

ATTACHMENT 3: NOTICE OF EXEMPTION

Verizon at Mora Project, Case No. 14CUP-00000-00024

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Joyce Gerber, Planning and Development Department

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

APN: 141-430-018

Case No.: 14CUP-00000-00024

Location: Located on the west side of Mora Avenue approximately 805 feet north of Baseline Avenue, at 1867 Mora Avenue, Third Supervisorial District.

Project Title: Verizon Telecommunications Facility at Mora Avenue

Project Applicant: Verizon Wireless

Project Description: The project is a request by Michelle Ellis of Complete Wireless Consulting, agent for the applicant, Verizon Wireless, for a Major 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, on property zoned AG-I-10. The facility would be located within a 25 ft by 45 ft (1,125 sq ft) fenced lease area on a 4.79 acre parcel located at 1867 Mora Avenue, Assessor Parcel No. 141-430-018.

The facility would consist of nine Verizon Wireless panel antennas in three sectors (three antennas per sector). The antennas would be mounted at a height of 42 ft on a new 50 ft tall antenna support structure designed to resemble a broadleaf tree. The proposed facility would offload capacity from existing Los Olivos/Eastern Santa Ynez Valley area sites that are currently at or near maximum capacity.

The support equipment for the facility would be located in new 11 ft, 6 inch by 16 ft, 10.5 inch (194 sq ft) prefabricated equipment shelter with a maximum height of 10.5 feet located within the fenced lease area. The equipment shelter would include a new electrical pedestal and would have underground power and Telco utilities; a surge protector; and a coaxial cable ice bridge to protect the cables from inclement weather. Two GPS antennas and two air conditioning units would be mounted on the side of the shelter.

The lease area would also contain a 32 KW diesel emergency generator and 132 gallon fuel tank located on a new 6 ft by 13 ft (78 sq ft) concrete slab. The emergency generator would temporarily serve the facility in the event of a power failure. In addition, the generator would operate for approximately 15 minutes per week during the daytime, for maintenance purposes.

The facility would be served by Pacific Gas and Electric and Verizon by a connection to existing utilities onsite. With the exception of a security light, no exterior lighting is proposed. The security light would be located above the equipment structure door and would be hooded, low-wattage, and directed downward. The light would only be switched on if an emergency required personnel to access the site at night.

The project would require minimal grading (less than 50 cubic yards) for utility trenching. Access and parking for routine maintenance of the facility would be provided by a proposed 12 ft wide access easement over an existing gravel driveway accessed from Mora Avenue. No tree removal is proposed.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Michelle Ellis, Verizon Wireless

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption(s)
 Emergency Project

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

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

The project consists of the construction and use of an unstaffed telecommunications facility within a 1,125 sq ft fenced lease area, with grading on slopes of less than 10 percent and minimal trenching/ground disturbance where the surface is restored. The project would not require grading over 50 cubic yards or the removal of any healthy, mature, or scenic trees. As a result, the project is exempt from CEQA.

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

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

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

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

The project is for an unmanned telecommunications facility within an approximately 1,125 sq ft square foot lease area on a 4.79 acre parcel. A radio frequency (RF) emissions report was prepared as part of the proposed project. The report concluded that the proposed project will operate within the applicable Federal Communications Commission (FCC) limit. Any future telecommunications facility on the site would be analyzed for potential environmental impacts, and all future facilities would also be required to meet Federal Communications Commission (FCC) radio frequency emission limits. Similar development in the same place over time, developed in conformance with the applicable

ordinance, policy and FCC regulations would not result in a cumulatively significant impact. County requests for collocation of telecom projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.). Therefore, this exception to the categorical exemption does not apply.

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

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

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

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

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

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

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

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

Verizon Telecommunications Facility at Mora Avenue
Case No. 15APL-00000-00006 of 14CUP-00000-00024
Attachment 3, CEQA Exemption
Page 5

Lead Agency Contact Person: Joyce Gerber, Planner **Phone No.:** (805) 568-3518

Department/Division Representative: _____ **Date:** _____

Acceptance Date: _____

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

Distribution: Case File

Date Filed by County Clerk: _____