



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

MEMORANDUM

TO: County Board of Supervisors

FROM: Glenn Russell Ph.D., Director, 568-2085
Planning & Development, Development Review

CONTACT: Zoraida Abresch, Supervising Planner; 884-8051
Planning & Development, Development Review

DATE: August 19, 2014

RE: Crown Castle Montecito DAS Appeals
Case Nos. 14APL-00000-00016 & 14APL-00000-00017

Background

On July 1, 2014, the Board of Supervisors considered Crown Castle's appeal of the Montecito Planning Commission's (MPC) May 21, 2014 denial of inland and coastal permits for its proposed distributed antenna system. The MPC denied the proposal due to concerns that the project would result in visual blight. Your Board asked the applicant to consider returning to the MPC for further review and directed staff to return on July 8th with findings for denial.

At the July 8th hearing, the applicant agreed to extend the Federal Communications Commission "Shot Clock" until August 20, 2014 to allow for further review by the MPC. The Board of Supervisors retained jurisdiction over the project, but directed staff to present the revised project to the Montecito Planning Commission prior to the Board's hearing of August 19, 2014, not as a remand, but to obtain comments on the aesthetics of the project. The project was continued to today's hearing.

On July 24th, the project as revised since the MPC's May 21st denial was presented to the MPC. The Commission provided general comments on the proposal as well as site specific comments on each node site. The majority of the MPC's site specific comments focused on the Battery Backup Units (BBUs). The MPC asked the applicant to consider relocating the BBUs underground into vaults or into an already proposed pedestal, to consider design options to "slim down" the pole mounted BBUs, or to eliminate them entirely. In addition, the MPC's comments included recommendations for undergrounding additional segments of the proposed fiber in some locations, noise shielding around all fans, facility maintenance to include graffiti cleanup,

and changes to condition #16 to require that the applicant return to the MPC in five years (rather than to the Director).

The MPC also requested that the Montecito Board of Architectural Review (MBAR) consider the color, placement and size of caution “stickers”, and that the MBAR consider innovative screening of power pedestals, slimmer BBU boxes, and consolidation of equipment in longer, slimmer boxes on poles vs. numerous boxes of different sizes. Summaries of the MPC’s comments are included as Attachments 6 and 7 of this memorandum.

In addition, staff has revised the conditions of approval requiring facility maintenance to include graffiti cleanup, made changes to condition #16 to require that the applicant return to the MPC in five years (rather than to the Director), made changes to the MBAR condition regarding additional specifics for the MBAR to consider and made changes to the noise condition to require noise muffling techniques in response to the MPC’s requests. Revised conditions of approval are included as Attachments 4 and 5 of this memorandum.

Additional Project Description Changes

The following are project revisions submitted by the applicant on August 4, 2014 in response to the MPC’s comments of July 24, 2014. The MPC’s thoughtful and thorough review of the project has resulted in changes improving the project’s aesthetics. These changes required approvals from Crown’s customer, Verizon, and Crown’s own engineers to confirm that they were technologically feasible. At this time, Crown Castle has received approvals of these additional changes to further reduce the visibility of the facilities. The majority of the changes made either relocate BBUs or slim them down to provide a less intrusive visual impact on the pole. A typical pole is tapered and is approximately 10” wide at the height this equipment is being attached. The slimmer BBU cabinets are proposed to be 14” wide (reduced from 24”). With the slimmer BBU’s, the length of time emergency power can be made available is reduced to 2 hours.

Staff investigated the potential to reduce project impacts by undergrounding additional fiber segments. However, there are existing overhead wires in each of the areas where Crown is proposing to add aerial fiber. Therefore, any visual benefits of undergrounding would be minimal. At the same time, placing the fiber underground would create ground disturbance and potential environmental impacts (i.e. to biological and/or cultural resources). Also, the cost of constructing underground lines far exceeds the cost of adding additional fiber to existing overhead cabling. For these reasons, staff has not incorporated additional undergrounding of fiber segments into the recommended project, nor has Crown proposed to underground any additional fiber segments.

The following changes are now proposed to be incorporated into the project descriptions (changes are indicated below in ~~striketrough~~ and underlined text):

Revised Pedestal Sites

Pedestals are located at the following sites:

- 1) MON02 (846 Lilac Drive) – combined electric meter and equipment pedestal
“L” shaped box, height 48”, footprint 39” x 27”
- 2) MON05 (985 Park Lane) – combined electric meter and equipment pedestal
“L” shaped box, height 48”, footprint 39” x 27”
- 3) MON20 (850 Romero Canyon Road) – combined electric meter and equipment pedestal
“L” shaped box, height 60”, footprint 23” x 31”
- 4) MON23 (1000 Romero Canyon Road) – electric meter pedestal
Rectangular box, 54” x 30” x 25”
Note: change this to L shaped pedestal, height 48”, footprint 39” x 27” (to accommodate BBU)
- 5) MON31 (695 Olive Avenue) – combined electric meter and equipment pedestal
“L” shaped box, height 48”, footprint 39” x 27”
- 6) MON13 (2101 Summerland Heights Lane) – electric meter pedestal
Rectangular box, 54” x 30” x 25”
- 7) MON24 (260 Sheffield Drive) – combined electric meter and equipment pedestal
“L” shaped box, height 48”, footprint 39” x 27”
- 8) MON28 (1566 N. Jameson Lane) – electric meter pedestal
Rectangular box, 54” x 30” x 25”
Note: change this to an L shaped pedestal, height 48”, footprint 39” x 27” (to accommodate BBU)

Revised Node Designs

Inland Nodes

Site No. **MON01** Right-of-way of Sheffield Drive

Adjacent to 007-480-016 addressed as 565 Sheffield Drive

(1) Directional panel antenna (rectangular, 23.3”x 11”x 6”)

(1) Underground equipment vault (rectangular box and vents, area 14’ x 7’ x 4’) w/ internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion (rectangular box, 12”x 12”x 6”) and internal BBU (rectangular box, 36” x 24” x 14”)

Power pedestal no longer proposed at this location

Note: Looked into moving to pole near Valley and Sheffield but RF has confirmed that moving to this pole would interfere with existing Valley Rd poles and would negate the coverage objective of the current design. No change proposed.

Site No. **MON02** Right-of-way of Lilac Drive

Adjacent to 007-070-020, addressed as 846 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: No change requested.

Site No. **MON03** Right-of-way of Sheffield Drive

Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") collocated with existing carrier with (1) existing Amp Omni)

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

(1) Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/ internal ION and ancillary equipment (fans, pumps)

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Power pedestal no longer proposed at this location

Note: The MPC asked the applicant to consider relocating the BBUs into larger vaults underground or into an already proposed pedestal, to consider design options to "slim down" the pole mounted BBUs, or to eliminate them entirely. In instances where Crown had proposed to mount the BBUs on the pole and underground other equipment, the MPC requested that the BBU be placed underground instead due to the visual intrusion caused by the 24" width of the BBU box. There is inadequate room for a larger vault in this location, hence the slimline BBU.

Site No. **MON05** Right-of-way of Park Lane

Adjacent to 007-020-044, addressed as 985 Park Lane

(1) Omni antenna (cylindrical, 24" x 16")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: SCE restrictions will not allow pedestal closer to their existing one, as requested by Commissioner Brown. No change proposed.

Site No. **MON06** Right-of-way of Lilac Drive

Adjacent to 007-110-067, addressed as 730 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Power pedestal no longer proposed at this location

Note: No room for vault in ROW due to oak tree impact. Will take design question of sleeve to MBAR. Smaller slimline BBU proposed.

Site No. **MON07** Right-of-way of Bella Vista Drive

Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: Sloping ground and oak tree impact prevent vault design and undergrounding of fiber in right-of-way. Cost of undergrounding fiber prohibitive and above ground lines already exist.

Smaller slimline BBU proposed.

Site No. **MON08** Right-of-way of Sheffield Drive

Adjacent to 005-550-005, addressed as 336 Sheffield Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Power pedestal no longer proposed at this location

Note: Vaulting would substantially impact oak trees. Smaller slimline BBU proposed.

Site No. **MON11** Right-of-way of Lilac Drive

Adjacent to 007-110-038, addressed as 755 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: Vaulting would substantially impact oak trees.

Smaller slimline BBU proposed.

Site No. **MON16** Right-of-way of Buena Vista Drive

Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: Vaulting would cause removal of mature olive trees currently located in the road right-of-way and addition of a retaining wall. Public Works would not approve replacement trees or a retaining wall in the right-of-way.

Smaller slimline BBU proposed.

Site No. **MON18** Right-of-way of Bella Vista Drive

Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Power pedestal no longer proposed at this location

Note: Sloping ground and oak tree impact prevent vault design.

Smaller slimline BBU proposed.

Site No. **MON19** Right-of-way of Romero Canyon Road

Adjacent to 155-030-044, addressed as 969 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Note: Sloping ground negates vault design. Smaller slimline BBU proposed.

Site No. **MON20** Right-of-way of Romero Canyon Road

Adjacent to 155-050-004, addressed as 850 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 60", footprint 23" x 31") w/internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: No change to equipment requested. Cost of undergrounding fiber prohibitive and above ground lines already exist.

Site No. **MON21** Right-of-way of Camino del Rosario

Adjacent to 155-211-001, addressed as 2245 Camino del Rosario

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Power pedestal no longer proposed at this location

Note: Underground utilities and fire hydrant prevent vault design. Smaller slimline BBU proposed.

Site No. **MON23** Right-of-way of Romero Canyon Road

Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

~~(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION~~

~~(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")~~

~~(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")~~

(1) Ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and BBU

Note: Vaulting would affect oak trees but increasing the size of the pedestal allows for internal installation of BBU and ION.

Site No. **MON29** Right-of-way of Lilac Drive

Adjacent to 007-140-002, addressed as 663 Lilac

- (1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
- (1) Low Volt Conversion (rectangular box, 12"x 12" x 6") Drive
- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: Smaller slimline BBU

Site No. **MON31** Right-of-way of Tollis Avenue

Adjacent to 007-130-017, addressed as 695 Olive Avenue

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU
- (1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: No change requested.

Coastal Nodes

Site No. **MON09** Right-of-way of Jameson Lane

Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION
- (1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")
- (1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Power pedestal no longer proposed at this location

Note: Vaulting would involve retaining wall, private property access, cultural impact issue.

Cost of undergrounding fiber prohibitive and above ground lines exist; potential cultural impacts.

Smaller slimline BBU proposed.

Site No. **MON13** Right-of-way of Ortega Hill Road

Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Collocated with existing carrier with (1) existing Amp Omni)
- Collocation, Replace (1) existing shroud with (1) larger shroud (rectangular box, 48" x 22" x 16"), w/internal ION
- (1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/ internal BBU
- (1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: The MPC requested that the meter pedestal location be moved down the street and across to the QAD side. However, this site is culturally sensitive and the potential impacts of the revised location have not been studied. Therefore this revision is not recommended by staff. If future archeological testing determines that construction at the revised location would not impact significant archaeological resources, then the applicant could return for a permit modification to allow placement of Mon 13 in this location.

Site No. **MON14** Right-of-way of Jameson Lane

Adjacent to 007-440-003, addressed as 1930 Jameson Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted electric meter (12"x 24"x 4 5/8")

(1) Pole-mounted disconnect box (6" x 9 1/2" x 4 1/4")

(1) Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion

Note: No change to equipment proposed. Cost of undergrounding fiber prohibitive and above ground lines exist.

Site No. **MON15** Right-of-way of Jameson Lane

Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: This is in an ESH and no ground disturbance is allowed per Mitigation Measure #6 (SPBio01) of 14NGD-0004, preventing undergrounding of fiber in the right-of-way. Cost to underground fiber is cost prohibitive and above ground lines exist. Smaller slimline BBU proposed.

Site No. **MON24** Right-of-way of Sheffield Drive

Adjacent to 005-560-003, addressed as 260 Sheffield Drive

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")

Note: No change requested.

Site No. **MON25** Right-of-way of San Leandro Lane

Adjacent to 007-350-051, addressed as 1885 San Leandro Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Power pedestal no longer proposed at this location

Note: Vaulting not possible here due to limited ROW.

Smaller slimline BBU proposed.

Site No. **MON26** Right-of-way of Jameson Lane

Adjacent to 009-251-005, addressed as 1424 La Verada Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Power pedestal no longer proposed at this location

Note: No change requested.

Site No. **MON27** Right-of-way of Jameson Lane

Adjacent to 009-241-012, addressed as 1333 Santa Clara Way

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Power pedestal no longer proposed at this location

Note: No change requested.

Site No. **MON28** Right-of-way of Jameson Lane

Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Change in size to ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and BBU

Note: change to L shaped pedestal and ION/BBU can be internal.

