

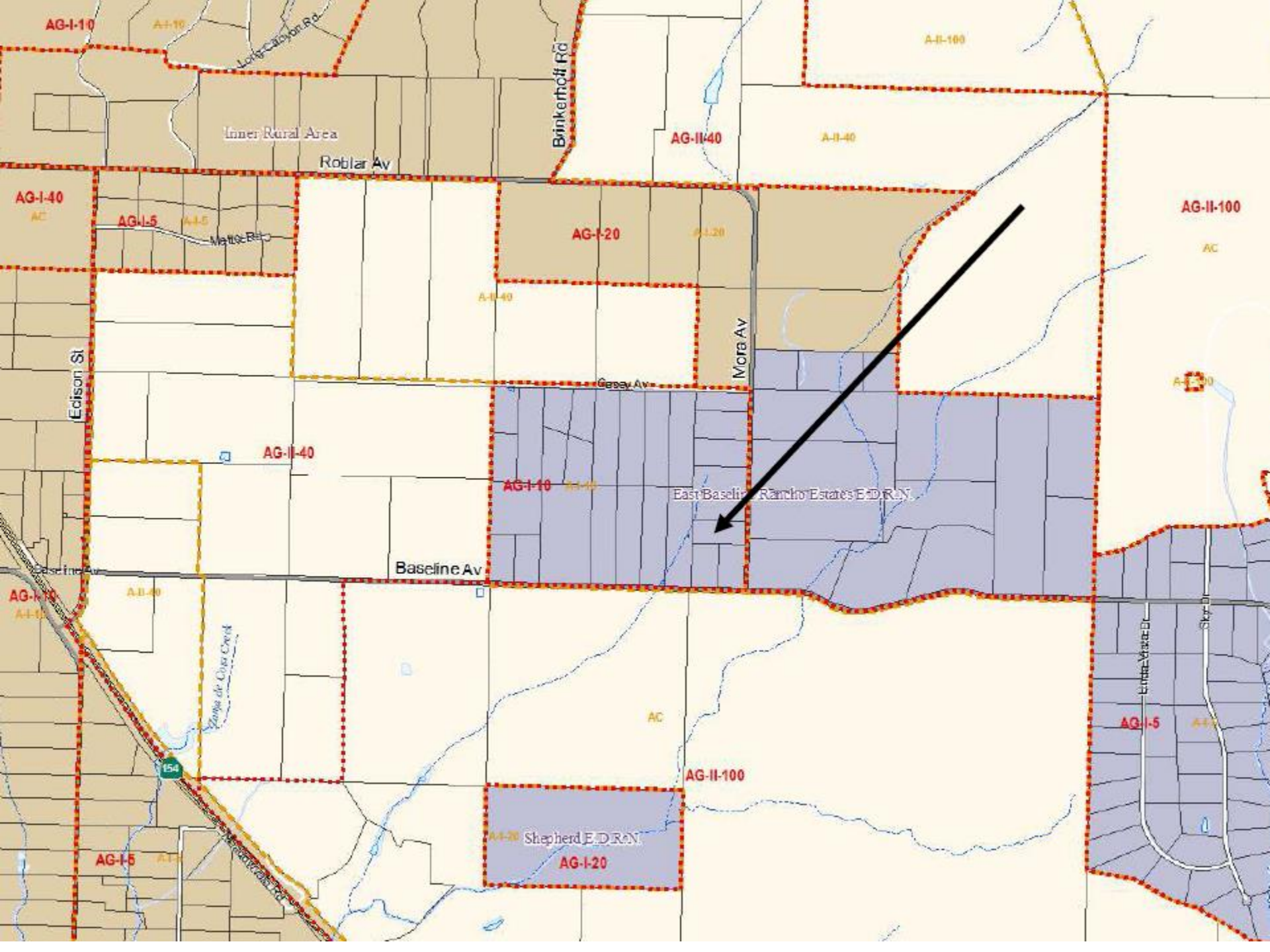
**CATES APPEAL OF the  
Planning Commission's Approval of  
Case No. 14CUP-00000-00024**

