



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning & Development
Department No.: 053
For Agenda Of: 03/08/2016
Placement: Departmental
Estimated Tme: 30 min.
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Glenn Russell, Ph.D., Director, 568-2085
Contact Info: Alice McCurdy, Deputy Director, 568-2518
SUBJECT: Verizon Telecommunication Facility at Mission Baptist Church on Rucker Road;
Ordinance 661 Consistency Rezone (15RZN-00000-00010) and (15CUP-00000-00010), Mission Hills area, Third Supervisorial District

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

Recommended Actions:

Staff recommends that your Board take the following actions:

- a) Make the required findings for approval of the project, Case Nos. 15RZN-00000-00010 and 15CUP-00000-00010, including CEQA findings, specified in Attachment 1 of this Board Letter;
- b) Determine that the project is exempt from CEQA pursuant to CEQA Sections 15061(b)(3), 15303, and 15304, as specified in Attachment 2 of the Board Letter;
- c) Approve a rezone (15RZN-00000-00010) and adopt an ordinance changing the zone district of the subject parcel from U (Ordinance 661) to AG-II-100 (County Land Use and Development Code) as specified in Attachment 3 of this Board Letter; and
- d) Approve a Conditional Use Permit (15CUP-00000-00010) subject to the conditions of approval in Attachment B of the Planning Commission action letter dated February 10, 2016 included as Attachment 4 to the Board Letter.

Refer back to staff if the Board of Supervisors takes other than the recommended actions for appropriate findings and conditions.

Background:

The consistency rezone is necessary to provide for the processing and approval of a telecommunication facility on the lot. On February 10, 2016, the County Planning Commission held a hearing on the proposed telecommunication facility and consistency rezone. The Commission recommended approval of the project by a unanimous vote.

Summary Text:

The project is a request by Melissa Samarin, Sequoia Deployment Services, agent for Verizon Wireless, to rezone a 5 acre parcel from U under Ordinance 661 to AG-II-100, in compliance with Section 35.104 of the County Land Use and Development Code. The applicant also requests a Conditional Use Permit to allow construction and operation of an unstaffed telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code. The facility would be located within a 900 sq. ft., fenced lease area at 3625 Rucker Road behind the existing church parking lot and shown as Assessor Parcel No. 097-380-022. The property owner has submitted authorization consenting to the consistency rezone.

Because the project includes a consistency rezone, the Planning Commission's role on February 10, 2016 was to make a recommendation regarding the project to the Board of Supervisors, which is the Review Authority for all Zoning Map Amendments. As noted above, the Planning Commission recommended approval of the project to your Board. With respect to the Zoning Map Amendment, the AG-II-100 zone designation is consistent with the Comprehensive Plan Land Use designation of Agriculture, A-II-100 applied to the subject lot. Full analysis of the Zoning Map Amendment is provided in the Planning Commission staff report, dated January 21, 2016 and included as Attachment 5 to this Board Letter.

The proposed new telecommunications facility would include nine (9) panel antennas (3 per sector) and a microwave dish mounted at 35 feet. The antennas would be mounted on a new 50 ft. tall antenna support structure designed to resemble a Eucalyptus tree, with the antennas mounted at a height of 46 ft. The antennas would be operating in Cellular, Personal Communications System (PCS), and Long Term Evolution (LTE) bandwidths. The proposed facility would provide improved 4G service for the Lompoc area. The telecommunication project is consistent with all Comprehensive Plan policies and meets all applicable development standards. Each of the project components is described in greater detail in the Planning Commission Staff Report dated January 21, 2016 (Attachment 5). The applicant has provided an Alternative Site Analysis which is included herein as Attachment 6. This analysis concludes that the Mission Hills Baptist Church is the least intrusive means of filling the gap in coverage for the Mission Hills area. The plans for the facility are provided in Attachment 7 to this Board Letter.

Fiscal and Facilities Impacts:

Budgeted: Yes

Fiscal Analysis:

The costs to process the consistency rezone are borne by the County. The cost of the Conditional Use Permit is borne by the applicant through the payment of processing fees. Funding for the review and preparation of the staff reports and analysis for the Rezone component of the project is estimated at

approximately \$2,832.00 and is budgeted in the Permitting Budget Program of the Department, as shown on page D-289 of the 2015/17 FY budget.

Special Instructions:

Planning and Development shall publish a legal notice at least 10 days prior to the hearing on March 8, 2016. The notice shall appear in the Lompoc Record. The Planning and Development Department shall fulfill noticing requirements. A minute order of the hearing and copy of the notice and proof of publication shall be returned to Planning and Development, attention: David Villalobos.

Attachments:

1. Board of Supervisors Findings for Approval
2. Board of Supervisors Notice of Exemption
3. Zoning Map Amendment: Draft Ordinance
4. Planning Commission Action Letter, dated February 10, 2016
5. Planning Commission Staff Report, dated January 21, 2016
6. Alternative Site Analysis dated November 23, 2015
7. Reduced Plan Sheets

Authored by:

Florence Trotter-Cadena, Planner (805) 934-6253
Department of Planning & Development

ATTACHMENT 1
Board of Supervisors Findings

ATTACHMENT 2
Board of Supervisors Notice of Exemption

ATTACHMENT 3
Zoning Map Amendment: Draft Ordinance

ATTACHMENT 4
Planning Commission Action Letter, dated February 10, 2016

ATTACHMENT 5
Planning Commission Staff Report, dated January 21, 2016

ATTACHMENT 6
Alternative Site Analysis dated November 23, 2015

ATTACHMENT 7
Reduced Plans