Site No. **MON30** Right-of-way of San Leandro Lane

Adjacent to 007-340-034, addressed as 1769 San Leandro Lane

(1) Directional panel antenna (rectangular, 23.3"x 11" x 6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 31" x 14" x 12")

Note: No ground disturbance allowed in the ESH area per Mitigation Measure #6 (SPBio01) of 14NGD-0004. Smaller slimline BBU proposed.

Site No. **MON32** Right-of-way of San Leandro Lane

Adjacent to 007-312-005, addressed as 1595 Ramona Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Note: No change requested.

Revised conditions of approval, including the revised project descriptions, are included as Attachments 4 and 5 to this Memorandum.

Mitigated Negative Declaration Updates

The Mitigated Negative Declaration (14NGD-00000-000) that was prepared for the project has been updated to reflect the changes made to the project by Crown Castle on August 4, 2014 following the Montecito Planning Commission's input on July 24, 2014. Replacement pages of the body of the MND are provided as Attachment 3 to this Memorandum.

Revised Recommended Actions

The recommended actions have been revised as follows to address the changes listed above:

Revised Recommended Actions for Inland Project, 13CUP-00000-00009:

1. Uphold the appeal, Case No. 14APL-00000-00016;
2. Make the required findings for approval of Case No. 13CUP-00000-00009 as revised by the applicant on August 4, 2014, included as Attachment 1 of the Board memorandum dated August 19 2014, including CEQA findings;
3. Adopt the Mitigated Negative Declaration 14NGD-00000-00004, included as Attachment C of the Montecito Planning Commission Staff Report Inland dated May 1, 2014 (Attachment 2 of the Board Letter dated July 1, 2014), as revised by Attachment 3 of this Memorandum, and adopt the mitigation monitoring program contained in the updated conditions of approval included as Attachment 1 of this Memorandum; and
4. Grant *de novo* approval of Case No. 13CUP-00000-00009, as modified by the Applicant on August 4, 2014, thereby reversing the May 21, 2014 decision of the Montecito Planning Commission, subject to the conditions of approval in Attachment 4 of this Memorandum.

Revised Recommended Actions for Coastal Project, 13CUP-00000-00010:

1. Uphold the appeal, Case No. 14APL-00000-00017;
2. Make the required findings for approval of Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002 as revised by the applicant on August 4, 2014, included as Attachment 2 of the Board memorandum dated August 19, 2014, including CEQA findings;
3. Adopt the Mitigated Negative Declaration 14NGD-00000-00004, included as Attachment C of the Montecito Planning Commission Staff Report Coastal dated May 1, 2014 (Attachment 2 of the Board Letter dated July 1, 2014), as revised by Attachment 3 of this Memorandum, and adopt the mitigation monitoring program contained in the updated conditions of approval included as Attachment 2 of this Memorandum; and
4. Grant *de novo* approval of Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, as modified by the Applicant on August 4, 2014, thereby reversing the May 21, 2014 decision of the Montecito Planning Commission, subject to the conditions of approval in Attachment 5 of this Memorandum.

Attachments:

- 1) Revised Findings of Approval Montecito Inland (13CUP-00000-00009)
- 2) Revised Findings of Approval Montecito Coastal (13CUP-00000-00010, 14CDP-00000-00002)
- 3) Revised Mitigated Negative Declaration (14NGD-00000-00004) replacement pages
- 4) Revised Conditions of Approval Montecito Inland (13CUP-00000-00009)
- 5) Revised Conditions of Approval Montecito Coastal (13CUP-00000-00010, 14CDP-00000-00002)
- 6) Montecito Inland - Planning Commission Comments, dated July 24, 2014
- 7) Montecito Coastal - Planning Commission Comments, dated July 24, 2014

ATTACHMENT 1 :

**CROWN CASTLE – MONTECITO
INLAND FINDINGS
CASE NOS. 13CUP-00000-00009**

1.0 CEQA

1.1 Consideration of the Negative Declaration and Full Disclosure

The Board of Supervisors has considered the Revised Mitigated Negative Declaration (14NGD-00000-00004) dated August 19, 2014, as revised by Attachment 3 of the memorandum dated August 19, 2014, together with the comments received and considered during the public review process. The Revised Mitigated Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 Finding of No Significant Effect

On the basis of the whole record, including the Revised Mitigated Negative Declaration and any comments received, the Board of Supervisors finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.3 Location of Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the County Clerk of the Board located at 105 East Anapamu Street, Room 407, Santa Barbara, CA 93101.

1.4 Environmental Reporting and Monitoring Program

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 MONTECITO LAND USE DEVELOPMENT CODE

2.1 Conditional Use Permit Findings

2.1.1 *That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed.*

The subject utility poles and facility designs were analyzed by the applicant, the Joint Pole Association and the California Public Utility Commission (CPUC) to ensure the proposed poles were suitable for the proposed facilities and could meet legal, spacing, interference, wind loading, and safety standards and comply with CPUC utility requirements and SCE policy standards. The electrical meter pedestals, equipment vaults and equipment pedestals were also reviewed by the applicant, the CPUC, Southern California Edison (SCE) and County Public Works to ensure they met electrical, safety, and traffic standards. The proposed revisions (dated August 19, 2014) do not require additional approval from these agencies. Lastly, as discussed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and the Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, and incorporated herein by reference, the proposed facilities and the sites on which they are located were reviewed for consistency with County policies and development standards, including design review by the Montecito Board of Architectural Review (MBAR). As such, the sites are adequate for the project designs as proposed, and this finding can be made.

2.1.2 *Environmental impacts. (a) Within the Coastal Zone, adverse environmental impacts will be mitigated to the maximum extent feasible. (b) Within the Inland area, significant environmental impacts will be mitigated to the maximum extent feasible.*

As summarized in Section 6.1 of the Montecito Planning Commission staff report dated May 1, 2014, Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, and as discussed in detail in the Revised Mitigated Negative Declaration (14NGD-00000-00004) dated August 19, 2014, all incorporated herein by reference, any adverse environmental impacts that could result from the proposed development and use of the unstaffed telecommunications facilities are mitigated to less than significant levels by incorporation of the mitigation measures and monitoring into the project's conditions of approval. No significant environmental impacts are expected as a result of the project.

2.1.3 *Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

The proposed facilities would be maintained by Crown Castle on an as-needed basis. Aside from maintenance activities, the facilities are unstaffed facilities therefore the existing streets are sufficient to serve the proposed project, consistent with this finding.

2.1.4 *There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.*

As stated above, the proposed facilities would be unstaffed and would not require any public services such as water, sewage, police or fire. Therefore this finding can be made.

2.1.5 *The project will not be detrimental to the comfort, convenience, general welfare, health and safety of the neighborhood and will be compatible with the surrounding area.*

As discussed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and the Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, incorporated herein by reference, the proposed facilities comply with the Federal health and safety standards and therefore no adverse impacts are associated with the proposed project. Additionally, the facilities have been designed to utilize existing infrastructure, to house the battery backup units (BBUs) in slim rectangular boxes (31"x14"x12"), and to blend with the utilitarian aesthetic of existing poles and utility cabinets in the rights-of-way, reducing the potential for aesthetic impacts to the surrounding community. Therefore this finding can be made.

2.1.6 *The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan including the Montecito Community Plan.*

As discussed in Sections 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, incorporated herein by reference, the proposed project would be in conformance with all applicable provisions of the Montecito Land Use Development Code and the Comprehensive Plan, including the Montecito Community Plan, and this finding can be made.

2.1.7 *The proposed project will not potentially result in traffic levels higher than those anticipated for the lot by the Montecito Community Plan and its associated environmental documents; or if the project would result in higher traffic levels, the increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Montecito Community Plan or road improvements included as part of the project description are consistent with the provisions of the Montecito Community Plan and are adequate to fully offset the identified potential increase in traffic.*

As discussed above, aside from minor traffic associated with maintenance activities provided on an as-needed basis only, the facilities are unstaffed and therefore the proposed project would not result in higher traffic levels and is consistent with this finding.

2.1.8 *The proposed project will not adversely impact recreational facilities and uses.*

The proposed facilities would be located within the County rights-of-way mounted on utility poles, above-ground pedestals or underground in vaults that would be flush with the ground. All above-ground pedestals were reviewed by Public Works and were located such that they would not cause any operational obstruction to bike lanes, trails, pedestrian traffic, or other recreational uses. Additionally, conditions of approval require the applicant to prepare a Traffic Control Plan that is reviewed and approved by Public Works prior to permit issuance, and to obtain any required road encroachment permits to ensure safe and adequate public access around the facilities during construction. Therefore the proposed project is consistent with this finding.

2.1.9 *Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the rural and scenic character of the area.*

The proposed facilities are located in the County rights-of-way and have been designed to blend in with the existing utility infrastructure. The equipment would either be mounted on the pole, ground pedestal, or located in an underground vault that is flush with the ground. The BBUs would be housed in slim rectangular boxes (31"x14"x12"). Additionally, the equipment would be painted brown (or other color determined by the MBAR) to match the surrounding area, and would be visually consistent with transformers and other utility equipment on the poles. Therefore, the project is largely camouflaged and the new facilities are no more obtrusive than other utility boxes in the rural area. Therefore this finding can be made.

2.2 Commercial Telecommunication Facility Findings

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

As discussed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, incorporated herein by reference, the facilities are designed to retain the visual character of the area by collocating on existing utility poles, by housing the BBUs in slim rectangular boxes (31"x14"x12"), and by blending with the utilitarian aesthetic of other utility equipment. Therefore the facilities would be no more obtrusive than other utility equipment in the rights-of-way. Furthermore, the equipment would be painted brown (or other color specified by MBAR) to blend with the surrounding area. Therefore the proposed project preserves the existing streetscape character of the area and this finding can be made.

2.2.2 *The facility is located so as to minimize its visibility from public view.*

As discussed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, incorporated herein by reference, the applicant proposes to collocate the facilities with existing utility infrastructure, thus blending the facilities with the existing visual character of the area. Therefore this finding can be made.

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

As analyzed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board letter dated July 1, 2014, and the memorandum dated August 19, 2014, the facility is designed to blend with the utility infrastructure and to minimize its appearance as a telecommunications facility. Therefore this finding can be made.

2.2.4 *The facility complies with all required development standards unless granted a specific exemption by the decision-maker in compliance with Section 35-144F.G.4.a, below. (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, will not decrease public safety, and will not result in greater impacts to coastal resources, including sensitive habitats, coastal waters, and public access, or (2) Is required due to technical considerations and if the exemption was not granted the area proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, 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.*

As analyzed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014 and memorandum dated August 19, 2014, incorporated herein by reference, the proposed project complies with all required development standards of the telecommunication ordinance.

2.2.5 *The applicant has demonstrated that the facility will be operated within the allowed frequency range permitted by the Federal Communications Commission and complies with all other applicable health and safety standards.*

The applicant submitted projected emission reports by Jerrold Bushberg, Ph.D., dated April 22-24, 2013, as a part of this project application. The reports conclude that RF exposure from the proposed telecommunications facilities would be less than 1-4% (depending on the configuration) of the applicable FCC public exposure limit at ground level (approximately 20 feet) and therefore the facilities are well within the FCC's health and safety limits. As a part of the project conditions, a verification measurement report

would be required within 30 days of installation, and every five years thereafter, to confirm these projections.

2.2.6 *The applicant has demonstrated a need for service (i.e. coverage or capacity) and the area proposed to be served would not otherwise be served by the carrier proposing the facility.*

The proposed project is a request from Crown Castle to expand their existing infrastructure to increase service capacity for Verizon Wireless. In 2014 voice traffic on the Verizon service network will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls, including 911 calls. Additionally, Verizon Wireless is seeking additional network capacity to address service demands forecasted to become exhausted in 2014. The proposed facilities would serve to add capacity to the area ensuring continued service quality as voice services are added to the data network.¹

Per the applicant, “Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.”² The location of the facilities is also influenced by the demand for service. Verizon states, “Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.”³ According to this information, Verizon’s service capacity need would not be met in the proposed project area thereby not allowing the area to be served without the proposed project. Therefore this finding can be made.

2.2.7 *The applicant has demonstrated that the proposed facility design and location is the least intrusive means feasible for the carrier proposing the facility to provide the needed coverage.*

As discussed above, the project would serve the residential areas of Montecito, where the demand for service has increased and the capacity of the network is becoming exhausted. As such, the facilities are designed to provide capacity that macro sites cannot.

The proposed facilities are designed to blend with, and use, existing infrastructure to the extent feasible. The antennas and equipment are mounted to existing utility poles in the community, instead of being erected on new antenna support structures as most telecommunications facilities are. The facilities would each utilize either one or two antennas at each location not exceeding 32 inches in length, as opposed to larger facilities

¹ Verizon Wireless RF Engineering, “Verizon Wireless Cell Site Necessity Case,” p. 5.

² Ibid.

