SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for:
AT&T New Telecommunications Facility at Hollister Avenue
Christ of the King Episcopal Church

Hearing Date: September 24, 2014
Staff Report Date: September 4, 2014
Case No.: 13CUP-00000-00014

Deputy Director: Alice McCurdy
Division: Development Review
Supervising Planner: Zoraida Abresch
Supervising Planner Phone #: 934-6585
Staff Contact: John Zorovich
Planner's Phone #: 934-6297

Environmental Document: Notice of Exemption, CEQA Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land)

OWNER:
Episcopal Diocese of Los Angeles
840 Echo Park Avenue
Los Angeles, CA 90274

APPLICANT:
Sharon Myl
AT&T
12900 Park Plaza Drive
Cerritos, CA, 90703
(914) 582-8356

AGENT:
Robert McCormick,
3618 W. Estates Lane, Suite B
Rolling Hills Estates, CA 90274
(310) 547-7413

This site is identified as Assessor Parcel Number 065-110-004, located on the south side of Hollister Avenue, approximately 0.5 miles east of the intersection of Hollister and Patterson Ave., known as 5073 Hollister Avenue, Goleta area, Second Supervisorial District.

Application Complete: July 31, 2014
FCC Shot Clock Deadline: October 17, 2014

1.0 REQUEST

Hearing on the request of Robert McCormick, agent for the applicant, AT&T, to consider Case No. 13CUP-00000-00014 [application filed on June 25, 2013] to allow construction and operation of an unstaffed telecommunications facility with a 50-foot tall antenna support structure designed to resemble a church bell tower, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned DR-4.6; and to determine that the project is exempt from CEQA pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 065-110-004, located approximately 0.5 miles east of the intersection of Hollister Avenue and Patterson Avenue, known as 5073Hollister Avenue, Goleta area, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 13CUP-00000-00014 marked "Officially Accepted, County of Santa Barbara, September 24, 2014, County Planning Commission Attachments A-H", based upon the project's consistency with the County's Comprehensive Plan and 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, Case No. 13CUP-00000-00014, specified in Attachment A of this staff report, including CEQA findings.

2. Determine that the project is exempt from environmental review pursuant to Sections 15303 and 15304 of CEQA, as specified in Attachment C of this staff report.

3. Approve the project, Case No. 13CUP-00000-00014, subject to the conditions included as Attachment B of this staff report; and

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

3.0 JURISDICTION

3.1 **Section 35.44.010** (Commercial Telecommunications Facilities) of the Santa Barbara County Land Use Development Code (LUDC) contains standards for four tiers of commercial telecommunications facilities (Tier 1 through Tier 4). The proposed telecommunications facility is a Tier 4 project because it is located within a residential zone district [LUDC Section 35.44.010(C) 3(a) and 4(a)]. Section 35.44.010(B) of the LUDC requires a Major Conditional Use Permit for Tier 4 projects.

3.2 **Section 35.80.020(A)** (Authority for Land Use Decisions) of the LUDC designates the Planning Commission as the review authority for Major Conditional Use Permits.

4.0 ISSUE SUMMARY

4.1 Aesthetics

Telecommunications facilities employ line of sight technology and generally require antenna support structures to provide sufficient height to achieve the needed coverage for service provision. The proposed project includes an antenna support structure totaling 50' in height for this reason. The proposed facility would be visible from Hollister Avenue and surrounding properties. Integrating such a structure into an urban area presents a design challenge. The proposed facility has been designed to resemble a church bell tower to blend the facility with the existing development on the site and reduce the potential for aesthetic impacts.

The project includes two proposed storage buildings, one for the church and the other for the telecom equipment. The proposed storage building for the sole use and benefit of the church would be 14 ft. x 33 ft. and would be constructed adjacent to the existing church. The proposed 12 ft. x 24 ft. telecom equipment building would store ground-mounted equipment associated with operations of the AT&T facility including a battery backup cabinet, equipment cabinets, and air conditioner units. The equipment would be concealed within the equipment building. The exterior of both the new church storage building and AT&T equipment building would consist of wood siding to match the existing church. Both buildings would be painted the same brown color as the church.

The South County Board of Architectural Review (SBAR) conceptually reviewed the proposed project and determined that the proposed design of the facility would be compatible with the existing visual character of the surrounding area.

4.2 Health and Safety

The proposed wireless facility would provide cellular service by transmitting and receiving radiofrequency (RF) signals from cellular customers. 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 regulating telecommunications facilities on the basis of radio frequency emissions to the extent that such facilities comply with Federal Communication Commission (FCC) regulations concerning such 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."[1] 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."

To ensure that proposed projects would operate within FCC limits, the County requires that applicants submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether or not they comply with the Federal requirements. As part of the permit application, the applicant provided a Radio Frequency Electromagnetic (RF-EME) Compliance report prepared by EBI Consulting, dated January 21, 2014.

According to the report, the FCC's Maximum Permissible Exposure (MPE) limits for human exposure are measured in terms of power (milliwatts (mW)) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/ cm^2) and an uncontrolled MPE of 1 mW/ cm^2 for equipment operating in the 1900 megahertz (MHz) frequency range. For the proposed AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/ cm^2 and an uncontrolled MPE of 0.57 mW/ cm^2. For the proposed AT&T equipment operating at 700 MHz, the FCC's occupational MPE is

[1] 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.

2.33 mW/ cm^2 and an uncontrolled MPE of 0.47 mW/ cm^2. These limits are considered protective of nearby populations.

Based on the above, the report concludes that "At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is 12.3% of the FCC's general public exposure limit (2.46 percent of the FCC's occupational limit)." Since there are no other carriers on site, the cumulative level was not calculated. The report also states, based on 'worst-case' predictive modeling, that there are "no modeled exposures on any ground-level walking/working surfaces related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site." The report verifies that the facility would operate in compliance with the applicable FCC limits. Please see Attachment G for a copy of the report.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	RES-4.6, Residential, 4.6 units per acre
Zone	DR-4.6, Residential
Site Size	2.97-acres
Present Use & Development	Christ of the King Church
Surrounding Uses/Zoning	North: Hollister Ave., Residential, 7-R-1, South: Residential 7-R-1 East: Residential, 10-R-1 West: Residential 10-R-1/ 7-R-1
Access	Hollister Avenue
Public Services	Water Supply: N/A Sewage: N/A Fire: Santa Barbara County Fire Department, Station #13 Police: Santa Barbara County Sheriff's Department

5.2 Setting

The subject property is located on the south side of Hollister Avenue, approximately 0.5 miles east of the Hollister and Paterson Avenue intersection. The parcel is developed with the Christ of the King Church and associated church facilities. The subject parcel is located within the Goleta Community Planning area and is adjacent to residential development (single family residences), a small agriculturally cultivated parcel, and Hollister Avenue to the north. The proposed telecommunications facility would be located approximately 55 feet south of the paved portion of Hollister Avenue. The top of the antennas would be mounted at a height of 39 feet on the proposed 50-foot tall faux bell tower structure.

5.3 Description

The proposed project is a request by the agent, Robert McCormick, for the applicant, AT&T, for a Major Conditional Use Permit to allow construction and use of an unmanned telecommunications facility under provisions of County code zoning requirements for property zoned DR-4.6, known as the Christ the King Church, located at 5073 Hollister Avenue, Assessor Parcel No. 065-110-004.

The facility would include twelve (12) 6-foot panel antennas located within a 50-foot tall faux bell tower. The antennas are directional and would be located approximately 36 feet above grade. The project also includes construction of a new addition to the existing church consisting of: 1) a 14'x 33' storage room for the church; and 2) a 12'x 24' AT&T equipment enclosure for storage of the ground mounted equipment. The 12' x 24' AT&T enclosure would be located within a 288 sq. ft. lease area. The AT&T facility would be serviced by Southern California Edison and AT&T via underground connection to existing services on the property.

All of the proposed ground support equipment (with the exception of two AC condenser units), would be located within the proposed enclosure building. The condensers would be placed on concrete slab foundations surrounded by barrier walls. The condensers would be located adjacent to the enclosure building. The maximum height of both the church storage building and AT&T equipment enclosure would be 11 feet, installed above ground within the lease area. The equipment enclosure would remain locked at all times, with an alarm system connected to the AT&T Regional Network Operations Center. No fencing is proposed around the perimeter of the lease area. The equipment enclosure would be placed on a concrete slab with a new electrical pedestal and would have one GPS antenna mounted on its side. The equipment would be cooled intermittently by two air-conditioning units located in the equipment enclosure. Grading for utility trenching, driveway/ parking and concrete slab foundation installation would consist of approximately 173 cubic yards.

Access to the facility would be provided by a new driveway which is accessed from Hollister Avenue. Parking for maintenance activities would be provided in the existing church parking lot (located immediately east of the existing Church) or by two new parking spaces located immediately south of the new equipment enclosure. No exterior lighting is proposed.

The project would also include landscaping the entire front portion of the subject parcel facing Hollister Avenue. Landscaping includes installation of nine 48-inch box olive trees located along the northern perimeter of the subject parcel as well as an assortment of shrubs and fruit trees. The proposed landscaping would partially screen the new storage room and equipment enclosure additions as well as provide the church and community with a "Reconciliation Garden". The reconciliation garden is divided into eight "zones", with each zone serving as a Church-endorsed fundamental philosophy for reconciliation, (i.e., Pluralism (1), Peacemaking (3), Forgiveness (5), Atonement (8), etc.). The church has indicated that each "zone" represents a core value of the Reconciliation ministry that is conducted by the church and provides a place for meditation and prayer. The purpose of the reconciliation garden would be to allow for: 1) community Fellowship; and 2) a meeting place where reconciliation of groups and individuals can occur. A

meandering DG pathway and a manmade dry creek bed and dry pond would be incorporated into the design of the reconciliation garden. Other design elements incorporated into the reconciliation garden include basal pillars, (ranging in height from 5-7 feet), a 6-foot tall wood cross located on an 18-inch concrete base, and an 8-foot round wood table with seating.

5.4 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 RF 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 (a).)

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 application submittal, and if the application is deemed incomplete the deadline is suspended until 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 150-day shot clock for this project will expire on October 17, 2014. Based on the applicant's alternatives analysis, there are no other existing structures available for co-location that would meet the coverage objective.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed project is exempt from environmental review pursuant to Sections 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land] of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes including grading on slopes of less than 10 percent, landscaping, and minor trenching and backfilling where the surface is restored.

The proposed project consists of the construction and use of an unstaffed telecommunications facility with grading on slopes of less than 10 percent and new landscaping and trenching where the surface is restored. As a result, the project is exempt from CEQA. Attachment C of this staff report contains the Notice of Exemption.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
LAND USE ELEMENT	
Land Use Designation	
Land Use Development Policy 4: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall*	**Consistent:** The proposed project would not require any additional public or private services. Utilities would be extended to the site via an underground conduit from a utility pole near the northwest boundary of the subject parcel. Proposed access to the site would be a proposed private driveway via Hollister Avenue, a public road. Therefore, the proposed project would be consistent with this policy.

REQUIREMENT	DISCUSSION
be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.	
Visual Resource Policies	
Visual Resource 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:** The subject parcel is located in the inland urban area of the County. The telecommunication facility consists of a 50 ft. tall antenna support structure designed to resemble a church bell tower, and a 288 sq. ft. equipment enclosure placed on a concrete slab foundation. The antenna support structure would support twelve (12) 6 ft. panel antennas in three sectors with four (4) antennas per sector. The antennas are directional and would be mounted at a height of 39 feet. Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The bell tower would be located approximately 55 feet south of Hollister Avenue, and would be visible to passing motorists in both the eastbound and westbound directions. However, the design would resemble a church bell tower and the equipment shelter would blend architecturally with the existing structures onsite. Additionally, all proposed antennas will be mounted behind RF-friendly screening to conceal the antennas from view. On June 6, 2014, the proposed project received conceptual design review from the South Board of Architectural Review (SBAR). The SBAR considered the project design and provided conceptual comments indicating that the proposed design was acceptable, directing the applicant to return for preliminary/final review. Condition of Approval No. 3 of Attachment B requires Final SBAR approval prior to issuance of the Land Use Permit.

REQUIREMENT	DISCUSSION
	The proposed project is conditioned (Condition No. 9) to require the proposed structures to be painted in a non-reflective color and to blend with the existing architecture. Therefore, the proposed project would be consistent with this policy.
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.** Power and telephone utility services used to power the proposed project would be connected via underground conduits, consistent with this policy.
Hillside and Watershed Protection Policies	
Hillside and Watershed Protection Policy 1: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried-out with less alteration of the natural terrain.* ***Hillside and Watershed Protection Policy 2:*** *All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*	**Consistent:** The proposed project would fit the existing level site topography, requiring minimal ground disturbance for site preparation. The faux bell tower would require minor excavation for the footings, and the equipment shed would be placed on a concrete slab foundation requiring minor excavation. Approximately 135 feet of trenching for power and phone line connection would be required. Grading for utility trenching and concrete slab installation would consist of approximately 173 cubic yards. Grading requirements would not substantially alter existing topography. Vegetation on the subject parcel consists of non native trees and lawn area. No native trees would be affected by the proposed project. For all of these reasons, the proposed project would be consistent with these policies.
Hillside and Watershed Protection Policy 6 *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil*	**Consistent:** To facilitate groundwater recharge, surface runoff would be directed to existing historic non-riparian drainages located on the subject parcel. Therefore, the proposed project would be consistent with this policy.

REQUIREMENT	DISCUSSION
and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.	
Hillside and Watershed Protection Policy 7 *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or along coastal streams or wetlands either during or after construction.*	**Consistent:** No pollutants such as chemicals, fuels, lubricants, raw sewage, or other harmful waste would be associated with the proposed project. There are no streams or wetlands on or near the subject parcel. Therefore, the project would be consistent with this policy.
Flood Protection Policies	
Flood Policy 1: *All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with federal regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finished floor elevations are two feet above the projected 100-year flood elevation, and the other requirements regarding materials and utilities as specified in the Flood Plain Management Ordinance are in compliance.* ***Flood Policy 2:*** *Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work, i.e., dams, stream channelizations, etc.*	**Consistent:** The subject parcel is not located within or near a floodway. There are no streams, rivers, or creeks located on or adjacent to the subject parcel. The proposed project would be designed with minimal grading/ground disturbance which would not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work. Therefore the proposed project would be consistent with these policies.
Noise	
Noise Element Policy 1: *In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.*	**Consistent:** All of the proposed ground support equipment (with the exception of the AC condenser units) would be located within the proposed enclosure building. According to information obtained from AT&T, the noise level of the AC condensers is 48 dBA

REQUIREMENT	DISCUSSION
	(measured 6-feet from the condenser unit). The condensers would be placed on concrete slabs surrounded by barrier walls. The slabs would be located adjacent to the enclosure building. Thus, noise levels resulting from the proposed facility would not exceed the County's noise thresholds of 65 dBA. In the event of a power outage, the project also provides for a temporary emergency generator to be brought onsite which would provide back-up power (Condition 20). Additionally, the proposed project would have the potential to create short-term construction-related noise impacts to neighboring residences during construction. Therefore, Condition of Approval No. 7 included in Attachment B requires that construction activities be limited to the hours between 8:00 a.m. and 5:00 p.m, weekdays only. The project would not cause any significant long-term noise impacts to the surrounding area.
Cultural Resources Policies	
Historical and Archaeological Policy 2: *When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.*	**Consistent:** There are no known cultural resources sites located on or adjacent to the subject parcel. Minimal ground disturbance is proposed for installation of the equipment storage shed and access road improvements. However, the project has been conditioned (condition No. 6) to require the owner/applicant and/or their agents, representatives or contractors to stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping, or other construction-related activities. Therefore, the proposed project would be consistent with this policy.
GOLETA COMMUNITY PLAN	
Noise, Policy N-GV-1. *Interior noise-sensitive uses (e.g., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected to minimize*	**Consistent.** All of the proposed ground support equipment (with the exception of the AC condenser units) would be located within the proposed enclosure building. According to information obtained from AT&T, the

REQUIREMENT	DISCUSSION
significant noise impacts.	noise level of the AC condensers is 48 dBA (measured 6-feet from the condenser unit). The condensers would be placed on concrete slabs surrounded by barrier walls. The slabs would be located adjacent to the enclosure building. Thus, noise levels resulting from the proposed facility would not exceed the County's noise thresholds of 65 dBA. In the event of a power outage, the project also provides for a temporary emergency generator to be brought onsite which would provide back-up power (Condition 20). Additionally, the proposed project would have the potential to create short-term construction-related noise impacts to neighboring residences during construction. Therefore, Condition of Approval No. 7 included in Attachment B requires that construction activities be limited to the hours between 8:00 a.m. and 5:00 p.m, weekdays only. Therefore, the proposed project would be consistent with this policy.
Visual/Aesthetics/Open Space, DevStd VIS-GV-1.1. *Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve viewsheds and create an aesthetic visual corridor. Parking lots and other impervious surfaces should be placed in side and rear, rather than frontage, areas in all development along roadways.*	**Consistent.** The subject parcel is located within the urban area of Goleta. The proposed faux bell tower would be visible to passing motorists in both directions on Hollister Avenue, and from residences located on adjacent parcels. However, the proposed antenna support structure has been intentionally designed to resemble a church bell tower to be compatible with the existing development on the subject parcel. Also, the antennas would be mounted behind RF-friendly screening material. With this screening, the facilities themselves would not be considered substantially visible. In addition, the proposed project is located outside the required setbacks and the proposed parking area would be located on the south side of the proposed storage and equipment buildings and would not be visible from Hollister Avenue. Further, the project has been conditioned to require final review and approval by the South Board of

REQUIREMENT	DISCUSSION
	Architectural Review (Condition No. 3). Therefore, the proposed project would be consistent with this development standard.
Visual/ Aesthetics/Open Space, Policy VIS-GV-6. *Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.* **Visual/ Aesthetics/Open Space DevStd #VIS-GV-6.1:** *All new development with major outdoor lighting facilities should be illuminated with only fully shielded lighting with low glare design.*	**Consistent.** No lighting is shown on the project site plans. Consequently, condition of approval No. 10 provides that: (i) antenna support structure shall not be lighted; (ii) the leased premises shall likewise be unlit except for a manually operated or motion-detector controlled light with timer which limits lighting strictly to the area of the equipment in the immediate vicinity of facility; and (iii) the manually operated or motion-detector controlled light shall be shielded so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night. With imposition and enforcement of this condition, the project would be consistent with these lighting policies.
Electromagnetic, Policy EMC-GV-1. *In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), RMD shall require an appropriate building setback from EMF-generating sources to minimize exposure hazards*	**Consistent.** A radiofrequency emissions report was submitted as part of the project application. The report prepared by EBI Consulting is dated January 21, 2014. The report concludes that RF exposure from the proposed telecommunications facility would be 12.3% of the applicable FCC public exposure limit. Condition of approval No. 12 of Attachment B requires a verification measurement report would be required within 30 days of final building clearance to confirm adherence to these requirements. Also required as part of the conditions, the applicant would be required to submit emissions monitoring reports every 5 years to demonstrate continual compliance with the applicable FCC standards. Therefore, the proposed project is consistent with this development standard.

