

SANTA BARBARA COUNTY PLANNING COMMISSION
Coastal Zone Staff Report for the Appeals of Verizon Wireless at Camino Majorca

Hearing Date: September 13, 2023
Staff Report Date: August 17, 2023
Case Nos.: 23APL-00024, 23APL-00026,
22DVP-00000-00023, & 22CDP-00000-00146
Environmental Document: Notice of
Exemption Pursuant to CEQA Guidelines
Section 15303 [New Construction or
Conversion of Small Structures]

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The proposed telecommunication project is located within the public right-of-way of Camino Majorca in Isla Vista on an existing utility pole adjacent to APN 075-131-013 (6897 Trigo Road) in the Goleta Community Plan area, Second Supervisorial District.

1.0 REQUEST

Hearing to consider the following appeals in compliance with Chapter 35-182 (Appeals) of Article II:

- Case No. 23APL-00024, by Appellant Ron Erickson, to consider an appeal of the Planning & Development Director's decision to approve the project, Case Nos. 22DVP-00000-

00023 and 22CDP-00000-00146, which consists of the installation of a new small cell wireless facility on an existing utility pole located within the public right-of-way;

- Case No. 23APL-00026, by Appellant Verizon Wireless, to consider the Applicant's appeal of the South Board of Architectural Review's (SBAR) Preliminary Design Review denial of Case No. 19BAR-00000-00222; and
- Determine the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15303.

The project is located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Your Commission's motion should include the following:

1. Deny the appeal, Case No. 23APL-00024, thereby affirming the Director's decision to approve the project, Case Nos. 22DVP-00000-00023 and 22CDP-00000-00146;
2. Approve the appeal, Case No. 23APL-00026, thereby reversing the decision of the South Board of Architectural Review to deny Case No. 19BAR-00000-00222;
3. Make the required findings for approval of the project, Case Nos. 22DVP-00000-00023, 22CDP-00000-00146, and 19BAR-00000-00222, as specified in Attachment A of this staff report, including CEQA findings;
4. Determine the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, included as Attachment C of this staff report; and
5. Grant *de novo* approval of the project, Case Nos. 22DVP-00000-00023, 22CDP-00000-00146, and 19BAR-00000-00222, subject to the conditions of approval included as Attachment B of this staff report.

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

3.0 JURISDICTION

This project is the request for approval of a Tier 2(a) small wireless facility project, and therefore requires approval of a Director-level Development Plan and concurrent Coastal Development

Permit pursuant to Section 35-144F of the Article II Coastal Zoning Ordinance. The project also requires SBAR Design Review approval pursuant to Section 35-184 of Article II.

The appeal of the Director's approval of the Development Plan and Coastal Development Permit is being considered by the County Planning Commission based on Article II, Section 35-182.4.A.2, which states that any decision of the Director to approve, conditionally approve, or deny an application for a Development Plan and/or a Coastal Development Permit may be appealed to the Planning Commission.

The Applicant's appeal of the SBAR's denial of the project's Design Review application is being considered by the County Planning Commission based on Article II, Section 35-182.4.A.1, which states that any decision of the Board of Architectural Review to grant or deny preliminary approval may be appealed to the Planning Commission.

4.0 ISSUE SUMMARY

The project before the Planning Commission consists of the installation of a small-cell wireless facility on an existing utility pole within the public right-of-way. The Development Plan and companion Coastal Development Permit application was reviewed and conditionally approved by the Director of Planning and Development on June 15, 2023. The Director found that the project met all applicable development standards for a Tier 2(a) small cell wireless facility as prescribed by Article II. The Director's approval was appealed by an aggrieved party on June 20, 2023.

The project's BAR application was reviewed by the SBAR on June 16, 2023, for Preliminary Approval. The SBAR denied the project, citing that the location is inappropriate and not compatible with the area. The SBAR also stated that the siting of the antenna is too close to the adjacent home and not screened from view. The Applicant appealed this denial on June 23, 2023.

P&D staff has reviewed the appeal issues and found that approval of the proposed project is supported by information in the record. The proposed project is consistent with the requirements of Article II, the Coastal Zoning Ordinance, and complies with the policies within the Comprehensive Plan, including the Local Coastal Plan. Staff's review of the appeal issues are analyzed below in Section 6.1, and support approval of the proposed project.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Public right-of-way, RES-3.3 (Single-Family, Max. Dwelling Units 3.3/acre), Goleta Community Plan
Ordinance, Zone	Article II, 10-R-1 (Single-Family Residential)
Site Size	Public right-of-way
Present Use & Development	Public right-of-way
Surrounding Uses/Zone(s)	<i>North:</i> Single-Family Residence, 10-R-1 <i>South:</i> Single-Family Residence, 10-R-1 <i>East:</i> Single-Family Residence, 10-R-1 <i>West:</i> UCSB
Access	Camino Majorca
Public Services	Water Supply: N/A Sewage: N/A Fire: Santa Barbara County Fire Department Police: County Sheriff

5.2 Background Information

Project History

- On August 28, 2020, the Design Review application (Case No. 19BAR-00000-00222) at 6897 Trigo Road was conceptually reviewed by the SBAR, and the Applicant was told to return for Preliminary and Final Approval following approval from the Planning Commission.
- In October 2020, the original Conditional Use Permit (Case No. 19CUP-00000-00047) application was submitted for the current location at 6897 Trigo Road.
- Between January 2021 and March 2021, the Conditional Use Permit was reviewed at several Planning Commission hearings (January 13, 2021, January 27, 2021, March 31, 2021), and the Commission directed the applicant to review other locations. The alternative locations were reviewed and were as follows:
 - 6860 Sabado Tarde Road. An application was submitted for this location. See information contained below.
 - 6899 Fortuna Road. The Applicant is unable to locate the facility at 6899 Fortuna Road as it is not in the right-of-way but is on property owned by the Isla Vista

Recreation & Park District, and the District confirmed they would not entertain a project at this location.

- Collocation on existing Crown Castle facilities in the vicinity. The applicant is also unable to locate on Crown Castle facilities in the vicinity as it was determined that collocating would overload the poles.
- On November 9, 2022, the Applicant submitted a Development Plan (Case No. 22DVP-00000-00023) and Design Review (22BAR-00000-00248) application for a new pole near the 6860 Sabado Tarde Road location, in the Camino Lindo right-of-way adjacent to a vacant lot.
 - The Design Review case for this location was denied on February 3, 2023. The BAR Denial was based on the location being inappropriate for the project and the pole and antennae not blending into the environment.
- Subsequent to SBAR's denial of the location at 6860 Sabado Tarde, the Applicant analyzed several other sites for the facility and ultimately requested to revise the Development Plan proposal to go back to the original location under Case No. 22DVP-00000-00023.
- On June 14, 2023, the director-level Development Plan and Coastal Development Permit were approved by the Director. The Director's approval was appealed by an aggrieved party on June 20, 2023.
- On June 16, 2023, the Design Review application was denied by SBAR. The Applicant appealed this denial on June 23, 2023.

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 Telecommunications Act sets health and safety emissions thresholds and specifically restricts the regulatory treatment of telecommunications facilities by local agencies (i.e. cities and counties) in that regard. The Federal Telecommunications Act preempts local authorities from prohibiting any telecommunications service, stating "No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service" (47 U.S.C.A. § 253 (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 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)).

Federal "Shot Clock" Ruling Date

On September 26, 2018, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332, 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:

- 60 days for reviewing the application for attachment of a Small Wireless Facility using an existing structure;
- 90 days for the review of an application for attachment of a small wireless facility using a new structure.

These timeframes commence upon application submittal, and if the application is deemed incomplete the deadline is suspended until the date of application completeness re-submittal.

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 time frame for this proposed project is 60 days since the facility is a "small wireless facility" that will be located on an existing structure. The application was submitted on April 10, 2023. However, Verizon Wireless signed an agreement to toll the application until September 26, 2023.

5.3 Description

The project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project will be located on an existing 44-foot wood utility pole that includes attaching the following equipment:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28'-3" above grade;
- One #8843 and one #4449 radio unit installed within a 20" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor's Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

6.0 PROJECT ANALYSIS

6.1 Appeal Issues

Erickson Appeal (Case No. 23APL-00024) of P&D Approval of Development Plan Case No. 22DVP-00000-00023 and Coastal Development Permit Case No. 22CDP-00000-00146

Appeal Issue #1: The Appellant asserts that there are more aesthetically ideal locations to place the proposed wireless facility that the local community would support and that Verizon has abused the intent of the FCC's "Shot Clock" requirement to force a location that is less aesthetically ideal.

Staff Response: The Applicant has provided sufficient information to demonstrate that the proposed project location is the least intrusive location within Verizon's coverage gap area. In addition, the proposed project complies with all applicable Comprehensive Plan policies, including the Coastal Land Use Plan, and is consistent with the Article II development standards for telecommunication sites. Additionally, the County is subject to a 60-day Shot Clock to approve or deny the proposed small cell wireless project. The Applicant has continued to work closely with the County to extend this shot clock as needed to continue processing of the application.

In support of the project application, Verizon Wireless submitted an Alternative Analysis for 14 alternative sites in the vicinity. Each of these alternatives would either require a taller replacement pole for Verizon to locate on them, are on privately owned property and the owners are not amenable to locating a facility on their property, or already have equipment occupying the spaces required for a new small cell wireless facility.

Under the Federal Telecommunications Act the County may not regulate personal wireless facilities in a manner that constitutes an "effective prohibition" of service, which the FCC has interpreted to mean a "material inhibition" to the provision of wireless services. Although the County retains the ability to regulate small cell wireless facilities with respect to aesthetics, in light of the Applicant's Alternative Analysis, P&D staff does not believe that the facility can be denied or relocated without materially inhibiting the provision of wireless services. Accordingly, staff has focused on the project's consistency with Design Review requirements at the proposed location, and reducing potential aesthetic impacts of the facility through the imposition of conditions of approval. The site is designed to reduce visual impacts from public viewing areas to the extent feasible. The proposed location is on an existing pole within the public right-of-way, will not extend the height of the pole, will be rotated toward the south parallel to the roadway to avoid protrusion toward the roadway, and will be painted brown to match the utility pole. Additionally, the pole is located between existing residential development to the east and back-dropped by an existing line of eucalyptus trees to the west. The proposed small cell wireless facility is aesthetically similar to wireless facilities throughout the neighborhood, is designed to blend in with the existing pole to the extent possible, and is a similar design as what would be proposed at other alternative locations.

Appeal Issue #2: The Appellant claims that the proposed project is inconsistent with Coastal Plan Policy 4-4 because "the new structure will not be in conformance with the scale and character of the existing community." Specifically, the Appellant states that "the current location is too close

to where a permanent long term resident resides" and should be at least a street's distance away from residential homes.

Staff Response: The proposed project is consistent with all applicable Comprehensive Plan policies, including Coastal Plan Policy 4-4.

Coastal Plan Policy 4-4 states:

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.

The proposed project is consistent with Coastal Plan Policy 4-4 because the proposed two-foot tall and 14.6" diameter omni-directional canister antenna will be installed on a bracket and side-mounted to the existing 44-foot wood utility pole, consistent with the scale and character of other small cell wireless sites throughout the community. As shown in the project photo simulations included as Attachment D, the antenna will be painted brown to match the existing wood pole. Additional equipment attached to the utility pole includes two radio units installed within a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade and a new Verizon fiber line connected to the wood utility pole at 21'-4" above grade.

The proposed telecommunication equipment will not substantially change the visual appearance of the existing utility pole because the equipment is limited to a two-foot antenna at 28'-8" above grade and a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade. To further ensure neighborhood compatibility, the project is conditioned to require that equipment be painted a non-reflective color designed to blend with the existing pole and equipment (Condition No. 6 of Attachment B). The proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on an existing pole instead of a new pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment D.

Additionally, there is no regulation that requires that poles are a least a street's distance away. The regulations in Article II require that a facility meet property setbacks and comply with established FCC limits. The facility is located in a public right-of-way which does not have setbacks, and a Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I), which concludes that the proposed facility meets the FCC requirements. As a wireless telecommunications facility, federal law requires that the antennas

operate within the Federal Communications Commission (FCC) health and safety limits for radiofrequency exposure limits at all times. Local jurisdictions are prohibited from setting their own limits or standards and from regulating telecommunications facilities on the basis of radio frequency emissions to the extent that such facilities comply with 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

Appeal Issue #3: The Appellant claims that the project is inconsistent with Article II section 35-144F.D.3.c because "the facility is in very close proximity to another substantially visible facility located on Camino Majorca adjacent to 6898 Trigo Road." The Appellant goes on to claim that the "existing facility was installed before the neighbors could object and the permanent long term residents at this property feel very uncomfortable with the facility that close to their living spaces, for health reasons, aesthetic concerns and impact on property values."

Staff Response: The proposed project is consistent with all applicable development standards within Article II for small cell wireless facilities.

Article II Section 35-144F.D.3.c states: "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." The facility is consistent with this development standard because the proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on an existing utility pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment D. Therefore, the facility is located to minimize its visibility from public view.

Additionally, there is no evidence to substantiate the claim that the proposed small cell wireless facility will decrease property values. However, there are no policies within the Comprehensive Plan, including the Coastal Land Use Plan and the Goleta Community Plan, nor regulations within Article II regulating development based on impacts to private property value.

Finally, all Radio Frequency emissions from wireless facilities are regulated pursuant to established FCC limits. A Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I), which concludes that the proposed facility meets the FCC requirements. For accessible areas at ground level, the maximum power density level resulting from all Verizon Wireless operations is 2.35% of the FCC General Population limits and the maximum predicted power density level at adjacent buildings is 25.88% of the FCC General

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.

Population limits. The FCC General Population limit is considered to be a level that is safe for continuous exposure time.

Appeal Issue #4: The Appellant claims that the Director's decision to approve the proposed project is not supported by the evidence in the record. Specifically, the Appellant asserts that the Alternative Analysis prepared by Verizon does not accurately justify why alternative locations are infeasible. The Appellant claims that "there are multiple locations on the Alternative Analysis that would be more ideal from an aesthetic perspective (adjacent to eucalyptus trees, at the end of and along Fortuna Road, and there are multiple street lamps at UCSB west campus housing), but Verizon doesn't want to spend the time or money to move those locations forward."

Staff Response: The Director's decision to approve the proposed project is supported by evidence in the record. As discussed below in Sections 6.3 and 6.4, as well as within the Director's memo dated June 15, 2023 (Attachment G), the proposed project is consistent with all applicable policies within the Comprehensive Plan and complies with all applicable Article II development standards for small cell wireless facilities.

The Alternative Analysis submitted by the Applicant analyzed 14 alternate locations in the vicinity of the proposed project. All of these locations were considered infeasible due to other equipment occupying the space required to locate on the pole or the location being on privately owned property rather than in a public right-of-way, or considered more intrusive due to the pole having to be replaced with a taller pole. As discussed in the project history in Section 5.2 of this staff report, as well as in Appeal Issue #1 above, the Applicant has pursued several other locations but has been unable to locate at these locations due to the location being on private property, the location of existing equipment on the pole, or the Design Review case being denied.

Verizon Appeal (Case No. 23APL-00026) of SBAR Denial of Case No. 19BAR-00000-00222

Appeal Issue #1: The Applicant claims that the SBAR "denial was inconsistent with Article II Section 35-184.6(1), Findings for All Board of Architectural Review Applications, which does not grant the SBAR the authority to regulate the location of a small cell facility in the right-of-way in a designated urban area."

Staff Response: SBAR's decision to deny Design Review for the project was based on the provided site plan, public comment, and photo simulations submitted by the Applicant. SBAR's findings for denial were documented in the written minutes of the meeting. The SBAR stated that the proposed location is inappropriate and not compatible with the area. The siting of the antenna is too close to the adjacent home and not screened from view.

The Planning Commission considers appeals *de novo*, and substantial evidence supports the proposed finding for approval of Design Review for the project. The project complies with all

siting requirements and Article II regulations for small cell wireless facilities such as setbacks, height limits, and compliance with the Federal Communication Commission (FCC) standards. The project is compatible with the area because it will be located on an existing utility pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. As previously stated, the Applicant reviewed 14 other locations, which were all considered infeasible or more intrusive. The project meets all design guidelines, and staff recommends approval of Preliminary and Final Design Review for the project, based on the Commission's ability to make the required findings for approval, included as Attachment A.

Appeal Issue #2: The Applicant claims that the "proposed facility complies with the applicable design findings" because it is "in conformance with the scale and character of the existing community and its right-of-way utility infrastructure, with similarity of style."

Staff Response: The project is consistent with all Design Review findings, included as Attachment A. The project is in conformance with the scale and character of the existing community due to its design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and color. Additionally, the proposed equipment is similar in appearance and size to other existing small cell wireless facilities in the neighborhood. There are also several other utilities in the right-of-way in the surrounding area, such as electric lines and light poles.

Appeal Issue #3: The Applicant asserts that "SBAR's denial was inconsistent with California Public Utilities Code Section 7901, which grants telephone corporations a statewide right to place their equipment along any public right-of-way." The Applicant goes on to state that "while the County may exercise reasonable aesthetic discretion over right-of-way facilities, it cannot completely prohibit small cells in the right-of-way." Specifically, the Applicant points out that "design standards for private property development are not appropriate for right-of-way infrastructure."

Staff Response: Generally, the provisions of the California Public Utilities Code cited by the Applicant do not preclude the County's regulation of personal wireless facilities based on aesthetic considerations. However, as summarized above, under the Federal Telecommunications Act the County may not regulate personal wireless facilities in a manner that constitutes an "effective prohibition" of service, which the FCC has interpreted to mean a "material inhibition" to the provision of wireless services.

Although the County retains the ability to regulate small cell wireless facilities with respect to aesthetics, in light of the Applicant's Alternative Analysis, P&D staff does not believe that the facility can be denied or relocated without materially inhibiting the provision of wireless services. Accordingly, staff has focused on the project's consistency with Design Review requirements at the proposed location, and reducing potential aesthetic impacts of the facility through the imposition of conditions of approval.

As discussed in the support statement (Attachment H) submitted by Dewayne Bonham, a radio frequency design engineer, the proposed project is proposed to enhance its service in the west Isla Vista area of Santa Barbara County, where there is a significant gap in service capacity and mid-band coverage. This area currently receives service from Verizon Wireless’s existing Isla Vista facility located on a four-story building rooftop 0.7 miles east of the proposed facility, and the UCSB facility on the 175-foot-tall Storke Tower located 1.2 miles east of the project site. Due to the distance from the existing facilities and a lack of strong dominant signal, there is a gap in reliable mid-band service in the west Isla Vista area. In addition, the project meets all the development standards of Article II regulating Tier 2(a) wireless facilities, including setbacks, size and height limits, compliance with FCC emissions limits, access, lighting, finish, and paint. Therefore, staff recommends approval of Preliminary and Final Design Review for the project, based on the Commission’s ability to make the required findings for approval, included as Attachment A.

6.2 Environmental Review

The proposed project is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined by in the State and County Guidelines for the implementation of CEQA Section 15303 [New Construction or Conversion of Small Structures]. Please review the CEQA Notice of Exemption included as Attachment C of the staff report for more information.

6.3 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
Adequate Services	
<p><i>Coastal Plan Policy 2-6: 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 be grounds for denial of the project or</i></p>	<p>Consistent: The proposed project is consistent with this policy because it will be served by adequate services, including Southern California Edison for its electrical utilities, the Santa Barbara County Fire Department, and the County Sheriff’s office. The project is a request for a telecommunication facility and therefore no water or sewer services are required for the proposed project.</p>

<p><i>reduction in the density otherwise indicated in the land use plan . . .</i></p>	
Visual Impacts	
<p><i>Coastal Plan Policy 4-4:</i> <i>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.</i></p>	<p>Consistent: The proposed project is consistent with the policy that requires the project to be in conformance with the scale and character of the existing community. The proposed two-foot tall and 14.6" diameter omni-directional canister antenna will be installed on a bracket and side-mounted to the existing 44-foot wood utility pole. As shown in the project photo simulations included as Attachment D, the antenna will be painted brown to match the existing wood pole. Additional equipment attached to the utility pole includes three radio units installed within a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade and a new Verizon fiber line connected to the wood utility pole at 21'-4" above grade.</p> <p>The proposed telecommunication equipment will not substantially change the visual appearance of the existing utility pole because the equipment is limited to a two-foot antenna at 28'-3" above grade and a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade. To further ensure neighborhood compatibility, the project is conditioned to require that equipment be painted a non-reflective color designed to blend with the replacement pole and equipment (Attachment B Condition No. 6).</p> <p>The proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on an existing pole instead of a new pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. Due to the</p>

	<p>project’s design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment D.</p>
Noise	
<p>Noise Element Policy 1: <i>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.</i></p> <p>Goleta Community Plan Policy N-GV-1: <i>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 significant noise impacts.</i></p>	<p>Consistent: The proposed project is consistent with the noise policy and development standard because the wireless facility will not produce noise at any discernible level, as no fans, motors, or backup generators are proposed to provide power.</p> <p>The proposed project will have the potential to create short-term, construction-related noise impacts to nearby residences. Attachment B Condition No. 4 requires that construction activities be limited to the hours between 8:00 a.m. and 5:00 p.m. on weekdays and prohibited on weekends and State holidays. In addition, Attachment B Condition No. 5 requires that all construction parking and staging be located within a designated area adjacent to the project site on Camino Majorca. The designated work area and proposed traffic control measures will further reduce construction noise impacts on the surrounding neighborhood by limiting the area where construction-related operations will occur.</p>
Cultural Resources	
<p>Land Use Element Historical and Archaeological Policy 2: <i>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.</i></p> <p>Goleta Community Plan Policy HA-GV-1:</p>	<p>Consistent: The proposed project is consistent with the policies to protect cultural resources. The project site is located within a disturbed road right-of-way area. The project will require only minimal and shallow excavation to install two proposed handholes that will be used to provide an electrical service point of connection, and trenching within the previously disturbed roadway to place</p>

<i>Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.</i>	underground electrical lines. Therefore, it is unlikely that the project will result in ground disturbances that will have the potential to disturb buried intact cultural resources. The project is conditioned to stop work in the unlikely event that any unknown cultural resources are encountered during construction (Attachment B Condition No. 3).
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6.4 Zoning: Article II

The project is consistent with all applicable County Code development standards for Tier 2(a), small wireless projects as follows:

Applicable County Code Standards	Site's Consistency with Standards
Standards for Tier 2 Projects, Small Wireless Facilities	
<p>Article II Section 35-144F.C.2.a (1) The facilities:</p> <ul style="list-style-type: none">(a) are mounted on structures 50 feet or less in height including antennas as defined in 47 C.F.R. Section 1.1320(d) (which defines collocation as the mounting or installation of an antenna on an existing tower, building or structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes, whether or not there is an existing antenna on the structure;(b) are mounted on structures no more than 10 percent taller than other adjacent structures; or(c) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater.	<p>Consistent. The proposed facility is consistent with this standard because the facility will be mounted on an existing pole with a maximum height of 44 feet, which is less than the 50-foot height limit. The facility will not increase the height of the existing pole.</p>

Article II Section 35-144F.C.2.a (2)

Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 C.F.R. Section 1.1320(d)), is no more than three cubic feet in volume.

Consistent. The proposed facility is consistent with this standard because the proposed antenna is 2.3 cubic feet in volume.

Article II Section 35-144F.C.2.a (3)

All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume.

Consistent. The proposed facility is consistent with this standard because all wireless equipment associated with the structure totals 17.73 cubic feet in volume.

Article II Section 35-144F.C.2.a (4)

The facility does not require antenna structure registration under Part 17 of Title 47 C.F.R, or its successor regulations (i.e. Federal Communications registration due to extreme height or proximity to an airport).

Consistent. The proposed facility is consistent with this standard because it is not in close proximity to an airport.

Article II Section 35-144F.C.2.a (5)

The facility is not located on Tribal lands, as defined under 36 C.F.R. Section 800.16(x) (lands within the exterior boundaries of any Indian reservation and all dependent Indian communities), or its successor regulation.

Consistent. The proposed facility is consistent with this standard because it will not be located on Tribal lands as defined under 36 C.F.R. Section 800.16(x), or its successor regulation.

Article II Section 35-144F.C.2.a (6) The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R. Section 1.1307(b), or its successor regulation. C.F.R. Section 1.1307(b) states that for authorization of radiofrequency sources applicants must either determine that they qualify for an exemption, prepare an evaluation of the human exposure to RF radiation, or prepare an Environmental

Consistent. The proposed facility is consistent with this development standard and complies with all FCC standards. A Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I), which concludes that the proposed facility meets the FCC requirements. For accessible areas at ground level, the maximum power density level resulting from all Verizon Wireless operations is 2.35% of the FCC General

Assessment if those RF sources would cause human exposure to levels of RF radiation in excess of the allowable limits.

Population limits and the maximum predicted power density level at adjacent buildings is 25.88% of the FCC General Population limits. The FCC General Population limit is considered to be a level that is safe for continuous exposure time. As a part of the project conditions (Attachment B Condition No. 8), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

Article II Section 35-144F.C.2.a (7) The antenna shall be mounted on either an existing operational public utility pole or similar support structure (e.g. street light, traffic light, telephone pole, existing wooden pole) that is not being considered for removal, as determined by the Director, or the roof of an existing structure, or vaulted underground, unless technical requirements dictate otherwise.

Consistent. The proposed facility is consistent with this standard because the proposed project will place telecommunications equipment on an existing utility pole.

(a) If technical requirements dictate that the antenna cannot be mounted on an existing operational public utility pole or similar support structure, the antenna may be mounted on a new pole or similar support structure provided the new pole or support structure replicates the materials, color, and finish of existing infrastructure nearby.

Article II Section 35-144F.C.2.a (8) The placement of multiple, interconnected, small wireless facilities to establish a new network (i.e. four or more within a square mile) may be reviewed as a whole project including all components that result in a physical change to the environment (e.g.

Consistent. The proposed facility is consistent with this standard because there is only one facility proposed.

antennas, equipment, cabling, trenching, boring, vaults, poles, hub sites).

Article II Section 35-144F.C.2.a (9)

Colors and materials shall be chosen to minimize visibility, using textures and colors to match or blend with the primary background.

Consistent. The proposed facility is consistent with this standard because the facility will be painted brown to blend in with the wood pole it will be mounted on.

Article II Section 35-144F.C.2.a (10)

Antennas mounted to the façade of a building or structure shall be architecturally integrated into the building or structure design and otherwise made as unobtrusive as possible. If possible, antennas should be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not protrude more than two feet horizontally from the façade.

Consistent. The proposed facility is consistent with this standard because it will not be mounted to the façade of a building or structure.

Additional Development Standards for Telecommunications Facilities

Article II Section 35-144F.D.1.a Setbacks. The facility shall comply with the setback requirements of the zone in which the facility is located.

Consistent. The proposed facility is consistent with the standard to comply with setbacks because it will be located in the County right-of-way and there are no setback requirements in the right-of-way.

Article II Section 35-144F.D.1.b Height limits and exceptions.

The height of antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 50 feet in height.

Consistent. The proposed facility is consistent with the 50-foot height limitation development standard since the highest portion of the proposed antenna will be approximately 30.8 feet above grade and it will be mounted to an existing utility pole that is 44 feet in height.

Article II Section 35-144F.D.1.c Fencing.

The general public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated

Consistent. The proposed facility is consistent with this policy because the lowest portion of the proposed antenna equipment will be two radio units shrouded in an enclosure that will be mounted 12'-3"

antenna support structure, and equipment shelter.

above grade. Pole steps for maintenance will be located beginning at approximately seven feet above grade, which will exclude access to the general public.

Article II Section 35-144F.D.1.d Historical landmarks. 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 Historic Landmarks Advisory Commission, or the Board on appeal.

Consistent. The proposed facility is consistent with this standard because there are no County-designated historical landmarks in the road right-of-way at this location.

Article II Section 35-144F.D.1.e Compliance with FCC. The facility shall comply at all times with all FCC (Federal Communications Commission) rules, regulations, and standards.

Consistent. The proposed facility is consistent with this development standard and complies with all FCC standards. A Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I), which concludes that the proposed facility meets the FCC requirements. For accessible areas at ground level, the maximum power density level resulting from all Verizon Wireless operations is 2.35% of the FCC General Population limits and the maximum predicted power density level at adjacent buildings is 25.88% of the FCC General Population limits. The FCC General Population limit is considered to be a level that is safe for continuous exposure time. As a part of the project conditions (Attachment B Condition No. 8), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

Article II Section 35-144F.D.1.f Access roads and parking areas. The facility shall be served by roads and parking areas

Consistent: The proposed facility is consistent with this development standard because no new roads or parking areas are required for the project. The proposed

consistent with the following requirements:

- (1) New access roads or improvements to existing access roads shall be limited to the minimum required to comply with County regulations concerning roadway standards and regulations.
- (2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.
- (3) Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.

unmanned facility will be accessed from Camino Majorca. The proposed project does not include the development of any new parking areas. The existing roadway infrastructure is adequate to serve the proposed project. Construction of the project will require approval of an encroachment permit.

Article II Section 35-144F.D.1.g Lighting. The facility shall be unlit.

Consistent. The proposed facility is consistent with this standard because there is no lighting proposed.

Article II Section 35-144F.D.1.h Exterior finish. The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.

Consistent. The proposed facility is consistent with these development standards that require the project be finished with non-reflective surfaces. As shown in the photo simulations included as Attachment D and required by Attachment B Condition No. 6, the proposed telecommunication equipment will be painted with non-reflective paint or other non-reflective finish that is similar in color to the existing wood utility pole. 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 (Attachment B Condition No. 13).

Article II Section 35-144F.D.1.i Painted surfaces. Structures, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and repainted as necessary with a non-reflective paint.

Article II Section 35-144F.D.1.j Landscaping. The facility shall be constructed so as to maintain and enhance

Consistent. The proposed facility is consistent with this standard because there will be no impact to existing vegetation.

existing vegetation, without increasing the risk of fire hazards.

Article II Section 35-144F.D.2.a Power Source. The primary power source shall be electricity provided by a public utility.

Consistent. The proposed facility is consistent with the development standard that requires the project's primary power sources be provided by a public utility because electric service for the project will be provided by existing service lines located adjacent to the project site.

Article II Section 35-144F.D.2.b Prime soils. Disturbed areas associated with the development of a facility shall be prohibited on prime agricultural soils.

Consistent. The proposed facility is consistent with this standard because there are no prime soils in the vicinity of the project.

Article II Section 35-144F.D.2.c Collocation. 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:

Consistent. The proposed facility is consistent with the development standard that requires collocation because the proposed project will place telecommunications equipment on an existing utility pole.

- 1) The applicant can demonstrate that reasonable efforts, acceptable to the decision-maker, 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 decision-maker determines that:
 - a) Collocation of the proposed facility would result in greater visual impacts than if a new support structure were constructed.
 - b) The non-located development will not result in greater impact to coastal resources, including sensitive habitat, coastal waters, and public access.
-

Article II Section 35-144F.D.2.d Support facilities. Support facilities shall be located underground, if feasible, if they would otherwise be visible from public viewing areas.

Consistent. The proposed facility is consistent with the development standard that requires support facilities to be located underground. The proposed project includes the installation of two 24" x 36" below grade "handholes" that will be the point of connection for electrical service. The handhole area will be located adjacent to the existing utility pole.

Article II Section 35-144F.D.2.e Between sea and row. 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.

Consistent. The proposed facility is consistent with this standard because it will not be located between the sea and the seaward side of the right-of-way.

Article II Section 35-144F.D.3.a Scenic highway or corridor. 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. The proposed facility is consistent with this standard because there are no State-designated scenic highways or scenic corridors within the vicinity of the project site, as shown in the Comprehensive Plan maps. The facility will be located over a mile from highway 101, the closest highway.

Article II Section 35-144F.D.3.b Exposed ridgeline. 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.

Consistent. The proposed facility is consistent with this standard because it will not be installed on an exposed ridgeline.

Article II Section 35-144F.D.3.c Two mile buffer in public viewing area. 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 facility is consistent with these development standards because the proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on an existing utility pole, will not increase the

**Article II Section 35-144F.D.3.d
Compatibility with surrounding environment.**

Telecommunication facilities that are substantially visible from public viewing areas shall be sited below the ridgeline, depressed or located behind earth berms in order to minimize their profile and minimize any intrusion into the skyline. In addition, where feasible, and where visual impacts would be reduced, the facility shall be designed to look like the natural or manmade environment. These facilities shall be compatible with the existing surrounding environment.

height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment D. Therefore, the facility is located to minimize its visibility from public view.

**Article II Section 35-144F.D.3.e
Environmentally Sensitive Habitat.**

Disturbed areas associated with the development of a facility shall not occur within the boundaries of an environmentally sensitive habitat area.

Consistent. The proposed facility is consistent with this standard because it is not within an environmentally sensitive habitat area.

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within ten calendar days of said action. This development application is appealable to the Coastal Commission pursuant to Article II Section 35-182.6, therefore no appeal fee will be charged.

The action of the Board of Supervisors may be appealed to the Coastal Commission within ten working days of receipt by the Coastal Commission of the County's notice of final action.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval
- C. CEQA Notice of Exemption
- D. Plans and Visual Simulations
- E. Appeal Application (Case No. 23APL-00024)

Verizon Wireless at Camino Majorca: Applicant Appeal of SBAR Denial and Erickson Appeal of the Director's Approval

Case Nos. 23APL-00024, 23APL-00026, 22DVP-00000-00023, 22CDP-00000-00146 & 19BAR-00000-00222

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- F. Appeal Application (Case No. 23APL-00026)
- G. P&D Director Memo, dated June 15, 2023
- H. Coverage and Capacity Justification
- I. Radio Frequency Emissions Compliance Report
- J. Alternative Site Analysis

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The County Planning Commission finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 DEVELOPMENT PLAN FINDINGS

2.1.1 Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

- 1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.**

The County Planning Commission finds that the project site is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed. The applicant identified the project site as the least intrusive site for the facility to fill a gap in coverage and capacity since the site serves the target residential users (Attachment H of the staff report dated August 17, 2023). The proposed antenna equipment will be mounted on an existing 44-foot wood utility pole located within the right-of-way for Camino Majorca, as shown in the project plans and photo simulations (Attachment D of the staff report dated August 17, 2023). The color of the antenna will be similar to that of the wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors in compliance with Tier 2(a) telecommunication development standards, impacts to public views will be minimized. Additionally, as discussed in Sections 6.3 and 6.4 of the staff report dated August 17, 2023, the project is consistent with Article II, and the Comprehensive Plan, including the Coastal Land Use Plan. The project complies with policies regarding adequate services, visual resources, and noise, and the standards for telecommunications facilities in Article II.

2. That adverse impacts are mitigated to the maximum extent feasible.

The County Planning Commission finds that, as conditioned, no adverse environmental impacts will result from the project. The project is exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. To ensure that the project operates within FCC limits, the County requires the applicant to submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether they comply with the Federal requirements. A Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I of the staff report dated August 17, 2023), which concludes that the proposed facility meets the FCC requirements. For accessible areas at ground level, the maximum power density level resulting from all Verizon Wireless operations is 2.35% of the FCC General Population limits and the maximum predicted power density level at adjacent buildings is 25.88% of the FCC General Population limits. The FCC General Population limit is considered to be a level that is safe for continuous exposure time. Construction will be limited to previously disturbed public rights-of-way, will be short term in nature and no vegetation will be impacted. The project is conditioned to ensure that construction noise is limited to County mandated hours, as discussed in the Section 6.3 of the staff report dated August 17, 2023.

3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The County Planning Commission finds that, due to the project being an unmanned facility that will generate no traffic other than installation and as needed maintenance, the existing street and highways are adequate to carry the type and quantity of traffic generated by the proposed use. Access to the project site will be provided off of Camino Majorca.

4. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

The County Planning Commission finds that the project will have adequate services because, as discussed in the Section 6.3 of the staff report dated August 17, 2023, the project is served by the Santa Barbara County Fire Department and the County Sheriff. There is existing electricity provided from So Cal Edison. The site does not require water or sanitary service because it is an unmanned

telecommunication facility. Access to the site will be provided off of Camino Majorca.

- 5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.**

The County Planning Commission finds that the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. The facility complies with FCC health and safety standards and meets all policy and development standards, as discussed in Sections 6.3 and 6.4 of the staff report dated August 17, 2023. Furthermore, the facility is sited and designed to be visually compatible with the surrounding area by collocating on an existing utility pole. The proposed equipment will be painted with non-reflective paint or other non-reflective finish that is similar in color to the existing wood utility pole. Lastly, the new facility will provide wireless service to an area with documented coverage and capacity deficiencies.

- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.**

The County Planning Commission finds that the proposed project is consistent with this finding because, as discussed in Sections 6.3 and 6.4 of the staff report dated August 17, 2023, the project is consistent with Article II, and the Comprehensive Plan, including the Coastal Land Use Plan. The project complies with policies regarding adequate services, visual resources, and noise, and the standards for telecommunications facilities in Article II.

- 7. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.**

The County Planning Commission finds that the proposed project is not located within the Rural area as designated on the Comprehensive Plan maps, and thus this finding does not apply.

- 8. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.**

The County Planning Commission finds that the proposed project will not conflict with any easement required for public access through, or public use of a portion of the project site because the site is located in a public right-of-way, and will not impede access to Camino Majorca.

2.1.2 Additional findings required for Commercial Telecommunication Facilities. In compliance with Section 35-144F.G of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of a Preliminary or Final Development Plan for a commercial telecommunication facility the decision-maker shall first make all of the following findings:

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

The County Planning Commission finds that the proposed wireless facility will be compatible with existing and surrounding development. The facility will be located on an existing wood utility pole in a public road right-of-way to enhance compatibility with existing land use and visual conditions. To blend in visually with the neighborhood, the proposed antenna and associated equipment will be painted a color that is similar to the existing wood utility pole. Additional equipment mounted to the utility pole includes three radio units installed within a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade and a new Verizon fiber line connected to the wood utility pole at 21'-4" above grade. The design of the antenna and associated equipment will not substantially change the neighborhood's existing visual characteristics and will be compatible with existing visual conditions.

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

The County Planning Commission finds that the proposed project is located to minimize its visibility from public view because the antenna will be installed on an existing 44-foot wood utility pole located in the right-of-way for Camino Majorca. The color of the antenna will be similar to that of the wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized.

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

The County Planning Commission finds that the facility is designed to blend into the surrounding environment to the greatest extent feasible because, as described in Finding 2.2.2 above, the proposed two-foot high and 14.6" diameter antenna will be painted a color that is similar to the wood utility pole on which it is mounted. The proposed wireless facility will be collocated on an existing wood pole, which will minimize changes to existing visual conditions in the project area. The project is conditioned (Condition No. 6 of Attachment B of the staff report dated August 17, 2023) to require the antenna to be painted in a non-reflective color to blend in with the existing wood pole and reduce its visibility.

- 4. The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Section 35-144F.G.4.a.**
 - 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, or**
 - (3) Would avoid or reduce the potential for environmental impacts and will not increase the visibility of the facility, will not decrease public safety, and will not result in greater impacts to coastal resources including sensitive habitats, coastal waters, and public access.**

The County Planning Commission finds that, as discussed in Section 6.4 of the staff report dated August 17, 2023, the project complies with all required development standards including setbacks, height limits, and compliance with the Federal Communication Commission (FCC) standards.

- 5. The applicant has demonstrated that the facility shall be operated within the frequency range allowed by the FCC and complies with all other applicable safety standards.**

The County Planning Commission finds that the facility will be operated within the frequency range allowed by the FCC and complies with all other applicable safety standards. A Radio Frequency Emissions Compliance Report was submitted as part of the project application (Attachment I of the staff report dated August 17, 2023), which concludes that the proposed facility meets the FCC requirements. For accessible areas at ground level, the maximum power

density level resulting from all Verizon Wireless operations is 2.35% of the FCC General Population limits and the maximum predicted power density level at adjacent buildings is 25.88% of the FCC General Population limits. The FCC General Population limit is considered to be a level that is safe for continuous exposure time. As a part of the project conditions (Condition No. 8 of Attachment B of the staff report dated August 17, 2023), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

2.2 COASTAL DEVELOPMENT PERMIT FINDINGS

2.2.1 Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, 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 County Planning Commission finds that adequate services are available to serve the proposed development, including Southern California Edison for its electrical utilities, the Santa Barbara County Fire Department, and the County Sheriff's office. No water or sewer services are required for the proposed project.

2.2.2 Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the review authority shall first make all of the following findings:

1. The proposed development conforms:

- a. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**
- b. The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).**

The County Planning Commission finds that the proposed project is consistent with this finding because, as discussed in Sections 6.3 and 6.4 of the staff report dated August 17, 2023, the project is consistent with Article II and the Comprehensive

Plan including the Coastal Land Use Plan. The project complies with policies regarding adequate services, visual resources, and noise, and the standards for telecommunications facilities in Article II.

2. The proposed development is located on a legally created lot.

The County Planning Commission finds that the facility will be located in a County right-of-way.

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 County Planning Commission finds that 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 Article II. As discussed in the Section 6.4 of the staff report dated August 17, 2023, the project complies with all standards in Article II for telecommunication facilities. There are no zoning or building violations. All processing fees have been paid to date.

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

The County Planning Commission finds that the project will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast, as described in the Section 6.4 of the staff report dated August 17, 2023, and shown in the photo simulations (Attachment D of the staff report dated August 17, 2023). The proposed antenna will be installed on an existing 44-foot high wood utility pole located in the right-of-way for Camino Majorca. The color of the antenna and related equipment will be similar to that of the wood pole. Due to the project's location in the road right-of-way, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, the project will not significantly obstruct public views from any public road, or public views from any public recreation area or along the coast. In addition, the proposed project site is located approximately 1,000 feet north of the coast.

5. The proposed development will be compatible with the established physical scale of the area.

The County Planning Commission finds that the proposed development will be compatible with the established physical scale of the area, as described in Section 6.4 of the staff report dated August 17, 2023, and shown in the photo simulations (Attachment D of the staff report dated August 17, 2023). The proposed telecommunication project equipment will be placed on an existing 44-foot high wood utility pole located on the east side of the Camino Majorca right-of-way. The proposed equipment will not increase the height of the existing utility pole and will not substantially change the appearance of the existing pole.

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.

The County Planning Commission finds that the project will comply with the public access and recreation policies of Article II and the Comprehensive Plan, including the Coastal Land Use Plan. The proposed unmanned telecommunications facility will not generate traffic other than during project construction and for periodic maintenance required on an as-needed basis. In addition, the proposed project site is located approximately 1,000 feet north of the coast. As a result, the project will not generate traffic volumes that have the potential to impede public access to the coast. Additionally, no equipment is placed on the sidewalk that will interfere with public access to the beach.

3.1 BAR FINDINGS

3.1.1 Findings required for all Design Review applications. In compliance with Subsection 35-184.6 of Article II, prior to the approval or conditional approval of an application for Design Review the review authority shall first make all of the following findings, as applicable:

- 1. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.**

The Planning Commission finds that the proposed structure is not located in a rural area, and therefore this finding does not apply.

- 2. 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.

The Planning Commission finds that the project is in conformance with the scale and character of the existing community. The proposed two-foot tall and 14.6" diameter omni-directional canister antenna will be installed on a bracket and side-mounted to the existing 44-foot wood utility pole. As shown in the project photo simulations (Attachment D of the staff report dated August 17, 2023), the antenna will be painted brown to match the existing wood pole. Additional equipment attached to the utility pole includes two radio units installed within a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade and a new Verizon fiber line connected to the wood utility pole at 21'-4" above grade.

