SANTA BARBARA MONTECITO PLANNING COMMISSION
Staff Report for Crown Castle Distributed Antenna System
Montecito Inland

Hearing Date: May 21, 2014
Staff Report Date: May 1, 2014
Case No.: 13CUP-00000-00009

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Environmental Document: Mitigated Negative Declaration, 14NGD-00000-00004

APPLICANT:

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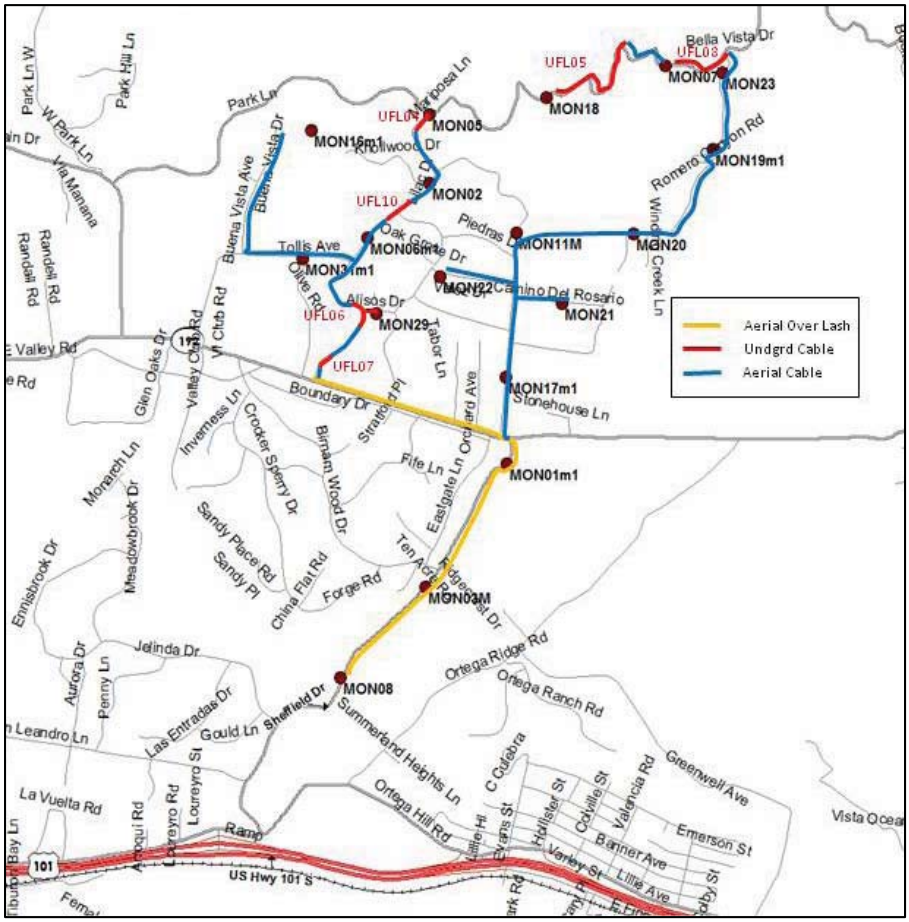

The proposed project consists of eighteen (18) antenna sites and six (6) trenching segments in the inland County rights-of-way, in the Montecito area, in the 1st Supervisorial District.

Application Complete: December 24, 2013
Processing Deadline: 60 days from adoption of ND
May 26, 2014 (Federal "Shot Clock" – as extended by applicant)

1.0 REQUEST

Hearing on the request of Sharon James, agent for applicant, Crown Castle to consider Case No. 13CUP-00000-00009, [application filed on April 23, 2013] for a Conditional Use Permit allowing the installation of 18 new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 2-E-1, 5-E-1, and RMZ-40; and to adopt the Negative Declaration 14NGD-00000-00004 pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: aesthetics/visual resources, biological resources, cultural resources, noise, and transportation/circulation. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 13CUP-00000-00009 marked "Officially Accepted, County of Santa Barbara May 21, 2014 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. Adopt the Negative Declaration 14NGD-00000-00004, included as Attachment C of this staff report, and adopt the mitigation monitoring program contained in the conditions of approval;

3. Approve the project 13CUP-00000-00009 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

Some of the individual facilities in the project would qualify as Tier 2(c) telecommunications facilities, (collocated facilities[1]) for which the Director is the review authority. However, the eighteen facilities are being processed as an integrated system. Some of these telecommunications facilities in residential areas and therefore require a Major Conditional Use Permit pursuant to Section 35.444.010.C.4(a). Conditional Use Permits are under the

[1] "Collocated Telecommunications Facility. A telecommunication facility composed of one or more antennas mounted to an existing tower or other structure." MLUDC Section 35.10 Definitions

jurisdiction of the Montecito Plannning Commission pursuant to Montecito LUDC Section 35.472.060.

4.0 ISSUE SUMMARY

Crown Castle is an independent owner of shared wireless infrastructure. They own, operate, and build infrastructure that is leased to wireless carriers such as Verizon Wireless, Verizon, Metro PCS, AT&T and Sprint-Nextel. In April 2012, Crown Castle purchased NextG Networks, a similar wireless infrastructure company, that specialized in the construction and leasing of Distributed Antenna Systems (DAS) on utility poles. Under Public Utilities Code Sections 7901 and 7901.1, Crown Castle has a statutory right to construct its facilities within the County rights-of-way, subject to County approval and regulation. Additionally, Crown Castle must coordinate collocation with the California Joint Pole Committee[2] and must obtain a Joint Pole Agreement for each site.

Crown Castle owns an existing fiber-optic network and DAS facilities in the Montecito area that were installed for Metro PCS and T-Mobile. The proposed project would utilize the existing fiber-optic network in place, extending it where necessary, and add new facilities for Verizon Wireless. The project would include eighteen (18) telecommunication facilities, or DAS "node sites," on existing utility poles in public right-of-ways. The applicant would utilize aerial cabling to connect the nodes to the existing fiber-optic network, with the exception of six (6) segments which would be installed underground.

Aesthetics

Distributed Antenna Systems (DAS) are systems of interconnected small facilities with antennas that provide only a short range of coverage (i.e. approximately 0.5 mile). They are located in urban areas and are utilized to reach into areas that cannot be serviced by standard "macro" installations.[3] These facilities are designed to utilize existing infrastructure to the extent feasible. The antennas and equipment are typically mounted to existing utility poles in the community, instead of being erected on new antenna support structures as most telecommunications facilities are.

The facilities would each utilize either one or two antennas at each location not exceeding 32 inches in length, as opposed to larger facilities which typically utilize between four to twelve antennas measuring up to 8 feet long. Additionally, traditional macro sites often require support

[2] "The Joint Pole Committee is made up of a group of member representatives of utilities and municipalities in Southern California who hold joint equity interest in utility poles. Established by telephone, electricity and railroad companies, the Committee has existed since October 10, 1906. It was formed as a result of the need to limit the number of poles in the field and to create a uniform procedure for recording ownership of poles." (http://www.scjpc.org/)

[3] Macro sites are designed to spread coverage over large areas. In high service-demand areas, macro installations are not physically able to provide enough capacity in the network for the volume of "traffic," or users. Overlapping macro sites in the same service area would create interference. However, DAS sites do not interfere with macro sites. For this reason they can be used to provide additional network capacity in areas where macro sites exist, but are not sufficient enough to provide adequate capacity. (Sharon James, Crown Castle, May 12, 2014).

equipment to be stored in a pre-fabricated shelters typically measuring 10' x 10' x 12'. In contrast, the DAS uses smaller radios that are mounted to the pole itself (30" x 25" x 24"), or inside the power meter pedestal (60" x 20" x 25" or 48" x 39" x 27"), or placed in underground vaults (flush with the ground, 13' x 6' x 3').

The proposed project was subject to design review by the Montecito Board of Architectural Review (MBAR). Substantial public comments were received at the hearings, and in writing. The MBAR made recommendations to the applicant to reduce the visibility and improve the project design for each of the sites. The applicant revised the project to reflect these recommendations.

The utility poles are located in County rights-of-way in residential areas of the community and therefore are readily visible to residents in the immediate vicinity and to those traveling on the street. Utility poles by their very nature are used for equipment such as cables, transformers, and meters, therefore the addition of the proposed services would be consistent with the existing aesthetic. To minimize the visibility of the equipment, the antenna and equipment would be painted to match the utility pole and/or surrounding vegetation, or other color determined appropriate by MBAR. Mitigation measures requiring painting, design review by the Montecito Board of Architectural Review, and preservation of existing vegetation (for screening purposes) would reduce the impacts to less than significant.

Coastal Land Use Plan and Montecito Community Plan policies require that new structures are designed and sited to minimize their visibility from public view, blend with the existing semi-rural character of the community, are subordinate to natural open space characteristics and preserve the scenic value of roads. As discussed above, the project proposes to utilize relatively small equipment components and collocate the facilities amongst existing utility infrastructure. Rather than erecting new antenna support structures and introducing new vertical elements into the existing setting, the project would collocate on existing utility poles. The proposed equipment would blend with the existing utility infrastructure in the rights-of-way and therefore would blend with the existing semi-rural character and remain subordinate to the scenic value of the roads and natural open space characteristics, consistent with the applicable policies.

Biology

The footprint of the proposed project is exclusively in existing developed road rights-of-way. No rare or threatened plant communities exist at the project sites and no sensitive wildlife species are known to inhabit the premises or use the site for breeding or foraging. The areas of proposed development have been previously disturbed by past grading operations and road construction. However, installation of ground-mounted pedestals, excavation of underground equipment vaults and trenching for fiber cables, all have the potential to impact roots of trees (including oak trees) and vegetation on the edges of the right-of-way. Although no trees are proposed for removal, ground-disturbing activities could result in unanticipated damage to root zones, and ultimately the trees and vegetation in the surrounding area. Mitigation measures requiring hand-trenching in/near critical root zones of trees, incorporation of protection measures provided by the arborist, and monitoring by an arborist during construction activities would

reduce the impacts to a less than significant level and would ensure protection of trees to the greatest extent feasible, consistent with policy.

Cultural

Although the project elements are located in existing developed roadways, there is always a potential for cultural deposits to be encountered below street level anywhere near other recorded deposits, even though the area has been developed and built. Although it is unlikely, installation of ground-mounted pedestals, excavation of underground equipment vaults, and trenching for fiber cables at the sites that are outside of but near recorded archeological sites, could encounter archeological resources. To ensure protection of cultural resources in the unlikely event they are encountered during construction, mitigation measures require an archeological monitor be present during construction of sites near recorded archeological sites. Additionally, the mitigation measures require that work shall be stopped in the event archeological remains are encountered. These measures would reduce potential impacts to less than significant levels and ensures the maximum protection of these resources consistent with policy.

Health and Safety

The proposed wireless facilities would provide cellular service by transmitting and receiving radiofrequency (RF) signals from cellular customers and converting the transmissions to fiber optic signals. As a wireless telecommunications facility, Federal law requires that the antennas operate within the Federal health and safety limits for radiofrequency exposure limits at all times. Local jurisdictions are prohibited from setting their own limits or standards and regulating telecommunications facilities on the basis of radio frequency emissions (see 47 U.S.C. § 332(c)(7)(B)(iv)). "The limits established in the guidelines are designed to protect the public health with a very large margin of safety."[4] Although "most facilities create maximum exposures that are only a small fraction of the limits…the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects."[5]

The public exposure limit assumes continuous exposure of all publicly accessible locations nearby, including residences in proximity to the site. Additionally, the public exposure limit is a cumulative limit for all telecommunications facilities nearby.

To ensure that proposed projects would operate within these limits, the County requires that applicants submit a report prepared by a qualified third party that analyzes the proposed project's emissions and determines whether or not the emissions comply with the Federal requirements. As part of the permit application, Crown Castle provided emissions reports prepared by Jerrold T. Bushberg, Ph.D., DABMP, DABSNM dated April 22-24, 2013. The reports looked at the different antennas and equipment configurations proposed as part of this project, and analyzed the emissions. The report concluded that "The maximum RF exposure at ground level will not be in excess of 1-4% (depending on the node configuration) of the FCC public safety standard."

[4] Federal Communications Commission, "Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures and Practical Guidance" dated June 2, 2000, p.1.
[5] Federal Communications Commission, p. 1.

The report also states that, "Even under maximal exposure conditions in which all the channels are operating at full power, the maximum RF exposure 4 to 7 feet (depending on the node configuration) directly in front of (and at the same elevation as) the antenna will not result in exposures in excess of FCC public RF safety standard." As such, no health and safety impacts are anticipated to result from the proposed project. To ensure continual compliance with FCC requirements, conditions of approval require the applicant to provide as-built measurements of the facilities after construction and every five years thereafter.

Noise

The proposed node facilities consist of three components: 1) antennas, 2) radio equipment, and 3) a power meter. The antennas, radios and power meters themselves are not noise-generating. However, the radio equipment is temperature sensitive, and therefore requires the use of internal fans inside the equipment box for cooling. A noise study was conducted on the fan-cooled radio equipment boxes, by William F. Hammett of Hammett & Edison, Inc., dated February 11, 2013. The study concluded that the noise levels from the equipment at a distance of 6 feet measured 59 dBA to the front, 55 dBA to the back, and 58 dBA to the sides, and would therefore operate within the County's noise threshold of 65 dBA. However, Montecito Community Plan policies require that noise-sensitive uses, such as residential areas, be protected from significant noise impacts. Since the sites are in close proximity to sensitive receptors (residences in some cases as close as 10 feet from the pole) mitigation measures are applied to ensure continual compliance with these measures in the unlikely event the fans exceed the County threshold, such as unanticipated mechanical failure, etc. In such instances that a complaint is received, mitigation measures would require the applicant conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65dBA standard, the applicant would be required to either fix the equipment or shield the equipment as necessary to not exceed the County threshold. These requirements would reduce the potential for noise impacts to less than significant and would ensure the project is consistent with policy.

Transportation/Circulation

The facilities have been sited in the road rights-of-way in locations that would not impede pedestrian, bicycle, or vehicular traffic. Additionally, the locations for the proposed equipment components were reviewed by Public Works to ensure safe clearances were provided for each project site. However, construction and maintenance of the proposed facilities would have potential to create traffic hazards and impact emergency use of the roads. Mitigation measures require a Construction Traffic Control Plan to address temporary congestion, road clearances, and safety for all road users during construction. Additionally, road encroachment permits would be required to be obtained from Public Works prior to construction activities. Therefore, potential impacts to traffic and circulation would be reduced to less than significant.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designations	Urban/Rural, Residential/Agricultural, Montecito Community Plan area SRR-0.2, SRR-0.5, SRR-1.0, MA-40
Ordinance, Zones	Montecito LUDC (all sites) 1-E-1, 2-E-1, 5-E-1, RMZ-40
Site Size	0 sq. feet to 250 sq. ft. (approx.), node facilities 140 feet to 1,000 feet in length (approx.), trenching segments
Present Use & Development	Utility pole, telecommunications facility
Surrounding Uses/Zone(s)	All of the sites are located in residential neighborhoods (the coverage objective) on utility poles in the County rights-of-way adjacent to and surrounded by residences.
Access	Public road (right-of-way)

5.2 Setting

The proposed project is designed to provide cellular service to the residential areas of the Montecito community, specifically in neighborhoods of the Montecito "Central Urban Sub-Area." The Central Urban Sub-Area area is generally characterized as semi-rural, with narrow winding roads bordered by mature trees and a lack of sidewalks and traffic lights. Patches of oak woodland, individual oak trees, and scenic creeks and open spaces are found throughout the area.[6] The Central Urban Sub-Area contains "a variety of residential densities and minimum parcel sizes…where large lots/homes and neighborhood of small lots/cottages have developed side-by-side." Parcels range from 0.3 to 84.0 acres in size.[7]

5.3 Statistics

Statistics		
Item	**Proposed**	**Ordinance Standard**
Structures	Underground equipment vaults (rectangular box) 13' x 6' x 3' Ground-mounted electric meter pedestals (rectangular box) 68" x 20" x 25" Ground-mounted electric meter pedestals	N/A

[6] Santa Barbara County "Montecito Community Plan," dated September 15, 1992 (updated through December 1995), p. 123.
[7] "Montecito Community Plan," p. 38.

