

Telecommunications Facility at Mora Avenue

- Verizon did not provide relevant Property Values Impact Report for the Santa Ynez Valley
- Board of Supervisors Report was supplemented by Verizon data omitting the actual site photos. Photography provided by Verizon displays foliage from adjacent properties. No foliage on proposed site.
- Cell Site necessity case provided by Verizon omits true picture of needed band width and existing cell towers.
- Verizon omitted actual future cell tower needs in the Santa Ynez Valley.
- Analysis for Alternative Sites in the selection process was ambiguous and flawed.
- Service industries need to responsibly address band width accommodations.

Telecommunications Acts of 1996

The Telecommunications Acts of 1996 preserves local government authority to deny tower-antenna site zoning permits if based on “substantial evidence in a written record.’ Such evidence includes:

1. Exercising the zoning board’s authority to protect residential areas against property **devaluation** and to **preserve the character of neighborhoods.**

PROPERTY VALUES IMPACT REPORT

- Verizon has provided a “Wireless Facilities Impact on Property Values” produced by Silicon Valley Association of Realtors



Silicon Valley (population 3.5 to 4 million).

- Silicon Valley :Its name is derived from the dense concentration of electronics and computer industries. Silicon Valley boasts the “biggest share of the nation’s high-growth” where like minded individuals, desirous of industry come to live.

Notable companies based in Silicon Valley

- [Adobe Systems](#)
- [Apple Inc.](#)
- [Cisco Systems](#)
- [eBay](#)
- [Electronic Arts](#)
- [Facebook](#)
- [Google](#)
- [Hewlett-Packard](#)
- [Intel](#)
- [Intuit](#)
- [Lockheed Martin](#)
- [NetApp](#)
- [Netflix](#)
- [Yahoo!](#)

Santa Ynez Valley (population 20,000)

- Santa Ynez Valley has an economy base driven by agriculture (viticulture and the equine industry)



Addresses provided in the Silicon Valley report show high density areas of industry for the cell tower locations with homes located on the perimeter of the industry areas.

Photos of these area included <http://mapq.st/1PXem0s>

Map of:

488 University Ave

Palo Alto, CA 94301-1812



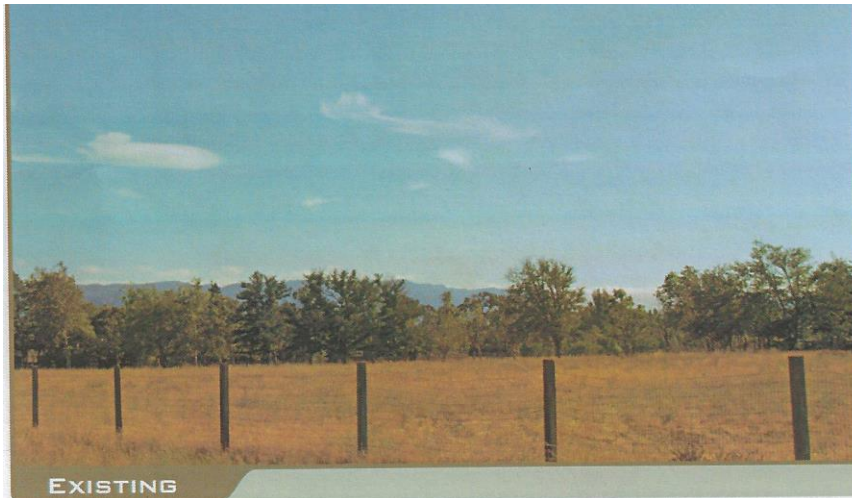
Address of Proposed 1867 Mora Avenue site



BOARD OF SUPERVISORS FINDINGS

(based on Verizon data – see below)

- The Board of Supervisors Report sites “existing onsite and surrounding trees so that the site blends into the surrounding natural environment.” **All trees are on the adjacent property. No foliage provided on proposed lease location.**



Actual Site 1867 Mora Ave

- Verizon is using other property owner's foliage to provide density to camouflage the proposed site. This is misleading. There is no protective foliage in a 3 acre area for the surrounding land owners.



The proposed cell site is located just 20 feet from the adjacent property line. This is an encroachment.

Property Value Impact Require Local Impact Report

- The Telecommunications Acts of 1996 preserves local government authority to deny tower-antenna site zoning permits if based on “substantial evidence in a written record.’ Such evidence includes:
 1. Exercising the zoning board’s authority to protect residential areas against property **devaluation** and to **preserve the character of neighborhoods**.
- We ask the Board of Supervisors to require Verizon to complete a local property value impact report, combining information of future number of cell site needs (every 2 ½ sq. miles), prior to further action on this or other sites in the Santa Ynez Valley, as we believe that there will be devaluation and loss of ability to preserve the character of our neighborhood.