The proposed telecommunication equipment will not substantially change the visual appearance of the existing utility pole because the equipment is limited to a two-foot antenna at 28'-8" above grade and a 20" wide by 70" long shroud affixed to the side of the utility pole at 12'-3" above grade. To further ensure neighborhood compatibility, the project is conditioned to require that equipment be painted a non-reflective color designed to blend with the existing pole and equipment (Condition No. 6 of Attachment B of the staff report dated August 17, 2023). The proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on an existing pole instead of a new pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the existing wood pole. Due to the project's design, the small size of the proposed equipment, location on an existing utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations (Attachment D of the staff report dated August 17, 2023).

3. Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers or signs) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the property.

The Planning Commission finds that the overall structure shapes are in proportion to and in scale with other existing structures on the same site and in the area surrounding the subject property because the proposed antenna and associated equipment meet the requirements of the Tier 2(a) small cell wireless facilities. The other existing structures in the road right-of-way include the existing utility pole on which the antenna and other associated equipment will be located. The facility's small size, colors, and materials are designed to blend in with other utility infrastructure in the area, as shown in the Alternative Site Analysis (Attachment J of the staff report dated August 17, 2023).

4. Mechanical and electrical equipment shall be well integrated in the total design concept.

The Planning Commission finds that the electrical and mechanical equipment is well integrated into the total design concept because the equipment will be painted a non-reflective brown color to blend in with the existing utility pole, and is designed to blend in with other utility infrastructure on the existing pole. Electrical equipment will be located on the existing pole, with no need for other structures on the ground next to the pole.

5. There shall be harmony of material, color, and composition of all sides of a structure or building.

The Planning Commission finds that there will be harmony of color, composition, and material on all sides of the proposed structure. The proposed project is conditioned (Condition No. 6 of Attachment B of the staff report dated August 17, 2023) to require that equipment be painted in a non-reflective color designed to blend in with the existing pole and equipment. The project is also conditioned (Condition No. 13 of Attachment B of the staff report dated August 17, 2023) to be maintained in a state of good condition at all times, which includes painting, site identification, and equipment repair.

6. A limited number of materials will be on the exterior face of the building or structure.

The Planning Commission finds that there is a limited number of materials on the exterior face of the structure because the materials include the wood from the existing utility pole and the metal from the antenna and associated equipment that is necessary for the project to function properly.

7. There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.

The Planning Commission finds that there is a harmonious relationship with existing and proposed adjoining developments because the proposed project is located on an existing utility pole that already includes electrical wires. The proposed project will include adding an antenna and other associated equipment, however it will not include adding a new structure. In addition the antenna and associated equipment will be painted in a non-reflective brown color to blend in with the existing utility

pole. As such, the project blends in with other existing utility infrastructure in the area.

8. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well designed relationship to one another, respecting the environmental qualities, open spaces, and topography of the property.

The Planning Commission finds that the site layout, orientation, and location of structures and signs is in an appropriate and well-designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site because no structures are proposed. The project will place an antenna and associated equipment on an existing utility pole. The project also includes a Radiofrequency Caution sign that will be placed on the antenna shroud and a Notice of Pole Workers sign that will be 7.5 in tall and be placed on the utility pole approximately 20 ft. above existing grade. The location of the signs is appropriate as it won't be in the direct line of sight of a pedestrian walking on the street, but would be visible to a utility pole worker who may need to work on the pole at a future time.

9. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of planting which will be appropriate to the project, and adequate provisions for maintenance of all planting.

The Planning Commission finds that the project will provide adequate landscaping in proportion to the project site because the proposed project is located on an existing utility pole. No landscaping exists related to the pole and no landscaping is required or proposed as part of the project.

10. Signs including their lighting, shall be well designed and shall be appropriate in size and location.

The Planning Commission finds that signs, including associated lighting are well designed and will be appropriate in size and location. The project will include two signs, a Radiofrequency Caution sign that will be placed on the equipment shroud to notify pole workers of the radiofrequency emissions, and a Notice to Pole Workers sign to notify pole workers that there is an antenna located on this pole. The signs will be located approximately 20 feet above existing grade, out of the normal eyesight of the public but easily noticeable for a utility worker. These signs will not be lit, and no exterior lighting is proposed as part of the project.

11. The proposed development is consistent with any additional design standards as expressly adopted by the Board of Supervisors for a specific local community, area, or district pursuant to Section 35-144A of Article II.

The Planning Commission finds that there are no additional design standards for telecommunication facilities, and this finding does not apply to the proposed project. The project complies with development standards adopted for Tier 2(a) small scale facilities within Article II, as described in Section 6.4 of the staff report dated August 17, 2023. The proposal complies with regulations that encourage collocation on existing poles and therefore blends in with the existing infrastructure.

ATTACHMENT B: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description 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 project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project will be located on an existing 44-foot wood utility pole that includes attaching the following equipment:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28.8 feet above grade;
- One #2203, one #8843, and one #4449 radio unit installed within a 19.7" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor's Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as

Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of Coastal Development Permit and Building and Safety staff shall spot check in the field throughout grading and construction.
- 4. Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.
No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) 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 shall spot check and respond to complaints.
- 5. Parking-02 Onsite Construction Parking:** All construction-related vehicles, equipment staging and storage areas shall be located along Camino Majorca in the immediate vicinity of the development, in a designated area not exceeding 350 square feet in accordance with their traffic control plan and approved by Planning and Development. The Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on all building plans.

TIMING: This restriction shall be maintained throughout construction.

MONITORING: Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

Project Specific Conditions

- 6. 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 brown to match the wood pole.

PLAN REQUIREMENTS: Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Zoning Clearance, as well as on final building plans.

MONITORING: Building and Safety staff shall conduct an inspection prior to Final Building Inspection Clearance.

- 7. Tel-05 Exterior Lighting:** Except as otherwise noted in the Project Description and development plans, the antenna support structure shall not be lighted. The leased premises shall likewise be unlit except for a manually operated light which limits lighting to the area of the equipment in the immediate vicinity of the antenna support structure. The light fixture shall be fully shielded, full cut off and downcast so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night.

PLAN REQUIREMENTS: The Permittee shall restate the lighting limitations on the construction plans. Plans for exterior lighting, if any are provided, shall be submitted to the County for review and approval.

TIMING: This condition shall be satisfied prior to issuance of Zoning Clearance.

- 8. 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:

1. 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.

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

3. 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 "1" above.

PLAN REQUIREMENTS: All building plans shall include provisions for MPE compliance.

TIMING: Initial verification of compliance with RF public MPE standards shall be accomplished no later than 30 days following Final Building Clearance. Continued verification of compliance with MPE requirements shall be accomplished by RF field test reports submitted every 5 years following initial verification.

MONITORING: P&D planner shall review all RF field test reports and estimated maximum cumulative RF exposure reports providing calculations of predicted compliance with the public MPE standard. P&D planner shall monitor changes in RF standards, as well as equipment modifications, additions & RF exposures at the site as reported by the Owner/Applicant that might trigger the requirement for field-testing at intervening times between regular test periods.

- 9. 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:

1. **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.

2. **Modification Limits.** The Director's decision shall take into account the availability of new technology, capacity and coverage requirements of the Permittee, and new facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not be limited to a reduction in antenna size and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the Permittee shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed in compliance with the provisions of the County Code.

PLAN REQUIREMENTS: The Permittee shall restate the provisions for emissions compliance on all building plans.

TIMING: Building permit valuation data shall be used for the purpose establishing the estimated cost of installing the facility. At the time of subsequent inspection and upon reasonable notice, the Permittee shall furnish supplemental documentation as necessary to evaluate new technology, capacity and coverage requirements of the Permittee.

MONITORING: Building and Safety 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.

10. 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.

11. 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.

- 12. Tel-12 Site Identification:** The Permittee shall clearly identify each piece of equipment installed at a site with the Permittee's name and site number to distinguish from other telecommunication carriers' equipment, including but not limited to: antennas, microwave dishes, equipment shelters, support poles, and cabinetry. The Permittee shall be responsible for clearly marking with permanent paint, tags, or other suitable identification all facility equipment belonging to the Permittee as stated on the site plans.

TIMING: This condition shall be satisfied prior to Final Building Inspection Clearance.

MONITORING: P&D permit processing planner shall check plans prior to Zoning Clearance issuance.

- 13. 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.

- 14. Tel-14 Road Encroachment Permit:** The Owner/Applicant shall obtain a road encroachment permit from the Roads Division (Public Works) prior to issuance of Zoning Clearance.

County Rules and Regulations

- 15. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan 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. [ARTICLE II §35-169.4].

- 16. 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.

- 17. 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.

- 18. Rules-14 Final DVP Expiration:** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

- 19. Rules-18 CUP and DVP Revisions:** The approval by the Director of a revised Final Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised permit.
- 20. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved permit plans. Substantial conformity shall be determined by the Director of P&D.
- 21. Rules-23 Processing Fees Required:** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 22. 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.
- 23. 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.
- 24. 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: Willow Brown, Planning & 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: County Right-of-Way west of and adjacent to 075-131-013

Case Nos.: 22DVP-00000-00023 and 22CDP-00000-00146

Location: Public right-of-way for Camino Majorca, south of property at 6897 Trigo Road along Camino Majorca, Goleta Community Plan Area, 3rd Supervisorial District

Project Title: Verizon Wireless at Camino Majorca

Project Applicant: Tricia Knight, agent for Verizon Wireless

Project Description:

The project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project includes construction of an unmanned wireless facility on an existing 44-foot wood utility pole that includes attaching:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28.8 feet above grade;
- One #2203, one #8843, and one #4449 radio unit installed within a 19.7" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Tricia Knight, agent for Verizon Wireless

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: State CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings:

The proposed project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA). Section 15303 exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Given that the proposed project is for the installation of a new small cell wireless facility on an existing 44-foot wooden pole in the County Right-of-Way, it is exempt pursuant to Section 15303.

The proposed project does not involve 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 State 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 in 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.**

This exception to the categorical exemptions does not apply because the proposed facility is located entirely on an existing utility pole in the public right-of-way. The wood utility pole is completely devoid of vegetation and no sensitive environmental habitat is located at or adjacent to the project site.

- (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.**

This exception to the categorical exemptions does not apply because the proposed project is for an unmanned “small cell” telecommunications facility attached to an existing wood utility pole in the public right-of-way.

A Radio Frequency Engineer submitted a statement as part of the project application which 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 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 telecommunication projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.).

- (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.**

This exception to the categorical exemptions does not apply because the proposed telecommunications equipment would be mounted onto an existing utility pole in the public right-of-way for Camino Majorca. 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.

- (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.**

This exception to the categorical exemptions does not apply because project is not located within or within viewing distance of a Scenic Highway. The facility will be located over a mile from highway 101, the closest highway.

- (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.**

This exception to the categorical exemptions does not apply because 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.

(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.

This exception to the categorical exemptions does not apply because the project will not impact a historical resource. The proposed facility will be located in a County Right-of-Way on an existing utility pole, and no historical structures will be impacted by the proposed project.

Lead Agency Contact Person: Willow Brown

Phone #: (805) 568-2040 **Department/Division Representative:** _____

Date: 09/05/2023

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

verizon

WEST ISLA VISTA SC1

SCE WOOD POLE
ID TAG # S23347Y

PROJECT ADDRESS: SCE POLE 10' W OF 6987 TRIGO ROAD, GOLETA, CA 93117
VZ LOCATION # 309217

POWER ADDRESS: 6987 TRIGO ROAD WTR, GOLETA, CA 93117

NOTE:
PROPOSED EQUIPMENT CUBIC FT = 17.73
MAX. EQUIPMENT CUBIT FT ALLOW = 28 CUBIC FT

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CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

Know what's below.
Call before you dig.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/19	90% CONSTRUCTION	BD
1	06/11/20	REVISED 100% CD	FR
2	07/07/20	REVISED 100% CD	FR
3	07/27/23	REVISED 100% CD	Jb.

SAC WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
WWW.SACW.COM
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PROJECT TEAM

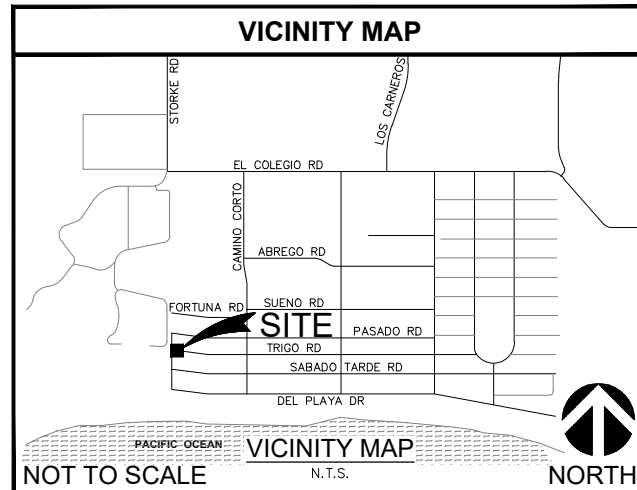
SITE ACQUISITION
SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: KRISTINA DEMOLLI
TELEPHONE: (916) 600-9610
KRISTINA.DEMOLLI@SACW.COM

PLANNING
TEK CONSULTING INC.
PERMIT PROCESSING SERVICES
123 SEACLIFF DR
PISMO BEACH, CA 93449
CONTACT: TRIGIA KNIGHT
TELEPHONE: (805) 448-4221
FAX: (805) 888-2807
TEK-CONSULTING.NET

ARCHITECT:
SAC WIRELESS, LLC.
NESTOR POPOWYCH, AIA
9020 ACTIVITY ROAD
SAN DIEGO, CA 92126
CONTACT: JULIAN BRIANO
TELEPHONE: (619) 736-3570 EX. 106
JULIAN.BRIANO@SACW.COM

UTILITY COORDINATOR:
SAC WIRELESS, LLC.
1057 LA VISTA ROAD
SANTA BARBARA, CA 93110
CONTACT: CRAIG ENGEL
TELEPHONE: (805) 440-0038

SURVEYOR:
SMITHCO SURVEYING ENGINEERING
P.O. BOX 81626
BAKERSFIELD, CA 93380
CONTACT: GREG SMITH, PLS
TELEPHONE: (661) 393-1217



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DR. WALNUT CREEK, CA 94598 TO: SCE POLE 10' W OF 6987 TRIGO ROAD GOLETA, CA 93117

1. HEAD SOUTH TOWARD SHADELANDS DR
2. TURN RIGHT ONTO SHADELANDS DR
3. TURN LEFT ONTO W WIGET LANE
4. TURN RIGHT ONTO YGNACIO VALLEY RD
5. YGNACIO VALLEY ROAD TURNS RIGHT AND BECOMES HILLSIDE AVE
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
7. MERGE ONTO I-680 S
8. USE THE RIGHT 3 LANES TO MERGE ONTO US-101 S TOWARD LOS ANGELES
9. TAKE EXIT 108 FOR GLEN ANNIE RD/STORKE RD
10. TURN RIGHT ONTO STORKE RD
11. USE THE MIDDLE LANE TO TURN LEFT ONTO EL COLEGIO RD
12. TURN RIGHT ONTO CAMINO CORTO
13. TURN RIGHT ONTO TRIGO RD
DESTINATION WILL BE ON THE LEFT

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- (1) NEW ANTENNA
- (2) NEW RADIOS INSIDE CHARLES EQUIPMENT ENCLOSURE
- (2) NEW DIPLEXERS
- (2) NEW PSU UNITS
- (1) RF SHUT DOWN SWITCH
- (1) 17X30 PULL BOX

PROJECT SUMMARY

APPLICANT/LESSEE
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598
OFFICE: (925) 279-6000

ASSESSOR'S PARCEL NUMBER
PUBLIC RIGHT-OF-WAY

APPLICANT'S REPRESENTATIVE
SAC WIRELESS, LLC.
8880 CAL CENTER DRIVE
SUITE 130
SACRAMENTO, CA 95826
CONTACT: KRISTINA DEMOLLI
TELEPHONE: (916) 600-9610
KRISTINA.DEMOLLI@SACW.COM

POLE OWNER:
OWNER: JPA/SOUTHERN CALIFORNIA EDISON
CONTACT: LARRY CHOW
14005 SOUTH BENSON AVE.
CHINO, CA 91710
(909) 548-7018
LARRY.CHOW@SCE.COM

PROPERTY INFORMATION:
SITE NAME: WEST ISLA VISTA SC1
SITE NUMBER: 309217
SITE ADDRESS: SCE POLE 10' W OF 6987 TRIGO ROAD GOLETA, CA 93117
JURISDICTION: COUNTY OF SANTA BARBARA

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 50 SQ FT
OCCUPANCY: U
TYPE OF CONSTRUCTION: V-B
CURRENT ZONING: R.O.W.
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

GEODETIC COORDINATES
LAT. 34° 24' 40.36" N. NAD 83
LONG. 119° 52' 10.09" W. NAD 83
ELEV. 34.4' NAVD 88 (BASIS OF DRAWING)

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL SIZE (24 X 36)

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

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. ALL WORK SHALL CONFORM TO 2016 EDITION TITLE 24, CALIFORNIA CODE OF REGULATIONS. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE
- 2019 CALIFORNIA BUILDING CODES
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- CITY & COUNTY ORDINANCES

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	RF SIGNAGE DETAIL, NOTES, LEGEND & ABBREVIATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
C-1	SITE SURVEY
C-2	SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN, EQUIPMENT & ANTENNA LAYOUT
A-3	EXISTING & PROPOSED WEST ELEVATIONS
A-3.1	EXISTING & PROPOSED SOUTH ELEVATIONS
A-4	DETAILS
A-5	DETAILS
A-6	DETAILS
E-1	ELECTRICAL SITE PLAN & NOTES
E-2	POWER 1 LINE DIAGRAM, DETAILS & NOTES
E-3	SCE POWER DESIGN PLAN
E-4	SCE POWER DESIGN PLAN
G-1	GROUNDING PLAN & NOTES
G-2	GROUNDING DETAILS

SAC WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
PLANNER:		
CONSTRUCTION:		
LANDLORD:		

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RADIO:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

WEST ISLA VISTA SC1

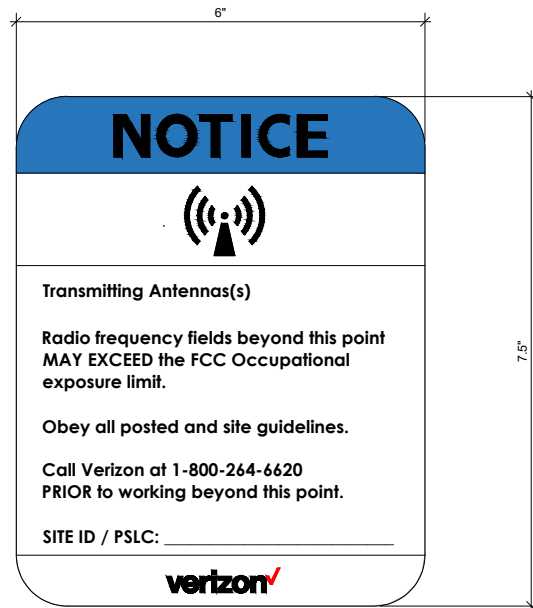
SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

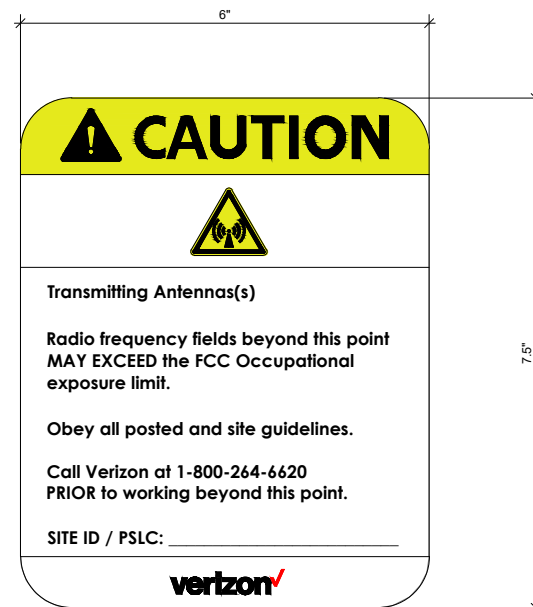
SHEET TITLE:

TITLE SHEET

T-1



TYPICAL BLUE CAUTION SIGN



TYPICAL YELLOW CAUTION SIGN

GENERAL FIRE NOTES: (SFM)

- BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2013 CFC SECTION 1401.
- ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [2013 CFC SECTION 505.1]
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [2013 CFC SECTION 807-1.2]
- PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. [2013 CFC SECTION 906.1.1 AND SECTION 906.3.1]

NOTES

	NEW ANTENNA		PROPERTY/LEASE LINE		(E) MASONRY		ELECTRICAL CONDUIT (POWER)
	EXISTING ANTENNA		CENTERLINE		CONCRETE		OH/E OVERHEAD ELECTRICAL (POWER)
	GROUND ROD		MATCH LINE		EARTH		UG/E UNDERGROUND ELECTRICAL (POWER)
	GROUND BUS BAR		WORK POINT		GRAVEL		T TELEPHONE CONDUIT
	MECHANICAL GRND. CONN.		GROUND CONDUCTOR		GROUT OR PLASTER		OH/T OVERHEAD TELCO
	CADWELD		GRID REFERENCE		PLYWOOD		UG/T UNDERGROUND TELCO
	GROUND ACCESS WELL		DETAIL REFERENCE		SAND		E/T ELECTRICAL / TELCO CONDUIT (POWER & FIBER)
	ELECTRIC BOX		ELEVATION REFERENCE		STEEL		OH/ET OVERHEAD POWER & TELCO
	TELEPHONE BOX		SECTION REFERENCE		EXISTING CHAIN-LINK FENCING		UG/ET UNDERGROUND POWER & TELCO
	LIGHT POLE		WOOD CONT.		NEW CHAIN-LINK FENCING		CC COAXIAL CABLE
	FND. MONUMENT		WOOD BLOCKING		WROUGHT IRON FENCING		F FIBER / HYBRID
	SPOT ELEVATION				WOOD FENCING		E/F POWER / FIBER
	SET POINT						
	REVISION						
	UTILITY POLE						
	ANTENNA (CANTENNA)						
	SEWER MANHOLE						
	SIGNAGE (TRAFFIC)						

LEGEND

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
A.B.	ANCHOR BOLT	FAB.	FABRICATION (OR)	PWR.	POWER (CABINET)
ABV.	ABOVE	F.F.	FINISH FLOOR	QTY.	QUANTITY
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.G.	FINISH GRADE	RAD.(R)	RADIUS
ADD'L	ADDITIONAL	FIN.	FINISH(ED)	REF.	REFERENCE
A.F.F.	ABOVE FINISHED FLOOR	FLR.	FLOOR	REINF.	REINFORCEMENT(ING)
A.F.G.	ABOVE FINISHED GRADE	FDN.	FOUNDATION	REQ'D.	REQUIRED
ALUM.	ALUMINUM	F.O.C.	FACE OF CONCRETE	RGS.	RIGID GALVANIZED STEEL
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	SCH.	SCHEDULE
ANT.	ANTENNA	F.O.S.	FACE OF STUD	SHT.	SHEET
APPRX.	APPROXIMATE(LY)	F.O.W.	FACE OF WALL	SIM.	SIMILAR
ARCH.	ARCHITECT(URAL)	F.S.	FINISH SURFACE	SPEC.	SPECIFICATION(S)
AWG.	AMERICAN WIRE GAUGE	FT.(')	FOOT(FEET)	SQ.	SQUARE
BLDG.	BUILDING	FTG.	FOOTING	S.S.	STAINLESS STEEL
BLK.	BLOCK	G.	GROWTH (CABINET)	STD.	STANDARD
BLKG.	BLOCKING	GA.	GAUGE	STL.	STEEL
BM.	BEAM	GI.	GALVANIZE(D)	STRUC.	STRUCTURAL
B.N.	BOUNDARY NAILING	G.F.I.	GROUND FAULT CIRCUIT INTERDIPTER	TEMP.	TEMPORARY
BT/CW.	BARE TINNED COPPER WIRE	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	THK.	THICK(NESS)
B.O.F.	BOTTOM OF FOOTING	GPS	GLOBAL POSITIONING SYSTEM	T.N.	TOE NAIL
BU	BACK-UP CABINET	GRND.	GROUND	T.O.A.	TOP OF ANTENNA
CAB.	CABINET	HDR.	HEADER	T.O.C.	TOP OF CURB
CANT.	CANTILEVER(ED)	HGR.	HANGER	T.O.F.	TOP OF FOUNDATION
C.I.P.	CAST IN PLACE	HT.	HEIGHT	T.O.P.	TOP OF PLATE (PARAPET)
CLG.	CEILING	ICGB.	ISOLATED COPPER GROUND BUS	T.O.S.	TOP OF STEEL
CLR.	CLEAR	IN.(')	INCH(ES)	T.O.W.	TOP OF WALL
COL.	COLUMN	INT.	INTERIOR	TYP.	TYPICAL
CONCR.	CONCRETE	LB.(#)	POUND(S)	UG	UNDER GROUND
CONN.	CONNECTION(OR)	L.B.	LAG BOLTS	U.L.	UNDERWRITERS LABORATORY
CONST.	CONSTRUCTION	L.F.	LINEAR FEET (FOOT)	U.N.O.	UNLESS NOTED OTHERWISE
CONT.	CONTINUOUS	L.	LONG(TUDINAL)	V.I.F.	VERIFY IN FIELD
d	PENNY (NAILS)	MAS.	MASONRY	W	WIDE(WIDTH)
DBL.	DOUBLE	MAX.	MAXIMUM	W/	WITH
DEPT.	DEPARTMENT	M.B.	MACHINE BOLT	WD.	WOOD
D.F.	DOUGLAS FIR	MECH.	MECHANICAL	W.P.	WEATHERPROOF
DIA.	DIAMETER	MFR.	MANUFACTURER	WT.	WEIGHT
DIAG.	DIAGONAL	MIN.	MINIMUM	∅	CENTERLINE
DIM.	DIMENSION	MISC.	MISCELLANEOUS	⊞	PLATE
DWG.	DRAWING(S)	MTL.	METAL		
DWL.	DOWEL(S)	(N)	NEW		
EA.	EACH	NO.(#)	NUMBER		
EL.	ELEVATION	N.T.S.	NOT TO SCALE		
ELEC.	ELECTRICAL	O.C.	ON CENTER		
ELEV.	ELEVATOR	OPNG.	OPENING		
EMT.	ELECTRICAL METALLIC TUBING	P/C	PRECAST CONCRETE		
E.N.	EDGE NAIL	P.CS	PERSONAL COMMUNICATION SERVICES		
ENG.	ENGINEER	PLY.	PLYWOOD		
EQ.	EQUAL	PPC	POWER PROTECTION CABINET		
EXP.	EXPANSION	PRC	PRIMARY RADIO CABINET		
EXST.(E)	EXISTING	P.S.F.	POUNDS PER SQUARE FOOT		
EXT.	EXTERIOR	P.S.I.	POUNDS PER SQUARE INCH		

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/19	90% CONSTRUCTION	BD
1	06/11/20	REVISED 100% CD	FR
2	07/07/20	REVISED 100% CD	FR
3	07/27/23	REVISED 100% CD	Jb.

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

WEST ISLA VISTA SC1

SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:

NOTES, LEGEND & ABBREVIATIONS

T-2

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO DOWNSHAFT FOR REDUCED OR UNLARGED SHEET SIZES.

GENERAL

- THIS FACILITY IS AN UNMANNED CELLULAR TELEPHONE EQUIPMENT FACILITY. THE OCCUPANCY CLASSIFICATION IS U [2016 CBC, TITLE 24, PART 2, VOLUME 1, SECTION 312.].
- THIS FACILITY IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER 2016 CBC SECTION 11B-203.5 THIS FACILITY IS NON-OCCUPIABLE SPACE & ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS, & PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER & SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
- A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, & BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, & TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
- ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C. & ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, & 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
- THE CONTRACTOR & SUBCONTRACTOR SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
- WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
- THE CONTRACTOR SHALL SUPERVISE & COORDINATE ALL WORK. USING HIS/HER PROFESSIONAL KNOWLEDGE & SKILLS. HE/SHE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING & COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN & PAY FOR ALL PERMITS, LICENSES & INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT & MAKE FINAL PAYMENT OF SAID DOCUMENT.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS OR SUPPORTS FOR INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL OR U.L APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
- NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL & PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
- THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 2A:10-B:C RATING WITHIN 75FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA.
- MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
- ALL GENERAL NOTES & STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
- ALL DEBRIS & REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT IN A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
- BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING & CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
- ALL SYMBOLS & ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ARCHITECT/ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

CONCRETE

REINFORCEMENT

- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" & ALL HOOKS SHALL BE STANDARD U.N.O.
- LOW HYDROGEN WELDING RODS SHALL BE USED FOR ALL WELDING OF REINFORCING BARS.
- BARS NOTED "CONT.", TYPICAL WALL REINFORCING, & VERTICAL COLUMN REINFORCING SHALL HAVE A MINIMUM SPLICE EQUAL 40 BAR DIAMETERS LAP, OR 24" WHICHEVER IS GREATER.
- REINFORCING SHALL BE SPLICED ONLY AS SHOWN OR NOTED. SPLICE AT OTHER LOCATIONS SHALL BE APPROVED BY THE ARCHITECT/ENGINEER.
- SPLICES IN ADJACENT HORIZONTAL WALL REINFORCING BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.
- ALL REINFORCING, ANCHOR BOLTS & OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.
- #5 OR LARGER REINFORCING BARS SHALL NOT BE RE-BENT WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
- PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:

BELOW GRADE (UNFORMED)	3"	CLEAR
BELOW GRADE (FORMED)	2"	CLEAR
WALLS	1"	CLEAR
COLUMNS	1 1/2"	CLEAR
BEAMS & GIRDERS	1 1/2"	CLEAR
STRUCTURAL SLAB (ABOVE GRADE)	3/4"	CLEAR

CONCRETE (GENERAL)

- STRUCTURAL FILL & BACKFILL SHOULD CONSIST OF A NON-EXPANSIVE GRANULAR MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER & PLACED IN UNIFORM 6" LIFTS.
- STRUCTURAL FILL PLACED FOR SUPPORT OF FOUNDATION SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY FROM ASTM D698 (STANDARD PROCTOR).
- STRUCTURAL FILL UNDERNEATH FOUNDATIONS & SLABS SHALL BE COMPACTED WITH A SMOOTH VIBRATORY COMPACTION DEVICE PRIOR TO CONCRETE PLACEMENT.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH CURRENT ACI 318.
- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI. UNLESS OTHERWISE SPECIFIED. WATER CEMENTITIOUS MATERIAL RATIO & AIR CONTENT SHALL COMPLY WITH ACI 318 SECTION 19.3.
- CEMENT FOR CONCRETE OR MASONRY MORTAR SHALL BE TYPE V "PORTLAND CEMENT" & CONFORM TO ASTM C-150 STANDARDS. UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT OR IN THE DRAWINGS.
- AGGREGATE FOR CONCRETE SHALL CONFORM TO ASTM C-33 STANDARDS.
- CONCRETE SHALL BE DEPOSITED IN ACCORDANCE WITH 318 SECTION 26.5.2 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
- COLD WEATHER & HOT WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 318 SECTION 19.3 & SECTIONS 26.5.4 & 26.5.5.
- AFTER PLACEMENT, THE CONCRETE SHALL BE COVERED WITH A PLASTIC VAPOR BARRIER FOR A 4 TO 7 DAY INITIAL CURING PERIOD.
- A MINIMUM OF THREE CONCRETE TEST CYLINDERS SHALL BE TAKEN. ONE SHALL BE TESTED AT 7 DAYS, ONE AT 28 DAYS, & ONE HOLD CYLINDER. UNLESS OTHERWISE SPECIFIED BY GOVERNING AGENCY.
- FLOOR SLABS SHALL CONFORM TO ASTM C-38 STANDARDS & SHALL BE 3 1/2 INCHES MINIMUM THICK - SEE FOUNDATION PLANS FOR REINFORCEMENT, BASE, UNDERLAYMENT, VAPOR BARRIER OR OTHER SPECIFIC REQUIREMENTS.
- FLOOR SLABS SHALL BE LEVEL OR TRUE SLOPES AS SHOWN ON DRAWINGS. TOLERANCE: 1/8 INCH IN 10 FEET.
- TOP OF CONCRETE SLAB TO BE 6" MINIMUM ABOVE FINISH GRADE. UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS
- ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4" CHAMFER.
- ALL EXTERIOR CONCRETE WALLS, PORCHES & PLATFORMS ON SITE TO HAVE A ROCK SALT FINISH. (U.O.N.)
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLACEMENT OF ALL ROUGH HARDWARE & ALL ITEMS OF OTHER TRADES REQUIRED TO BE EMBEDDED IN CONCRETE WORK.

METALS

STRUCTURAL FRAMING SYSTEM & EQUIPMENT

- CABLE LADDERS AT INTERIOR SPACES WHERE INDICATED SHALL BE 1-1/2" SOLID BAR STRINGERS TYPE
- ALL UNISTRUT SHALL BE P1000 (1-5/8").
- MICROFLECT SHALL BE B 1 1 1 8 (U.N.O.) TO MATCH CABLE TRAY.
- CABLE RUNS ON ROOF TOP & OUTDOOR APPLICATIONS, SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- ALL ANTENNA SPECS. PER RF DATA SHEET.

STRUCTURAL METAL

- ALL STRUCTURAL STEEL SHALL COMPLY WITH MOST RECENT ASTM A-36 STANDARDS.
- ALL CONNECTIONS & FABRICATIONS SHALL COMPLY WITH MOST RECENT A.I.S.C. SPECIFICATIONS.
- ALL WELDING SHALL BE PERFORMED BY OPERATORS WHO HAVE BEEN RECENTLY QUALIFIED AS PRESCRIBED IN MOST RECENT "QUALIFICATION PROCEDURE" OF THE AMERICAN WELDING SOCIETY.
- USE ALL MEANS NECESSARY TO PROTECT STRUCTURAL STEEL BEFORE, DURING & AFTER INSTALLATION & TO PROTECT THE INSTALLED WORK & MATERIALS OF ALL OTHER TRADES.
- IN THE EVENT OF DAMAGE IMMEDIATELY MAKE ALL REPAIRS & REPLACEMENTS NECESSARY TO THE APPROVAL OF & AT NO ADDITIONAL COST TO THE OWNER.
- HIGH-STRENGTH BOLTS SHALL COMPLY WITH ASTM A-325 N. BEARING TYPE CONNECTION WITH THREADS INCLUDED IN SHEAR PLANE. OTHER MACHINE BOLTS & ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM A-307
- WELDS SHALL BE MADE WITH ASTM-233, E-70 SERIES ELECTRODES FOR STEEL TO STEEL CONNECTIONS. WELDING OF REINFORCING BARS SHALL BE DONE WITH ELECTRODES AS APPROVED BY A CERTIFIED TESTING LABORATORY.
- ALL FRAMING CONNECTORS SUCH AS CONCRETE ANCHORS, HOLD-DOWNS, POST BASES, FRAMING CAP, HANGER & OTHER MISCELLANEOUS STRUCTURAL METALS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. OR APPROVED EQUIVALENT.
- ALL EXTERIOR STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZING AFTER FABRICATION.
- ALL WELDING DONE AFTER GALVANIZING SHALL BE PROTECTED WITH TWO (2) COATS OF "GALVANIZED" OR "GALVALLOY"

ELECTRICAL

- REFER TO DRAWINGS FOR SITE SPECIFIC INFORMATION
- ALL ELECTRIC WORK TO COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE. (REFER TO THE COVER SHEET)
- ALL INTERIOR SEISMIC UNISTRUT SHALL BE GROUNDED WITH #6 STRANDED COPPER WITH GREEN JACKET. ALL CONNECTIONS TO BE DOUBLE LUG.
- BEFORE STARTING TRENCHING, THE CONTRACTOR SHALL VERIFY LOCATION & DEPTH OF ALL EXISTING LINES AFFECTED BY THE CONTRACT & IMMEDIATELY NOTIFY THE PROJECT MANAGER IF ANY REROUTING OF EXISTING LINES IS NECESSARY.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/19	90% CONSTRUCTION	BD
1	06/11/20	REVISED 100% CD	FR
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3	07/27/23	REVISED 100% CD	Jb.



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WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
GENERAL NOTES & SPECIFICATIONS

T-3

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD UTILITY LINES
- PROPERTY LINE (PER RECORD)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ① EXCEPTION #
- ▭ CONCRETE PAD
- UG/W UNDERGROUND WATER LINE
- UG/G UNDERGROUND GAS LINE



SMITHCO
SURVEYING ENGINEERING

P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218



ENLARGED SITE PLAN
SCALE: 1" = 10'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/17/19	PRELIMINARY	SL

SMITHCO JOB NO.: 82-1238

SMITHCO WIRELESS
ENGINEERING GROUP
5015 SHOREHAM PL, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
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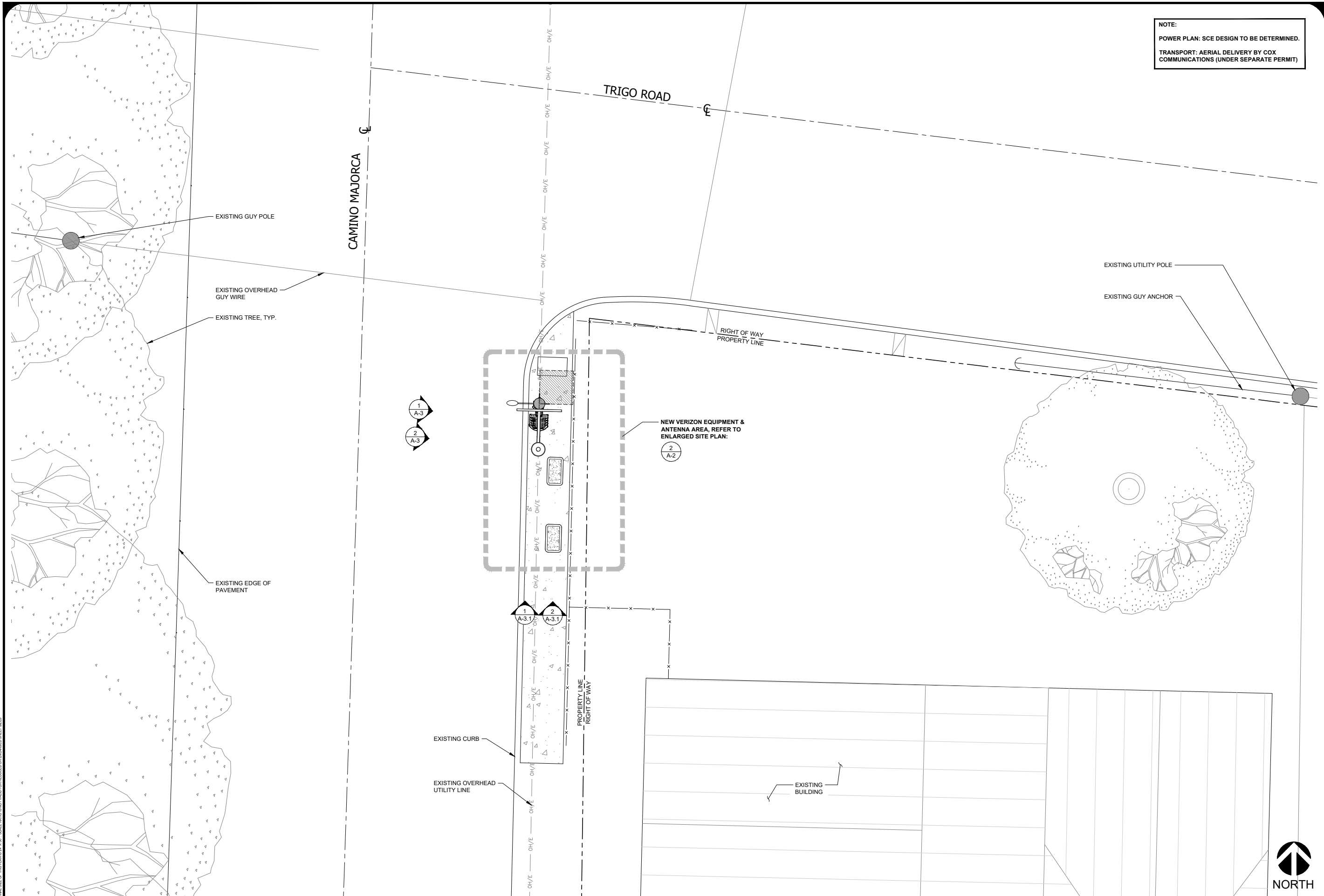
verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

309217
W. ISLA VISTA
SC1

SCE POLE 10' EAST OF
6987 TRIGO ROAD
GOLETA, CA 93117
SANTA BARBARA
COUNTY

SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-2



NOTE:
 POWER PLAN: SCE DESIGN TO BE DETERMINED.
 TRANSPORT: AERIAL DELIVERY BY COX COMMUNICATIONS (UNDER SEPARATE PERMIT)

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 SAN DIEGO, CA 92122
 www.sacw.com
 619.736.3766

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 WALNUT CREEK, CA 94598

WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
SITE PLAN

A-1

SITE PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17) **1**



NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO SHOT/VAL FOR REDUCED OR ENLARGED SHEET SIZES.