6.3 Zoning: Land Use and Development Code Compliance

REQUIREMENT	DISCUSSION
Tier 4 Requirements (LUDC Section 35.44.010.C.4.a)	
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 may be allowed provided the height of the antenna and associated antenna support structures shall not exceed 75 feet in the Coastal Zone, and 100 feet in Inland areas.*	**Consistent.** The subject parcel is located within the inland area of the County. The highest portion of the proposed antenna structure would be the top of the proposed cross, which would be 50 feet above grade. The top of the antennas would be mounted at approximately 39 feet above grade on a hardware kit attached to the faux bell tower. Therefore the project is consistent with this standard.
Section 35.44.010.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 (LUDC Section 35.23.050.B Table 2):* *(1) Antennas may be located within the setback area without approval of a modification in compliance with Subsection 35.82.060.I or Subsection 35.82.080.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 35.82.060.I Conditions, restrictions, and modifications), or Section 35.82.080.H (Conditions, restrictions, and modifications).*	**Consistent.** The setback requirements for the proposed project are as follows: Front yard – 20 feet from right of way; Side yard - 10 ft minimum; Rear yard – 10 feet. The proposed antennae support structure and the storage and equipment shelters are located outside of the front, rear and side yard setbacks. Therefore, the proposed project complies with the setback requirements for the DR-4.6 zone district. No underground equipment is proposed, and no modifications are necessary. Therefore, the proposed project is consistent with this development standard.

REQUIREMENT	DISCUSSION
Standard 1.b. *In the Inland area antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 100 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above.* *(1) Antennas used in connection with wireless communication facilities may exceed 100 feet in height provided:* *(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.*	**Consistent.** The highest portion of the proposed facilities would be the top of the proposed cross at the top of the faux bell tower, which would be at 50 feet above grade. Therefore the facility would comply with the 100 ft. requirement, as well as the height requirement in Subsection C "Processing," of the Commercial Telecommunications Facilities requirements (LUDC 35.44.010).
Standard 1.c. *In the Coastal Zone antennas and associated antenna support structures (e.g., lattice tower, monopole) are limited to 50 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above.*	**Not Applicable.** The proposed project is not in the Coastal Zone.
Standard 1.d. *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 on the proposed 50 foot tall faux bell tower. The bottom of the antennas would be 33 feet above grade to deter tampering by the general public. The antennas would only be accessible by AT&T maintenance crews via a man lift or cherry picker. No sidewalks directly connect to the antenna support structure; therefore the area would not

REQUIREMENT	DISCUSSION
	experience regular pedestrian traffic. The ground-mounted equipment would be located within the locked equipment storage shelter completely secured and would be inaccessible to the public. Therefore, the project is consistent with this standard.
Standard 1.e. *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.*	**Consistent.** The proposed project is not located in or on a designated historical landmark.
Standard 1.f. *The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.*	**Consistent.** A radiofrequency emissions report was submitted as part of the project application. The report by EBI Consulting, dated January 21, 2014, concluded that the proposed facilities would meet the FCC requirements. As a part of the project conditions (Condition No. 12 "FCC Compliance"), a verification measurement report would be required within 30 days of final building clearance to confirm adherence to these requirements. Also required as part of the conditions, the applicant would be required to submit emissions monitoring reports every 5 years to demonstrate continual compliance with the applicable FCC standards. Therefore, the proposed project is consistent with this development standard.
Standard 1.g. *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*	**Consistent.** The existing church parking lot is located along the eastern half of the project site and would not provide maintenance crews with easy access to the proposed equipment enclosure. Thus, access to the proposed equipment enclosure would be from a new driveway located along the western perimeter of the project site, via Hollister Avenue. Parking for maintenance activities would be provided by a new 324 s.f. parking area (located immediately adjacent to the proposed equipment and storage structures). The

REQUIREMENT	DISCUSSION
shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.	proposed driveway and parking area would be limited to the minimum required to comply with County regulations, but also would of sufficient size to be shared by another carrier in the future. Therefore, the proposed project is consistent with this development standard.
Standard 1.h. *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 shown on the project site plans. Consequently, condition of approval No. 10 provides that: (i) antenna support structure shall not be lighted; (ii) the leased premises shall likewise be unlit except for a manually operated or motion-detector controlled light with timer which limits lighting strictly to the area of the equipment in the immediate vicinity of facility; and (iii) the manually operated or motion-detector controlled light shall be shielded so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night. With imposition and enforcement of this condition, the project would be consistent with this development standard.
Standard 1.i. *The facility shall not be located within the safety zone of an airport unless the airport operator indicates that it will not adversely affect the operation of the airport.*	**Consistent.** The facility is not located within the airport safety zone.
Standard 1.j. *The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.*	**Consistent.** The proposed AT&T equipment structure and new church storage building, and antenna support structure feature would be painted with non-reflective paint or other non-reflective finish to blend with the existing Church (Condition No. 9 "Colors and Painting").
Standard 1.k. *Structures, poles, towers, antenna supports, antennas, and other*	**Consistent.** As discussed above, the facility components would be painted in non-reflective

REQUIREMENT	DISCUSSION
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.	colors. Painting would be confirmed by condition compliance monitoring (Condition No. 30 "Mitigation Monitoring Required"). In addition, standard conditions of approval require that the facility be maintained in a state of good condition and repair for the life of the facility (Condition No. 17 "Facility Maintenance").
Standard 1.l. *The facility shall be constructed so as to maintain and enhance existing vegetation, without increasing the risk of fire hazards, through the implementation of the following measures:* *(1) Existing trees and other vegetation that screens the facility and associated access roads, power lines and telephone lines that are not required to be removed in order to construct the facility or to achieve fire safety clearances, 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) The 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*	**Consistent.** Installation of the proposed facility would require minimal earthwork. Both the AT&T equipment shelter and church storage structure would be installed at grade and would not require any re-compaction or foundation reinforcement. There are no specimen trees and/or sensitive vegetation in the project site area. Approximately 135 feet of trenching would be required to connect the equipment shelter to the existing power pole. The proposed landscaping plan included as attachment D was reviewed by the Board of Architectural Review and is designed to screen and enhance the project's components from public viewing areas. The proposed project is conditioned to require the landscaping to be maintained for the life of the project (condition Nos. 8 and 32).

REQUIREMENT	DISCUSSION
of appropriate species and should be prepared by a botanist, licensed landscape contractor, or licensed landscape architect unless the project is located within the Coastal Zone in which case a botanist, licensed landscape contractor or licensed landscape architect shall prepare the landscape plan. A performance security shall be required to guarantee the installation and maintenance of new plantings. *(4) Existing trees or significant vegetation used to screen the facility that die 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 initially approved that is required to provide screening for the facility shall not be altered in a manner that would increase the visibility of the facility and associated access roads, power lines, and telephone lines, except:* *(a) Where the 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 the vegetation shall be done under the direction of a licensed arborist.* *(6) In the Coastal Zone, vegetation proposed and/or required to be planted in association with a commercial telecommunications facility shall consist of non-invasive plant species only.*	
Section 35.44.010.D.2 Development Standards	

REQUIREMENT	DISCUSSION
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 collocation.*	**Consistent.** Primary power to the facility would be provided by Southern California Edison via an existing utility pole located approximately 85 ft. from the lease area. As required, utilities would be located in an underground trench. A proposed emergency back-up generator would only be used during power outages.
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.** Neither the proposed antenna structure or the church storage building and AT&T equipment enclosure (and associated utility trenching) would be located within any designated Environmentally Sensitive Habitat areas. Therefore, the project is consistent with this requirement.
Standard 2.c. *Collocation on an existing support structure shall be required for facilities allowed in compliance with Subsection C.2 through Subsection C.4.of this Section, unless:* *(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) Collocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or* *(3) The review authority determines that collocation of the proposed facility would result in greater visual impacts than if a new*	**Consistent.** The existing telecommunications facilities that are within a two mile radius are concealed within faux mono pines at Tucker Grove County Park, a faux telephone pole at the Sea View Nursery and two cell towers located at the County Transfer Station. In addition, there are telecom facilities concealed within a church steeple at the Church of Nazarene and on top of a light standard located in the northwest corner of the Turnpike Shopping Center parking lot. Collocating with these facilities would not meet the 4G/LTE coverage objectives for the Goleta area near Hwy 101 and along Hollister Avenue. According to the coverage maps provided by the applicant, currently there is a gap in service along the Hollister Avenue "corridor" between Patterson and Turnpike Avenues. There are no

REQUIREMENT	DISCUSSION
support structure were proposed. Proposed facilities shall be assessed as potential collocation 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 collocated 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 collocation 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 collocation are located in Subsection E.3 (Collocation) below.	existing support structures within the project site vicinity which could accommodate the proposed facility and reduce the service gap for coverage in this area. The proposed project provides an opportunity for collocation of a future carrier at the same facility and site. The design of the facility would potentially allow for additional antennas to be added to the antenna support structure. In addition, the project site is ideally suited as a potential collocation site both because the bell tower will effectively hide the telecom facilities and because of the relatively large size of the parcel which could accommodate future carriers. Further, Condition No. 14 requires the applicant to avail its facility and site to other telecommunication carriers and, in good faith, accommodate all reasonable requests for collocation in the future. Therefore, the proposed project is in conformance with this development standard.
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).* *Per Section 35.44.010(D)(2), exemptions from this development standard may be granted if "the review authority finds, after receipt of sufficient evidence, that failure to adhere to the standard in the specific instance either will not increase the visibility of the facility or decrease public safety, or it is required due to technical considerations that if the exemption were not granted the area*	**Consistent.** The support facilities would be enclosed within an above-ground equipment shelter (288 sq. ft., 11 feet in height). The equipment structure would be partially visible from Hollister Avenue. However, the exteriors of the equipment enclosure would match the wood siding of the church exterior and would be painted in the same non-reflective brown color to blend architecturally with the church. Undergrounding of the equipment shelter would require a larger lease area to accommodate grading and would significantly affect the driveway access. Also, undergrounding the equipment enclosure would not allow for some of the proposed landscaping and vegetation which would

REQUIREMENT	DISCUSSION
proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, or it would avoid or reduce the potential for environmental impacts."	adversely affect the proposed Church 'landscape concept' located in front of the church. Therefore, this project qualifies for an exemption from this standard and can be found consistent.
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.*	**Not Applicable.** 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.*	**Not Applicable.** The proposed project is not within the Coastal Zone.
Section 35.44.010.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.** Hollister Avenue is not a designated scenic corridor, and there are no designated scenic highways/roadways or scenic corridors in the project vicinity. The proposed antenna support structure has been intentionally designed to resemble a church bell tower to be compatible with the existing

REQUIREMENT	DISCUSSION
	development on the subject parcel. All proposed antennas will be mounted behind the RF-friendly screening on the bell tower to conceal the antennas from view. Therefore, the proposed project is in conformance with this development standard.
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 collocated in a multiple user facility.*	**Consistent.** The proposed facility is not proposed to be located on an exposed ridgeline. Moreover, the facilities have been designed to blend with existing manmade development to minimize 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 collocated facility situated on a multiple user site.*	**Consistent.** The proposed faux bell tower would be visible to passing motorists in both directions on Hollister Avenue, and from residences located on adjacent parcels. However, the proposed antenna support structure has been intentionally designed to resemble a church bell tower to be compatible with the existing development on the subject parcel. Also, all proposed antennas will be mounted behind the RF-friendly screening to conceal the antennas from view. Further, the exterior of the equipment shelter would match the wood siding of the church exterior and would be painted in the same non-reflective brown color to blend architecturally with the church. The facilities have been designed to blend with existing manmade development to minimize visibility from the surrounding area. Therefore, the proposed project is in conformance with this development standard.
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*	**Consistent.** As discussed above, the proposed antenna support structure has been designed to resemble a church bell tower, consistent with the existing development on the subject parcel. The church tower would serve as an antenna support structure and a camouflage for the facilities themselves. Therefore the facilities

REQUIREMENT	DISCUSSION
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.	themselves would not be substantially visible from public viewing areas. Additionally, the SBAR considered the project design and provided conceptual comments indicating that the proposed design was acceptable, directing the applicant to return for preliminary/final review. The facility components of the project would be painted to blend with surrounding area. Painting would be confirmed by condition compliance monitoring (Condition No. 30 "Mitigation Monitoring Required"). In addition, standard conditions of approval require that the facility be maintained in a state of good condition and repair for the life of the facility (Condition No. 17 "Facility Maintenance").
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, non-indigenous plant species that tend to supplant native species shall be prohibited.*	**Not Applicable.** The proposed project is not located within the Coastal Zone or in an environmentally sensitive habitat area.

6.4 Design Review

The South Board of Architectural Review (SBAR) conducted Conceptual Review of the proposed project at the July 12th, August 9th, August 23, 2013, January 24th, February 7th, and June 6, 2014 meetings. The SBAR was supportive of the project and recommended that it return for a preliminary/final approval of the design following approval by the decision maker. Approved minutes from the meetings are included in Attachment E. Preliminary and Final South County BAR approval would be required prior to issuance of the Zoning Clearance Permit.

7.0 APPEALS PROCEDURE

The action of the 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 (13CUP-00000-00014)
C. CEQA Exemption
D. Project Plans
E. SBAR Minutes: July 12th, August 9th, August 23, 2013, January 24th, February 7th, and June 6, 2014
F. Photo Simulations
G. Radio Frequency Emissions Report
H. Assessor's Parcel Map

ATTACHMENT A: FINDINGS

1.0 CEQA

1.1 CEQA Guidelines Exemption Findings

The proposed project is exempt from environmental review pursuant to Sections 15303 and 15304 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment C (Environmental Document: Notice of Exemption) to this staff report dated September 4, 2014, and incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit or Minor Conditional Use Permit the review authority shall first make all of the following findings, as applicable:

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 proposed telecommunication facility would be located on a 2.97 acre parcel, adjacent to an existing church. The facility consists of one (1) 50 ft. tall antenna support structure designed to resemble a church bell tower, and a 288 sq. ft equipment enclosure. The project also includes construction of a 462 s.f. storage room for the sole use of the Church. Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The antennas will be located within the proposed bell tower structure located approximately 55 feet south of Hollister Avenue. The bell tower would be visible to the passing motorist in both eastbound and westbound directions. However, the twelve antennas would be located within the church bell tower structure and would be fully screened by new RF transparent screening material incorporated into the design of the bell tower structure. The project meets the requirements of the Land Use & Development Code regarding telecommunication facilities. Additionally, both the proposed AT&T equipment enclosure and church storage room (located adjacent to the existing church) have been designed to be compatible with the surrounding land uses and existing church. The proposed storage room and equipment enclosure will be painted a non-reflective brown color that matches the existing color of the church and will be constructed with similar wood siding as the existing church to visually blend them into the existing manmade setting and lessen their visibility. The size, design, shape and location of the faux bell tower and the two storage enclosures to the existing church have been reviewed and conceptually approved by the South Board of Architecture Review. The project does not require additional public or private utility services and will not significantly increase the intensity of uses that occur on the church site. Additional landscaping will also be installed to further blend the project into the existing development. Therefore, the proposed project site is adequate in terms of

location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed. Therefore, this finding can be made.