**Verizon New Telecommunications Facility  
1867 Mora Avenue, Santa Ynez**

**Santa Barbara County  
Board of Supervisors**

**June 2, 2015**



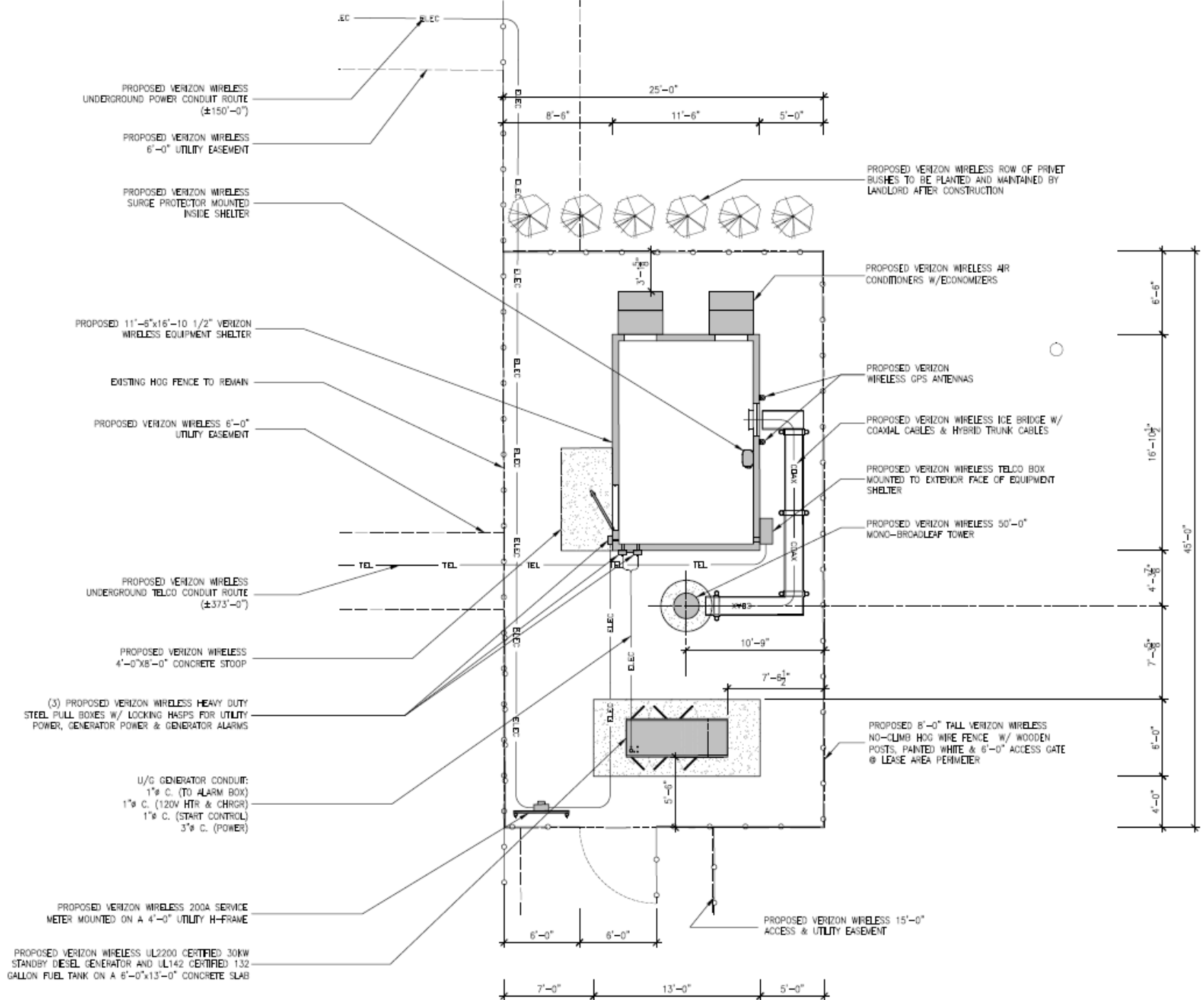






Proposed Site

Mora Ave



PROPOSED VERIZON WIRELESS UNDERGROUND POWER CONDUIT ROUTE (±150'-0")