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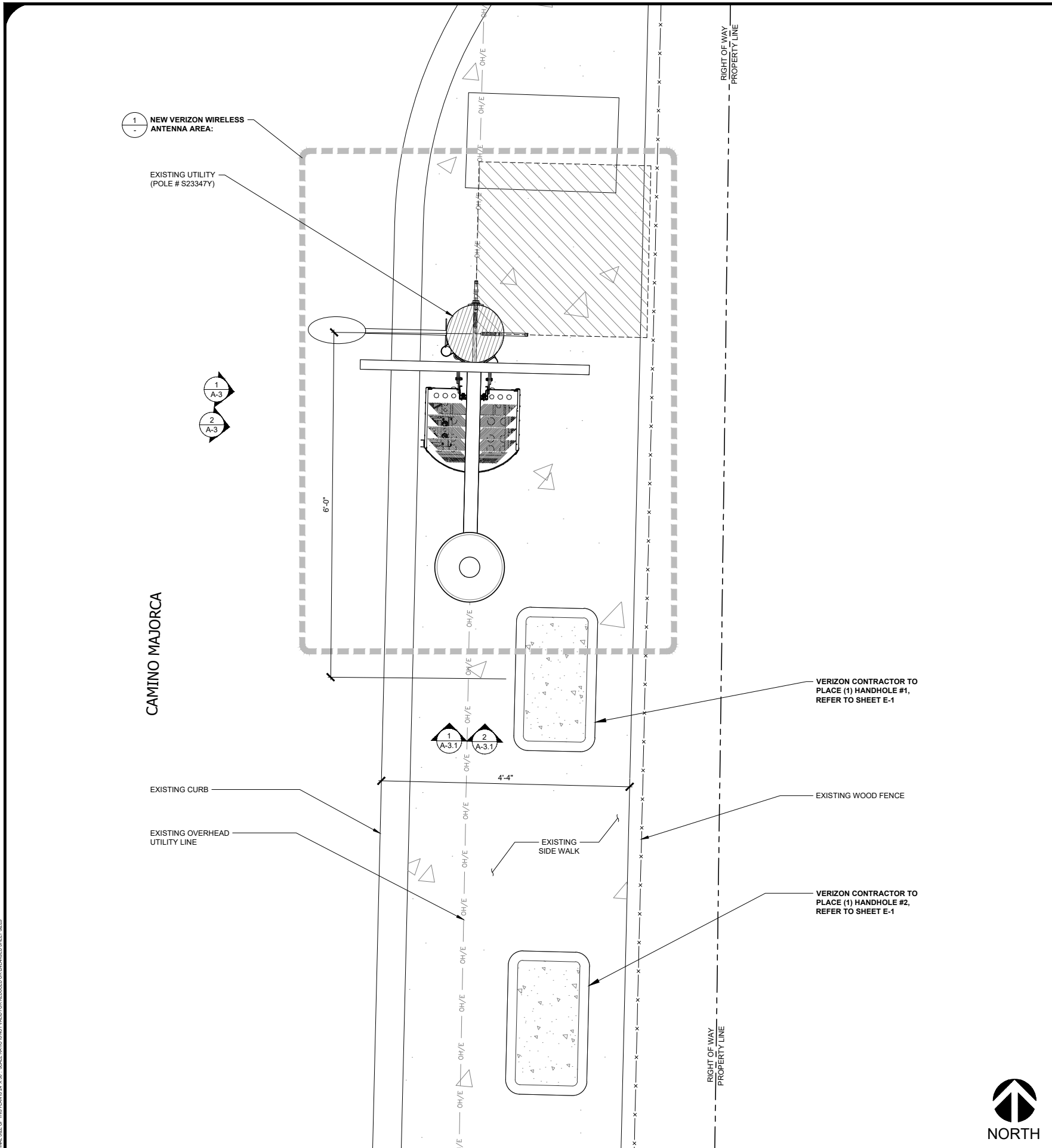
WEST ISLA VISTA SC1

SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:
ENLARGED SITE PLAN

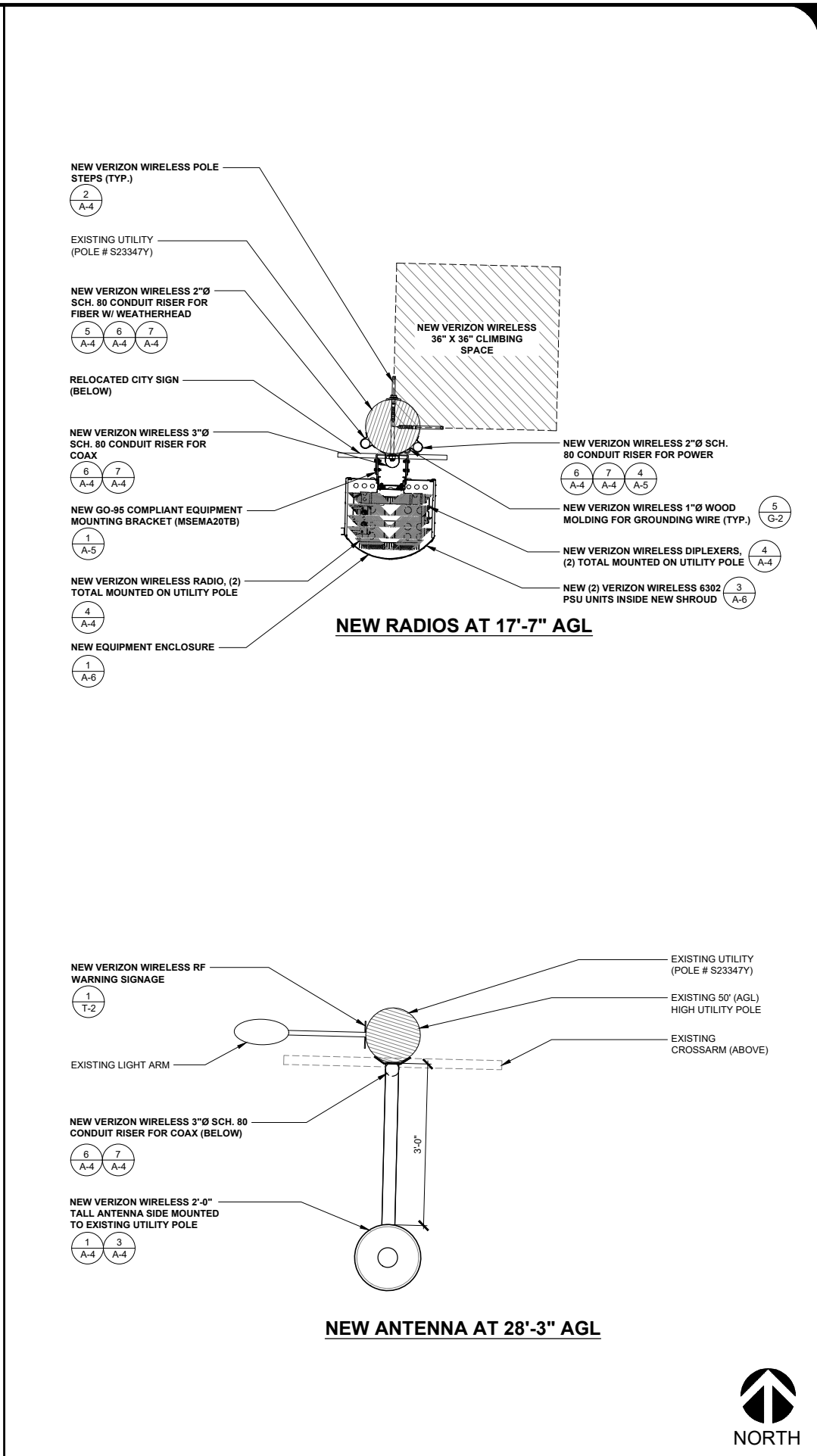
A-2



ENLARGED ANTENNA PLAN

0 3" 6" 1" SCALE: 1" = 1'-0" (24x36)
(OR) 1/2" = 1'-0" (11x17)

2



ANTENNA & EQUIPMENT LAYOUT

0 3" 6" 1" SCALE: 3/4" = 1'-0" (24x36)
(OR) 3/8" = 1'-0" (11x17)

1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO SHOWN (NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES)

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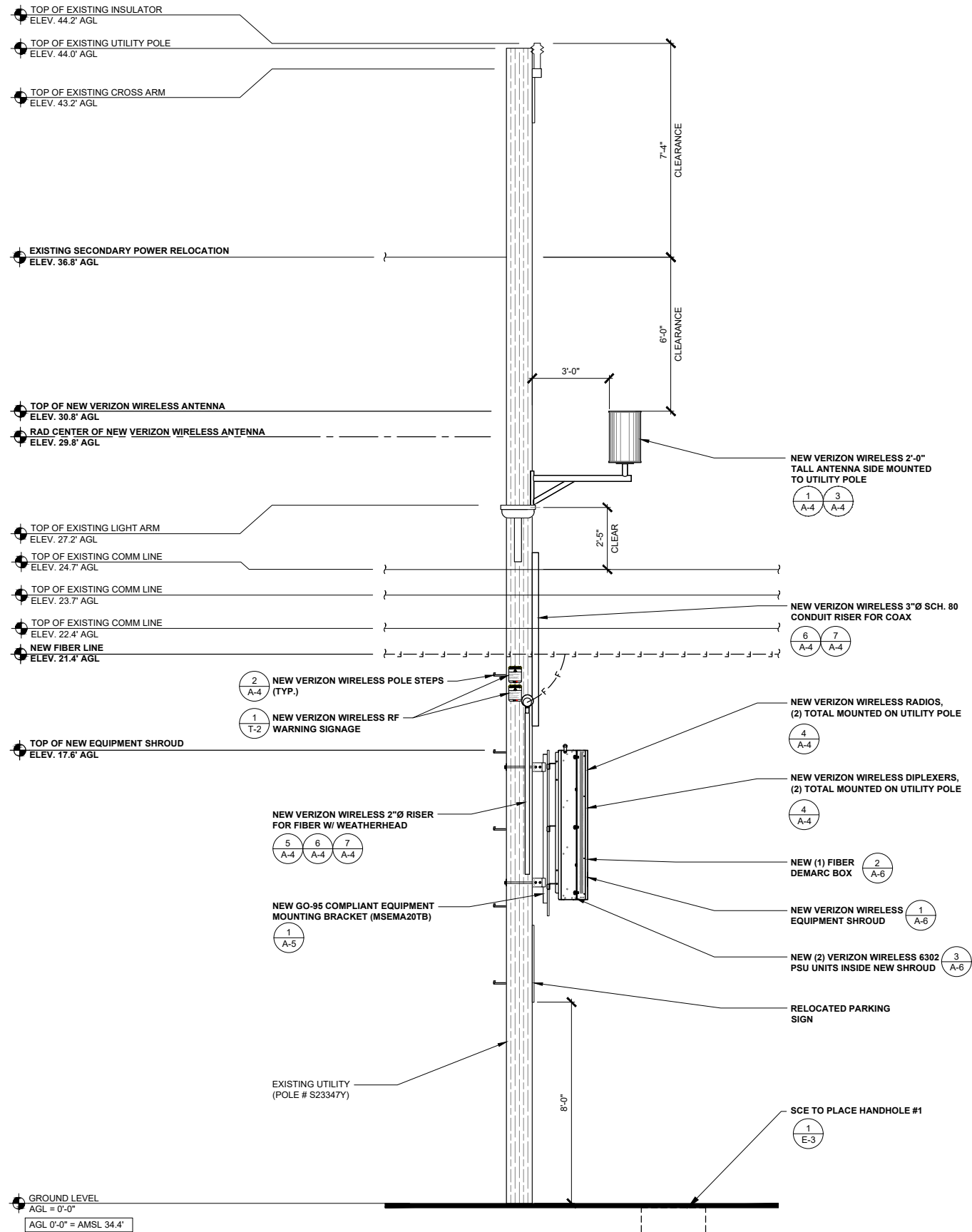
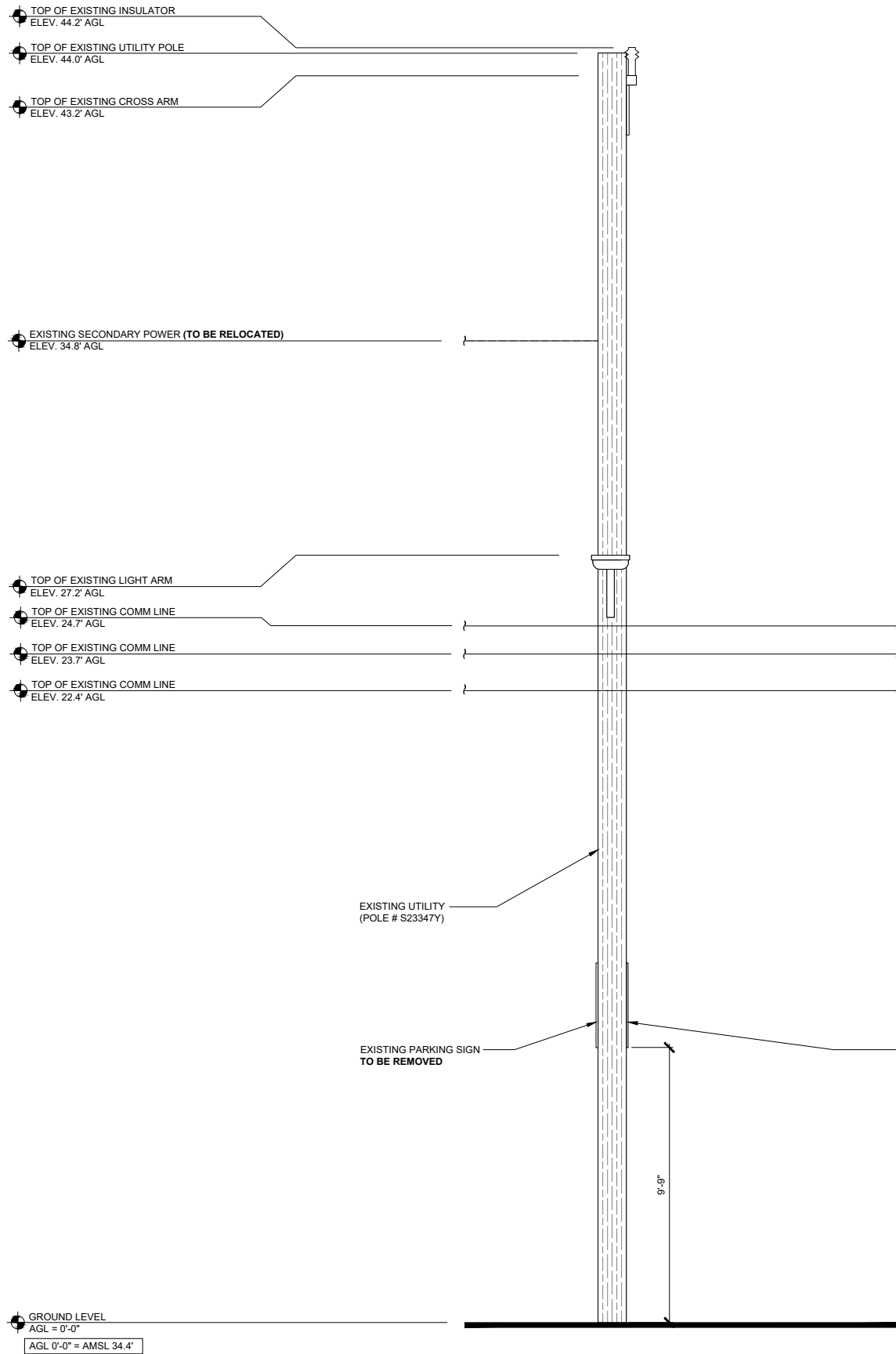
WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
EXISTING & PROPOSED WEST ELEVATIONS

A-3



EXISTING WEST ELEVATION

SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17)

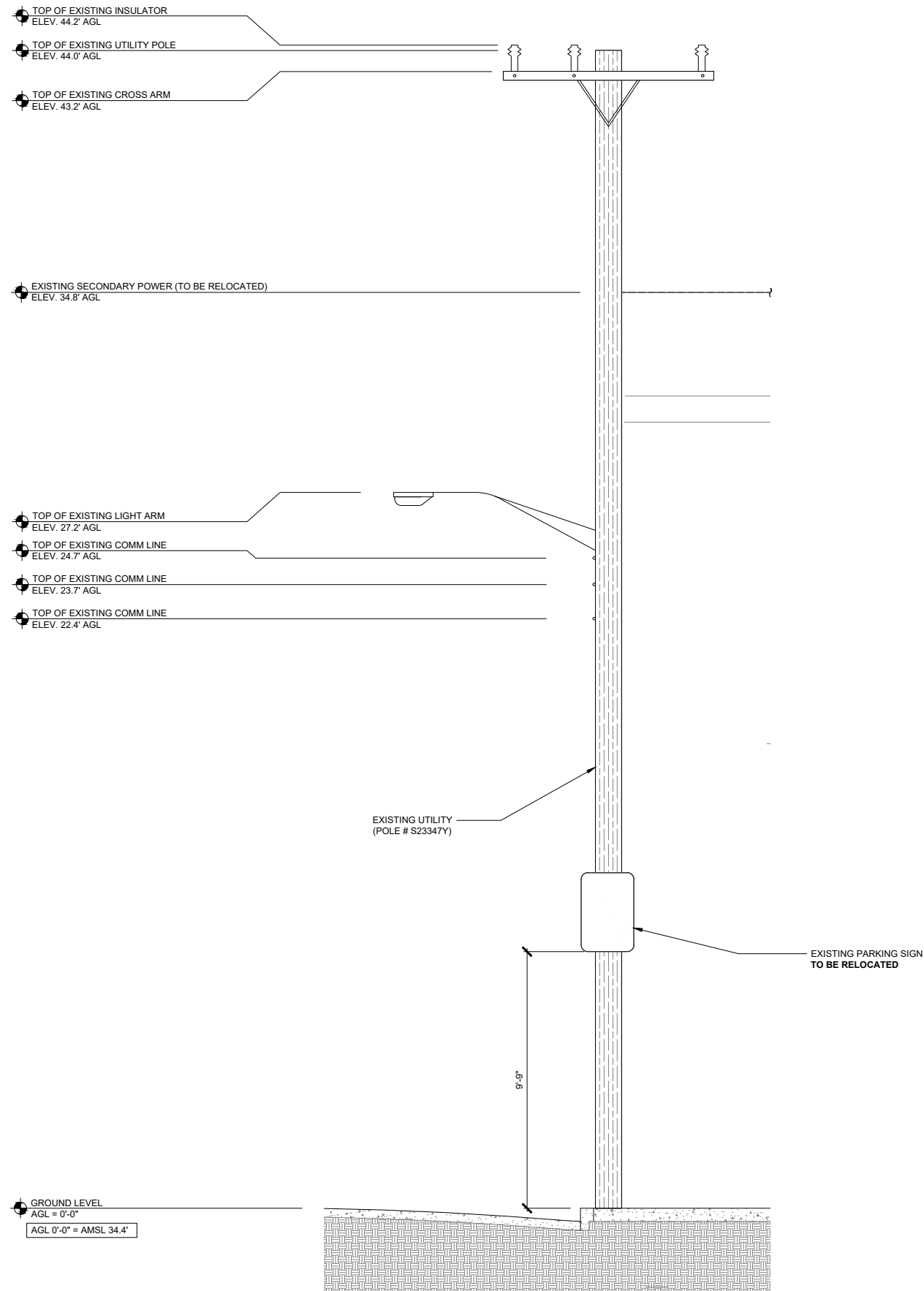
2

PROPOSED WEST ELEVATION

SCALE: 3/8" = 1'-0" (24x36)
 (OR) 3/16" = 1'-0" (11x17)

1

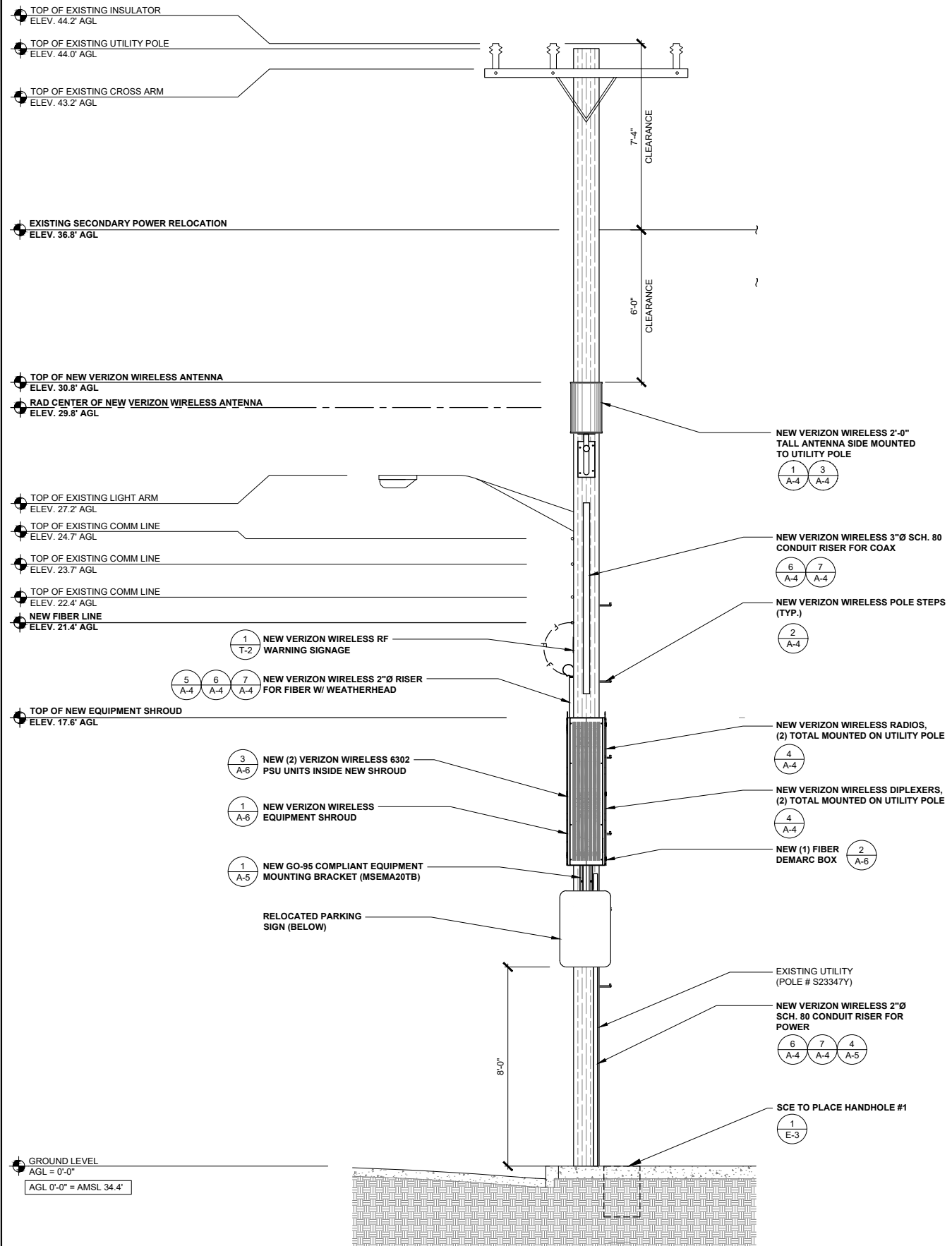
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO BOUND FOR REDUCED OR BALANCED SHEET SIZES.



EXISTING SOUTH ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2



PROPOSED SOUTH ELEVATION

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

ISSUE STATUS

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WEST ISLA VISTA SC1

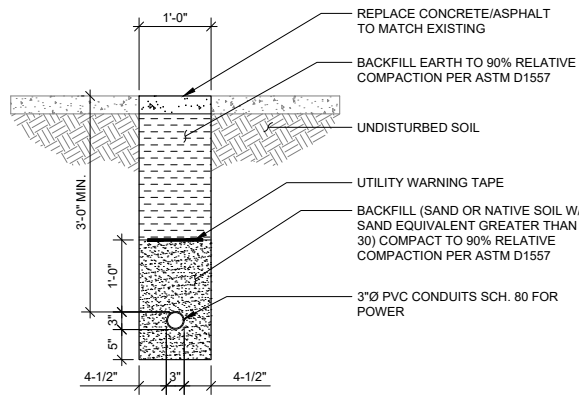
SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:
**EXISTING & PROPOSED
SOUTH ELEVATIONS**

A-3.1

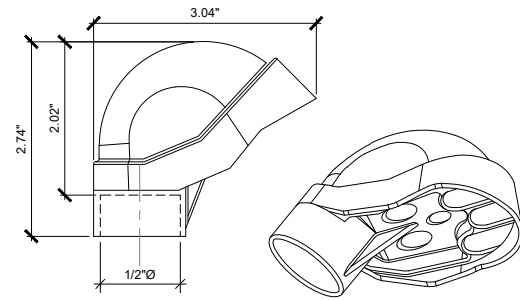
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO PRINT IS VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NOTE:
PLACE UTILITY CONDUIT AT
CENTER IF SINGLE IN TRENCH

UTILITY TRENCH DETAIL

SCALE
N.T.S. **8**



CARLON
1/2" PVC SERVICE
ENTRANCE CAP
(OR APPROVED EQUAL)

MODEL: E998D

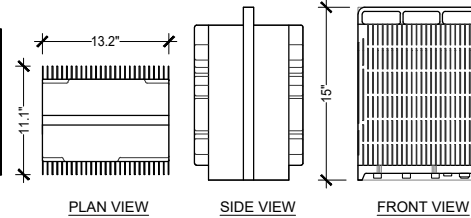
MATERIAL: NON-METALLIC
GRAY PVC

WEATHERHEAD DETAIL

SCALE
N.T.S. **5**

ERICSSON
RADIO 8843 & 4449

LENGTH: 15"
WIDTH: 13.2"
DEPTH: 11.1"
WEIGHT: 75 LBS



CBC19231-4310 | E11F13P06
This Diplexer PCB/AVR/RFIC, DC Block, 4:3-50
= 10:1 performance in a minimum of size and
• High power handling
• Includes 3rd and 4th order filters
• Max 4:3-50 extension for improved PIM performance and size reduction
• Excellent handling on all major DC grounds
• Tight configuration
• Ideal for small cell applications

General Specifications
Product Type Diplexer
Modularity 2-Port

Electrical Specifications

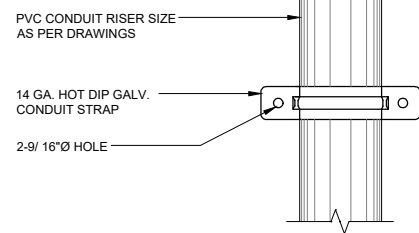
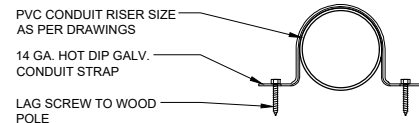
Sub-module	1:1	1:1
Insertion Loss	0.2 dB	0.2 dB
Port Disposition	Port 1: 180-1700/2110-2190	Port 2: 180-1915
Losses	AMPS 1700 PCS 1800 TD 1915	PCS 1800 TD 1900

Electrical Specifications, Band Pass

Frequency Range	180-1700 MHz	1800-1990 MHz
Insertion Loss, typical	0.25 dB	0.25 dB
Total Group Delay, maximum	12 ns	13 ns
Return Loss, typical	23 dB	23 dB
Isolation, typical	40 dB	40 dB
Input Power, P1dB, maximum	1500 W	1500 W
Input Power, P1dB, maximum	1500 W	1500 W
3rd Order P1dB, typical	-150 dBc	-150 dBc
3rd Order P1dB, typical	1:2.25 W AMPS CW limit 1:2.25 W PCS CW limit	2 x 30 W CW limit

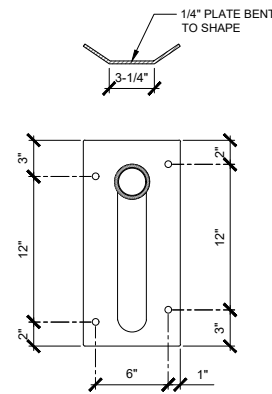
RADIO & DIPLEXER DETAIL

SCALE
N.T.S. **4**

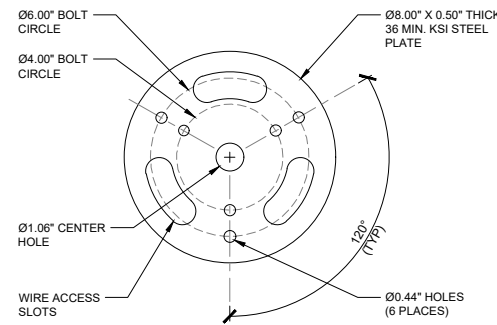


CONDUIT RISER STRAP DETAIL

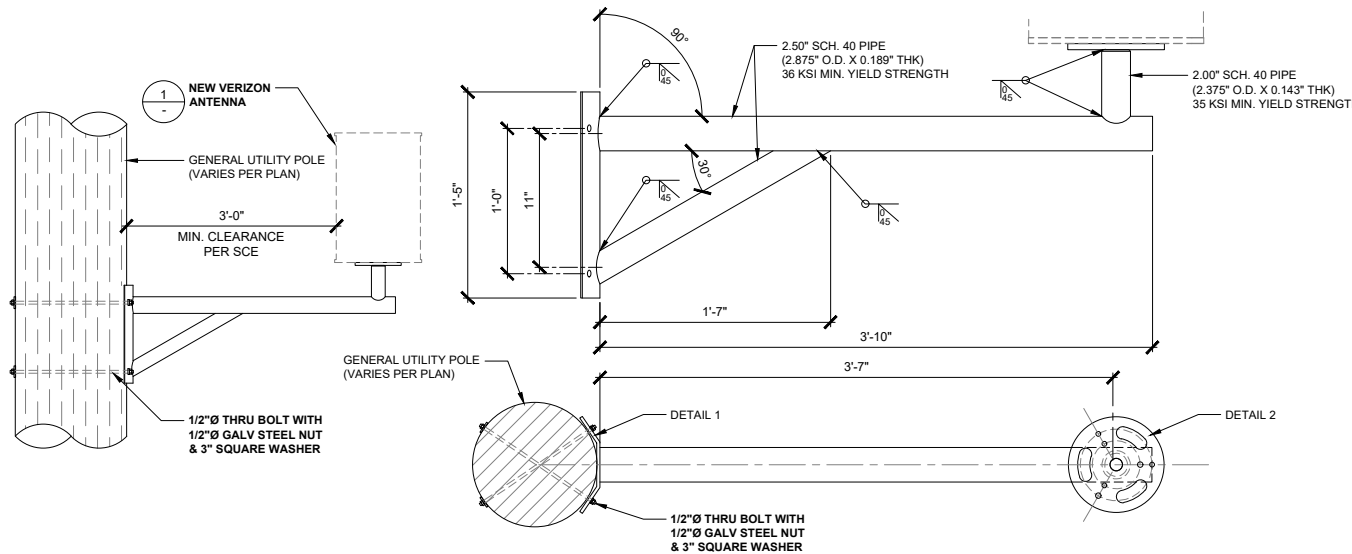
SCALE
N.T.S. **7**



DETAIL 1



DETAIL 2



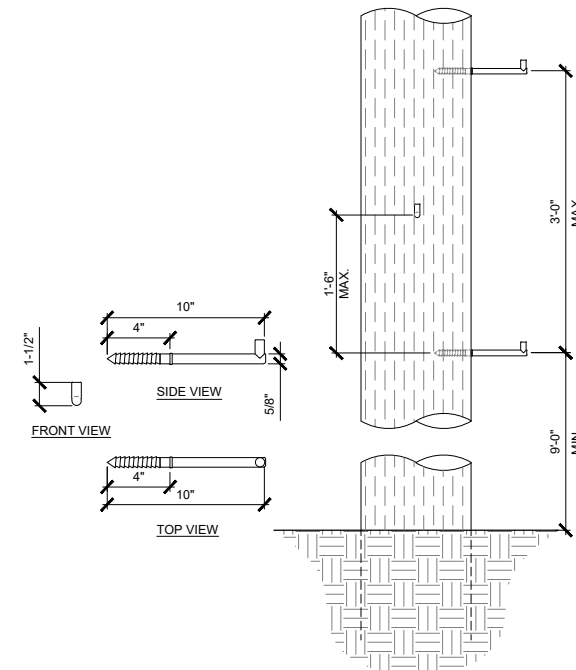
ANTENNA MOUNTING DETAIL (SIDE MOUNT) (OR APPROVED EQUAL)

SCALE
N.T.S. **3**

MACLEAN POWER SYSTEMS
(OR APPROVED EQUAL)

5/8" X 10" STEP POLE
#J1118

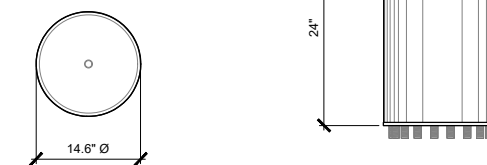
MATERIAL: HOT ROLLED CARBON STEEL
HOT DIP GALVANIZED PER ASTM A-153



POLE STEP DETAIL

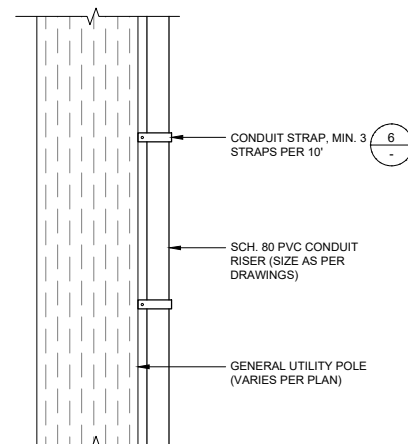
SCALE
N.T.S. **2**

LENGTH: 24.0"
DIAMETER: 14.6"
WEIGHT: 26.0 LBS



CONDUIT RISER DETAIL

SCALE
N.T.S. **6**



ANTENNA SPECIFICATION

SCALE
N.T.S. **1**

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0	09/19/19	90% CONSTRUCTION	BD
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WWW.SACW.COM
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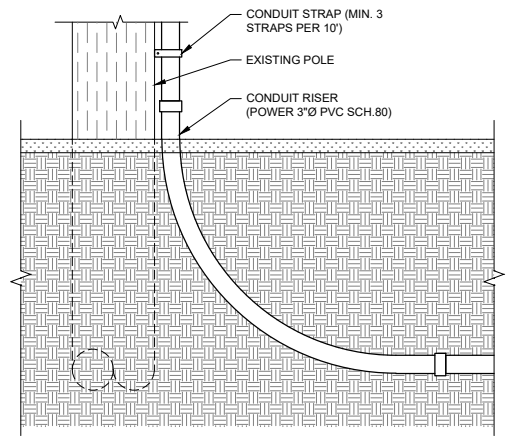
SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:
DETAILS

A-4

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO BENT/VALD FOR REDUCED OR BALANCED SHEET SIZES.



NOT USED

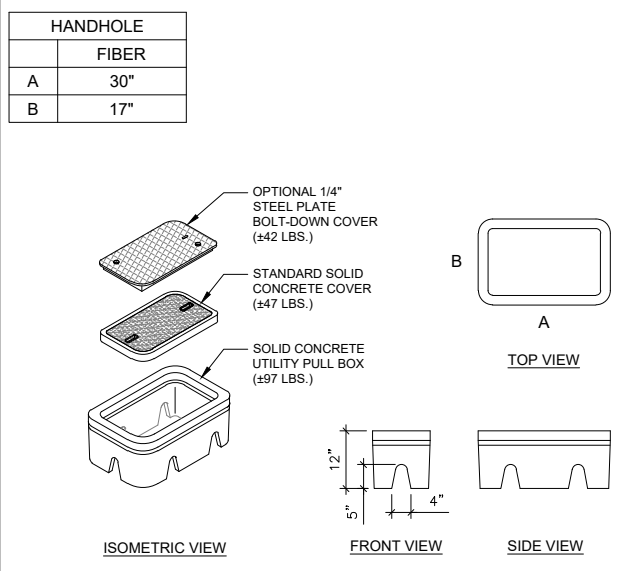
SCALE
N.T.S.

6

CONDUIT RISER DETAIL

SCALE
N.T.S.

4



NOT USED

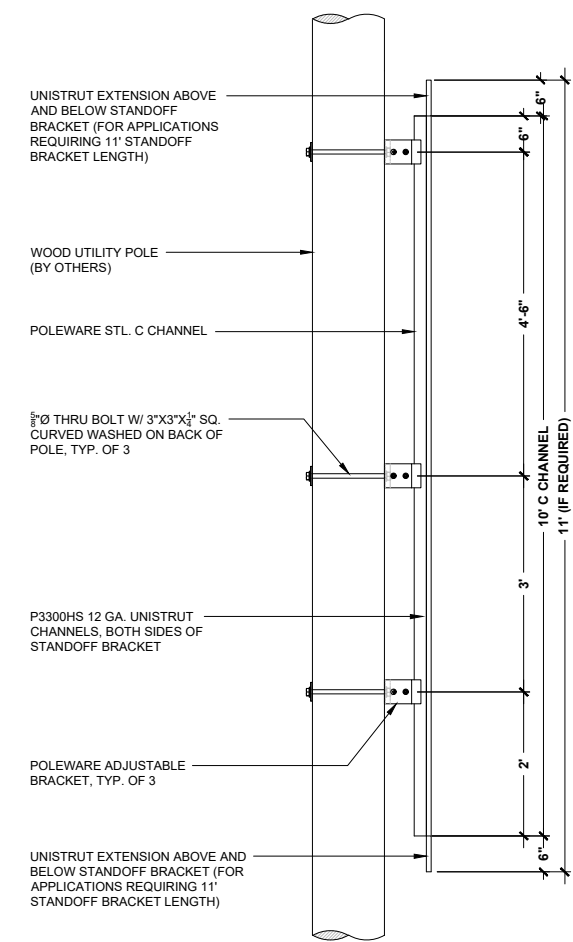
SCALE
N.T.S.

6

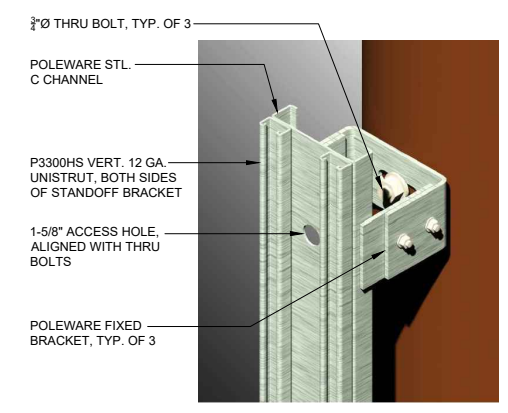
UTILITY PULLBOX DETAIL

SCALE
N.T.S.

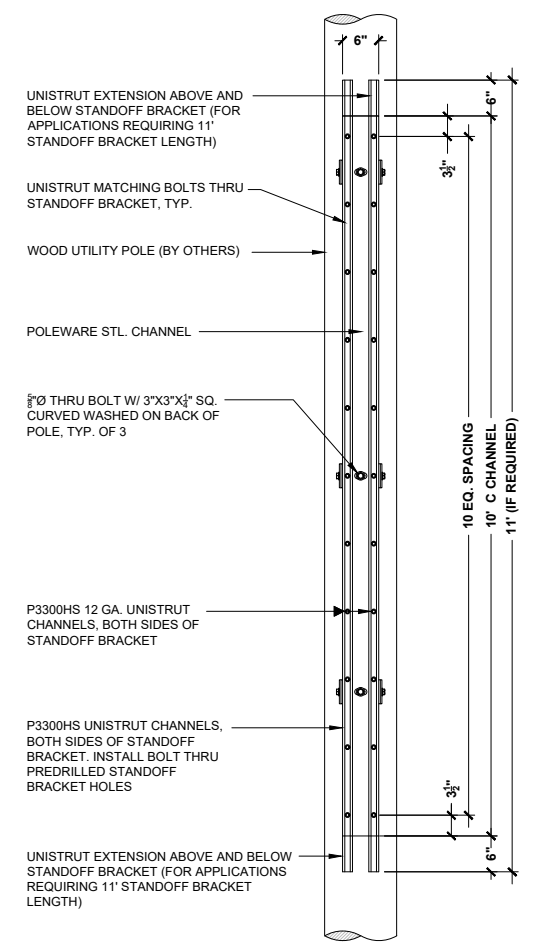
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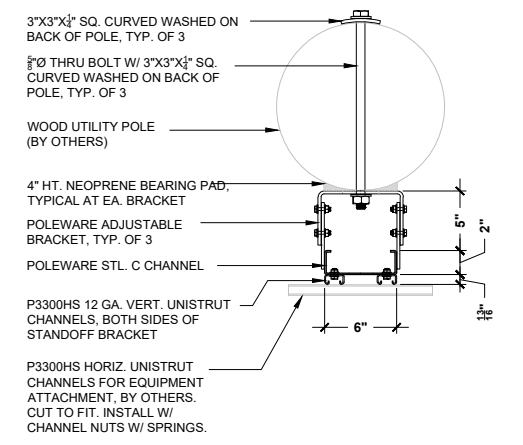
STANDOFF BRACKET SIDE ELEVATION



- NOTE:
1. STANDOFF BRACKET MODEL #PW-SOB-10L-ADJ-SP AS MFG. BY POLEWARE, LLC, (475) 215-5119, OR EQUAL
 2. ALL COMPONENTS TO BE SHOP PRIMED PAINTED
 3. UNISTRUT COMPONENTS TO BE MFG BY UNISTRUT CORPORATION, 1140 W. THORNDALE AVE., ITASCA IL, 60143, (800) 468-9510.
 4. HORIZONTAL UNISTRUTS (P3300HS) FOR EQUIPMENT INSTALLATION NOT INCLUDED
 5. ADJUSTABLE BRACKETS FOR SLANTED POLES AVAILABLE BY SPECIAL ORDER



STANDOFF BRACKET FRONT ELEVATION



NOT USED

SCALE
N.T.S.

6

NOT USED

SCALE
N.T.S.

2

EQUIPMENT MOUNTING BRACKET DETAIL (OR APPROVED EQUAL)

SCALE
N.T.S.

1

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WEST ISLA VISTA SC1

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GOLETA, CA 93117

POWER ADDRESS:
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GOLETA, CA 93117

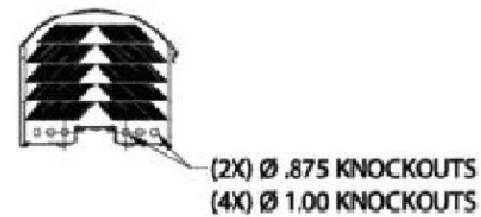
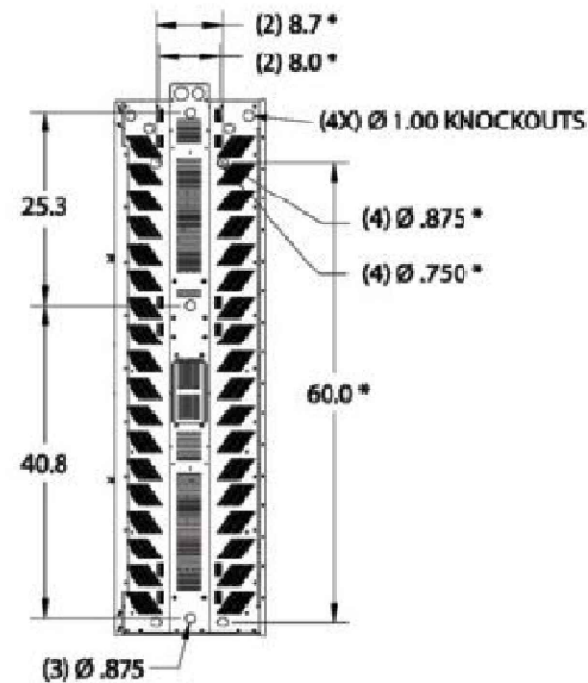
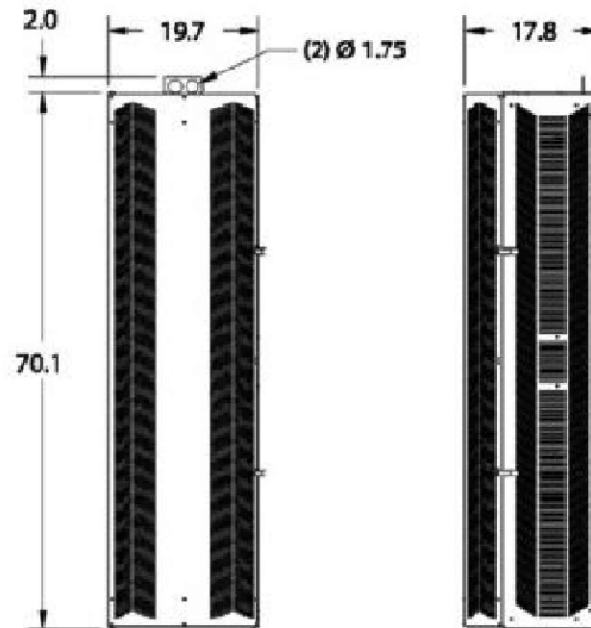
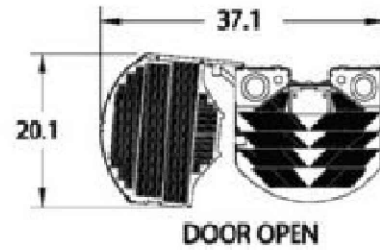
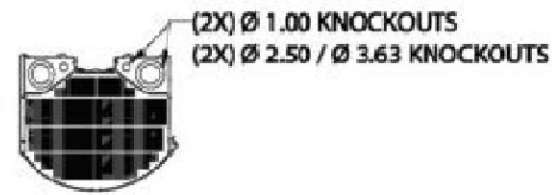
SHEET TITLE:
DETAILS

A-5

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO BOUND FOR REDUCED OR ENLARGED SHEET SIZES.