³ Ibid.

which typically utilize between four to twelve antennas measuring up to 8 feet long. The proposed DAS facilities use radios that are small enough to be mounted to the pole itself (30" x 6" x 6"), most commonly they are installed in a shroud or box (48"x 14"x 9") that will accommodate two radios; other options are inside the power meter pedestal (60" x 20" x 25" or 48" x 39" x 27"), or placed in underground vaults (flush with the ground, 13' x 6' x 3'), as opposed to traditional macro sites often require support equipment to be stored in a pre-fabricated shelters typically measuring 10' x 10' x 12'.

Throughout the permit review process, the applicant made numerous changes, revisions, and alterations to their plans and the design of the network in response to concerns raised by staff, the public, and Public Works. The changes made include entirely relocating sites; using all existing poles rather than installing two new poles as originally proposed; changing the antenna design; vaulting equipment; removing pole equipment and placing it in the pedestals; and removing ground-mounted equipment to avoid impacts to traffic, trees, cultural resources, or Environmentally Sensitive Habitat areas. Each of these changes required approval by SCE and the Joint Pole Association, which the applicant pursued during each renovation.

The Montecito Board of Architectural Review (MBAR) also reviewed the project designs. The MBAR made additional recommendations to the applicant to reduce the visibility, and to improve the project design where feasible for each location. These changes included: painting of the facilities to blend with the surrounding environment, rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations. The applicant revised their plans to reflect MBAR's recommendations.

In addition, the Montecito Planning Commission (MPC) has reviewed the project several times. The MPC's thoughtful and thorough review of the project on July 24, 2014 has resulted in changes improving the project's aesthetics. The MPC asked the applicant to consider relocating the battery backup units (BBUs) underground into vaults or into an already proposed pedestal, to consider design options to "slim down" the pole mounted BBUs, or to eliminate them entirely. In addition, the MPC's comments included recommendations for undergrounding of the proposed fiber in some locations, noise shielding around all fans, and facility maintenance to include graffiti cleanup. The MPC also requested that the Montecito Board of Architectural Review (MBAR) consider the color, placement and size of caution "stickers", and that the MBAR consider innovative screening of power pedestals, slimmer BBU boxes, and consolidation of equipment in longer, slimmer boxes on poles vs. numerous boxes of different sizes. The project will be returning to the MBAR for further design refinements as recommended by the Montecito Planning Commission.

Based on the many iterations of review of the project and all the changes made to the project in response to concerns identified by staff, the public, the MBAR, and the MPC,

Crown Castle Distributed Antenna System; Case. 14APL-00000-00017

Hearing Date: August 19, 2014

Attachment 1 – Inland Findings

the applicant has demonstrated that the proposed facility design and locations are the least intrusive means of providing the needed coverage. Therefore this finding can be made.

ATTACHMENT 2:

CROWN CASTLE – MONTECITO COASTAL FINDINGS CASE NOS. 13CUP-00000-00010 & 14CDP-00000-00002

1.0 CEQA

1.1 Consideration of the Negative Declaration and Full Disclosure

The Board of Supervisors has considered the Revised Mitigated Negative Declaration (14NGD-00000-00004) dated August 19, 2014, as revised by Attachment 3 of the memorandum dated August 19, 2014, together with the comments received and considered during the public review process. The Revised Mitigated Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 Finding of No Significant Effect

On the basis of the whole record, including the Revised Mitigated Negative Declaration and any comments received, the Board of Supervisors finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.3 Location of Documents

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the County Clerk of the Board located at 105 East Anapamu Street, Room 407, Santa Barbara, CA 93101.

1.4 Environmental Reporting and Monitoring Program

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ARTICLE II

2.1 Conditional Use Permit Findings

2.1.1 *That the site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and level of development proposed.*

The subject utility poles and facility designs were analyzed by the applicant, the Joint Pole Association and the California Public Utility Commission (CPUC) to ensure the proposed poles were suitable for the proposed facilities and could meet legal, spacing, interference, wind loading, and safety standards and comply with CPUC utility requirements and SCE policy standards. The electrical meter pedestals, equipment vaults and equipment pedestals were also reviewed by the applicant, the CPUC, Southern California Edison (SCE) and County Public Works to ensure they met electrical, safety, and traffic standards. The proposed revisions (dated August 19, 2014) do not require additional approval from these agencies. Lastly, as discussed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, and Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the proposed facilities and the sites on which they are located were reviewed for consistency with County policies and development standards, including design review by the Montecito Board of Architectural Review (MBAR). As such, the sites are adequate for the project designs as proposed, and this finding can be made.

2.1.2 *That adverse environmental impacts are mitigated to the maximum extent feasible.*

As summarized in Section 6.1 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, and as discussed in detail in the Revised Mitigated Negative Declaration (14NGD-00000-00004) dated August 19, 2014, all incorporated herein by reference, any adverse environmental impacts that could result from the proposed development and use of the unstaffed telecommunications facilities are mitigated to less than significant levels by incorporation of the mitigation measures and monitoring into the project's conditions of approval. No significant environmental impacts are expected as a result of the project.

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

The proposed facilities would be maintained by Crown Castle on an as-needed basis. Aside from maintenance activities, the facilities are unstaffed facilities therefore the existing streets are sufficient to serve the proposed project, consistent with this finding.

2.1.4 *That there will be adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project.*

As stated above, the proposed facilities would be unstaffed and would not require any public services such as water, sewage, police or fire. Therefore this finding can be made.

2.1.5 *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.*

As discussed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014 and Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the proposed facilities comply with the Federal health and safety standards and therefore no adverse impacts are associated with the proposed project. Additionally, the facilities have been designed to utilize existing infrastructure, to house the battery backup units (BBUs) in slim rectangular boxes (31"x14"x12"), and to blend with the utilitarian aesthetic of existing poles and utility cabinets in the rights-of-way, reducing the potential for aesthetic impacts to the surrounding community. Therefore this finding can be made.

2.1.6 *That the project is in conformance with the applicable provisions and policies of this Article and the Coastal Land Use Plan.*

As discussed in Sections 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the proposed project would be in conformance with all applicable provisions of Article II, the Montecito Community Plan and the Coastal Land Use Plan, and this finding can be made.

2.1.7 *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The proposed facilities are not located in rural areas; therefore this finding does not apply.

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

The proposed facilities would be located within the County rights-of-way mounted on utility poles, above-ground pedestals or underground in vaults that would be flush with the ground. All above-ground pedestals were reviewed by Public Works and were located such that they would not cause any operational obstruction to bike lanes, trails, pedestrian traffic, or other recreational uses. Additionally, conditions of approval require the applicant to prepare a Traffic Control Plan that is reviewed and approved by Public Works prior to permit issuance and to obtain any required road encroachment permits to ensure safe and adequate public access around the facilities during construction. Therefore the proposed project is consistent with this finding.

2.1.9 *That the proposed use is not inconsistent with the intent of the zone district.*

The proposed facilities would be located in the County rights-of-way. Right-of-way areas are not separately zoned, but rather inherit the zoning designation of the adjacent parcel. Therefore, the proposed locations are residentially zoned (1-E-1, 3-E-1, 20-R-1, DR-10, AG-I-5). Telecommunications facilities are permitted or conditionally permitted uses in all zone districts, including residential zone districts. Therefore, the project is consistent with the zoning and this finding can be made.

2.2 Commercial Telecommunication Facility Findings

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

As discussed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the facilities are designed to retain the visual character of the area by collocating on existing utility poles, by housing the BBUs in slim rectangular boxes (31”x14”x12”), and by blending with the utilitarian aesthetic of other utility equipment. Therefore the facilities would be no more obtrusive than other utility equipment in the rights-of-way. Furthermore, the equipment would be painted brown (or other color specified by MBAR) to blend with the surrounding area. Therefore the proposed project preserves the existing streetscape character of the area and this finding can be made.

2.2.2 *The facility is located so as to minimize its visibility from public view.*

As discussed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, collocating the proposed facilities on the existing utility infrastructure blends the facility with the existing visual character of the area. Therefore this finding can be made.

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

As analyzed in Sections 4.0, 6.2, and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board letter dated July 1, 2014, and the memorandum dated August 19, 2014, the facility is designed to blend with the utility infrastructure and to minimize its appearance as a telecommunications facility. Therefore this finding can be made.

2.2.4 *The facility complies with all required development standards unless granted a specific exemption by the decision-maker in compliance with Section 35-144F.G.4.a, below. (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, will not decrease public safety, and will not result in greater impacts to coastal resources, including sensitive habitats, coastal waters, and public access, or (2) Is required due to technical considerations and if the exemption was not granted the area proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, 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.*

As analyzed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the proposed project complies with all required development standards of the telecommunication ordinance.

2.2.5 *The applicant has demonstrated that the facility will be operated within the allowed frequency range permitted by the Federal Communications Commission and complies with all other applicable health and safety standards.*

The applicant submitted projected emission reports by Jerrold Bushberg, Ph.D., dated April 22-24, 2013, as a part of this project application. The reports conclude that RF exposure from the proposed telecommunications facilities would be less than 1-4% (depending on the configuration) of the applicable FCC public exposure limit at ground level (approximately 20 feet) and therefore the facilities are well within the FCC's health and safety limits. As a part of the project conditions, a verification measurement report would be required within 30 days of installation, and every five years thereafter, to confirm these projections.

2.2.6 *The applicant has demonstrated a need for service (i.e. coverage or capacity) and the area proposed to be served would not otherwise be served by the carrier proposing the facility.*

The proposed project is a request from Crown Castle to expand their existing infrastructure to increase service capacity for Verizon Wireless. In 2014 voice traffic on the Verizon service network will begin to migrate from the older 3G voice technology to 4G VoLTE (Voice over IP). This will add additional load to the 4G network. Since voice is delay sensitive, exhaustion of the data network can cause degradation of voice calls, including 911 calls. Additionally, Verizon Wireless is seeking additional network capacity to address service demands forecasted to become exhausted in 2014. The

proposed facilities would serve to add capacity to the area ensuring continued service quality as voice services are added to the data network.¹

Per the applicant, “Capacity sites are generally lower in height than a coverage site with a full cell needing to be above the ground clutter and a small cell being one that is at or below the ground clutter.”² The location of the facilities is also influenced by the demand for service. Verizon states, “Where our customers use their wireless devices continues to evolve. While we once needed to cover highways and business districts, we are seeing increasing issues with high growth in residential areas. Current statistics show that about 1 of 3 American households no longer have a landline phone. To serve this need we have to increase the cells we have in or very near residential areas.”³ According to this information, Verizon’s service capacity need would not be met in the proposed project area thereby not allowing the area to be served without the proposed project. Therefore this finding can be made.

2.2.7 *The applicant has demonstrated that the proposed facility design and location is the least intrusive means feasible for the carrier proposing the facility to provide the needed coverage.*

As discussed above, the project would serve the residential areas of Montecito, where the demand for service has increased and the capacity of the network is becoming exhausted. As such, the facilities are designed to provide capacity that macro sites cannot.

The proposed facilities are designed to blend with, and use, existing infrastructure to the extent feasible. The antennas and equipment are mounted to existing utility poles in the community, instead of being erected on new antenna support structures as most telecommunications facilities are. The facilities would each utilize either one or two antennas at each location not exceeding 32 inches in length, as opposed to larger facilities which typically utilize between four to twelve antennas measuring up to 8 feet long. The proposed DAS facilities use radios that are small enough to be mounted to the pole itself (30” x 6” x 6”), most commonly they are installed in a shroud or box (48”x 14”x 9”) that will accommodate two radios; other options are inside the power meter pedestal (60” x 20” x 25” or 48” x 39” x 27”), or placed in underground vaults (flush with the ground, 13’ x 6’ x 3’), as opposed to traditional macro sites often require support equipment to be stored in a pre-fabricated shelters typically measuring 10’ x 10’ x 12’.

Throughout the permit review process, the applicant made numerous changes, revisions, and alterations to their plans and the design of the network in response to concerns raised by staff, the public, and Public Works. The changes made include entirely relocating sites; using all existing poles rather than installing two new poles as originally proposed; changing the antenna design; vaulting equipment; removing pole equipment and placing it in the pedestals; and removing ground-mounted equipment to avoid impacts to traffic, trees, cultural resources, or Environmentally Sensitive Habitat areas. Each of these

¹ Verizon Wireless RF Engineering, “Verizon Wireless Cell Site Necessity Case,” p. 5.

² Ibid.

³ Ibid.

changes required approval by SCE and the Joint Pole Association, which the applicant pursued during each renovation.

The Montecito Board of Architectural Review (MBAR) also reviewed the project designs. The MBAR made additional recommendations to the applicant to reduce the visibility, and to improve the project design where feasible for each location. These changes included: painting of the facilities to blend with the surrounding environment, rotating equipment boxes on the poles to less-visible vantage points, relocating or rotating antennas to less-visible vantage points, suggesting different antenna configurations (one large antenna vs. two small), moving pole-mounted radio boxes into the electric meter pedestal to lessen equipment on the poles and condense the equipment, suggesting paint colors for the equipment components to best blend them into the surrounding area, and lastly, moving sites to visually-preferable locations.