2.1.2 Within the inland area, significant environmental impacts will be mitigated to the maximum extent feasible.

No significant environmental impacts will result from the project. The project is exempt from environmental review pursuant to Sections 15303 and 15304 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The facility will utilize a 50-foot tall faux bell tower antenna support structure. The faux bell tower support structure will screen the antennas from public view, and along with the proposed landscaping will blend the facility with the existing development located in the immediate vicinity to the maximum extent feasible.

To ensure that proposed projects would operate within FCC limits, the County requires that applicants submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether or not they comply with the Federal requirements. As part of the permit application, the applicant provided a Radio Frequency Electromagnetic (RF-EME) Compliance report prepared by EBI Consulting, dated January 21, 2014.

According to the report, the FCC's Maximum Permissible Exposure (MPE) limits for human exposure are measured in terms of power (milliwatts (mW)) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/ cm^2) and an uncontrolled MPE of 1 mW/ cm^2 for equipment operating in the 1900 megahertz (MHz) frequency range. For the proposed AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/ cm^2 and an uncontrolled MPE of 0.57 mW/ cm^2. For the proposed AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/ cm^2 and an uncontrolled MPE of 0.47 mW/ cm^2. These limits are considered protective of nearby populations.

Based on the above, the report concludes that "At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is 12.3% of the FCC's public exposure limit (2.46 % of the FCC's occupational limit)." Since there are no other carriers on site, the cumulative level was not calculated. The report also states, based on 'worst-case' predictive modeling, that there are "no modeled exposures on any ground-level walking/working surfaces related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site." The report verifies that the facility would operate in compliance with the applicable FCC limits. Please see Attachment G to the staff report dated September 4, 2014 for a copy of the report. Additional conditions include the requirement for final SBAR approval to ensure that the project is visually compatible with the surrounding area, and the requirement for monitoring of radiofrequency emissions to ensure compliance with FCC standards.

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

The proposed unstaffed facility will not generate traffic other than during installation and for periodic maintenance required on an as-needed basis. Access to the project site will be provided via a new driveway accessed from Hollister Avenue, a public road. The existing roadway infrastructure is adequate to serve the facility. Therefore, the existing streets are sufficient to serve the project and this finding can be made.

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

As discussed in Sections 6.2, and 6.3 of the staff report dated September 4, 2014 and incorporated herein by reference, the facility will be unstaffed and will not require any public services such as water, sewage, police or fire. Power and telephone service currently exist at the site and will be sufficient to serve the project. Therefore, this finding can be made.

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

As discussed in Sections 6.2, and 6.3 of the staff report dated September 4, 2014 and incorporated herein by reference, the facility complies with the Federal health and safety standards and therefore will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. Additionally, the faux bell tower is designed to blend with the architecture and style of the existing church and includes RF transparent material in the design that will conceal the visibility of the antennae. The facility has been carefully sited and designed to be visually compatible with the surrounding area. 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 any applicable community or area plan.

As discussed in Sections 6.2 and 6.3 of the staff report dated September 4, 2014, and incorporated herein by reference, the project will be in conformance with all applicable provisions of the LUDC, and the Comprehensive Plan, including the Goleta Community Plan. Therefore, this finding can be made.

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

The project site is located within the urban area of the Goleta Community Planning area. Therefore, this finding does not apply.

2.2 ADDITIONAL FINDINGS PER LUDC SECTION 35.44.010.G

In addition to the findings required to be adopted by the review authority in compliance with Section 35.82.050 (Coastal Development Permits), Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permit), Section 35.82.080 (Development Plans) and Section 35.82.110 (Land Use Permits), in order to approve an application to develop a telecommunication facility, the review authority shall also make the following findings:

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

The proposed project blends into the surrounding environment since the facility is designed to simulate a bell tower structure, which is a typical component of a religious building. The proposed project would use the same materials, colors, and architectural style as the existing church, so the structures would blend with it surrounding environment. Additionally, all proposed antennas will be mounted behind RF-friendly screening to conceal the antennas from view. The proposed project would require final approval by the Board of Architectural Review (BAR). The design of the facility effectively utilizes the existing landforms and structures so that the site blends into the surrounding natural and manmade environment. Therefore this finding can be made.

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

Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The antenna structure will be located approximately 55 feet south of Hollister Avenue, and will be visible to passing motorists in both the eastbound and westbound directions. However, the twelve antennas would be located within the church bell tower structure and would be fully screened by new RF transparent screening material incorporated into the design of the bell tower structure. In addition, the storage and equipment structures will be clad in wood siding and painted in a non-reflective brown color to match the existing church building, thereby minimizing their visibility from public view. Additional landscaping will also be installed to further blend the project into the existing development. Therefore this finding can be made.

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

As discussed in Sections 6.2 and 6.3 of the staff report dated September 4, 2014, and incorporated herein by reference, the facility is designed to blend with the existing urban setting of the area by simulating a bell tower structure, which is a typical component of a religious building. The proposed antennas would be concealed behind RF-friendly screening material incorporated into the bell tower design and will not be visible. In addition, the storage and equipment shelters will be clad in wood siding and painted in a non-reflective brown color to match the existing church building. The proposed project

will require final approval by the Board of Architectural Review (BAR). 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).

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 discussed in Section 6.3 of the staff report dated September 4, 2014, and incorporated herein by reference, the project complies with all required development standards. Therefore, this finding can be made.

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.

A radiofrequency emissions report completed by EBI Consulting, dated January 21, 2014, concluded that the facility meets the FCC requirements. As a part of the project conditions (Condition No. 12 "FCC Compliance"), a verification measurement report will be required within 30 days of final building clearance to confirm adherence to these requirements. Therefore, this finding can be made.

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 existing telecommunications facilities that are within a two mile radius are concealed within faux monopines and telephone pole structures located in Tucker's Grove Park and the Sea View Nursery in Goleta, respectively. Other structures located within a two mile radius include a faux church tower located at the Church of Nazarene, and two cell towers located at the County Transfer Station. Additionally, there is a telecom facility located on top of a light standard located in the northwest corner of the Turnpike Shopping Center parking lot. Collocating with these facilities would not meet the

4G/LTE coverage objectives for the Goleta area near Hwy 101, and along Hollister Avenue from Patterson Avenue to San Marcos Road.

According to the coverage maps provided by the applicant, currently there is a gap in service along the Hollister Avenue "corridor" between Paterson and Turnpike Avenues. There are no existing support structures within the project site vicinity which could accommodate the proposed facility and reduce the service gap for coverage in this area. Therefore, this finding can be made.

2.2.7 The applicant has demonstrated that the proposed facility design and location is the least intrusive means feasible for the carrier proposing the facility to provide the needed coverage.

Collocating with the facilities discussed in Finding 2.2.6 will not meet the 4G/LTE coverage objectives for the Goleta area near Hwy 101 and along Hollister Avenue from Patterson Avenue to San Marcos Road. There are no existing support structures within the project site vicinity which could accommodate the proposed facility. The faux bell tower design was supported the Board of Architectural Review to maximize the structure's compatibility with the surrounding area which includes an existing church on the subject parcel. The design of the facility effectively utilizes a bell tower design to blend the telecom facility into the surrounding manmade environment, and is the least intrusive design feasible for the proposed project. Therefore, this finding can be made.

ATTACHMENT B: CONDITIONS OF APPROVAL

AT&T Telecommunications Facility

Case No. 13CUP-00000-00014

March 12, 2014

I. PROJECT DESCRIPTION

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 A-H, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The proposed project is a request by the agent, Robert McCormick, for the applicant, AT&T, for a Major Conditional Use Permit to allow construction and use of an unmanned telecommunications facility under provisions of County code zoning requirements for property zoned DR-4.6, known as the Christ the King Church, located at 5073 Hollister Avenue, Assessor Parcel No. 065-110-004.

The facility would include twelve (12) 6-foot panel antennas located within a 50-foot tall faux bell tower. The antennas are directional and would be located approximately 36 feet above grade. The project also includes construction of a new addition to the existing church consisting of: 1) a 14'x 33' storage room for the church; and 2) a 12'x 24' AT&T equipment enclosure for storage of the ground mounted equipment. The 12' x 24' AT&T enclosure would be located within a 288 sq. ft. lease area. The AT&T facility would be serviced by Southern California Edison and AT&T via underground connection to existing services on the property.

All of the proposed ground support equipment (with the exception of two AC condenser units), would be located within the proposed enclosure building. The condensers would be placed on concrete slab foundations surrounded by barrier walls. The condensers would be located adjacent to the enclosure building. The maximum height of both the church storage building and AT&T equipment enclosure would be 11 feet, installed above ground within the lease area. The equipment enclosure would remain locked at all times, with an alarm system connected to the AT&T Regional Network Operations Center. No fencing is proposed around the perimeter of the lease area. The equipment enclosure would be placed on a concrete slab with a new electrical pedestal and would have one GPS antenna mounted on its side. The equipment would be cooled intermittently by two air-conditioning units located in the equipment enclosure. Grading for utility trenching, driveway/ parking and concrete slab foundation installation would consist of approximately 173 cubic yards.

Access to the facility would be provided by a new driveway which is accessed from Hollister Avenue. Parking for maintenance activities would be provided in the existing church parking lot (located immediately east of the existing Church) or by two new parking spaces located immediately south of the new equipment enclosure. No exterior lighting is proposed.

The project would also include landscaping the entire front portion of the subject parcel facing Hollister Avenue. Landscaping includes installation of nine 48-inch box olive trees located along the northern perimeter of the subject parcel as well as an assortment of shrubs and fruit trees. The proposed landscaping would partially screen the new storage room and equipment enclosure additions as well as provide the church and community with a "Reconciliation Garden". A meandering DG pathway and a manmade dry creek bed and dry pond would be incorporated into the design of the reconciliation garden. Other design elements incorporated into the reconciliation garden include basal pillars, (ranging in height from 5-7 feet), 6-foot tall wood cross located on an 18-inch concrete base, and an 8-foot round wood table with seating.

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.

II. PROJECT SPECIFIC CONDITIONS

3. **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-00000-00123). **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. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

   a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.

b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
f. Order increased watering as necessary to prevent transport of dust off-site.
g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
    i. Seed and water to re-vegetate graded areas; and/or
    ii. Spread soil binders; and/or
    iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:
a. Assure all dust control requirements are complied with including those covering weekends and holidays.
b. Order increased watering as necessary to prevent transport of dust offsite.

TIMING: The dust monitor shall be designated prior to grading and/or building permit issuance. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed. P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

5. Bio-20 Equipment Washout-Construction. The Owner/Applicant shall designate one or more washout areas for the washing of concrete tools, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use Permit / Grading / Building permits. Building and Safety staff shall ensure compliance prior to and throughout construction.

6. **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. P&D permit processing planner shall check plans prior to LUP issuance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

7. **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 8:00 a.m. and 5:00 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.

8. **Tel-02 Landscaping.** Landscaping shall be installed and maintained per the County approved landscaping plan. The project shall include landscaping that, to the maximum extent feasible, reduces visibility of the telecommunications equipment. The type, size, density and configuration of new plants shall be selected to maximize successful establishment and growth to achieve this landscaping objective within a reasonable period of time after installation. At the discretion of the County, a biologist/arborist may be employed to provide consultations and assist with field inspections as necessary to monitor establishment and success of such landscaping. Such biologist/arborist, if employed by the County, shall be retained at the sole expense of the Permittee.

   PLAN REQUIREMENTS: Final landscape and irrigation plans shall be submitted by the Permittee to the County for review and approval prior to Zoning Clearance issuance.

   TIMING: All landscaping and irrigation shall be completed and installed prior to Final Building Inspection Clearance. Plant locations may be adjusted in the field (as directed by P&D staff) to achieve landscaping objectives. P&D compliance monitoring staff shall

conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and shall periodically conduct field checks to monitor maintenance thereafter. Project landscaping shall be maintained for the life of the project. If the Permittee fails to either install or maintain according to the approved plan, the County may consider it a permit violation.

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

   PLAN REQUIREMENTS: Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to zoning clearance issuance, as well as on final building plans. P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance.

10. **Tel-05 Exterior Lighting.** The faux bell tower shall not be lighted. The equipment storage area shall likewise be unlit except for a manually operated or motion-detector controlled light with timer which limits lighting strictly to the area of the equipment in the immediate vicinity of the equipment shelter. The light shall be shielded 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. P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and respond to any complaints. P&D staff shall check plans prior to approval of a Zoning Clearance for the Project and shall conduct periodic compliance inspections during and after construction.

11. **Tel-06 Underground Utilities.** Except as otherwise noted in the Project Description and development plans, all utilities necessary for facility operation, including coaxial cable, shall be placed underground. Conduit shall be sized so as provide additional capacity to accommodate utilities for other telecommunication carriers should collocation be pursued in the future.

    PLAN REQUIREMENTS: The Permittee shall restate the provisions for utility undergrounding on all building and grading plans. **TIMING:** This condition shall be satisfied prior to issuance of Zoning Clearance. P&D staff shall check plans prior to issuance of Zoning Clearance.

12. **Tel-08 FCC Compliance.** The facility shall be operated in strict conformance with: (i) all rules, regulations, standards and guidance published by the Federal Communications Commission ("FCC"), including but not limited to, safety signage, Maximum Permissible Exposure ("MPE") Limits, and any other similar requirements to ensure public protection

or (ii) all other legally binding, more restrictive standards subsequently adopted by federal agencies having jurisdiction. Compliance shall be governed by the following:

a. Permittee shall hire a qualified professional acceptable to the County (wholly independent of Permittee), to perform radio frequency ("RF") field test that measures actual RF electromagnetic exposure at the site. This RF field-testing shall measure all ambient sources of RF energy at the site & report the cumulative RF exposure, including contributions from the site together with other sources of RF energy in the environment as a whole. Measurements shall be made by the responsible professional who will author the report to the County. Report of the results and the author's/professional's findings with respect to compliance with federally established MPE standards shall be submitted to the County w/in 30 days of Final Building Clearance. Permittee shall pay for the cost of the field measurements and preparing the report. The facility shall cease & desist commercial operations until it complies with, or has been modified to comply with, applicable RF standards.

b. Every 5 years, Permittee shall hire a qualified professional acceptable to the County to perform RF field testing to evaluate compliance with current federally established MPE standards. In the event the adopted RF standards change, Permittee shall submit a report with calculations of the maximum potential public RF exposure from the Project with respect to the revised RF public exposure standards, w/in 90 days of the date the change becomes effective. If calculated levels exceed 80% of the applicable RF standards, Permittee shall notify the County and submit a MPE compliance verification report with the results from current RF field-testing at the site. Permittee shall pay for the cost of preparing the reports. For joint-carrier sites, cumulative reporting may be delegated to one carrier upon the agreement of all carriers at the site. Procedures, penalties & remedies for non-compliance with these reporting requirements shall be governed by the provisions of the Telecommunications 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. 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.

13. **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. 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.

14. **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.

15. **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.

16. **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. P&D permit processing planner shall check plans and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.

17. **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.

18. **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 the Land Use Permit. The Owner/Applicant shall provide evidence that he/she has recorded the Agreement to Comply with Conditions.

19. **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 the Land Use Permit, 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.

20. EM-01 Emergency Generator. In the event of a power failure, a generator may be used on the site to provide backup power. A generator is allowed for emergency backup electrical purposes only and shall only be continuously operated during an event of interruption of standard electrical service as provided by the local electrical utility company to the subject parcel. **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.

III. COUNTY RULES AND REGULATIONS

21. 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].

22. 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.

23. 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.

24. **Rules-12 CUP Expiration**. The Owner/Applicant shall obtain the required Zoning Clearance within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County 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.

25. **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 35.84.030 of the County 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 & §35.84.060].

26. **Rules-18 CUP and DVP Revisions**. The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.

27. **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.

28. **Rules-23 Processing Fees Required**. Prior to issuance of a Land Use Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

29. **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.

30. **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 issuance of the Land Use Permit 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.

31. **Rules-26 Performance Security Required**. The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation P&D may use the security to complete the work.

32. **Rules-28 NTPO Condition**. A recorded Notice to Property Owner document is necessary to ensure that the proposed landscaping shall be maintained for the life the project. The property owner shall sign and record the document prior to approval of a Zoning Clearance.

33. **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.

34. **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.

35. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: John Zorovich, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County guidelines for the implementation of CEQA.

APN: 065-110-004 **Case No.:** 13CUP-00000-00014

Location: Located approximately 0.5 miles east of the intersection of Hollister Avenue and Patterson Avenue, known as 5073 Hollister Avenue, Goleta area, Second Supervisorial District.

Project Title: AT&T Telecommunications Facility – Christ the King Church

Project Description: Project Description:

The proposed project is a request by the agent, Robert McCormick, for the applicant, AT&T, for a Major Conditional Use Permit to allow construction and use of an unmanned telecommunications facility under provisions of County code zoning requirements for property zoned DR-4.6, known as the Christ the King Church, located at 5073 Hollister Avenue, Assessor Parcel No. 065-110-004.

