, 2012, that carrier proposes to install an equipment shelter sited at the northwest corner of the parking lot behind the single-story Verizon switch building located at 512 Santa Angela Lane in Montecito. Two air conditioning units, assumed for the purposes of this study to be Bard Model WA4S1, would cool the equipment in the proposed shelter. Such air conditioners are typically installed as a pair for redundancy, and alternate their operation so that both do not operate simultaneously. Presently located to the south of the proposed Verizon equipment shelter is a similar shelter for use by AT&T Mobility.

Located above the roof of the switch building are directional panel antennas for the AT&T operation, and Verizon also proposes to locate similar antennas above the same roof; however, that portion of the facilities does not generate acoustical energy.

The property line to the nearest neighboring parcel is located to the north of the Verizon shelter, at a distance of at least 47 feet from the Verizon equipment. The property lines in the other directions are located at greater distances.

**Study Results**

Bard reports that the maximum noise level from the air conditioning units is 65 dBA, measured at a reference distance of 10 feet. The maximum calculated noise level at the nearest property line for the operation of the Verizon air conditioning units is 50.1 dBA, or 56.5 dBA  $L_{dn}$ , which is 8.5 dBA below the maximum level allowed by the County of Santa Barbara, conservatively assuming continuous operation of the air conditioning.

While the installed facilities of the AT&T operation are not known, the acoustic noise levels calculated for the Verizon installation are some seven times below the allowable noise limit. For this reason, it is expected that the combined noise levels from the Verizon and AT&T facilities, as well as any other noise sources at the site, together will comply with the County’s noise limit.

**Conclusion**

Based on the information and analysis above, it is the undersigned’s professional opinion that the Verizon Wireless base station proposed to be located at 512 Santa Angela Lane in Montecito, California, will comply with the Santa Barbara County standard limiting acoustic noise levels.

**Verizon Wireless • Proposed Base Station (Site No. 115535 “Montecito Relo”)  
512 Santa Angela Lane • Montecito, California**

**Authorship**

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2013. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



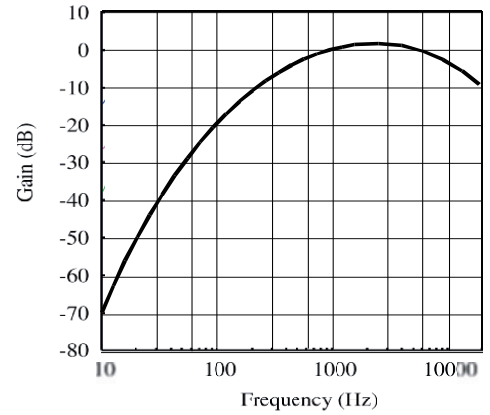
*William F. Hammett*

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

August 20, 2012

## Noise Level Calculation Methodology

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



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

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

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

$$L_p = L_K + 20 \log(D_K/D_p),$$

where L<sub>p</sub> is the sound pressure level at distance D<sub>p</sub> and L<sub>K</sub> is the known sound pressure level at distance D<sub>K</sub>.

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

where L<sub>T</sub> is the total sound pressure level and L<sub>1</sub>, L<sub>2</sub>, etc are individual sound pressure levels.

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

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