In addition, the Montecito Planning Commission (MPC) has reviewed the project several times. The MPC's thoughtful and thorough review of the project on July 24, 2014 has resulted in changes improving the project's aesthetics. The MPC asked the applicant to consider relocating the battery backup units (BBUs) underground into vaults or into an already proposed pedestal, to consider design options to "slim down" the pole mounted BBUs, or to eliminate them entirely. In addition, the MPC's comments included recommendations for undergrounding of the proposed fiber in some locations, noise shielding around all fans, and facility maintenance to include graffiti cleanup. The MPC also requested that the Montecito Board of Architectural Review (MBAR) consider the color, placement and size of caution "stickers", and that the MBAR consider innovative screening of power pedestals, slimmer BBU boxes, and consolidation of equipment in longer, slimmer boxes on poles vs. numerous boxes of different sizes. The applicant revised their plans to reflect MBAR's recommendations and will be returning to the MBAR for further design changes as recommended by the Montecito Planning Commission.

Based on the many iterations of review of the project and all the changes made to the project in response to concerns identified by staff, the public, the MBAR, and the MPC, the applicant has demonstrated that the proposed facility design and locations are the least intrusive means of providing the needed coverage. Therefore this finding can be made.

2.3 Coastal Development Permit Findings

2.3.1 The proposed development conforms: 1) To the applicable policies of the Comprehensive Plan, including the Coastal Land Use Plan; 2) With the applicable provisions of this Article or the project falls within the limited exceptions allowed under Section 35-161 (Nonconforming Use of Land, Buildings and Structures).

As discussed in Sections 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the proposed project would be in

conformance with all applicable provisions of Article II, the Montecito Community Plan and the Coastal Land Use Plan, and this finding can be made.

2.3.2 *The proposed development is located on a legally created lot.*

The proposed facilities are located within the County road rights-of-way; therefore this finding does not apply.

2.3.3 *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 proposed facilities would be located within the County road rights-of-way, and would be collocating on existing utility poles that are regulated by the Joint Pole Association (JPA) and the California Public Utilities Commission (CPUC). The subject poles were reviewed as part of their approval of the proposed facility designs and no violations were identified. Therefore this finding can be made.

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

As discussed in Sections 4.0, 6.2 and 6.3 of the Montecito Planning Commission staff report dated May 1, 2014, the Board Letter dated July 1, 2014, and memorandum dated August 19, 2014, incorporated herein by reference, the facilities are designed to retain the visual character of the area by collocating with existing utility infrastructure. Moreover, the equipment is consistent with the utilitarian aesthetic of poles, boxes and ancillary equipment used by other utilities located in the rights-of-way such as transformers, meters, conversion boxes, phone terminals and splice cases. Therefore the facilities would be no more obtrusive than other utility equipment in the rights-of-way. Furthermore, the equipment would be painted brown (or other color specified by MBAR) to blend with the surrounding area and the pole mounted BBUs would be housed in slim rectangular boxes. Therefore the proposed project preserves the public views and existing streetscape character of the area and this finding can be made.

2.3.5 *The development is compatible with the established physical scale of the area.*

The proposed project would collocate on existing infrastructure. Additionally, the equipment proposed would be similar to transformers, equipment boxes, meter pedestals, and other utility infrastructure seen on the poles throughout the area. Therefore this finding can be made.

2.3.6 *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 facilities have been sited in the road rights-of-way in locations that would not impede trails or pedestrian, bicycle, or vehicular traffic; and have been designed to blend with the existing utility infrastructure to minimize their visibility from the surrounding area and retain the visual scenic qualities of the surrounding areas. Therefore this finding can be made.



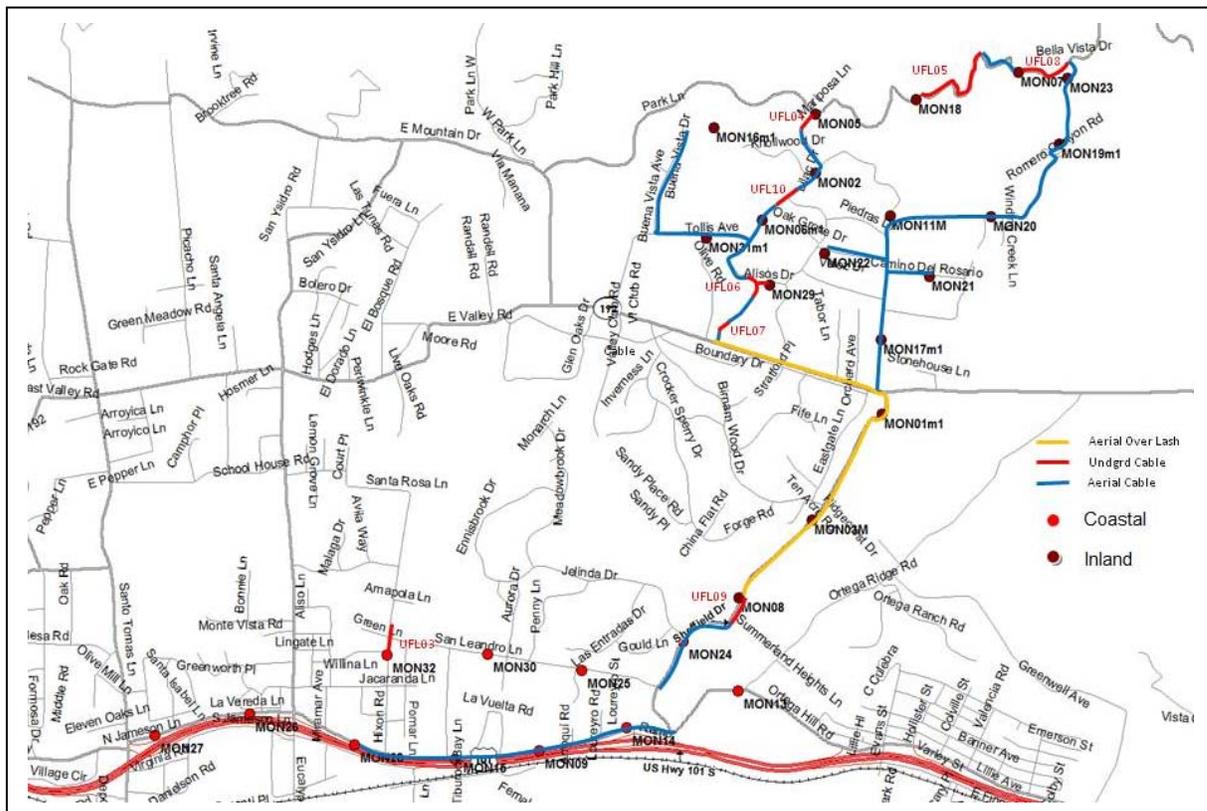
COUNTY OF SANTA BARBARA

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Final Revised Mitigated Negative Declaration

Crown Castle Montecito Distributed Antenna System for Verizon Wireless 14NGD-00000-00004



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1.0 REQUEST/PROJECT DESCRIPTION

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito Inland area consisting of 29 telecommunication facilities, or “node sites,” on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle owns an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling¹. However, Additionally, new fiber-optic cable would need to be needed underground for ~~nine (9)~~ eight (8) segments in the proposed network due to physical constraints (e.g. lacking pole line). The applicant is proposing to underground these ~~nine (9)~~ eight (8) segments via a combination of trenching and boring along the road right-of-way.² The segments range from approximately 140 to 1,000 feet in length (locations specified in Section 2.0 below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30” x 17” x 18”.

Eighteen (18) of the node locations would be located in the inland areas of Montecito, and eleven (11) would be located in the coastal areas of Montecito (locations specified in Section 2.0 below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter and associated equipment to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in design depending on the site location; however each of the design configurations would include a combination of one or more of each of the following:

(1 or 2) Antennas:

- Omni-whip antenna (cylindrical, 2.5”x22” 2.4”x 25.6”)
- Omni antenna (cylindrical, 32”x20”x19” 24”x 16”)
- Directional panel antenna (rectangular, 29”x11”x6” 23.3”x 11”x 6”)

(1) Radio Equipment:

- Pole-mounted equipment (rectangular box, 48” x 14” x 9”)
- Underground equipment vault (rectangular box, 13’ x 6’ x 3’)
- Underground equipment vault (rectangular box, 14’ x 7’ x 4’)
- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:

- ~~Pole-mounted electric meter BBU (rectangular box, 30” 25” x 24” 36” x 24” x 14”))~~
- BBU (either in a pedestal, underground in a vault or pole mounted in a slim line rectangular box, 31” x 14” x 12”)
- Low Volt Conversion (rectangular box, 12” x 12” x 6”)
- Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”)
- ~~Ground-mounted combined electric meter pedestal (rectangular box, 68” x 20” x 25”)~~

¹ Placement of additional aerial cabling on existing poles is exempt from permits pursuant to MLUDC Section 35.420.040.B.2.g “Activities and structures exempt within the Inland area” and Article II Appendix C “County Guidelines on Repair and Maintenance and Utility Connection to Permitted Development” and therefore was not included as part of the proposed project. However, it has now been included for clarification purposes.

² Although both boring and trenching methods are proposed for the installation of underground fiber-optic cabling, for the purposes of this analysis, trenching is assumed for the entire lengths of these segments to reflect the greatest potential impact.

- Ground-mounted combined electric meter pedestal (“L” shaped box, height 60”, footprint 23” x 31”)
- Ground-mounted ~~C~~combined equipment and electric meter pedestal (“L” shaped box, height 48”, footprint 39” x 27”)

2.0 PROJECT LOCATION

The proposed project includes the use of 29 individual existing utility poles to mount antennas (“nodes”) and ~~nine (9)~~ eight (8) fiber segments in both the inland and coastal areas of Montecito, First Supervisorial District. The specific components proposed for each of the eleven sites are described below. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Node sites:

Site No. **MON01** Right-of-way of Sheffield Drive

Adjacent to 007-480-016 addressed as 565 Sheffield Drive

(1) Directional panel antenna (rectangular, 23.3”x 11”x 6”)

(1) Underground equipment vault (rectangular box and vents, area 14’ x 7’ x 4’) w/internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion (rectangular box, 12”x 12”x 6”) and internal BBU (rectangular box, 36” x 24” x 14”)

Power pedestal no longer proposed at this location

Site No. **MON02** Right-of-way of Lilac Drive

Adjacent to 007-070-020, addressed as 846 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION, BBU

(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

Site No. **MON03** Right-of-way of Sheffield Drive

Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”) Colocated with existing carrier with (1) existing Amp Omni)

(1) Pole-mounted slimline BBU (rectangular box, 36” x 24” x 14” 31”x14”x12”)

(1) Underground equipment vault (rectangular box and vents, area 13’ x 6’ x 3’) w/internal ION and ancillary equipment (fans, pumps)

(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

Power pedestal no longer proposed at this location

Site No. **MON05** Right-of-way of Park Lane

Adjacent to 007-020-044, addressed as 985 Park Lane

(1) Omni antenna (cylindrical, 24”x 16”)

(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION, BBU

(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

Site No. **MON06** Right-of-way of Lilac Drive

Adjacent to 007-110-067, addressed as 730 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/internal ION

(1) Pole-mounted slimline BBU (rectangular box, 36” x 24” x 14” 31”x14”x12”)

(1) Low Volt Conversion (rectangular box, 12”x 12”x 6”)

Power pedestal no longer proposed at this location

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Site No. **MON08** Right-of-way of Sheffield Drive
Adjacent to 005-550-005, addressed as 336 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12" x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")
Power pedestal no longer proposed at this location

Site No. **MON09** Right-of-way of Jameson Lane
Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
Power pedestal no longer proposed at this location

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Site No. **MON13** Right-of-way of Ortega Hill Road
Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Colocated with existing carrier with (1) existing Amp Omni)
Colocation, Replace (1) existing shroud with (1) larger shroud (rectangular box, 48" x 22" x 16"), w/internal ION
(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/internal BBU
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

Site No. **MON14** Right-of-way of Jameson Lane
Adjacent to 007-440-003, addressed as 1930 Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted electric meter (12"x 24"x 4 5/8")
(1) Pole-mounted disconnect box (6" x 9 1/2" x 4 1/4")
(1) Underground equipment vault (rectangular box and vents, area 13' x 6' x 3') w/internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion

Site No. **MON15** Right-of-way of Jameson Lane
Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Site No. **MON17** Right-of-way of Romero Canyon Road
Adjacent to 155-060-009, addressed as 656 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Power pedestal no longer proposed at this location

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 60", footprint 23" x 31") w/internal ION, BBU

(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted slimline BBU (rectangular box, ~~36" x 24" x 14"~~ 31"x14"x12")

Power pedestal no longer proposed at this location

Site No. **MON22** Right-of-way of Veloz Drive
Adjacent to 007-110-076, addressed as 2125 Veloz Drive