The facility would include twelve (12) 6-foot panel antennas located within a 50-foot tall faux bell tower. The antennas are directional and would be located approximately 36 feet above grade. The project also includes construction of a new addition to the existing church consisting of: 1) a 14'x 33' storage room for the church; and 2) a 12'x 24' AT&T equipment enclosure for storage of the ground mounted equipment. The 12' x 24' AT&T enclosure would be located within a 288 sq. ft. lease area. The AT&T facility would be serviced by Southern California Edison and AT&T via underground connection to existing services on the property.

All of the proposed ground support equipment (with the exception of two AC condenser units), would be located within the proposed enclosure building. The condensers would be placed on concrete slab foundations surrounded by barrier walls. The condensers would be located adjacent to the enclosure building. The maximum height of both the church storage building and AT&T equipment enclosure would be 11 feet, installed above ground within the lease area. The equipment enclosure would remain locked at all times, with an alarm system connected to the AT&T Regional Network Operations Center. No fencing is proposed around the perimeter of the lease area. The equipment enclosure would be placed on a concrete slab with a new electrical pedestal and would have one GPS antenna mounted on its side. The equipment would be cooled intermittently by two air-conditioning units located in the equipment enclosure. Grading for utility trenching, driveway/ parking and concrete slab foundation installation would consist of approximately 173 cubic yards.

Access to the facility would be provided by a new driveway which is accessed from Hollister Avenue. Parking for maintenance activities would be provided in the existing church parking lot (located immediately east of the existing Church) or by two new parking spaces located immediately south of the new equipment enclosure. No exterior lighting is proposed.

The project would also include landscaping the entire front portion of the subject parcel facing Hollister Avenue. Landscaping includes installation of nine 48-inch box olive trees located along the northern perimeter of the subject parcel as well as an assortment of shrubs and fruit trees. The proposed landscaping would partially screen the new storage room and equipment enclosure additions as well as provide the church and community with a "Reconciliation Garden". A meandering DG pathway and a manmade dry creek bed and dry pond would be incorporated into the design of the reconciliation garden. Other design elements incorporated into the reconciliation garden include basal pillars, (ranging in height from 5-7 feet), 6-foot tall wood cross located on an 18-inch concrete base, and an 8-foot round wood table with seating.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Robert McCormick of McCormick Consulting Co., LLC

Exempt Status: (Check one)

_____ Ministerial
_____ Statutory Exemption
__X__ Categorical Exemption(s)
_____ Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land].

Reasons to Support Exemption Findings: The proposed project is categorically exempt from environmental review pursuant to Sections 15303 [New Construction or Conversion of Small Structures], and 15304 [Minor Alterations to Land] of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA). Section 15304 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes including grading on slopes of less than 10 percent, landscaping, and minor trenching and backfilling where the surface is restored. The project consists of the construction and use of an unstaffed telecommunications facility and the two storage enclosures to an existing church with grading on slopes of less than 10 percent, and new landscaping and minimal trenching/ground disturbance where the surface is restored. As a result, the project is exempt from CEQA.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The proposed project would not be located in a sensitive habitat area. No significant vegetation would be removed to accommodate the project. No archaeological or historical resources would be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project site. Therefore, this exception to the categorical exemption does not apply.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The project is for an unmanned telecommunications facility within an approximately 288 square foot lease area on a 2.97-acre parcel. A radio frequency (RF) emissions report was prepared as part of the proposed project. The report concluded that the proposed project will operate within the applicable Federal Communications Commission (FCC) limit. Any future telecommunications facility on the site would be analyzed for potential environmental impacts, and all future facilities would also be required to meet Federal Communications Commission (FCC) radio frequency emission limits. Similar development in the same place over time, developed in conformance with the applicable ordinance, policy and FCC regulations would not result in a cumulatively significant impact. County requests for collocation of telecom projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.). Therefore, this exception to the categorical exemption does not apply.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

No sensitive habitat exists on the subject site, and there are no unusual circumstances that would cause the project to have a significant effect on the environment. In addition, as stated above, the RF emissions generated from the proposed project would be within the FCC emissions limits, and therefore would not have a significant effect. Therefore, this exception to the categorical exemption does not apply.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located within or within viewing distance of a Scenic Highway. Therefore, the proposed project would not result in damage to a scenic resource and this exception to the categorical exemption does not apply.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site. Therefore, this exception to the categorical exemption does not apply.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemption does not apply.

Lead Agency Contact Person: John Zorovich, Planner **Phone No.:** (805) 934-6297

Department/Division Representative: _____ Date: _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D six days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Case File

Date Filed by County Clerk: _____

SITE NUMBER: SBSB54
SITE NAME: CHRIST THE KING

at&t

PROJECT: NSB (3553000610)
SITE TYPE: TOWER (INDOOR)
SITE ADDRESS: 5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111

ENGINEERING

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA TITLE 24
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA ENERGY CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2012 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRIC CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
800-227-2600
48 HOURS BEFORE YOU DIG

SITE INFORMATION

PROPERTY OWNER:	S&S HOMES
ADDRESS:	5075 HOLLISTER AVENUE SANTA BARBARA, CA 93111 CONTACT: PHONE: 805-964-9966
APPLICANT:	AT&T
ADDRESS:	12900 PARK PLAZA DRIVE CERRITOS, CA 90703
APPLICANT REPRESENTATIVE:	BLACK AND VEATCH
ADDRESS:	12750 CENTER COURT DRIVE #600 CERRITOS, CA 90703
LATITUDE (NAD 83):	34° 26' 04.22" N
LONGITUDE (NAD 83):	119° 48' 25" W
GROUND ELEVATION:	55.26' AMSL
OCCUPANCY:	U-UNMANNED TELECOMMUNICATIONS FACILITY
CONSTRUCTION TYPE:	II-B
APN #:	065-110-004
ZONING JURISDICTION:	COUNTY OF SANTA BARBARA
CURRENT ZONING:	DR-4.6 RESIDENTIAL
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T
PROPOSED USE:	UNMANNED TELECOM FACILITY

PROJECT TEAM

PROJECT MANAGER:
BLACK & VEATCH
12750 CENTER COURT DRIVE, SUITE 600
CERRITOS, CA 90703
CONTACT: SCOTT HORSLEY
PHONE: (949) 274-1011
EMAIL: HorsleyS@bv.com

ENGINEER:
BREEN ENGINEERING INC.
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
CONTACT: JULIUS SANTIAGO
PHONE: (310) 464-8408
EMAIL: JSantiago@breeneng.com

ZONING:
SITE ACQUISITION / ZONING
MCCORMICK CONSULTING
3618 W. ESTATES LANE, SUITE B,
ROLLING HILLS ESTATES, CA 90274
CONTACT: ROBERT MCCORMICK
PH: (310) 547-7413
EMAIL:
robert.mccormick@mccltctelecom.com

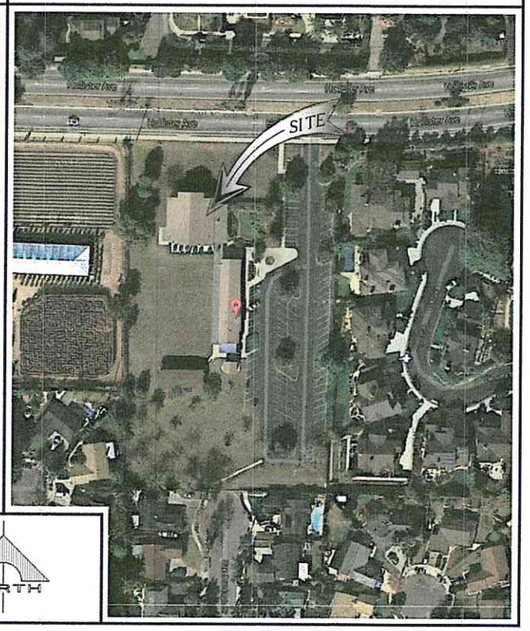
RF ENGINEER:
AT&T
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703
CONTACT: DARIUSH KHOSRAVI
PHONE: (818) 634-0265
EMAIL: dk378u@att.com

CONSTRUCTION MANAGER:
BLACK & VEATCH
12750 CENTER COURT DRIVE,
SUITE 600
CERRITOS, CA 90703
CONTACT: KEN PARSONS
PHONE: (925) 487-9591
EMAIL:
PARSONSK@OVERLANDCONTRACTING.COM

LOCATION MAPS

VICINITY MAP

LOCAL MAP



ZONING DRAWINGS

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T RF ENGINEER: _____
AT&T OPERATIONS: _____
SITE ACQUISITION MANAGER: _____
PROJECT MANAGER: _____
ZONING VENDOR: _____
LEASING VENDOR: _____
CONSTRUCTION MANAGER: _____
A/E MANAGER: _____
PROPERTY OWNER: _____

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES THE INSTALLATION OF ANTENNAS & ASSOCIATED EQUIPMENT.
THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (P) 12'-0" x 24'-0" EQUIPMENT ROOM AND 14'-0" x 33'-0" STORAGE ROOM.
- INSTALL (P) 50' HIGH BELL TOWER.
- INSTALL 12 (P) 6'-0" PANEL ANTENNAS MOUNTED WITHIN (P) BELL TOWER (4 PER SECTOR).
- INSTALL 12 (P) LTE RRUs MOUNTED BEHIND (P) PANEL ANTENNAS (4 PER SECTOR).
- INSTALL 12 (P) UMTS RRUs (4 PER SECTOR).
- INSTALL 2 (P) DC-6 SURGE SUPPRESSOR.
- INSTALL 6 (P) DIPLEXERS (2 PER SECTOR).
- INSTALL 3 (P) FC-12 FIBER LOOP BOX.
- INSTALL 3 (P) GPS ANTENNAS.
- INSTALL 5 (P) FIF RACK.
- INSTALL 2 (P) ARGUS POWER PLANT.
- INSTALL 2 (P) A/C UNITS.
- INSTALL FIBER RUN FROM EQUIPMENT SHELTER TO BELL TOWER.
- INSTALL POWER AND TELCO SERVICES FROM P.O.C. TO EQUIPMENT SHELTER.

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN / EQUIPMENT LAYOUT PLAN
A-3	ANTENNA LAYOUT PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
L-1	LANDSCAPE (BY OTHERS)
L-2	LANDSCAPE (BY OTHERS)

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE: HEAD EAST ON PARK PLAZA DR TOWARD SHOEMAKER AVE, TURN LEFT ONTO SHOEMAKER AVE, TAKE THE 1ST RIGHT ONTO ARTESIA BLVD, TURN LEFT ONTO CARMENITA RD, TURN LEFT ONTO EXCELSIOR DR, SLIGHT LEFT TO MERGE ONTO I-5 N, CONTINUE ONTO US-101 N, KEEP RIGHT TO STAY ON US-101 N, FOLLOW SIGNS FOR VENTURA FWY/VENTURA, TAKE THE PATTERSON AVE EXIT, TURN LEFT ONTO N PATTERSON AVE, TURN LEFT ONTO HOLLISTER AVE, DESTINATION WILL BE ON THE RIGHT.

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

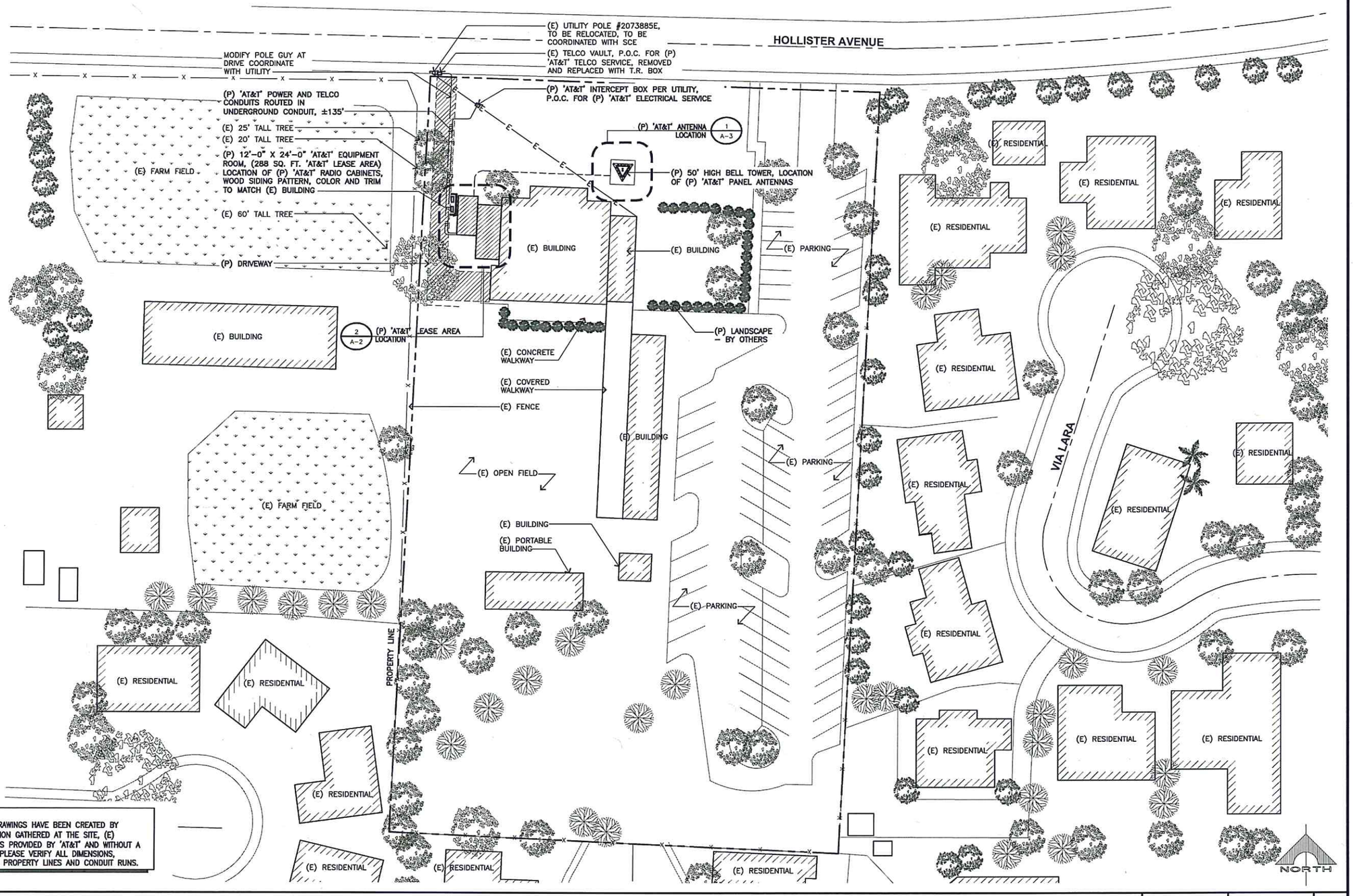
REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1



SITE PLAN

SCALE: 1" = 30'

1

GRAPHICS LEGEND

FENCE:	x x x
WOOD/IRON FENCE:	
LEASE AREA:	
ICE BRIDGE:	
CABLE TRAY:	
WALL/PARTITION:	

ACRONYM LEGEND

FIF:	FACILITY INTERFACE FRAME
OBIF:	OPTICAL BASESTATION INTERFACE
TDMA:	TIME DIVISION MULTIPLE ACCESS
CDMA:	CODE DIVISION MULTIPLE ACCESS
GSM:	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS
UMTS:	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
RRU:	REMOTE RADIO UNIT
RET:	REMOTE ELECTRICAL TILT
TMA:	TOWER MOUNTED AMPLIFIER
CMU:	CONCRETE MASONRY UNIT
GPS:	GLOBAL POSITIONING SYSTEM
HVAC:	HEATING VENTILATION AIR CONDITIONING

