

ATTACHMENT A: FINDINGS

1.0 CEQA

1.1 CEQA Guidelines Exemption Findings

- 1.1.1 The proposed project was found to be exempt from environmental review pursuant to Sections 15061(b)(3), 15301(b), 15301(c), 15302(c), 15303 and 15304(f) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) by the California Public Utilities Commission (CPUC). Please see the Notices of Exemption, prepared by the CPUC on July 29, 2009 and August 19, 2010 included as Attachment B.

2.0 ARTICLE II ZONING ORDINANCE

2.1 Coastal Development Permit Findings (Sec. 35-169.5)

- 2.1.1 *The proposed development conforms: (1) To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan; and (2) With the applicable provisions of this Article or the project falls within the limited exceptions allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).*

The proposed project would include mounting a single 26-inch omni whip antenna on a bracket attached to the existing utility pole and vaulting the support equipment. The vault would be approximately 3 ft. x 5 ft. and would have two 2 ft. x 4 ft. vents on either side, installed at grade in the right-of-way, and would require only minor ground disturbance. No vegetation removal is proposed. Additionally, all components of the facility are located outside of designated sensitive resource areas. This design would reduce the visibility of the facility by the public to the maximum extent feasible by utilizing existing infrastructure for the antenna support and eliminating the support equipment from view by placing it underground. The minimalistic design preserves the existing semirural character of the roadway and surrounding area. Lastly, the facility would operate well within the Federal health and safety standards established by the Federal Communications Commission. With these features, the proposed project would be in conformance with all applicable provisions of Article II, Comprehensive Plan and the Coastal Land Use Plan. Therefore this finding can be made.

- 2.1.2 *The proposed development is located on a legally created lot.*

The proposed project is located within the public right-of-way therefore this finding can be made.

- 2.1.3 *The subject property and development on the property is in compliance with all laws, rules and regulations pertaining to zoning uses, subdivisions, setbacks, and any other applicable provisions of this Article, and any applicable zoning violation enforcement fees and processing fees have been paid. This subsection shall not be interpreted to impose new requirements on legal nonconforming uses and structures in compliance with Division 10 (Nonconforming Structures and Uses).*

The utility pole upon which the antenna would be mounted was legally erected and does not constitute a zoning violation. Additionally, the provisions for telecommunications facilities in Section 35-144F.4.1.a.2 of Article II specifically states that "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.” The proposed vault would be installed at grade and therefore would not obstruct access at this location. Therefore this finding can be made.

2.1.4 *The development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.*

A designated trail easement runs along San Leandro Road. However, the only visible component of the facility would be a 26-inch omni whip antenna that would be mounted on a bracket on an existing operational utility pole. The equipment box for the facility would be placed in an underground vault, removing it from public view, consistent with this policy. Therefore this finding can be made.

2.1.5 *The development is compatible with the established physical scale of the area.*

The proposed 26-inch antenna would be placed on an existing 70’9” utility pole. The antenna is slim in design and would easily blend with the existing utility infrastructure. Therefore this finding can be made.

2.1.6 *The development will comply with the public access and recreation policies of this Article and the Comprehensive Plan including the Coastal Land Use Plan.*

As discussed above, a trail easement exists along San Leandro Lane, however the proposed facility has been designed to reduce its visibility by utilizing existing infrastructure and eliminating major components from public view by placing them in an underground vault. The vault would be installed flush with grade, and would not impede traffic or use of the right-of-way. Therefore the proposed project complies with the public access and recreation policies of both Article II and the Comprehensive Plan, including the Coastal Land Use Plan and this finding can be made.

2.2 Commercial Telecommunication Facility Findings (Sec. 35-144F.7)

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

The facility is designed to retain the visual character of the area by utilizing the existing utility pole and utilizing an antenna that conforms to the Tier 1 “very small facilities” requirements. Furthermore, the antenna would be painted brown to blend with the pole, and the equipment box would not be visible since it would be vaulted underground. Therefore the proposed project preserves the existing streetscape character of the area and this finding can be made.

