



Planning and Development Department
LONG RANGE PLANNING DIVISION

Proposed Amendments to the
County Land Use Development Code (LUDC)
and Montecito LUDC

Telecommunications Facilities Appurtenant to
Natural Gas Distribution Facilities

Board of Supervisors
December 8, 2020

Background and Issue Summary

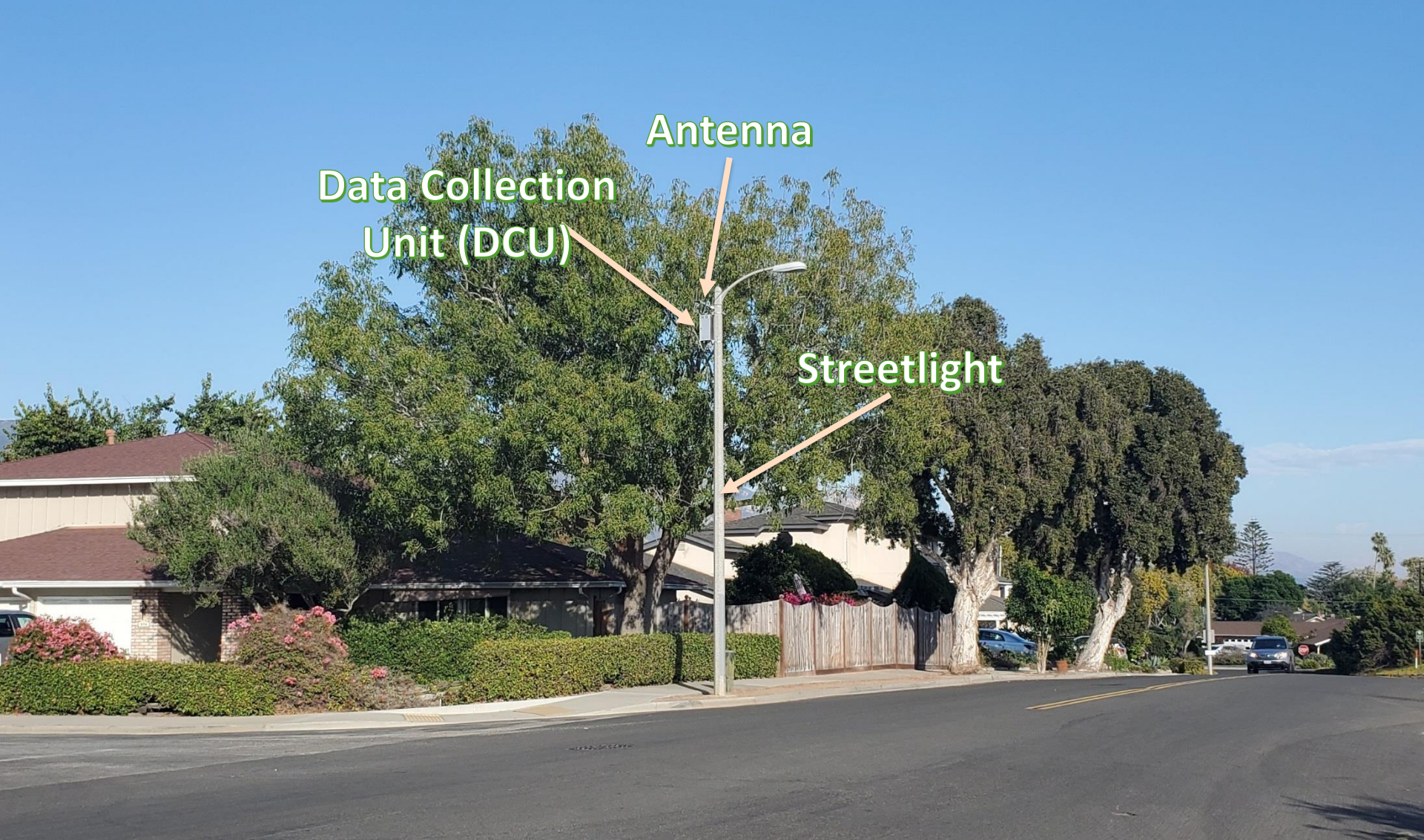
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- Board of Supervisors (BOS) direction to Planning & Development Department (P&D) – Feb 29, 2016
 - Amend County LUDC and Montecito LUDC
 - Exempt specific natural gas telecommunications facilities
- Does not apply to any other commercial and/or noncommercial telecommunications facilities