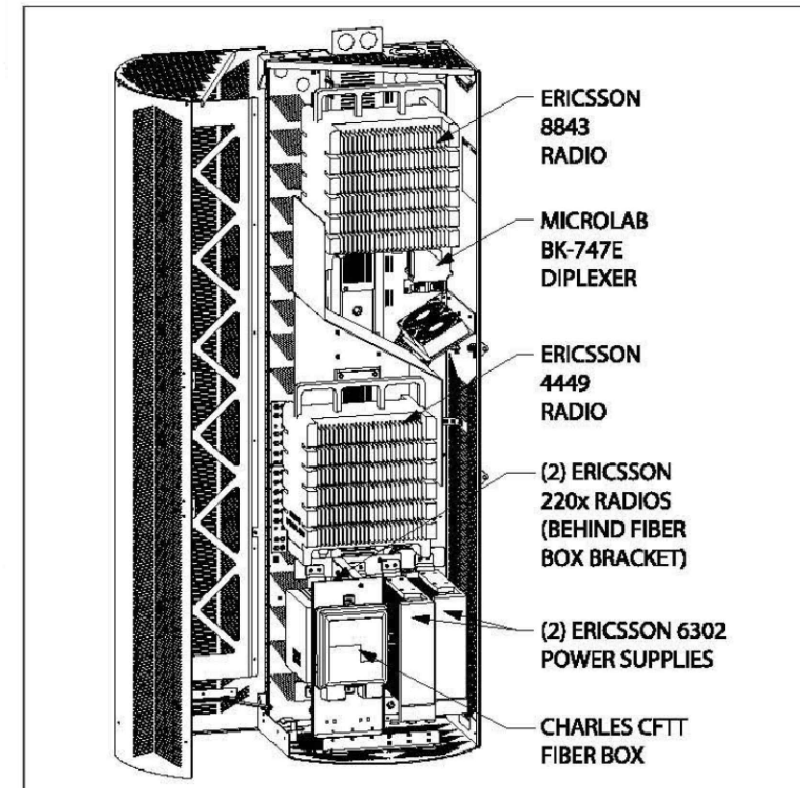
CHARLES
SH60-702018

DIMENSIONS: 70"X20"X18" (HXWXD)
VOLUME: 14.23 CUBIC FT.
WEIGHT (EMPTY): 99 LBS
WEIGHT (MAX LOAD): 250 LBS



MOUNTING DETAILS

Dimensions marked with a "*" are used for mounting to a metal pole.

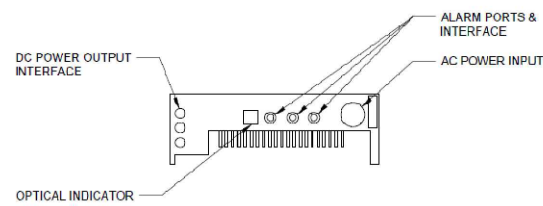


NOT USED

SCALE 4
N.T.S.

ERICSSON
6302 PSU

DIMENSIONS:
HEIGHT: 13"
WIDTH: 11.4"
DEPTH: 3.9"
WEIGHT: 22.05 LBS



ELECTRICAL SPECIFICATIONS

- MAX INPUT POWER: 12.5A MAX. @ 250V
- OPERATIONAL TEMP. RANGE: -40°C TO 55°C
- NOMINAL INPUT VOLTAGE: 100-250 VAC
- RATED OPER. VOLTAGE RANGE: 85-275 VAC
- EXTERNAL INPUT FUSE: 15A @ 100 VAC

6302 PSU UNIT

SCALE 3
N.T.S.



AWM-12 (OR APPROVED EQUAL)

CAPACITY	6-PACK DUPLEX SC OR LC: 12 FIBERS	AVAILABLE AS A SINGLE OR DUAL DOOR ENCLOSURE
DIMENSION	HEIGHT	8.54"
	WIDTH	10"
	DEPTH	2.88"

FIBER BOX DETAIL

SCALE 2
N.T.S.

CHARLES EQUIPMENT SHROUD DETAIL (OR APPROVED EQUAL)

SCALE 1
N.T.S.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/19	90% CONSTRUCTION	BD
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www.sacw.com
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2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

WEST ISLA VISTA SC1

SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:

DETAILS

A-6

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO DIMENSIONS FOR REDUCED OR BALANCED SHEET SIZES.

CONTRACTOR NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPERTY OWNER & NECESSARY UTILITY COMPANIES FOR THE LOCATION OF ALL EXISTING BELOW GRADE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE COSTS ASSOCIATED WITH EXISTING BELOW GRADE UTILITIES.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR
- CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO CALL DIG ALERT (800) 227-2600 A MINIMUM OF 48 HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE TO HAVE ALL NONPUBLIC UTILITIES LOCATED AT THEIR OWN EXPENSE.
- PROPOSED UTILITY SERVICES SHOWN NEED TO BE VERIFIED & APPROVED BY UTILITY COMPANIES BEFORE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH CLIENT PROJECT MANAGER TO OBTAIN FINAL APPROVAL.
- LINES SHOWN DO NOT REPRESENT THE EXACT LOCATION OF THE CONDUIT RUNS CONTRACTOR TO VERIFY SERVICE LOCATIONS WITH ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL IMMEDIATELY INFORM CLIENT OF ANY ACCIDENTAL DAMAGE TO EXISTING UTILITIES BY TELEPHONE AND E-MAIL REGARDLESS OF ABILITY TO REPAIR OR MITIGATE. A FOLLOW-UP E-MAIL REPORT WITH DIGITAL PHOTOS WILL BE REQUIRED DAILY UNTIL RESOLUTION HAS BEEN ACCEPTED BY CLIENT AND AFFECTED SERVICE PROVIDERS AND RECIPIENTS. AT THEIR OWN EXPENSE. CONTRACTOR WILL EXERCISE ALL EFFORTS TO HAVE REPAIRS MADE BY QUALIFIED TECHNICIANS AS APPROVED BY SERVICE PROVIDER.
- CONCRETE SIDEWALKS SHALL BE SAWCUT TO THE NEAREST SCORE MARK AND BE REPLACED EQUAL IN DIMENSION TO THAT REMOVED.
- CONTRACTOR TO ALLOW INGRESS AND EGRESS TO DRIVEWAYS AT ALL TIMES DURING CONSTRUCTION.

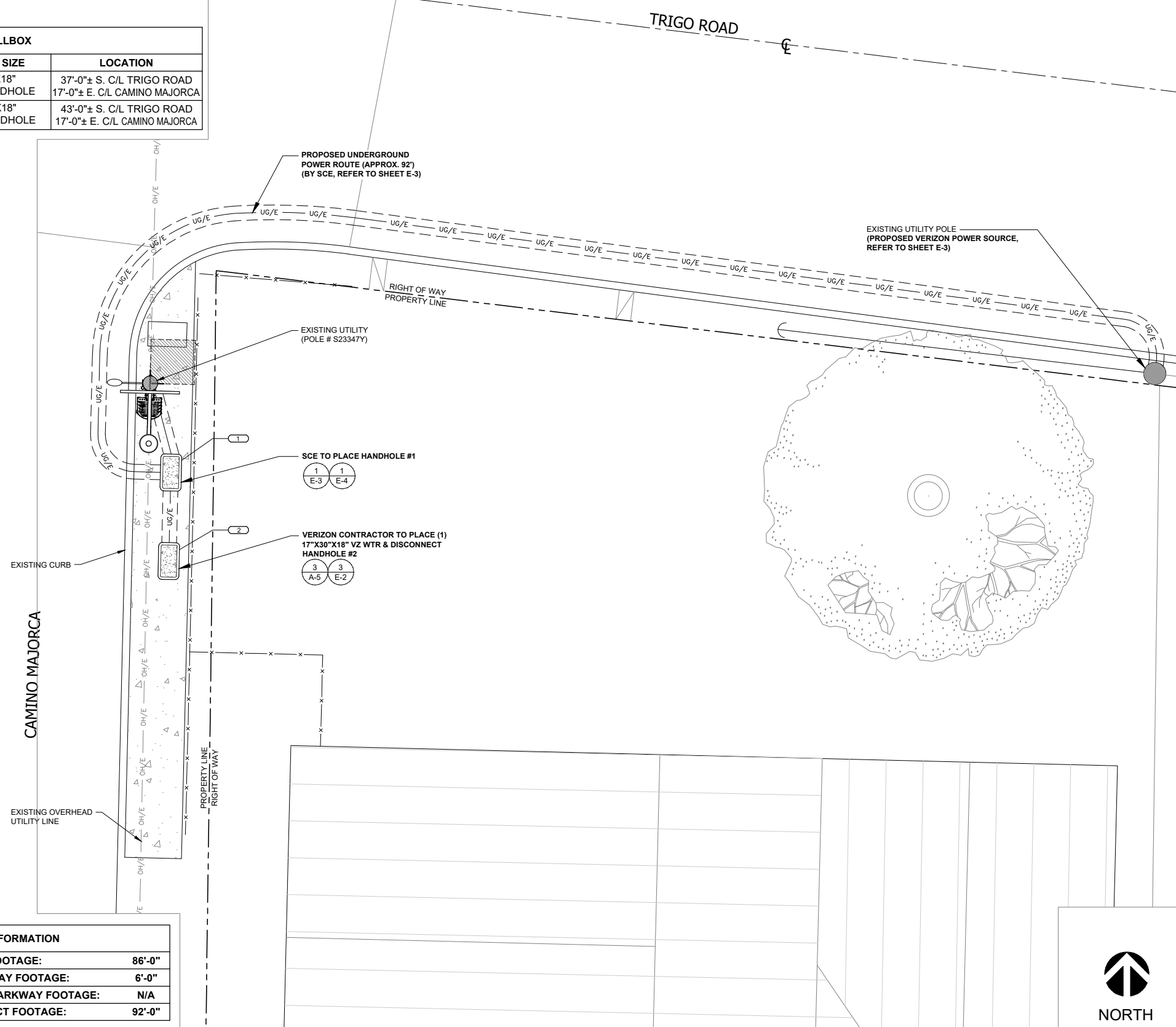
UNDERGROUND UTILITIES NOTE:

- THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN

UTILITY	
PROPOSED ITEM #	DESCRIPTION
1	6'-0" HANDHOLE #1 TO HANDHOLE #2 (1) 3" SCH. 40 PVC CONDUIT (SCE)
2	12'-0" HANDHOLE #2 TO SITE POLE (1) 2" SCH. 40 PVC CONDUIT (VZW POWER)

PULLBOX		
HANDHOLE #	HANDHOLE SIZE	LOCATION
HANDHOLE # 1	17" X 30" X18" (POWER) HANDHOLE	37'-0"± S. C/L TRIGO ROAD 17'-0"± E. C/L CAMINO MAJORCA
HANDHOLE # 2	17" X 30" X18" (POWER) HANDHOLE	43'-0"± S. C/L TRIGO ROAD 17'-0"± E. C/L CAMINO MAJORCA

CITY PERMIT INFORMATION	
HDD / OPEN TRENCH A/C STREET FOOTAGE:	86'-0"
HDD / OPEN TRENCH CONC. PARKWAY FOOTAGE:	6'-0"
HDD / OPEN TRENCH GRASS/DIRT PARKWAY FOOTAGE:	N/A
HDD / OPEN TRENCH TOTAL PROJECT FOOTAGE:	92'-0"



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 WWW.SACWG.COM
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WEST ISLA VISTA SC1

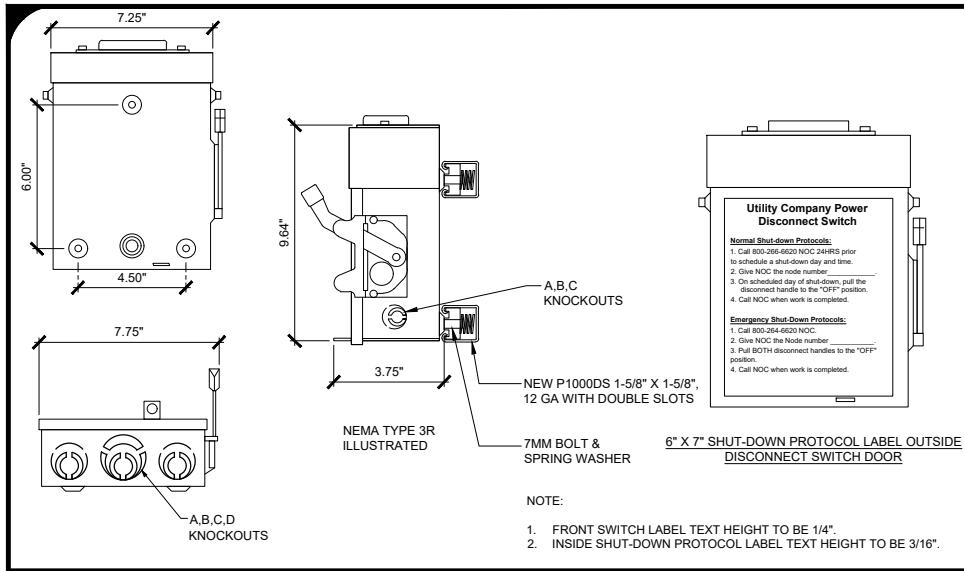
SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

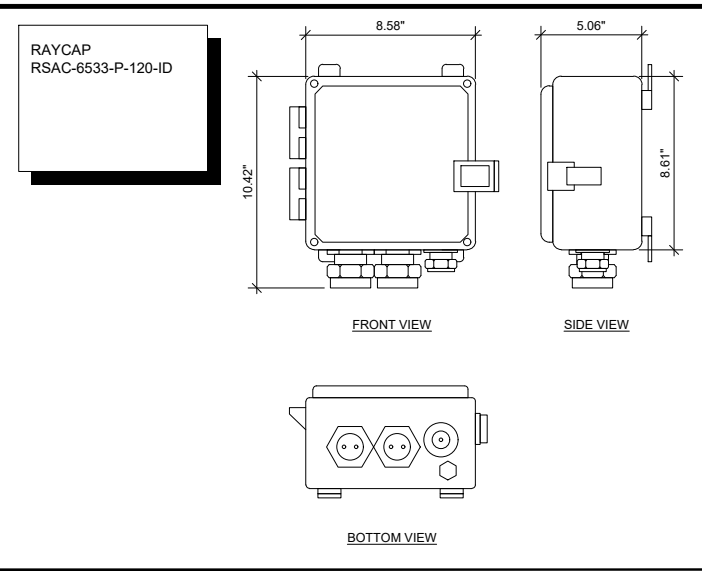
SHEET TITLE:
ELECTRICAL SITE PLAN & NOTES

E-1

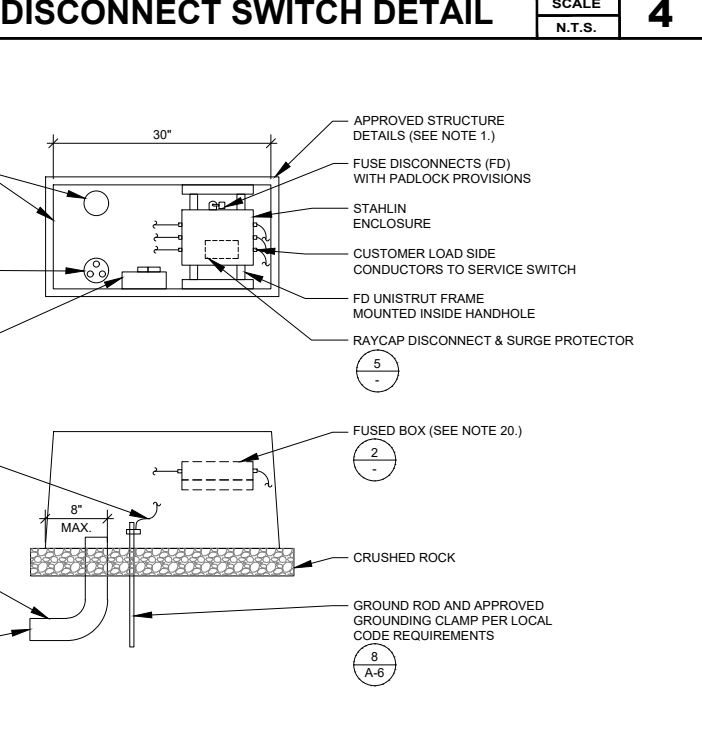
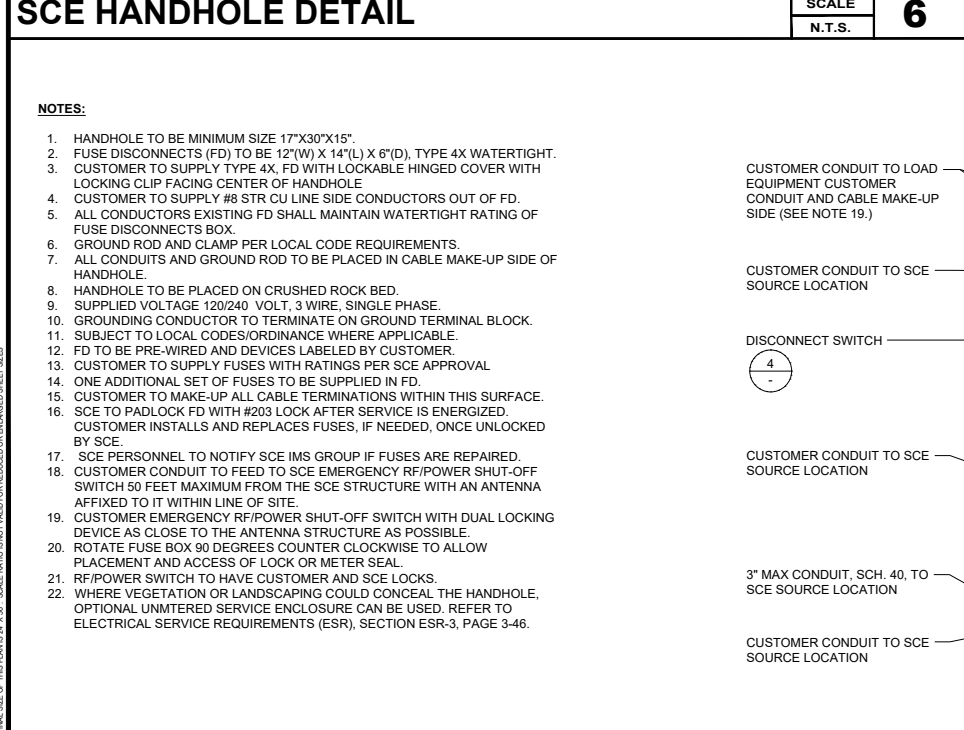
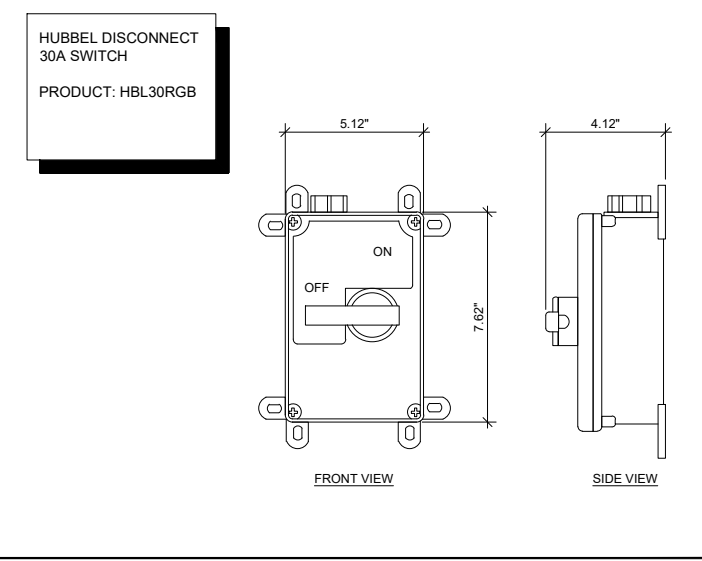
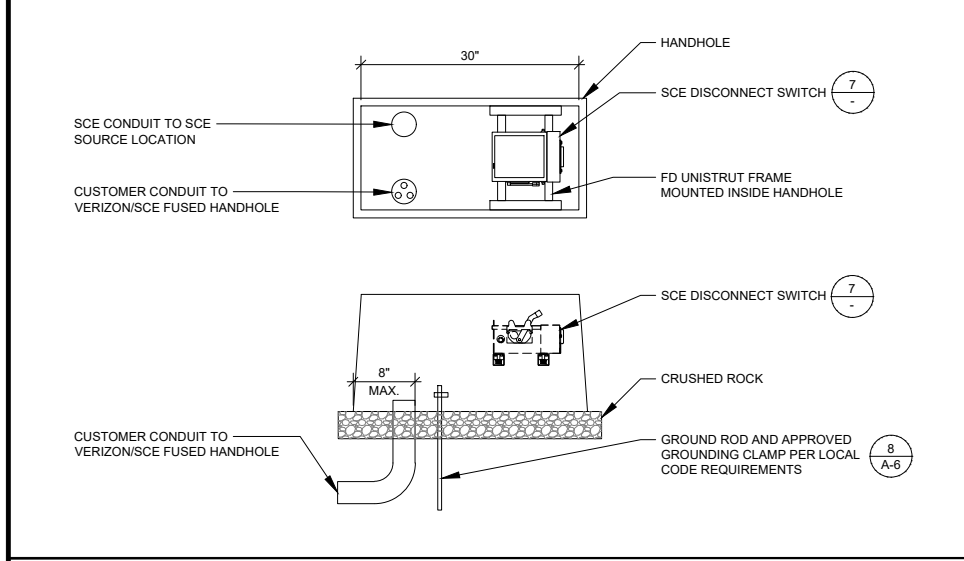
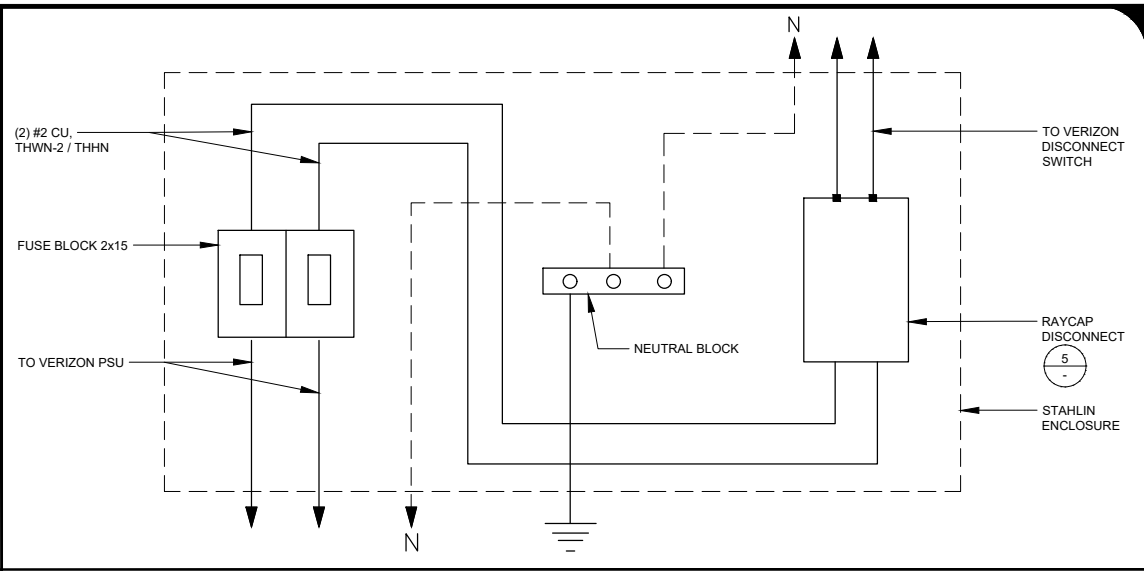
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE INTO BENT TO FIT FOR REDUCED OR BALANCED SHEET SIZES



SCE DISCONNECT SWITCH DETAIL SCALE N.T.S. **7**



RAYCAP DISCONNECT & SURGE PROTECTOR DETAIL SCALE N.T.S. **5**



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WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
**1-LINE DIAGRAM,
 NOTES & DETAIL**

E-2

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE AND DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. SEE SHEET E-1 FOR DIMENSIONS.

NOTES:
 - SCE TO PLACE NEW 3" RISER ON POLE #1256608E (ATTACH @ 28')
 - SCE TO INSTALL NEW HANDHOLE NEXT TO POLE #S23347Y
 - SCE TO RUN APPROX 128' 350 CLP (SEC) FROM #6608E TO NEW HANDHOLE
 - CUSTOMER TO PROVIDE DUCT & CABLE FROM SCE "MEET ME" HH TO CO WTR HH
 - TRAFFIC CONTROL REQ'D
 - PTC REQ'D (ROUTE 7)

UNDERGROUND SERVICE ALERT
Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact

For Underground Locating
 Two Working Days Before You Dig

D18: Rev. 05/28/20

SCE Inspection
 Contact SCE 48 Hours in advance
 for a Pre-Construction meeting
 and/or inspection.
 Email: NDPFCS@SCE.COM

NOTE:
 ALL ELECTRICAL DUCTS AND STRUCTURES WILL
 CONFORM TO GENERAL ORDER #128 (RULES FOR
 CONSTRUCTION OF UNDERGROUND ELECTRICAL
 SUPPLY AND COMMUNICATION PRESCRIBED BY THE
 PUBLIC UTILITIES COMMISSION OF THE STATE
 OF CALIFORNIA, JANUARY 2006).

WARNING
 THE EXCAVATOR MUST TAKE ALL STEPS NECESSARY TO AVOID
 CONTACT WITH UNDERGROUND FACILITIES WHICH MAY RESULT IN
 INJURY TO PERSONS OR DAMAGE TO FACILITIES IN THE AREA.
 THE INDICATED LOCATIONS OF EDISON UNDERGROUND FACILITIES,
 AS PROVIDED, ARE BELIEVED TO BE ACCURATE. HOWEVER, THE
 FINAL DETERMINATION OF EXACT LOCATIONS AND THE COST OF
 REPAIR TO DAMAGED FACILITIES IS THE RESPONSIBILITY OF THE
 EXCAVATOR.

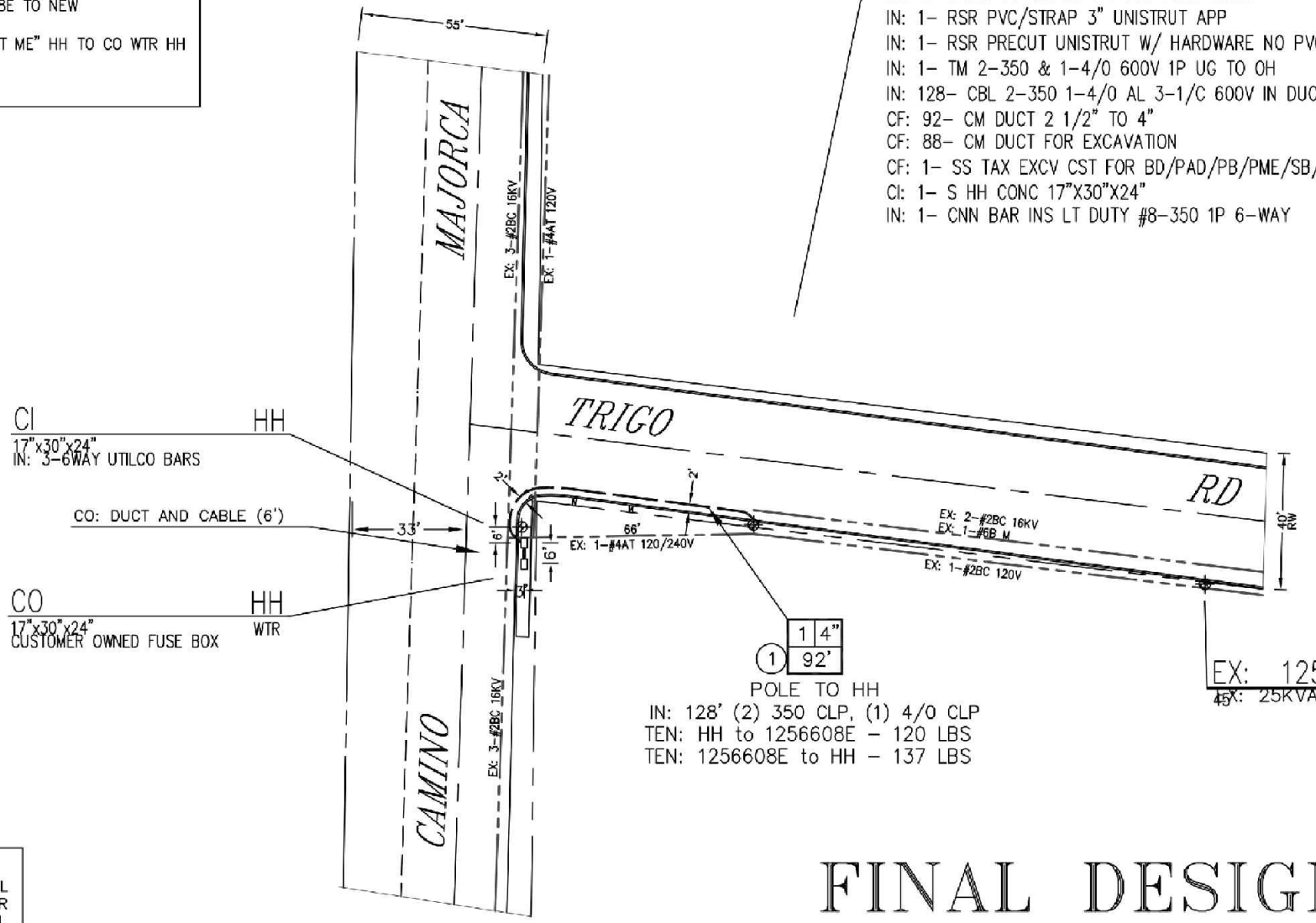
EXISTING 1256608E

- 45' Class C4
 EX: 1- POLE 45' CLASS 4 WOOD FULL TREAT
 IN: 1- RSR PVC/STRAP 3" UNISTRUT APP
 IN: 1- RSR PRECUT UNISTRUT W/ HARDWARE NO PVC
 IN: 1- TM 2-350 & 1-4/0 600V 1P UG TO OH
 IN: 128- CBL 2-350 1-4/0 AL 3-1/C 600V IN DUCT
 CF: 92- CM DUCT 2 1/2" TO 4"
 CF: 88- CM DUCT FOR EXCAVATION
 CF: 1- SS TAX EXCV CST FOR BD/PAD/PB/PME/SB/SOE
 CI: 1- S HH CONC 17"x30"x24"
 IN: 1- CNN BAR INS LT DUTY #8-350 1P 6-WAY

PROJECT REQUIREMENTS (Y/N)

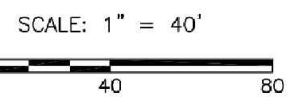
- EDISON EASEMENT REQUIRED N
 PWRD 88 REQUIRED N
 UG CIVIL ONLY WORK ORDER N
 PERMIT REQUIRED Y
 PERMIT TYPE: ENCROACHMENT
 OUTAGE REQUIRED N
 OUTAGE DATE: _____ TIME: _____
 TRAFFIC CONTROL REQUIRED Y
 PED. TRAFFIC CONTROL REQ'D Y
 CONVEYANCE LETTER REQ'D N
 ENVIRONMENTAL CLEARANCE REQ'D N
 CSD 140 (TLM) REQ'D N

D124: Rev. 02/08/18

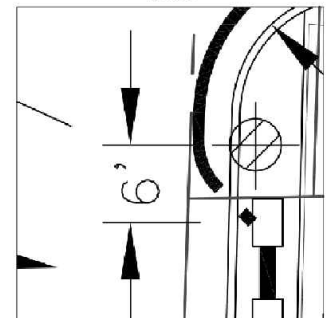
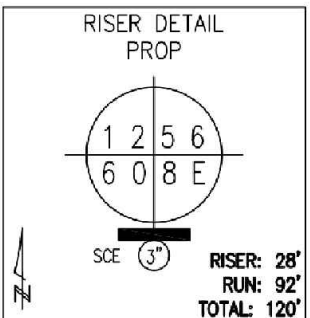


POLE TO HH
 IN: 128' (2) 350 CLP, (1) 4/0 CLP
 TEN: HH to 1256608E - 120 LBS
 TEN: 1256608E to HH - 137 LBS

EX: 1256609E POLE
 EX: 25KVA 16KV 120/240V



FINAL DESIGN
APPROVED FOR CONSTRUCTION



DISTRICT 49 - SANTA BARBARA		PROJ. MGR. LAW, DAVID HON PHONE (909) 274-1919		PLANNER HENDERSON, ROBERT A PHONE (805) 654-7289		DESIGNER HENDERSON, ROBERT A	
PROJECT NO. 1814468	SERVICE REQUEST 2718239	MSR NO.	PRODUCT-1 1579271-LINE EXTENSION		ASSOC DESIGN		
CIRCUIT / VOLTAGE FRATERNITY 16KV		THOMAS GUIDE	PRODUCT-2		ASSOC DESIGN		
SUB / PG NO. ISLA VISTA		CIRCUIT CODE	PRODUCT-3		ASSOC DESIGN		
INVENTORY MAP 13-48B		J.P.A. NO. E6049-410324270		PROPOSED CONSTRUCTION (LOCATION) VERIZON SITE - WEST ISLA VISTA SC1 10' W/O 6897 TRIGO RD GOLETA, CA 93117			
F 6/19/2020	S. BROOKS	R. HENDERSON	J. TROYKE	79220	GPS: 34.411281, -119.869493		
F 9/4/19	S. BROOKS	J. ROMERO	R. HENDERSON	79289	SHEET 1 OF 2 DESIGN/DRWG NO. 1177011		
TYPE DATE APPROVED BY CHECKED BY DRAWN BY PAX #				Southern California Edison Company			

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WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
**SCE POWER DESIGN
 PLAN**

E-3

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 36" X 48". SCALE INTO PRINT/VAL FOR REDUCED OR UNBALANCED SHEET SIZES.

ISSUE STATUS

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WEST ISLA VISTA SC1

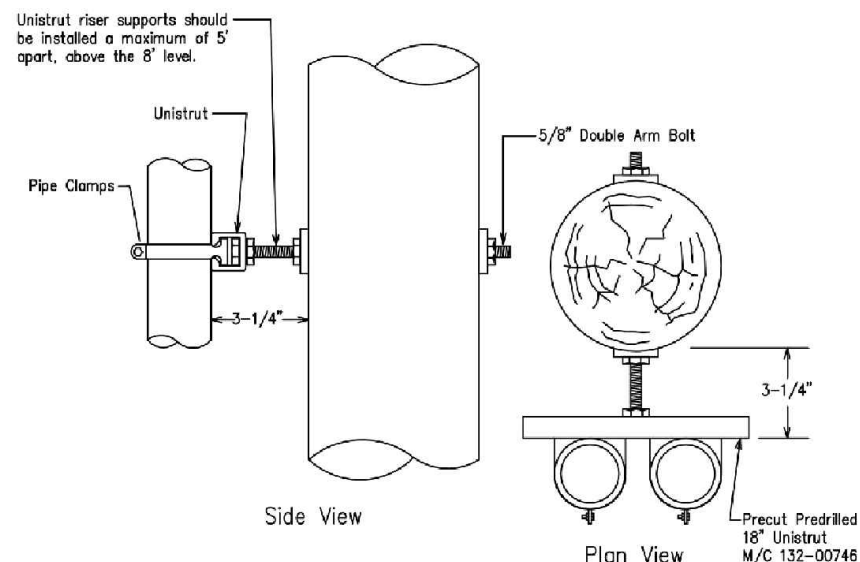
SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

SHEET TITLE:
SCE POWER DESIGN PLAN

E-4

RISER INSTALLATION USING UNISTRUT
SEE DUG CR 110.2



CONVENTIONAL RISER INSTALLATION
NOT TO SCALE

- NOTE(S):**
- All notes pertaining to Figure CR 110-1.1 (Sheet 1) construction on scope CR 110.1 also apply to risers supported by a unistrut.
 - APPLICATION**
The unistrut shown in Figure CR 110-5 (Sheet 3) is the preferred method where multiple risers are required.
 - MATERIAL**

TABLE CR 110-2: Unistrut Pipe Clamps

Conduit Size (in)	Material Code
1	622-04052
2	133-48248
2.5	133-48214
3	133-00025
4	133-00017
5	133-48008
6	132-00746

REF.: DUG CR 110.2
D38: REV. 02/18/11

CONDUIT RADIUS REQUIREMENTS:

- A:** The minimum radius for bends are:
36" for conduits 3" in diameter or smaller
48" for conduits 4" and 5" in diameter
60" for 6" diameter conduit
- B:** The minimum radius for sweeps are:
36" for conduits 3" in diameter or smaller
12'-6" for conduits 4" in diameter and larger, unless otherwise noted.

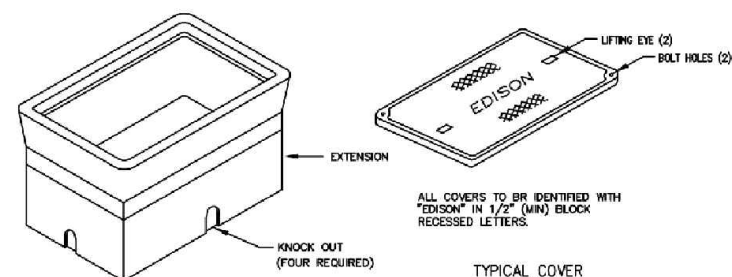
UNDERGROUND SERVICE ALERT

Contact USA
Dial 811 or 800-422-4133
www.digalert.org/contact

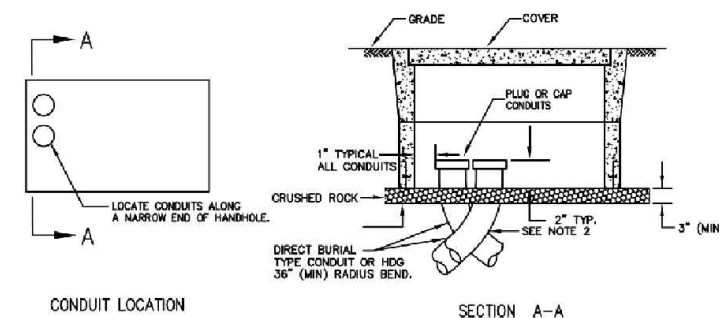
For Underground Locating
Two Working Days Before You Dig

D16: Rev. 05/28/20

TYPICAL HANDHOLE INSTALLATION
SEE UGS HP 205



TYPICAL ASSEMBLY (WITHOUT COVER)

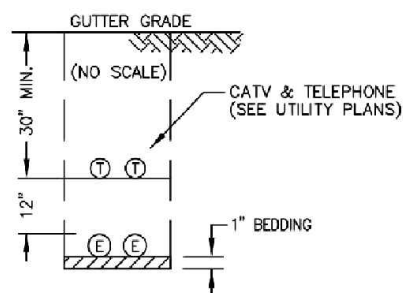


NOTES:

- SEE UGS HP 200 FOR DIMENSIONS OF VARIOUS SIZE HANDHOLES AVAILABLE.
- RADIUS ANGLE MAY BE REDUCED TO LESS THAN 90° PROVIDING THE PROJECTED CENTER LINE OF THE CONDUIT CLEARS HANDHOLE OPENING.
- TWO HOLD DOWN DEVICES TO BE SUPPLIED WITH EACH HANDHOLE.

D75 REV. 05/09/13

TYPICAL CONDUIT SECTION JOINT WITH CATV & TELE
SEE UGS CD 120



D81-J REV. 09/23/09

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PROJECT NO. 1814468	SERVICE REQUEST 2718239	MSR NO.	PRODUCT-1 1579271-LINE EXTENSION	ASSOC DESGN			
CIRCUIT / VOLTAGE FRATERNITY 16KV		THOMAS GUIDE	PRODUCT-2	ASSOC DESGN			
SUB / PG NO. ISLA VISTA		CIRCUIT CODE	PRODUCT-3	ASSOC DESGN			
INVENTORY MAP 13-48B		J.P.A. NO.		PROPOSED CONSTRUCTION (LOCATION) VERIZON SITE - WEST ISLA VISTA SC1 10' W/O 6897 TRIGO RD GOLETA, CA 93117			
F	6/19/2020	S.BROOKS	R.HENDERSON	J.TROYKE	79220	GPS: 34.411281,-119.869493	
F	9/4/19	S. BROOKS	J. ROMERO	R. HENDERSON	79289		
TYPE	DATE	APPROVED BY	CHECKED BY	DRAWN BY	PAX #	SHEET 2 OF 2	DESIGN\DRWG NO. 1177011

Southern California Edison Company

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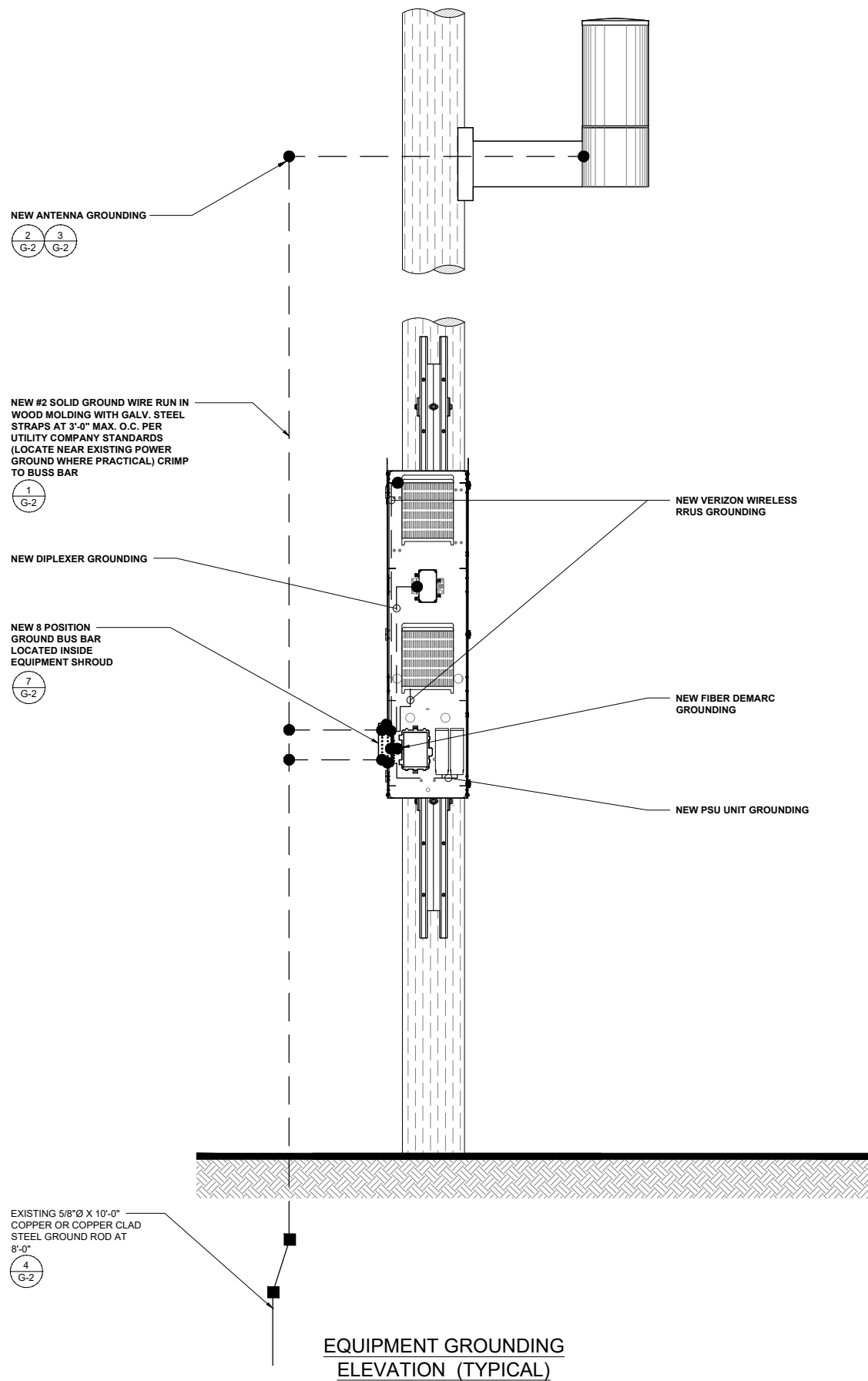
WEST ISLA VISTA SC1

SCE WOOD POLE
 6987 TRIGO ROAD WTR
 GOLETA, CA 93117

POWER ADDRESS:
 6987 TRIGO ROAD WTR,
 GOLETA, CA 93117

SHEET TITLE:
GROUNDING PLAN & NOTES

G-1



NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
- ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
- GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
- GROUND BARS:
 - EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
 - MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE RADIO EQUIPMENT CABINET(S) SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
- OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
- ALL NEW GROUNDING LEAD CONDUCTORS SHALL BE #2 SOLID TINNED BARE COPPER.
- NEW GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS.
- NOTIFY PROJECT MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE CONDITIONS.
- CHEMICAL GROUNDS SHALL BE XIT, CHEM-ROC OR APPROVED EQUAL, WHEN REQUIRED.
- ALL NEW GROUNDING INSTALLATION IS TO BE IN ACCORDANCE WITH THE VERIZON WIRELESS STANDARDS AND SUPPLEMENTS PROVIDED BY THE PROJECT MANAGER.