PROPOSED VERIZON WIRELESS 6'-0" UTILITY EASEMENT

PROPOSED VERIZON WIRELESS SURGE PROTECTOR MOUNTED INSIDE SHELTER

PROPOSED 11'-6"x16'-10 1/2" VERIZON WIRELESS EQUIPMENT SHELTER

EXISTING HOG FENCE TO REMAIN

PROPOSED VERIZON WIRELESS 6'-0" UTILITY EASEMENT

PROPOSED VERIZON WIRELESS UNDERGROUND TELCO CONDUIT ROUTE (±373'-0")

PROPOSED VERIZON WIRELESS 4'-0"x8'-0" CONCRETE STOOP

(3) PROPOSED VERIZON WIRELESS HEAVY DUTY STEEL PULL BOXES W/ LOCKING HASPS FOR UTILITY POWER, GENERATOR POWER & GENERATOR ALARMS

U/G GENERATOR CONDUIT:  
 1" C. (TO ALARM BOX)  
 1" C. (120W HTR & CHRGR)  
 1" C. (START CONTROL)  
 3" C. (POWER)

PROPOSED VERIZON WIRELESS 200A SERVICE METER MOUNTED ON A 4'-0" UTILITY H-FRAME

PROPOSED VERIZON WIRELESS UL2200 CERTIFIED 30KW STANDBY DIESEL GENERATOR AND UL142 CERTIFIED 132 GALLON FUEL TANK ON A 6'-0"x13'-0" CONCRETE SLAB

PROPOSED VERIZON WIRELESS ROW OF PRIVET BUSHES TO BE PLANTED AND MAINTAINED BY LANDLORD AFTER CONSTRUCTION

PROPOSED VERIZON WIRELESS AIR CONDITIONERS W/ECONOMIZERS

PROPOSED VERIZON WIRELESS GPS ANTENNAS

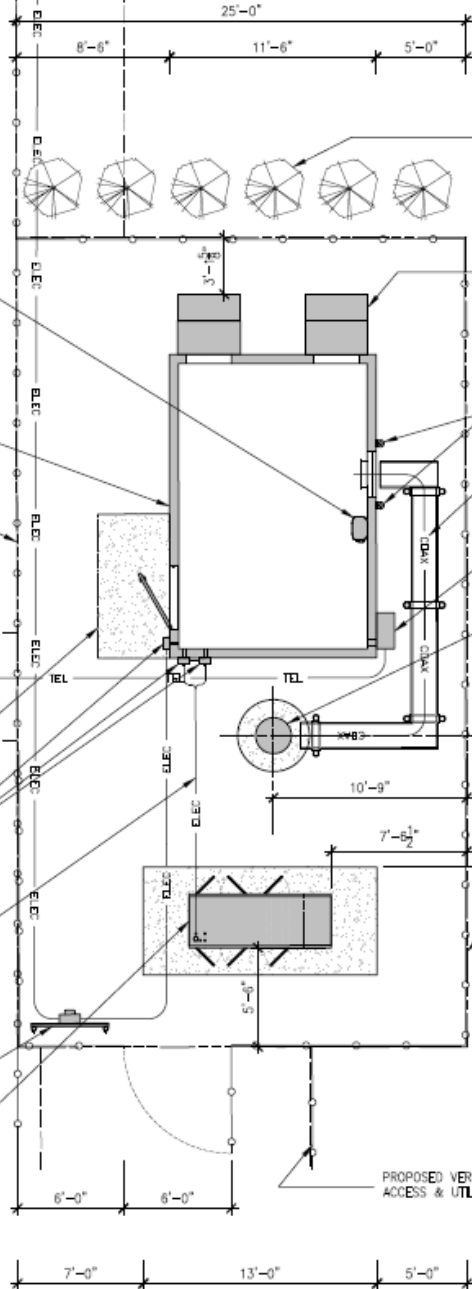
PROPOSED VERIZON WIRELESS ICE BRIDGE W/ COAXIAL CABLES & HYBRID TRUNK CABLES

PROPOSED VERIZON WIRELESS TELCO BOX MOUNTED TO EXTERIOR FACE OF EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS 50'-0" MONO-BROADLEAF TOWER