Statistics		
Item	**Proposed**	**Ordinance Standard**
	("L" shaped box) height 60", footprint 23" x 31" Combined equipment and electric meter pedestals ("L" shaped box) height 48", footprint 39" x 27"	
Max. Height of Structure(s)	All antennas would be mounted between 23 and 44 feet above ground	75 feet (Tier 4 telecom facilities)
Employees/Residents	The facilities would be maintained by Crown Castle on an as-needed basis	N/A
Grading	Minor trenching (less than 50 cubic yards) for new fiber optic connections	N/A

5.4 Description

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito area consisting of telecommunication facilities, or "node sites," on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle owns an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling. However, new fiber-optic cable would need to be needed undergrounded for six (6) segments in the proposed network due to physical constraints (e.g. "windloading" issues, where the poles cannot carry the additional weight of the fiber). The applicant is proposing to underground these six (6) new segments of fiber optic cable via a combination of trenching and boring along the road right-of-way. The segments range from approximately 480 to 930 feet in length (locations specified below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30" x 17" x 18".

Eighteen (18) of the node locations would be located in the inland areas of Montecito (locations specified below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in

design depending on the site location; however each of the design configurations would include a combination of one of each of the following:

(1 or 2) Antennas:
- Omni-whip antenna (cylindrical, 2.4"x 25.6")
- Omni antenna (cylindrical, 24"x 16")
- Directional panel antenna (rectangular, 23.3"x 11"x 6")

(1) Radio Equipment:
- Pole-mounted equipment (rectangular box, 48" x 14" x 9")
- Underground equipment vault (rectangular box and vents, area 13' x 6' x 3')
- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:
- Pole-mounted BBU (rectangular box, 36" x 24" x 14")
- Low Volt Conversion (rectangular box, 12" x 12" x 6")
- Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25")
- Ground-mounted combined electric meter pedestal (rectangular box, 68" x 20" x 25")
- Ground-mounted combined electric meter pedestal ("L" shaped box, height 60", footprint 23" x 31")
- Ground-mounted combined equipment and electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27")

This application includes 18 individual utility poles to mount antennas ("nodes") and six (6) fiber segments in the inland areas of Montecito, First Supervisorial District. The specific components proposed for each of the eighteen sites are described below. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Site No. **MON01** Right-of-way of Sheffield Drive
Adjacent to 007-480-016 addressed as 565 Sheffield Drive
(1) Directional panel antenna (rectangular, 23.3"x 11"x 6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON02** Right-of-way of Lilac Drive
Adjacent to 007-070-020, addressed as 846 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON03** Right-of-way of Sheffield Drive
Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Colocated with existing carrier with (1) existing Amp Omni)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON05** Right-of-way of Park Lane
Adjacent to 007-020-044, addressed as 985 Park Lane
(1) Omni antenna (cylindrical, 24"x 16")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON06** Right-of-way of Lilac Drive
Adjacent to 007-110-067, addressed as 730 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON08** Right-of-way of Sheffield Drive
Adjacent to 005-550-005, addressed as 336 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON17** Right-of-way of Romero Canyon Road
Adjacent to 155-060-010, addressed as 656 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 60”, footprint 23” x 31”) w/internal ION, BBU

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON22** Right-of-way of Veloz Drive
Adjacent to 007-110-076, addressed as 2125 Veloz Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 695 Olive Avenue
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Fiber segments:

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

5.5 Background Information

Federal Telecommunications Act Limitations

The Federal Telecommunications Act of 1996 amended the Communications Act of 1932 to establish federal regulatory authority over the deployment of telecommunications facilities across the nation. The Federal Act set health and safety emissions thresholds and specifically restricts the regulatory treatment of telecommunications facilities by local agencies (i.e. cities and counties) in that regard.

The Federal Telecommunications Act preempts local authorities from prohibiting any telecommunications service, stating "No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." (47 U.S.C.A. § 253 (b).)

However, the Federal Telecommunications Act acknowledges that although local authorities may not prohibit telecommunications facilities, their general local zoning authority is preserved "over decisions regarding placement, construction, and modification of personal wireless service facilities,"(47 U.S.C.A. § 332 (c)(7)) within certain limitations.

Although the County can influence siting and design of personal wireless service facilities, there are limitations as to the County's authority to regulate such facilities. Specifically, the purview of local agencies to apply zoning requirements is limited by the Federal Telecommunications Act as follows:

> *"LIMITATIONS.--*
> *(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--*
> > *(I) shall not unreasonably discriminate among providers of functionally equivalent services; and*
> > *(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.*
>
> *(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.*
> *(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.*
> *(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency*

> *emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."(47 U.S.C.A. § 332 (c)(7)(B).)*

Denying a carrier the ability to provide full coverage may constitute a "prohibition" of wireless services with respect to the Federal Telecommunications Act limitations. In the MetroPCS Inc. v. City & County of San Francisco case in 2005, the Ninth Circuit determined that "[A] locality can run afoul of the Telecommunications Act 'effective prohibition' clause if it prevents a wireless provider from closing a 'significant gap' in service coverage." Should a local agency deny a facility, and the applicant (carrier) challenges the denial in court, the applicant must show that they 1) are prevented from filling a significant gap in their own service coverage; and 2) their proposed way to fill that significant gap is the "least intrusive means." If the applicant makes the above showing, the County, not the carrier, must then show "[S]ome potentially available and technologically feasible alternative sites;" which "close the gap" in coverage.

Federal "Shot Clock" Ruling November 18, 2009

On November 18, 2009, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332(c)(7), regarding state and local review of wireless facility siting applications. This Declaratory Ruling provided direction that affects the County's processing requirements.

The first major part of the Declaratory Ruling defined what is a presumptively "reasonable time" beyond which a local jurisdiction's inaction on a siting application may constitute a prohibited "failure to act" under 47 U.S.C. Section 332(c)(7). The FCC found that a "reasonable period of time" is, presumptively:

- 90 days to process personal wireless service facility siting applications requesting collocations; and

- 150 days to process all other applications.

These timeframes commence upon determination of application completeness. Accordingly, if state or local governments do not act upon applications within those timeframes, then a personal wireless service provider may claim that a prohibited "failure to act" has occurred and personal wireless service providers may seek redress in court within 30 days, as provided in 47 U.S.C. Section 332(c)(7)(B)(v). The state or local government, however, would have the opportunity to rebut the presumption of reasonableness.

The proposed facilities are to be located on existing structures and therefore are considered collocated telecommunication sites, as defined by the County Land Use and Development Code Article 35.11. Therefore the 90 day processing timeframe applies to this application. Due to time requirements to process this project, including several reviews by the Board of Architectural Review, Crown Castle granted extension of the 90-day timeframe to May 26, 2014.

Middle Class Tax Relief and Job Creation Act

Finally, Section 6409 of the recently enacted Middle Class Tax Relief and Job Creation Act of 2012 addresses telecommunication service providers collocating facilities on an "existing wireless tower or base station" where the collocation would not "substantially change the physical dimensions of" the tower or base station. Section 6409 does not define the terms "existing wireless tower" or "substantially change the physical dimensions of." Under the Montecito LUDC Section 35.444.010(E)(3), telecommunication carriers must avail their facilities and site to other telecommunication carriers for purposes of collocation.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration, Case No. 14NGD-00000-0004, was prepared for the project and circulated for public review from March 21, 2014 to April 21, 2014. Potentially significant but mitigable project-generated impacts were identified in the following issue areas: aesthetic/visual resources, biological resources, cultural resources, noise, and transportation/circulation. Mitigation measures of the proposed Final Negative Declaration 14NGD-00000-00004, as incorporated into the conditions of approval for the proposed project, would reduce any potential impacts to less than significant levels. Refer to 14NGD-00000-00004 included as Attachment C of this staff report for a complete discussion of environmental impacts and required mitigation measures.

Public comments were received during the circulation period. The majority of the comments focused on support or opposition for the project, rather than comments on the specifics of the environmental analysis. However, two comment letters were received that addressed specific items in the document, which included the Montecito Association letter, dated April 21, 2014 and the Law Office of Marc Chytilo Environmental Law letter, dated April 21, 2014. The comment letters are included with Attachment C. Although the comments received identified issues requiring additional clarification, none of these comments identified any new *significant* impacts not analyzed in the document. The analysis in the MND fully addresses the project description, and the addition/incorporation of the comments received did not alter the MND findings. The final document incorporates the response to these comments (Attachment C).

6.2 Comprehensive Plan Consistency

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Land Use Element	
Land Use Development, Policy 4. *Public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*	**Consistent.** The proposed facilities would be unstaffed, and would operate autonomously, with the exception of occasional maintenance. The facilities only require power and telephone connections to operate, no water, or sewer service

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	applies to the proposed project. The existing roads and utility poles are sufficient to serve the proposed project.
Visual Resources, Policy 1. *All commercial, industrial, and planned developments shall be required to submit a landscaping plan to the County for approval.*	**Consistent.** The proposed facilities are located in the County rights-of-way. New landscaping is discouraged in road rights-of-way by Public Works for visual clearance and road/walking path expansion planning. Therefore no landscaping is proposed as part of the project. However Condition No. 5 would require that existing vegetation is preserved to the extent feasible during construction activities and that 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.
Visual Resources, Policy 2. *In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.*	**Consistent.** Two (2) of the eighteen (18) sites are in designated rural areas, MON05 and MON23. Telecommunications antennas require line-of-sight to their respective coverage objective areas. Therefore antennas and their support structures are required to maintain a minimum height above ground to provide service in all instances. Rather than erect new antenna support structures and introducing new vertical elements into the existing setting, the project would collocate on existing utility poles. At certain vantage points along Park Lane (MON05) and Romero Canyon Road (MON23) the existing utility poles protrude into the skyline; addition of the proposed facilities would not create a substantial change to this pole, consistent with this policy.
Visual Resources, Policy 3. *In areas designated as urban on the land use plan maps and in 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.*	**Consistent.** Sixteen (16) of the eighteen (18) sites are in designated urban areas. Rather than construct new antenna support structures, the proposed project utilizes existing utility poles in the area to support the antennas. The support equipment for the facilities are proposed to be located either on the pole, on a ground-mounted pedestal or in an underground vault, consistent with other existing utility infrastructure in the right-of-way, and designed as such that they would not cause any operational obstruction to bike lanes, trails, pedestrian traffic, or other circulation patterns. Therefore the project is consistent with this policy.

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Visual Resource Policies, Policy 5. *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.*	**Consistent:** The proposed project would require the installation of approximately 14 miles of fiber-optic cabling. Fiber-optic cabling can be either strung aerially between utility poles, or placed underground via trenching and/or boring. According to the applicant, the fiber-optic cabling is the most costly element of the DAS network whether it is strung aerially or undergrounded, largely due to its large span. Undergrounding the fiber-optic cabling in all of the areas physically possible would cost approximately eight times the cost of installing it aerially (as it is currently proposed). Secondly, undergrounding the fiber could result in additional above-ground utility infrastructure, since some of the fiber lines are relied upon for mounting antennas where adequate separation from other utilities on the pole cannot be achieved by adding a cross-arm. If the fiber-optic cabling were undergrounded, the antennas that are "strand-mounted" would have to find another means of meeting the separation requirements. In these instances it is likely that the pole would have to be replaced with a taller pole on which a new cross-arm could be mounted far enough away from the other utilities on the pole for the antenna to be mounted on. Furthermore, extending the height of one pole can also impact the adjacent poles; in some instances adjacent poles would also need to be replaced with taller poles to adjust to the new strand/equipment heights of the other utilities remaining on the pole; which is inconsistent with the intent of this policy. Third, the proposed project does not propose the installation of new aerial extensions or poles where they do not already exist, but rather placement of additional aerial facilities on existing poles, which is exempt from permits. Therefore, the addition of aerial cabling as part of this project is consistent with this policy. Separately, the six segments where the cabling is proposed to be undergrounded because the existing poles in those areas could not carry the weight of the additional lines would be consistent with this policy, as the undergrounding is feasible and would

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	not be cost prohibitive for those segments.
Montecito Community Plan	
Policy BIO-M-1.3: *Environmentally Sensitive Habitat (ESH) areas within the Montecito Planning Area shall be protected, and where appropriate, enhanced.* **Policy BIO-M-1.14:** *Significant biological communities shall not be fragmented into small non-viable pocket areas by development.* **Development Standard BIO-M-1.14.4:** *Where sensitive or valuable biological resources exist within or border a project site, a County approved biologist or other experienced individual acceptable to the County may be required to monitor construction within/bordering the resource area as determined necessary by RMD.* **Policy BIO-M-1.13:** *The habitat located on the hillside area north of Mountain Drive and Bella Vista Road and reaching the northern boundary of the Planning Area shall be recognized as particularly valuable because of the presence of chaparral, sensitive native flora and riparian resources to be protected and/or preserved. Any development proposal in this area shall be designed to avoid areas which contain these habitats and/or identified sensitive species.*	**Consistent:** Six (6) of the eighteen (18) node facilities are designed so that all equipment would be mounted on the existing pole.[8] Ground disturbance would be limited to the remaining twelve (12) sites that have at least one ground-mounted piece of equipment[9] and the six (6) trenching segments. However, these areas consist primarily of disturbed ground, as they are within the road right-of-way in developed residential areas. Because all the sites are along existing developed roadways, the project would not result in the fragmentation of any biological habitats. Some of the sites have existing vegetation nearby consisting of oak trees, non-native landscape trees and various shrubs. With respect to sites MON07, MON18, FL04, FL05 and FL08 on Bella Vista Drive, the proposed project footprint is within the previously disturbed road right-of-way and no special status plants ,habitat, or biological communities are expected to occur in the project area. However, individual trees, native and non-native, do line many of the roadways. Protection measures, including monitoring by a County-approved biologist or arborist during construction, are required as part of the project conditions (Condition Nos. 5 and 6). Therefore the project is consistent with these policies.
Policy BIO-M-1.15: *To the maximum extent feasible, specimen trees shall be preserved. Specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.* **Policy BIO-M-1.16:** *All existing native trees regardless of size that have biological value shall*	**Consistent:** The proposed project was designed to avoid impacts to trees by utilizing pole-mounted equipment, rather than vaults and using aerial cabling rather than trenching where ground disturbance could have a potential impact to existing trees. Kenneth A. Knight Consulting LLC prepared arborist reports for each of the proposed project sites which concluded that the project designs would not impact the existing trees. Additionally, to ensure consistency with these policies, conditions of approval require measures to protect existing vegetation (Condition No. 5) and arborist monitoring during construction (Condition No. 6).

[8] MON07, MON11, MON16, MON17, MON19 and MON22
[9] MON01, MON02, MON03, MON05, MON06, MON08, MON18, MON20, MON21, MON23, MON29, and MON31

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be preserved to the maximum extent feasible. **Policy BIO-M-1.17:** *Oak trees, because they are particularly sensitive to environmental conditions, shall be protected to the maximum extent feasible. All land use activities, including agriculture shall be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.*	
Policy GEO-M-1.2: *Grading from future ministerial and discretionary projects in Montecito shall be minimized to the extent feasible in order to prevent unsightly scars in the natural topography due to grading, and to minimize the potential for earth slippage, erosion, and other safety risks.*	**Consistent:** The proposed project minimizes ground disturbance by maximizing the use of pole-mounted equipment, boring in lieu of trenching (where feasible) and aerial cabling instead of trenching underground, consistent with this policy.
Policy CR-M-2.1: *Significant cultural, archaeological, and historic resources in the Montecito area shall be protected and preserved to the extent feasible.* **Development Standard CR-M-2.1.1:** *Prior to the issuance of a Land Use or Coastal Development Permit, RMD shall determine whether the project site is located either in a known archaeological site or in an area with potential archaeological resources. This shall be determined by consulting the Resource Management Department staff archaeologist for archaeological surveys of the area which would provide such information.* *In the event that the site is located in an area which is likely to contain archaeological resources and there has not yet been a Phase I survey of the property, the applicant shall fund preparation of a Phase I survey to be prepared by an RMD-qualified archaeologist, unless this requirement is specifically waived by the RMD staff archaeologist (based upon his/her professional opinion that the Phase I survey is not needed to avoid archaeological resources). All recommendations of an archaeological report analysis including completion of additional archaeological analysis (Phase 2, Phase 3) and/or project redesign shall be implemented or incorporated into the proposed development prior to issuance of a Land Use or Coastal Development Permit.*	**Consistent:** Phase 1 and Phase II surveys were conducted by archeologist Wayne Bonner of Michael Brandman Associates (September 16, 2013, October 14, 2013, December 4, 2013, and March 12, 2014) and analyzed the node locations and trenching segments for potential impacts to cultural resources. Although there are recorded archeological sites nearby, no cultural materials were observed during testing and no impacts to cultural resources are anticipated. As part of the reports, Mr. Bonner provided recommendations to ensure consistency with these policies; those recommendations have been incorporated as conditions of approval, (Condition Nos. 8 and 9), which including monitoring during construction at MON01, MON03, MON08, MON09, MON12, MON13 and MON19.