GROUNDING NOTES

SCALE
N.T.S.

2

ANTENNA & EQUIPMENT GROUNDING PLAN

SCALE
N.T.S.

1

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE INTO SHOWN FOR REDUCED OR ENLARGED SHEET SIZES.

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	09/19/19	90% CONSTRUCTION	BD
1	06/11/20	REVISED 100% CD	FR
2	07/07/20	REVISED 100% CD	FR
3	07/27/23	REVISED 100% CD	Jb.

SAC
WIRELESS
SAC AE DESIGN GROUP, INC.
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
www.sacw.com
619.736.3766

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

WEST ISLA VISTA SC1

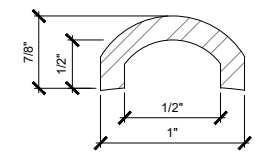
SCE WOOD POLE
6987 TRIGO ROAD WTR
GOLETA, CA 93117

POWER ADDRESS:
6987 TRIGO ROAD WTR,
GOLETA, CA 93117

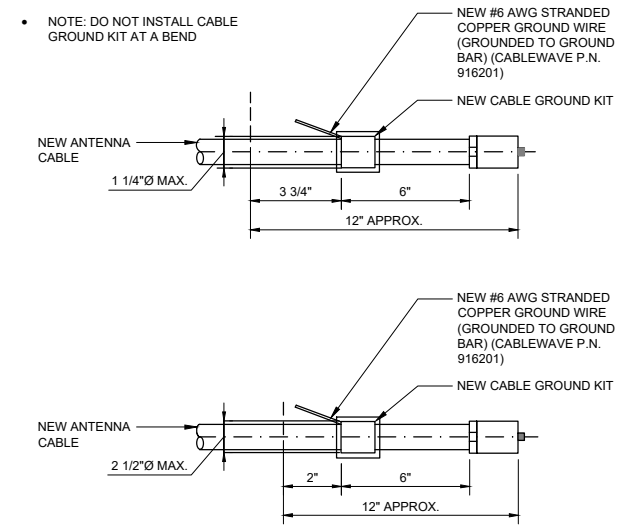
SHEET TITLE:
GROUNDING DETAILS

G-2

DIS-TRAN GROUND WIRE MOLDING
MODEL: DT-GWM-01
MATERIAL: OAK
LENGTH SECTION: 8'-0" WEIGHT: 1.7 LBS



PRESERVATIVE TREATMENT
UNLESS OTHERWISE SPECIFIED, ALL GWM ARE PRESSURE TREATED ACCORDING TO THE AMERICAN WOOD PRESERVERS' ASSOCIATION STANDARDS, WITH PENTACHLOROPHENOL IN HEAVY HYDROCARBON SOLVENT PER AWWA, P-8, P-9 TYPE A.

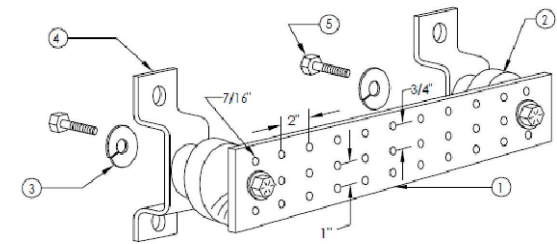


NOT USED SCALE N.T.S. **11**

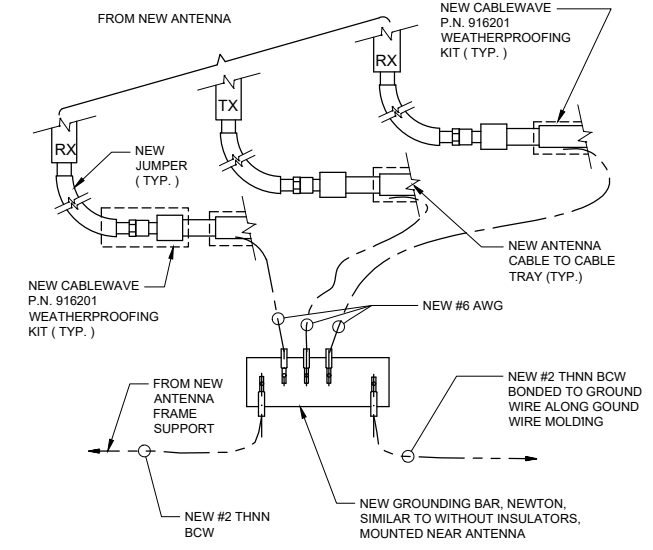
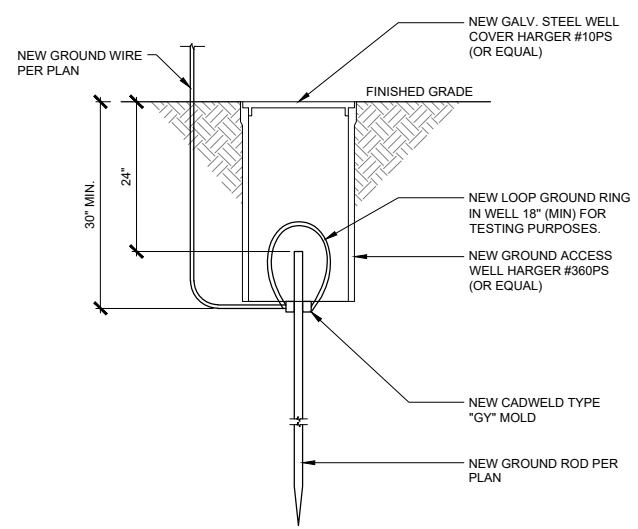
NOT USED SCALE N.T.S. **8**

GROUND WIRE MOLDING DETAIL SCALE N.T.S. **5**

ANTENNA GROUND KIT SCALE N.T.S. **3**



1. GALVANIZED STEEL GROUND BAR, HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS.)
2. INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR APPROVED EQUAL.
3. 5/16\"/>

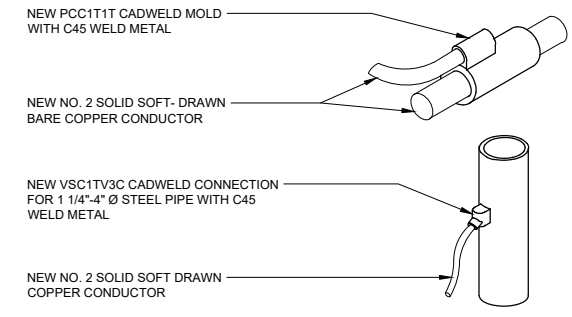
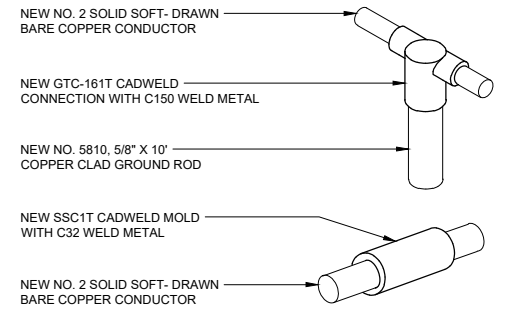


NOT USED SCALE N.T.S. **10**

BUS BAR DETAIL SCALE N.T.S. **7**

TEST WELL DETAIL SCALE N.T.S. **4**

ANTENNA GROUND DETAIL SCALE N.T.S. **2**



NOT USED SCALE N.T.S. **9**

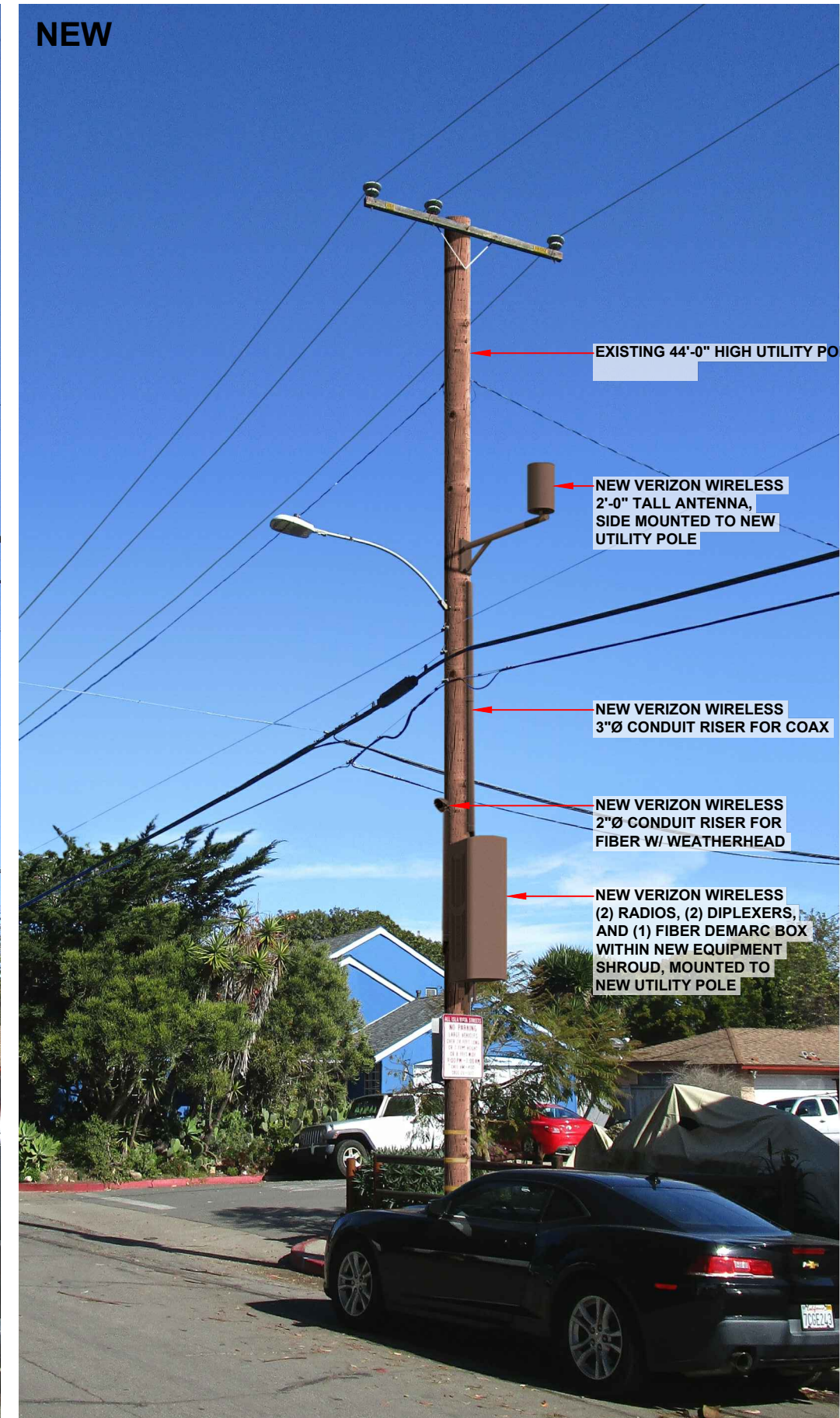
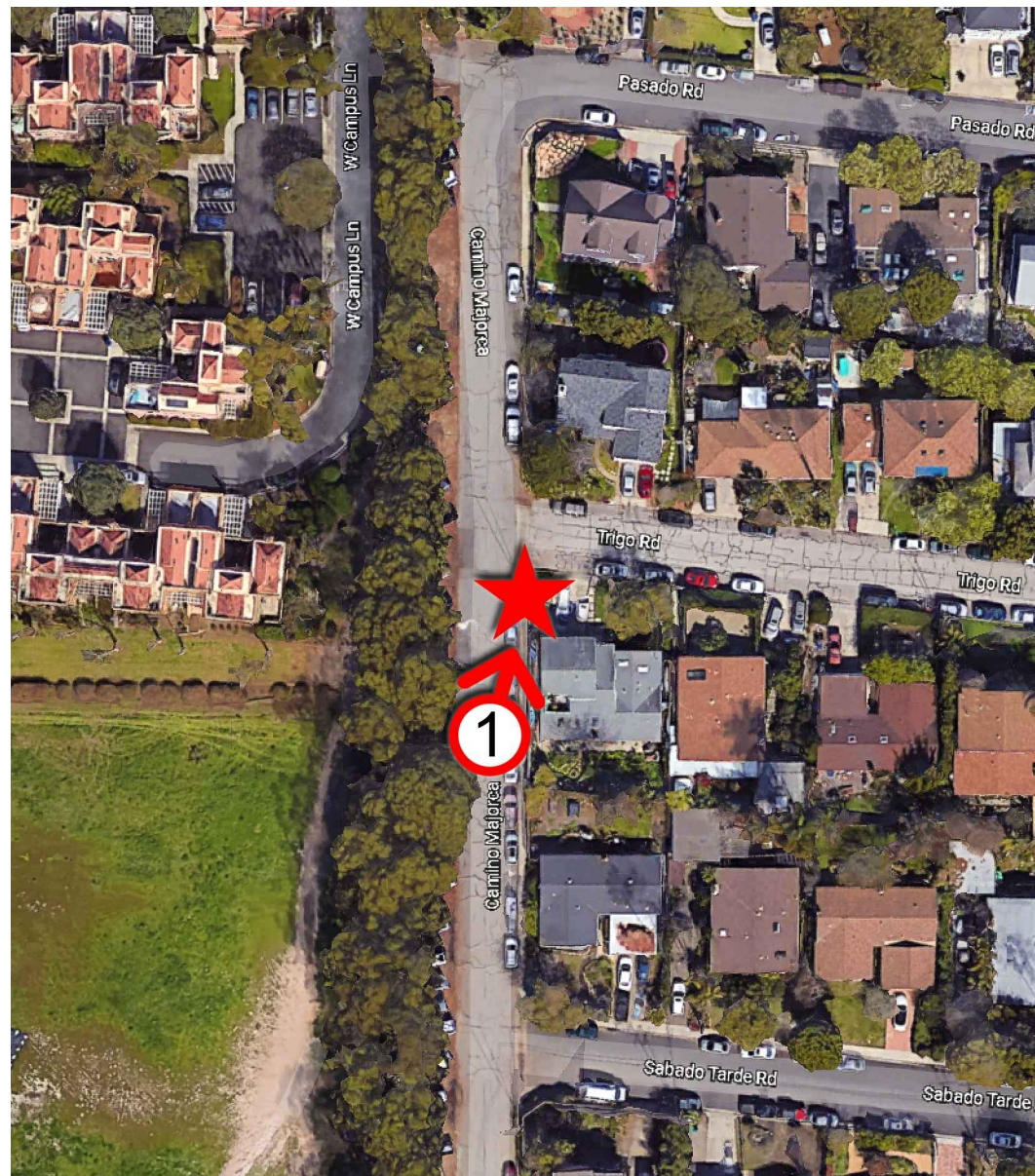
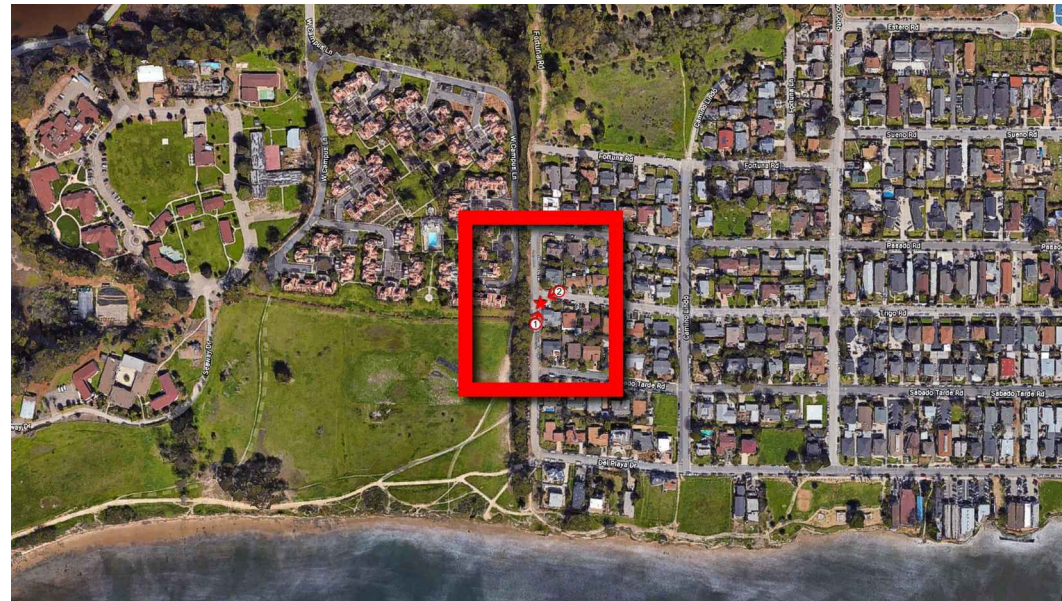
NOT USED SCALE N.T.S. **6**

CADWELDS SCALE N.T.S. **1**

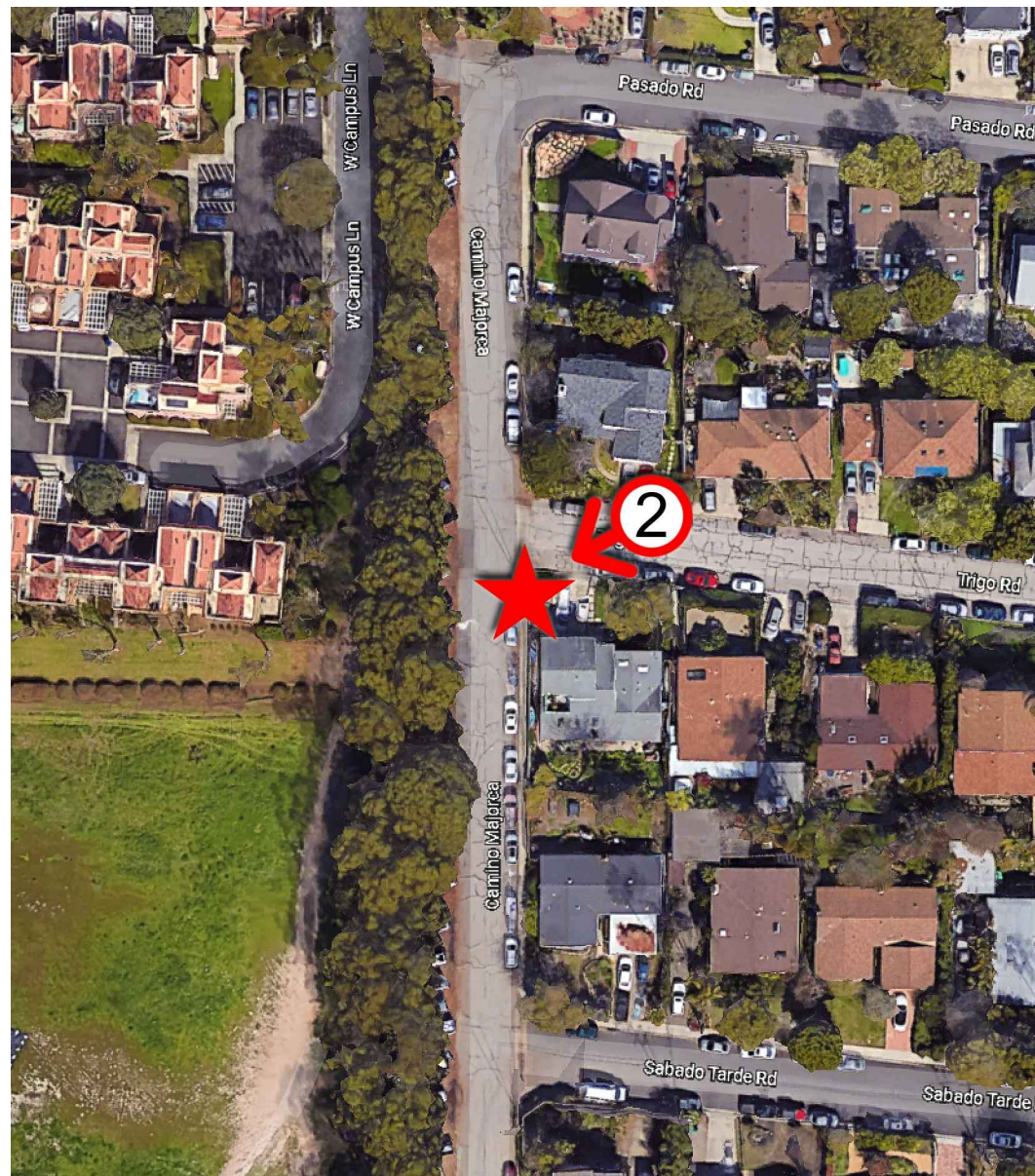
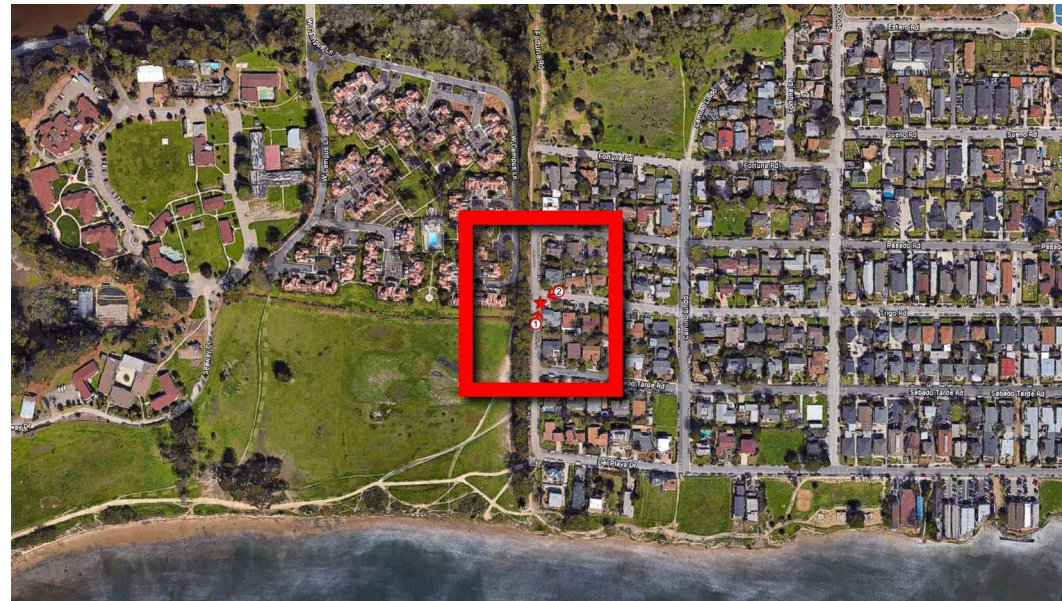
SCALE N.T.S. **1**

NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24\"/>

PHOTOSIMULATION VIEWPOINT 1



PHOTOSIMULATION VIEWPOINT 2



EXISTING

EXISTING UTILITY POLE
(TO REMAIN)



NEW

EXISTING 44'-0" HIGH UTILITY POLE

NEW VERIZON WIRELESS
2'-0" TALL ANTENNA,
SIDE MOUNTED TO NEW
UTILITY POLE

NEW VERIZON WIRELESS
(2) RADIOS, (2) DIPLEXERS,
AND (1) FIBER DEMARC BOX
WITHIN NEW EQUIPMENT
SHROUD, MOUNTED TO
NEW UTILITY POLE

Appeal application – Appeal Details

Project Details: Verizon Wireless at Camino Majorca, Case Numbers #22DVP-00000-00023 & 22CDP-00000-00416

I own the property and house located at 6897 Trigo Road in Isla Vista. I, along with twelve plus neighbors, opposed this location for a Verizon cell facility years ago and most recently again with their new application. There are alternative locations that would be more ideal for this proposed project. We have submitted numerous public comments in opposition. We would prefer that Verizon select a location that is a further distance from our residences and there are numerous options and alternative locations Verizon can select.

There was an abuse of discretion. There is inconsistency with Coastal Plan Policy 4-4 and Article II section 35-144F.D.3.c. The decision is not supported by the evidence presented for consideration.

#1)

There was an abuse of discretion. For years, Verizon has been endeavoring to force locations of their choosing that directly benefit their corporation without consideration of the community's multiple objections to find an aesthetically more ideal location of which there are plenty. Verizon had no regard for the community's concerns and continued to submit applications that the community was opposed to and then Verizon threatened the County that they shall not have the effect of prohibiting the provision of personal wireless services. This is an abuse of discretion. Verizon should have selected an alternative location years ago and the County would not be pressured to approve whatever location Verizon proposed. Verizon has abused the intent of the "shock clock" FCC ruling to force a location that is less aesthetically ideal for the multiple long term permanent residences in this community.

#2)

The proposed project is INCONSISTENT with the Coastal Plan Policy 4-4. The new structure will not be in conformance with the scale and character of the existing community. If the location selected was at a minimum, a street's distance from a residential home, then it would be in conformance. The current location is too close to where a permanent long term resident resides.

There are multiple locations with less visible impact that the residents would support, but Verizon has not focused their time on these locations as their primary goal is to spend as little as possible on the location installation costs versus negotiating an easement on a more suitable aesthetic location. Verizon has negotiated an easement with UCSB when it served them financially (facilities at Storke tower). The lots in this community are small and so placing the pole directly adjacent to a residential home means the pole is very close to someone's living space and windows. The Verizon

proposed location is closer to my bedroom than the downstairs bathroom of my house. It feels like the facility might as well be located inside my house it is that close.

#3)

There is INCONSISTENCY with Article II section 35-144F.D.3.c. The facility is in very close proximity to another substantially visible facility located on Camino Majorca adjacent to 6898 Trigo Road. This existing facility was installed before the neighbors could object and the permanent long term residents at this property feel very uncomfortable with the facility that close to their living spaces, for health reasons, aesthetic concerns and impact on property values.

#4)

The decision is not supported by the evidence presented for consideration. The Planning Commission directed the applicant to review other locations. The approval letter indicates "the applicant was unable to locate at the locations suggested by the Commission." It also indicates "the applicant provided an alternative site analysis justifying why alternative locations are infeasible to serve the existing network." This is not accurate. The alternative analysis prepared by Verizon does not have accurate justifications for why alternative locations are feasible. There are multiple locations on the alternative analysis that would be more ideal from an aesthetic perspective (adjacent to eucalyptus trees, at the end of and along Fortuna Road, and there are multiple street lamps at UCSB west campus housing), but Verizon doesn't want to spend the time or money to move those locations forward.

**Verizon Wireless Statement of Appeal
Appeal of South Board of Architectural Review's
June 16, 2023 Denial of Application 19BAR-00000-00222
Verizon Wireless, Right-of-Way of Camino Majorca adjacent to 6897 Trigo Road**

Verizon Wireless appeals the denial by the South Board of Architectural Review (“SBAR”) of its application for a proposed small cell wireless facility on an existing wood utility pole in the right-of-way of Camino Majorca adjacent to 6897 Trigo Road (the “Proposed Facility”).

When considering this appeal, the Planning Commission should recognize that Verizon Wireless has sought direction from the County for nearly five years to identify an acceptable location for a small cell to address a service gap in west Isla Vista. Since 2018, six public hearings have been held and a total of three applications filed by Verizon Wireless in an effort to place a pole-mounted small cell to improve wireless service for area residents and visitors. The SBAR conducted two conceptual review hearings for the Proposed Facility in 2020, during which the SBAR requested evaluation of alternatives. Next, Verizon Wireless reviewed numerous other locations nearby, and filed an application for a different location next to a vacant lot on Camino Lindo. The SBAR denied that location on February 3, 2023, and Verizon Wireless appealed.

Thereafter, Verizon Wireless agreed to revisit the original Proposed Facility location adjacent to 6897 Trigo Road. The SBAR approved conceptual review of the Proposed Facility on March 31, 2023. However, on June 16, 2023, the SBAR reversed itself and denied preliminary review because it no longer supported the proposed location.

That denial was inconsistent with Coastal Zoning Ordinance (“CZO”) Section 35-184.6(1), *Findings for All Board of Architectural Review Applications*, which does not grant the SBAR the authority to regulate the location of a small cell facility in the right-of-way in a designated urban area.

The Proposed Facility complies with the applicable design findings at issue in this design review appeal. The small cell will be mounted on an existing 44-foot wood utility pole. A two-foot tall cylindrical antenna will be placed on the side of the pole approximately 30 feet above ground. Radio equipment will be concealed within a narrow vertical shroud 20 inches wide and 70 inches tall, mounted to the pole between 11.5 and 17.5 feet. Both the antenna and equipment will be rotated toward the south, parallel to the roadway, which will avoid any protrusion toward the roadway and therefore minimize any view impact. The antenna and equipment shroud will be painted brown to match the pole. With small utility components mounted to an existing wood utility pole, the Proposed Facility will be in “conformance with the scale and character of the existing community” and its right-of-way utility infrastructure, with “similarity of style.” CZO § 35-184.6(1),

The location of wireless facilities is regulated under CZO Section 35-144F, which is relevant to the development plan permit approved by the Director of the Planning and Development Department on June 15, 2023, then appealed by opponents. The CZO allows small cells in any zone, and Director’s approval of the development plan confirmed that the Proposed Facility

satisfies the location requirements for wireless facilities, because it will be collocated on an existing utility pole, a location that will minimize its visibility. CZO §§ 35-144F(C)(2)(a), 35-144F(D)(2)(c), 35-144F(G)(2). Those CZO standards are not a factor for SBAR design review.

The SBAR's denial was inconsistent with California Public Utilities Code Section 7901, which grants telephone corporations a statewide right to place their equipment along any public right-of-way. While the County may exercise reasonable aesthetic discretion over right-of-way facilities, it cannot completely prohibit small cells in the right-of-way. Design standards for private property development are not appropriate for right-of-way infrastructure.

The SBAR's denial was also inconsistent with the FCC's 2018 Infrastructure Order, which requires that a local government's aesthetic criteria for small cells must be "reasonable," that is, technically feasible and meant to avoid "out-of-character" deployments, and also "published in advance." *See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, 33 FCC Rcd. 9088, ¶¶ 86-88 (September 27, 2018).¹ Unreasonable standards "materially inhibit" service improvements, constituting an unlawful prohibition of service under the Telecommunications Act. *Id.*, ¶¶ 35-37, 86; *see also* 47 U.S.C. §§ 253(a), 332(c)(7)(B)(i)(II).

The SBAR design review findings of CZO Section 35-184.6(1) – last updated in 1992 – apply to any development, but are preempted as applied to small cells if "unreasonable." Any County standards applied to small cell facilities must be "published in advance," so the SBAR cannot base a denial on location preferences or standards that exceed the CZO's design review findings and were not available to an applicant prior to application filing.

The Proposed Facility is not "out-of-character" compared to the numerous existing utility poles along local rights-of-way, which support utility infrastructure such as electric transformers, streetlight fixtures, and utility lines. Additionally, there are already similar small cells installed on utility poles due north on Camino Majorca and around the corner on Pasado Road. Therefore, the SBAR's denial was "unreasonable" and prohibitive. Further, the denial was prohibitive because it defeated Verizon Wireless's goal of densifying its network and improving service capabilities. Infrastructure Order, ¶ 37.

With existing small cells of other wireless carriers similarly situated on utility poles in the immediate vicinity, the SBAR's denial constituted unreasonable discrimination under the Telecommunications Act. 47 U.S.C. § 332(c)(7)(B)(i)(I).

The SBAR's denial violated the Telecommunications Act because it was not based on substantial evidence. 47 U.S.C. § 332(c)(7)(B)(iii). The architectural plans and photosimulations demonstrate how the Proposed Facility, placed on an existing wood utility pole similar to other poles and small cells in the area, poses minimal visual impact and complies with the design review findings.

¹ Federal courts have upheld these FCC requirements. *See City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020), *cert. denied*, 141 S.Ct. 2855 (Mem) (U.S. June 26, 2021).

Local opponents objected to the Proposed Facility's proximity to residences with respect to concern over radio frequency emissions. Indeed, the majority of the public testimony at the SBAR hearing focused on RF emissions at the closest residence. However, a denial based on concern over radio frequency emissions violates the Telecommunications Act because the Proposed Facility will comply with the FCC's exposure guidelines. 47 U.S.C. § 332(c)(7)(B)(iv).

The SBAR committed an error and abuse of discretion. While the SBAR supported the Proposed Facility location and design when approving conceptual review on March 31, 2023, the SBAR thereafter exceeded its authority by basing its denial of preliminary review on a preference for a different location. As noted, the matter of location is not a concern of the SBAR. At the June 16, 2023 hearing, Verizon Wireless was prepared to present information regarding alternatives, including locations raised by opponents, but at the SBAR's direction, Verizon Wireless truncated its presentation, so the SBAR did not consider that information.

The Planning Commission should grant the appeal and reverse the SBAR's denial.

Verizon Wireless reserves the right to supplement these grounds for appeal prior to a Planning Commission hearing and subsequent to publication of the approved minutes for the SBAR hearing.



COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Travis Seawards, Deputy Director, Development Review Division

FROM: Willow Brown, Planner, (805) 568-2040

DATE: June 15, 2023

RE: Approval of Case No. 22DVP-00000-00023 & 22CDP-00000-00146, Verizon Wireless at Camino Majorca Right-of-Way Adjacent to 6897 Trigo Road, APN 075-131-013

REQUEST

The project is a request for the following:

- Director-level Development Plan (Case No. 22DVP-00000-00023) and Coastal Development Permit (Case No. 22CDP-00000-00146) for a new Tier 2(a) Verizon telecommunications wireless facility on a 44-foot-tall replacement pole in the public right-of-way pursuant to Section 25-144F.C.2 of Article II (Tier 2 Telecommunications Facilities).
- Determine the project is exempt from CEQA pursuant to CEQA Guideline Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures), included as Attachment C.

The facility will be located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

BACKGROUND

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 Telecommunications Act sets health and safety emissions thresholds and specifically restricts the regulatory treatment of telecommunications facilities by local agencies (i.e. cities and counties) in that regard. The Federal Telecommunications Act preempts local authorities from prohibiting any telecommunications service, stating “No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the

effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service” (47 U.S.C.A. § 253 (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 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)).

Federal “Shot Clock” Ruling Date

On September 26, 2018, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332, 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:

- 60 days for reviewing the application for attachment of a Small Wireless Facility using an existing structure;
- 90 days for the review of an application for attachment of a small wireless facility using a new structure.

These timeframes commence upon application submittal, and if the application is deemed incomplete the deadline is suspended until the date of application completeness re-submittal. 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 time frame for this proposed project is 60 days since the facility is a “small wireless facility” that will be located on an existing structure. The application was submitted on April 10, 2023. However, Verizon Wireless signed an agreement to toll the application until September 1, 2023.

PROJECT DESCRIPTION

The project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project includes construction of an unmanned wireless facility on a 44-foot-tall replacement Joint Pole Association (JPA) controlled wood utility pole that includes the following attached features:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28.8 feet above grade;
- One #2203, one #8843, and one #4449 radio unit installed within a 19.7" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the replacement utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

Site Information	
Comprehensive Plan Designation	Public right-of-way, RES-3.3 (Single-Family, Max. Dwelling Units 3.3/acre), Goleta Community Plan
Ordinance, Zone	Article II, 10-R-1 (Single-Family Residential)
Site Size	Public right-of-way
Lot Legality	Public right-of-way
Present Use & Development	Public right-of-way
Surrounding Uses/Zone(s)	<i>North:</i> Single-Family Residence, 10-R-1 <i>South:</i> Single-Family Residence, 10-R-1 <i>East:</i> Single-Family Residence, 10-R-1 <i>West:</i> UCSB
Access	Camino Majorca
Public Services	Water Supply: N/A Sewage: N/A Fire: Santa Barbara County Fire Department Police: County Sheriff

ENVIRONMENTAL REVIEW

The project was evaluated for compliance with the California Environmental Quality Act (CEQA) and determined to be exempt from environmental review pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction), which exempts the replacement of existing structures or facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, and 15303 (New Construction or Conversion of Small Structures), which exempts the construction and location of limited numbers of new, small facilities or structures and installation of small new equipment and facilities in small structures. Please see Attachment C, Notice of Exemption, for further detail.

CONSISTENCY ANALYSIS

Comprehensive Plan

The project is consistent with the following applicable policies:

REQUIREMENT	DISCUSSION
Adequate Services	
<i>Coastal Plan Policy 2-6:</i> <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and</i>	Consistent: The proposed project is consistent with this policy because it will be served by adequate services, including Southern California Edison for its electrical utilities, the

<p><i>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 be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan . . .</i></p>	<p>Santa Barbara County Fire Department, and the County Sheriff’s office. No water or sewer services are required for the proposed project because the project is limited to the installation of a small telecommunications facility on an existing pole.</p>
<p>Visual Impacts</p>	
<p>Coastal Plan Policy 4-4: <i>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.</i></p>	<p>Consistent: The proposed project is consistent with the policy that requires the project to be in conformance with the scale and character of the existing community. The proposed two-foot tall and 14.6” diameter omni-directional canister antenna will be installed on a bracket and side-mounted to the replacement 44-foot wood utility pole. As shown in the project photo simulation included as Attachment F, the antenna will be painted brown to match the replacement wood pole. Additional equipment attached to the utility pole includes three radio units installed within a 19.7” wide by 70” long shroud affixed to the side of the utility pole at 12’-3” above grade and a new Verizon fiber line connected to the wood utility pole at 21’-4” above grade.</p> <p>The proposed telecommunication equipment will not substantially change the visual appearance of the replacement utility pole because the equipment is limited to a two-foot antenna at 28’-8” above grade and a 19.7” wide by 70” long shroud affixed to the side of the utility pole at 12’-3” above grade. To further ensure neighborhood compatibility, the project is conditioned to require that equipment be painted a non-reflective color designed to blend with the replacement pole and equipment (Attachment B Condition No. 6).</p>

	<p>The South Board of Architectural Review (SBAR) conducted a Conceptual review of the project on March 31, 2023. The SBAR stated that the color selection and materials are appropriate, that the antenna is preferable over a fake tree, and one member stated that the location is inappropriate and not compatible with the area. However, the applicant provided an alternative site analysis justifying why alternative locations are infeasible to serve the existing network. Additionally, as discussed in the Design Review section below, the applicant submitted a separate application to SBAR for an alternative site along Del Playa following community feedback. The SBAR denied that location based on incompatibility with the surrounding neighborhood. The project will return for Preliminary and Final approval at SBAR following approval of the project by the Director.</p> <p>The proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on a replacement pole instead of an entirely new pole, will not increase the height of the pole, and the proposed equipment will be painted to blend in with the replacement wood pole. Due to the project’s design, the small size of the proposed equipment, location on a replacement utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment F.</p>
Noise	
<p>Noise Element Policy 1: <i>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</i></p>	<p>Consistent: The proposed project is consistent with the noise policy and development standard because the wireless facility will not produce noise at any discernible level, as no</p>

<p><i>uses unless noise mitigation features are included in project designs.</i></p> <p>Goleta Community Plan Policy N-GV-1: <i>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 significant noise impacts.</i></p>	<p>fans, motors, or backup generators are proposed to provide power.</p> <p>The proposed project will have the potential to create short-term, construction-related noise impacts to nearby residences. Attachment B Condition No. 4 requires that construction activities be limited to the hours between 8:00 a.m. and 5:00 p.m., on weekdays and prohibited on weekends and State holidays. In addition, Attachment B Condition No. 5 requires that all construction parking and staging be located within a designated area adjacent to the project site on Camino Majorca. The designated work area and proposed traffic control measures will further reduce construction noise impacts on the surrounding neighborhood by limiting the area where construction-related operations will occur.</p>
<p>Cultural Resources</p>	
<p>Land Use Element Historical and Archaeological Policy 2: <i>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.</i></p> <p>Goleta Community Plan Policy HA-GV-1: <i>Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.</i></p>	<p>Consistent: The proposed project is consistent with the policies to protect cultural resources. The project site is located within a disturbed road right-of-way area. The project will require only minimal and shallow excavation to install two proposed handholes that will be used to provide an electrical service point of connection, excavation to install the replacement pole, and trenching within the previously disturbed roadway to place underground electrical lines. Therefore, it is unlikely that the project will result in ground disturbances that will have the potential to disturb buried intact cultural resources. The project is conditioned to stop work in the unlikely event that any unknown cultural resources are encountered during excavation (Attachment B Condition No. 3).</p>

Ordinance Regulations

The project complies with the following applicable ordinance requirements:

Applicable County Code Standards	Site's Consistency with Standards
Standards for Tier 2 Projects, Small Wireless Facilities	
<p>Article II Section 35-144F.C.2.a (1) The facilities:</p> <p>(a) are mounted on structures 50 feet or less in height including antennas as defined in 47 C.F.R. Section 1.1320(d) (which defines collocation as the mounting or installation of an antenna on an existing tower, building or structure for the purpose of transmitting and/or receiving radio frequency signals for communication purposes, whether or not there is an existing antenna on the structure;</p> <p>(b) are mounted on structures no more than 10 percent taller than other adjacent structures; or</p> <p>(c) do not extend existing structures on which they are located to a height of more than 50 feet or by more than 10 percent, whichever is greater.</p>	<p>Consistent. The proposed facility is consistent with this standard because the facility will be mounted on a replacement pole with a maximum height of 44 feet, which is less than the 50-foot height limit.</p>
<p>Article II Section 35-144F.C.2.a (2) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 C.F.R. Section 1.1320(d)), is no more than three cubic feet in volume.</p>	<p>Consistent. The proposed facility is consistent with this standard because the proposed antenna is 2.3 cubic feet in volume.</p>
<p>Article II Section 35-144F.C.2.a (3) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than 28 cubic feet in volume.</p>	<p>Consistent. The proposed facility is consistent with this standard because all wireless equipment associated with the structure totals 17.73 cubic feet in volume.</p>
<p>Article II Section 35-144F.C.2.a (4) The facility does not require antenna structure registration under Part 17 of Title</p>	<p>Consistent. The proposed facility is consistent with this standard because it is not in close proximity to an airport.</p>

47 C.F.R., or its successor regulations (i.e. Federal Communications registration due to extreme height or proximity to an airport).