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

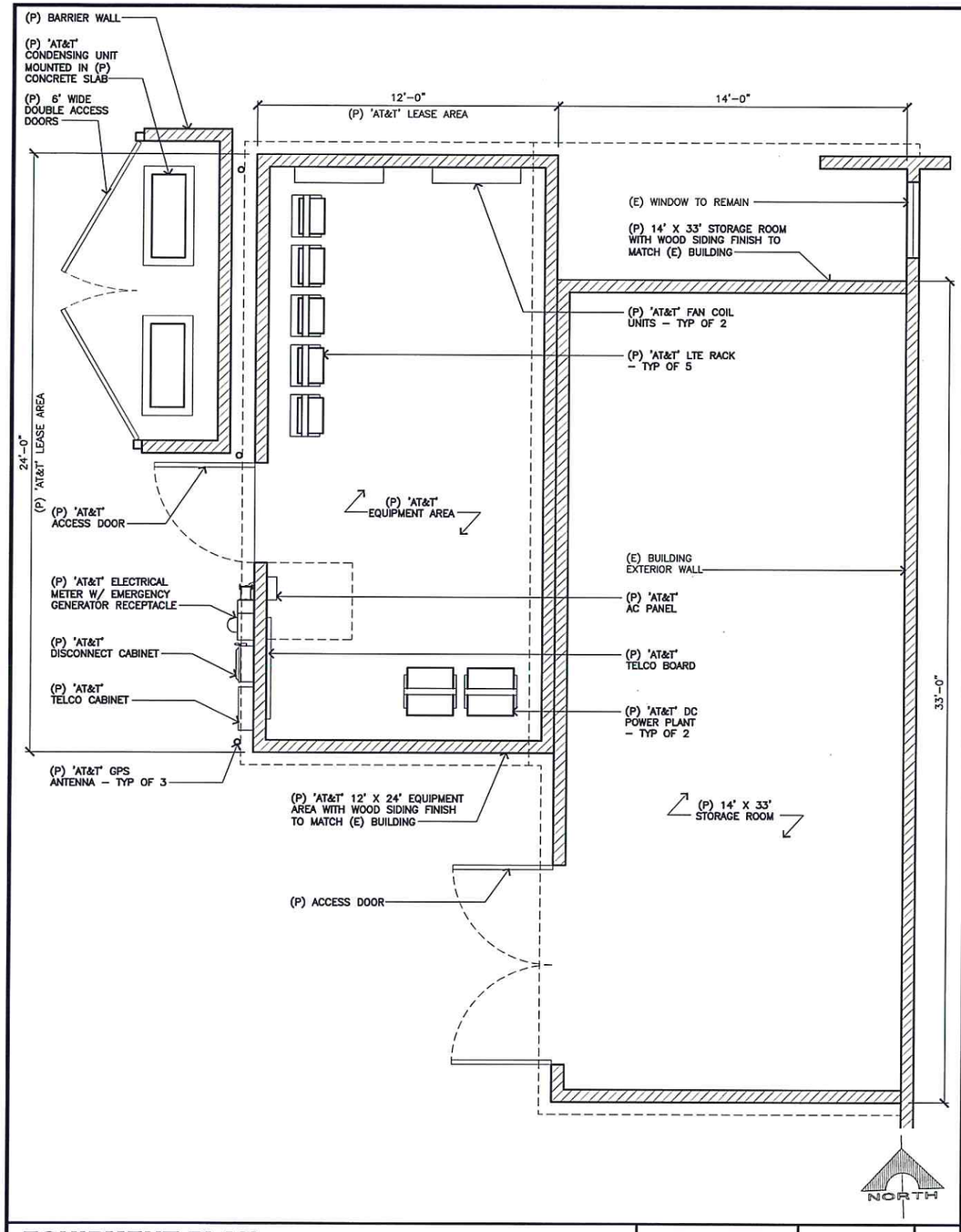
REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

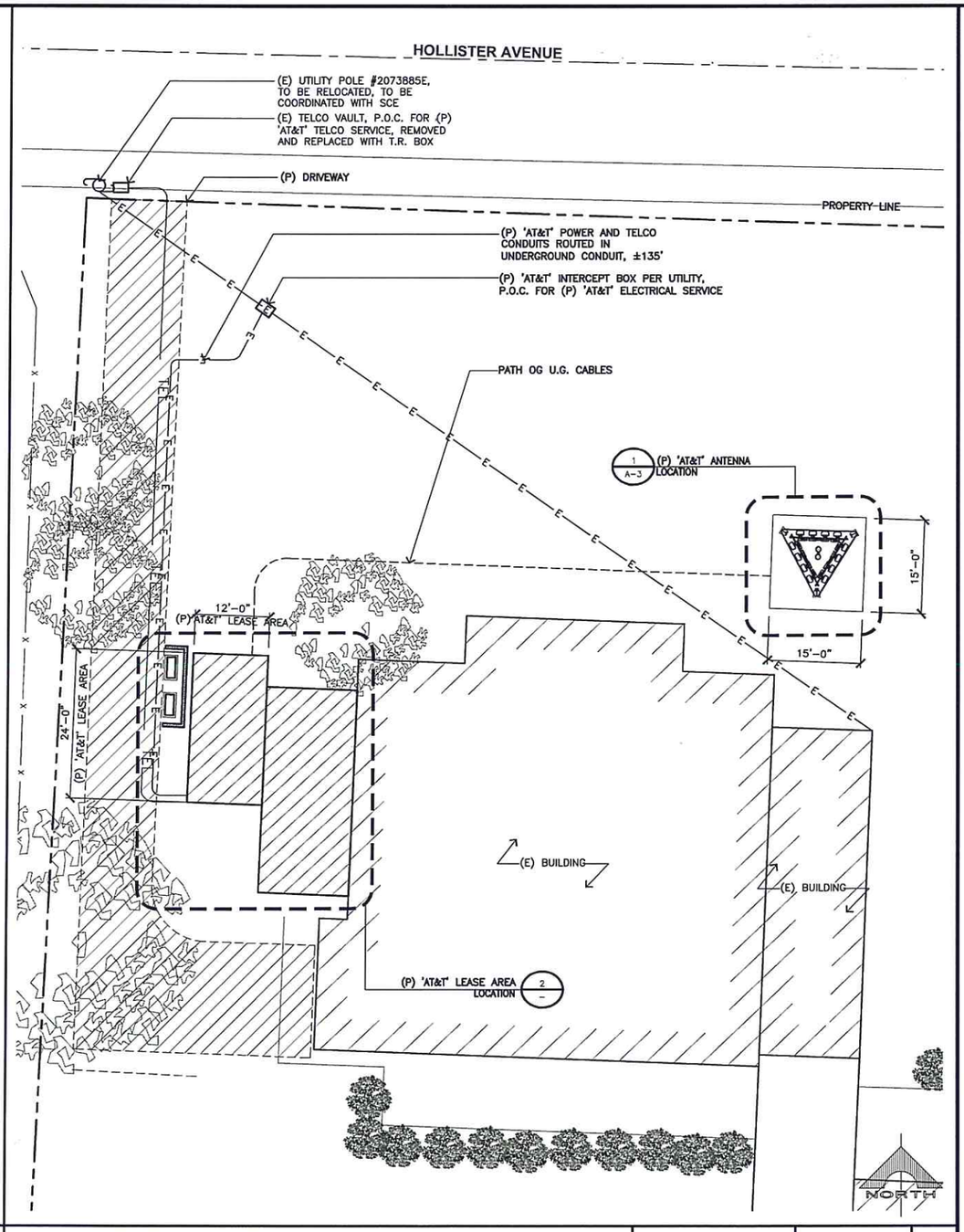
SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



EQUIPMENT PLAN

SCALE: 3/8" = 1'-0" | 2



ENLARGED SITE PLAN

SCALE: 3/32" = 1'-0" | 1

FENCE: x x x
WOOD/IRON FENCE:
LEASE AREA:
ICE BRIDGE:
CABLE TRAY:
WALL/PARTITION:

GRAPHICS LEGEND

FIF:	FACILITY INTERFACE FRAME
OBIF:	OPTICAL BASESTATION INTERFACE
TDMA:	TIME DIVISION MULTIPLE ACCESS
CDMA:	CODE DIVISION MULTIPLE ACCESS
GSM:	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS
UMTS:	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
RRU:	REMOTE RADIO UNIT
RET:	REMOTE ELECTRICAL TILT
TMA:	TOWER MOUNTED AMPLIFIER
CMU:	CONCRETE MASONRY UNIT
GPS:	GLOBAL POSITIONING SYSTEM
HVAC:	HEATING VENTILATION AIR CONDITIONING

ACRONYM LEGEND

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

SHEET TITLE
ENLARGED SITE PLAN
EQUIPMENT LAYOUT PLAN

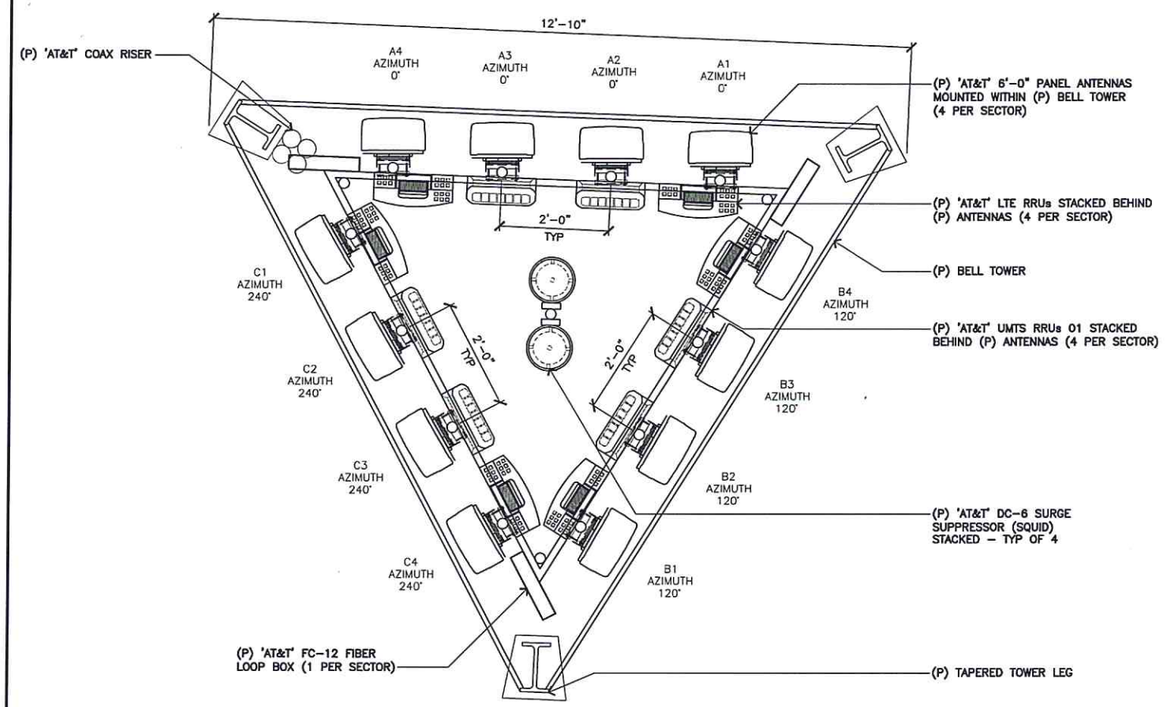
SHEET NUMBER
A-2

OPTIMUM ANTENNA AND TRANSMISSION CABLE REQUIREMENTS (VERIFY WITH CURRENT RFDS)

	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE	
		PROP	PROPOSED	PROPOSED	PROP	LENGTH	PART NUMBER
ALPHA SECTOR	A1	LTE	6' HEX ANTENNA	0°	36'-0"	120'	FIBER
	A2	UMTS	6' HEX ANTENNA	0°	36'-0"	120'	FIBER
	A3	UMTS	6' HEX ANTENNA	0°	36'-0"	120'	FIBER
	A4	LTE	6' HEX ANTENNA	0°	36'-0"	120'	FIBER
BETA SECTOR	B1	LTE	6' HEX ANTENNA	120°	36'-0"	120'	FIBER
	B2	UMTS	6' HEX ANTENNA	120°	36'-0"	120'	FIBER
	B3	UMTS	6' HEX ANTENNA	120°	36'-0"	120'	FIBER
	B4	LTE	6' HEX ANTENNA	120°	36'-0"	120'	FIBER
GAMMA SECTOR	C1	LTE	6' HEX ANTENNA	240°	36'-0"	120'	FIBER
	C2	UMTS	6' HEX ANTENNA	240°	36'-0"	120'	FIBER
	C3	UMTS	6' HEX ANTENNA	240°	36'-0"	120'	FIBER
	C4	LTE	6' HEX ANTENNA	240°	36'-0"	120'	FIBER
DELTA SECTOR	D1						
	D2						
	D3						
	D4						

REMOTE RADIO UNITS (RRU'S)

	SECTOR	RRU TYPE	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES			DC CABLE		
				ABOVE	BELOW	SIDES	QTY	LENGTH	AWG
ALPHA SECTOR	A1	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
	A2	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	A3	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	A4	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
BETA SECTOR	B1	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
	B2	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	B3	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	B4	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
GAMMA SECTOR	C1	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
	C2	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	C3	ERICSSON RRUS-01	<12'	16"	8"	0"	2	120'	8
	C4	ERICSSON RRUS-11	<12'	16"	8"	0"	2	120'	8
DELTA SECTOR	D1	N/A							
	D2								
	D3								
	D4								



NORTH

ANTENNA SPECS

NTS

2 (P) ANTENNA LAYOUT PLAN

0 1' 2'

SCALE: 3/4" = 1'-0"

1

GRAPHICS LEGEND

FENCE: ——— x ——— x ——— x ———

WOOD/IRON FENCE: —□—□—□—□—

LEASE AREA: — · · — · · — · · — · · —

ICE BRIDGE:

CABLE TRAY:

WALL/PARTITION:

ACRONYM LEGEND

FIF:	FACILITY INTERFACE FRAME
OBIF:	OPTICAL BASESTATION INTERFACE
TDMA:	TIME DIVISION MULTIPLE ACCESS
CDMA:	CODE DIVISION MULTIPLE ACCESS
GSM:	GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS
UMTS:	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
RRU:	REMOTE RADIO UNIT
RET:	REMOTE ELECTRICAL TILT
TMA:	TOWER MOUNTED AMPLIFIER
CMU:	CONCRETE MASONRY UNIT
GPS:	GLOBAL POSITIONING SYSTEM
HVAC:	HEATING VENTILATION AIR CONDITIONING

at&t

12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH

12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc

1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

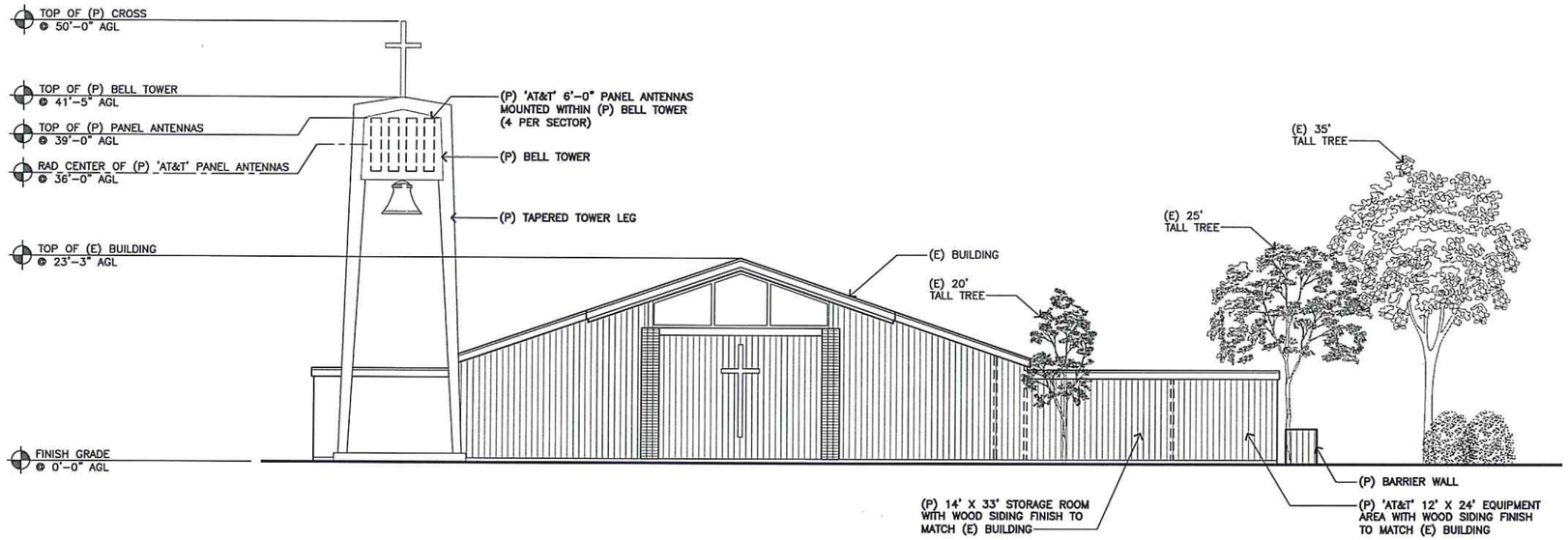
SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