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Circulation, Policy CIRC-M-1.8. *New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.*	**Consistent.** The project plans were reviewed by Public Works. During this review, all equipment was relocated to comply with Public Works clearance requirements. Therefore the project would not cause any operational obstruction to pedestrian or other traffic, consistent with this policy.
Electromagnetic, Objective EM-M-1.1. *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.*	**Consistent**. "FCC rules require transmitting facilities to comply with RF exposure guidelines. The limits established in the guidelines are designed to protect the public health with a very large margin of safety. These limits have been endorsed by federal health and safety agencies such as the Environmental Protection Agency and the Food and Drug Administration. The FCC's rules have been upheld by a Federal Court of Appeals. As discussed below, most facilities create maximum exposures that are only a small fraction of the limits. Moreover, the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects."[10] Radiofrequency reports were prepared by Jerrold Bushberg Ph.D. on April 22-24, 2013 for the proposed project which evaluated the various configurations for the proposed facilities and analyzed their emissions in compliance with the applicable FCC health and safety standards (included as Attachment H). The reports conclude that RF exposure from the telecommunications facilities would be between 1-4% (depending on design configuration) of the applicable FCC public exposure limit at ground level (approximately 20 feet) and therefore the facility is well within the FCC's health and safety limits. Additionally, the project conditions require a verification measurement report within 30 days of installation, and every 5 years thereafter to confirm these projections (Condition No.15). In conclusion, since the proposed project complies with all applicable FCC health and safety requirements, no additional setbacks are required for this project.

[10] Kennard, William E., et al. "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance," June 2, 2000, p. 1.

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Noise, Policy N-M-1.1. *Noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected from significant noise impacts.*	**Consistent.** The antennas, radios and power meters themselves are not noise-generating. However, the radio equipment is temperature sensitive, and therefore requires the use of internal fans inside the equipment box for cooling. A noise study was conducted on the fan-cooled radio equipment boxes, by William F. Hammett of Hammett & Edison, Inc., dated February 11, 2013. The study concluded that the noise levels from the equipment at a distance of 6 feet measured 59 dBA to the front, 55 dBA to the back, and 58 dBA to the sides. Although it is unlikely that the fans would exceed the County threshold of 65 dBA, the existing poles and proposed equipment would be in close proximity to sensitive receptors (residences in some cases as close as 10 feet from the pole). Condition No. 10 requires shielding of fans to ensure consistency with this policy.
Land Use, Goal LU-M-1. *In Order To Protect The Semi-Rural Quality Of Life, Encourage Excellence In Architectural And Landscape Design. Promote Area-Wide And Neighborhood Compatibility; Protect Residential Privacy, Public Views, And To The Maximum Extent Feasible, Private Views Of The Mountains And Ocean.* ***Land Use, Goal LU-M-2.*** *Preserve Roads As Important Aesthetic Elements That Help To Define The Semi-Rural Character Of The Community. Strive To Ensure That all Development Along Roads Is Designed In A Manner That Does Not Impinge Upon The Character Of The Roadway.* ***Land Use, Policy LU-M-2.1.*** *New structures shall be designed, sited, graded, and landscaped in a manner which minimizes their visibility from public roads.* **Policy VIS-M-1.1:** *Development shall be subordinate to the natural open space characteristics of the mountains.* **Policy VIS-M-2.1:** *Lands which should be preserved in open space for scenic value include road-side turnouts, stream channels, equestrian and hiking trails, and mountainous areas.*	**Consistent.** The proposed facilities would be located on utility poles in the road rights-of-way, and therefore would be visible to residents in the immediate vicinity and traffic along the street from certain vantage points. As such, the project designs were reviewed by the Montecito Board of Architectural Review (MBAR). The MBAR made recommendations to the applicant to reduce the visibility, and improve the project design where feasible for each location. These changes included: rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points from public and private views where feasible, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations. Additionally, Condition Nos. 3 and 4 would require painting of the facilities to blend with the surrounding environment, and final design review and approval by the MBAR prior to permit issuance. Incorporation of these measures would blend the facilities with the existing character of the area and thus retain the scenic value of the roads and keep the facilities subordinate to the characteristics of

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	natural open space areas, consistent with the applicable policies.

6.3 Zoning: Land Use and Development Code Compliance

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Tier 4 Requirements	
Standards for Tier 4 projects, facilities that are not allowed in compliance with Tier 1 through Tier 3. Wireless telecommunication facilities that may not be permitted in compliance with Subsections C.1 through C.3 above, but do comply with the following development standards, may be allowed provided the height of the antenna and associated antenna support structures shall not exceed 75 feet.	**Consistent.** The highest portion of the proposed facilities would be the antennas, which would be mounted approximately 23-44 feet above ground either on the cross-arm, associated fiber cabling or top of pole, consistent with this requirement.
Section 35.444.010.D.1 Development Standards	
Standard 1.a. The facility shall comply with the setback requirements of the zone in which the facility is located except as follows: (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. (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. (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).	**Not Applicable.** The proposed facilities would be installed on public utility poles in the County road right-of-ways. Setbacks do not apply to the road rights-of-way therefore the development standards are not applicable.
Standard 1.b. The height of antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 50 feet in height	**Consistent.** The proposed antennas would be mounted on existing utility poles at approximately 23-44 feet above ground. Therefore the facilities

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and shall comply with the height limits specified in Subsection C. (Processing) above. [MLUDC Section 35.444.010.C] (1) The height limit may be increased to a maximum of 75 feet when technical requirements dictate. (2) Antennas and support structures used in connection with wireless communication facilities may exceed 75 feet if: (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 structure, including parapet walls and architectural façades, that the antenna is mounted on; or, (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.	would comply with the 50 ft. requirement, as well as the height requirements in Section 35.444.010.C identified.
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.	**Consistent.** The proposed antennas would be mounted between 23-44 feet above ground, out of reach of the general public. Associated pole-mounted equipment boxes, pedestals and vaults would be secured by lock, and only accessible by maintenance personnel.
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.	**Not applicable.** The proposed project sites are not located on any designated historical landmarks.
Standard 1.e. The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.	**Consistent. R**adiofrequency emissions reports were submitted as part of the project application. The reports by Jerrold Bushberg, Ph.D., dated April 22-24, 2014, concluded that the proposed facilities would meet the FCC requirements based on specific projections. As a part of the project conditions (Condition No. 15), a verification measurement report would be required within 30 days of installation to confirm these projections.

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Standard 1.f. The facility shall be served by roads and parking areas consistent with the following requirements: (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. (2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area. (3) Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.	**Consistent.** The proposed facilities would be located in the road rights-of-way in which access would be provided. Temporary parking for maintenance activities would be provided by on-street public parking in the vicinity. However, road encroachment/traffic control permits would be required for construction activity prior to Zoning Clearance issuance (Condition No. 13).
Standard 1.g. The facility shall be unlit except for the following: (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. (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.	**Consistent.** No lighting is proposed however a standard condition of approval is proposed to ensure compliance with this standard (Condition No. 14).
Standard 1.h. The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.	**Consistent.** The antennas, mounting brackets and equipment boxes would be painted with non-reflective paint (color determined by MBAR) to blend into the surrounding area (Condition No. 4).
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 non-reflective paint. The lessee shall not oppose the repainting of their equipment in the future by another lessee if an alternate color is deemed more appropriate by a review authority in approving a subsequent permit for development..	**Consistent.** The proposed facilities would be painted to blend with the utility pole and surrounding area. 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 (Condition Nos. 4 and 20).
Standard 1.j. The facility shall be constructed so as to maintain and enhance existing vegetation, without increasing the risk of fire hazards, through	**Consistent.** The proposed project was initially designed to utilize underground vaults for the proposed radio cabinets. However, the project was

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the implementation of the following measures: 1) Existing trees and other vegetation that screens the facility and associated access roads, power lines and telephone lines that is not required to be removed in order to construct the facility shall be protected from damage during the construction period and for the life of the project. 2) Underground lines shall be routed to avoid damage to tree root systems to the maximum extent feasible. 3) Additional trees and other native or adapted vegetation shall be planted and maintained in the vicinity of the project site, and associated access roads, power lines and telephone lines under the following situations: a) Such vegetation is required to screen the improvements from public viewing areas. b) The facility or related improvements are likely to become significantly more visible from public viewing areas over time due to the age, health, or density of the existing vegetation. Required landscape plans shall be comprised of appropriate species and shall be prepared by a botanist, licensed landscape contractor or licensed landscape architect. Performance security shall be required to guarantee the installation and maintenance of any new plantings. 4) Any existing trees or significant vegetation used to screen the facility that dies in the future shall be replaced with native trees and vegetation of a comparable size, species and density. The facility may be required to be repainted during the time required for the newly planted vegetation to mature and provide adequate screening. 5) The vegetation that exists when the project is	reviewed by County-approved arborist Kenneth Knight, who identified a number of locations where the installation of a vault would have potential impacts to adjacent trees. As a result, the project was redesigned to use pole-mounted equipment or above-ground pedestals to avoid such impacts, consistent with this requirement. Additionally, Condition No. 5 requires that existing vegetation be preserved and protected to the maximum extent feasible throughout construction activities; that underground lines 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; and that 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. Therefore the project is consistent with this standard.

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initially approved that is required to provide screening for the facility shall not be altered in any manner that would increase the visibility of the facility and associated access roads, power lines and telephone lines except: a) Where such alteration is specifically allowed by the approved project, or b) Where necessary to avoid signal interference to and from the approved facility. Any alteration of such vegetation shall be done under the direction of a licensed arborist. 6) All vegetation proposed and/or required to be planted in association with a commercial telecommunication facility shall consist of non-invasive plant species only.	
Section 35.444.010.D.2 Development Standards	
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 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.	**Consistent.** Primary power to the facility would be provided by Southern California Edison via the existing utility poles on which the facilities are located. No back-up generators are proposed.
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.	**Consistent.** None of the proposed facilities or trenching segments in the inland area[11] are located within designated environmentally sensitive habitat area.
Standard 2.c. Colocation on an existing support structure shall be required for facilities allowed in compliance with Subsection C.2, through	**Consistent.** The proposed facilities are collocating on existing utility poles. Therefore the project is consistent with this standard.

[11] Two sites in the coastal application (MON15 and MON30) are located in designated environmentally sensitive habitat areas and are addressed in the staff report for case number 13CUP-00000-00010.

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Subsection C.4.of this Section, unless: (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 (2) Colocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or (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. 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 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.	
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).	**Consistent.** All of the proposed sites were assessed for the potential of undergrounding the equipment. Where undergrounding was feasible the equipment is proposed to be located in underground vaults that are flush with the ground. Where undergrounding was not, either due to existing underground infrastructure or potential impacts to biological resources, the support

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	equipment is proposed to be mounted on the pole. Therefore the project is consistent with this standard.
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.	**Consistent.** The proposed project is not within the Coastal Zone.
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.	**Consistent.** The proposed project is not within the Coastal Zone.
Section 35.444.010.D.3 Development Standards	
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.	**Consistent.** Some of the proposed facilities would be located in a designated scenic corridor however the project would include mounting an antenna on an existing utility pole amongst surrounding trees and development. The facilities themselves would not silhouette against the sky nor would they be substantially visible.
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 areas (e.g., public road, trails, recreation areas) or is colocated in a multiple user facility.	**Consistent.** The proposed facilities are not proposed to be located on an exposed ridgeline. The facilities have been designed to blend with the existing utility infrastructure to minimize their visibility from the surrounding area.
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.	**Consistent.** Although there are other telecommunications facilities within the area, no substantially visible facilities exist within 2 miles of the proposed project location. Furthermore, the proposed project has been designed to blend with the existing utility infrastructure. The equipment would be painted brown (or other color determined by the MBAR) to match the poles and would be

REQUIREMENT	DISCUSSION
	visually consistent with transformers and other utility equipment on the poles. Therefore, the project is largely camouflaged and the new facilities are no more obtrusive than other utility boxes. Therefore the facilities would not be substantially visible.
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.	**Consistent.** As discussed above, the proposed facilities are small and are designed to blend with the existing utility infrastructure and would not be substantially visible.
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.	**Consistent.** The proposed project is not located within the Coastal Zone or in an environmentally sensitive habitat area.

6.4 Design Review

The proposed project was conceptually reviewed by the Montecito Board of Architectural Review (MBAR) on December 6, 2013, December 16, 2013, January 6, 2014, January 13, 2014, January 27, 2014, February 10, 2014 and February 27, 2014 (minutes included as Attachment

D). Substantial public comments were received at the hearings and in writing. MBAR noted the public concerns and did site visits to each site to evaluate the aesthetic setting and design configurations proposed for each location. The MBAR made recommendations to the applicant to reduce the visibility, and improve the project design were feasible for each location. These changes included: rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations. The project was directed to return for preliminary review after action by the Montecito Planning Commission.

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 $648.26.

ATTACHMENTS

A. Findings
B. Conditions of Approval
C. Mitigated Negative Declaration (14NGD-00000-00004)
D. MBAR Minutes
E. Cell Site Capacity Coverage Justification
F. Photosimulations (all sites)
G. Plans (all sites)
H. Radiofrequency Reports

ATTACHMENT A: FINDINGS

1.0 CEQA

1.1 Consideration of the Negative Declaration and Full Disclosure

The Montecito Planning Commission has considered the Negative Declaration 14NGD-00000-00004 together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Montecito Planning Commission and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 Finding of No Significant Effect

On the basis of the whole record, including the Negative Declaration and any comments received, the Montecito Planning Commission finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.3 Location of Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Montecito Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.4 Environmental Reporting and Monitoring Program

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 COUNTY LAND USE DEVELOPMENT CODE

2.1 Conditional Use Permit Findings

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 utility poles and facility designs were analyzed by the applicant, the Joint Pole Association and the California Public Utility Commission (CPUC) to ensure the proposed poles were suitable for the proposed facilities and could meet legal, spacing, interference, wind loading, and safety standards and comply with CPUC utility requirements and SCE policy standards. The electrical meter pedestals, equipment vaults and equipment pedestals were also reviewed by the applicant, the CPUC, Southern California Edison (SCE) and County Public Works to ensure they met electrical, safety, and traffic standards. Lastly, as discussed in Sections 4.0, 6.2, and 6.3 of the staff report dated May 1, 2014 and incorporated herein by reference, the proposed facilities and the sites on which they are located were reviewed for consistency with County policies and development standards, including design review by the Montecito Board of Architectural Review (MBAR). As such, the sites are adequate for the project designs as proposed, and this finding can be made.

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

As summarized in Section 6.1 of the staff report dated May 1, 2014 and incorporated herein by reference, and as discussed in detail in the Mitigated Negative Declaration (14NGD-00000-00004), incorporated herein by reference, any adverse environmental impacts that could result from the proposed development and use of the unstaffed telecommunications facilities are mitigated to less than significant levels by incorporation of the mitigation measures and monitoring into the project's conditions of approval. No significant environmental impacts are expected as a result of the project.

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 facilities would be maintained by Crown Castle on an as-needed basis. Aside from maintenance activities, the facilities are unstaffed facilities therefore the existing streets are sufficient to serve the proposed project, consistent with this finding.

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

As stated above, the proposed facilities would be unstaffed and would not require any public services such as water, sewage, police or fire. Therefore this finding can be made.

2.1.5 ***The project will not be detrimental to the comfort, convenience, general welfare, health and safety of the neighborhood and will be compatible with the surrounding area.***

As discussed in Sections 4.0, 6.2, and 6.3 of the staff report dated May 1, 2014 and incorporated herein by reference, the proposed facilities comply with the Federal health and safety standards and therefore no adverse impacts are associated with the proposed project. Additionally, the facilities have been designed to utilize existing infrastructure and to blend with the utilitarian aesthetic of the existing poles, reducing the potential for aesthetic impacts to the surrounding community. Therefore 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 1, 2014 and incorporated herein by reference, the proposed project would be in conformance with all applicable provisions of the Development Code, the Comprehensive Plan, and the Montecito Community Plan.

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.***

As discussed above, aside from minor traffic associated with maintenance activities provided on an as-needed basis only, the facilities are unstaffed and therefore the proposed project would not result in higher traffic levels and is consistent with this finding.