Article II Section 35-144F.C.2.a (5)

The facility is not located on Tribal lands, as defined under 36 C.F.R. Section 800.16(x) (lands within the exterior boundaries of any Indian reservation and all dependent Indian communities), or its successor regulation.

Consistent. The proposed facility is consistent with this standard because it will not be located on Tribal lands as defined under 36 C.F.R. Section 800.16(x), or its successor regulation.

Article II Section 35-144F.C.2.a (6) The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R. Section 1.1307(b), or its successor regulation. C.F.R. Section 1.1307(b) states that for authorization of radiofrequency sources applicants must either determine that they qualify for an exemption, prepare an evaluation of the human exposure to RF radiation, or prepare an Environmental Assessment if those RF sources would cause human exposure to levels of RF radiation in excess of the allowable limits.

Consistent. The proposed facility is consistent with this development standard and complies with all FCC standards. A Radio Frequency Engineer submitted a statement as part of the project application (Dewayne Bonham dated April 4, 2023, Attachment E), which concludes that the proposed facilities will meet the FCC requirements. As a part of the project conditions (Attachment B Condition No. 8), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

Article II Section 35-144F.C.2.a (7) The antenna shall be mounted on either an existing operational public utility pole or similar support structure (e.g. street light, traffic light, telephone pole, existing wooden pole) that is not being considered for removal, as determined by the Director, or the roof of an existing structure, or vaulted underground, unless technical requirements dictate otherwise.

Consistent. The proposed facility is consistent with this standard because the proposed project will place telecommunications equipment on a replacement of an existing utility pole.

(a) If technical requirements dictate that the antenna cannot be mounted on an existing operational public utility pole or similar support structure, the antenna may be mounted on a new pole or similar support structure provided the new pole or

support structure replicates the materials, color, and finish of existing infrastructure nearby.

Article II Section 35-144F.C.2.a (8) The placement of multiple, interconnected, small wireless facilities to establish a new network (i.e. four or more within a square mile) may be reviewed as a whole project including all components that result in a physical change to the environment (e.g. antennas, equipment, cabling, trenching, boring, vaults, poles, hub sites).

Consistent. The proposed facility is consistent with this standard because there is only one facility proposed.

Article II Section 35-144F.C.2.a (9) Colors and materials shall be chosen to minimize visibility, using textures and colors to match or blend with the primary background.

Consistent. The proposed facility is consistent with this standard because the facility will be painted brown to blend in with the wood pole it will be mounted on. Additionally, the SBAR reviewed the project and stated that the color selections and materials are appropriate.

Article II Section 35-144F.C.2.a (10) Antennas mounted to the façade of a building or structure shall be architecturally integrated into the building or structure design and otherwise made as unobtrusive as possible. If possible, antennas should be located entirely within an existing or newly created architectural feature so as to be completely screened from view. Façade-mounted antennas shall not protrude more than two feet horizontally from the façade.

Consistent. The proposed facility is consistent with this standard because it will not be mounted to the façade of a building or structure.

Additional Development Standards for Telecommunications Facilities

Article II Section 35-144F.D.1.a Setbacks. The facility shall comply with the setback requirements of the zone in which the facility is located.

Consistent. The proposed facility is consistent with the standard to comply with setbacks because it will be located in the County right-of-way and there are no setback requirements in the right-of-way.

Article II Section 35-144F.D.1.b Height limits and exceptions.

Consistent. The proposed facility is consistent with the 50-foot height limitation

The height of antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 50 feet in height.

development standard since the highest portion of the proposed antenna will be approximately 30.8 feet above grade and it will be mounted to a replacement utility pole that is 44 feet in height.

Article II Section 35-144F.D.1.c Fencing. 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 facility is consistent with this policy because the lowest portion of the proposed antenna equipment will be three radio units shrouded in an enclosure that will be mounted 12'-3" above grade. Pole steps for maintenance will be located beginning at nine feet above grade, which will exclude access to the general public.

Article II Section 35-144F.D.1.d Historical landmarks. 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 Historic Landmarks Advisory Commission, or the Board on appeal.

Consistent. The proposed facility is consistent with this standard because there are no County-designated historical landmarks in the road right-of-way at this location.

Article II Section 35-144F.D.1.e Compliance with FCC. The facility shall comply at all times with all FCC (Federal Communications Commission) rules, regulations, and standards.

Consistent. The proposed facility is consistent with this development standard and complies with all FCC standards. A Radio Frequency Engineer submitted a statement as part of the project application (Dwayne Bonham dated April 4, 2023, Attachment E), which concludes that the proposed facilities will meet the FCC requirements. As a part of the project conditions (Attachment B Condition No. 8), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

Article II Section 35-144F.D.1.f Access roads and parking areas. The facility shall be served by roads and parking areas

Consistent: The proposed facility is consistent with this development standard because no new roads or parking areas are

consistent with the following requirements:

- (1) New access roads or improvements to existing access roads shall be limited to the minimum required to comply with County regulations concerning roadway standards and regulations.
- (2) Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.
- (3) Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.

required for the project. The proposed unmanned facility will be accessed from Camino Majorca. The proposed project does not include the development of any new parking areas. The existing roadway infrastructure is adequate to serve the proposed project. Construction of the project will require approval of an encroachment permit.

Article II Section 35-144F.D.1.g Lighting. The facility shall be unlit.

Consistent. The proposed facility is consistent with this standard because there is no lighting proposed.

Article II Section 35-144F.D.1.h Exterior finish. The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.

Consistent. The proposed facility is consistent with these development standards that require the project be finished with non-reflective surfaces. As shown in the photo simulations included as Attachment F and required by Attachment B Condition No. 6, the proposed telecommunication equipment will be painted with non-reflective paint or other non-reflective finish that is similar in color to the replacement wood utility pole. The SBAR reviewed the project and stated that the color selections and materials are appropriate. 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 (Attachment B Condition No. 13).

Article II Section 35-144F.D.1.i Painted surfaces. Structures, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and repainted as necessary with a non-reflective paint.

Article II Section 35-144F.D.1.j Landscaping. The facility shall be constructed so as to maintain and enhance

Consistent. The proposed facility is consistent with this standard because there will be no impact to existing vegetation.

existing vegetation, without increasing the risk of fire hazards.

Article II Section 35-144F.D.2.a Power Source. The primary power source shall be electricity provided by a public utility.

Consistent. The proposed facility is consistent with the development standard that requires the project's primary power sources be provided by a public utility because electric service for the project will be provided by existing service lines located adjacent to the project site.

Article II Section 35-144F.D.2.b Prime soils. Disturbed areas associated with the development of a facility shall be prohibited on prime agricultural soils.

Consistent. The proposed facility is consistent with this standard because there are no prime soils in the vicinity of the project.

Article II Section 35-144F.D.2.c Collocation. 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:

Consistent. The proposed facility is consistent with the development standard that requires collocation because the proposed project will place telecommunications equipment on a replacement of an existing utility pole.

1) The applicant can demonstrate that reasonable efforts, acceptable to the decision-maker, 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 decision-maker determines that:

a) Collocation of the proposed facility would result in greater visual impacts than if a new support structure were constructed.

b) The non-located development will not result in greater impact to coastal resources, including sensitive habitat, coastal waters, and public access.

Article II Section 35-144F.D.2.d Support facilities. Support facilities shall be located underground, if feasible, if they would otherwise be visible from public viewing areas.

Consistent. The proposed facility is consistent with the development standard that requires support facilities to be located underground. The proposed project includes the installation of two 24" x 36" below grade "handholes" that will be the point of connection for electrical service. The handhole area will be located adjacent to the existing utility pole.

Article II Section 35-144F.D.2.e Between sea and row. 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.

Consistent. The proposed facility is consistent with this standard because it will not be located between the sea and the seaward side of the right-of-way.

Article II Section 35-144F.D.3.a Scenic highway or corridor. 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. The proposed facility is consistent with this standard because there are no State-designated scenic highways or scenic corridors within the vicinity of the project site, as shown in the Comprehensive Plan maps. The facility will be located over a mile from highway 101, the closest highway.

Article II Section 35-144F.D.3.b Exposed ridgeline. 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.

Consistent. The proposed facility is consistent with this standard because it will not be installed on an exposed ridgeline.

Article II Section 35-144F.D.3.c Two mile buffer in public viewing area. 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 facility is consistent with these development standards because the proposed antenna and associated equipment will not be substantially visible from surrounding public viewing areas since it will be located on a replacement of an existing utility pole, will not increase the height of the pole, and the

<p>Article II Section 35-144F.D.3.d Compatibility with surrounding environment. Telecommunication facilities that are substantially visible from public viewing areas shall be sited below the ridgeline, depressed or located behind earth berms in order to minimize their profile and minimize any intrusion into the skyline. In addition, where feasible, and where visual impacts would be reduced, the facility shall be designed to look like the natural or manmade environment. These facilities shall be compatible with the existing surrounding environment.</p>	<p>proposed equipment will be painted to blend in with the proposed wood pole. Due to the project's design, the small size of the proposed equipment, location on a replacement utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized, as shown in the photo simulations included in Attachment F. Therefore, the facility is located to minimize its visibility from public view.</p>
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<p>Article II Section 35-144F.D.3.e Environmentally Sensitive Habitat. Disturbed areas associated with the development of a facility shall not occur within the boundaries of an environmentally sensitive habitat area.</p>	<p>Consistent. The proposed facility is consistent with this standard because it is not located within an environmentally sensitive habitat area.</p>
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DESIGN REVIEW

The South Board of Architectural Review (SBAR) conducted a Conceptual review of the project on August 28, 2020, and the applicant was told to return for Preliminary and Final approval following approval from the Planning Commission. The SBAR comments were mixed, with requests for the facility to be relocated away from the existing two-story house adjacent to the proposed site, the reasoning for why other poles in the vicinity are not appropriate locations, the cabinet to be placed at ground level or subterranean so it is not visible, and a material palette that is appropriate for the location. The project was reviewed by the Planning Commission, and the Commission directed the applicant to review other locations. The applicant was unable to locate at the locations suggested by the Commission. The applicant then submitted an application to put the facility on a new pole on Camino Lindo next to one of the locations identified by the Planning Commission. The BAR case (22BAR-00000-00248) was denied on February 3, 2023. The SBAR conducted another Conceptual review of the current location on March 31, 2023. SBAR commented that the color selection and materials are appropriate, and they prefer the antenna to a fake tree. One member stated that the location is inappropriate and incompatible with the area. However, the applicant provided an alternative site analysis justifying why alternative locations are infeasible to serve the existing network. The project will return to SBAR for Preliminary and Final approval after Director approval of the Development Plan.

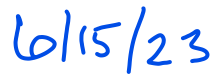
RECOMMENDATION

Staff recommends that the Director take the following actions:

1. Make the required findings for approval of the project specified in Attachment A of this staff memorandum, including CEQA findings;
2. Determine the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15302 and 15303, included as Attachment C.
3. Approve the project (21DVP-00000-00023 & 22CDP-00000-00146) subject to the conditions included as Attachment B.



Signature



Date



Title

Attachments:

- Attachment A: Findings
- Attachment B: Conditions of Approval
- Attachment C: CEQA Notice of Exemption
- Attachment D: Project Plans
- Attachment E: EME Emission Report
- Attachment F: Photo Simulations
- Attachment G: Coverage and Capacity Justification

ATTACHMENT A: FINDINGS OF APPROVAL

1.0 CEQA FINDINGS

1.1 CEQA EXEMPTION

The Director finds that the proposed project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15302 and 15303. Please see Attachment C, Notice of Exemption.

2.0 ADMINISTRATIVE FINDINGS

2.1 DEVELOPMENT PLAN FINDINGS

2.1.1 Findings required for all Preliminary and Final Development Plans. In compliance with Section 35-174.7.1 of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the decision-maker shall first make all of the following findings:

- 1. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.**

The Director finds that the project site is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed. The applicant identified the project site as the best location for the facility since the site serves the target residential users (Attachment G). The proposed antenna equipment will be mounted on a replacement 44-foot wood utility pole located within the right-of-way for Camino Majorca, as shown in the project plans (Attachment D) and photo simulations (Attachment F). The color of the antenna will be similar to that of the wood pole. Due to the project's design, the small size of the proposed equipment, location on a replacement utility pole, and the use of non-reflective materials and colors in compliance with Tier 2 telecom development standards, impacts to public views will be minimized.

- 2. That adverse impacts are mitigated to the maximum extent feasible.**

The Director finds that, as conditioned, no adverse environmental impacts will result from the project. The project is exempt from environmental review pursuant to Sections 15302 [Replacement or Reconstruction] and 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines. To ensure that the project operates within FCC

limits, the County requires the applicant to submit a report prepared by a qualified third party that estimates the proposed project's radio frequency emissions and determines whether they comply with the Federal requirements. A Radio Frequency Engineer submitted a statement as part of the project application (Dewayne Bonham dated April 4, 2023, Attachment E), that concludes that the proposed facilities will meet the FCC requirements. The South Board of Architectural Review (SBAR) conceptually reviewed the project on March 31, 2023, and was directed to return for Preliminary approval at SBAR following approval of the project by the Director. Construction will be limited to previously disturbed public rights-of-way, will be short term in nature and no vegetation will be impacted. The project is conditioned to ensure that construction noise is limited to County mandated hours, as discussed in the Consistency Analysis section of the Memorandum dated June 15, 2023 and incorporated herein by reference. As discussed in the Memorandum dated June 15, 2023, and incorporated herein by reference, the project is consistent with Article II, and the Comprehensive Plan, including the Coastal Land Use Plan.

3. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The Director finds that, due to the project being an unmanned facility that will generate no traffic other than installation and as needed maintenance, the existing street and highways are adequate to carry the type and quantity of traffic generated by the proposed use. Access to the project site will be provided off of Camino Majorca.

4. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.

The Director finds that the project will have adequate services because, as discussed in the Memorandum dated June 15, 2023, and incorporated herein by reference, the project is served by the Santa Barbara County Fire Department and the County Sheriff. There is existing electricity provided from So Cal Edison. The site does not require water or sanitary service because it is an unmanned telecommunication facility. Access to the site will be provided off of Camino Majorca.

5. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area.

The Director finds that the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. The facility complies with FCC health and safety standards and meets all policy and development standards as outlined in the Memorandum dated June 15, 2023, and incorporated herein by reference. Furthermore, the facility has been sited and designed to be visually compatible with the surrounding area by collocating on a replacement utility pole. SBAR conceptually reviewed the project on March 31, 2023, and directed the applicant to return for Preliminary approval at SBAR following approval of the project by the Director. The proposed equipment will be painted with non-reflective paint or other non-reflective finish that is similar in color to the replacement wood utility pole. Lastly, the new facility will provide wireless service to an area with documented coverage and capacity deficiencies. This project will fill in a coverage gap and provide in-building coverage and capacity relief.

- 6. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article II and/or the project falls with the limited exception allowed under Section 35-161.7.**

The Director finds that the proposed project is consistent with this finding because, as discussed in the Memorandum dated June 15, 2023, and incorporated herein by reference, the project is consistent with Article II, and the Comprehensive Plan, including the Coastal Land Use Plan. The project complies with policies regarding adequate services, visual resources, and noise, and the standards for telecommunications facilities in Article II.

- 7. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.**

The Director finds that the proposed project is not located within the Rural area as designated on the Comprehensive Plan maps, and thus this finding does not apply.

- 8. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.**

The Director finds that the proposed project will not conflict with any easement required for public access through, or public use of a portion of the project site because the site is located in a public right-of-way, and will not impede access to Camino Majorca.

2.1.2 Additional findings required for Commercial Telecommunication Facilities. In compliance with Section 35-144F.G of the Article II Coastal Zoning Ordinance, prior to the approval or conditional approval of a Preliminary or Final Development Plan for a commercial telecommunication facility the decision-maker shall first make all of the following findings:

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

The Director finds that the proposed wireless facility will be compatible with existing and surrounding development. The facility will be located on a replacement wood utility pole in a public road right-of-way to enhance compatibility with existing land use and visual conditions. To blend in visually with the neighborhood, the proposed antenna and associated equipment will be painted a color that is similar to the existing wood utility pole. Additional equipment mounted to the utility pole includes: one two-foot high and 14.6" diameter omni-directional canister antenna attached to the support bracket at 28.8 feet above grade; three radio units that are shrouded in a 70" enclosure at 12'-3" above grade; a new Verizon fiber line connected to the utility pole at 21'-4" above grade; and two new 24" x 36" handholes located six feet from the utility pole. The design of the antenna and associated equipment will not substantially change the neighborhood's existing visual characteristics and will be compatible with existing visual conditions. As discussed in the Memorandum dated June 15, 2023, and incorporated herein by reference, the project is consistent with Article II, and the Comprehensive Plan, including the Coastal Land Use Plan.

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

The Director finds that the proposed project is located to minimize its visibility from public view because the antenna will be installed on a replacement 44-foot Joint Pole Association (JPA) controlled wood utility pole located in the right-of-way for Camino Majorca. The color of the antenna will be similar to that of the wood pole. Due to the project's design, the small size of the proposed equipment, location on a replacement utility pole, and the use of non-reflective materials and colors, impacts to public views will be minimized.

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

The Director finds that the facility is designed to blend into the surrounding environment to the greatest extent feasible because, as described in Finding 2.2.2 above, the proposed two-foot high and 14.6" diameter antenna will be painted a color that is similar to the wood utility pole on which it is mounted.

The proposed wireless facility will be collocated on a replacement wood pole, which will minimize changes to existing visual conditions in the project area. The project is conditioned (Attachment B Condition No. 6) to require the antenna to be painted in a non-reflective color to blend in with the replacement wood pole and reduce its visibility.

4. **The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Section 35-144F.G.4.a.**
 - 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, or**
 - (3) **Would avoid or reduce the potential for environmental impacts and will not increase the visibility of the facility, will not decrease public safety, and will not result in greater impacts to coastal resources including sensitive habitats, coastal waters, and public access.**

The Director finds that, as discussed in the Consistency Analysis section of the Memorandum dated June 15, 2023, and incorporated herein by reference, the project complies with all required development standards including setbacks, height limits, and compliance with the Federal Communication Commission (FCC) standards.

5. **The applicant has demonstrated that the facility shall be operated within the frequency range allowed by the FCC and complies with all other applicable safety standards.**

The Director finds that the facility will be operated within the frequency range allowed by the FCC and complies with all other applicable safety standards. A Radio Frequency Engineer submitted a statement as part of the project application (Dewayne Bonham dated April 4, 2023, Attachment E), that concludes that the proposed facilities will meet the FCC requirements. As a part of the project conditions (Attachment B Condition No. 8), a verification measurement report will be required within 30 days of final building clearance and every 5 years thereafter to confirm adherence to these requirements.

2.2 COASTAL DEVELOPMENT PERMIT FINDINGS

2.2.1 Findings required for all Coastal Development Permits. In compliance with Section 35-60.5 of the Article II Coastal Zoning Ordinance, 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 Director finds that adequate services are available to serve the proposed development, including Southern California Edison for its electrical utilities, the Santa Barbara County Fire Department, and the County Sheriff's office. No water or sewer services are required for the proposed project because the project is limited to the installation of a small telecommunications facility on an existing pole.

2.2.2

Findings required for Coastal Development Permit applications subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission. In compliance with Section 35-169.5.3 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an application for a Coastal Development subject to Section 35-169.4.3 for development that may be appealed to the Coastal Commission the review authority shall first make all of the following findings:

1. The proposed development conforms:

- a. To the applicable provisions of the Comprehensive Plan, including the Coastal Land Use Plan;**
- b. The applicable provisions of this Article or the project falls within the limited exceptions allowed in compliance with Section 161 (Nonconforming Use of Land, Buildings and Structures).**

The Director finds that the proposed project is consistent with this finding because, as discussed in the Memorandum dated June 15, 2023, and incorporated herein by reference, the project is consistent with Article II and the Comprehensive Plan including the Coastal Land Use Plan. The project complies with policies regarding adequate services, visual resources, and noise, and the standards for telecommunications facilities in Article II.

2. The proposed development is located on a legally created lot.

The Director finds that the facility will be located in a County right-of-way.

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 Director finds that 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 Article II. As discussed in the Consistency Analysis section of the Memorandum dated June 15, 2023, and incorporated herein by reference, the project complies with all standards in Article II for telecommunication facilities. There are no zoning or building violations. All processing fees have been paid to date.

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

The Director finds that the project will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast, as described in the Consistency Analysis section of the Memorandum and shown in the photo simulations included in Attachment F of the Memorandum dated June 15, 2023, and incorporated herein by reference. The proposed antenna will be installed on a replacement 44-foot high wood utility pole located in the right-of-way for Camino Majorca. The color of the antenna and related equipment will be similar to that of the wood pole. Due to the project's location in the road right-of-way, the small size of the proposed equipment, location on a replacement utility pole, and the use of non-reflective materials and colors, the project will not significantly obstruct public views from any public road, or public views from any public recreation area or along the coast. In addition, the proposed project site is located approximately 1,000 feet north of the coast.

5. The proposed development will be compatible with the established physical scale of the area.

The Director finds that the proposed development will be compatible with the established physical scale of the area, as described in the Consistency Analysis section of the Memorandum and shown in the photo simulations included in Attachment F of the Memorandum dated June 15, 2023 and incorporated herein by reference. The proposed telecommunication project equipment will be placed on a replacement 44-foot high wood utility pole located on the east side of the Camino Majorca right-of-way. The proposed equipment will not increase the height of the existing utility pole and will not substantially change the appearance of the existing pole.

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.

The Director finds that the project will comply with the public access and recreation policies of Article II and the Comprehensive Plan, including the Coastal Land Use Plan. The proposed unmanned telecommunications facility will not generate traffic other than during project construction and for periodic maintenance required on an as-needed basis. In addition, the proposed project site is located approximately 1,000 feet north of the coast. As a result, the project will not generate traffic volumes that have the potential to impede public access to the coast. Additionally, no equipment is placed on the sidewalk that will interfere with public access to the beach.

ATTACHMENT B: CONDITIONS OF APPROVAL

Project Description

- 1. Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description 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 project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project includes construction of an unmanned wireless facility on a replacement 44-foot Joint Pole Association (JPA) controlled wood utility pole that includes attaching:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28.8 feet above grade;
- One #2203, one #8843, and one #4449 radio unit installed within a 19.7" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the replacement utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the

approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. 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 immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of Coastal Development Permit and Building and Safety staff shall spot check in the field throughout grading and construction.
- 4. Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday.
No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) 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 shall spot check and respond to complaints.
- 5. Parking-02 Onsite Construction Parking:** All construction-related vehicles, equipment staging and storage areas shall be located along Camino Majorca in the immediate vicinity of the development, in a designated area not exceeding 350 square feet in accordance with their traffic control plan and approved by Planning and Development. The Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
PLAN REQUIREMENTS: Designated construction personnel parking, equipment

staging and storage areas shall be depicted on all building plans.

TIMING: This restriction shall be maintained throughout construction.

MONITORING: Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

Project Specific Conditions

- 6. 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 brown to match the wood pole.

PLAN REQUIREMENTS: Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Zoning Clearance, as well as on final building plans.

MONITORING: Building and Safety staff shall conduct an inspection prior to Final Building Inspection Clearance.

- 7. Tel-05 Exterior Lighting:** Except as otherwise noted in the Project Description and development plans, the antenna support structure shall not be lighted. The leased premises shall likewise be unlit except for a manually operated light which limits lighting to the area of the equipment in the immediate vicinity of the antenna support structure. The light fixture shall be fully shielded, full cut off and downcast so as to avoid spillage onto adjacent areas and shall be kept off except when maintenance personnel are actually present at night.

PLAN REQUIREMENTS: The Permittee shall restate the lighting limitations on the construction plans. Plans for exterior lighting, if any are provided, shall be submitted to the County for review and approval.

TIMING: This condition shall be satisfied prior to issuance of Zoning Clearance.

- 8. 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:

1. 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.

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

3. 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 "1" above.

PLAN REQUIREMENTS: All building plans shall include provisions for MPE compliance.

TIMING: Initial verification of compliance with RF public MPE standards shall be accomplished no later than 30 days following Final Building Clearance. Continued verification of compliance with MPE requirements shall be accomplished by RF field test reports submitted every 5 years following initial verification.

MONITORING: P&D planner shall review all RF field test reports and estimated maximum cumulative RF exposure reports providing calculations of predicted compliance with the public MPE standard. P&D planner shall monitor changes in RF standards, as well as equipment modifications, additions & RF exposures at the site as reported by the Owner/Applicant that might trigger the requirement for field-testing at intervening times between regular test periods.

9. 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:

1. **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.

2. Modification Limits. The Director's decision shall take into account the availability of new technology, capacity and coverage requirements of the Permittee, and new facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not be limited to a reduction in antenna size and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the Permittee shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed in compliance with the provisions of the County Code.

PLAN REQUIREMENTS: The Permittee shall restate the provisions for emissions compliance on all building plans.

TIMING: Building permit valuation data shall be used for the purpose establishing the estimated cost of installing the facility. At the time of subsequent inspection and upon reasonable notice, the Permittee shall furnish supplemental documentation as necessary to evaluate new technology, capacity and coverage requirements of the Permittee.

MONITORING: Building and Safety 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.

10. 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.

11. 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.

- 12. Tel-12 Site Identification:** The Permittee shall clearly identify each piece of equipment installed at a site with the Permittee's name and site number to distinguish from other telecommunication carriers' equipment, including but not limited to: antennas, microwave dishes, equipment shelters, support poles, and cabinetry. The Permittee shall be responsible for clearly marking with permanent paint, tags, or other suitable identification all facility equipment belonging to the Permittee as stated on the site plans.

TIMING: This condition shall be satisfied prior to Final Building Inspection Clearance.

MONITORING: P&D permit processing planner shall check plans prior to Zoning Clearance issuance.

- 13. 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.

- 14. Tel-14 Road Encroachment Permit:** The Owner/Applicant shall obtain a road encroachment permit from the Roads Division (Public Works) prior to issuance of Zoning Clearance.

County Rules and Regulations

- 15. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan 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. [ARTICLE II §35-169.4].

- 16. 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.

- 17. 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.

- 18. Rules-14 Final DVP Expiration:** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance

with County rules and regulations.

- 19. Rules-18 CUP and DVP Revisions:** The approval by the Director of a revised Final Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised permit.
- 20. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved permit plans. Substantial conformity shall be determined by the Director of P&D.
- 21. Rules-23 Processing Fees Required:** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 22. 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.
- 23. 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.
- 24. 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: Willow Brown, Planning & 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: County Right-of-Way west of and adjacent to 075-131-013

Case Nos.: 22DVP-00000-00023 and 22CDP-00000-00146

Location: Public right-of-way for Camino Majorca, south of property at 6897 Trigo Road along Camino Majorca, Goleta Community Plan Area, 3rd Supervisorial District

Project Title: Verizon Wireless at Camino Majorca

Project Applicant: Tricia Knight, agent for Verizon Wireless

Project Description:

The project is a request for a Tier 2(a) Director-level Development Plan and associated Coastal Development Permit to allow the construction and use of an unmanned telecommunications facility to increase wireless capacity in the west Isla Vista area. The project includes construction of an unmanned wireless facility on a replacement 44-foot Joint Pole Association (JPA) controlled wood utility pole that includes attaching:

- One omni-directional canister antenna, measuring two feet in height and 14'-6" in diameter, attached to the end of the antenna support bracket mounted at 28.8 feet above grade;
- One #2203, one #8843, and one #4449 radio unit installed within a 19.7" wide x 70" long shroud affixed to the side of the utility pole at 12'-3" above grade; and
- One new Verizon fiber line connected to the utility pole at 21'-4" above grade.

The proposed attachments will not increase the height of the replacement utility pole. The project also proposes to relocate three existing communication lines that are mounted on the utility pole. The existing lines are between 22'-4" and 34'-8" above grade. The relocated lines will be between 22'-4" and 36'-8" above grade. Power for the telecommunications equipment will be supplied from two new 24" x 36" handholes located adjacent to the utility pole. The facility will be located in the right-of-way adjacent to Assessor Parcel No. 075-131-013, addressed as 6897 Trigo Road in the Goleta Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Tricia Knight, agent for Verizon Wireless

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: State CEQA Guidelines Sections 15302 [Replacement or Reconstruction] and 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings:

The proposed project is categorically exempt from environmental review pursuant to Sections 15302 [Replacement or Reconstruction] and 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA). Section 15302 exempts the replacement of existing structures or facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Section 15303 exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Given that the proposed project is for the installation of a new small cell wireless facility on a replacement 44-foot wooden pole in the County Right-of-Way, it is exempt pursuant to Sections 15302 and 15303.

The proposed project does not involve 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 State 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 in 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.**

This exception to the categorical exemptions does not apply because the proposed facility is located entirely on a replacement utility pole in the public right-of-way. The

wood utility pole is completely devoid of vegetation and no sensitive environmental habitat is located at or adjacent to the project site.

- (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.**

This exception to the categorical exemptions does not apply because the proposed project is for an unmanned “small cell” telecommunications facility attached to a replacement wood utility pole in the public right-of-way.

A Radio Frequency Engineer submitted a statement as part of the project application which 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 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 telecommunication projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.).

- (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.**

This exception to the categorical exemptions does not apply because the proposed telecommunications equipment would be mounted onto a replacement utility pole in the public right-of-way for Camino Majorca. 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.

- (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.**

This exception to the categorical exemptions does not apply because project is not located within or within viewing distance of a Scenic Highway. The facility will be located over a mile from highway 101, the closest highway.

Date

Attachment C – 4

- (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.**

This exception to the categorical exemptions does not apply because 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.

- (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.**

This exception to the categorical exemptions does not apply because the project will not impact a historical resource. The proposed facility will be located in a County Right-of-Way on a replacement pole, and no historical structures will be impacted by the proposed project.

Lead Agency Contact Person: Willow Brown

Phone #: (805) 568-2040 **Department/Division Representative:** Willow Brown

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

April 4, 2023

To: County of Santa Barbara

**From: Dewayne Bonham, Radio Frequency Design Engineer
Verizon Wireless Network Engineering Department**

**Subject: Statement in Support of Verizon Wireless's Proposed
Small Cell Facility, Camino Majorca adjacent to 6897 Trigo Road**

Executive Summary

Verizon Wireless seeks to enhance its service in the west Isla Vista area of Santa Barbara County, where there is a significant gap in service capacity and mid-band coverage. This area currently receives service from Verizon Wireless's existing Isla Vista facility located on a four-story building rooftop 0.7 miles east of the proposed facility, and the UCSB facility on the 175-foot Storke Tower 1.2 miles east. The Camino Real facility 1.1 miles north does not provide service to Isla Vista. A network map showing these facilities appears on the following pages.

Due to the distance from the existing facilities and a lack of strong dominant signal, there is a gap in reliable mid-band service in the west Isla Vista area, including the UCSB West Campus Point faculty housing complex to the west. Further, accelerated growth in data use by network users for voice and information services has increased the demand on the existing Verizon Wireless network, leading to capacity exhaustion of the Isla Vista facility currently serving most of the gap area. The distance to the use is causing insufficient data capacity, compromising network accessibility and reliability, and resulting in slow data speeds that will continue to decrease until unusable during peak times of need.

Verizon Wireless licenses low-band and mid-band frequencies from the FCC to serve this area of Santa Barbara County. 20 MHz of Verizon Wireless's bandwidth is in the low-band 700 and 850 MHz frequencies. 115 MHz of bandwidth is in the mid-band AWS, PCS and C-Band frequencies. The low-band frequencies provide the broadest coverage, while the mid-band frequencies provide more data capacity. Verizon Wireless designs its networks to ensure that both low-band and mid-band frequencies can provide reliable service. In this case, the mid-band frequencies do not provide adequate coverage in this area.

I describe below the significant gap in coverage and network capacity that Verizon Wireless seeks to remedy (the "Significant Gap"). To enhance service with reliable new coverage and data capacity for voice and information services, the Significant Gap must be remedied through construction of a new small cell facility on an existing utility pole in the public right-of-way (the "Proposed Facility").

*Network Map
Existing Facilities and Proposed Facility*



Verizon Wireless Services

Verizon Wireless provides personal wireless services, a category of “telecommunications services,” which include voice services that allow users of mobile, handheld telephones to place and receive calls to other mobile and landline telephone users through the national, switched telephone network using conventional telephone numbers. This includes the ability of such users to connect to emergency personnel by dialing 911. Verizon Wireless’s network also provides information services through its wireless facilities, which will include the Proposed Facility. These information services include wireless broadband, mobile data networks, and connection to the internet, which Verizon Wireless provides using the same infrastructure as its personal wireless services.

Coverage Gap





Verizon Wireless is experiencing a mid-band gap in its service coverage in the west Isla Vista area. Reliable 700 MHz in-building coverage is lacking in the residential neighborhood around Camino Lindo and areas west, as well as the entire UCSB West Campus Point faculty housing complex farther west. Reliable

mid-band in-building coverage is completely lacking in the area, and there is a near-total lack of mid-band in-vehicle coverage along local roadways.

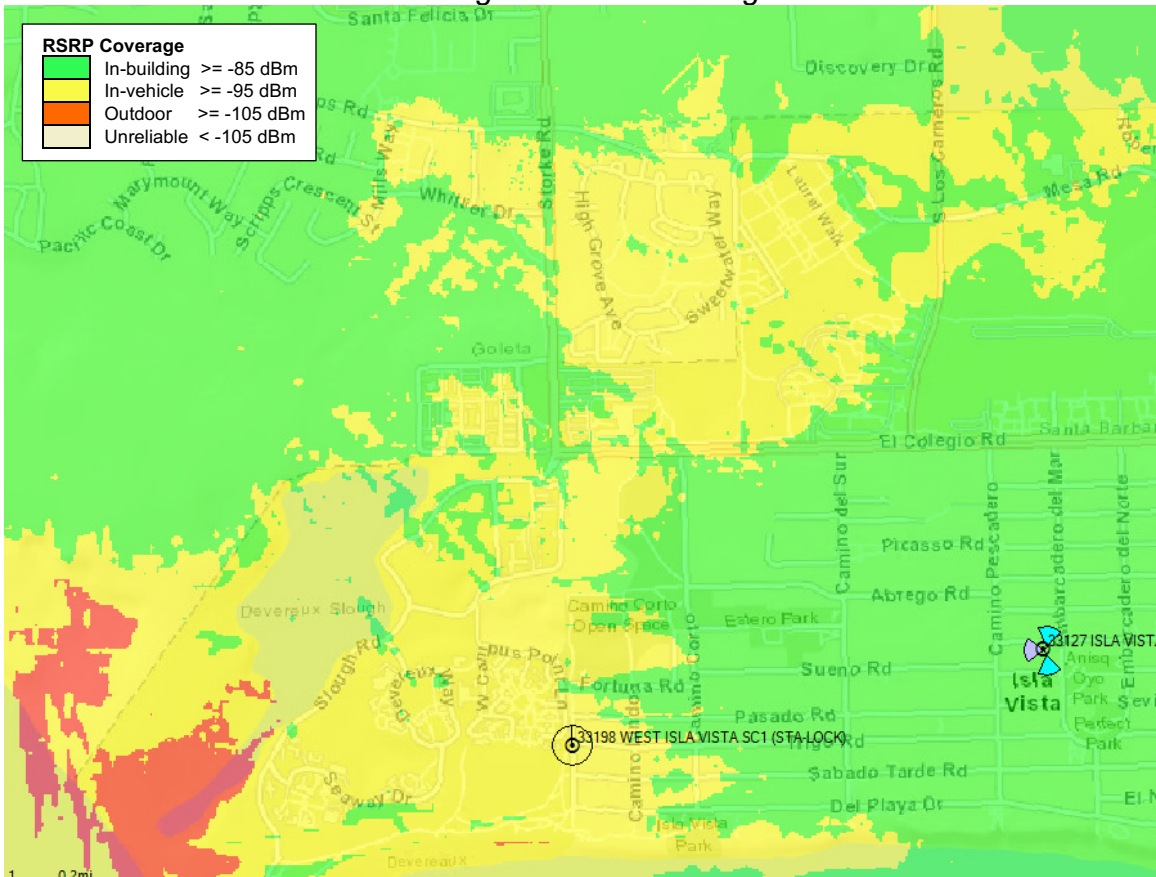
To remedy the Significant Gap, Verizon Wireless must place a new small cell facility to ensure reliable network service. The Proposed Facility will densify Verizon Wireless's network and enhance service. It will provide new, reliable 700 MHz in-building coverage where lacking in residential areas of west Isla Vista and the UCSB West Campus Point housing complex. The Proposed Facility also will provide new, reliable AWS/PCS service in the vicinity to provide additional data capacity for voice and information services. In total, the Proposed Facility will provide new reliable coverage to an area of 0.46 square miles with a population of 2,100.

A graphic description of the coverage gap is shown on the following coverage map, followed by a map showing the improved coverage to be provided by the Proposed Facility. Maps have been prepared for both the low-band 700 MHz and mid-band AWS frequencies.

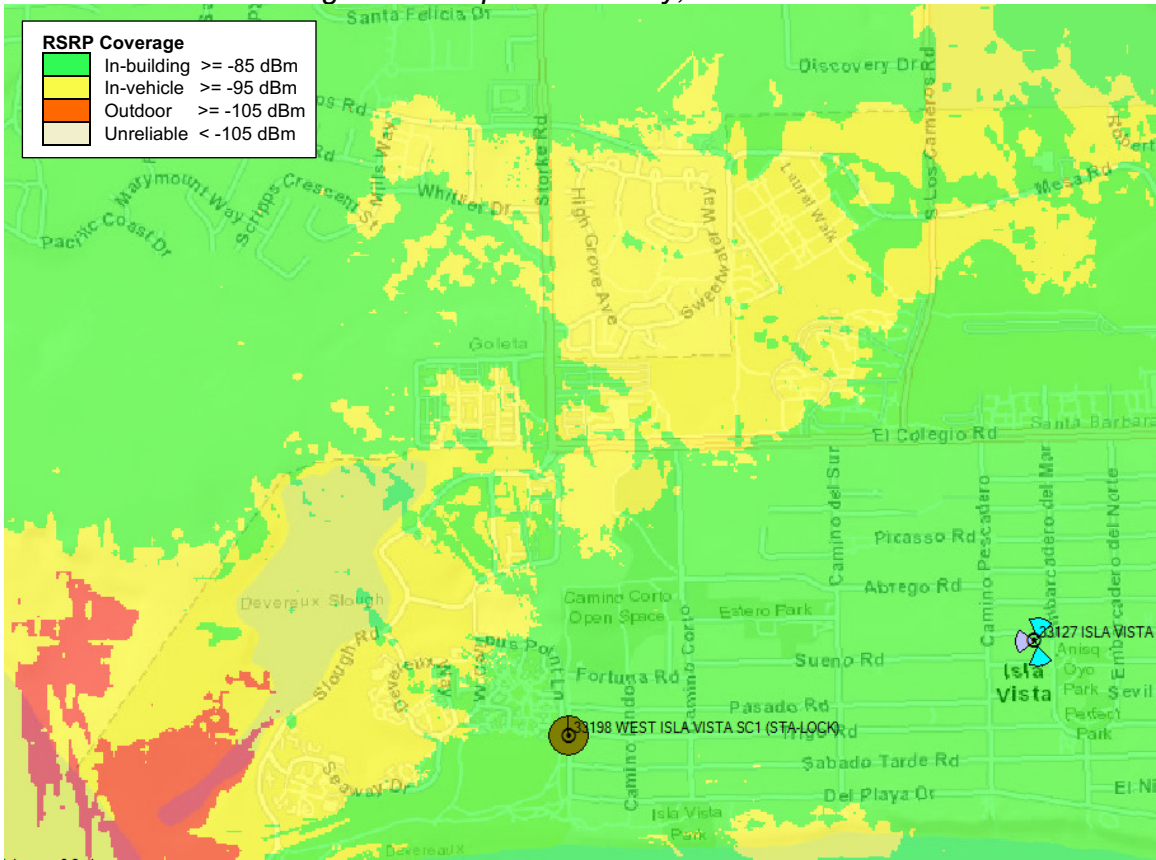
Referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors. The RSRP coverage thresholds on the coverage maps are:

	In-building ≥ -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.
	In-vehicle ≥ -95 dBm. Yellow depicts reliable in-vehicle coverage only.
	Outdoor ≥ -105 dBm. Red depicts reliable outdoor service only.
	Unreliable < -105 dBm. White depicts unreliable service levels.