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

The facility support equipment would be placed underground in a vault, and therefore would not be visible to the public. The top of the vault would be painted brown to blend in with the ground plane. The proposed antenna would be mounted on an existing operational utility pole and would blend with the existing infrastructure. Therefore the facility has been located so as to minimize its visibility from public view and this finding can be made.

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

The proposed antenna design uses a 26-inch omni whip antenna that would be painted brown and mounted on a bracket attached to the existing utility pole. Mounting the antenna on the existing pole would effectively blend the antenna with the existing utility infrastructure. Furthermore, the support equipment would be placed in an underground vault and would therefore not be visible in the existing environment. The top of the vault would be painted brown to blend in with the ground plane. Therefore this finding can be made.

2.2.4 *The facility complies with all required development standards unless granted a specific exemption by the decision-maker as provided in Section 35-144F.4.*

The telecommunications facility development standards require facilities be designed to protect the public safety; utilize existing infrastructure; reduce visibility from public viewing areas; preserve ridgelines, existing vegetation, historic structures, environmentally sensitive habitats, prime agricultural soils, etc. As discussed above, the proposed antenna would be collocated on an existing operational utility pole in the road right of way and the equipment would be placed in an underground vault. This design is consistent with the development standards since the facility is collocated, the support equipment is undergrounded, no sensitive resources (including biological habitats, historic structures, prime agricultural soils, etc.) are impacted, and the facility would be secured from public tampering and would operate within the FCC public health and safety standards. Lastly, conditions of approval have been included to minimize vegetation removal associated with installation of the equipment vault and require protection and replacement of surrounding vegetation in the event that the ground disturbance causes surrounding vegetation to subsequently die. As such, the project meets all of the development standard requirements and therefore no exemption is required from the decision-maker and this finding can be made.

2.2.5 *The applicant has demonstrated that the facility will be operated within the allowed frequency range permitted by the Federal Communications Commission and complies with all other applicable health and safety standards.*

The applicant submitted a projected emission report by Jerrold Bushberg, Ph.D., dated April 29, 2009, as a part of the project application for 09CDH-00000-00030.¹ The report concludes that RF exposure from the proposed telecommunications facility would be less than 0.3% of the applicable FCC public exposure limit at ground level (approximately 26 feet) and therefore the facility is well within the FCC's health and safety limits. Therefore this finding can be made.

2.3 Montecito Community Plan Overlay District Findings (Sec. 35-215)

2.3.1 *In addition to the findings that are required for approval of a development project (as development is defined in the Santa Barbara County Coastal Plan), as identified in each section of Division 11 - Permit Procedures of Article II, a finding shall also be made that the project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.*

The project has been designed to retain the semi-rural character of the Montecito Community by utilizing existing infrastructure and eliminating major components from public view by placing them in an underground vault. Additionally, the facility also complies with the Federal health and safety standards required and therefore the location of the facility does not require any additional setbacks or buffers. Therefore the proposed project would be in conformance

¹ See Attachment E.

with all applicable provisions of the Montecito Community Plan of the Coastal Land Use Plan and this finding can be made.

2.3.2 *For projects subject to discretionary review, a finding shall be made that the development will not adversely impact recreational facilities and uses.*

The proposed project is located in the public right-of-way on San Leandro Lane at its intersection with San Ysidro Road, which is zoned residential (2-E-1). No parks or recreational facilities exist within the immediate vicinity of the proposed project, although a designated trail easement is located on San Leandro Lane. The proposed project has been designed to be minimally invasive by utilizing existing infrastructure and removing major components from public view by placing them in an underground vault. The vault would be installed at grade, and would not impede traffic or use of the right-of-way. Therefore this finding can be made.

2.4 Water and Other Public Services Findings (Sec. 35-60)

2.4.1 *Prior to issuance of a Coastal Development Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and/or the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.*

The proposed project consists of an unmanned wireless telecommunications facility. Construction and operation of the proposed facility would not require any water or sewer services. The antenna would be mounted on an existing operational utility pole in the public right of way along San Leandro Lane, to which access will be provided. Therefore this finding can be made.