(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Pole mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
- (1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
- (1) Pole mounted BBU (rectangular box, 36" x 24" x 14")
- (1) Ground mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25")
- (1) Ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27")
w/ internal ION and BBU

Site No. **MON24** Right-of-way of Sheffield Drive
Adjacent to 005-560-003, addressed as 260 Sheffield Drive

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION, BBU
- (1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Site No. **MON25** Right-of-way of San Leandro Lane
Adjacent to 007-350-051, addressed as 1885 San Leandro Lane

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
- (1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
- (1) Pole-mounted slimline BBU (rectangular box, 36" x 24" x 14" 31"x14"x12")
Power pedestal no longer proposed at this location

Site No. **MON26** Right-of-way of Jameson Lane
Adjacent to 009-251-005, addressed as 1424 La Verada Lane

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12"x 6") and internal BBU (rectangular box, 36" x 24" x 14")
Power pedestal no longer proposed at this location

Site No. **MON27** Right-of-way of Jameson Lane
Adjacent to 009-241-012, addressed as 1333 Santa Clara Way

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12"x 6") and internal BBU (rectangular box, 36" x 24" x 14")
Power pedestal no longer proposed at this location

Site No. **MON28** Right-of-way of Jameson Lane
Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane

- (2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
- (1) Pole mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
- (1) Low Volt Conversion (rectangular box, 12"x 12"x 6")
- (1) Pole mounted BBU (rectangular box, 36" x 24" x 14")
- (1) Ground mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25")
- (1) Ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27")
w/ internal ION and BBU

Site No. **MON29** Right-of-way of Lilac Drive

Adjacent to 007-140-002, addressed as 663 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted BBU reduced in size (rectangular box, 36" x 24" x 14") to rectangular box, 31"x14"x12"

Site No. **MON30** Right-of-way of San Leandro Lane

Adjacent to 007-530-035, addressed as 1769 San Leandro Lane

(1) Directional panel antenna (rectangular, 23.3"x 11"x 6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12"x 6")

(1) Pole-mounted BBU (rectangular box, 36" x 24" x 14")

(1) Pole-mounted slimline BBU (rectangular box, 36" x 24" x 14" 31"x14"x12")

Site No. **MON31** Right-of-way of Tollis Avenue

Adjacent to 007-130-017, addressed as 395 Olive Avenue

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Site No. **MON32** Right-of-way of San Leandro Lane

Adjacent to 007-312-005, addressed as 1564 Ramona Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4') w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12"x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Power pedestal no longer proposed at this location

Fiber segments:

Segment No. **FL02** Right-of-way of Ortega Hill Road, approximately 142 feet
Adjacent to 005-060-019, addressed as 115 Deerfield Road³

Segment No. **FL03** Right-of-way of San Leandro Lane, approximately 268 feet
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

³ Trenching segment "FL02" was deleted by the applicant, as it is no longer needed.

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL09** Right-of-way of Sheffield Drive, approximately 417 feet
Adjacent to 005-550-005, addressed as 336 Sheffield Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

(The ND evaluates more project components than are going forward; these are however, retained for completeness).

2.1 Site Information	
Comprehensive Plan Designation	Urban and Rural, Montecito Community Plan area Residential, Mountainous Area, Agriculture SRR-0.1, SRR-0.2, SRR-0.5, SRR-1.0, SRR-1.8, SRR-12.3, RES-1.8, MA-40, A-I-5
Zoning District, Ordinance	Montecito LUDC and Article II 1-E-1, 2-E-1, 5-E-1, 10-E-1, 10-E-1, 20-R-1, RMZ-40, AG-I-5
Site Size	120 square feet (maximum footprint per site)
Present Use & Development	Utility pole
Surrounding Uses/Zoning	All of the sites are located in residential neighborhoods (the coverage objective) on utility poles in the County rights-of-way adjacent to and surrounded by residences.
Access	Public road (right-of-way)

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The proposed project is designed to provide cellular service to the residential areas of the Montecito community, specifically in the neighborhoods of the Montecito “Central Urban Sub-Area.”

The Central Urban Sub-Area is generally characterized as semi-rural, with narrow winding roads bordered by mature trees and a lack of sidewalks and traffic lights. Patches of oak woodland, individual oak trees, and scenic creeks and open spaces are found throughout the area.⁴ The Central Urban Sub-Area contains “a variety of residential densities and minimum parcel sizes...where large lots/homes and neighborhood of small lots/cottages have developed side-by-side.” Parcels range from 0.3 to 84.0 acres in size.⁵

The topography in the Central Urban Sub-Area varies from steep foothills and lower slopes of the Santa Ynez Mountains on the upper-fringe of the area to flatter downhill areas in the heart of the Central Urban Sub-Area, as you approach the coast. The Montecito Planning Area was once occupied by the Barbarño Chumash, and as such contains archeological sites throughout the area.⁶

Though the intent of the project is to provide wireless services to the greater Central Urban Sub-Area, the project footprint is confined to the existing road rights-of-way within the Central Urban Sub-Area--and existing utility poles therein. “The Montecito Planning Area is served by a street network that includes an

⁴ Santa Barbara County “Montecito Community Plan,” dated September 15, 1992 (updated through December 1995), p. 123.

⁵ “Montecito Community Plan,” p. 38.

⁶ “Montecito Community Plan,” p. 119.

would be providing power for several sites. However, these changes would provide a reduction of twelve additional power pedestals, bringing the number of pedestals down from 21 pedestals as proposed when reviewed by the Montecito Planning Commission to 9 pedestals for the entire project (inland and coastal)—a considerable reduction in pedestals from the original project application which initially proposed 29 pedestals (one at each node site).

The project as now proposed includes various combinations of equipment, depending on what was determined to be aesthetically preferable at each location by the community and MBAR, given the physical constraints of each site (i.e. trees, ESH, etc.) and power design requirements. Each site would include mounting a maximum of two antennas and an equipment box on an existing utility pole (or underground equipment vault) ~~and~~ an electric pedestal at its base, and/or a low volt conversion box on the pole. Because the applicant proposes to collocate on the existing poles, no new antenna support structures or vertical elements would be introduced to the setting, but the equipment would alter the look of the existing poles. As such, the Montecito Planning Commission requested that the applicant and either relocate the backup battery units to the underground vaults and/or pedestals, reevaluate the design to make them “slimmer” or eliminate them. The applicant has proposed to place two of the BBUs into pedestals and to slim down 13 of the pole-mounted BBUs. All other proposed BBUs were already either in underground vaults or in proposed to be in pedestals. As such, the mitigation measures below are recommended to blend the facility components with the existing utility infrastructure and surrounding area. No trees are proposed for removal as part of the project however protection of all types existing vegetation (including shrubs and non-native species) during construction should be encouraged to the extent feasible to help retain the existing visual character of the area.

(c) No impact: No lighting is proposed as part of the project.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since the development is visually compatible with its surroundings. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project’s aesthetic impacts to a less than significant level:

1. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, warning signs/stickers to the extent feasible, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 13BAR-00000-0019). All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Land Use Permit, as well as on final building plans. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Zoning Clearance/Land Use Permit. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
2. **Mitigation Nos. 1 and 2 combined (above).** ~~Tel-03 Colors and Painting.~~ All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be

Mitigation and Residual Impact: The following mitigation measures would reduce the project’s noise effects to a less than significant level:

9. **SpecNoise-01 Equipment Shielding.** Fans or air-cooling systems incorporated into the project equipment must operate at less than 65 dBA at all times. In addition, noise muffling techniques such as the installation of sound batting in the equipment boxes and setting higher temperature triggers turning on the fans will be incorporated. Shielding of equipment components shall be incorporated as needed to ensure all components of the facility comply. In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study and confirm compliance with this measure. ~~In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65 dBA standard, the applicant shall repair the equipment or otherwise shield the equipment as necessary to ensure the operation of the facility does not exceed 65 dBA.~~ **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. **MONITORING:** Permit compliance staff shall spot check and respond to complaints.

10. **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 construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 and permit compliance staff shall spot check and respond to complaints.

With the incorporation of these measures, residual impacts would be less than significant.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				X	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Impact Discussion:

ATTACHMENT 4:

MONTECITO INLAND CONDITIONS OF APPROVAL CASE NO. 13CUP-00000-00009

- 1. Proj Des-01 Project Description.** This Conditional Use Permit 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:

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito area consisting of telecommunication facilities, or “node sites,” on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle has an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling. Additionally, new fiber-optic cable would need to be needed underground for six (6) segments in the proposed network due to physical constraints (e.g. lacking pole line). The applicant is proposing to underground these six (6) new segments of fiber optic cable via a combination of trenching and boring along the road right-of-way. The segments range from approximately 480-930 feet in length (locations specified below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30” x 17” x 18”.

Sixteen (16) of the node locations would be located in the inland areas of Montecito (locations specified below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter and associated equipment to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in design depending on the site location; however each of the design configurations would include a combination of one or more of each of the following:

(1 or 2) Antennas:

- Omni-whip antenna (cylindrical, 2.4”x 25.6”)
- Omni antenna (cylindrical, 24”x 16”)
- Directional panel antenna (rectangular, 23.3”x 10.6”x 6.2”)

(1) Radio Equipment:

- Pole-mounted equipment (rectangular box, 48” x 14” x 9”)
- Underground equipment vault (rectangular box, 13’ x 6’ x 3’)
- Underground equipment vault (rectangular box, 14’ x 7’ x 4’)
- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:

- BBU (either in a pedestal, underground in a vault or pole mounted in a slim line rectangular box, 31” x 14” x 12”)
- Low Volt Conversion (rectangular box, 12” x 12” x 6”)
- Ground-mounted combined electric meter pedestal (rectangular box, 54” x 30” x 25”)
- Ground-mounted combined electric meter pedestal (“L” shaped box, height 60”, footprint 23” x 31”)
- Ground-mounted combined equipment and electric meter pedestal (“L” shaped box, height 48”, footprint 39” x 27”)

This application includes 16 individual utility poles to mount antennas (“nodes”) and six (6) fiber segments in the inland areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Site No. **MON01** Right-of-way of Sheffield Drive

Adjacent to 007-480-016 addressed as 565 Sheffield Drive

(1) Directional panel antenna (rectangular, 23.3”x 11”x 6”)

(1) Underground equipment vault (rectangular box and vents, area 14’ x 7’ x 4’) w/ internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion (rectangular box, 12”x 12”x 6”) and internal BBU (rectangular box, 36” x 24” x 14”)
Power pedestal no longer proposed at this location

Site No. **MON02** Right-of-way of Lilac Drive

Adjacent to 007-070-020, addressed as 846 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

Site No. **MON03** Right-of-way of Sheffield Drive

Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”) collocated with existing carrier with
(1) existing Amp Omni)

(1) Pole-mounted slimline BBU (rectangular box, 31” x 14” x 12”)

(1) Underground equipment vault (rectangular box and vents, area 13’ x 6’ x 3’) w/
internal ION and ancillary equipment (fans, pumps)

(1) Low Volt Conversion (rectangular box, 12”x 12” x 6”)

Power pedestal no longer proposed at this location

Site No. **MON05** Right-of-way of Park Lane

Adjacent to 007-020-044, addressed as 985 Park Lane

(1) Omni antenna (cylindrical, 24”x 16”)

(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION and internal BBU

(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

Site No. **MON06** Right-of-way of Lilac Drive

Adjacent to 007-110-067, addressed as 730 Lilac Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/ internal ION

(1) Pole-mounted slimline BBU (rectangular box, 31” x 14” x 12”)

(1) Low Volt Conversion (rectangular box, 12”x 12” x 6”)

Power pedestal no longer proposed at this location

Site No. **MON07** Right-of-way of Bella Vista Drive

Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4” x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/ internal ION

(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

(1) Pole-mounted slimline BBU (rectangular box, 31” x 14” x 12”)

Site No. **MON08** Right-of-way of Sheffield Drive

Adjacent to 005-550-005, addressed as 336 Sheffield Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/ internal ION

(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

(1) Pole-mounted slimline BBU (rectangular box, 31” x 14” x 12”)

Power pedestal no longer proposed at this location

Site No. **MON11** Right-of-way of Lilac Drive

Adjacent to 007-110-038, addressed as 755 Romero Canyon Road

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/ internal ION

(1) Low Volt Conversion (rectangular box, 12”x 12” x 6”)

(1) Pole-mounted slimline BBU (rectangular box, 31”x 14” x 12”)

Site No. **MON16** Right-of-way of Buena Vista Drive

Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)

(1) Pole-mounted equipment (rectangular box, 48” x 14” x 9”) w/ internal ION

(1) Low Volt Conversion (rectangular box, 12”x 12” x 6”)

(1) Pole-mounted slimline BBU (rectangular box, 31” x 14” x 12”)

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive
(2) Omni-whip antennas (cylindrical, 2.4" x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")
Power pedestal no longer proposed at this location

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 60", footprint 23" x 31") w/internal ION and internal BBU
(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted BBU (rectangular box, 31" x 14" x 12")
Power pedestal no longer proposed at this location

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and BBU

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 695 Olive Avenue
(2) Omni-whip antennas (cylindrical, 2.4”x 25.6”)
(1) Ground-mounted combined electric meter and equipment pedestal (“L” shaped box, height 48”, footprint 39” x 27”) w/ internal ION and internal BBU
(1) Low Volt Conversion (rectangular box, 12” x 12”x 6”)

Fiber segments:

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

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.
3. **Aest-04 BAR Required (Mitigation Nos. 1 and 2).** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, warning signs/stickers to the extent feasible, materials and landscaping shall be compatible with vicinity development and shall

conform in all respects to BAR approved plans (Case No. 13BAR-00000-0019). All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Land Use Permit, as well as on final building plans.