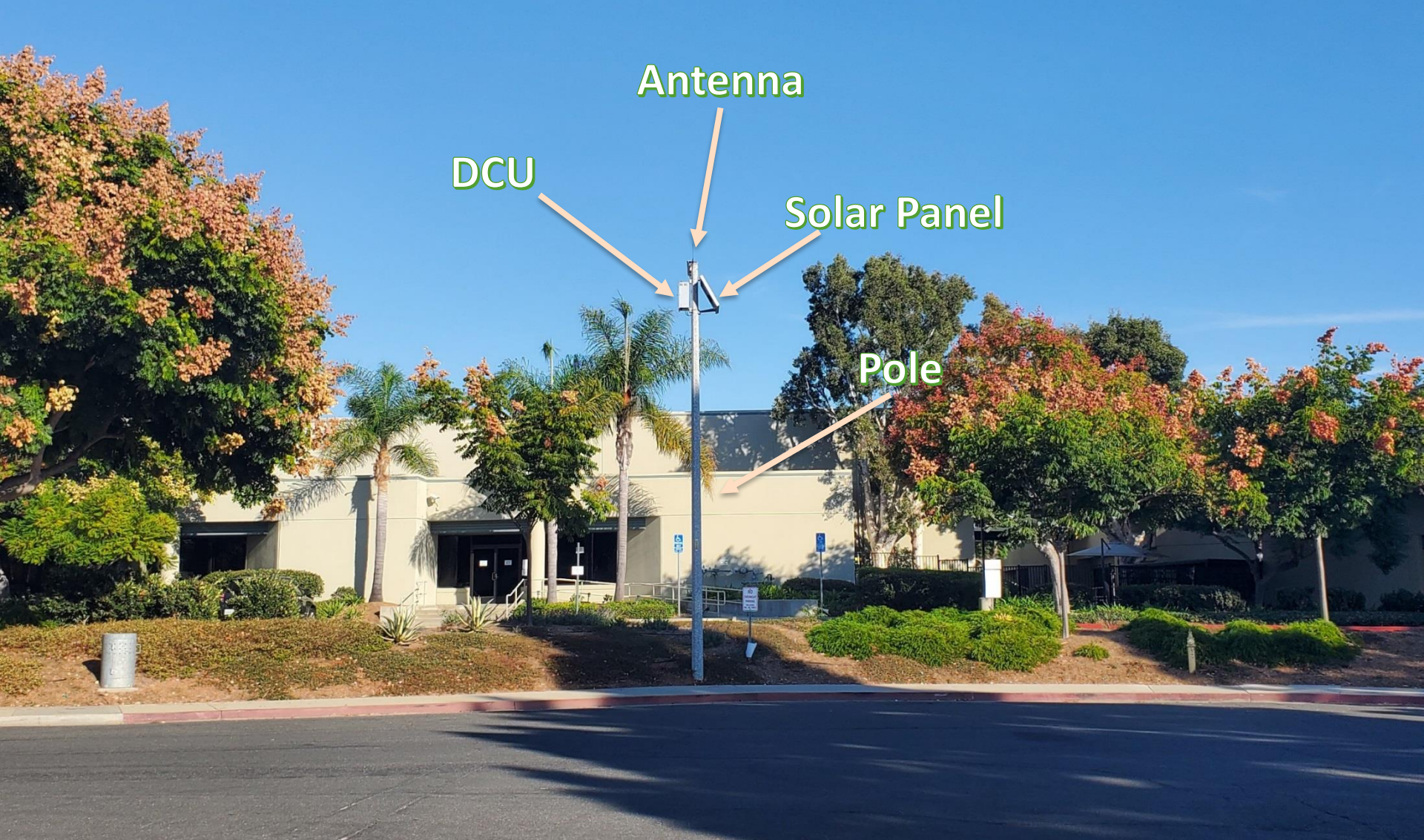
Background and Issue Summary (cont.)