PROPOSED 6'-0" TALL VERIZON WIRELESS NO-CLIMB HOG WIRE FENCE W/ WOODEN POSTS, PAINTED WHITE & 6'-0" ACCESS GATE @ LEASE AREA PERIMETER

PROPOSED VERIZON WIRELESS 15'-0" ACCESS & UTILITY EASEMENT



















PROPOSED MONO-BROADLEAF

PROPOSED    LOOKING NORTHWEST FROM MORA AVENUE





PROPOSED MONO-BROADLEAF

PROPOSED LOOKING NORTHWEST FROM BASELINE AVENUE

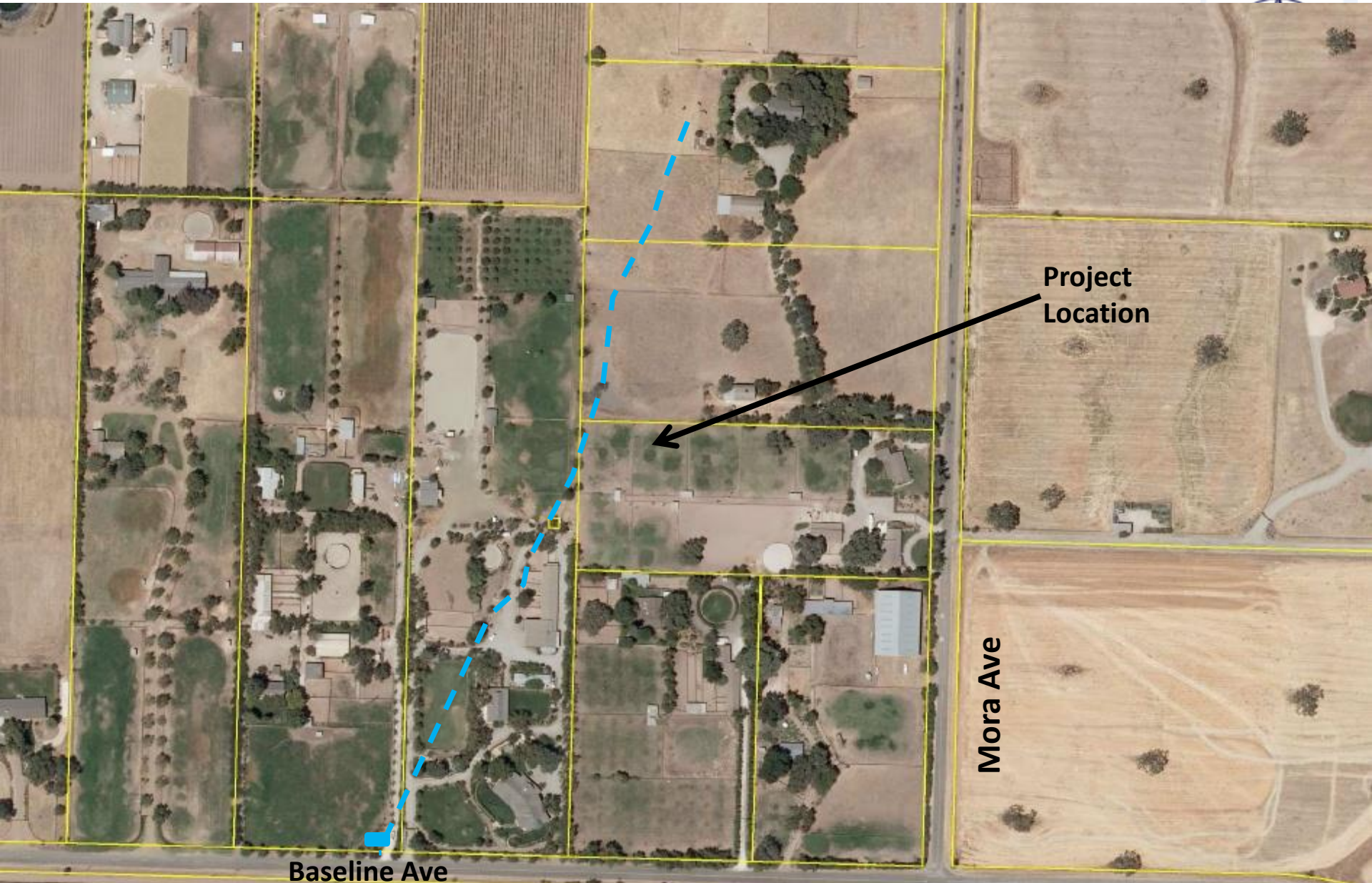




PROPOSED MOND-BROADLEAF BEYOND

PROPOSED    LOOKING NORTHEAST FROM BASELINE AVENUE





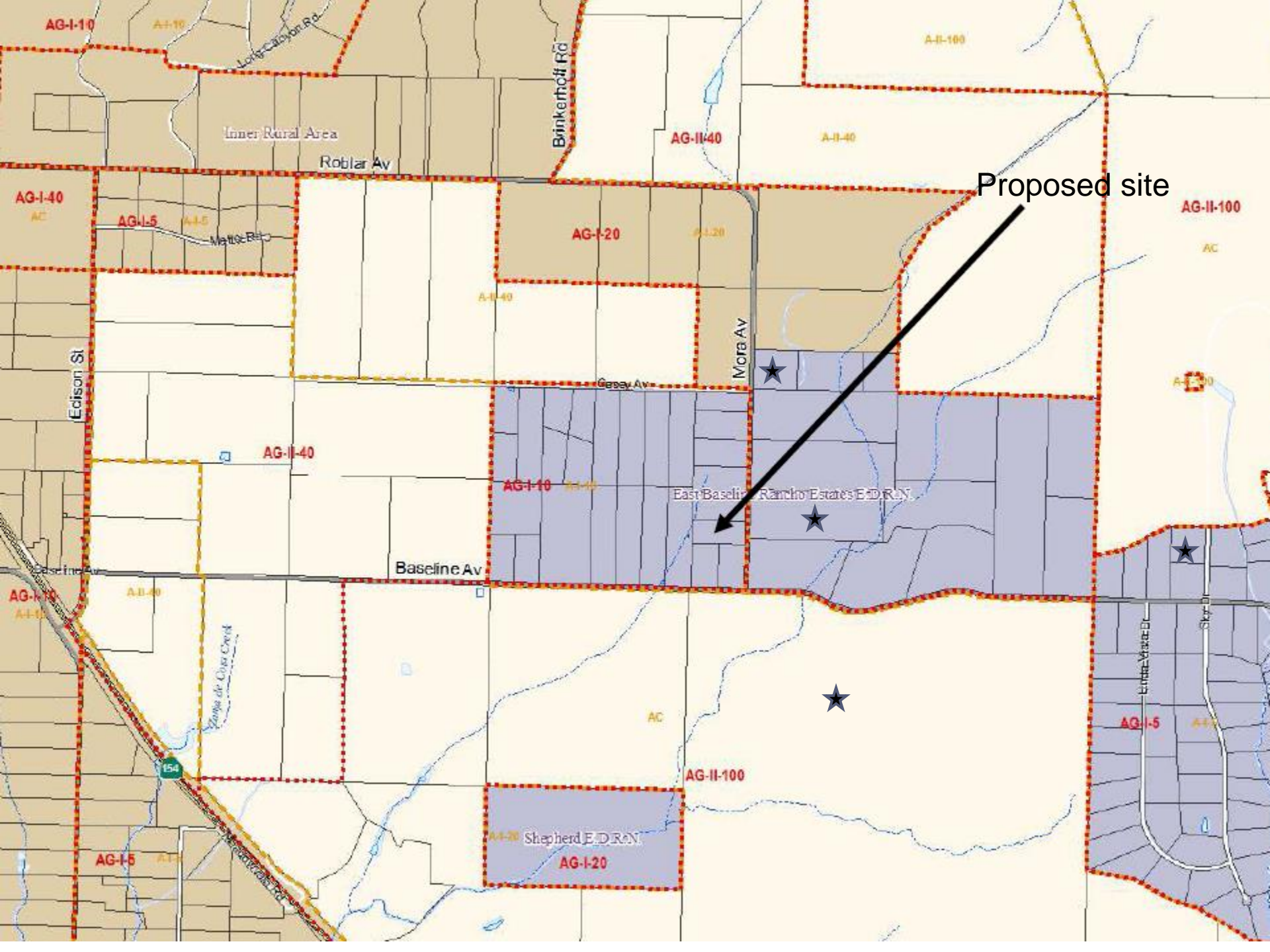
**Baseline Ave**

**Mora Ave**

**Project Location**







Proposed site

East Baseline Ramon Estero E.D.R.N.

Shepherd E.D.R.N.