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Zoning Clearance/Land Use Permit. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Condition 4 has been incorporated into Condition 3, above.**
5. **SpecTel-07 Vegetation Protection (Mitigation No. 3).** Protection measures recommended by a County-qualified arborist shall be implemented to protect native (oak) and specimen trees during all construction activities. No native or specimen trees shall be removed. Existing vegetation in the right-of-way (including ornamental, non-natives and shrubs) shall also be preserved the maximum extent feasible throughout construction activities and for the life of the project. Non-native vegetation that is feasible to be retained, as confirmed by a County-qualified arborist, shall be flagged prior to construction and protected during construction. Underground lines serving the facility shall be routed to avoid damage to tree root systems and any trenching required within the dripline or sensitive root zone of any native or specimen tree shall be done by hand. Should trees or shrubs to be retained become significantly damaged or subsequently die as a result of construction activities they shall be replaced with those of a comparable size, species and density as approved by P&D staff. Graded areas, including trench routes, shall be reseeded with matching plant composition. **PLAN REQUIREMENTS:** The Permittee shall restate the requirement for vegetation protection on the construction plans. **TIMING:** Arborist-recommended protection measures and flagging of trees/vegetation to be preserved shall be installed prior the pre-construction meeting, and shall be in place during all ground disturbance and construction activities. **MONITORING:** P&D compliance monitoring staff shall confirm implementation of protective measures and flagging installation at the pre-construction meeting.
6. **Bio-03a Onsite Arborist/Biologist (Mitigation No. 5).** The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact oak trees at Site Nos. MON01, MON02, MON03, MON05, MON06, MON07, MON08, MON11, MON18, MON29, MON31, FL04, FL05, FL06, FL07, FL08, and FL10. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall

implemented under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance until the trees become established. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

7. **SpecBio-01 No Ground Disturbance Permitted at MON15 & MON30 (Mitigation No. 6).** No ground disturbance is permitted at sites MON15 and MON30. The facility designs shall remain absent of ground-mounted equipment components; and installation and maintenance methods shall be conducted to avoid ground disturbance. **PLAN REQUIREMENTS:** The construction elements necessary to eliminate all ground-disturbing components shall be incorporated in structure design and depicted on zoning and building plans. **TIMING:** P&D permit processing planner shall review and approve plans prior to approval of Land Use Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect to ensure no ground disturbance occurs during construction.

8. **CulRes-07 Cultural Resource Monitor (Mitigation No. 7).** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill at work locations MON01, MON03, MON08, MON09, MON12, MON13, MON19, and FL07 monitored by a P&D-approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines. **TIMING:** Prior to Zoning Clearance approval, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and Native American consultant and P&D grading inspectors shall spot check field work.

9. **CulRes-09 Stop Work at Encounter (Mitigation No. 8).** 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 retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and 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 approval of Zoning Clearance and

P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 10. SpecNoise-01 Equipment Shielding (Mitigation No. 9).** Fans or air-cooling systems incorporated into the project equipment must operate at less than 65 dBA at all times. In addition, noise muffling techniques such as the installation of sound batting in the equipment boxes and setting higher temperature triggers turning on the fans will be incorporated. In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65dBA standard, the applicant shall repair the equipment or otherwise shield the equipment as necessary to ensure the operation of the facility does not exceed 65 dBA. **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. **MONITORING:** Permit compliance staff shall spot check and respond to complaints.
- 11. Noise-02 Construction Hours (Mitigation No. 10).** 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 construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 and permit compliance staff shall spot check and respond to complaints.
- 12. CIRC-1 Construction Traffic Control Plan (Mitigation No. 11).** A Construction Traffic Control Plan (CTCP) shall be prepared and implemented, which shall be approved by Public Works. The CTCP shall include, but not be limited to the following:

 - a. Provide traffic controls (e.g., flaggers, signs, and orange cones) when any lane is closed due to construction;
 - b. Close any trench segments for the non-work hours with approved plating, and surround the trench with safety barriers, if necessary; and
 - c. Notify residents or owners of any properties within 1,000 feet and/or properties adjacent to the trench segment of the construction schedule at least one week before construction in their vicinity;
 - d. Provide access to the affected properties during construction; and
 - e. No construction parking will occur in public parking lots.

PLAN REQUIREMENTS: The applicant shall integrate Construction Traffic Control Plan measures into the Construction Traffic Plan. Flaggers, signs, and cones shall be provided by the applicant and posted at the project site. **TIMING:** The Construction Traffic Control Plan shall be approved prior to Zoning Clearance issuance. Construction Traffic Control Plan components shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits. **MONITORING:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. **CIRC-2 Road Encroachment Permit (Mitigation No. 12).** The applicant shall obtain all necessary roadway encroachment permits from the County Public Works Department for construction of the sewer pipeline in the rights-of-way of Padaro Lane. **TIMING:** The road encroachment permit shall be obtained from the County Public Works Department, with evidence provided to County P&D, prior to commencement of construction activities. The road encroachment permit shall include/define the specific measures to be included as part of Traffic Control Plan for the project.
14. **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. **MONITORING:** P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and respond to any complaints.
15. **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:
 - a. 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 within 30

days of installation and initial operation. 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.

- b. 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.
- c. 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 “a” 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.

- 16. Tel-09 Project Review.** Five years after issuance of the Zoning Clearance for the project and no more frequently than every five years thereafter, P&D Permit Compliance staff shall undertake inspection of the project and report their findings to the Montecito Planning Commission (MPC). The MPC shall review the report from

P&D Permit Compliance staff and shall determine whether to require the Permittee to modify its facilities subject to the following parameters:

- a. **Modification Criteria.** Modifications may be required if, at the time of inspection it is determined that 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.
- b. **Modification Limits.** The Commission'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 shall not be limited to deletion or reduction of pole-mounted equipment or pedestals 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 (on a per node basis).

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:** P&D Permit Compliance 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.

17. **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.
18. **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.

- 19. 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 and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.
- 20. 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.
- 21. Tel-15 Agreement to Comply.** The facility owner and property owner shall sign and record an agreement to comply with the project description and all conditions of approval on a form acceptable to P&D. Such form may be obtained from the P&D office prior to issuance of zoning clearance. The Owner/Applicant shall provide evidence that he/she has recorded the Agreement to Comply with Conditions.
- 22. Tel-16 Abandonment-Revocation.** The Permittee shall remove all support structures, antennas, equipment and associated improvements and restore the site to its natural pre-construction state within one year of discontinuing use of the facility or upon permit revocation. Should the Permittee require more than one year to complete removal and restoration activities the Permittee shall apply for a one-time time extension. In the event the Owner requests that the facility or structures remain, the Owner must apply for necessary permits for those structures within one year of discontinued use. Compliance shall be governed by the following provisions:

 - a. Prior to issuance of Zoning Clearance, the Permittee shall post a performance security. The security shall equal 10 percent of the installation value of the facility as determined at the time of granting the building permit. The performance security shall be retained until this condition is fully satisfied.
 - b. Prior to demolition of the facility, the Permittee shall submit a restoration plan of proposed abandonment to be reviewed and approved by a County approved biologist.

- c. If use of the facility is discontinued for a period of more than one year and the facility is not removed the County may remove the facility at the Permittee's expense.
- 23. Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit 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. [LUDC §35.82.020].
- 24. 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.
- 25. 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.
- 26. Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearances within 18 months following the effective date of this Conditional Use Permit. If a required Zoning Clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.474.030 of the Montecito Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.
- 27. Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.82.060 of the Montecito Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060].
- 28. Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning

violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.

29. **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.
30. **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.
31. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 - c. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval”;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
32. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and

Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

- 33. 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. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 34. 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 5:

MONTECITO COASTAL CONDITIONS OF APPROVAL CASE NOS. 13CUP-00000-00010 & 14CDP-00000-00002

1. **Proj Des-01 Project Description.** This Conditional Use Permit 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:

Request of Sharon James, agent for the applicant, Crown Castle NG West Inc., for a Major Conditional Use Permit and Coastal Development Permit to allow installation and operation of a Distributed Antenna System network for Verizon Wireless service in the Montecito area consisting of telecommunication facilities, or “node sites,” on existing utility poles in public right-of-ways and connected by a network of aerial/underground fiber-optic cable.

Crown Castle has an existing fiber-optic network in the Montecito area that was installed for similar facilities in the area. The existing fiber-optic cabling that is already installed is capable of carrying signals for multiple carriers. As such, the applicant is proposing to utilize the existing fiber-optic network where it already exists. However for areas where fiber-optic lines do not currently exist, Crown proposes to install aerial cabling. Additionally, new fiber-optic cable would need to be needed undergrounded for two (2) segments in the proposed network due to physical constraints (e.g. “windloading” issues, where the poles cannot carry the additional weight of the fiber). The applicant is proposing to underground these two (2) new segments of fiber optic cable via a combination of trenching and boring along the road right-of-way. The segments range from approximately 260-420 feet in length (locations specified below). Trenching associated for these segments would be approximately 3 feet in depth and one foot in width. Handholes would be installed at the termination of these segments, measuring approximately 30” x 17” x 18”.

Eleven (11) of the node locations would be located in the coastal areas of Montecito (locations specified below). Each node would have three components: 1) antennas, to propagate the wireless service, 2) radio equipment that supports the antennas, and 3) an electric meter and associated equipment to provide power for the facility. Additionally, minor trenching would be required at most locations to connect power and fiber-optic cabling to the equipment. These components vary in design depending on the site location; however each of the design configurations would include a combination of one or more of each of the following:

(1 or 2) Antennas:

- Omni-whip antenna (cylindrical, 2.4”x 25.6”)
- Omni antenna (cylindrical, 24”x 16”)

- Directional panel antenna (rectangular, 23.3"x 10.6"x 6.2")

(1) Radio Equipment:

- Pole-mounted equipment (rectangular box, 48" x 14" x 9")
- Underground equipment vault (rectangular box and vents, area 13' x 6' x 3')
- Underground equipment vault (rectangular box, 14' x 7' x 4')
- Combined equipment and electric meter pedestal (see category below)

(1) Electric Meter:

- BBU (either in a pedestal, underground in a vault or pole mounted in a slim line rectangular box, 31" x 14" x 12")
- Low Volt Conversion (rectangular box, 12" x 12" x 6")
- Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25")
- Ground-mounted combined electric meter pedestal ("L" shaped box, height 60", footprint 23" x 31")
- Ground-mounted combined equipment and electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27")

This application includes eleven (11) individual utility poles to mount antennas ("nodes") and two (2) fiber segments in the coastal areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference.

Site No. **MON09** Right-of-way of Jameson Lane

Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/ internal ION

(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

Power pedestal no longer proposed at this location

Site No. **MON13** Right-of-way of Ortega Hill Road

Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6") Collocated with existing carrier with

(1) existing Amp Omni

Collocation, Replace (1) existing shroud with (1) larger shroud (rectangular box, 48" x 22" x 16"), w/internal ION

(1) Ground-mounted combined electric meter pedestal (rectangular box, 54" x 30" x 25") w/ internal BBU

(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Note: Meter pedestal to move down the street and across to QAD side.