CELL SITE NECESSITY CASE

- Why is the applicant proposing a cell tower site in this area? To co-locate with the tower on Santa Ynez Peak and the existing Santa Ynez cell locations. Verizon maintains that the Santa Ynez Peak site is overburdened and out dated. Verizon, not local land owners should be required to up date their facilities to meet demand. Further Verizon maintains that these remote locations of existing cell towers like Santa Ynez Peak are too remote and therefore expensive to maintain. ***Why are we as property owners put into the position of inheriting devaluation of property and compromised view sheds just because Verizon does not want to invest in their own infrastructure?***

Cell Site needs

Every 2 ½ square miles

- Verizon representatives at the “Permit-Facilitation” meeting on May 11, 2015 verified that they will be putting these cell sites **every 2 1/2 square miles to meet demand.** **How many cell sites will that be in the Santa Ynez Valley...do the math!**

Summary: “The existing Santa Ynez Peak site cannot support the volume of data traffic in the large area of Santa Ynez Valley it covers

- The proposed location and design were selected because they are the least intrusive means available to satisfy Verizon’s coverage objectives.
- Verizon identified the ‘search ring’.

Alternative Site Analysis – Verizon Wireless ‘East Santa Ynez Valley’

The image below provides a visual representation of the alternative sites that were analyzed as part of the site selection process.



In the footprint of the Alternative Site Analysis report map the north end of Mora Avenue, (2100 Mora Ave, 1880 Mora Ave) was determined as sites less effective due to canyons in the north area. Perhaps the foot print should be moved to the south.

15 sites canvassed

- 2 sites were deemed less effective due to canyons
- 2 sites had fatal title issues, HOA
- 9 sites were **not interested**

Canvassed sites con't

1 site was not considered because “These open parcels south of Baseline Avenue were not considered due to a **complete lack of power and Telco access.**”

This statement is false. Photo of current power pole, Utilities and service road access available directly off of Baseline Avenue on the property.



–In the site analysis report Verizon stated they were unlikely to gain approval from the Mission Indians. The Verizon representatives at the “Permit-Facilitation” meeting on May 11, 2015 verified the Mission Indians were not likely to work in their “time frame”.

Ag Zoning?

- Private property owners in this area are prohibited from using their own buildings for commercial use (i.e.: painting portraits in barn).
- Commercial Utilities can operate under same guidelines?

Summary: “The existing Santa Ynez Peak site cannot support the volume of data traffic in the large area of Santa Ynez Valley it covers

- This summary also states (on the last page) “need of off loading residential traffic onto a new cell which will improve data service for users.”
- The use is created in the incorporated areas of Santa Ynez and Solvang. In Santa Ynez, the major band width use is generated by visitors to the Chumash Casino.
- Service industries are required to meet needs of impact and provide parking, fire protection, water, storm water control and sewage based on their population needs prior to permitting. Band width should now be considered in these requirements.

Solution possibilities

- Since the majority of the use in the town of Santa Ynez is generated by visitors to the Casino, and the Mission Indians have property within the site selection circle, with utilities, Baseline Ave. access, perhaps Camp 4 would be a better site solution.



“Permit-Facilitation” meeting on May 11, 2015

- Attorney for Verizon was repeatedly asked for examples of what mitigations might be available. He was unable or unwilling to answer. Since that meeting the adjacent land owners have come up with some requests:

Mitigation requests

- Request return back to mediation for :
 - Verizon be required to provide a land value study report, which accurately shows all future cell site locations, scattered across the Santa Ynez Valley.
 - Verizon pursue Camp 4 for this cell site location.
 - 35' water tower, rather than the proposed 50' mono broadleaf tree.
 - Adjacent land owners should be compensated for providing cover foliage for any cell site activity and loss of use for existing land subleases.
 - Adjacent land owners should be provided installation of native variety oak trees and additional foliage to cover any cell site activity to preserve their privacy, with maintenance provided per CBAR requirements 2.1.1(for life) to maintain serene settings that landowners have created.
 - Revisit Commercial utilities use of Ag zoned private lands.

Recap

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Take a second look at cell sites in the Santa Ynez Valley



- Silicon Valley



- Santa Ynez Valley