SHEET TITLE

ANTENNA LAYOUT PLAN

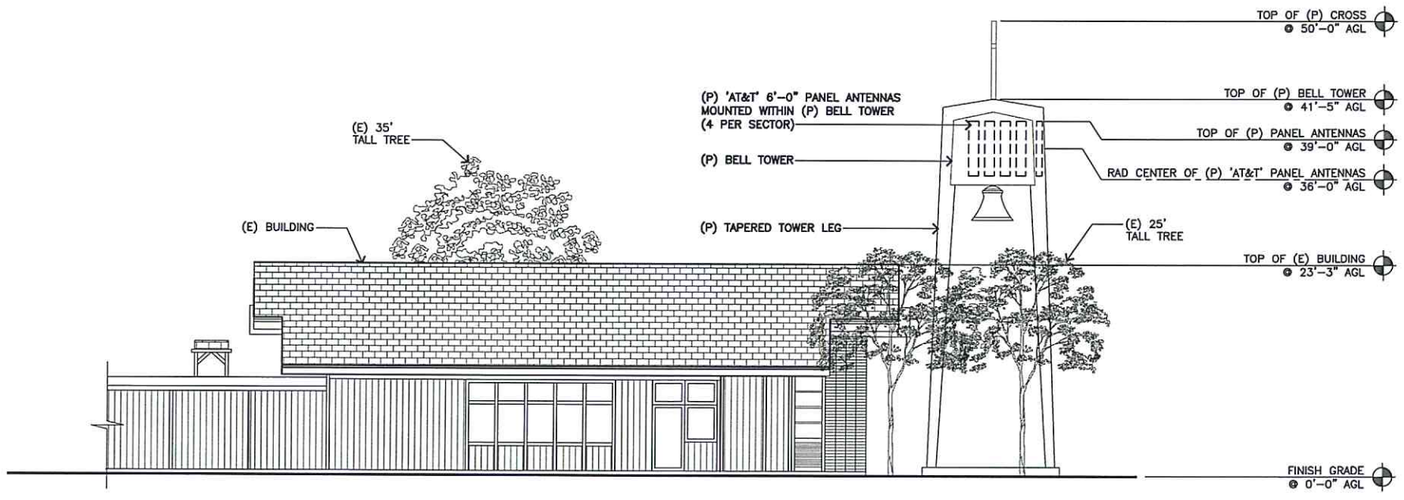
SHEET NUMBER

A-3



(N) NORTH ELEVATION

0 4' 8' 16' SCALE: 1/8" = 1'-0" 1



(N) EAST ELEVATION

0 4' 8' 16' SCALE: 1/8" = 1'-0" 2

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

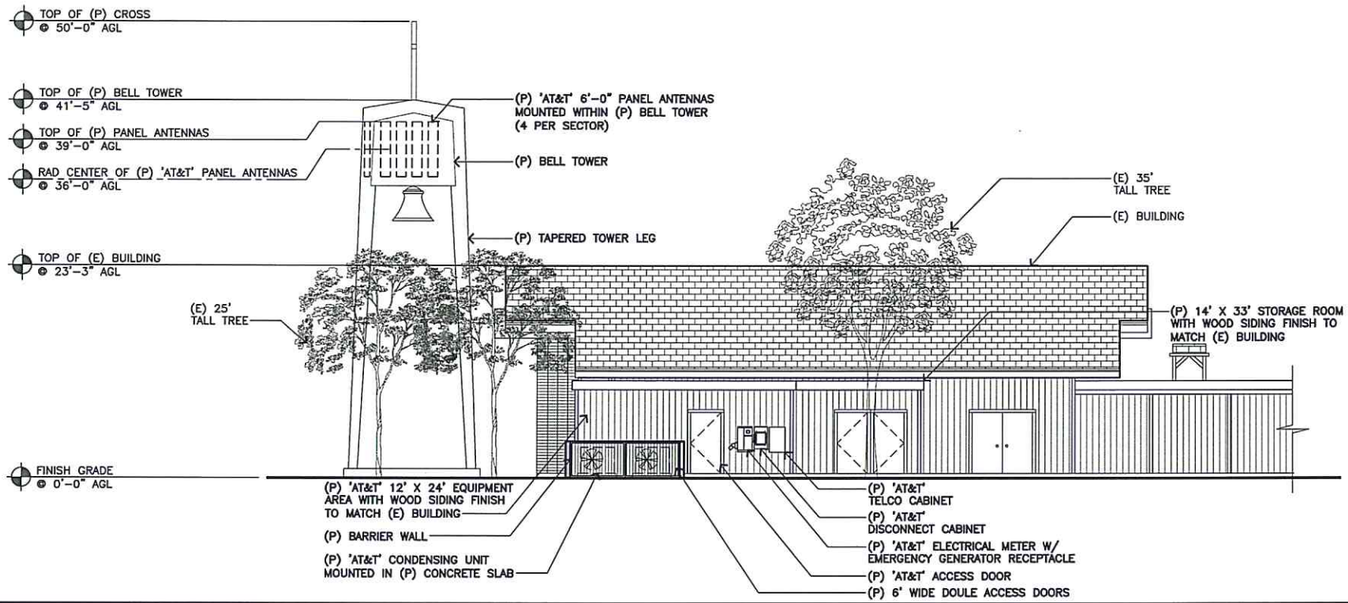
REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

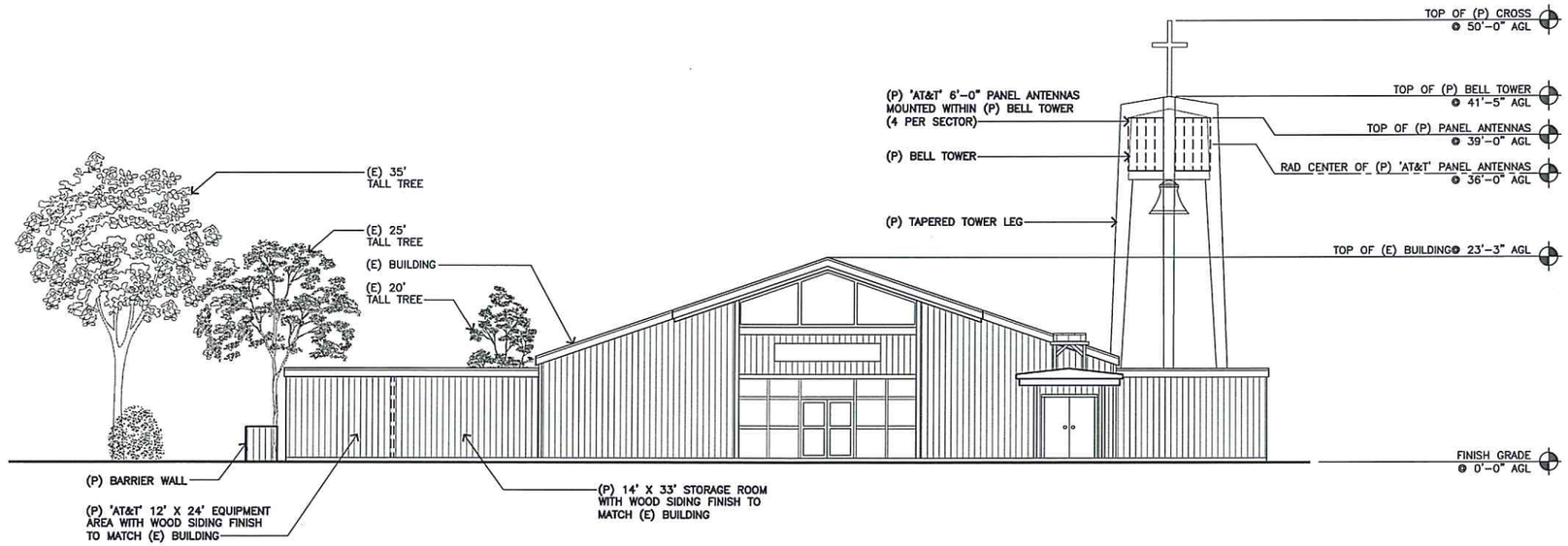
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A-4



(N) WEST ELEVATION

SCALE: 1/8" = 1'-0" | 1



(N) SOUTH ELEVATION

SCALE: 1/8" = 1'-0" | 2

at&t
12900 PARK PLAZA DRIVE
CERRITOS, CA 90703

BLACK & VEATCH
12750 CENTER COURT DRIVE
SUITE #600
CERRITOS, CA 90703

BREEN Engineering Inc
1983 WEST 190TH STREET, SUITE 200
TORRANCE, CA 90504
TEL: (310) 464-8404
FAX: (310) 464-8408
www.breeneng.com

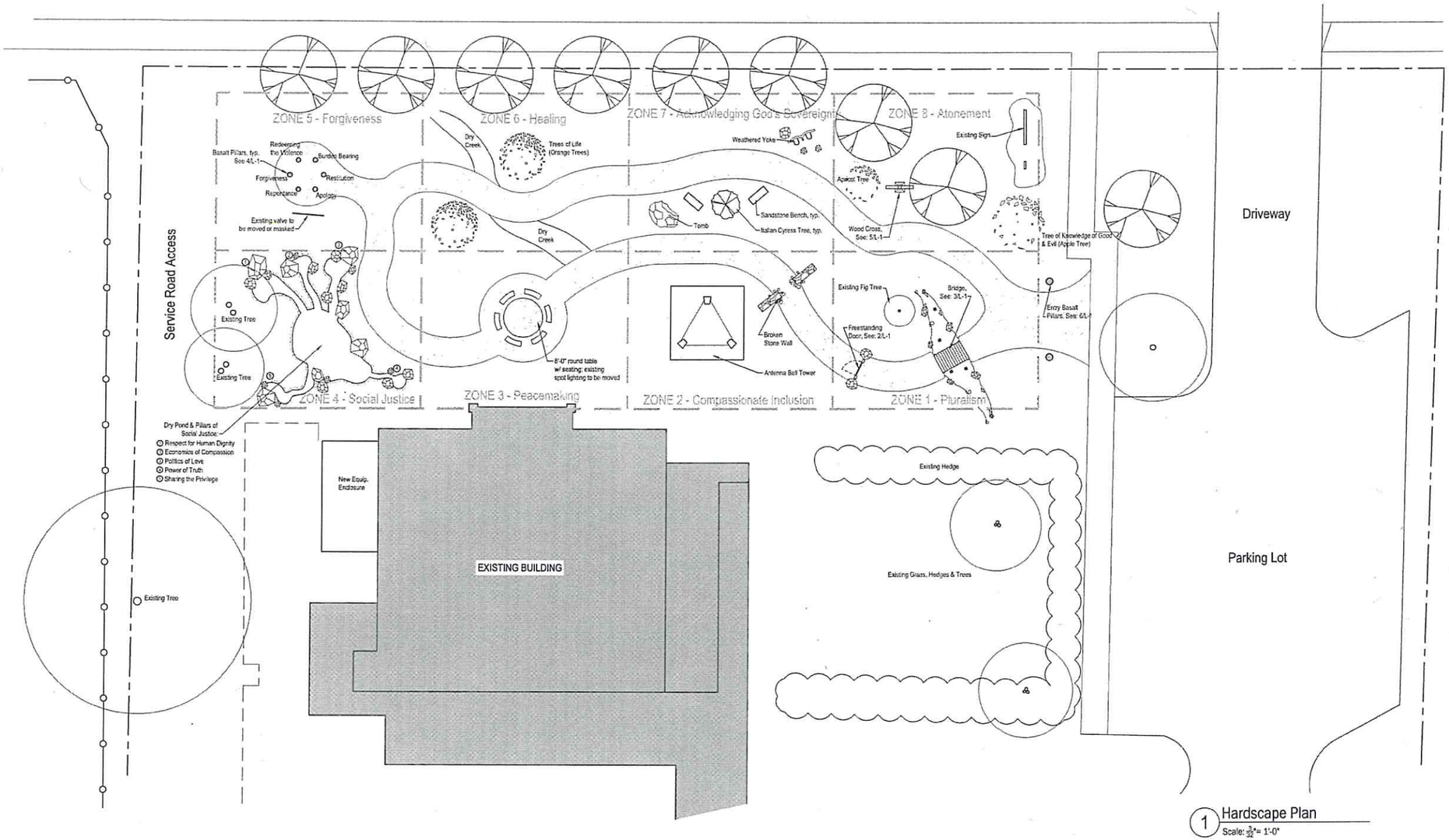
REV	DATE	DESCRIPTION
0	08/12/14	100% ZDs IFZ
A	08/04/14	90% ZDs IFR

NOT TO BE USED FOR CONSTRUCTION

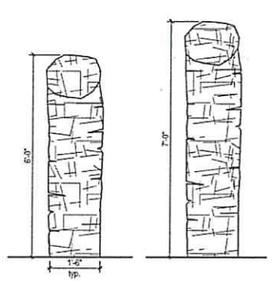
SBSB54
CHRIST THE KING
5073 HOLLISTER AVENUE
SANTA BARBARA, CA 93111
TOWER (INDOOR)

SHEET TITLE
ELEVATIONS

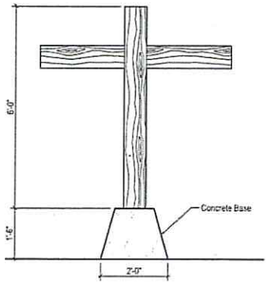
SHEET NUMBER
A-5



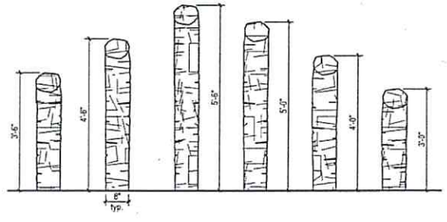
1 Hardscape Plan
Scale: 3/32"= 1'-0"



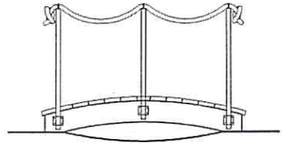
6 Entry Basalt Pillars
Scale 1/2"= 1'-0"



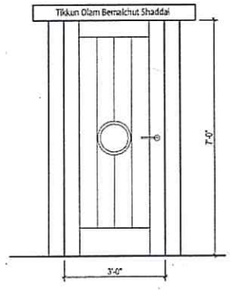
5 Wood Cross - Zone 8
Scale 1/2"= 1'-0"



4 Basalt Pillars - Zone 5
Scale 1/2"= 1'-0"



3 Bridge - Zone 1
Scale 1/2"= 1'-0"



2 Landscape Doorway - Zone 1
Scale 1/2"= 1'-0"

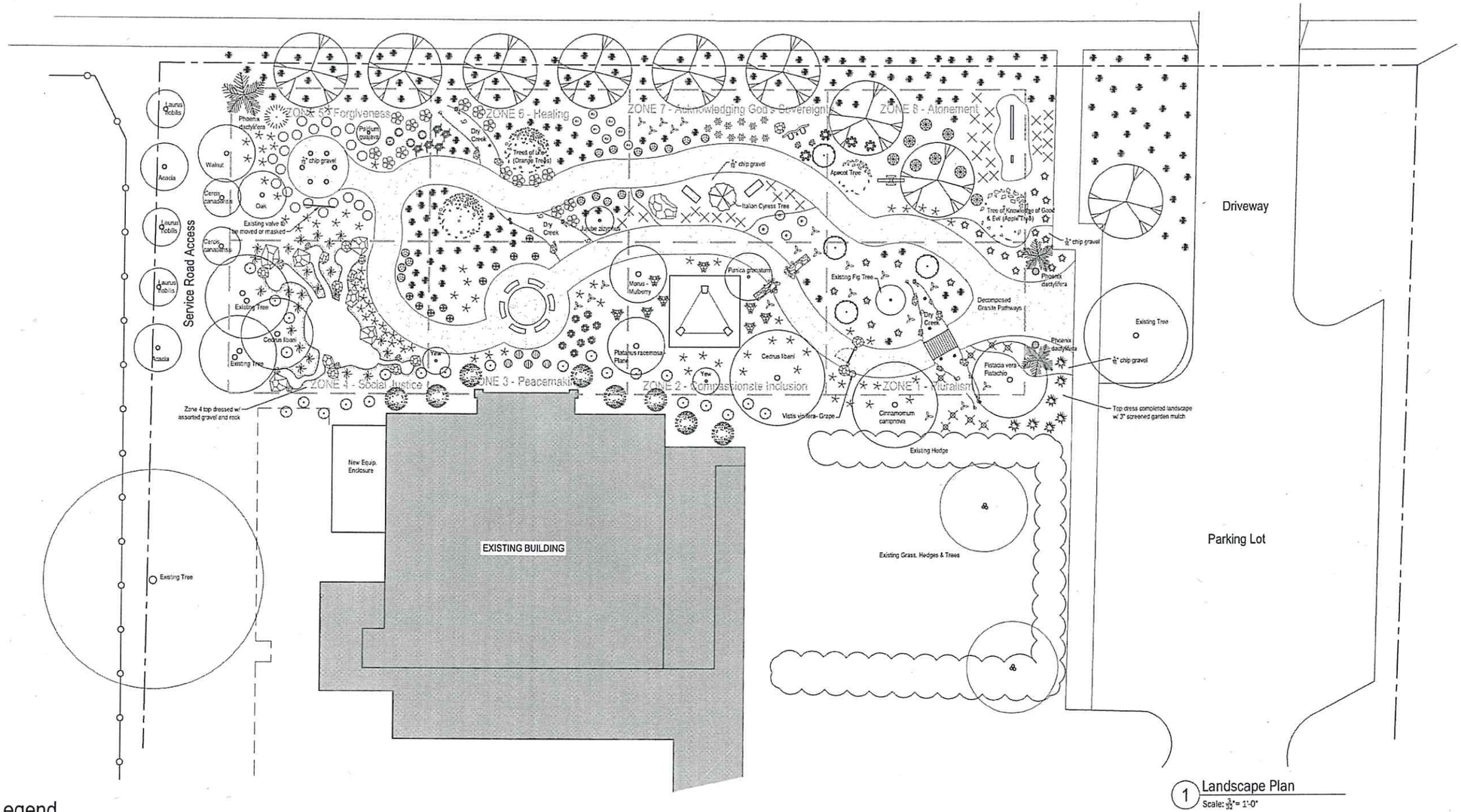
Trace Robinson Landscape Design
PO Box 5532
Montecito, CA 93150
805-448-3807

CHRIST THE KING
5073 Hollister Avenue
Santa Barbara, California

ISSUED FOR:	DATE:

LANDSCAPE

L-1



1 Landscape Plan
Scale: 3/32"= 1'-0"

Legend

Assorted Shrubs & Plants

Juncus maritimus - 5 gal.	Red & White Roses - 5 gal.	Nepeta - 1 gal.
Acorus calamus - 5 gal.	Rose of Sharon - 15 gal.	Capparis spinosa - 5 gal.
Lemon Thyme - 1 gal.	Salvia apiana - 5 gal.	Anemone Hybrids - 5 gal.
Iris Pacific Coast - 1 gal.	Lavendala stoeches - 5 gal.	Assorted Grasses - 5 gal.
Iris germanic - Flag Iris - 5 gal	Jerusalem Sage - 5 gal.	Lillies - 5 gal.
Carpenteria californica - 15 gal.	Sage - Assorted - 5 gal.	Yucca - 15 gal.
Aloe vera - 5 gal.	Artemesia absinthium - 5 gal.	Mescale - 15 gal.
Myrtus communis (Remembrance) - 5 gal.	Echinacea - 1gal.	Camellia sinesis - 24"
Romneya coulteri - Matilija Poppy - 5 gal.	Helianthus tuberosus - Jerusalem Artichoke - 5 gal.	