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- California Public Utilities Commission (CPUC) order
 - Meter reading, pressure-monitoring, leak detection
 - Reduce on-road vehicles
 - Faster gas leak response time
- SoCal Gas developed the Advanced Metering Infrastructure (AMI) Program
 - ~66 new facilities in County inland area



Facility Collocation Example (on Streetlight)



Standalone Facility Example

Ordinance Development and Reviews

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- Prior Coastal Development Permits (CDPs)
- Existing Telecommunications Ordinances
- County Departments
- All Boards of Architectural Review (NBAR, CBAR, SBAR, and MBAR)
- Montecito Association (MA)

Ordinance Overview

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Development Standards

- Size and location restrictions
- Collocation prioritization
- No lighting, signage, reflective surfaces

Permit Process

- Comply with development standards = Zoning Clearance (ZC)
- Do not comply with development standards = Land Use Permit (LUP)

Comprehensive Plan and Zoning Ordinance Consistency Analysis

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- Staff found ordinance compliant with:
 - Comprehensive Plan
 - County LUDC
 - Montecito LUDC
 - Community Plans

Environmental Review

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- Applicable CEQA Guidelines Exemptions:
 - 15061(b)(3) - *Review for Exemption*
 - 15301(b)(f) - *Existing Facilities*
 - 15303(d) - *New Construction or Conversion of Small Structures*

County Planning Commission Recommendation

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- October 14, 2020
 - Approved 5-0
 - No modifications

Montecito Planning Commission Recommendation

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- October 21, 2020
 - Approved 4-0, with one modification

Montecito LUDC Section 35.444.030.D.1 (i)(7)

- *“Natural gas telecommunications facilities on new poles shall not be located in a manner that blocks or impedes encroaches upon public access walkways, including but not limited to public trails, and shall be located at least 100 feet from the trails or walkways.”*

Staff Input and Recommendation

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- “Public walkways” not defined in LUDCs
- 100-foot buffer prevents facilities from being sited in public rights-of-way
- Rights-of-way are suitable for such facilities
- Recommend the Board maintain consistency between the County and Montecito LUDCs

Recommendation

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- Make the required findings for approval (Attachments 1.a and 1.b)
- Determine the proposed amendments are exempt from CEQA (Attachment 2)
- Adopt Ordinances Amending County LUDC and Montecito LUDC (Attachments 3.a and 3.b)

Questions

Backup Slides



Wood Pole Example

Ordinance Overview

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- Size Limits (35.444.030.D.1.b)
 - Poles:
 - 35' tall, 12" diameter
 - Mounted devices (i.e. DCU):
 - 24" length, 35" height, 18" width
 - Solar panels:
 - 30" length, 35" width
 - Antennas:
 - 29" height, 4' diameter

Ordinance Overview

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- Collocation Prioritization (35.444.030.D.1.c)
 - Must use existing support, with consideration for:
 - ❖ Support structures (public buildings, water tower, streetlights, etc.)
 - ❖ Existing network coverage
 - ❖ Line of sight
 - ❖ Safety

Ordinance Overview

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- Vegetation Screening (35.444.030.D.1.i(8))
 - Screened by existing vegetation
 - Minimize public road and viewing area visibility
 - Supporting evidence (photos, tech specs, correspondence)

Ordinance Overview

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- Location Restrictions (35.444.030.D.1.i)
 - Biological (e.g. ESH setback)
 - Cultural (e.g. known site setback, excavation limit)
 - Hazards (e.g. UST setbacks)
 - Public Access (e.g. no impedance of walkways, trails, etc.)

Existing Natural Gas Telecommunications Facilities in the County

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- ~5 facilities in the County Coastal Zone and
- ~51 facilities in incorporated cities
 - Solvang: 5
 - Buellton: 2
 - Lompoc: 5
 - Santa Maria: 15
 - Guadalupe: 1
 - Goleta: 8
 - Santa Barbara: 13
 - Carpinteria: 2

Recommendation (MPC Modification)

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- Make the required findings for approval (Attachments 1.a and 1.b)
- Determine the proposed amendments are exempt from CEQA (Attachment 2)
- Adopt Ordinances Amending County LUDC and Montecito LUDC (Attachments 3.a and 10.a*)
 - *Attachment 10.a includes the MPC's recommended language for proposed Montecito LUDC Section 35.444.030.D.1(i)(7)