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

The proposed facilities would be located within the County rights-of-way mounted on utility poles, above-ground pedestals or underground in vaults that would be flush with the ground. All above-ground pedestals were reviewed by Public Works and were located such that they would not cause any operational obstruction to bike lanes, trails, pedestrian traffic, or other recreational uses. Additionally, conditions of approval require the applicant to prepare a Traffic Control Plan that is reviewed and approved by Public

Works prior to permit issuance, and to obtain any required road encroachment permits to ensure safe and adequate public access around the facilities during construction. Therefore the proposed project is consistent with this finding.

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 proposed facilities are located in the County rights-of-way and have been designed to blend in with the existing utility infrastructure. The equipment would either be mounted on the pole, ground pedestal, or located in an underground vault that is flush with the ground. Additionally, the equipment would be painted brown (or other color determined by the MBAR) to match the poles and would be visually consistent with transformers and other utility equipment on the poles. Therefore, the project is largely camouflaged and the new facilities are no more obtrusive than other utility boxes in the rural area. Therefore this finding can be made.

2.2 Commercial Telecommunication Facility Findings

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 4.0, 6.2 and 6.3 of the staff report and incorporated herein by reference, the facilities are designed to retain the visual character of the area by utilizing existing utility poles. Moreover, the equipment is consistent with the utilitarian aesthetic of the poles and would be no more obtrusive than other utility boxes on utility poles. Furthermore, the equipment would be painted brown to blend with the pole (or other color specified by MBAR). Therefore the proposed project preserves the existing streetscape character of the area and this finding can be made.

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

As discussed in Sections 4.0, 6.2 and 6.3 of the staff report and incorporated herein by reference, collocating the proposed facilities on the existing utility infrastructure blends the facility with the existing visual character of the area, thereby minimizing its visibility from public view. Therefore this finding can be made.

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

The facility is designed to blend with the utility infrastructure to the maximum extent feasible and therefore will minimize its appearance as a telecommunications facility. 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 4.0, 6.2 and 6.3 of the staff report 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 projected emission reports by Jerrold Bushberg, Ph.D., dated April 22-24, 2013, as a part of this project application. The reports conclude that RF exposure from the proposed telecommunications facilities would be less than 1-4% (depending on the configuration) of the applicable FCC public exposure limit at ground level (approximately 20 feet) and therefore the facilities are well within the FCC's health and safety limits. As a part of the project conditions, a verification measurement report would be required within 30 days of installation, and every five years thereafter, to confirm these projections.

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 project is a request from Crown Castle to expand their existing infrastructure to increase service capacity for Verizon Wireless. In 2014 voice traffic on the Verizon service network will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls, including 911 calls. Additionally, Verizon Wireless is seeking additional network capacity to address service demands forecasted to become exhausted in 2014. The proposed facilities would serve to add capacity to the area ensuring continued service quality as voice services are added to the data network.[12]

Per the applicant, "Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter."[13] The location of the facilities is also influenced by the demand for service. Verizon states, "Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we

[12] Verizon Wireless RF Engineering, "Verizon Wireless Cell Site Necessity Case," p. 5.
[13] Ibid.

are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas."[14] According to this information, Verizon's service capacity need would not be met in the area proposed to be served without the project. 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.***

As discussed above, the project would serve the residential areas of Montecito, where the demand for service has increased and the capacity of the network is becoming exhausted. As such, the facilities are designed to provide capacity that macro sites cannot.

The proposed facilities are designed to blend with, and use, existing infrastructure to the extent feasible. The antennas and equipment are mounted to existing utility poles in the community, instead of being erected on new antenna support structures as most telecommunications facilities are. The facilities would each utilize either one or two antennas at each location not exceeding 32 inches in length, as opposed to larger facilities which typically utilize between four to twelve antennas measuring up to 8 feet long. The proposed DAS facilities use radios that are small enough to be mounted to the pole itself (30" x 25" x 24"), or inside the power meter pedestal (60" x 20" x 25" or 48" x 39" x 27"), or placed in underground vaults (flush with the ground, 13' x 6' x 3'), as opposed to traditional macro sites often require support equipment to be stored in a pre-fabricated shelters typically measuring 10' x 10' x 12'.

The Montecito Board of Architectural Review (MBAR) also reviewed the project designs. The MBAR made additional recommendations to the applicant to reduce the visibility, and improve the project design where feasible for each location. These changes included: painting of the facilities to blend with the surrounding environment, rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations. The applicant revised their plans to reflect MBAR's recommendations and as such this finding can be made.

[14] Ibid.

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 Attachment G - Plans and Attachment F - 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:

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito area consisting of telecommunication facilities, or "node sites," on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle has an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling. However, new fiber-optic cable would need to be needed undergrounded for six (6) segments in the proposed network due to physical constraints (e.g. lacking pole line). The applicant is proposing to underground these six (6) new segments of fiber optic cable via a combination of trenching and boring along the road right-of-way. The segments range from approximately 480-930 feet in length (locations specified below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30" x 17" x 18".

Eighteen (18) of the node locations would be located in the inland areas of Montecito (locations specified below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in design depending on the site location; however each of the design configurations would include a combination of one of each of the following:

(1 or 2) Antennas:
- Omni-whip antenna (cylindrical, 2.5"x22")
- Omni antenna (cylindrical, 32"x20"x19")
- Directional panel antenna (rectangular, 29"x11"x6")

(1) Radio Equipment:
- Pole-mounted equipment (rectangular box, 48" x 14" x9")
- Underground equipment vault (rectangular box, 13' x 6' x 3')

- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:
- Pole-mounted electric meter (rectangular box, 30” 25” x 24”)
- Ground-mounted electric meter pedestal (rectangular box, 68” x 20” x 25”)
- Ground-mounted electric meter pedestal (“L” shaped box, height 60”, footprint 23” x 31”)
- Combined equipment and electric meter pedestal (“L” shaped box, height 48”, footprint 39” x 27”)

This application includes 18 individual utility poles to mount antennas (“nodes”) and six (6) fiber segments in the inland areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Site No. **MON01** Right-of-way of Sheffield Drive
Adjacent to 007-480-016 addressed as 565 Sheffield Drive
(1) Directional panel antenna (rectangular, 23.3”x 11”x 6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON02** Right-of-way of Lilac Drive
Adjacent to 007-070-020, addressed as 846 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION, BBU

Site No. **MON03** Right-of-way of Sheffield Drive
Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”) Colocated with existing carrier with (1) existing Amp Omni)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU
Underground equipment vault (rectangular box and vents, area 13’ x 6’ x 3’) w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON05** Right-of-way of Park Lane
Adjacent to 007-020-044, addressed as 985 Park Lane
(1) Omni antenna (cylindrical, 24”x 16”)
(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION, BBU

Site No. **MON06** Right-of-way of Lilac Drive
Adjacent to 007-110-067, addressed as 730 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON08** Right-of-way of Sheffield Drive
Adjacent to 005-550-005, addressed as 336 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON17** Right-of-way of Romero Canyon Road
Adjacent to 155-060-010, addressed as 656 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 60”, footprint 23” x 31”) w/internal ION, BBU

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON22** Right-of-way of Veloz Drive
Adjacent to 007-110-076, addressed as 2125 Veloz Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION
(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)
(1) Pole-mounted BBU (rectangular box, 36” x 24” x 14”)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”) w/internal BBU

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION

(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 695 Olive Avenue
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Fiber segments:

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

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. **Aest-04 BAR Required (Mitigation Nos. 1 and 2).** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 13BAR-00000-0019). All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Land Use Permit, as well as on final building plans. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Land Use Permit. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Condition 4 has been incorporated into Condition 3, above.**

5. **SpecTel-07 Vegetation Protection (Mitigation No. 3).** Protection measures recommended by a County-qualified arborist shall be implemented to protect native (oak) and specimen trees during all construction activities. No native or specimen trees shall be removed. Existing vegetation in the right-of-way (including ornamental, non-natives and shrubs) shall also be preserved the maximum extent feasible throughout construction activities and for the life of the project. Non-native vegetation that is feasible to be retained, as confirmed by a County-qualified arborist, shall be flagged prior to construction and protected during construction. 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 native or specimen tree shall be done by hand. Should trees or shrubs to be retained become significantly damaged or subsequently die as a result of construction activities they 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:** Arborist-recommended protection measures and flagging of trees/vegetation to be preserved 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 implementation of protective measures and flagging installation at the pre-construction meeting.

6. **Bio-03a Onsite Arborist/Biologist (Mitigation No. 5).** The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact oak trees at Site Nos. MON01, MON02, MON03, MON05, MON06, MON07, MON08, MON11, MON18, MON22, MON29, MON31, FL04, FL05, FL06, FL07, FL08, and FL10. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside

consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall implemented under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance until the trees become established. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

7. **SpecBio-01 No Ground Disturbance Permitted at MON15 & MON30 (Mitigation No. 6).** No ground disturbance is permitted at sites MON15 and MON30. The facility designs shall remain absent of ground-mounted equipment components; and installation and maintenance methods shall be conducted to avoid ground disturbance. **PLAN REQUIREMENTS:** The construction elements necessary to eliminate all ground-disturbing components shall be incorporated in structure design and depicted on zoning and building plans. **TIMING:** P&D permit processing planner shall review and approve plans prior to approval of Land Use Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect to ensure no ground disturbance occurs during construction.

8. **CulRes-07 Cultural Resource Monitor (Mitigation No. 7).** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill at work locations MON01, MON03, MON08, MON09, MON12, MON13, MON19, and FL07 monitored by a P&D-approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines. **TIMING:** Prior to Zoning Clearance approval, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and Native American consultant and P&D grading inspectors shall spot check field work.

9. **CulRes-09 Stop Work at Encounter (Mitigation No. 8).** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to approval of Zoning Clearance and

P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

10. **SpecNoise-01 Equipment Shielding (Mitigation No. 9).** Fans or air-cooling systems incorporated into the project equipment must operate at less than 65 dBA at all times. In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65dBA standard, the applicant shall repair the equipment or otherwise shield the equipment as necessary to ensure the operation of the facility does not exceed 65 dBA. **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. **MONITORING:** Permit compliance staff shall spot check and respond to complaints.

11. **Noise-02 Construction Hours (Mitigation No. 10).** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

12. **CIRC-1 Construction Traffic Control Plan (Mitigation No. 11).** A Construction Traffic Control Plan (CTCP) shall be prepared and implemented, which shall be approved by Public Works. The CTCP shall include, but not be limited to the following:
    a. Provide traffic controls (e.g., flaggers, signs, and orange cones) when any lane is closed due to construction;
    b. Close any trench segments for the non-work hours with approved plating, and surround the trench with safety barriers, if necessary; and
    c. Notify residents or owners of any properties within 1,000 feet and/or properties adjacent to the trench segment of the construction schedule at least one week before construction in their vicinity;
    d. Provide access to the affected properties during construction; and
    e. No construction parking will occur in public parking lots.

    PLAN REQUIREMENTS: The applicant shall integrate Construction Traffic Control Plan measures into the Construction Traffic Plan. Flaggers, signs, and cones shall be provided by the applicant and posted at the project site. **TIMING:** The Construction Traffic Control Plan shall be approved prior to Zoning Clearance issuance. Construction

Traffic Control Plan components shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits. **MONITORING**: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. **CIRC-2 Road Encroachment Permit (Mitigation No. 12).** The applicant shall obtain all necessary roadway encroachment permits from the County Public Works Department for construction of the sewer pipeline in the rights-of-way of Padaro Lane. **TIMING:** The road encroachment permit shall be obtained from the County Public Works Department, with evidence provided to County P&D, prior to commencement of construction activities. The road encroachment permit shall include/define the specific measures to be included as part of Traffic Control Plan for the project.

14. **Tel-05 Exterior Lighting.** Except as otherwise noted in the Project Description and development plans, the antenna support structure shall not be lighted. The leased premises shall likewise be unlit except for a manually operated 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.

15. **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 within 30 days of installation and initial operation. 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.

16. 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.

17. **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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **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.

23. **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. [LUDC §35.82.020].

24. **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.

25. **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.

26. **Rules-12 CUP Expiration**. The Owner/Applicant shall obtain the required Zoning Clearances within 18 months following the effective date of this Conditional Use Permit. If a 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.

27. **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 35.82.060 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. [LUDC §35.82.060].

28. **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.

29. **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.

30. **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.

31. **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.

32. **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.

33. **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.

34. **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.

COUNTY OF SANTA BARBARA

Planning and Development

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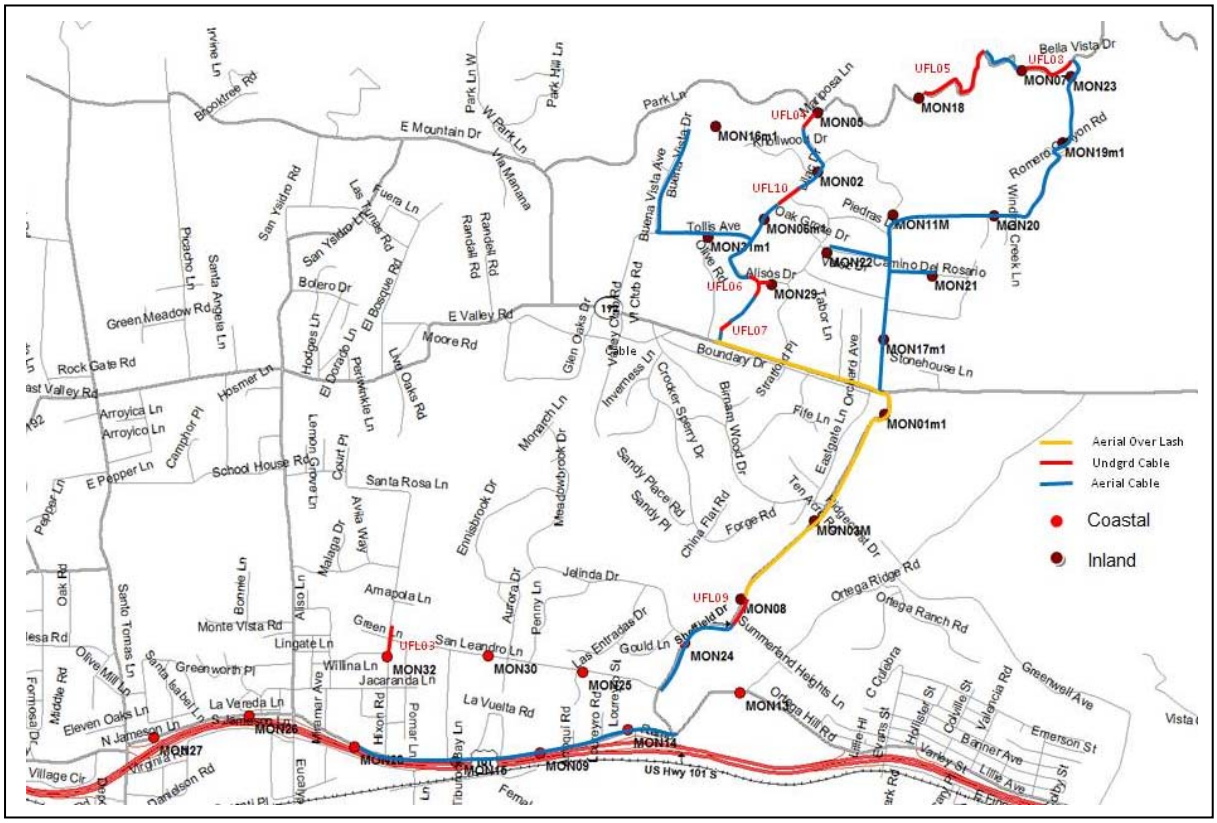
Final Mitigated Negative Declaration

Crown Castle Montecito Distributed Antenna System for Verizon Wireless

14NGD-00000-00004



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1.0 REQUEST/PROJECT DESCRIPTION

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito Inland area consisting of 29 telecommunication facilities, or "node sites," on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle owns an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling[1]. However, new fiber-optic cable would need to be ~~needed~~ undergrounded for ~~nine (9)~~ eight (8) segments in the proposed network due to physical constraints (e.g. lacking pole line). The applicant is proposing to underground these ~~nine (9)~~ eight (8) segments via a combination of trenching and boring along the road right-of-way.[2] The segments range from approximately140 to 1,000 feet in length (locations specified in Section 2.0 below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30" x 17" x 18".