Inner Rural Area

AG-II-40

A-II-40

AG-II-100

AG-I-40

AG-I-5

AG-I-20

A-I-20

A-I-100

AG-II-40

AG-I-10

A-I-10

AG-I-15

A-I-15

AC

AG-II-100

AG-I-5

A-I-5

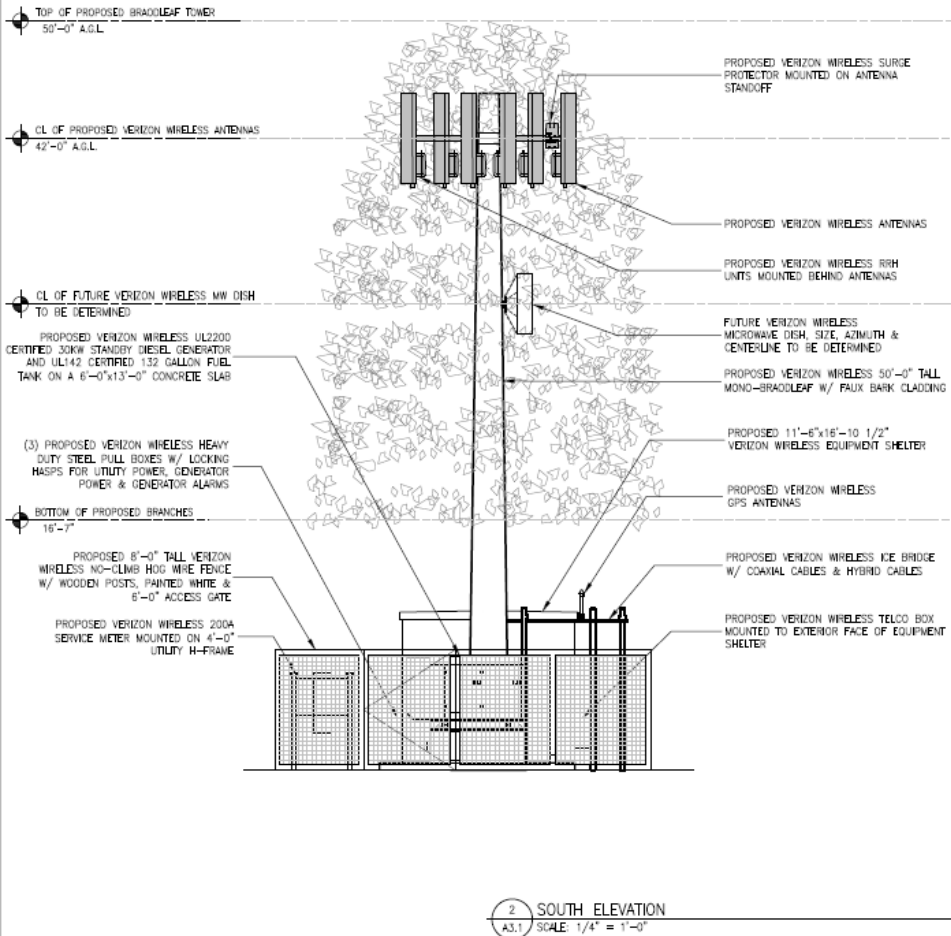
AG-I-15

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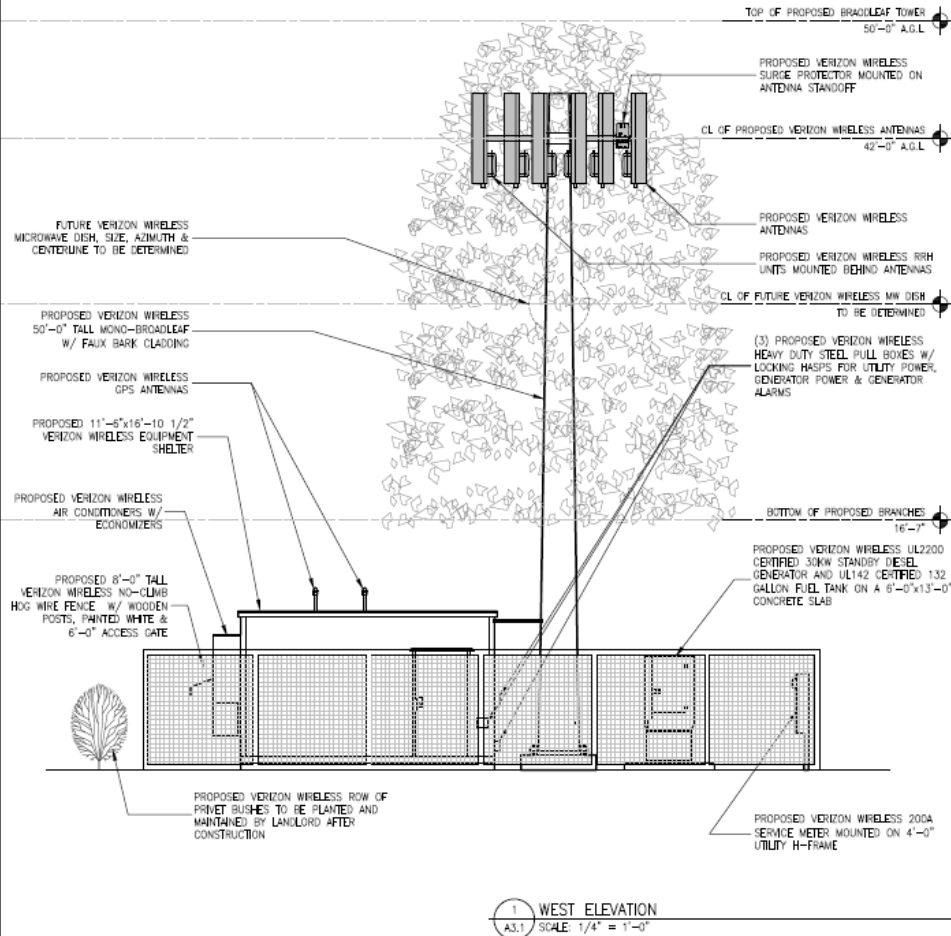
AG-I-20



- NOTE: BRANCHES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
- NOTE: VERIZON WIRELESS TO INSTALL "LEAF SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GREEN
- NOTE: MONO-BROADLEAF TO BE CLADDED IN FAUX BARK



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- NOTE: VERIZON WIRELESS TO INSTALL "LEAF SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GREEN
- NOTE: MONO-BROADLEAF TO BE CLADDED IN FAUX BARK