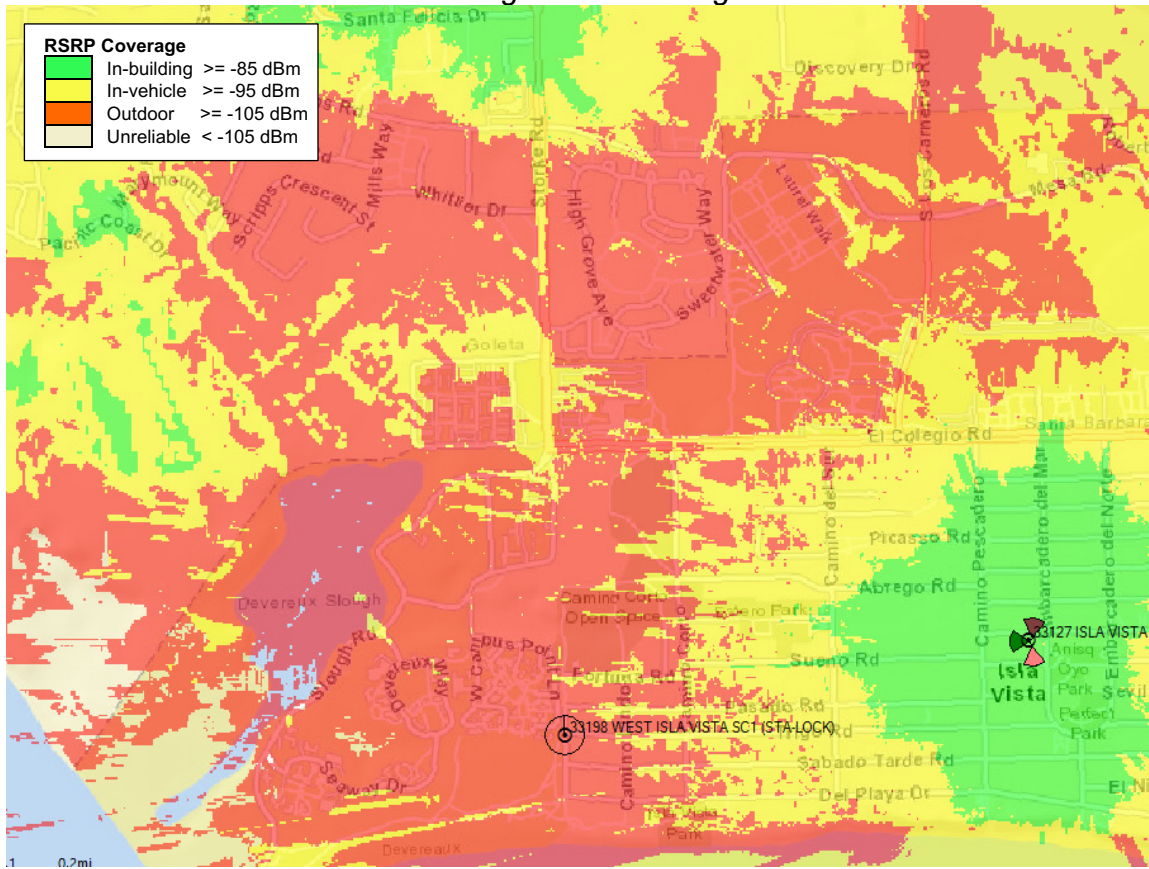
Existing 700 MHz Coverage



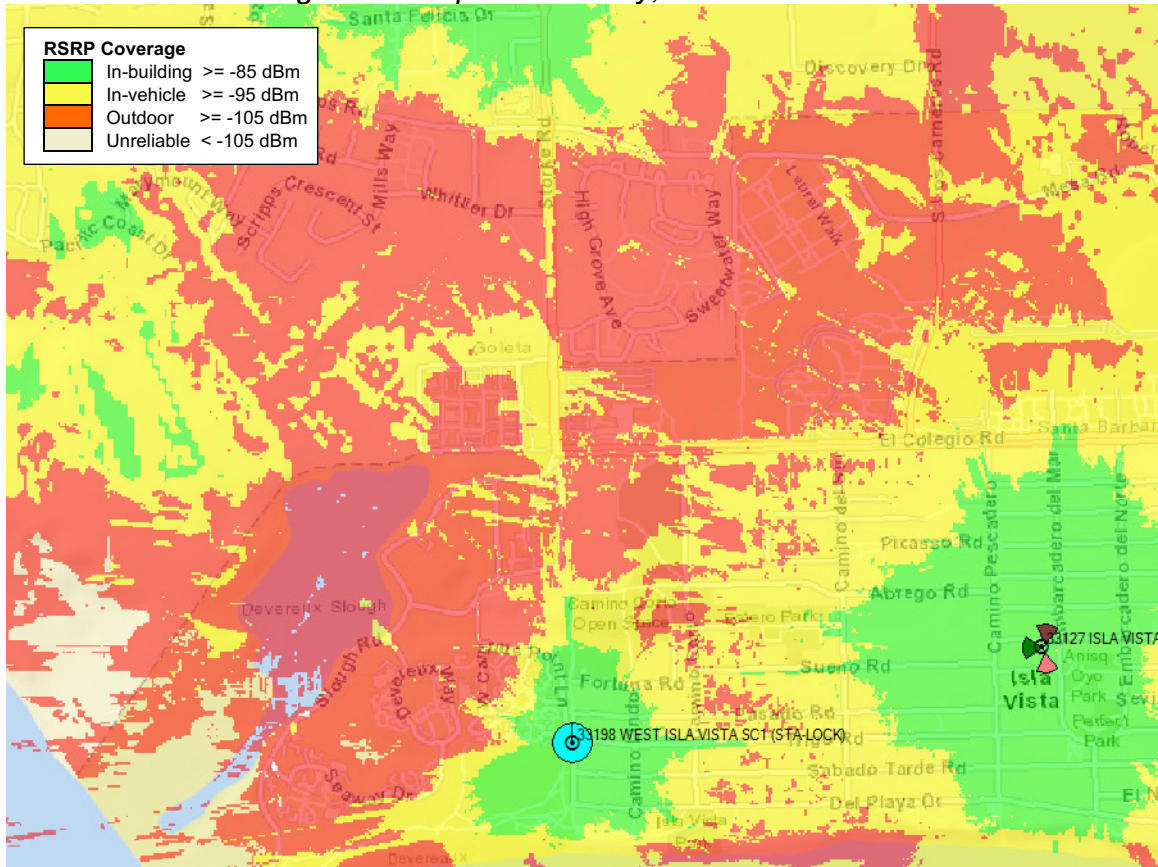
700 MHz Coverage with Proposed Facility, 30-foot Antenna Centerline



Existing AWS Coverage



AWS Coverage with Proposed Facility, 30-foot Antenna Centerline



Dominant Signal

As described above, the identified gap area receives inadequate service from existing Verizon Wireless facilities, which provide only weak dominant signal to the area, primarily due to distance. Dominant signal is the strongest signal from a particular Verizon Wireless facility that is received by a user's wireless device in an area. This is apparent in the following best server maps, which depict the areas of dominant signal from each facility. Signal from each facility is shown in a different color. The maps are prepared using the 700 MHz frequency band.

Although dominant, the signal from distant Verizon Wireless facilities is weak in the gap area. Notably, the west-facing antenna sector of the Isla Vista facility 0.7 miles east of the Proposed Facility (shown in red on the existing best server map) serves much of the gap area in west Isla Vista. The west-facing antenna sector of the UCSB facility 1.2 miles east (shown in pale yellow) also serves scattered portions of the gap area. Both of these sectors are trying to serve this area with only low-band carriers. Due to the population density of this area and the distance from the sites, this is proving ineffective.

At times of high traffic volume, this excessive traffic at the edge of the sectors causes service to degrade over the entire area of the serving sectors. This west Isla Vista gap impacts a wider area than the existing coverage gap. The degradation of service during times of high usage has become more relevant as the demand for wireless services has increased rapidly over time. According to CTIA's *2022 Annual Survey Highlights*, mobile wireless data traffic almost quadrupled from 2016 to 2021.

The lack of strong, reliable dominant signal degrades network performance, resulting in unreliable service, particularly during busy hours or times of emergency. This affects the reliability of Verizon Wireless service for residents, workers and visitors as well as for critical communications with emergency service personnel. According to the National Emergency Number Association, there are an estimated 240 million 911 calls each year nationwide, with 80 percent or more from wireless devices in many areas. In emergencies, first responder agencies increasingly rely on dependable Verizon Wireless service.

As shown on the second best server map, the Proposed Facility (shown in dark green) is strategically located to provide strong, new dominant signal to the gap area. This will provide reliable dominant signal to residential areas that currently receive only weak signal from distant facilities. This will improve the service during peak times over the wider area of Isla Vista.

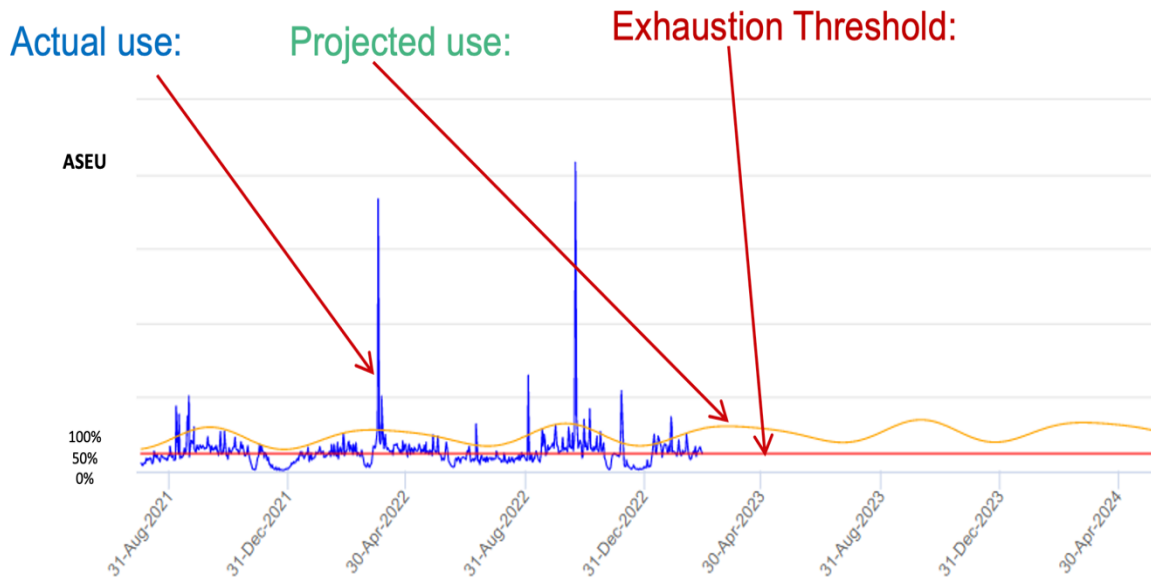
Capacity Gap

As shown in the following capacity chart, increased demand for voice and information services has already outstripped the data capacity of the existing Isla Vista facility, which serves most of the gap area. The capacity chart shows the increased usage of the Isla Vista facility west-facing antenna sector from August 2021 through February 2023, as well as predicted usage through mid-2024. ASEU (Average Scheduler Eligibility Usage) is a daily measure of data usage. The ASEU chart trend line (orange line) shows an increasing number of users accessing the network.

By comparing the trend line of average usage (orange line) with the maximum capacity of the facility (red line), Verizon Wireless RF engineering demonstrates that the Isla Vista facility west-facing antenna sector reached capacity exhaustion well over one year ago, and generally has exceeded the exhaustion threshold ever since. Capacity exhaustion severely compromises the Verizon Wireless network in the entire area served by the exhausted facility, leading to connectivity issues, call failures, and slow data speeds (the “Capacity Gap”).

The Proposed Facility will relieve the demand on the existing Isla Vista facility so that it can devote its resources to users closer to its location. This will improve signal quality and overall network performance in the greater vicinity.

*ASEU Capacity Chart
Existing Isla Vista Facility
West-Facing Antenna Sector*



Conclusion

As the Verizon Wireless network matures, the network must be supplemented with more sites closer to customers, in large measure due to the increase in usage of the network. New wireless technology requires facilities closer to users, and this service cannot be provided adequately by the existing facility that provides only weak signal to the gap area and has reached capacity exhaustion. These network challenges have led to the Significant Gap in Verizon Wireless coverage in the west Isla Vista area. Verizon Wireless must deploy the Proposed Facility to provide reliable service to its network users, and to avoid further degradation of its network.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facilities.

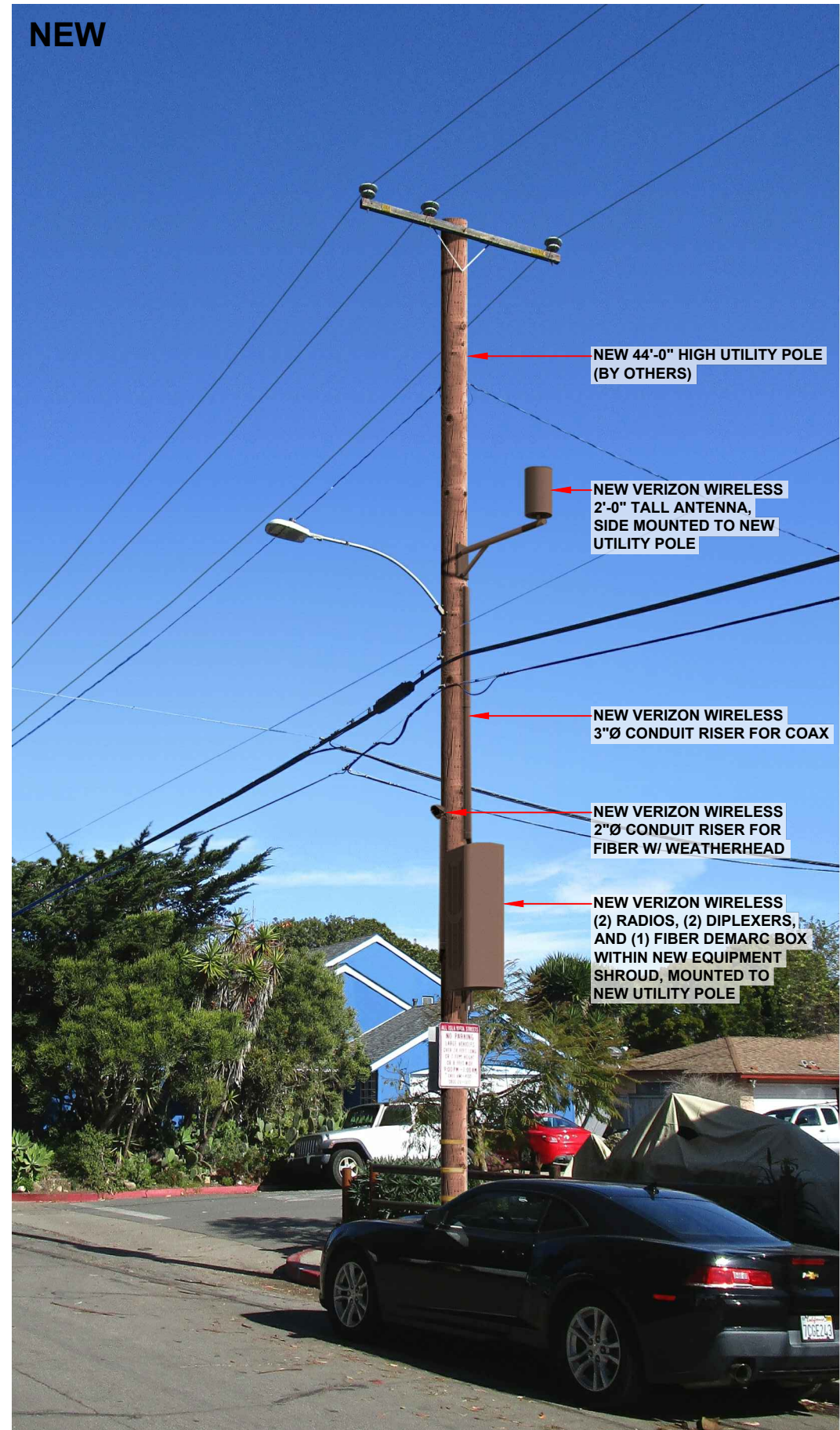
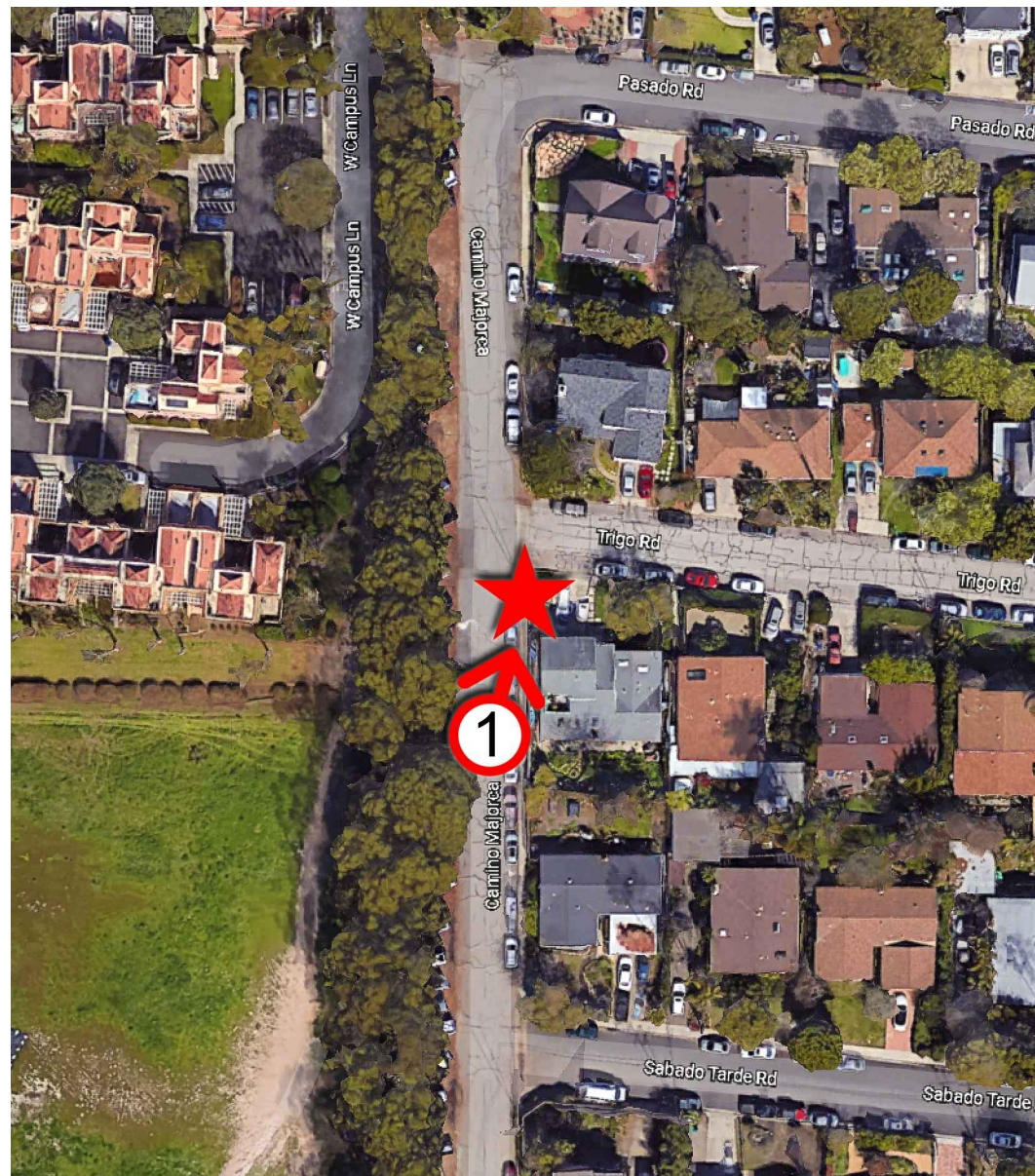
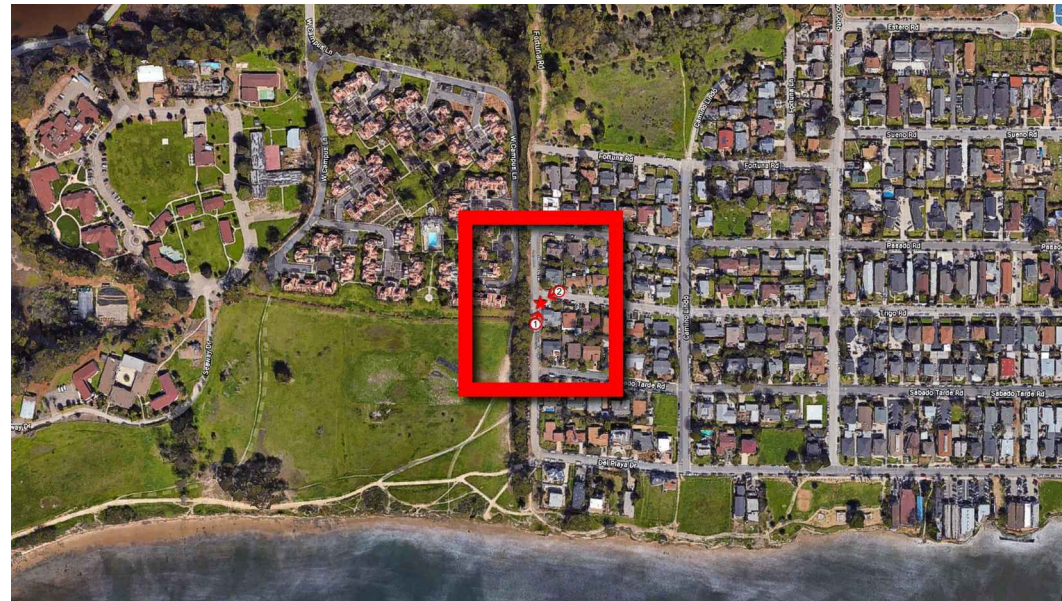
Respectfully submitted,

Dewayne Bonham 4/4/2023

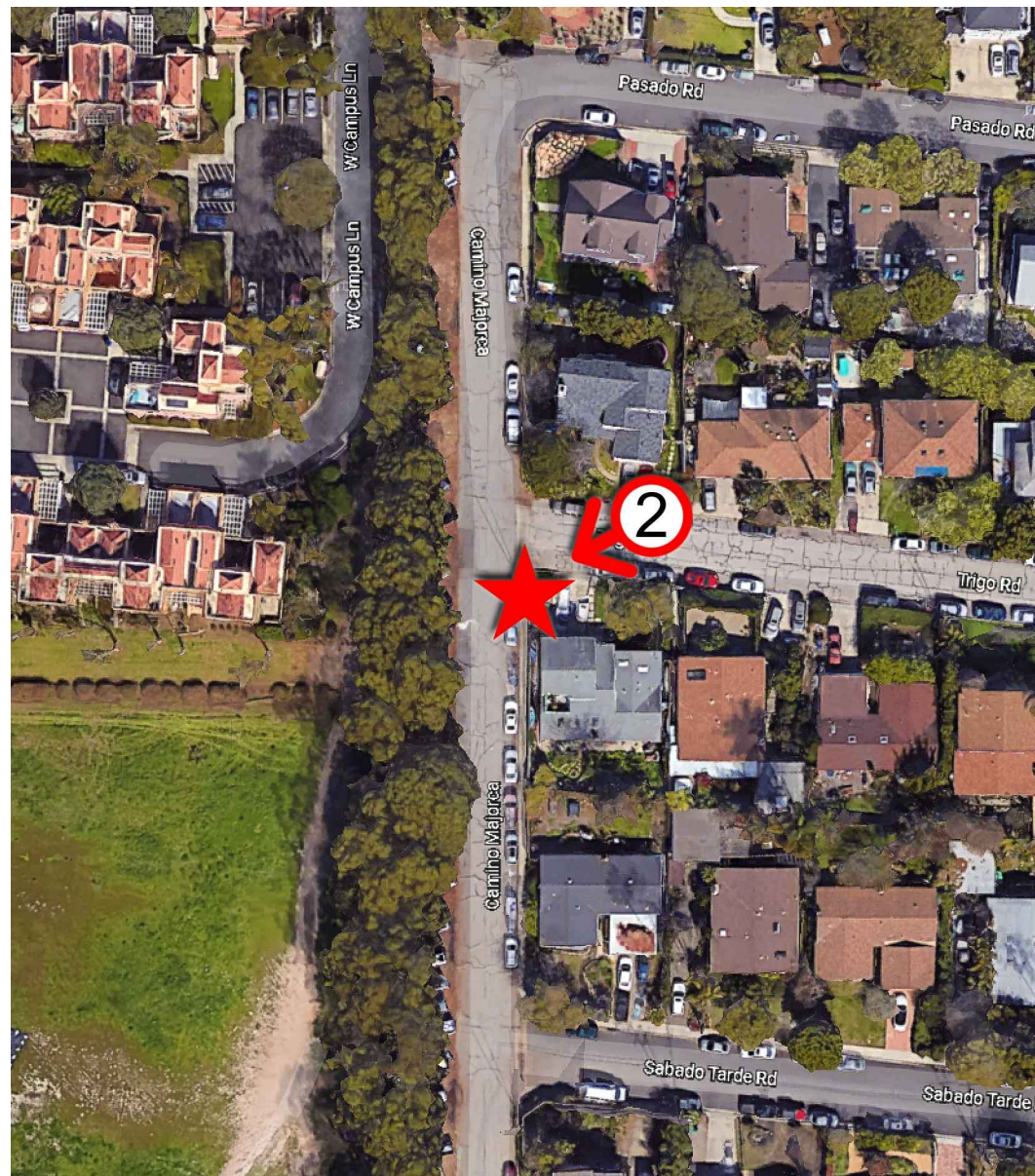
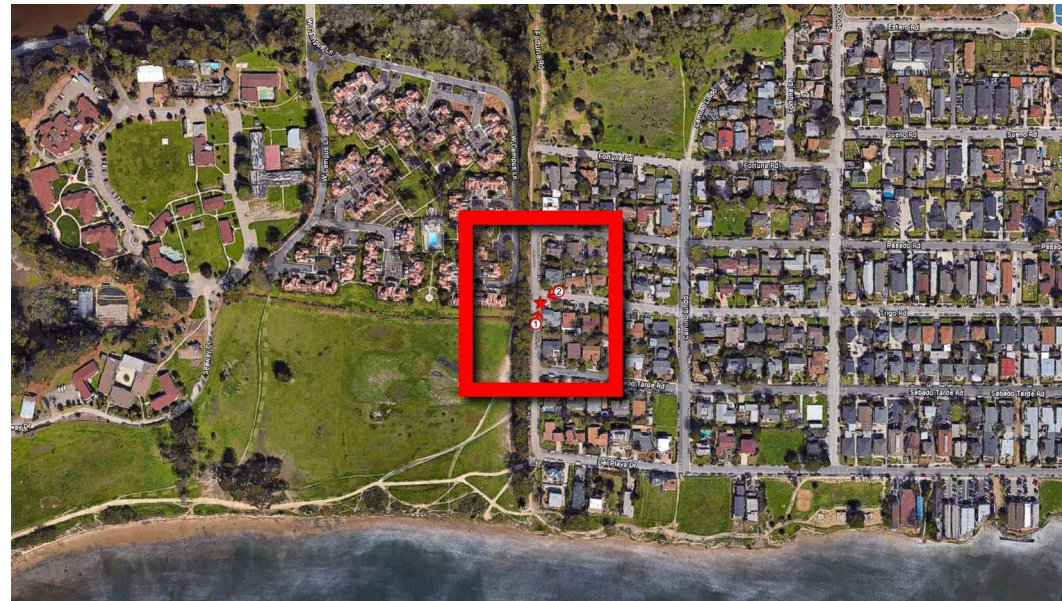
Dewayne Bonham
RF Design Engineer
Network Engineering Department
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My responsibilities include planning, design and implementation of improvements to network infrastructure to provide reliable service. I have 33 years of experience in the wireless telecommunications industry. I received my AAS degree in Electronics Engineering at Heald Institute of Technology.

PHOTOSIMULATION VIEWPOINT 1



PHOTOSIMULATION VIEWPOINT 2



April 4, 2023

To: County of Santa Barbara

**From: Dewayne Bonham, Radio Frequency Design Engineer
Verizon Wireless Network Engineering Department**

**Subject: Statement in Support of Verizon Wireless's Proposed
Small Cell Facility, Camino Majorca adjacent to 6897 Trigo Road**

Executive Summary

Verizon Wireless seeks to enhance its service in the west Isla Vista area of Santa Barbara County, where there is a significant gap in service capacity and mid-band coverage. This area currently receives service from Verizon Wireless's existing Isla Vista facility located on a four-story building rooftop 0.7 miles east of the proposed facility, and the UCSB facility on the 175-foot Storke Tower 1.2 miles east. The Camino Real facility 1.1 miles north does not provide service to Isla Vista. A network map showing these facilities appears on the following pages.

Due to the distance from the existing facilities and a lack of strong dominant signal, there is a gap in reliable mid-band service in the west Isla Vista area, including the UCSB West Campus Point faculty housing complex to the west. Further, accelerated growth in data use by network users for voice and information services has increased the demand on the existing Verizon Wireless network, leading to capacity exhaustion of the Isla Vista facility currently serving most of the gap area. The distance to the use is causing insufficient data capacity, compromising network accessibility and reliability, and resulting in slow data speeds that will continue to decrease until unusable during peak times of need.

Verizon Wireless licenses low-band and mid-band frequencies from the FCC to serve this area of Santa Barbara County. 20 MHz of Verizon Wireless's bandwidth is in the low-band 700 and 850 MHz frequencies. 115 MHz of bandwidth is in the mid-band AWS, PCS and C-Band frequencies. The low-band frequencies provide the broadest coverage, while the mid-band frequencies provide more data capacity. Verizon Wireless designs its networks to ensure that both low-band and mid-band frequencies can provide reliable service. In this case, the mid-band frequencies do not provide adequate coverage in this area.

I describe below the significant gap in coverage and network capacity that Verizon Wireless seeks to remedy (the "Significant Gap"). To enhance service with reliable new coverage and data capacity for voice and information services, the Significant Gap must be remedied through construction of a new small cell facility on an existing utility pole in the public right-of-way (the "Proposed Facility").

*Network Map
Existing Facilities and Proposed Facility*



Verizon Wireless Services

Verizon Wireless provides personal wireless services, a category of “telecommunications services,” which include voice services that allow users of mobile, handheld telephones to place and receive calls to other mobile and landline telephone users through the national, switched telephone network using conventional telephone numbers. This includes the ability of such users to connect to emergency personnel by dialing 911. Verizon Wireless’s network also provides information services through its wireless facilities, which will include the Proposed Facility. These information services include wireless broadband, mobile data networks, and connection to the internet, which Verizon Wireless provides using the same infrastructure as its personal wireless services.

Coverage Gap





Verizon Wireless is experiencing a mid-band gap in its service coverage in the west Isla Vista area. Reliable 700 MHz in-building coverage is lacking in the residential neighborhood around Camino Lindo and areas west, as well as the entire UCSB West Campus Point faculty housing complex farther west. Reliable

mid-band in-building coverage is completely lacking in the area, and there is a near-total lack of mid-band in-vehicle coverage along local roadways.

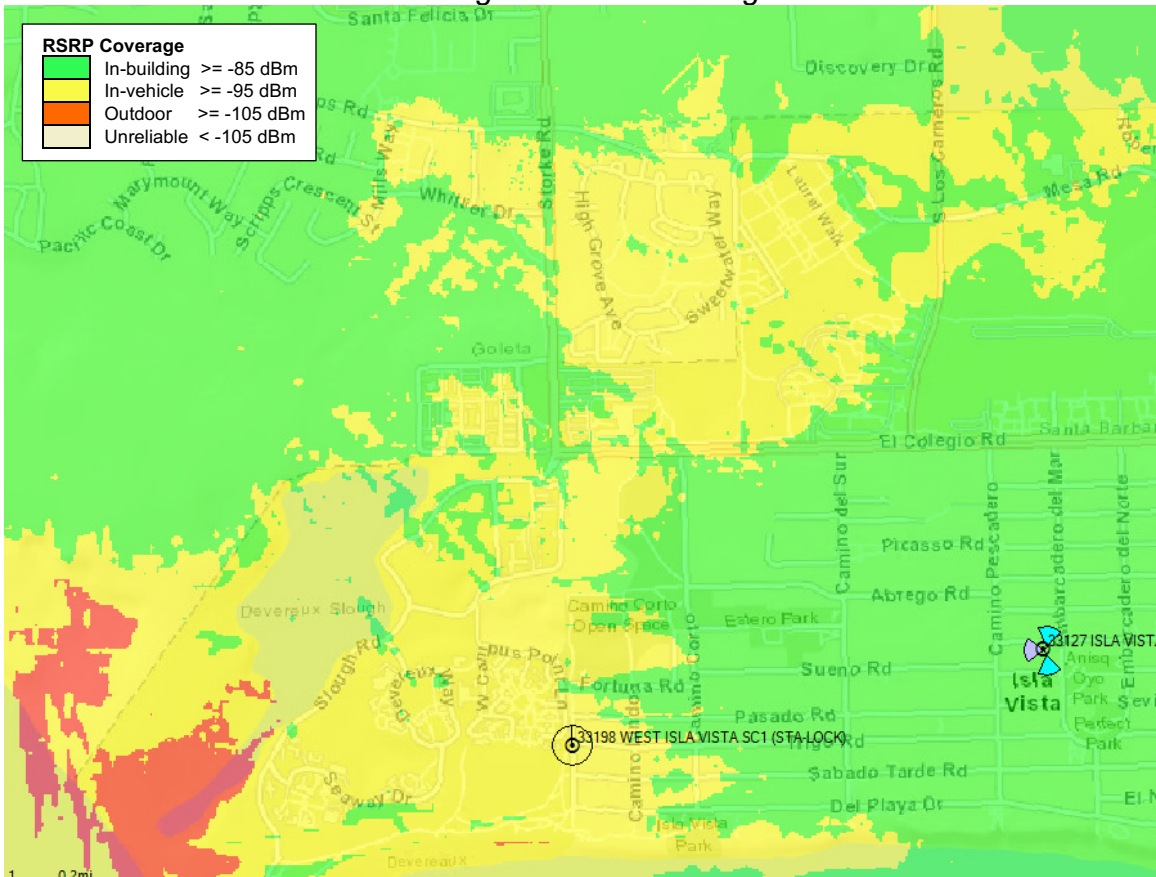
To remedy the Significant Gap, Verizon Wireless must place a new small cell facility to ensure reliable network service. The Proposed Facility will densify Verizon Wireless's network and enhance service. It will provide new, reliable 700 MHz in-building coverage where lacking in residential areas of west Isla Vista and the UCSB West Campus Point housing complex. The Proposed Facility also will provide new, reliable AWS/PCS service in the vicinity to provide additional data capacity for voice and information services. In total, the Proposed Facility will provide new reliable coverage to an area of 0.46 square miles with a population of 2,100.

A graphic description of the coverage gap is shown on the following coverage map, followed by a map showing the improved coverage to be provided by the Proposed Facility. Maps have been prepared for both the low-band 700 MHz and mid-band AWS frequencies.

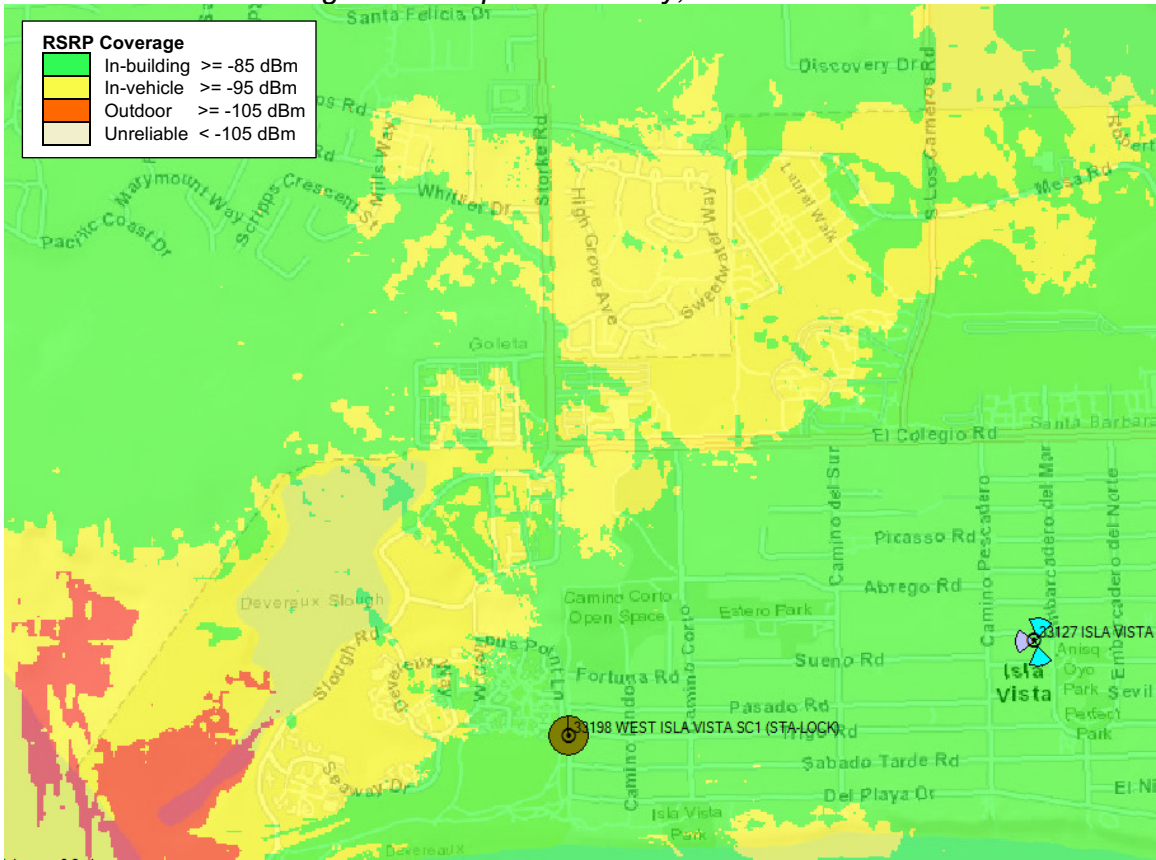
Referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors. The RSRP coverage thresholds on the coverage maps are:

	In-building \geq -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.
	In-vehicle \geq -95 dBm. Yellow depicts reliable in-vehicle coverage only.
	Outdoor \geq -105 dBm. Red depicts reliable outdoor service only.
	Unreliable $<$ -105 dBm. White depicts unreliable service levels.

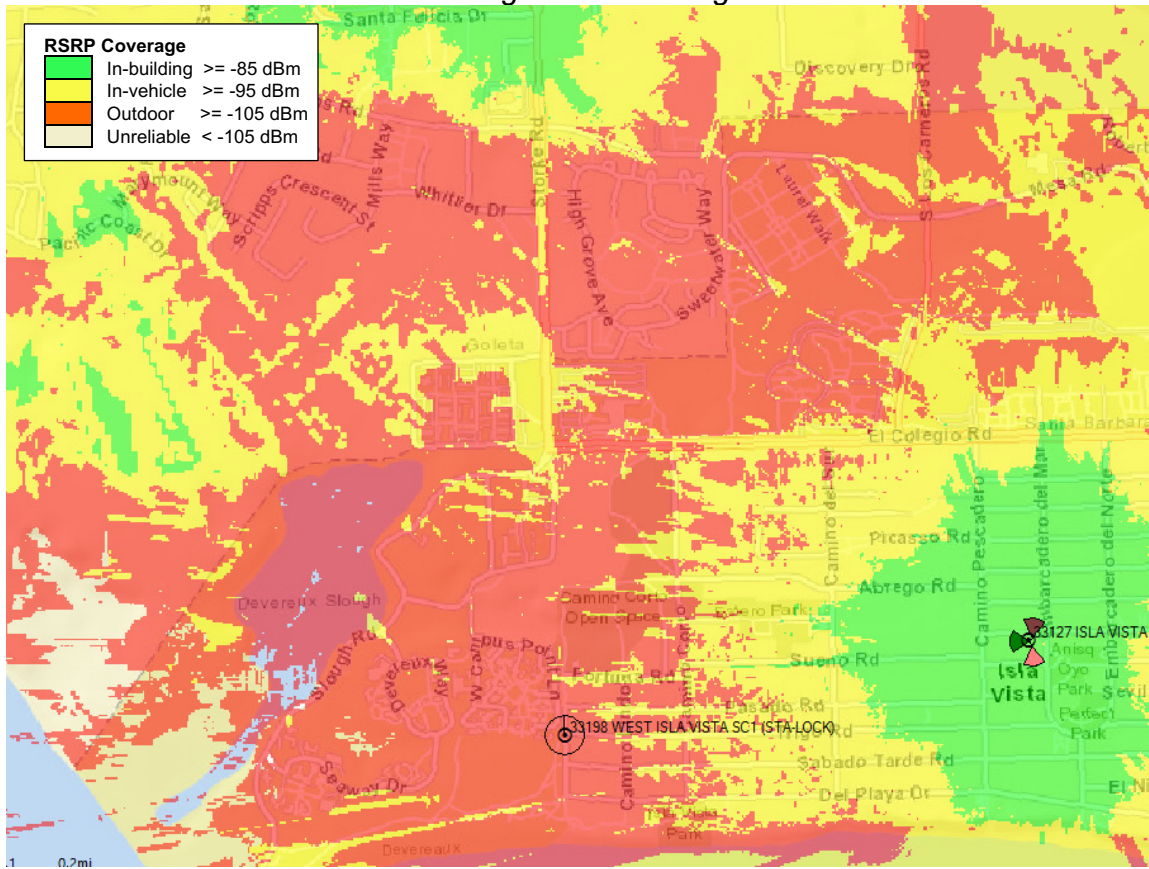
Existing 700 MHz Coverage



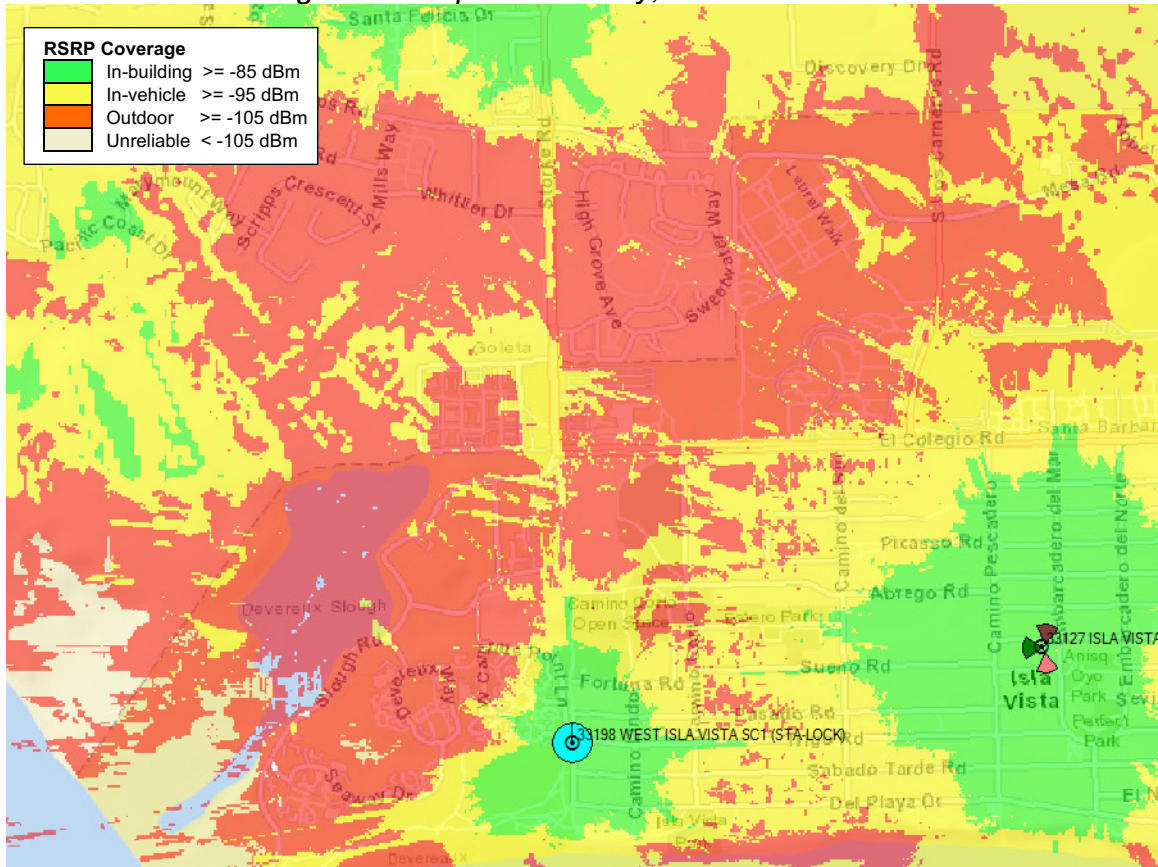
700 MHz Coverage with Proposed Facility, 30-foot Antenna Centerline



Existing AWS Coverage



AWS Coverage with Proposed Facility, 30-foot Antenna Centerline



Dominant Signal

As described above, the identified gap area receives inadequate service from existing Verizon Wireless facilities, which provide only weak dominant signal to the area, primarily due to distance. Dominant signal is the strongest signal from a particular Verizon Wireless facility that is received by a user's wireless device in an area. This is apparent in the following best server maps, which depict the areas of dominant signal from each facility. Signal from each facility is shown in a different color. The maps are prepared using the 700 MHz frequency band.