Eighteen (18) of the node locations would be located in the inland areas of Montecito, and eleven (11) would be located in the coastal areas of Montecito (locations specified in Section 2.0 below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in design depending on the site location; however each of the design configurations would include a combination of one of each of the following:

(1 or 2) Antennas:
- Omni-whip antenna (cylindrical, ~~2.5"x22"~~ 2.4"x 25.6")
- Omni antenna (cylindrical, ~~32"x20"x19"~~ 24"x 16")
- Directional panel antenna (rectangular, ~~29"x11"x6"~~ 23.3"x 11"x 6")

(1) Radio Equipment:
- Pole-mounted equipment (rectangular box, 48" x 14" x9")
- Underground equipment vault (rectangular box, 13' x 6' x 3')
- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:
- Pole-mounted ~~electric meter~~ BBU (rectangular box, 30" 25" x 24")
- Low Volt Conversion (rectangular box, 12" x 12" x 6")
- Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25")
- Ground-mounted combined electric meter pedestal (rectangular box, 68" x 20" x 25")
- Ground-mounted combined electric meter pedestal ("L" shaped box, height 60", footprint 23" x 31")
- Ground-mounted ~~C~~combined equipment and electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27")

[1] Placement of additional aerial cabling on existing poles is exempt from permits pursuant to MLUDC Section 35.420.040.B.2.g "Activities and structures exempt within the Inland area" and Article II Appendix C "County Guidelines on Repair and Maintenance and Utility Connection to Permitted Development" and therefore was not included as part of the proposed project. However, it has now been included for clarification purposes.

[2] Although both boring and trenching methods are proposed for the installation of underground fiber-optic cabling, for the purposes of this analysis, trenching is assumed for the entire lengths of these segments to reflect the greatest potential impact.

2.0 PROJECT LOCATION

The proposed project includes the use of 29 individual existing utility poles to mount antennas ("nodes") and ~~nine (9)~~ eight (8) fiber segments in both the inland and coastal areas of Montecito, First Supervisorial District. The specific components proposed for each of the eleven sites are described below. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Node sites:

Site No. **MON01** Right-of-way of Sheffield Drive
Adjacent to 007-480-016 addressed as 565 Sheffield Drive
(1) Directional panel antenna (rectangular, 23.3"x 11"x 6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON02** Right-of-way of Lilac Drive
Adjacent to 007-070-020, addressed as 846 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON03** Right-of-way of Sheffield Drive
Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Colocated with existing carrier with (1) existing Amp Omni)
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON05** Right-of-way of Park Lane
Adjacent to 007-020-044, addressed as 985 Park Lane
(1) Omni antenna (cylindrical, 24"x 16")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON06** Right-of-way of Lilac Drive
Adjacent to 007-110-067, addressed as 730 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON08** Right-of-way of Sheffield Drive
Adjacent to 005-550-005, addressed as 336 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON09** Right-of-way of Jameson Lane
Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON13** Right-of-way of Ortega Hill Road
Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Colocated with existing carrier with (1) existing Amp Omni)
Colocation, Replace (1) existing shroud with (1) larger shroud (rectangular box, 48" x 22" x 16"), w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON14** Right-of-way of Jameson Lane
Adjacent to 007-440-003, addressed as 1930 Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON15** Right-of-way of Jameson Lane
Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON17** Right-of-way of Romero Canyon Road
Adjacent to 155-060-009, addressed as 656 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 60", footprint 23" x 31") w/internal ION, BBU

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON22** Right-of-way of Veloz Drive
Adjacent to 007-110-076, addressed as 2125 Veloz Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON24** Right-of-way of Sheffield Drive
Adjacent to 005-560-003, addressed as 260 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON25** Right-of-way of San Leandro Lane
Adjacent to 007-350-051, addressed as 1885 San Leandro Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 60", footprint 23" x 31") w/internal ION, BBU

Site No. **MON26** Right-of-way of Jameson Lane
Adjacent to 009-251-005, addressed as 1424 La Verada Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON27** Right-of-way of Jameson Lane
Adjacent to 009-241-012, addressed as 1333 Santa Clara Way
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Site No. **MON28** Right-of-way of Jameson Lane
Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU

Site No. **MON30** Right-of-way of San Leandro Lane
Adjacent to 007-530-035, addressed as 1769 San Leandro Lane
(1) Directional panel antenna (rectangular, 23.3"x 11"x 6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 395 Olive Avenue
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU

Site No. **MON32** Right-of-way of San Leandro Lane
Adjacent to 007-312-005, addressed as 1564 Ramona Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps)

Fiber segments:

~~Segment No. **FL02** Right-of-way of Ortega Hill Road, approximately 142 feet
Adjacent to 005-060-019, addressed as 115 Deerfield Road~~ [3]

Segment No. **FL03** Right-of-way of San Leandro Lane, approximately 268 feet
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL09** Right-of-way of Sheffield Drive, approximately 417 feet
Adjacent to 005-550-005, addressed as 336 Sheffield Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

2.1 Site Information	
Comprehensive Plan Designation	Urban and Rural, Montecito Community Plan area Residential, Mountainous Area, Agriculture SRR-0.1, SRR-0.2, SRR-0.5, SRR-1.0, SRR-1.8, SRR-12.3, RES-1.8, MA-40, A-I-5
Zoning District, Ordinance	Montecito LUDC and Article II 1-E-1, 2-E-1, 5-E-1, 10-E-1, 10-E-1, 20-R-1, RMZ-40, AG-I-5
Site Size	120 square feet (maximum footprint per site)
Present Use & Development	Utility pole
Surrounding Uses/Zoning	All of the sites are located in residential neighborhoods (the coverage objective) on utility poles in the County rights-of-way adjacent to and surrounded by residences.
Access	Public road (right-of-way)

[3] Trenching segment "FL02" was deleted by the applicant, as it is no longer needed.

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The proposed project is designed to provide cellular service to the residential areas of the Montecito community, specifically in the neighborhoods of the Montecito "Central Urban Sub-Area."

The Central Urban Sub-Area is generally characterized as semi-rural, with narrow winding roads bordered by mature trees and a lack of sidewalks and traffic lights. Patches of oak woodland, individual oak trees, and scenic creeks and open spaces are found throughout the area.[4] The Central Urban Sub-Area contains "a variety of residential densities and minimum parcel sizes…where large lots/homes and neighborhood of small lots/cottages have developed side-by-side." Parcels range from 0.3 to 84.0 acres in size.[5]

The topography in the Central Urban Sub-Area varies from steep foothills and lower slopes of the Santa Ynez Mountains on the upper-fringe of the area to flatter downhill areas in the heart of the Central Urban Sub-Area, as you approach the coast. The Montecito Planning Area was once occupied by the Barbarño Chumash, and as such contains archeological sites throughout the area.[6]

Though the intent of the project is to provide wireless services to the greater Central Urban Sub-Area, the project footprint is confined to the existing road rights-of-way within the Central Urban Sub-Area--and existing utility poles therein. "The Montecito Planning Area is served by a street network that includes an interstate highway, a state highway, County two-lane major roadways, collector streets and local streets." "The roadway characteristics of the community are unique because of the semi-rural nature of the major and collector street system, the limited controls (i.e. only two intersections are signalized), and because most streets provide direct access to numerous residential driveways."[7] Additionally, the foothills of the upper region contribute to undulating topography and winding roads and that are characteristic of the road network.

Although the roads are absent of sidewalks and traffic lights, the vast majority of the roads are lined with existing utility poles. Most of the poles are typical wooden "shared-utility poles," ranging from 25-45 feet in height with a combination of electrical, telephone, television cable, and fiber lines—along with their transformers, risers, and ancillary equipment. However, larger steel and wood "transmission poles" ranging from 45-65 feet in height, line San Leandro Lane, portions of Santa Rosa Lane, Sheffield Drive and Hot Springs Road, and carry solely high-power electrical lines. There are also a number of utility poles in the area that have existing telecommunications facilities (cell sites) on them. These facilities consist of antennas and radio equipment mounted to shared-utility poles, similar to the proposed project. Approximately 15 of these telecommunications facilities exist on utility poles in the County's jurisdiction in the Montecito area. Several other telecommunication facilities also exist in areas outside of the County's jurisdiction in Montecito; examples include sites along Caltrans rights-of-way (Highway 192/East Valley Road) and areas within the City's jurisdiction.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

[4] Santa Barbara County "Montecito Community Plan," dated September 15, 1992 (updated through December 1995), p. 123.
[5] "Montecito Community Plan," p. 38.
[6] "Montecito Community Plan," p. 119.
[7] "Montecito Community Plan," p. 63-64.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?		X			
b. Change to the visual character of an area?		X			
c. Glare or night lighting which may affect adjoining areas?				X	
d. Visually incompatible structures?		X			

Existing Setting:

The proposed project would add infrastructure to existing utility poles in the road right-of-ways throughout the Montecito area, including Jameson Lane, Ortega Hill Road, and portions of Sheffield Drive which are designated scenic corridors. Although roads in the Montecito area are absent of sidewalks and traffic lights, the vast majority of the roads, including designated scenic corridors, are lined with existing utility poles. Most of the poles are typical wooden "shared-utility poles," ranging from 25-45 feet in height with a combination of electrical, telephone, television cable, and fiber lines—along with their transformers, risers, and ancillary equipment. However, larger steel and wood "transmission poles" ranging from 45-65 feet in height, line San Leandro Lane, portions of Santa Rosa Lane, Sheffield Drive and Hot Springs Road, and carry solely high-power electrical lines. There are also a number of utility poles in the area that have existing telecommunications facilities (cell sites) on them. These facilities consist of antennas and radio equipment mounted to shared-utility poles, similar to the proposed project. Approximately 15 of these telecommunications facilities exist on utility poles in the County's jurisdiction in the Montecito area. Several other telecommunication facilities also exist in areas outside of the County's jurisdiction in Montecito; examples include along Caltrans rights-of-way (Highway 192/East Valley Road) and areas within the City's

jurisdiction. Two of the 29 node sites proposed would be located on poles with existing similar telecommunications equipment (MON03 and MON13).

The primary public viewsheds would be from the roads themselves. The facilities would be visible when approaching the individual poles. ~~However views of the poles themselves, from even short distances away, are often interrupted by existing vegetation, bends in the road, and existing development for many of the locations. As such, the visibility of the facilities largely depends on the characteristics of the road on which the facility is located.~~ Although the roads in the project area share several visual qualities, e.g.absence of sidewalks and street lights, lined with utility poles, bends and undulating topography, mature oak trees and other vegetation, intermittent views, and landscaped and gated residential properties, etc., there are some physical differences that distinguish the use and visual characteristics between them.

Collector roads and major streets: Jameson Lane (MON09, MON14, MON15, MON26, MON27, MON28), Sheffield Drive (MON01, MON03, MON08, MON24), San Leandro Lane (MON25, MON30, MON32)

Jameson Lane is identified as a "collector road" by the Montecito Community Plan, as it serves as a frontage road along the north side of the freeway and provides local street connection between Montecito and Summerland. However Sheffield Drive and San Leandro Lane share qualities as major streets that serve a similar purpose. These two-lane major thoroughfare roads span major portions the Montecito Planning Area in the heart of the Central Urban Sub-Area. They are relatively flat, and have higher traffic volumes, wider lanes, higher speed limits, and guardrails. Each of these roads has large steel and wood "transmission poles" ranging from 45-65 feet in height, as well as wooden "shared-utility poles," ranging from 25-45 feet in height at intervals along the roadside. Not unlike the rest of the roads in Montecito they also have curves and mature vegetation, but they have longer straight-aways and the vegetation does not encroach or overhang into the road for large portions of the road, with the exception of segments on Sheffield Drive.

Local connector streets (urban): Ortega Hill Road (MON13), Romero Canyon Road (MON17, MON19, MON20, MON23), Lilac Drive (MON02, MON06, MON11, MON29)

These two-lane streets serve as main connector roads for residents to travel between the different neighborhoods within the Montecito Community Area. Romero Canyon Drive, Lilac Drive and Park Lane all are oriented in a north-south direction and connect the heart of the Central Urban Sub-Area to residential communities in the foothills. Ortega Hill Road is oriented east-west and connects the south-east fringe of the Central Urban Sub-Area to the Summerland Community Area. The majority of these streets are lined with mature vegetation, including both native (oaks) and non-native landscape trees. In some areas the road corridors are flanked by remnants of old agricultural windrows from the area's past (eucalyptus). Different from the "collector roads and major streets" described above, the utility poles along these streets are largely wooden "shared-utility poles," ranging from 25-45 feet in height with a combination of electrical, telephone, television cable, and fiber lines. In many areas these streets are narrow and winding.

Local connector streets (rural): Park Lane (MON05), Bella Vista Drive (MON07, MON18)

Different from the urban local connector streets, these rural connector streets are the only means of access for the residential properties in the northern fringe of the Central Urban Sub-Area in the foothills of Montecito. These streets are characterized by their steeper topography, sloped shoulders, rural-residential properties, and exposed views. The vegetation varies along these long stretches of road, from sparse to highly vegetated; however the majority of adjacent properties are landscaped. Similar to the urban local connector streets, the utility poles along these streets are largely wooden "shared-utility poles," ranging from 25-45 feet in height with a combination of electrical, telephone, television cable, and fiber lines. For a segment along Park Lane, utilities have been undergrounded. Although these roadways are used by

residents in the vicinity (as the only means of access) traffic levels are lower than on urban streets because of the lower population density.

Neighborhood streets: Buena Vista Drive (MON16), Camino del Rosario (MON21), Veloz Drive (MON22), Tollis Avenue (MON31)

These single-lane streets make up the fabric of the neighborhoods in the heart of the Central Urban Sub-Area. As off-shoots from the connector streets, they are shorter in length, have fewer curves, are not as heavily traveled, are narrow, and often have landscaping, decorative features, mailboxes and fencing which encroach into the road right-of-way. Native (oak) and non-native (landscaping) trees are intermittent in these areas, largely dependent on the particular street or neighborhood and the proximity to riparian corridors. Camino del Rosario is comprised of almost all landscaped vegetation (no oaks), whereas Veloz Drive, Tollis Avenue and Buena Vista Drive have both oaks and landscape trees. These streets are also lined with wooden "shared-utility poles," ranging from 25-45 feet in height with a combination of electrical, telephone, television cable, and fiber lines.

County Environmental Thresholds:

The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a, b, d) Less than significant with mitigation: The project objective is to provide wireless telecommunications service to the residential areas of the Montecito community. To do so, the applicant is proposing to collocate the telecommunication facilities on existing utility poles along the road rights-of-way and to install aerial/underground fiber-optic cabling to connect the sites to the network. As such, the proposed telecommunications facilities would be readily visible from the public roads on which they are located.

The applicant initially designed the project to place the majority of the radio boxes underground in vaults, flush with the road. The antennas and power meter pedestals however must be installed above ground—. However, vaulting the equipment was problematic in many locations due to the potential impact to adjacent trees (oaks), designated Environmentally Sensitive Habitat (ESH) areas, cultural resources and road safety (per Public Works Roads Division). As such, the applicant redesigned the project to avoid ground disturbance in those areas, and instead mount the radio boxes on the poles at these locations. Likewise, the fiber-optic cabling is proposed to be installed aerially to minimize these same impacts.

Due to the nature of the project and by virtue of its location, design review by the Montecito Board of Architectural Review (MBAR) was also required as part of the application review. The applications proceeded to MBAR for design review beginning in December 2013. Substantial public comments were received at the hearings and in writing. MBAR noted the public concerns and did site visits to each site to evaluate the aesthetic setting and design configurations proposed for each location. The MBAR made recommendations to the applicant to reduce the visibility, and improve the project design where feasible for each location. These changes included: rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the

equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations.

Of the 29 sites, six locations received strong objections by the MBAR in regards to design. For these six locations, the applicant re-evaluated their "alternatives analysis"[8] and consulted their engineer team to identify additional locations that could also achieve their project objective. Alternative locations were identified for all six of the sites. MBAR reviewed these alternatives, and determined that they were visually superior alternatives and in response, and the applicant has revised their proposal accordingly.

The project as now proposed includes various combinations of equipment, depending on what was determined to be aesthetically preferable at each location by the community and MBAR, given the physical constraints of each site (i.e. trees, ESH, etc.). Each site would include mounting a maximum of two antennas and an equipment box on an existing utility pole (or underground equipment vault) and an electric pedestal at its base. Because the applicant proposes to collocate on the existing poles, no new antenna support structures or vertical elements would be introduced to the setting, but the equipment would alter the look of the existing poles. As such, the mitigation measures below are recommended to blend the facility components with the existing utility infrastructure and surrounding area. No trees are proposed for removal as part of the project however protection of all types existing vegetation (including shrubs and non-native species) during construction should be encouraged to the extent feasible to help retain the existing visual character of the area.