# Procedural & Other Issues

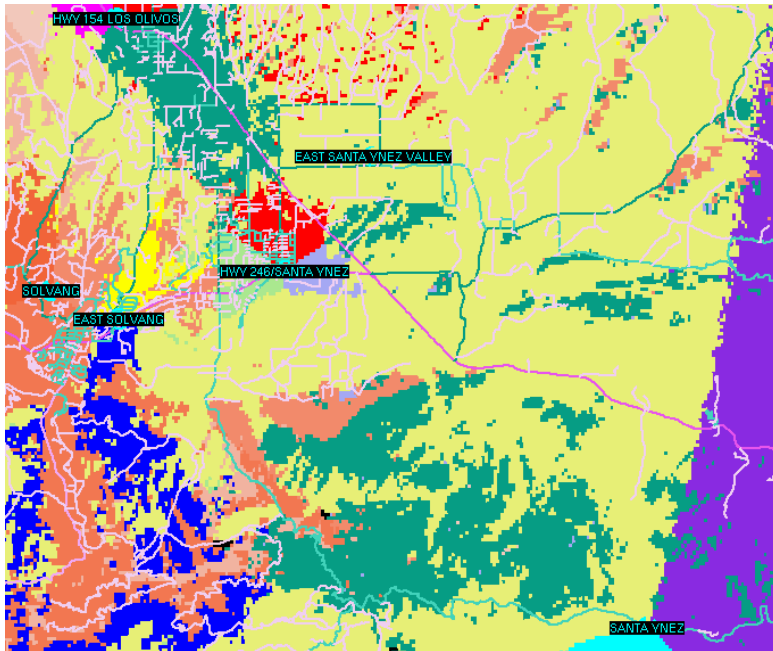
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- ▶ Time limits for speakers
- ▶ Request for continuance
- ▶ Emissions concerns
- ▶ Request for independent sound study
- ▶ Real estate / disclosure issues

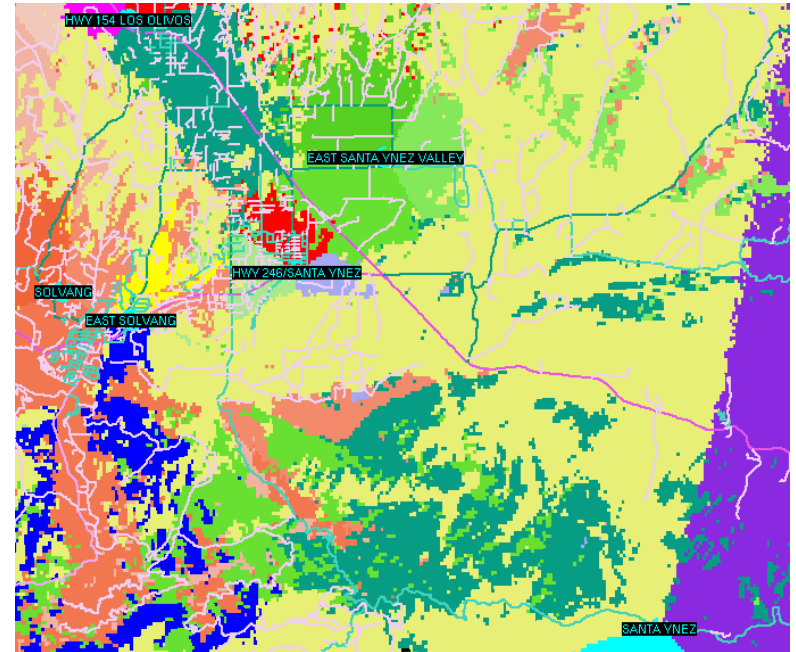


# PEER REVIEW

Current



Proposed



These plots show the best server or sectors that cover this area. The light yellow area is covered by the 4200 ft elevation mountain top Santa Ynez site, which is in overload. The proposed project would improve service for users in the project's footprint.



# SUMMARY

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- ▶ Telecom facility with 55 ft tall faux tree, generator, air conditioners, visual and sound screening
- ▶ Exempt from CEQA (Sections 15303 and 15304)
- ▶ Project meets all applicable LUDC, Comprehensive Plan, and Santa Ynez Valley Community Plan Development Standards and Policies





# RECOMMENDATIONS & PROCEDURES

- ▶ Deny the Appeal, Case No. 15APL-00000-00006;
- ▶ Make the required findings for approval of the project specified in Attachment I of this Board Letter, including CEQA findings;
- ▶ Determine approval of the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15304 (Attachment 3); and
- ▶ Grant de novo approval of the project, Case No. 14CUP-00000-00024, subject to the conditions of approval included as Attachment 2 of this Board Letter, thereby affirming the decision of the Planning Commission.



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End of Presentation

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