Site No. **MON14** Right-of-way of Jameson Lane
Adjacent to 007-440-003, addressed as 1930 Jameson Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted electric meter (12"x 24"x 4 5/8")
(1) Pole-mounted disconnect box (6" x 9 1/2" x 4 1/4")
(1) Underground equipment vault (rectangular box and vents, area 13' x 6' x 3')
w/internal ION and ancillary equipment (fans, pumps) and internal Low Volt Conversion

Site No. **MON15** Right-of-way of Jameson Lane
Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Site No. **MON24** Right-of-way of Sheffield Drive
Adjacent to 005-560-003, addressed as 260 Sheffield Drive
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Ground-mounted combined electric meter and equipment pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and internal BBU
(1) Low Volt Conversion (rectangular box, 12" x 12"x 6")

Site No. **MON25** Right-of-way of San Leandro Lane
Adjacent to 007-350-051, addressed as 1885 San Leandro Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION
(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")
(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")
Power pedestal no longer proposed at this location

Site No. **MON26** Right-of-way of Jameson Lane
Adjacent to 009-251-005, addressed as 1424 La Verada Lane
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4')
w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt
Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x
24" x 14")
Power pedestal no longer proposed at this location

Site No. **MON27** Right-of-way of Jameson Lane
Adjacent to 009-241-012, addressed as 1333 Santa Clara Way
(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")
(1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4')
w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt

Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Power pedestal no longer proposed at this location

Site No. **MON28** Right-of-way of Jameson Lane

Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Ground-mounted electric meter pedestal ("L" shaped box, height 48", footprint 39" x 27") w/ internal ION and BBU

Site No. **MON30** Right-of-way of San Leandro Lane

Adjacent to 007-340-034, addressed as 1769 San Leandro Lane

(1) Directional panel antenna (rectangular, 23.3"x 11"x 6")

(1) Pole-mounted equipment (rectangular box, 48" x 14" x 9") w/internal ION

(1) Low Volt Conversion (rectangular box, 12"x 12" x 6")

(1) Pole-mounted slimline BBU (rectangular box, 31" x 14" x 12")

Site No. **MON32** Right-of-way of San Leandro Lane

Adjacent to 007-312-005, addressed as 1595 Ramona Lane

(2) Omni-whip antennas (cylindrical, 2.4"x 25.6")

1) Underground equipment vault (rectangular box and vents, area 14' x 7' x 4')

w/internal ION and ancillary equipment (fans, pumps), with internal Low Volt Conversion (rectangular box, 12"x 12" x 6") and internal BBU (rectangular box, 36" x 24" x 14")

Fiber segments:

Segment No. **FL03** Right-of-way of San Leandro Lane, approximately 268 feet

Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Segment No. **FL09** Right-of-way of Sheffield Drive, approximately 417 feet

Adjacent to 005-550-005, addressed as 336 Sheffield Drive

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.

3. **Aest-04 BAR Required. (Mitigations Nos. 1 and 2).** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, warning signs/stickers to the extent feasible, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 13BAR-00000-0019). All exposed equipment and facilities (i.e., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials and shall be painted to match the utility pole and/or existing vegetation (if applicable). **PLAN REQUIREMENTS:** Color specifications shall be identified on final zoning plans submitted by the Permittee to the County prior to issuance of Land Use Permit, as well as on final building plans. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the Zoning Clearance/Land Use Permit. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.
4. **(Condition 4 has been incorporated into Condition 3, above.)**
5. **SpecTel-07 Vegetation Protection (Mitigation No. 3).** Protection measures recommended by a County-qualified arborist shall be implemented to protect native (oak) and specimen trees during all construction activities. No native or specimen trees shall be removed. Existing vegetation in the right-of-way (including ornamental, non-natives and shrubs) shall also be preserved the maximum extent feasible throughout construction activities and for the life of the project. Non-native vegetation that is feasible to be retained, as confirmed by a County-qualified arborist, shall be flagged prior to construction and protected during construction. Underground lines serving the facility shall be routed to avoid damage to tree root systems and any trenching required within the dripline or sensitive root zone of any native or specimen tree shall be done by hand. Should trees or shrubs to be retained become significantly damaged or subsequently die as a result of construction activities they shall be replaced with those of a comparable size, species and density as approved by P&D staff. Graded areas, including trench routes, shall be reseeded with matching plant composition. **PLAN REQUIREMENTS:** The Permittee shall restate the requirement for vegetation protection on the construction plans. **TIMING:** Arborist-recommended protection measures and flagging of trees/vegetation to be preserved shall be installed prior the pre-construction meeting, and shall be in place during all ground disturbance and construction activities. **MONITORING:** P&D compliance monitoring staff shall confirm implementation of protective measures and flagging installation at the pre-construction meeting.

- 6. Bio-03a Onsite Arborist/Biologist (Mitigation No. 5).** The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact oak trees at Site Nos. MON24, FL03, and FL09. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for Valley or Blue Oaks) ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall implemented under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance until the trees become established. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.
- 7. SpecBio-01 No Ground Disturbance Permitted at MON15 & MON30 (Mitigation No. 6).** No ground disturbance is permitted at sites MON15 and MON30. The facility designs shall remain absent of ground-mounted equipment components; and installation and maintenance methods shall be conducted to avoid ground disturbance. **PLAN REQUIREMENTS:** The construction elements necessary to eliminate all ground-disturbing components shall be incorporated in structure design and depicted on zoning and building plans. **TIMING:** P&D permit processing planner shall review and approve plans prior to approval of Land Use Permit. **MONITORING:** P&D compliance monitoring staff shall site inspect to ensure no ground disturbance occurs during construction.
- 8. CulRes-07 Cultural Resource Monitor (Mitigation No. 7).** The Owner/Applicant shall have all earth disturbances including scarification and placement of fill at work locations MON14, MON24, MON26, MON28, and FL09 monitored by a P&D-approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines. **TIMING:** Prior to Land Use Permit approval, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **MONITORING:** The Owner/Applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and Native American consultant and P&D grading inspectors shall spot check field work.

- 9. CulRes-09 Stop Work at Encounter (Mitigation No. 8).** 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 retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and 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 approval of Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.
- 10. SpecNoise-01 Equipment Shielding (Mitigation No. 9).** Fans or air-cooling systems incorporated into the project equipment must operate at less than 65 dBA at all times. In addition, noise muffling techniques such as the installation of sound batting in the equipment boxes and setting higher temperature triggers turning on the fans will be incorporated. In the event a complaint is received, the Owner/Applicant shall conduct an as-built noise study to measure the noise output. If the study finds that the noise output exceeds the 65 dBA standard, the applicant shall repair the equipment or otherwise shield the equipment as necessary to ensure the operation of the facility does not exceed 65 dBA. **PLAN REQUIREMENTS:** The Permittee shall restate the provisions for compliance on all building plans. **MONITORING:** Permit compliance staff shall spot check and respond to complaints.
- 11. Noise-02 Construction Hours (Mitigation No. 10).** 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 construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 and permit compliance staff shall spot check and respond to complaints.
- 12. CIRC-1 Construction Traffic Control Plan (Mitigation No. 11).** A Construction Traffic Control Plan (CTCP) shall be prepared and implemented, which shall be approved by Public Works. The CTCP shall include, but not be limited to the following:

- a. Provide traffic controls (e.g., flaggers, signs, and orange cones) when any lane is closed due to construction;
- b. Close any trench segments for the non-work hours with approved plating, and surround the trench with safety barriers, if necessary; and
- c. Notify residents or owners of any properties within 1,000 feet and/or properties adjacent to the trench segment of the construction schedule at least one week before construction in their vicinity;
- d. Provide access to the affected properties during construction; and
- e. No construction parking will occur in public parking lots.

PLAN REQUIREMENTS: The applicant shall integrate Construction Traffic Control Plan measures into the Construction Traffic Plan. Flaggers, signs, and cones shall be provided by the applicant and posted at the project site. **TIMING:** The Construction Traffic Control Plan shall be approved prior to Land Use Permit issuance. Construction Traffic Control Plan components shall be in place prior to beginning of and throughout construction activities. Violations may result in suspension of permits. **MONITORING:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

13. **CIRC-2 Road Encroachment Permit (Mitigation No. 12).** The applicant shall obtain all necessary roadway encroachment permits from the County Public Works Department for construction in the rights-of-way. **TIMING:** The road encroachment permit shall be obtained from the County Public Works Department, with evidence provided to County P&D, prior to commencement of construction activities. The road encroachment permit shall include/define the specific measures to be included as part of Traffic Control Plan for the project.
14. **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 Land Use Permit. **MONITORING:** P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and respond to any complaints.
15. **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:

- a. 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 within 30 days of installation and initial operation. 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.
- b. 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.
- c. 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 “a” 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.

16. Tel-09 Project Review. Five years after issuance of the Zoning Clearance for the project and no more frequently than every five years thereafter, P&D Permit Compliance staff shall undertake inspection of the project and report their findings to the Montecito Planning Commission (MPC). The MPC shall review the report from P&D Permit Compliance staff and shall determine whether to require the Permittee to modify its facilities subject to the following parameters:

- a. **Modification Criteria.** Modifications may be required if, at the time of inspection it is determined that 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.
- b. **Modification Limits.** The Commission'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 shall not be limited to deletion or reduction of pole-mounted equipment or pedestals 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 (on a per node basis).

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:** P&D Permit Compliance 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.

17. 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.

- 18. 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.

- 19. 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 and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.

- 20. 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.

- 21. Tel-15 Agreement to Comply.** The facility owner and property owner shall sign and record an agreement to comply with the project description and all conditions of approval on a form acceptable to P&D. Such form may be obtained from the P&D office prior to issuance of Land Use Permit. The Owner/Applicant shall provide evidence that he/she has recorded the Agreement to Comply with Conditions.

- 22. Tel-16 Abandonment-Revocation.** The Permittee shall remove all support structures, antennas, equipment and associated improvements and restore the site to its natural pre-construction state within one year of discontinuing use of the facility or upon permit

revocation. Should the Permittee require more than one year to complete removal and restoration activities the Permittee shall apply for a one-time time extension. In the event the Owner requests that the facility or structures remain, the Owner must apply for necessary permits for those structures within one year of discontinued use. Compliance shall be governed by the following provisions:

- a. Prior to issuance of Land Use Permit, the Permittee shall post a performance security. The security shall equal 10 percent of the installation value of the facility as determined at the time of granting the building permit. The performance security shall be retained until this condition is fully satisfied.
 - b. Prior to demolition of the facility, the Permittee shall submit a restoration plan of proposed abandonment to be reviewed and approved by a County approved biologist.
 - c. If use of the facility is discontinued for a period of more than one year and the facility is not removed the County may remove the facility at the Permittee's expense.
- 23. Rules-02 Effective Date-Appealable to CCC.** This Conditional Use Permit and Coastal Development Permit shall become effective upon 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 review authority on the appeal, including action by the California Coastal Commission if the planning permit is appealed to the Coastal Commission. [ARTICLE II § 35-169].
- 24. 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.
- 25. 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.
- 26. Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Land Use Permits within 18 months following the effective date of this Conditional Use Permit. If a required Land Use Permit is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35-172.9 of the Article II, and an application for

an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.

- 27. Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35-172 of Article II. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Land Use Permit approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [ARTICLE II §35-172.9].
- 28. Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
- 29. Rules-23 Processing Fees Required.** Prior to issuance of Land Use Permits, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 30. 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.
- 31. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

 - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Pay fees prior to approval of Land Use Permits as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;

- c. Note the following on each page of grading and building plans “This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval”;
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
- 32. Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
- 33. 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. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 34. 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.



**COUNTY OF SANTA BARBARA
CALIFORNIA**

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU STREET
SANTA BARBARA, CALIFORNIA 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

August 4, 2014

Crown Castle
Attn: Sharon James
695 River Oaks Parkway
San Jose, CA 95134

MONTECITO PLANNING COMMISSION
HEARING OF JULY 24, 2014

RE: Crown Castle DAS Montecito Inland; 13CUP-00000-00009

Public hearing at the request of the County Board of Supervisors, for the Montecito Planning Commission to act as an advisory body for comments on Case No. 13CUP-00000-00009, [application filed on April 23, 2013] for a Conditional Use Permit allowing the installation of 16 new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 2-E-1, 5-E-1, and RMZ-40. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

This application includes 16 antennas ("nodes") mounted to existing individual utility poles and six (6) fiber segments in the inland areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference. (Continued from 5/21/14)

Site No. **MON01** Right-of-way of Sheffield Drive
Adjacent to 007-480-016 addressed as 565 Sheffield Drive

Site No. **MON02** Right-of-way of Lilac Drive
Adjacent to 007-070-020, addressed as 846 Lilac Drive

Site No. **MON03** Right-of-way of Sheffield Drive
Adjacent to 007-460-001, addressed as 2165 Birnam Wood Drive

Site No. **MON05** Right-of-way of Park Lane
Adjacent to 007-020-044, addressed as 985 Park Lane

Site No. **MON06** Right-of-way of Lilac Drive
Adjacent to 007-110-067, addressed as 730 Lilac Drive

Site No. **MON07** Right-of-way of Bella Vista Drive
Adjacent to 007-040-005, addressed as 2395 Bella Vista Drive

Site No. **MON08** Right-of-way of Sheffield Drive

Adjacent to 005-550-005, addressed as 336 Sheffield Drive

Site No. **MON11** Right-of-way of Lilac Drive
Adjacent to 007-110-038, addressed as 755 Romero Canyon Road

Site No. **MON16** Right-of-way of Buena Vista Drive
Adjacent to 007-060-090, addressed as 900 Buena Vista Drive

Site No. **MON18** Right-of-way of Bella Vista Drive
Adjacent to 007-040-003 addressed as 2299 Bella Vista Drive