(c) No impact: No lighting is proposed as part of the project.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since the development is visually compatible with its surroundings. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's aesthetic impacts to a less than significant level:

1. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 13BAR-00000-0019). All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Land Use Permit, as well as on final building plans. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Zoning Clearance/Land Use Permit. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

[8] Before submitting an application for a new telecommunications facility, applicants must evaluate multiple properties, locations and designs that could potentially achieve the service goal for the project, and present this information as part of their permit application, known as an "Alternative Analysis" study. The study must also provide information as to why the alternatives were either not preferred, or not feasible.

2. **Mitigation Nos. 1 and 2 combined (above).** ~~**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 and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Zoning Clearance/Land Use Permit, 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.~~

3. **SpecTel-07 Vegetation Protection.** ~~Existing vegetation should be preserved and protected to the maximum extent feasible throughout construction activities. Trees (including ornamental and non-natives) or shrubs that are feasible to be retained onsite, as confirmed by a County-qualified arborist, shall be flagged prior to construction. 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:** Flagging of trees/vegetation to be preserved 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 flagging installation at the pre-construction meeting.~~ Protection measures recommended by a County-qualified arborist shall be implemented to protect native (oak) and specimen trees during all construction activities. No native or specimen trees shall be removed. Existing vegetation in the right-of-way (including ornamental, non-natives and shrubs) shall also be preserved the maximum extent feasible throughout construction activities and for the life of the project. Non-native vegetation that is feasible to be retained, as confirmed by a County-qualified arborist, shall be flagged prior to construction and protected during construction. 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 native or specimen tree shall be done by hand. Should trees or shrubs to be retained become significantly damaged or subsequently die as a result of construction activities, they 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:** Arborist-recommended protection measures and flagging of trees/vegetation to be preserved 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 implementation of protective measures and flagging installation at the pre-construction meeting.

With the incorporation of these measures, residual impacts would be less than significant.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Impact Discussion:

(a, b) No impact: The project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource. The site does not adjoin and/or will not impact any neighboring agricultural operations.

Mitigation and Residual Impact:

No impacts are identified. No mitigations are necessary.

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		
Greenhouse Gas Emissions	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
d. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
e. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Impact Discussion:

The project would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site would be fewer than 100). It would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants

released into the atmosphere. The project would also not generate additional smoke, ash, odors, or long term dust after construction. The project's contribution to global warming from the generation of greenhouse gases would be negligible.

(a-c) Less than significant:

Potential Air Quality Impacts

Short-Term Construction Impacts. Project-related construction activities would require minor trenching of approximately 5,514 linear feet for the entirety of the project. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and $PM_{10,}$ with the implementation of standard dust control measures that are required for all new development in the County.

Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions that would result from project-generated vehicle trips, along with stationary sources (i.e. natural gas usage) are typically estimated using the URBEMIS computer model program. However, the proposed unstaffed telecommunications facilities are below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions, including GHGs, is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

(d-e) Less than significant:

Greenhouse Gas Emissions

Background:

Greenhouse gases (GHGs) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF_6) and nitrogen trifluoride (NF_3). Combustion of fossil fuels constitutes the primary source of GHGs. GHG emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative. Potential effects include reduced water supplies in some areas, ecological changes

that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

Methodology:

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop a Climate Action Plan consistent with CEQA Guidelines Section 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). Until the Climate Action Plan is formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the San Luis Obispo County Air Pollution Control District (SLOAPCD) for land use development projects, summarized below, for guidance on determining significance of GHG emissions.

The SLOAPCD "CEQA Air Quality Handbook" does not include a significance threshold for unstaffed telecommunications facilities. Using the "General Light Industry" threshold of 23,000 square feet of development in rural areas, and based on the fact that the proposed telecommunications facilities are unstaffed and require only periodic maintenance trips, the GHG emissions from this project are considered to be far less than the relevant 1,150 metric ton significance criterion. Therefore, the GHG emissions from this project are considered to be less than 1,150 metric tons/year and cumulative impacts as a result of GHG emissions are considered to be *adverse, but less than significant (Class III)*.

Mitigation and Residual Impact:

Implementation of standard conditions placed on grading plans as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions would reduce potential construction related short-term dust impacts to a less than significant level, and residual impacts would be less than significant. The project would not result in significant project-specific long-term air quality impacts.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?		X			
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?		X			
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, site visits were conducted on May 20, 2013 and February 10, 2014.

As pre-disturbed road rights-of-way, the only substantial biological resources that exist at the project sites that could be impacted by the project are individual oak trees within the road rights-of-way. As such, Kenneth A. Knight Consulting LLC prepared arborist reports for each of the proposed project sites to assess potential impacts to native (oak) trees. ~~The following analysis is based on this information.~~ Although a number of the proposed site locations and designs were identified as not having any biological or arboricultural issues (MON09, MON13, MON14, MON15, MON16, MON17, MON19, MON20, MON21, MON23, MON25, MON26, MON28, MON30, and MON32), others required additional review. Specifically, sites MON01, MON02, MON06, MON07, MON08, MON22, MON24, and MON29 had to be redesigned to incorporate the recommendations of the arborist to reduce/avoid impacts to native oak trees. The redesigned sites were then reviewed again by the arborist, who confirmed that incorporation of protection measures such as hand-digging trench and pedestal components and monitoring by a County-approved arborist or biologist during construction would reduce the impacts to less than significant levels. To ensure implementation of recommended protection measures, biological monitoring is recommended for sites MON01, MON02, MON03, MON05, MON06, MON07, MON08, MON11, MON18, MON22, MON24, MON29, MON31 and trenching segments FLFL03, FL04, FL05, FL06, FL07, FL08, FL09, and FL10.

Flora:
All 29 site locations consist primarily of disturbed ground, as they are within the road right-of-way in developed residential areas. However, many of the sites have a significant amount of existing vegetation nearby, consisting of oak trees, non-native landscape trees, and various shrubs. Two sites (MON15 and MON30) are located within County-designated "Environmentally Sensitive Habitat – Riparian Corridor" areas, although these locations are also characterized as developed areas with disturbed ground. No special status plants are expected to occur in the area.

Fauna:
No sensitive animal species are known or expected to occur at any of the project site locations.

Thresholds:

Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Impact Discussion:

(a, b, f, g, h, i, j, k) No impact: No rare or threatened plant communities exist at the project sites and no sensitive wildlife species are known to inhabit the premises or use the site for breeding or foraging. The areas of proposed development have been previously disturbed by past grading operations and road construction. As a result, no impacts to biological resources are anticipated.

(c, d, e) Less than significant with mitigation: Installation of ground-mounted pedestals, excavation of underground equipment vaults and trenching for fiber cables, all have the potential to impact roots of trees (including oak trees) and vegetation on the edges of the right-of-way. Although no trees are proposed for removal, ground-disturbing activities could result in unanticipated impacts to root zones, and ultimately the trees and vegetation in the surrounding area. Therefore, Mitigation Measure Nos. 5 and 3 (from Section 4.1) ~~is recommended~~ are required to ensure that construction techniques preserve existing vegetation to the greatest extent feasible.

Sites MON15 and MON30 are located on creek banks in designated Environmentally Sensitive Habitat areas. Although no sensitive flora or fauna are expected to occur at these sites, grading or ground disturbance at these locations has the potential to impact the stability of the creek banks, erosion, and/or siltation. Therefore it is recommended that all proposed equipment be mounted on the existing utility poles themselves, and no ground disturbance be permitted to occur at either of these locations (Mitigation No. 6). With the incorporation of the mitigation measures below, potential impacts to biological resources would be reduced to less than significant.

Cumulative Impacts:

Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's biological resource impacts to a less than significant level:

5. **Bio-03a Onsite Arborist/Biologist**. The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact

oak trees at Site Nos. MON01, MON02, MON03, MON05, MON06, MON07, MON08, MON11, MON18, MON22, MON24, MON29, MON31 and trenching segments FLFL03, FL04, FL05, FL06, FL07, FL08, FL09, and FL10. Duties include the responsibility to ensure measures are in place prior-to, and throughout, construction to ensure maximum protection of existing vegetation and trees. ~~Duties include the responsibility to ensure all aspects of the approved Tree Protection & Tree Replacement Plans are carried out.~~ No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio, and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be implemented under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance until the trees become established. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.[9]

6. **SpecBio-01 No Ground Disturbance Permitted at MON15 & MON30**. ~~The Owner/Applicant shall design sites MON and MON30 to be absent of ground-mounted equipment components and ensure no ground-disturbance would be required for the installation or operation of the proposed facilities.~~ No ground disturbance is permitted at sites MON15 and MON30. The facility designs shall remain absent of ground-mounted equipment components; and installation and maintenance methods shall be conducted to avoid ground disturbance. **PLAN REQUIREMENTS:** The construction elements necessary to eliminate all ground-disturbing components shall be incorporated in structure design and depicted on zoning and building plans. **TIMING:** P&D permit processing planner shall review and approve plans prior to approval of Zoning Clearance/Land Use Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect to ensure no ground disturbance occurs during construction.

Areas of biological sensitivity, including the riparian corridor, oak woodland, and individual oak trees would be protected through avoidance and monitoring by a County-qualified arborist/biologist during construction.

With the incorporation of these measures, residual impacts would be less than significant.

[9] Numbering of mitigation measures in the draft document inadvertently skipped "Mitigation No. 4" however, to retain clarity and consistency with comment letters received, the numbering is left unchanged.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?		X			
b. Disruption or removal of human remains?		X			
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?		X			
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?		X			
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

Existing Setting:

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on the results of a map and literature search at the Central Coast Information Center (CCIC) at the University of California, Santa Barbara, as well as Phase 1 surveys conducted by archeologist Wayne Bonner of Michael Brandman Associates (September 16, 2013, October 14, 2013, December 4, 2013, and March 12, 2014), the record research indicated that one of the nodes is located within the mapped boundaries of a prehistoric archeological site. Numerous additional previously recorded prehistoric cultural resources are located in the vicinity of the proposed project. Historic sites within the project vicinity include the Ortega/Masini Adobe and outlying structures (eligible for listing on the National Register of Historic Places or NRHP) near node location MON14, and the Acacia Lodge (listed on the NRHP) near MON28.

Three of the ten trenching segments were identified as being located within 300 feet of a previously recorded archeological site and one is within 100 feet of a recorded site. Ten of the 29 node locations were identified as being within 500 feet of at least one recorded prehistoric archeological site. Of these 10 node locations, four were identified as within 100 feet of a recorded archaeological site, including the node that is within a site. Based on an analysis of the topography, two of these node locations were extremely unlikely to contain intact cultural resources due to the configuration of the landform or previous grading. However the remaining two were tested for buried cultural materials, with negative results.

County Environmental Thresholds:

The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element,*

specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history". If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a "unique archaeological resource" are contained in Section 21083.2 of the Public Resource Code, which states that a "unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a, b, c, d, e) Less than significant with mitigation: Based on the results of a map and records search, 10 of the proposed work areas are within 500 feet of previously recorded prehistoric cultural resources, and four of those are within 100 feet. ~~As described above, t~~Two of those four are unlikely to ~~be affected by the proposed project~~ contact intact resources based on the topography at the work location. The remaining two were tested, with negative results. As a result, it is extremely unlikely that buried resources are located in the proposed project footprint.

County Cultural Resources Guidelines require that a Native American observer and archaeological monitor be present during work within recorded prehistoric cultural resources~~, as is the case at MON28~~. In addition, there is always a potential for cultural deposits to be encountered below street level anywhere near other recorded deposits, even though the area has been developed and built. Although it is unlikely, installation of ground-mounted pedestals, excavation of underground equipment vaults, and trenching for fiber cables at the sites that are outside of but near recorded archeological sites, could encounter archeological resources. To ensure the project's consistency with County policies that protect cultural resources, as well as for compliance with the County Cultural Resource Guidelines, project conditions (Mitigation Measure Nos. 7 and 8) would require monitoring by a qualified archeologist and Native American representative at node locations identified in the Bonner reports referenced above. If archaeological resources are identified during monitoring, then all work would be required to stop and the resource would be evaluated in accordance with the provisions of the County Cultural Resource Guidelines.

(f, g) No impact: No ethnic resources or uses of the subject site are known to exist in the project areas.

The proposed project sites are located along existing paved roads in the public right-of-way, not on private properties. The installation of equipment onto poles in the right-of-way would not increase the potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places, nor would it conflict with or restrict existing religious, sacred, or educational uses. Therefore no impacts would occur as a result of the proposed project. No mitigation measures are required.

Cumulative Impacts:

Since the project would not impact cultural resources, it would not have a cumulatively considerable effect on the County's cultural resources.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's cultural resource impacts to a less than significant level:

7. **CulRes-07 Cultural Resource Monitor.** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill at work locations MON01, MON03, MON08, MON09, MON12, MON13, MON14, MON19, MON24, MON26 and MON28 and trench segments FL07, and FL09 monitored by a P&D-approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines. **TIMING:** Prior to Zoning Clearance/Land Use Permit approval, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and Native American consultant and P&D grading inspectors shall spot check field work.

8. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to approval of Zoning Clearance/Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

With the incorporation of these measures, residual impacts would be less than significant.

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Impact Discussion:

(a, b) Less than significant: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of unstaffed telecommunications facilities, and energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas	None

(13.7 million BTU per capita[10])	
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[11]	5MWh per node

In summary, the project would have a negligible effect on regional energy needs. No adverse impacts would result.

Cumulative Impacts:

The project's contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

Mitigation and Residual Impact:

No mitigation is required. Residual impacts would be less than significant.

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?			X		
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

Impact Discussion:

(a,b) Less than significant: The project would result in the introduction of development into a high fire hazard area. However, construction and operation of unstaffed telecommunications facilities in this area would not result in a project-caused high fire hazard. Because the facilities are unstaffed, only periodic maintenance visits would be required once the facilities are in operation, therefore reducing the probability of human-caused fire sources. Additionally, per Joint Pole Association permitting requirements (separate from the County), the applicant is responsible for conducting pole engineering on every pole to ensure installations are compliant with state requirements for pole loading; therefore the project would not be expected to result in any mechanically-caused fire sources.

(c-e) Less than significant: The proposed project elements would be located within the road rights-of-way, which are accessible by and within a safe response time from the Montecito Fire

[10] http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng
[11] http://enduse.lbl.gov/info/LBNL-47992.pdf

Protection District. Construction and operation of unstaffed telecommunications facilities in this area would not hamper fire prevention techniques such as controlled burns or backfiring.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion:

(a-l) No impact: The proposed project site does not have substantial geological constraints or slopes exceeding 20%. The proposed project would not result in excessive grading. As such, the proposed project would not result in impacts related to geological resources.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Impact Discussion:

(a, c, d, g, f, g, h) No impact: There is no evidence that hazardous materials were used, stored or spilled in the road rights-of-way in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment.

(e) Less than significant: Radio Frequency (RF) emissions reports were prepared as part of the proposed project that projected the operation of the various antenna configurations proposed. The reports concluded that the maximum RF exposure at ground level would not be in excess of 1.0-4.0% of, (i.e., 100 times lower than), the Federal Communications Commission public safety standard.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Impact Discussion:

(a, b) No impact: The proposed project footprint would occur in the road right-of-way, and not on private properties. No structures or formal landscape features currently exist in the road right-of-way. As a result, no impacts to historic resources are anticipated.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Impact Discussion:

(a-j) No impact: The proposed project does not cause a physical change that conflicts with adopted environmental policies or regulations. The project is not growth inducing, and does not result in the loss of affordable housing, loss of open space, or a significant displacement of people. The project does not involve the extension of a sewer trunk line, and does not conflict with any airport safety zones. The project is compatible with existing land uses.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?		X			
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?		X			

Setting/Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

Although most of the proposed project sites are located outside of 65 dBA noise contours for roadways, public facilities, airport approach and take-off zones, the sites along the right-of-way of Jameson Road are within the 65 dbA noise contours due to the adjacency to Highway 101. Regardless, all sites are surrounded by noise-sensitive residential properties.