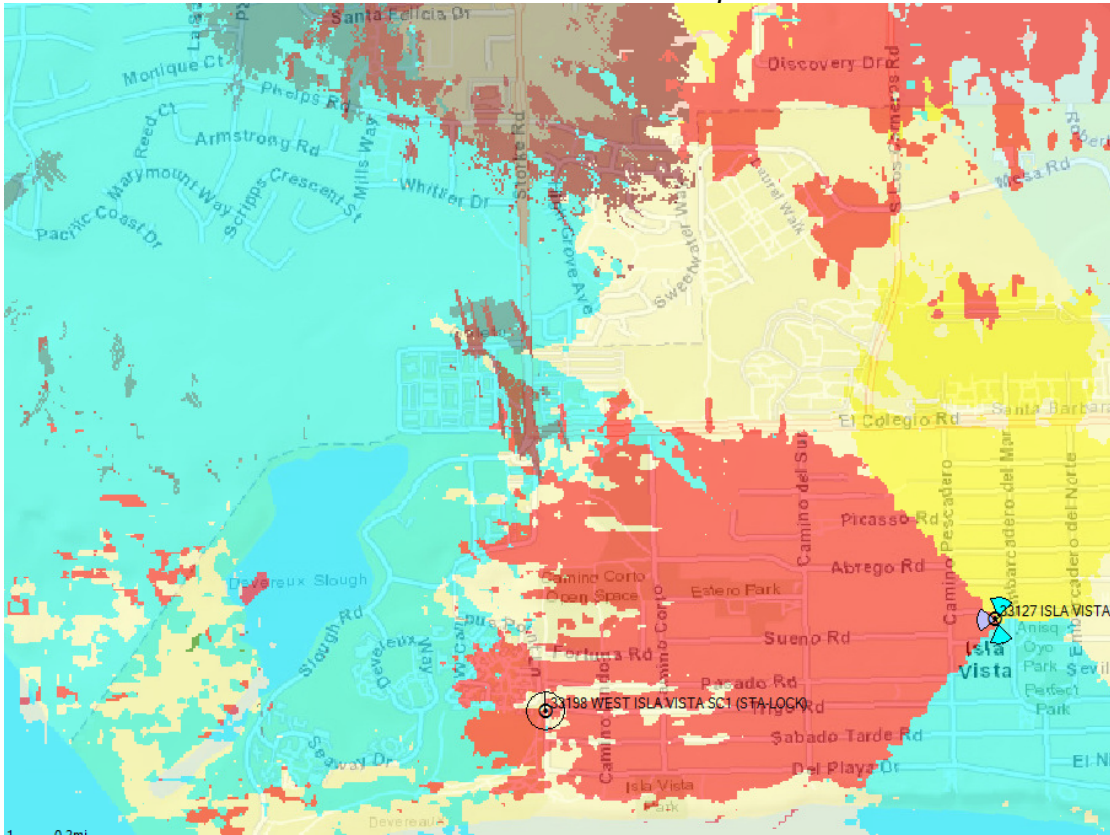
Although dominant, the signal from distant Verizon Wireless facilities is weak in the gap area. Notably, the west-facing antenna sector of the Isla Vista facility 0.7 miles east of the Proposed Facility (shown in red on the existing best server map) serves much of the gap area in west Isla Vista. The west-facing antenna sector of the UCSB facility 1.2 miles east (shown in pale yellow) also serves scattered portions of the gap area. Both of these sectors are trying to serve this area with only low-band carriers. Due to the population density of this area and the distance from the sites, this is proving ineffective.

At times of high traffic volume, this excessive traffic at the edge of the sectors causes service to degrade over the entire area of the serving sectors. This west Isla Vista gap impacts a wider area than the existing coverage gap. The degradation of service during times of high usage has become more relevant as the demand for wireless services has increased rapidly over time. According to CTIA's *2022 Annual Survey Highlights*, mobile wireless data traffic almost quadrupled from 2016 to 2021.

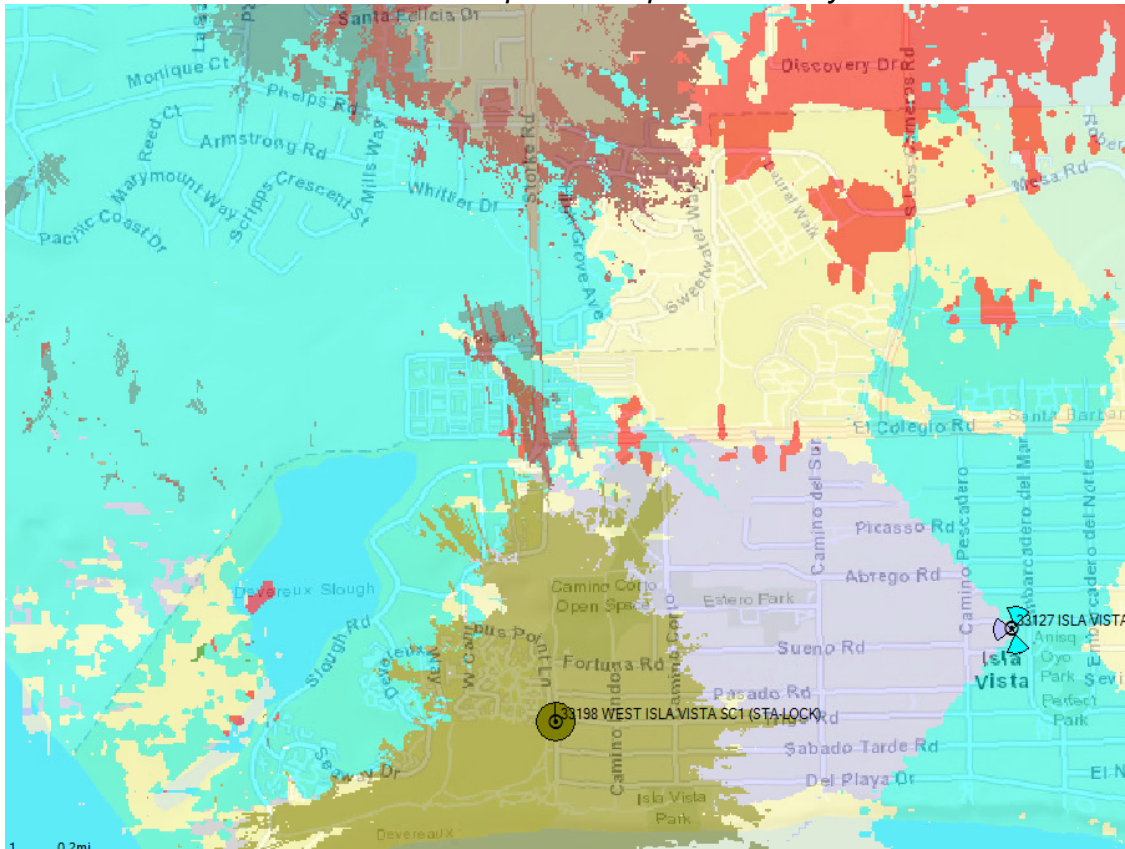
The lack of strong, reliable dominant signal degrades network performance, resulting in unreliable service, particularly during busy hours or times of emergency. This affects the reliability of Verizon Wireless service for residents, workers and visitors as well as for critical communications with emergency service personnel. According to the National Emergency Number Association, there are an estimated 240 million 911 calls each year nationwide, with 80 percent or more from wireless devices in many areas. In emergencies, first responder agencies increasingly rely on dependable Verizon Wireless service.

As shown on the second best server map, the Proposed Facility (shown in dark green) is strategically located to provide strong, new dominant signal to the gap area. This will provide reliable dominant signal to residential areas that currently receive only weak signal from distant facilities. This will improve the service during peak times over the wider area of Isla Vista.

Current Best Server Map



Best Server Map with Proposed Facility



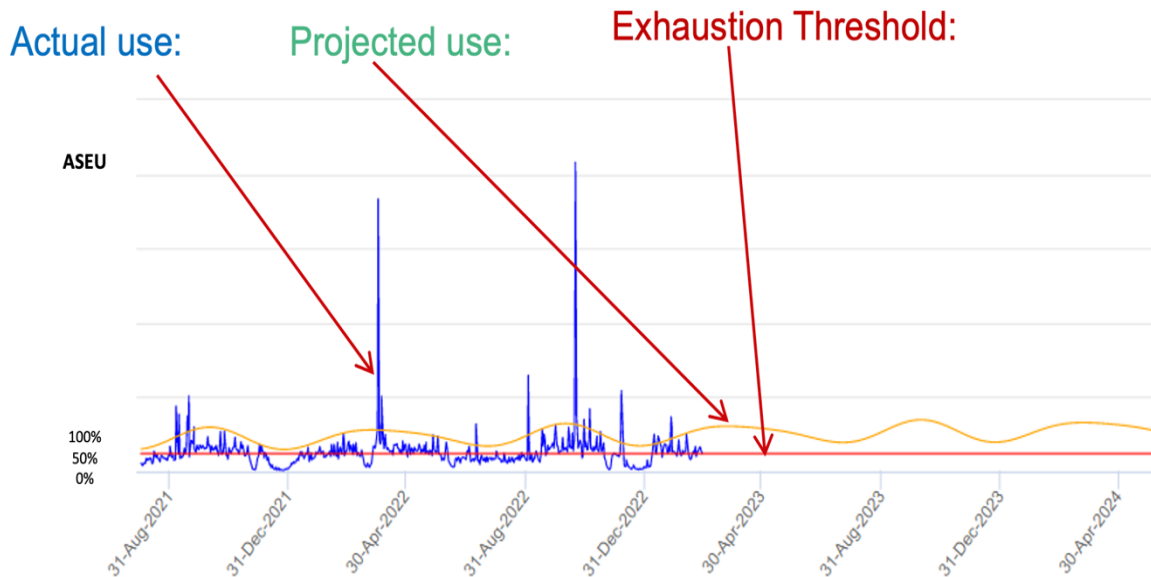
Capacity Gap

As shown in the following capacity chart, increased demand for voice and information services has already outstripped the data capacity of the existing Isla Vista facility, which serves most of the gap area. The capacity chart shows the increased usage of the Isla Vista facility west-facing antenna sector from August 2021 through February 2023, as well as predicted usage through mid-2024. ASEU (Average Scheduler Eligibility Usage) is a daily measure of data usage. The ASEU chart trend line (orange line) shows an increasing number of users accessing the network.

By comparing the trend line of average usage (orange line) with the maximum capacity of the facility (red line), Verizon Wireless RF engineering demonstrates that the Isla Vista facility west-facing antenna sector reached capacity exhaustion well over one year ago, and generally has exceeded the exhaustion threshold ever since. Capacity exhaustion severely compromises the Verizon Wireless network in the entire area served by the exhausted facility, leading to connectivity issues, call failures, and slow data speeds (the “Capacity Gap”).

The Proposed Facility will relieve the demand on the existing Isla Vista facility so that it can devote its resources to users closer to its location. This will improve signal quality and overall network performance in the greater vicinity.

*ASEU Capacity Chart
Existing Isla Vista Facility
West-Facing Antenna Sector*



Conclusion

As the Verizon Wireless network matures, the network must be supplemented with more sites closer to customers, in large measure due to the increase in usage of the network. New wireless technology requires facilities closer to users, and this service cannot be provided adequately by the existing facility that provides only weak signal to the gap area and has reached capacity exhaustion. These network challenges have led to the Significant Gap in Verizon Wireless coverage in the west Isla Vista area. Verizon Wireless must deploy the Proposed Facility to provide reliable service to its network users, and to avoid further degradation of its network.

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Verizon Wireless Alternatives Analysis Small Cell – West Isla Vista SC1 Santa Barbara County

To fill a significant gap and enhance network service in the Isla Vista area of Santa Barbara County, Verizon Wireless must place a new small cell wireless facility in the right-of-way. To identify the least intrusive feasible alternative, Verizon Wireless reviewed ten locations within the target service area, including existing utility poles, placement of new poles, and locations determined to be on private parcels outside of the right-of-way. A map of these locations is attached to this analysis.

Verizon Wireless originally submitted an application to place a small cell on an existing utility pole along Camino Majorca adjacent to the property at 6897 Trigo Road (the “Proposed Facility”). Based on the following analysis, Verizon Wireless considers the Proposed Facility to be the least intrusive feasible alternative to fill the significant gap in service in the vicinity.

Enhanced Service

Verizon Wireless RF engineers seek to fill a significant gap and enhance service in the west Isla Vista neighborhood and the USCB West Campus Point faculty housing complex to the west. Verizon Wireless can enhance service by placing a new small cell facility at the center of the target coverage objective area. An analysis of the existing service gap and the service to be provided by the Proposed Facility is described in the *Statement of Verizon Wireless Radio Frequency Engineer Dewayne Bonham*.

State and Federal Law Requirements

California Public Utilities Code Section 7901 grants telephone corporations a statewide right to place their telephone equipment along any public right-of-way. Because of this right, Verizon Wireless reviewed existing utility poles along the right-of-way as well as placement of new poles as allowed by Section 7901. Verizon Wireless discounted alternatives on parcels outside of the right-of-way where Section 7901 does not apply. The County could not require relocation of a proposed right-of-way facility to a private parcel because that would violate Section 7901.

The Federal Communications Commission (“FCC”) defines “small wireless facilities” with certain dimension and height thresholds, providing for extension of existing structures up to 50 feet or by 10 percent, whichever greater, as well as new structures up to 50 feet or 10 percent taller than adjacent structures. 47 C.F.R. § 1.6002(l). The FCC determined that a local government’s aesthetic criteria for small cells must be “reasonable,” that is, technically feasible and meant to avoid “out-of-character” deployments, and also “published in advance.” See *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, 33 FCC Rcd. 9088, ¶¶ 86-88 (September 27, 2018).

County Code Requirements

According to the Santa Barbara County Coastal Zoning Ordinance (“Code”), a Tier 2(a) small cell facility requires a development plan and coastal development permit. Code § 35-144F(B)(2). Collocation on an existing structure is required unless an applicant demonstrates that efforts to locate on an existing structure were unsuccessful, collocation would result in greater visual impact than a new structure, or a new structure would not result in greater impact to coastal resources. Code § 35-144F(D)(2)(c). In particular, a small cell must be mounted on an existing utility pole or similar structure, unless technical requirements dictate otherwise, in which case a new pole may be installed if similar to nearby infrastructure. Code § 35-144F(C)(2)(a)(7).

Facilities are generally prohibited between the sea and nearest roadway. Code § 35-144F(D)(2)(e). Antenna height is limited to 50 feet, but may be increased to 75 feet if technical requirements dictate. Code § 35-144F(D)(1)(b).

Utility Pole Feasibility

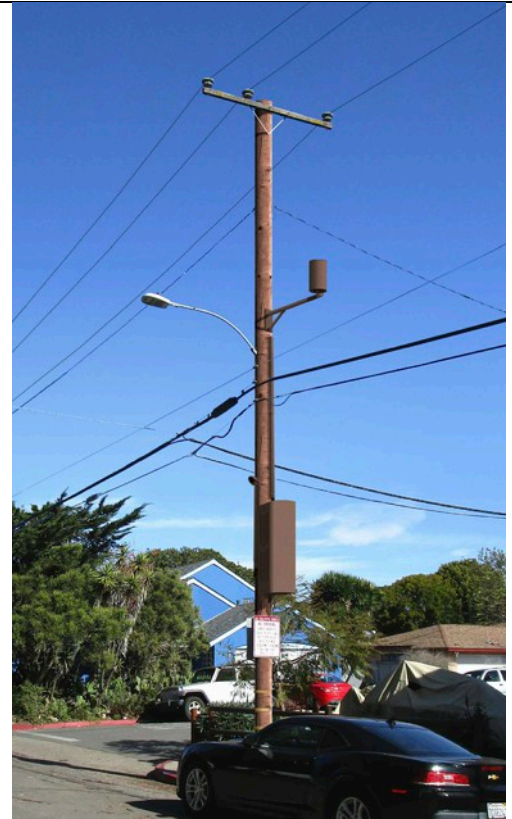
A facility on an electric utility pole must comply with the Southern California Edison External Manual *Non-SCE Antennas Placed on SCE Poles* (the “SCE Manual”). Antennas between or above SCE electric lines may not be placed on poles supporting transformers, fused cutouts, switches, capacitors, and other SCE equipment. SCE Manual § 2.10(D).

Additionally, electric utility poles are regulated by California Public Utilities Commission General Order 95 which includes rules for antenna placement on utility poles, clearances from electric and communication lines, and service worker climbing space.

PROPOSED FACILITY

1. Camino Majorca, adjacent to 6897 Trigo Road

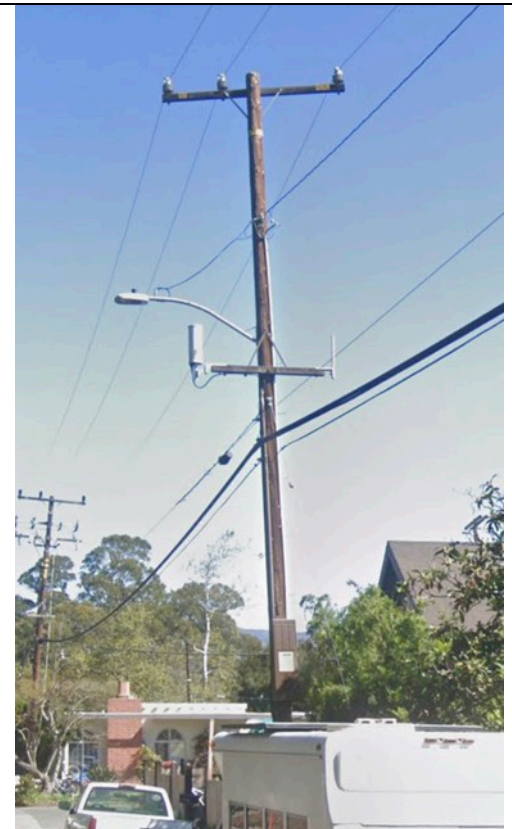
Verizon Wireless proposes to mount a single cylindrical two-foot tall antenna on a short cross-arm attached to the side of this 44-foot utility pole below the electric lines. The utility pole will be replaced with a new pole of the same height to increase its structural integrity. Radio equipment will be concealed within a narrow vertical shroud 20 inches wide and 70 inches tall, mounted to the utility pole between 11.5 and 17.5 feet. Both the antenna and equipment will be rotated toward the south parallel to the roadway, avoiding protrusion toward the roadway and therefore minimizing any view impact. The antenna and equipment shroud will be painted brown to match the utility pole. This location and design represent the least intrusive feasible option for a new small cell to serve the coverage objective.



ALTERNATIVES

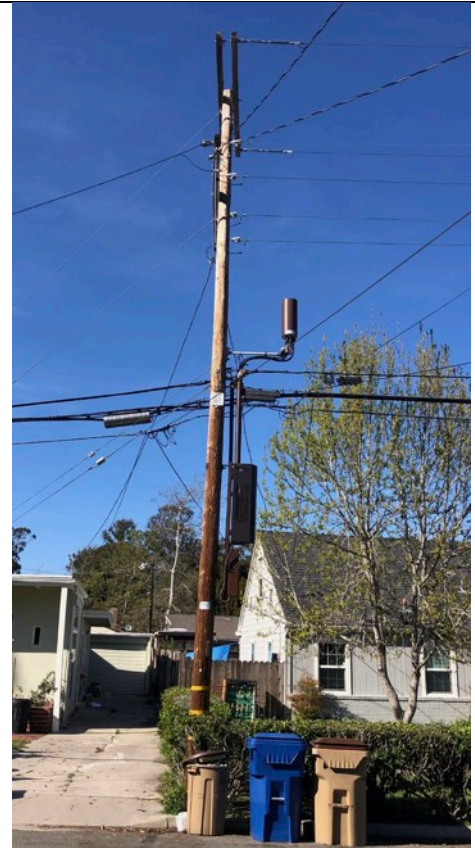
2. Camino Majorca, adjacent to 6989 Trigo Road

This utility pole is 135 feet north of the Proposed Facility. The pole already supports a wireless facility of a different carrier, with two antennas mounted on either end of a crossarm mid-pole, and an equipment shroud placed on the side of the pole. Both the existing antennas and equipment shroud would occupy the space required for a new Verizon Wireless small cell. This is not a feasible alternative.



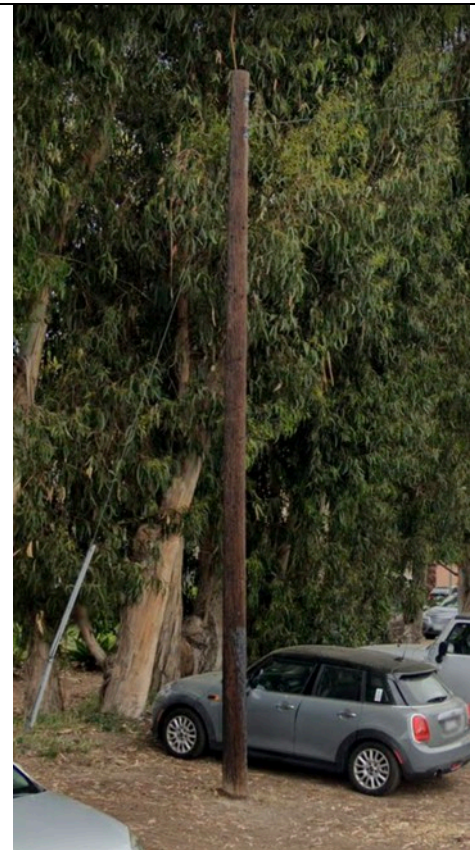
3. 6894 Pasado Road

This utility pole is 250 feet northeast of the Proposed Facility. The pole already supports an AT&T wireless facility, with an antenna mounted on a crossarm mid-pole, and an equipment shroud placed on the side of the pole. Both the existing antenna and equipment shroud would occupy the space required for a new Verizon Wireless small cell. This pole also supports several down guys and a secondary power crossarm, which occupy additional space and are not found on the Proposed Facility pole. This is not a feasible alternative.



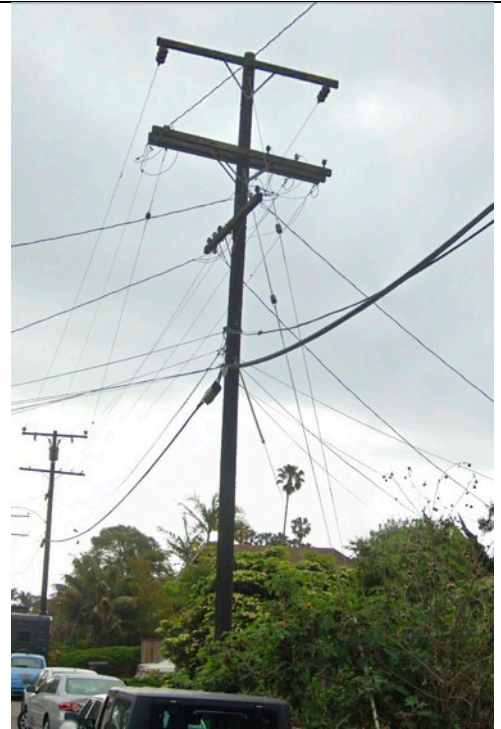
4. Camino Majorca, West Side

This short guy pole is 40 feet west of the Proposed Facility. The pole supports a down guy and a messenger cable that supports communication lines. There are eucalyptus trees up to 70 feet tall immediately west of this pole, which would interfere with signal propagation due to very close proximity of dense foliage. To clear the tree foliage, Verizon Wireless would need to replace this pole with a taller pole supporting a pole-top antenna, with a total height of 75 feet. According to the Code, a facility height over 50 feet would require a demonstration of technical need that is not required for the Proposed Facility, where the antenna can be mounted on the side of a pole that does not require a height increase. Further, a 75-foot facility would not qualify as a “small wireless facility” as defined the FCC, depriving Verizon Wireless of federal protections intended to expedite service enhancements. This is not a less intrusive alternative.



5. 6891 Trigo Road

This utility pole is 70 feet east of the Proposed Facility. The pole supports more equipment than the Proposed Facility pole, including two additional crossarms for electric lines and three down guys. There is insufficient space on this pole for a side-mounted antenna, which must be mounted at least two feet above communication lines and six feet below electric supply lines. General Order 95, Rule 94.4(A), (C). This is not a feasible alternative.



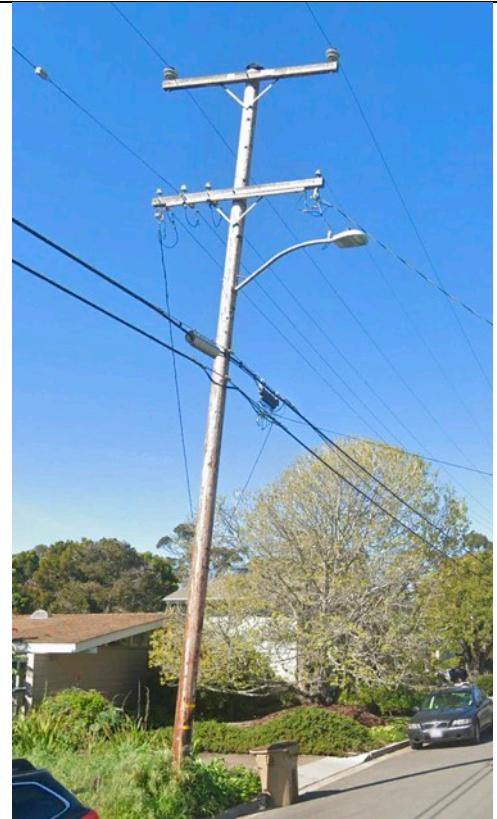
6. Camino Majorca, adjacent to 6895 Sabado Tarde

This utility pole is 250 feet south of the Proposed Facility, with the same attachments as the Proposed Facility pole. However, the electric line serving the streetlight fixture on this pole occupies the limited vertical space required for a side-mounted antenna, which must be mounted at least two feet above communication lines and six feet below electric supply lines. General Order 95, Rule 94.4(A), (C). This is not a feasible alternative.



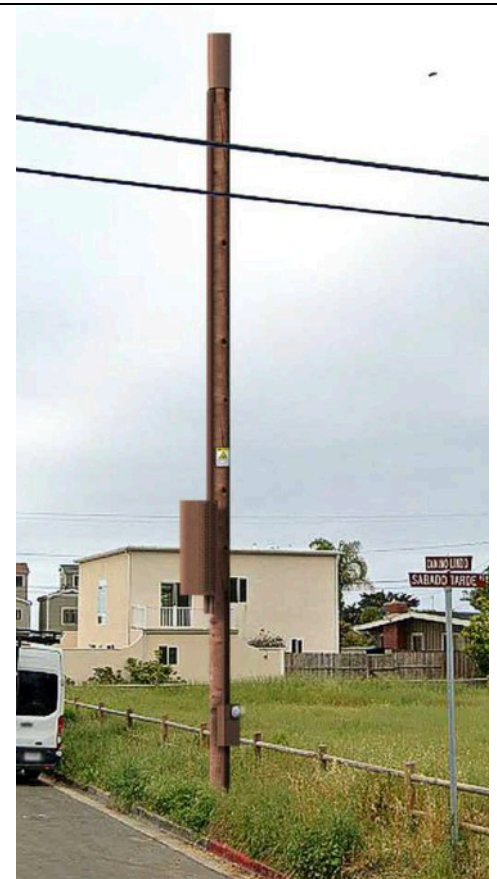
7. Sabado Tarde, adjacent to APN 075-183-006

This utility pole is 450 feet southeast of the Proposed Facility, next to a vacant lot. There is insufficient space on this pole for a side-mounted antenna, which must be mounted at least two feet above communication lines (and therefore above the streetlight fixture) and six feet below electric supply lines. General Order 95, Rule 94.4(A), (C). Verizon Wireless could request that SCE replace this 38 foot 9 inch pole with a 43 foot pole in order to raise the electric supply lines above a side-mounted antenna. However, requiring electric lines to be raised may require raising the height of adjacent poles. Due to proximity to private property, the crossbars encroach onto the adjacent property. This is not a feasible alternative to the Proposed Facility.



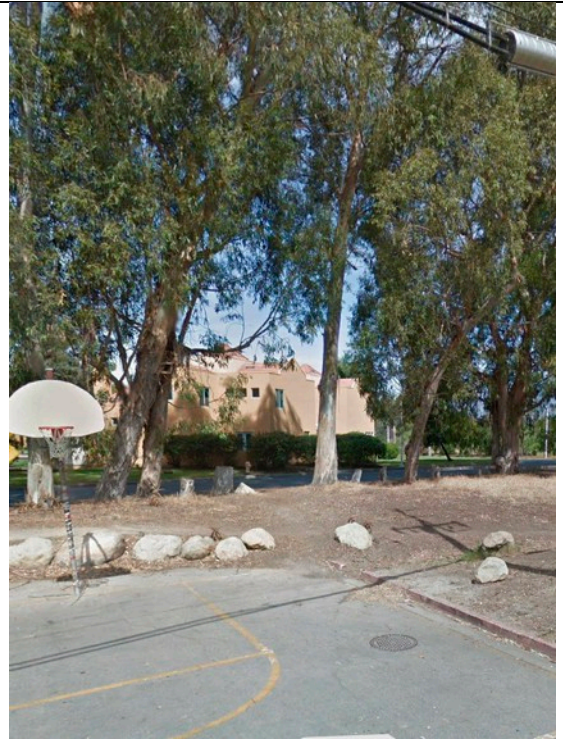
8. Camino Lindo, adjacent to APN 075-183-006

Verizon Wireless considered placement of a new wood pole on Camino Lindo south of Sabado Tarde, 520 feet southeast of the Proposed Facility and next to the vacant lot referenced in Alternative 6. Verizon Wireless would place a 2-foot tall cylindrical antenna above the pole, for a total facility height of 47 feet. Radio equipment would be enclosed within a concealing shroud on the side of the pole, and there would be no attached utility lines because they would be routed underground. The Code would not allow a small cell on a new pole because there is an existing feasible pole to be used for the Proposed Facility. The South Board of Architectural Review denied a design review application for this proposal. This is not a less intrusive alternative.



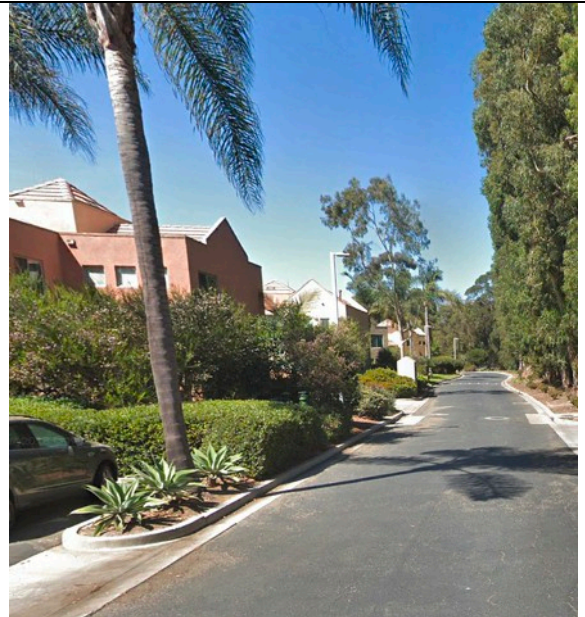
9. Fortuna Road

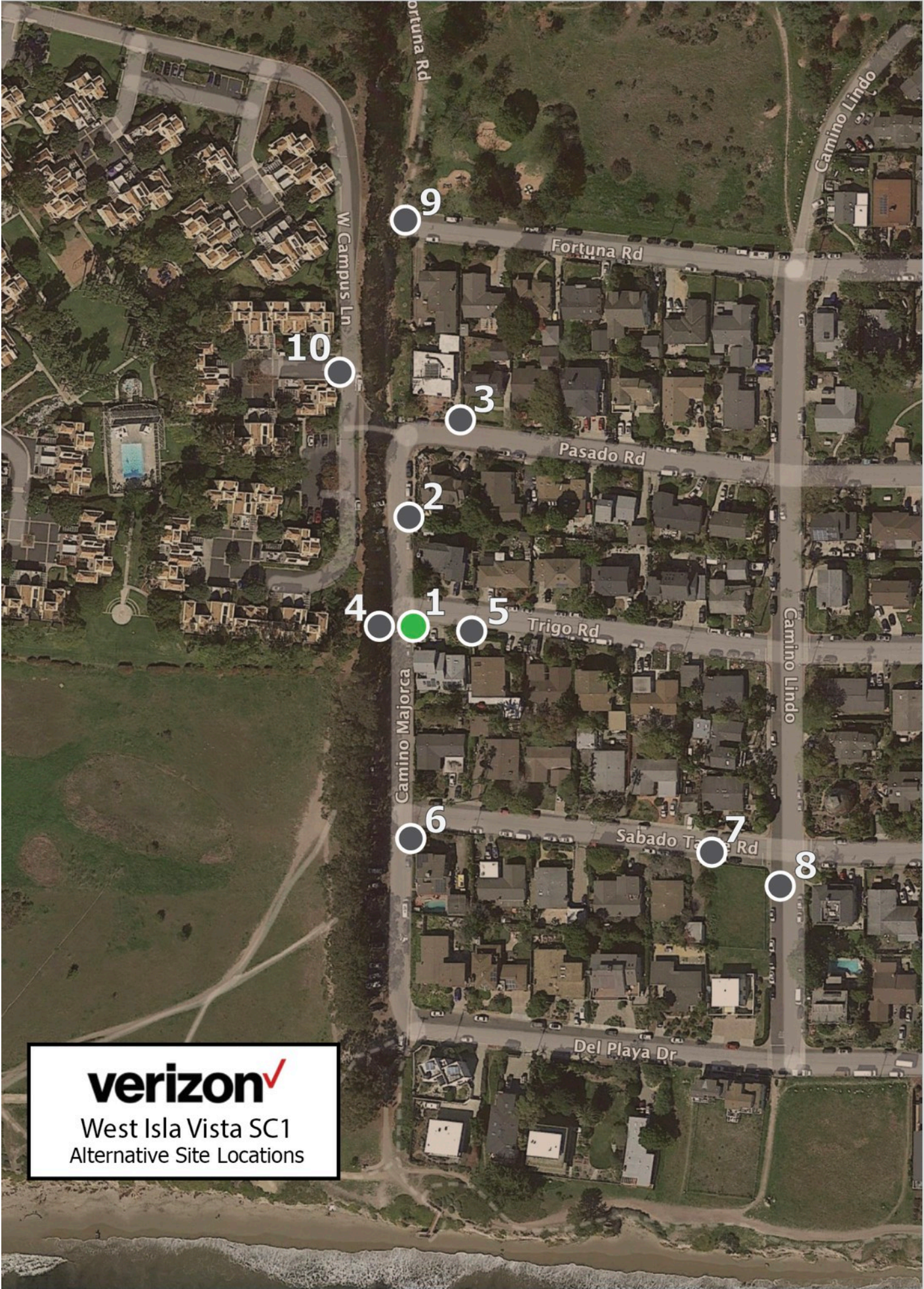
Verizon Wireless considered placement of a new wood pole at the west end of Fortuna Road, 500 feet north of the Proposed Facility. A survey determined that this area is a designated parcel, APN 075-081-001, and not a public right-of-way where Verizon Wireless can place equipment pursuant to Public Utilities Code Section 7901. The parcel is owned by the Isla Vista Recreation & Park District, which declined this location because it would interfere with the use of active recreation features. This is not a feasible alternative.



10. UCSB West Campus Point Faculty Housing

The roadway on this UCSB facility housing property, West Campus Lane, is within a designated parcel used as a common area, APN 073-380-066. Therefore, this roadway is not a public right-of-way where Verizon Wireless can place equipment pursuant to Public Utilities Code Section 7901.





verizon^v

West Isla Vista SC1
Alternative Site Locations

Verizon Wireless Supplemental Alternatives Analysis Small Cell – West Isla Vista SC1 Santa Barbara County

This analysis supplements Verizon Wireless’s previous Alternatives Analysis of March 27, 2023 which reviewed 10 alternatives for the proposed small cell in the right-of-way on a 44-foot utility pole near 6897 Trigo Road (the “Proposed Facility”).

In this analysis, Verizon Wireless reviews four existing utility poles along the north side of Fortuna Road next to Tierra de Fortuna Park and the Camino Corto Open Space (Alternatives 11-14). A resident in the vicinity raised these alternatives.

These utility poles are over 500 feet north of the Proposed Facility. A new facility on Fortuna Road would be placed next to open space with few users, and away from the center of the coverage objective in west Isla Vista, which is surrounded by more residences. This is a less effective network design, and eventually, additional small cells would be required in the vicinity in order to serve the coverage objective.

For wireless carriers to establish a prohibition of service, federal case law does not require that a proposed facility be the “only” alternative, but rather that no feasible alternative is less intrusive based on local regulations. *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 734-35 (9th Cir. 2005). Verizon Wireless need not analyze every utility pole in the target service area, only those feasible poles that would be less intrusive. None of the four poles evaluated along Fortuna Road would be considered less intrusive according to County regulations.

Verizon Wireless has determined that none of these utility poles along Fortuna Road is a less intrusive feasible alternative to the Proposed Facility.

A map showing all 14 alternatives considered is attached to this supplemental analysis. The map includes Alternatives 1-10 reviewed in the original analysis.

11. West End of Fortuna Road

Verizon Wireless reviewed this 50-foot utility pole 510 feet north of the Proposed Facility, adjacent to the new pole location reviewed as Alternative 9 of the previous analysis. This area at the west end of Fortuna Road is a designated parcel, APN 075-081-001, and not a public right-of-way where Verizon Wireless can place its equipment as a telephone corporation pursuant to Public Utilities Code Section 7901. The County cannot compel a telephone corporation to relocate a proposed right-of-way facility onto private property outside the right-of-way. The parcel is owned by the Isla Vista Recreation & Park District, which declined a new pole at this location, as described in the prior Alternatives Analysis. This corner pole supports perpendicular crossarms, a transformer, line cutouts and multiple risers. This amount of equipment would impede placement of a new antenna and associated equipment on the side of the pole. This is not a feasible alternative.



12. Across from 6885 Fortuna Road

Verizon Wireless reviewed this 39-foot utility pole 510 feet northeast of the Proposed Facility. This pole supports a streetlight fixture and line cutouts. To make room for an antenna mounted mid-way on the pole, a replacement pole 42 feet tall would be required. This could not be considered a less intrusive alternative.



13. Across from 6877 Fortuna Road

Verizon Wireless reviewed this 39-foot utility pole 520 feet northeast of the Proposed Facility. This pole supports a streetlight fixture, transformer and line cutouts. To make room for an antenna mounted mid-way on the pole, a replacement pole 44 feet tall would be required. This could not be considered a less intrusive alternative.

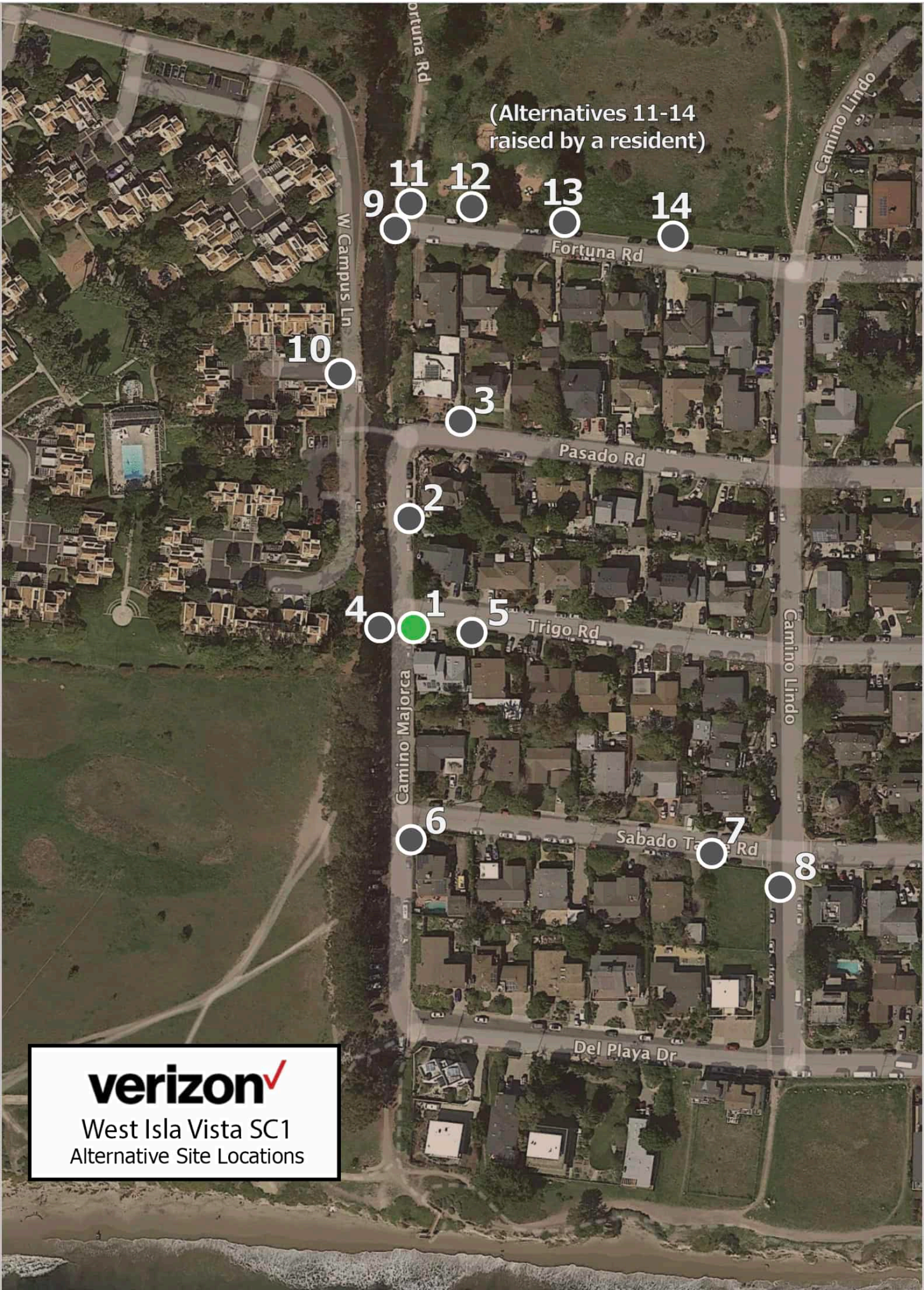


14. Across from 6869 Fortuna Road

Verizon Wireless reviewed this 39-foot utility pole 560 feet northeast of the Proposed Facility. This pole supports a streetlight fixture. To make room for an antenna mounted mid-way on the pole, a replacement pole 41 feet tall would be required. This could not be considered a less intrusive alternative.



(Alternatives 11-14 raised by a resident)



verizon[✓]
West Isla Vista SC1
Alternative Site Locations