Site No. **MON19** Right-of-way of Romero Canyon Road
Adjacent to 155-030-044, addressed as 969 Romero Canyon Road

Site No. **MON20** Right-of-way of Romero Canyon Road
Adjacent to 155-050-004, addressed as 850 Romero Canyon Road

Site No. **MON21** Right-of-way of Camino del Rosario
Adjacent to 155-211-001, addressed as 2245 Camino del Rosario

Site No. **MON23** Right-of-way of Romero Canyon Road
Adjacent to 155-030-055 addressed as 1000 Romero Canyon Road

Site No. **MON29** Right-of-way of Lilac Drive
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Site No. **MON31** Right-of-way of Tollis Avenue
Adjacent to 007-130-017, addressed as 695 Olive Avenue

Fiber segments:

Segment No. **FL04** Right-of-way of Bella Vista Drive, approximately 664 feet
Adjacent to 007-020-060, addressed as 945 Park Lane

Segment No. **FL05** Right-of-way of Bella Vista Drive, approximately 929 feet
Adjacent to 007-040-018, addressed as 2332 Bella Vista Drive

Segment No. **FL06** Right-of-way of Lilac Drive, approximately 828 feet
Adjacent to 007-140-002, addressed as 663 Lilac Drive

Segment No. **FL07** Right-of-way of Lilac Drive, approximately 482 feet
Adjacent to 007-140-005, addressed as 2030 East Valley Road

Segment No. **FL08** Right-of-way of Bella Vista Drive, approximately 878 feet
Adjacent to 007-040-022, addressed as 2480 Bella Vista Drive

Segment No. **FL10** Right-of-way of Lilac Drive, approximately 483 feet
Adjacent to 007-110-064, addressed as 799 Lilac Drive

Dear Ms. James:

At the Montecito Planning Commission special hearing of July 24, 2014, the Montecito Planning Commission provided the following comments on Case No. 13CUP-00000-00009, acting as an advisory body to the Santa Barbara County Board of Supervisors:

General Comments:

- Underground fiber unless it would interfere with the existing vegetation then underground in roadway.
- Slim down BBUs.

MON-01 – Sheffield (East Valley)

- Confirm whether pole located across the street is high voltage or not. If not, move site across the street to accommodate neighbors. (Burrows, Phillips)
- OK with site. (Brown, Eidelson)
- No visual impact except for antenna; OK with the site. (Overall)

MON-02 - Lilac Drive

- Acceptable. (Overall)
- No comment. (Brown, Burrows, Eidelson, Phillips)

MON-03 – Sheffield

- Public Works/Planning oversight of tree trimming. (Burrows)
- To the extent feasible, the vault should be enlarged to include the BBU. If the vault cannot be enlarged, would prefer that the other carrier equipment (currently proposed to be relocated into the vault) stays on pole so that the BBU can be accommodated with vault. Look at redesign of BBU- make it smaller. If none of the above works, BBU should be eliminated for this site. (Overall)
- BBU needs to be vaulted. (Brown)
- Engineers need to work out battery issue (weight on pole). (Eidelson)

MON-05 – Park Lane

- Move pedestal closer to existing equipment. (Brown)
- Acceptable. (Overall)

MON-06 – Lilac Drive

- Would like the applicant to design a smaller vault to house BBUs and located BBU underground. If this is not possible, eliminate BBU at this site. (Overall)
- Applicant to look into a standardized dimensioned box to house pole mounted equipment (including the BBUs). MBAR to consider this design. (Brown, Burrows)

MON-07 – Bella Vista Drive

- Underground BBU or eliminate it; preference to underground fiber. (Overall, Brown)

MON-08 – Sheffield (using existing fiber)

- Underground BBU or eliminate it. (Overall)

MON-11 – Lilac Drive

- Reconfigure or vault BBU, or eliminate it. (Overall)
- Explore small vault to underground BBU provided it does not impact trees. If it would, proposal fine as is. (Brown)

MON-16 – Buena Vista Drive

- Underground equipment (including BBU) provided replacement screening could be planted in the general area. (Overall)

MON-18 – Bella Vista Drive

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-19 – Romero Canyon Road

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-20 – Romero Canyon Road

- Equipment OK. Underground fiber.

MON-21 – Camino del Rosario

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-23 – Romero Canyon Road

- Move BBU to pedestal (Overall)

MON-29 – Lilac Drive

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-31 – Tollis Avenue

- OK

Commissioner Comments:

Overall

- BBU – not an objection to back up power, don't want the visual impacts.

Phillips

- Visual impact enormous and clearly in violation of Community Plan. BOS should deny, still no evidence that this is needed.
- Not convinced impacts cannot be further reduced through redesign.
- Project could come in stages.
- Condition #16 needs to be stronger; change should be almost immediate.

Brown

- Appreciates applicant's efforts.
- Doesn't agree with all comments.
- MON-17 and MON-22 – wants them permanently removed but at the very least wants to make sure CUPs would come back to the MPC.
- Encroachment policies should be adhered to.
- Aesthetic-04 – When the project goes back to MBAR, MBAR to review caution signs and look to reduce visibility as feasible (colors, size, placement). Encroachment policies should be taken into consideration. MBAR should consider innovative screenings of power pedestal – faux stone, shrubs. Long box on pole v. varied sizes. Consider utility company tree trimming.
- Condition #10 – Wants noise shield installed around each fan.
- Condition #16 – The review should be by the MPC, rather than the Director. 10% cost limits – provide a more solid explanation regarding how this is determined.
- Facility maintenance – Graffiti should be included.

Overall

- BBU – Better design or technology would have eliminated a lot of comments.
- Wireless tariff rate – SCE should be encouraged to revisit their standards to address clutter in the community.
- Concern that Verizon may out-compete other companies – CPUC should regulate (monopoly).
- Condition #16 – 5 year time frame may not be right? Depreciation? 10% of cost may not be correct.

Burrows

- Consider uniform container box.
- Underground facilities where possible but protect trees.
- Condition #16 review should be by MPC

Eidelson

- Appreciate applicants' changes.
- Tariff issue with SCE – would like to work on that.
- Letter to SCE from Board of Supervisors or MPC on standards.

Sincerely,



Dianne M. Black
Secretary to the Montecito Planning Commission

cc: Case File: 13CUP-00000-00009
Montecito Planning Commission File
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Engineer: Cornell Design Group, 26455 Rancho Parkway South, Lake Forest, CA 92630
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Community Services Department

Public Works
Environmental Health Services
APCD
Supervisor Carbajal, First District
Commissioner Eidelson
Commissioner Burrows
Commissioner Phillips
Commissioner Overall
Commissioner Brown
Jenna Richardson, Deputy County Counsel
Zoraida Abresch, Supervising Planner

DMB/dmv



COUNTY OF SANTA BARBARA CALIFORNIA

MONTECITO PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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PHONE: (805) 568-2000
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August 4, 2014

Crown Castle
Attn: Sharon James
695 River Oaks Parkway
San Jose, CA 95134

MONTECITO PLANNING COMMISSION
HEARING OF JULY 24, 2014

RE: *Crown Castle DAS Montecito Coastal; 13CUP-00000-00010, 14CDP-00000-00002*

Public hearing at the request of the County Board of Supervisors, for the Montecito Planning Commission to act as an advisory body for comments on Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, [applications filed on April 23, 2013 and January 7, 2014] for a Conditional Use Permit and Coastal Development Permit allowing the installation of eleven new telecommunications facilities as part of a distributed antenna system network, in compliance with Section 35.472.060 of the Montecito Land Use and Development Code, on properties zoned 1-E-1, 3-E-1, 20-R-1, DR-10, and AG-I-5. The application involves inland County rights-of-way (no assigned Assessor Parcel Numbers), in the Montecito area, First Supervisorial District.

This application includes eleven (11) antennas ("nodes") mounted to existing individual utility poles and two (2) fiber segments in the coastal areas of Montecito, First Supervisorial District. All of the proposed nodes and fiber segments are within the road rights-of-way. Roads and road right-of-ways do not have assigned parcel numbers or addresses; however for clarity, the adjacent property addresses and Assessor Parcel Numbers are used as reference. (Continued from 5/21/14)

Site No. **MON09** Right-of-way of Jameson Lane
Adjacent to 007-340-009, addressed as 1790 N. Jameson Lane

Site No. **MON13** Right-of-way of Ortega Hill Road
Adjacent to 005-680-001, addressed as 2101 Summerland Heights Lane

Site No. **MON14** Right-of-way of Jameson Lane
Adjacent to 007-440-003, addressed as 1930 Jameson Lane

Site No. **MON15** Right-of-way of Jameson Lane
Adjacent to 007-340-056, addressed as 130 Tiburon Bay Lane

Site No. **MON24** Right-of-way of Sheffield Drive
Adjacent to 005-560-003, addressed as 260 Sheffield Drive

Site No. **MON25** Right-of-way of San Leandro Lane
Adjacent to 007-350-051, addressed as 1885 San Leandro Lane

Site No. **MON26** Right-of-way of Jameson Lane
Adjacent to 009-251-005, addressed as 1424 La Verada Lane

Site No. **MON27** Right-of-way of Jameson Lane
Adjacent to 009-241-012, addressed as 1333 Santa Clara Way

Site No. **MON28** Right-of-way of Jameson Lane
Adjacent to 007-331-011, addressed as 1566 N. Jameson Lane

Site No. **MON30** Right-of-way of San Leandro Lane
Adjacent to 007-340-034, addressed as 1769 San Leandro Lane

Site No. **MON32** Right-of-way of San Leandro Lane
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Fiber segments:

Segment No. **FL03** Right-of-way of San Leandro Lane, approximately 268 feet
Adjacent to 007-312-005, addressed as 1595 Ramona Lane

Segment No. **FL09** Right-of-way of Sheffield Drive, approximately 417 feet
Adjacent to 005-550-005, addressed as 336 Sheffield Drive

Dear Ms. James:

At the Montecito Planning Commission special hearing of July 24, 2014, The Montecito Planning Commission provided the following comments on Case Nos. 13CUP-00000-00010 and 14CDP-00000-00002, acting as an advisory body to the Santa Barbara County Board of Supervisors:

MON-09 – Jameson Lane

- Explore undergrounding fiber.
- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-13– Ortega Hill Road

- Relocate pedestal to south side (QAD) of the street.

MON-14 – Jameson Lane

- Underground fiber.

MON-15 – Jameson Lane

- Slim down BBU (don't eliminate in this location)
- Underground fiber in roadway if possible.

MON-24 – Sheffield Drive

- OK

MON-25 – San Leandro lane

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-26 – Jameson Lane

- OK

MON-27 – Jameson Lane

- OK

MON-28 – Jameson Lane

- Include all equipment possible in pedestal.

MON-30 – San Leandro Lane

- Explore smaller vault for BBU, slim it down or remove from project. (Overall)

MON-32 – San Leandro Lane

- OK

Commissioner Comments:

Overall

- BBU – not an objection to back up power, don't want the visual impacts.

Phillips

- Visual impact enormous and clearly in violation of Community Plan. BOS should deny, still no evidence that this is needed.
- Not convinced impacts cannot be further reduced through redesign.
- Project could come in stages.
- Condition #16 needs to be stronger; change should be almost immediate.

Brown

- Appreciates applicant's efforts.
- Doesn't agree with all comments.
- MON-17 and MON-22 – wants them permanently removed but at the very least wants to make sure CUPs would come back to the MPC.
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- Facility maintenance – Graffiti should be included.

Overall

- BBU – Better design or technology would have eliminated a lot of comments.
- Wireless tariff rate – SCE should be encouraged to revisit their standards to address clutter in the community.
- Concern that Verizon may out-compete other companies – CPUC should regulate (monopoly).
- Condition #16 – 5 year time frame may not be right? Depreciation? 10% of cost may not be correct.

Burrows

- Consider uniform container box.
- Underground facilities where possible but protect trees.
- Condition #16 review should be by MPC

Eidelson

- Appreciate applicants' changes.
- Tariff issue with SCE – would like to work on that.
- Letter to SCE from Board of Supervisors or MPC on standards.

Sincerely,



Dianne M. Black
Secretary to the Montecito Planning Commission

cc: Case File: 13CUP-00000-00010, 14CDP-00000-00002
Montecito Planning Commission File
Shana Gray, California Coastal Commission, 89 S. California Street, Suite 200, Ventura, CA 93001
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Engineer: Cornell Design Group, 26455 Rancho Parkway South, Lake Forest, CA 92630
County Chief Appraiser
County Surveyor
Fire Department
Flood Control
Community Services Department
Public Works
Environmental Health Services
APCD
Supervisor Carbajal, First District
Commissioner Eidelson
Commissioner Burrows
Commissioner Phillips
Commissioner Overall
Commissioner Brown
Jenna Richardson, Deputy County Counsel
Megan Lowery, Planner

DMB/dmv