Impact Discussion:

(a, c) Less than significant with mitigation: The proposed node facilities consist of three components: 1) antennas, 2) radio equipment, and 3) a power meter. The antennas, radios and power meters themselves are not noise-generating. However, the radio equipment is temperature sensitive, and therefore requires the use of internal fans inside the equipment box for cooling. A noise study was conducted on the fan-cooled radio equipment boxes, by William F. Hammett of Hammett & Edison, Inc., dated February 11, 2013. The study concluded that the noise levels from the equipment at a distance of 6 feet measured 59 dBA to the front, 55 dBA to the back, and 58 dBA to the sides. Although it is unlikely that the fans would exceed the County threshold of 65 dBA, the existing poles and proposed equipment would be in close proximity to sensitive receptors (residences in some cases as close as 10 feet from the pole) therefore the following mitigation measure requiring shielding of fans (Mitigation Measure No. 9) is recommended to ensure compliance with the County thresholds and County policies that protect sensitive receptors from exposure from noise impacts.

(b) Less than significant with mitigation: The proposed project could result in short-term noise impacts due to construction activities therefore the following mitigation (Mitigation No. 10) is recommended.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's noise effects to a less than significant level:

9. **SpecNoise-01 Equipment Shielding.** Fans or air-cooling systems incorporated into the project equipment must operate at less than 65 dBA at all times. ~~Shielding of equipment components shall be incorporated as needed to ensure all components of the facility comply. In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study and confirm compliance with this measure.~~ In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65 dBA standard, the applicant shall repair the equipment or otherwise shield the equipment as necessary to ensure the operation of the facility does not exceed 65 dBA. **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. **MONITORING:** Permit compliance staff shall spot check and respond to complaints.

10. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

With the incorporation of these measures, residual impacts would be less than significant.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				X	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Impact Discussion:

(a-e) No impact: The proposed project is for unstaffed telecommunications facilities and would not include any residential development. This level of new development would not have a significant impact on existing police protection or health care services. Existing service levels would be sufficient to serve the proposed project. The proposed project would not generate solid waste in excess of County thresholds. The project would not cause the need for new or altered sewer system facilities. The proposed project would not create any new impervious surfaces that would result in greater surface runoff. No additional drainages or water quality control facilities would be necessary to serve the project. Therefore, the project would have no impact to public facilities.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?			X		
b. Conflict with biking, equestrian and hiking trails?			X		
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Setting/Threshold: The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

The proposed project sites are located in the road right-of-ways, and in some areas adjacent to existing trails.

Impact Discussion:

(a, b) Less than significant: The proposed project would result in the development of unstaffed wireless telecommunications facilities located in the road rights-of-way. However the facilities have been designed as such that they are sited outside of trail easements and would not be an impediment to trail users, or any other pedestrian, bicycle, or vehicular traffic. Additionally, the locations for the proposed equipment components were reviewed by Public Works to ensure safe clearances were provided for each project site. Therefore, project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. Impacts would be less than significant.

(c) No impact: The proposed project would not result in any population increase and would have no adverse impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

Cumulative Impacts:

Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?		X			
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				X	
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?		X			
g. Inadequate sight distance?		X			
ingress/egress?		X			
general road capacity?		X			
emergency access?		X			
h. Impacts to Congestion Management Plan system?				X	

Setting/Thresholds:

According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	**INCREASE IN VOLUME/CAPACITY GREATER THAN**
A	**0.20**
B	**0.15**
C	**0.10**

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

In this case, project traffic would not impact a street or intersection that is operating at a LOS D, E, or F, and the project would constitute a negligible fraction of the capacity of area roadways and intersections. Because the facilities are unstaffed, only periodic maintenance visits (approximately once per month) would be required which would result in a negligible increase over existing traffic levels. The project does not propose unsafe driveways; impede pedestrian, bicycle, or transit access; nor would it otherwise cause or exacerbate an unsafe traffic condition. The project therefore would not have a significant impact related to traffic.

(a) Less than significant: The proposed project would only generate periodic maintenance visits (approximately once per month). The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts.

(b) Less than significant: Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance in itself, however, portions of the fiber-optic cabling would be trenched underground. Should any repairs be needed to this underground cabling system, additional trenching or pot holing may be required. Road repairs are anticipated to be minor in nature, but would be the responsibility of the applicant.

(c) Less than significant with mitigation: The proposed project sites are within the road rights-of-way. Parking to access the sites would either occur in nearby public parking areas, or within the road right-of-way. Parking of construction or maintenance vehicles in the road rights-of-way may result in impacts to road traffic. Although construction and maintenance activities would be brief and rare, a mitigation measure requiring a traffic control plan would mitigate impacts to less than significant levels.

(d, e) No Impact: The proposed project would not result in significant impacts to existing transit-systems, including waterborne, rail or air traffic.

(f, g) Less than significant with mitigation: The facilities have been sited in the road rights-of-way in locations that would not impede pedestrian, bicycle, or vehicular traffic. Additionally, the locations for the proposed equipment components were reviewed by Public Works to ensure safe clearances were provided for each project site. Construction and maintenance of the proposed facilities would have potential to create traffic hazards and impact emergency use of the roads. However, Mitigation Measure No. 12 below requiring a traffic control plan would mitigate impacts to less than significant levels.

(h) No impact: Roadways and intersections in the project area operate at acceptable levels of service and are not subject to Congestion Management Plan requirements.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's transportation impacts to a less than significant level:

11. **CIRC-1 Construction Traffic Control Plan.** A Construction Traffic Control Plan (CTCP) shall be prepared and implemented, which shall be approved by ~~the County of Santa Barbara~~ Public Works. The CTCP shall include, but not be limited to the following:
    (1) Provide traffic controls (e.g., flaggers, signs, and orange cones) when ~~west bound~~ any lane is closed due to ~~pipeline~~ construction;
    (2) Close ~~the pipeline~~ any trench segments for the non-work hours with approved plating, and surround the trench with safety barriers, if necessary; and
    (3) Notify residents or owners of any properties within 1,000 feet and/or adjacent to the ~~pipeline ROW~~ trench segment of the construction schedule at least one week before construction in their vicinity;
    (4) Provide access to the affected properties during construction; and
    (5) No construction parking will occur in ~~the~~ public parking lots ~~(e.g., Loon Point County Parking Lot)~~.

    PLAN REQUIREMENTS: The applicant shall integrate Construction Traffic Control Plan measures into the Construction Traffic Plan. Flaggers, signs, and cones shall be provided by the applicant and posted at the project site.

    TIMING: The Construction Traffic Control Plan shall be approved prior to ~~Coastal Development Permit~~ Land Use Permit / Zoning Clearance issuance. Construction Traffic Control Plan components shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits.

    MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

12. **CIRC-2 Road Encroachment Permit.** The applicant shall obtain all necessary roadway encroachment permits from the County Public Works Department for construction of the sewer pipeline in the rights-of-way of Padaro Lane.
TIMING: The road encroachment permit shall be obtained from the County Public Works Department, with evidence provided to County P&D, prior to commencement of construction activities. The road encroachment permit shall include/define the specific measures to be included as part of Traffic Control Plan for the project.

With the incorporation of these measures, residual impacts would be less than significant.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				X	
c. Change in the amount of surface water in any water body?				X	
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				X	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				X	
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?				X	

Impact Discussion:

(a-l) No impact: The project would not result in impacts on surface water quality, including storm water runoff, direction or course of surface or ground water or the direction, volume, or frequency of runoff. The project does not require any supply of water and therefore would not contribute to overdraft of groundwater resources.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other : Building & Safety (Grading)

5.2 Comprehensive Plan

____	Seismic Safety/Safety Element	____	Conservation Element
____	Open Space Element	_X_	Noise Element
_X_	Coastal Plan and Maps	_X_	Circulation Element
____	ERME	____	

5.3 Other Sources

_X_	Field work	____	Ag Preserve maps
_X_	Calculations	____	Flood Control maps
_X_	Project plans	_X_	Other technical references
____	Traffic studies		(reports, survey, etc.)
_X_	Records	_X_	Planning files, maps, reports
_X_	Grading plans	_X_	Zoning maps
_X_	Elevation, architectural renderings	_X_	Soils maps/reports
____	Published geological map/reports	_X_	Plant maps
_X_	Topographical maps	_X_	Archaeological maps and reports
			Other

6.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

Class I Impacts: None

Class II Impacts: Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Noise, and Transportation/Circulation

Cumulative Impacts: As discussed in this Mitigated Negative Declaration, the construction of unstaffed telecommunications facilities would not result in impacts related to agricultural resources, air quality,

energy, fire protection, hazardous materials, historic resources, land use, public facilities, or recreation, so no cumulative impacts would result. Project-specific impacts to **aesthetic/visual resources, biological resources, cultural resources, noise, and transportation/circulation** would be mitigated to levels below significance, so no cumulative impacts would result.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

1) As discussed in Sections 4.1, 4.5, 4.8, and 4.12 of this Initial Study, the proposed project has the potential to substantially degrade the quality of the environment. However, mitigation measures proposed in these sections would reduce project impacts to levels of less than significance. With incorporation of the mitigation measures identified in this Mitigated Negative Declaration into the project description, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory.

2) The project includes the construction of an unstaffed telecommunications facility and access improvements and does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

3) The proposed project includes the installation and operation of 29 telecommunications facilities in the road right-of-ways on existing utility poles, throughout the residential areas of Montecito. The proposed facilities are designed to collocate the telecommunications equipment with that of other existing utilities (electricity, telephone, cable, etc.), which aligns with the County's goal of collocation to reduce the proliferation of new antenna support structures in a given area. Aggregating telecommunications facilities on existing infrastructure is in compliance with the County's collocation development standards and reduces the need for additional development that could result in impacts to the environment. Radiofrequency emissions reports were prepared as part of the proposed project that projected the operation of the various antenna configurations. The reports concluded that the operation of the facilities would be well within the applicable Federal Communications Commission (FCC) limit, at 1-4% (depending on the facility configuration) of the applicable FCC public exposure limit. Additionally, future collocation of additional telecommunications or other utility equipment would require subsequent review and permits from the County and the Southern California Joint Pole Committee (joint-pole owners regulating the use of shared utility poles). Should additional telecommunications facilities locate on or nearby any of the antenna node sites, FCC safety regulations require nearby facilities to cumulatively comply with the safety standards. Therefore, when developed in conformance with FCC and County regulations, collocation of future facilities at or nearby these sites would not have the potential for significant cumulative impacts.

4) Construction and operation of the proposed telecommunications facilities would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The proposed project is small in footprint (less than 120 square foot per site) and would operate well within the FCC limits for Radio Frequency exposure.

5) There are no disagreements supported by facts, reasonable assumptions predicated upon facts and/or expert opinions supported by facts over the significance of an effect which would warrant investigation in an EIR associated with the proposed project. For this project, a Cultural Resources Assessment by Wayne Bonner of Michael Brandman Associates was prepared in conformance with the County's guidelines for preparation of a cultural resources report. An acoustic study was prepared for the project by Hammett & Edison, Inc., arborist reports were prepared by Kenneth Knight (County-qualified consultant) and radiofrequency emissions reports were prepared by Jerrold T. Bushberg Ph.D., DABMP, DABSNM, FAAPM of Health and Medical Physics Consulting.

8.0 PROJECT ALTERNATIVES

As no potentially significant, adverse unmitigable impacts would result from the proposed development, project alternatives have not been evaluated.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Zoning: The project is a permitted use pursuant to in compliance with Sections 35.472.060 / 35-172 (Conditional Use Permits) and 35.444.010.C.4 / 35-144F.4 (Commercial Telecommunications Facilities) of the Montecito Land Use and Development Code/Article II Coastal Zoning Ordinance. The project

qualifies as a Tier 4 telecommunications project and is consistent with the application development standards for commercial telecommunications facilities.

Comprehensive Plan: The project is subject to all applicable requirements and policies of the County's Comprehensive Plan, including the Montecito Community Plan and the Coastal Land Use Plan. The project was reviewed for compliance with the following policies:

Coastal Land Use Plan Policy 2-6, Coastal Land Use Policy 2-11, Coastal Land Use Policy 3-8, Coastal Land Use Policy 4-1, Coastal Land Use Policy 4-4, Coastal Land Use Policy 4-7, Coastal Land Use Policy 9-1, Coastal Land Use Policy 10-2, Coastal Act Policy 30231, Coastal Act Policy 30240, Coastal Act Policy 30244, Coastal Act Policy 30251, Montecito Community Plan Policy CIRC-M-1.8, Montecito Community Plan Policy EME-M-1.1, Montecito Community Plan Policy N-M-1.1, Montecito Community Plan Policy LU-M-1, Montecito Community Plan Policy LU-M-2, Montecito Community Plan Policy LU-M-2.1, Montecito Community Plan Policy BIO-M-1.2, Montecito Community Plan Policy BIO-M-1.3, Montecito Community Plan Policy BIO-M-1.7, Montecito Community Plan Policy BIO-M-1.15, Montecito Community Plan Policy BIO-M-1.17, Montecito Community Plan Policy BIO-M-1.19, Montecito Community Plan Policy CR-M-2.1, Montecito Community Plan Policy N-M-1.1, Montecito Community Plan Policy VIS-M-2.1and Land Use Element Visual Policy 2.

10.0 DRAFT ND CIRCULATION AND PUBLIC COMMENT LETTERS

The Draft Mitigated Negative Declaration was circulated for public review from March 21, 2014 to May 21, 2014. Sixteen public comment letters were received during the circulation period. The majority of the comments focused on support or opposition for the project, rather than comments on the specifics of the environmental analysis. However, two comment letters were received that addressed specific items in the document, which included the Montecito Association letter, dated April 21, 2014 and the Law Office of Marc Chytilo Environmental Law letter, dated April 21, 2014. The comment letters are included as Attachment 5. Although the comments received identified issues requiring additional clarification, none of these comments identified any new *significant* impacts not analyzed in the document. The analysis in the MND fully addresses the project description, and the addition/incorporation of the comments received did not alter the MND findings.

11.0 RECOMMENDATION BY P&D STAFF

On the basis of the Negative Declaration, the staff of Planning and Development:

~~X~~ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

X Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing _____ Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR:_____ **DATE:**

12.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

____ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE:_____ **INITIAL STUDY DATE**: _____

SIGNATURE:_____ **NEGATIVE DECLARATION DATE**:_____

SIGNATURE:_____ **REVISION DATE:** _____

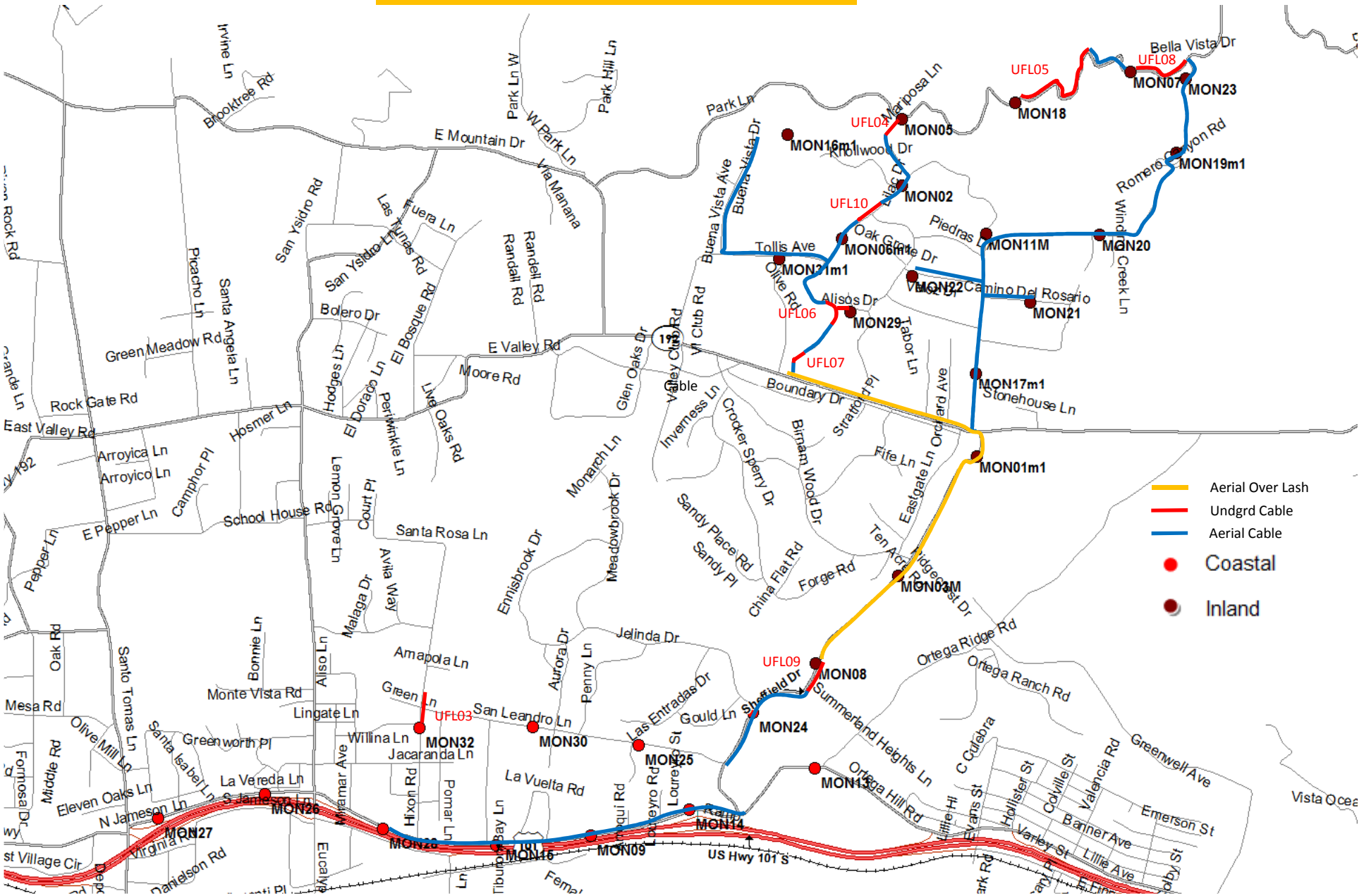
SIGNATURE:_____ **FINAL NEGATIVE DECLARATION DATE:** _____

