



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Department Name:** Planning and  
Development  
**Department No.:** 053  
**For Agenda Of:** March 19, 2013  
**Placement:** Administrative  
**Estimated Tme:** N/A  
**Continued Item:** No  
**If Yes, date from:**  
**Vote Required:** Majority

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**TO:** Board of Supervisors  
**FROM:** Department Glenn Russell, Ph.D., Director, Planning and Development  
Director(s) (805) 568-2085  
Contact Info: Alice McCurdy, Deputy Director, Development Review  
(805) 568-2518  
**SUBJECT:** Verizon Temporary Telecommunications Facility 12EMP-00000-00010  
First Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** N/A

As to form: No

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

1. Receive and file this report on Emergency Permit 12EMP-00000-00010, which authorized the placement and operation of a temporary telecommunications facility at 484 Ortega Ridge Road, Assessor Parcel number 005-030-002.
2. Determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15269, included as Attachment 2.

**Summary Text:**

Section 35-171 of the Article II Coastal Zoning Ordinance authorizes the Director of the Planning and Development Department (P&D) to temporarily defer the requirements of obtaining a Conditional Use Permit and Coastal Development Permit otherwise required by the Article II Coastal Zoning Ordinance and issue an Emergency Permit when emergency action is warranted by a person or public agency. Section 35-171.6 of the Article II Coastal Zoning Ordinance requires the Director to submit a written report describing the emergency action to the Board of Supervisors after issuing an Emergency Permit.

The majority of Verizon Wireless' coverage of the Montecito and Summerland areas was provided by a collocated Verizon and AT&T facility located on Ortega Hill Road, at the QAD property. This facility was originally permitted in 1989 under 89-CP-048, and was decommissioned because the lease had

expired. The decommissioning of the facilities began with the removal of Verizon's equipment at the QAD facility in November 2012, followed by removal of the AT&T equipment in January 2013. Removal of the QAD facility, without the establishment of a new facility, would have resulted in loss of Verizon service in the majority of the Montecito and Summerland area starting November 16, 2012. Without the back-up facility, removal of the existing QAD telecommunications facility would have not only impacted the large number of residents that are currently dependant on service, but it would also have impacted emergency services in the area that rely on wireless service in carrying out their official duties.

In order to prevent a loss of service, use of a new facility was critical. Approval of a temporary or permanent facility on the subject property however, requires approval of a Major Conditional Use Permit because the property is in the Coastal zone and in a residential zone district. Without the benefit of sufficient time to process a Major Conditional Use Permit (approximately 4-6 months) prior to the decommissioning of the facility, Verizon applied for an Emergency Permit (12EMP-00000-00010). The Emergency Permit was approved by the Director of Planning & Development on November 5, 2012 and allowed Verizon to install its facility prior to the decommissioning, contingent upon submittal of an application for the Major Conditional Use Permit. The Conditional Use Permit, Case No. 12CUP-00000-00035, was applied for on October 24, 2012; the facility was installed November 6, 2012 per the Emergency Permit; and the Major Conditional Use Permit continues to be in process.

The project is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the Summerland Community Plan, and Article II Coastal Zoning Ordinance. In addition, the Emergency Permit included conditions to ensure that the project complies with policies regarding noise and compliance with health and safety requirements (radiofrequency emissions).

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

County costs for preparing the Emergency Permit are reimbursed by the applicant pursuant to the current Board-approved fee resolution. Permit revenues are budgeted in Departmental Revenues of the Development Review South Division on page D-138 of the adopted 2012-2014 fiscal year budget. Cost for processing of the Emergency Permit, including preparation of this Board Letter, is approximately \$3,640.

**Attachments:**

- 1) Emergency Permit 12EMP-00000-00010
- 2) CEQA Notice of Exemption §15269

**Authored by:**

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**CC:**

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