Trees

Olive - 48"

Cercis siliquastrum - Red Bud - 24"

All other trees noted on plan

Acacia - 36"
Apple - 24"
Apricot - 24"
Cedrus libani - 48"
Cercis canadensis - 'Forest Pansy' - 24"
Cinnamomum camphora - 36"
Italian Cypress - 48"
Jujube zizyphus - 24"
Laurus nobilis - 36"
Morus - Mulberry - 24"
Oak - 48"
Orange - 36"
Phoenix dactylifera - 48" (36" at entry)
Pistacia vera - Pistachio - 36"
Platanus Racemosa - Plane - 36"
Psidium guajava - 24"
Punica granatum - 24"
Taxus baccata - Yew - 24"
Walnut - 24"

General Notes:

1. All plants to be installed in wire baskets
2. All plants to be installed w/ organic planting mix and add grow tabs (time release fertilizer)
3. Grade to slope 5% minimum for 10'-0" away from all structures
4. Site to drain east & west and connect to existing drainage
5. Dry Creeks to be filled with assorted rock and gravel

Trace Robinson Landscape Design
PO Box 5532
Montecito, CA 93150
805-448-3807

CHRIST THE KING
5073 Hollister Avenue
Santa Barbara, California

ISSUED FOR:	DATE:

LANDSCAPE

L-2

ATTACHMENT E: SBAR MINUTES
July 12, 2013 Minutes

AT&T Telecommunications Facility
7. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **conceptual review of a new telecommunications facility of approximately 50 feet in height.** The following structures currently exist on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

ACTION: Pujo moved, seconded by Romano and carried by a vote of 7 to 0 to continue 13BAR-00000-00123 to the meeting of July 26, 2013 at the request of the applicant. ***See Agenda Status Report.***

August 9, 2013 Minutes

AT&T Telecommunications Facility
9. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **further conceptual review of a new telecommunications facility of approximately 50 feet in height.** The following structures currently exist on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/12/13 & 7/26/13)**

COMMENTS:

a. **Requests background from planner regarding the parameters within which SBAR can provide direction on this project specifically in respect to siting and aesthetics.**
b. **The proposed bell tower/antenna is larger and chunkier that the long ago approve bell tower. Because it is larger it would look better if closer to the building.**
c. **SBAR expected to see a mock up during their a site visit.**
d. **Provide a landscape plan that addresses the front landscape, including trees. Overall landscape needs grooming and balance with a variety of levels and textures of plant materials to not block the tower but to enhance the entire front façade.**

Project received conceptual review only, no action was taken. Applicant was requested to return for further conceptual review with an additional site visit with story pole.

August 23, 2013 Minutes

AT&T Telecommunications Facility
9. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **further conceptual review of a new telecommunications facility of approximately 50 feet in height.** The following structures currently exist on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as

Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/12/13 & 8/9/13)**

COMMENTS:

a. Siting of bell tower is acceptable.
b. Need a professional landscape plan addressing the whole frontage of the property with drought tolerant planting and large trees, including street trees.
c. Landscape plan to be informal and inviting to the community.
d. Show the equipment building integrated with the church.
e. Restudy the bell shape to be like the original design.
f. See if cross can be taller.
g. Tower to be all in one color (cast in place concrete look).

Project received further conceptual review only, no action was taken. Applicant may return for further conceptual/preliminary approval.

January 24, 2014 Minutes

AT&T Telecommunications Facility
9. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **further conceptual review of a new telecommunications facility of approximately 50 feet in height.** The following structure currently exists on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/12/13, 8/9/13 & 8/23/13)**

ACTION: Chappell moved, seconded by Romano and carried by a vote of 6 to 0 (Froscher not present at this time) to drop 13BAR-00000-00123 from the agenda at the request of the applicant. ***See Agenda Status Report.***

February 7, 2014 Minutes

AT&T Telecommunications Facility
8. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **further conceptual review of a new telecommunications facility of approximately 50 feet in height.** The following structure currently exists on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/12/13, 8/9/13, 8/23/13 & 1/24/14)**

COMMENTS:

a. Landscaping is well done.
b. Make handicap chair space available adjacent to benches.
c. RE., equipment screen: shorten to avoid the drive aisle and step the screen.
d. Cast in place (tinted or integral color) concrete will be handsome for structure. Base of structure should be buried.
e. Bring a picture of the bell. Bell has to be heftier and bigger and more like the bell in the original master plan drawing.
f. Return with a well defined proposal for preliminary/final reviews.

Project received further conceptual review only, no action was taken. Applicant may return for preliminary/final approval

June 6, 2014 Minutes

AT&T Telecommunications Facility
13. 13BAR-00000-00123 at Christ the King Episcopal Church Santa Barbara

Request of Omni Design Group, architect and Black and Veatch, Robert McCormick, agent for the applicant, AT& T, to consider Case No. 13BAR-00000-00123 for **preliminary and final approval of a new telecommunications facility of approximately 50 feet in height.** The following structure currently exists on the parcel: a church. The proposed project will not require grading. The property is a 2.97 acre parcel zoned DR and shown as Assessor's Parcel Number 065-110-004, located at **5073 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District. **(Continued from 7/12/13, 8/9/13, 8/23/13, 1/24/14 & 2/07/14)**

COMMENTS:

- **Landscape concept is acceptable.**
- **Positive comments on project.**
- **Return for preliminary/final approval after the Planning Commission hearing.**

Project received conceptual review only, no action was taken. Applicant may return for preliminary and final approval.

LOCATION

Microsoft® Virtual Earth™

View from the North looking South

EXISTING

PROPOSED

Completed September 05, 2014

SBSB54

Christ The King

5073 Hollister Avenue
Santa Barbara, CA 93111

VIEW 1

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
p 310.547.7413

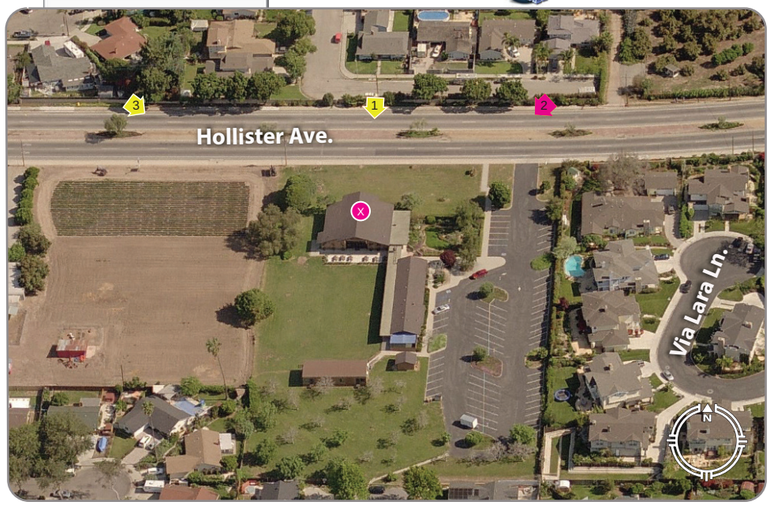
BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2316

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

LOCATION

Microsoft® Virtual Earth™



View from the Northeast looking Southwest

EXISTING

PROPOSED

SBSB54

Christ The King

5073 Hollister Avenue
Santa Barbara, CA 93111

VIEW 2

Completed September 05, 2014

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
p 310.547.7413

BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2316

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

LOCATION

Microsoft® Virtual Earth™

View from the Northwest looking Southeast

EXISTING

PROPOSED

SBSB54

Christ The King

5073 Hollister Avenue
Santa Barbara, CA 93111

VIEW 3

Completed September 05, 2014

APPLICANT

at&t Mobility
12900 Park Plaza Drive
Cerritos, CA 90703

CONTACT

McCormick Consulting Co., LLC
Robert McCormick
3618 W. Estates Lane, Suite B
Rolling Hills, CA 90274
p 310.547.7413

BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net
p 714.473.2942
f 949.271.2316

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

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

CASPR# 3553000610
USID# 115059
Site No. SBSB54
Christ the King
5073 Hollister Avenue
Santa Barbara, California 93111
Santa Barbara County
34.434506; -119.800069 NAD83
Tower

EBI Project No. 62140134
January 21, 2014

Prepared for:

AT&T Mobility, LLC
c/o Black & Veatch Corporation
12750 Center Court Drive
Suite 600
Cerritos, CA 90703

Prepared by:

EBI Consulting
environmental | engineering | due diligence

TABLE OF CONTENTS

APPENDICES

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site SBSB54 located at 5073 Hollister Avenue in Santa Barbara, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO 2 sign posted at the base of the tower.
- Blue NOTICE sign posted at the base of the tower.
- Yellow CAUTION sign posted on or near the antennas. The size of the sign should be proportionate to the size of the tower.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a bell tower in Santa Barbara, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) UMTS antenna in each sector transmitting in the 850 and 1900 MHz frequency ranges, two (2) LTE antennas in each sector transmitting in the 700 and 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 2300 MHz frequency ranges. The Sector A antennas will be oriented 60° from true north. The Sector B antennas will be oriented 180° from true north. The Sector C antennas will be oriented 300° from true north. The bottoms of the antennas will be 32 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished by approaching the unsecured tower at ground level. To be conservative and to comply with AT&T's corporate policy, the modeling results are reported as though the general public is able to access the tower.

Modeling results were generated based on information from the following materials:

- RFDS – SBSB54_LA_CLU1589_NSB_3553000610 dated 12/10/2013
- CDs – SBSB54 – CHRIST THE KINK – 100 ZDs – 9-24-12 dated 9/24/2012

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular

facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 $mW/cm2$ for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

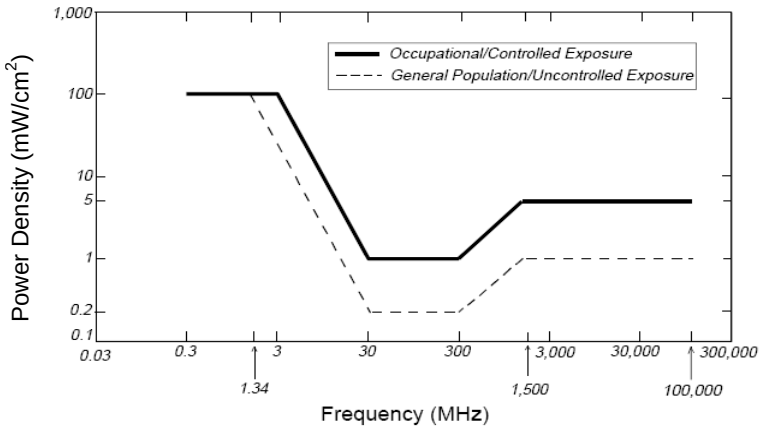
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm^2	0.47 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational

specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 12.30 percent of the FCC's general public limit (2.46 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 12.30 percent of the FCC's general public limit (2.46 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	**INFO 1**		**NOTICE**
	**INFO 2**		**CAUTION - ROOFTOP**
	**INFO 3**		**CAUTION - TOWER**
	**INFO 4**		**WARNING**

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 2 sign posted at the base of the tower.
- Blue NOTICE sign posted at the base of the tower.
- Yellow CAUTION sign posted on or near the antennas. The size of the sign should be proportionate to the size of the tower.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 5073 Hollister Avenue in Santa Barbara, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

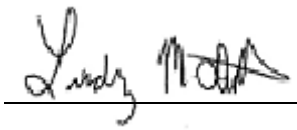
Appendix A

Certifications

Preparer Certification

I, Lindsey Dutton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated September 21, 2012) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	1857	14.4	Ericsson AIR 21 B4A/B12-B5P	60	8.0	67	15	23	32.0
ATT A1	AT&T	Panel	LTE 1900	1828	14.4	Ericsson AIR 21 B4A/B12-B5P	60	8.0	62	15	23	32.0
ATT A2	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	60	8.0	66	16	21	32.0
ATT A2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	60	8.0	65	16	21	32.0
ATT A2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	60	8.0	65	16	21	32.0
ATT A3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	60	8.0	64	17	19	32.0
ATT A3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	60	8.0	64	17	19	32.0
ATT A3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	60	8.0	65	17	19	32.0
ATT A3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	60	8.0	65	17	19	32.0
ATT A4	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	60	8.0	66	18	18	32.0
ATT A4	AT&T	Panel	LTE 2300	2642	16.0	Andrew SBNHH-1D65C	60	8.0	58	18	18	32.0
ATT B1	AT&T	Panel	LTE 700	1857	14.4	Ericsson AIR 21 B4A/B12-B5P	180	8.0	67	17	15	32.0
ATT B1	AT&T	Panel	LTE 1900	1828	14.4	Ericsson AIR 21 B4A/B12-B5P	180	8.0	62	17	15	32.0
ATT B2	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	180	8.0	66	15	15	32.0
ATT B2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	180	8.0	65	15	15	32.0
ATT B2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	180	8.0	65	15	15	32.0
ATT B3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	180	8.0	64	13	15	32.0
ATT B3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	180	8.0	64	13	15	32.0
ATT B3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	180	8.0	65	13	15	32.0

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT B3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	180	8.0	65	13	15	32.0
ATT B4	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	180	8.0	66	11	15	32.0
ATT B4	AT&T	Panel	LTE 2300	2642	16.0	Andrew SBNHH-1D65C	180	8.0	58	11	15	32.0
ATT C1	AT&T	Panel	LTE 700	1857	14.4	Ericsson AIR 21 B4A/B12-B5P	300	8.0	67	9	18	32.0
ATT C1	AT&T	Panel	LTE 1900	1828	14.4	Ericsson AIR 21 B4A/B12-B5P	300	8.0	62	9	18	32.0
ATT C2	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	300	8.0	66	10	19	32.0
ATT C2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	300	8.0	65	10	19	32.0
ATT C2	AT&T	Panel	LTE 1900	2466	15.7	Andrew SBNHH-1D65C	300	8.0	65	10	19	32.0
ATT C3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	300	8.0	64	11	21	32.0
ATT C3	AT&T	Panel	UMTS 850	743	13.5	Andrew SBNHH-1D65C	300	8.0	64	11	21	32.0
ATT C3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	300	8.0	65	11	21	32.0
ATT C3	AT&T	Panel	UMTS 1900	1233	15.7	Andrew SBNHH-1D65C	300	8.0	65	11	21	32.0
ATT C4	AT&T	Panel	LTE 700	1581	13.7	Andrew SBNHH-1D65C	300	8.0	66	12	23	32.0
ATT C4	AT&T	Panel	LTE 2300	2642	16.0	Andrew SBNHH-1D65C	300	8.0	58	12	23	32.0

1. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of envelope		List Of Area
120	100	150	120	20	20	1	$AE$81:$D $AE$81:$DZ$200	$AE$81:$D