13.0 ATTACHMENTS

1. Vicinity Map (Showing All Nodes and Fiber Segments)
2. Photo Simulations (All Sites)
3. Antenna Node Plans (All Sites)
4. Trenching Plans (All Sites)
5. Comment Letters

G:\GROUP\PERMITTING\Case Files\CUP\13 cases\13CUP-00000-00009 Crown Montecito Inland\CEQA (County)\Final MND\Final Mitigated Negative Declaration.docx

All Nodes-Inland and Coastal



EXISTING

PROPOSED

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

Completed March 09, 2014

MON01m1

Verizon Montecito - MON01m1

Row North Side
of Sheffield Dr Adjacent
to 565 Sheffield Drive
Santa Barbara, CA 93108

VIEW 1

APPLICANT

NextG Networks

NextG Networks of California
890 Tasman Drive
Milpitas, CA 95035-7439
p 909.247.8218

CONTACT

Connell Design Group, LLC
26455 Rancho Parkway South
Lake Forest, CA 92630
p 949.753.8807

PREPARED BY

Blue Water DESIGN

BlueWater-Design.net
michelle@ bluewater-design.net
p 714.473.2942

Site Notes: 1) All equipment and conduit to be painted brown 2) Antenna to be painted neutral grey

EXISTING

PROPOSED

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

Completed March 09, 2014

MON01m1

Verizon Montecito - MON01m1

Row North Side
of Sheffield Dr Adjacent
to 565 Sheffield Drive
Santa Barbara, CA 93108

VIEW 2

APPLICANT

NextG Networks

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890 Tasman Drive
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CONTACT

CDG

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MON01m1

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Santa Barbara, CA 93108

VIEW 3

APPLICANT

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EXISTING

PROPOSED

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Completed March 06, 2014

MON02

Verizon Montecito - MON02

Row East Side
of Lilac Drive Adjacent
To 846 Lilac Drive
Santa Barbara, CA 93108

VIEW 1

APPLICANT

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EXISTING

PROPOSED

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Completed March 06, 2014

MON02

Verizon Montecito - MON02

Row East Side
of Lilac Drive Adjacent
To 846 Lilac Drive
Santa Barbara, CA 93108

VIEW 2

APPLICANT

NextG Networks

NextG Networks of California
890 Tasman Drive
Milpitas, CA 95035-7439
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EXISTING

PROPOSED

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Completed March 06, 2014

MON02

Verizon Montecito - MON02

Row East Side
of Lilac Drive Adjacent
To 846 Lilac Drive
Santa Barbara, CA 93108

EQUIPMENT

APPLICANT

NextG Networks

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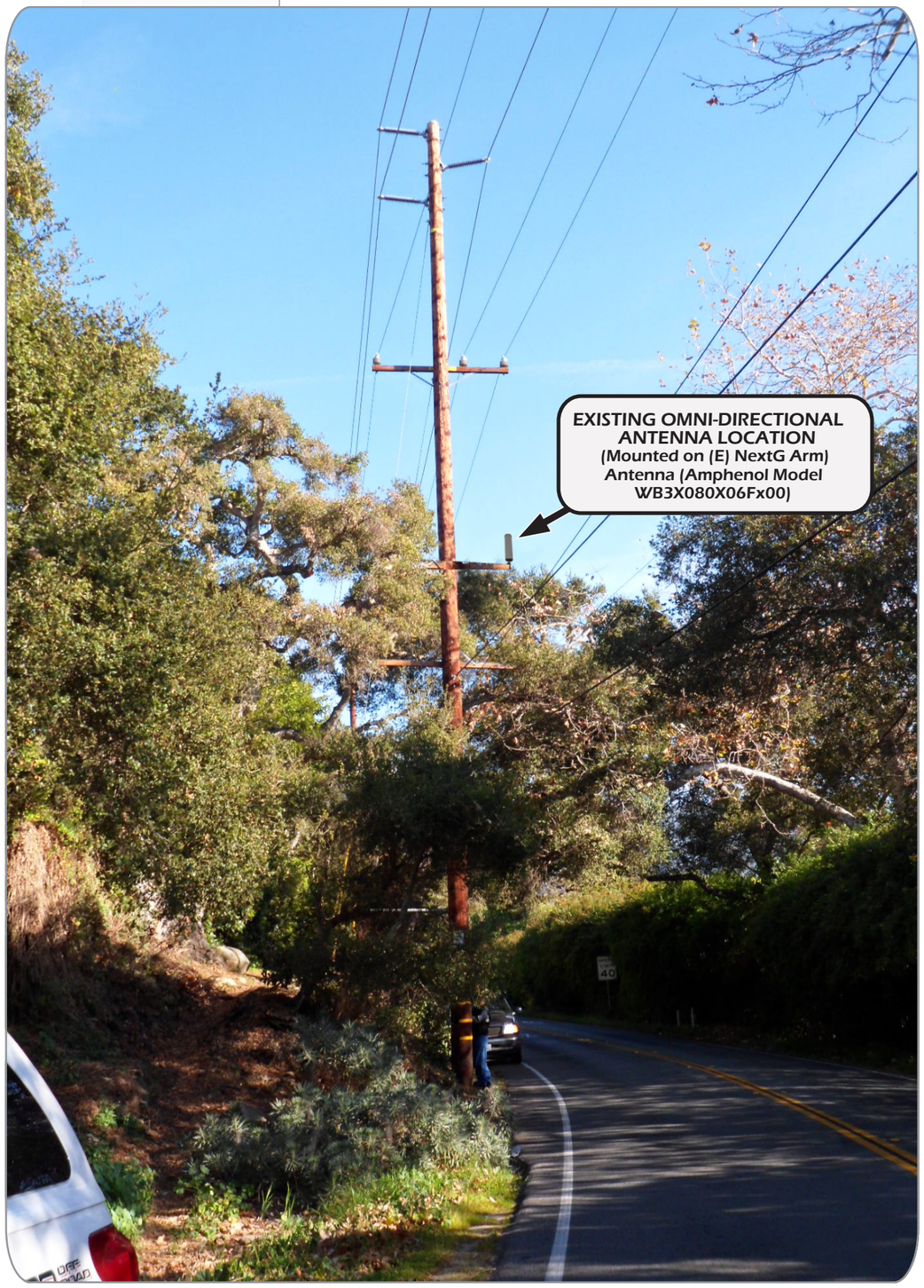
EXISTING



PROPOSED

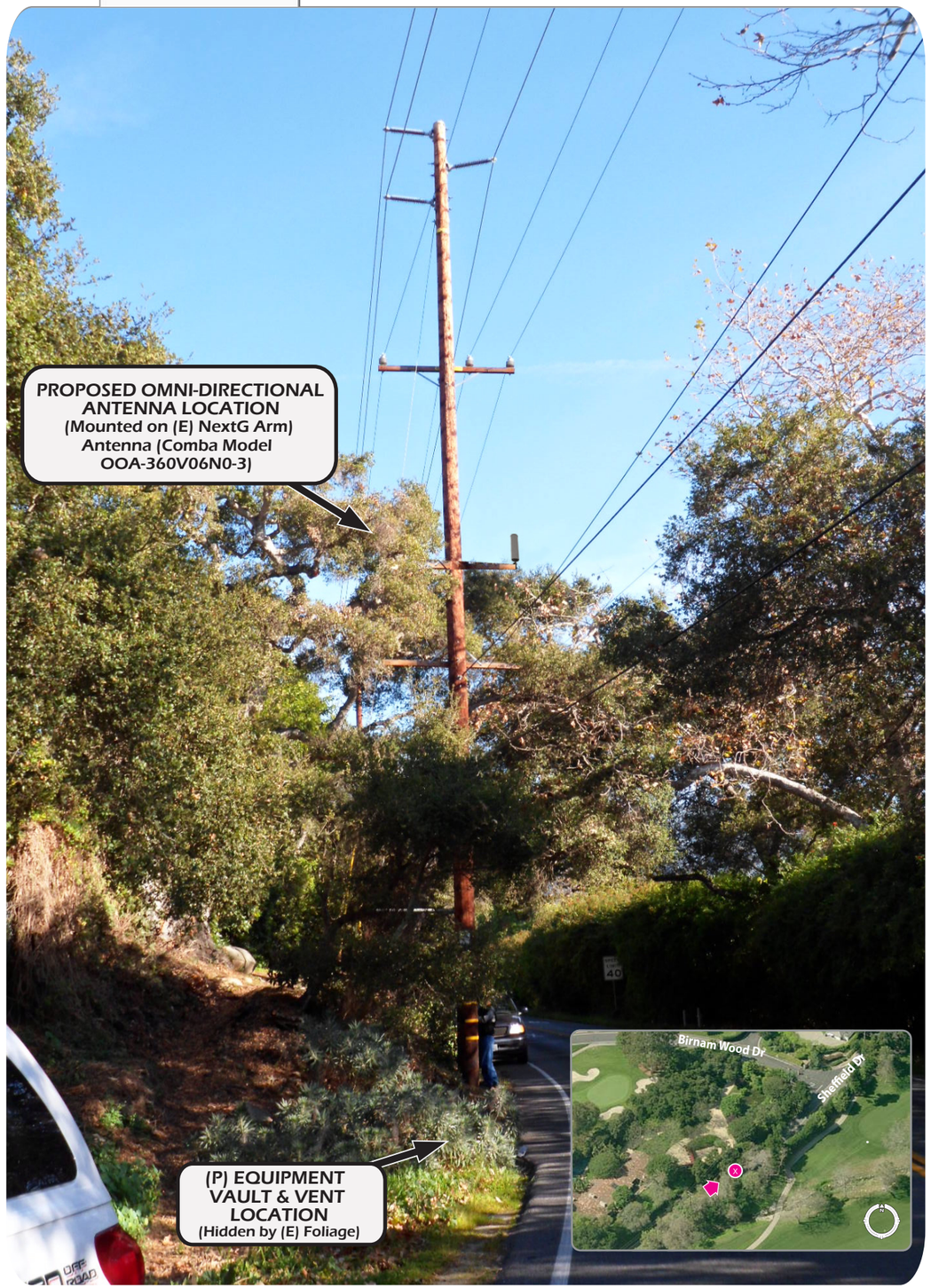


Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

Completed September 09S, 2013

MONO3m1

Row West Side of
Sheffield Drive Adjacent to
2165 Birnam Wood Dr
Santa Barbara, CA 93108

VIEW 1

APPLICANT

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EXISTING

PROPOSED

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Completed September 09, 2013

MONO3m1

Row West Side of
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VIEW 2

APPLICANT

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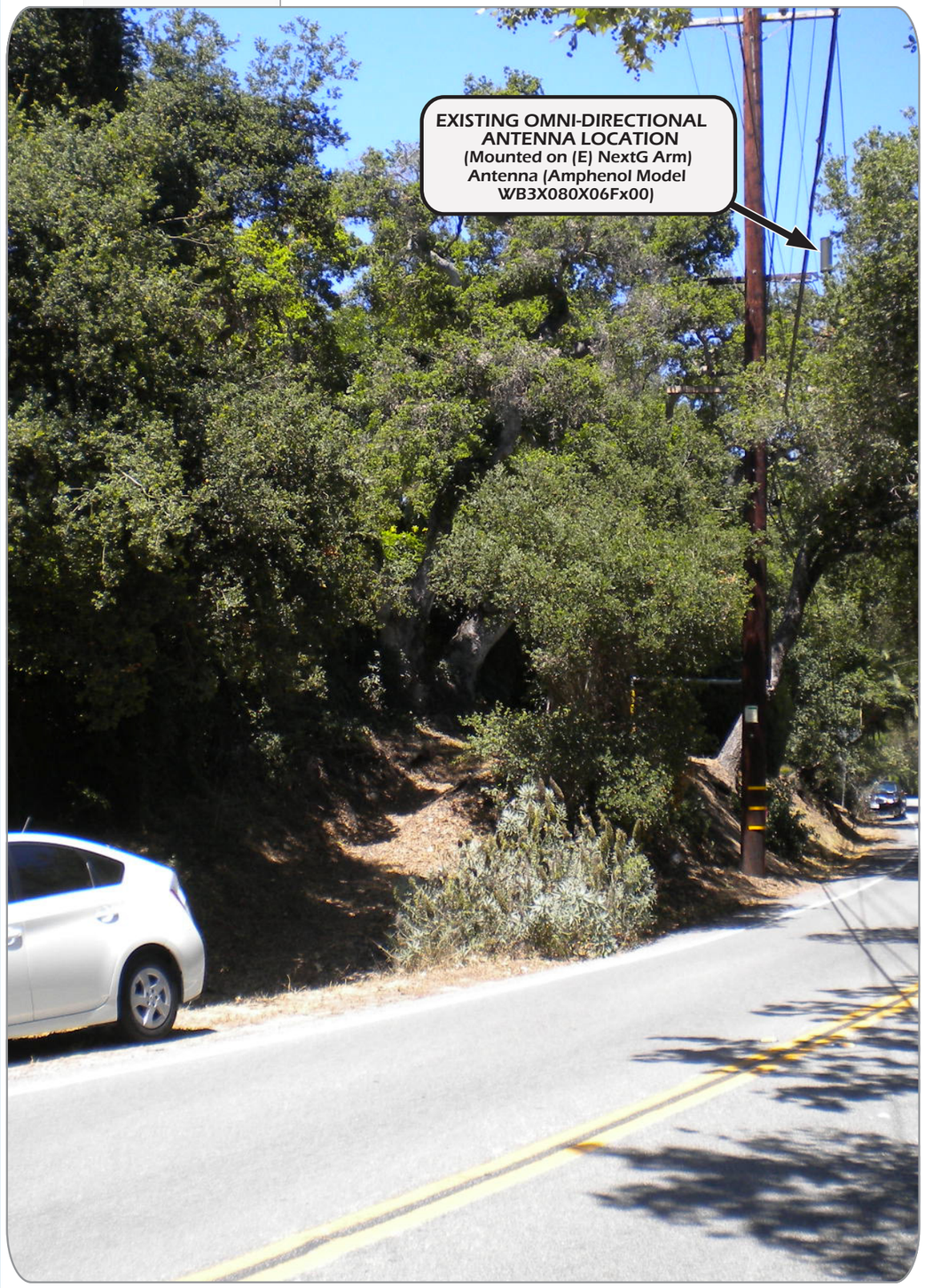

PROPOSED

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Completed September 09, 2013

MONO3m1

Row West Side of
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Santa Barbara, CA 93108

VIEW 3

APPLICANT

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p 714.473.2942

EXISTING

PROPOSED

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

Completed March 08, 2014

MON05

Verizon Montecito - MON05

Row South Side
of Park LN Adjacent to
985 Park Lane
Santa Barbara, CA 93108

VIEW 1

APPLICANT

NextG Networks

NextG Networks of California
890 Tasman Drive
Milpitas, CA 95035-7439
p 909.247.8218

CONTACT

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PREPARED BY

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p 714.473.2942

Site Notes: 1) All equipment and conduit to be painted brown 2) Antennas to be painted Neutral Grey