StartSettingsData

Standard	Method	Uptime	Scale Factc	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	X (ft)	Y (ft)	Z (ft)	Type	Aper (ft)	Gain dBd	Pt Dir	BWdth	Profile	Uptime	ON flag
ATT A1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Ericsson	AIR 21 B4A	15	23	32		8	14.35	67;60				ON•
ATT A1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Ericsson	AIR 21 B4A	15	23	32		8	14.35	62;60				ON•
ATT A2	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	16	21	32		8	13.65	66;60				ON•
ATT A2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	16	21	32		8	15.65	65;60				ON•
ATT A2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	16	21	32		8	15.65	65;60				ON•
ATT A3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	17	19	32		8	13.45	64;60				ON•
ATT A3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	17	19	32		8	13.45	64;60				ON•
ATT A3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	17	19	32		8	15.65	65;60				ON•
ATT A3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	17	19	32		8	15.65	65;60				ON•
ATT A4	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	18	18	32		8	13.65	66;60				ON•
ATT A4	LTE	2300	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	18	18	32		8	15.95	58;60				ON•
ATT B1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Ericsson	AIR 21 B4A	17	15	32		8	14.35	67;180				ON•
ATT B1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Ericsson	AIR 21 B4A	17	15	32		8	14.35	62;180				ON•
ATT B2	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	15	15	32		8	13.65	66;180				ON•
ATT B2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	15	15	32		8	15.65	65;180				ON•
ATT B2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	15	15	32		8	15.65	65;180				ON•
ATT B3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	13	15	32		8	13.45	64;180				ON•
ATT B3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	13	15	32		8	13.45	64;180				ON•
ATT B3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	13	15	32		8	15.65	65;180				ON•
ATT B3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	13	15	32		8	15.65	65;180				ON•
ATT B4	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	11	15	32		8	13.65	66;180				ON•
ATT B4	LTE	2300	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	11	15	32		8	15.95	58;180				ON•
ATT C1	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Ericsson	AIR 21 B4A	9	18	32		8	14.35	67;300				ON•
ATT C1	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Ericsson	AIR 21 B4A	9	18	32		8	14.35	62;300				ON•
ATT C2	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	10	19	32		8	13.65	66;300				ON•
ATT C2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	10	19	32		8	15.65	65;300				ON•
ATT C2	LTE	1900	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	10	19	32		8	15.65	65;300				ON•
ATT C3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	11	21	32		8	13.45	64;300				ON•
ATT C3	UMTS	850	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	11	21	32		8	13.45	64;300				ON•
ATT C3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	11	21	32		8	15.65	65;300				ON•
ATT C3	UMTS	1900	39.8	1	10	1/2 LDF	0.5		33.56472	Andrew	SBNHH-1D	11	21	32		8	15.65	65;300				ON•
ATT C4	LTE	700	39.8	2	10	1/2 LDF	0.5		68.22021	Andrew	SBNHH-1D	12	23	32		8	13.65	66;300				ON•
ATT C4	LTE	2300	39.8	2	10	1/2 LDF	0.5		67.12945	Andrew	SBNHH-1D	12	23	32		8	15.95	58;300				ON•

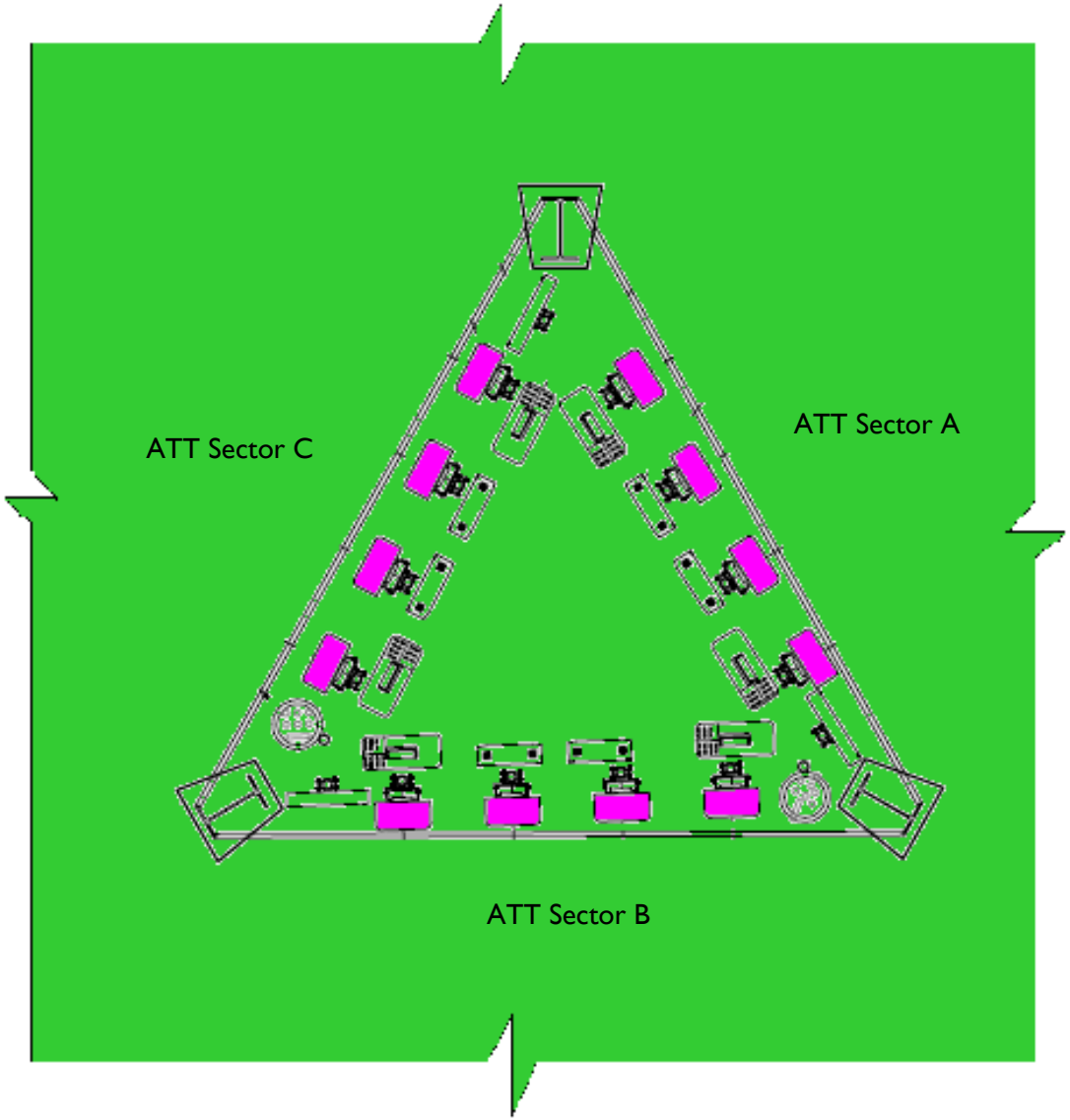
StartSymbolData

Sym	Map Marke	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix D

Roofview® Graphics

AT&T Antennas



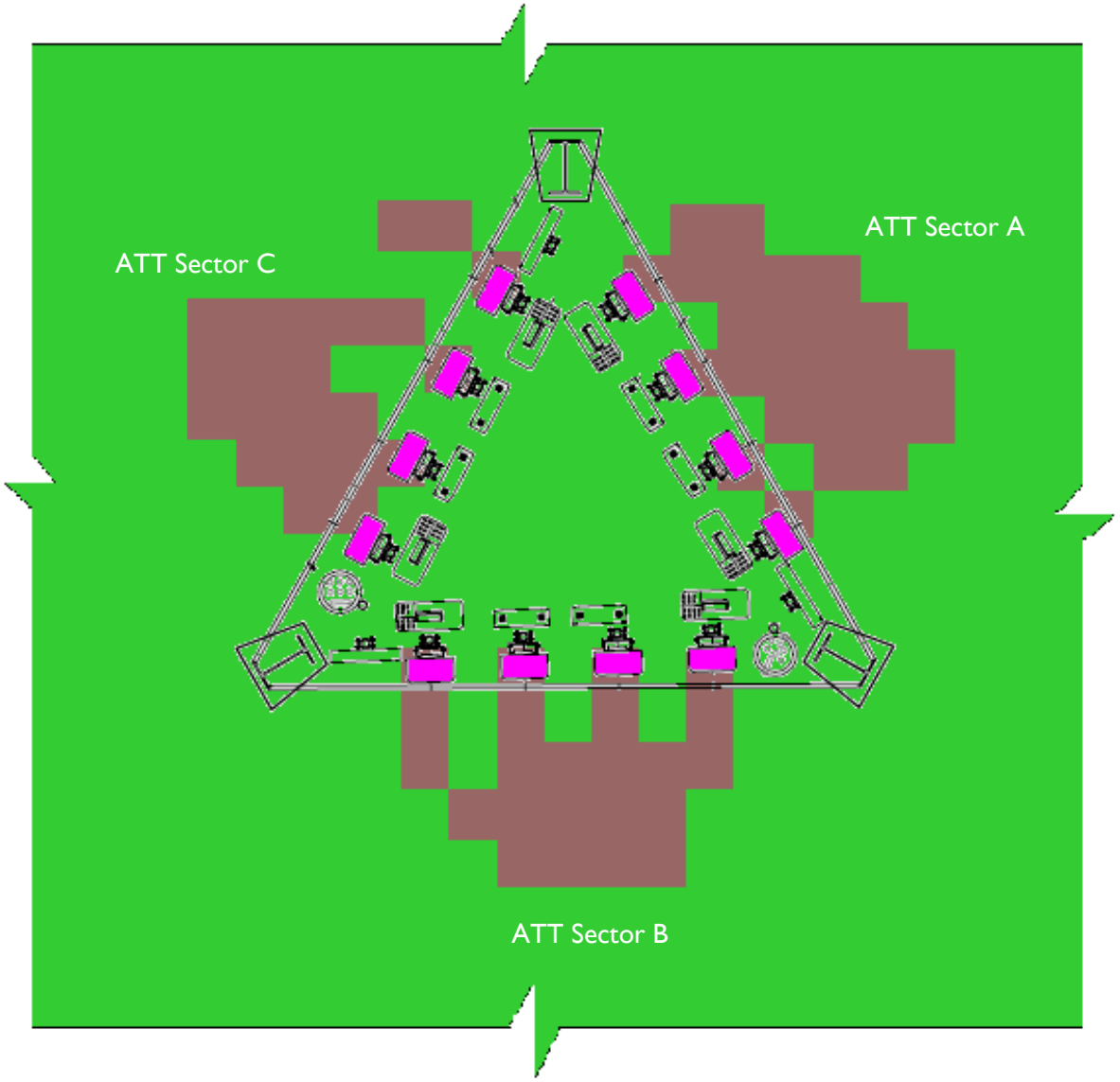
% FCC Public Exposure Limit	
	Exposure Level ≥ 5,000
	500 < Exposure Level ≤ 5,000
	100 < Exposure Level ≤ 500
	Exposure Level ≤ 100

Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Christ the King
AT&T Site Number: SBSB54
USID Number: 115059
Report Date: January 21, 2014

EBI Consulting
environmental | engineering | due diligence

AT&T Antennas



% FCC Public Exposure Limit	
	Exposure Level > 5
	Exposure Level ≤ 5

Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Christ the King
AT&T Site Number: SBSB54
USID Number: 115059
Report Date: January 21, 2014

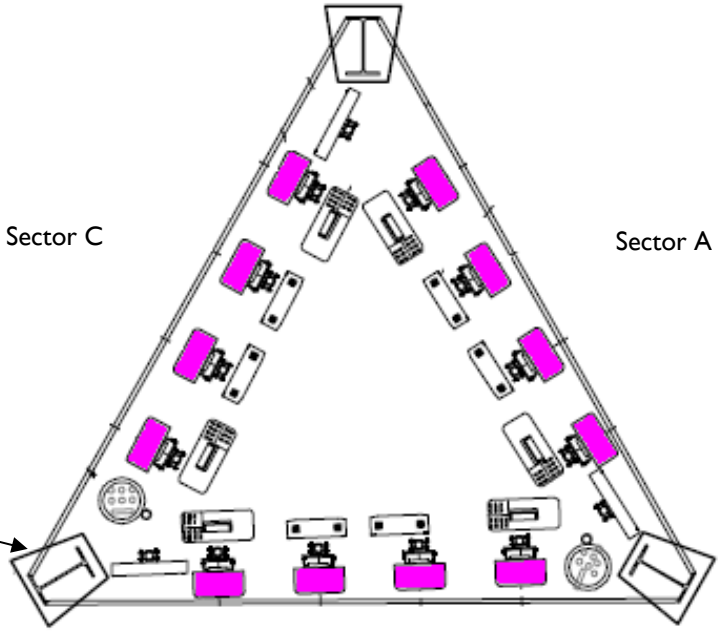
EBI Consulting
environmental | engineering | due diligence

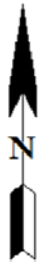
Appendix E

Compliance/Signage Plan

*Post on or near the antennas. The size of the sign should be proportionate to the size of the tower.

Base of Tower



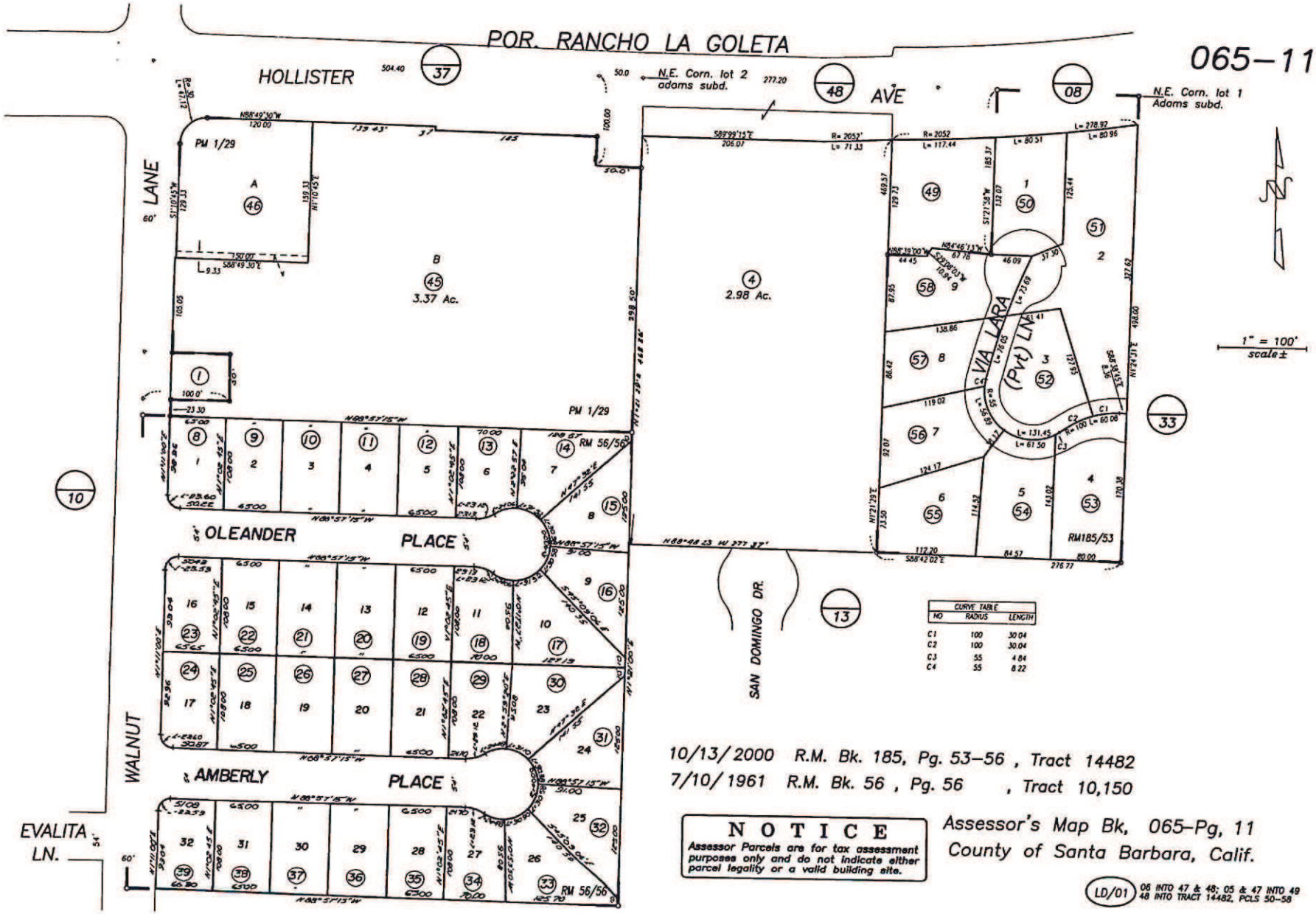


AT&T Antennas

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Christ the King
AT&T Site Number: SBSB54
USID Number: 115059
Report Date: January 21, 2014

EBI Consulting
environmental | engineering | due diligence


065–11
POR. RANCHO LA GOLETA
HOLLISTER
AVE
LANE
WALNUT
EVALITA LN.
OLEANDER PLACE
AMBERLY PLACE
VIA LARA (Pvt) LN.
SAN DOMINGO DR.
N.E. Corn. lot 2 adams subd.
N.E. Corn. lot 1 Adams subd.
PM 1/29
RM 56/56
RM185/53
3.37 Ac.
2.98 Ac.
1" = 100' scale±
CURVE TABLE
NO RADIUS LENGTH
C1 100 30.04
C2 100 30.04
C3 55 4.84
C4 55 8.22
10/13/2000 R.M. Bk. 185, Pg. 53–56 , Tract 14482
7/10/1961 R.M. Bk. 56 , Pg. 56 , Tract 10,150
NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.
Assessor's Map Bk, 065–Pg, 11
County of Santa Barbara, Calif.
LD/01
06 INTO 47 & 48; 05 & 47 INTO 49
48 INTO TRACT 14482, PCLS 50–58