

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for the Verizon Telecommunications Facility at Highway 154 Summit

Hearing Date: December 3, 2014
Staff Report Date: November 13, 2014
Case No.: 14CUP-00000-00019

Deputy Director: Alice McCurdy
Division: Development Review
Supervising Planner: Anne Almy
Supervising Planner Phone #: 568-2053
Staff Contact: J. Ritterbeck
Planner's Phone #: 568-3509

Environmental Document:
Notice of Exemption, CEQA Sections 15303 & 15304

OWNER:

Roger and Nancy Haines
2736 Painted Cave Road
Santa Barbara, CA 93105
(805) 967-9362

AGENT:

Michelle Ellis
Complete Wireless Consulting
209 V Street
Sacramento, CA 95818
(916) 764-2454

APPLICANT:

Verizon Wireless
P.O. Box 11328
St Petersburg, FL 33733
(310) 260-7725



Application Complete: August 29, 2014
Processing Deadline: 60 days from NOE
FCC Shot Clock Deadline: December 28, 2014

1.0 REQUEST

Hearing on the request of Michelle Ellis, agent for the applicant, Verizon Wireless, to consider Case No. 14CUP-00000-00019 [application filed on July 31, 2014] to allow construction and operation of an unstaffed telecommunications facility with a 55-foot tall antenna support structure designed to resemble a pine tree, in compliance with Sections 35.82.060 (Conditional Use Permits) and 35.44.010 (Telecommunications Facilities) of the County Land Use and Development Code, on property zoned 40-AL-O; and to accept the exemption pursuant to Sections 15303 and 15304 of the State Guidelines for Implementation of the California Environmental Quality Act. The application involves AP No. 153-080-008, located at 2937 San Marcos Pass Road, approximately 6.5 miles north of the intersection Highways 154 and 192 and approximately 0.5 mi south from the summit of San Marcos Pass / Highway 154 Summit, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case No. 14CUP-00000-00019 as depicted in the Plans, included as Attachment D, based upon the project's consistency with the County's Comprehensive Plan and the ability to make the required findings.

Your Commission's motion should include the following:

1. Make the required findings for approval of the project, Case No. 14CUP-00000-00019, including CEQA findings, as specified in Attachment A of this staff report;
2. Determine that the project is exempt from environmental review pursuant to CEQA Sections 15303 and 15304, as specified in Attachment C of this staff report; and
3. Approve the project, Case No. 14CUP-00000-00019, subject to the conditions of approval included as Attachment B of this staff report.

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

3.0 JURISDICTION

Section 35.44.010 [Commercial Telecommunications Facilities] of the Santa Barbara County Land Use & Development Code (LUDC) contains development standards for four tiers of commercial telecommunications facilities (Tier 1 through Tier 4). The proposed telecommunications facility would be a Tier 4 project because the proposed faux pine tree exceeds 50 feet in height (LUDC, Section 35.44.010(C) 3(a) and 4(a)). Furthermore, Section 35.44.010(B) of the LUDC requires approval of a Major Conditional Use Permit for all Tier 4 projects.

Section 35.80.020(A) [Authority for Land Use Decisions] of the LUDC designates the Planning Commission as the review authority for Major Conditional Use Permits.

4.0 ISSUE SUMMARY

4.1 Aesthetics

The proposed wireless telecommunications facility would require a 52-foot high monopole which would be visible from Highway 154 / San Marcos Pass Road and surrounding properties. The proposed monopole structure would be designed to resemble a pine tree to visually blend the facility into the existing natural setting and lessen its visual presence and impact on public views. Including the faux pine branches, the overall height of the structure would be 55 feet. As this blends with the existing natural context, it is the least intrusive feasible design.

On October 17, 2014, the project went before the South County Board of Architectural Review (SBAR) for conceptual review. At the hearing the project received positive comments from the members of SBAR (see Attachment E). The design of the facility, including the monopole and equipment shelter, would be painted a non-reflective color and effectively utilizes the existing

landforms and trees so that the site blends into the surrounding natural environment. As such, it would be the least intrusive design feasible for the proposed project.

The proposed approximately 200 square foot equipment shelter and lease area would be enclosed by a locked perimeter fence and would contain all of the associated support equipment for the cellular tower, including diesel generator, air conditioning unit, GPS antennas, and surge protectors. The shelter would be a maximum height of 12 feet, located below the elevation of Highway 154 at this location, and screened by existing trees and new vegetative landscaping so it would not be visible from public viewing areas.

4.2 Health and Safety

The proposed wireless facility would provide cellular service by transmitting and receiving radio-frequency (RF) signals from cellular customers. As a wireless telecommunications facility, Federal law requires that the antennas operate within the Federal health and safety limits for radio-frequency exposure limits at all times. Local jurisdictions are prohibited from setting their own limits or standards and from regulating telecommunications facilities on the basis of radio-frequency emissions to the extent that such facilities comply with Federal Communication Commission (FCC) regulations concerning such emissions (see 47 U.S.C. § 332(c)(7)(B)(iv)). “The limits established in the guidelines are designed to protect the public health with a very large margin of safety.”¹ Although “most facilities create maximum exposures that are only a small fraction of the limits...the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects.”²

To ensure that proposed projects would operate within FCC limits, the County requires that applicants submit a report prepared by a qualified third party that estimates the proposed project’s radio-frequency emissions and determines whether or not they comply with the Federal requirements. As part of the permit application, the applicant provided a Radio-Frequency Electromagnetic (RF-EME) Compliance report prepared by Site Safe, RF Compliance Experts, dated June 19, 2014. The report concludes that the facility would be compliant with the FCC Rules and Regulations and that the Maximum Permissible Exposure (MPE) generated due to the proposed cell site operation would be less than 1% FCC’s occupational limit. Since there are no other carriers located at the proposed site, a cumulative level was not necessary.

Furthermore, page 9 of the report also shows that based on ‘worst-case’ predictive modeling, assuming that the cell site would be operating at full power at all times, there are no modeled exposures on any ground-level walking/working surfaces related to proposed equipment in the area that exceed the FCC’s occupational and general public exposure limits at this site. The report verifies that the facility would operate in compliance with FCC limits. Please see Attachment G for a copy of the RF report.

¹ Federal Communications Commission, “Local Government Official’s Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures and Practical Guidance” dated June 2, 2000, p.1.

² Federal Communications Commission, p. 1.

5.0 PROJECT INFORMATION

5.1 Site Information

Comprehensive Plan Designation	Rural, Inland, Agriculture II (A-II-100), Minimum parcel size- 100 acres
Ordinance / Zone	Ordinance 661 / 40-A-O (Agriculture: 40-acre minimum parcel size), with an Oil Drilling/Combining Overlay
Site Size	3.2-acres [net] (legal parcel, nonconforming as to size)
Present Use & Development	Currently developed with a single-family dwelling and two small storage sheds. No agricultural activities occur on the lot.
Surrounding Uses / Zoning	North: Vacant / MT-100 [<i>Mountainous Area</i>] South: Vacant / RR-20 [<i>Residential</i>] East: Vacant / RR-5 [<i>Residential</i>] West: Residential / 40-A-O [<i>Agriculture</i>]
Access	Private access drive off of San Marcos Pass Road (Hwy 154)
Public Services	Water: N/A Sewage: N/A Fire: Santa Barbara County Fire Department Police: Santa Barbara County Sheriff's Department

5.2 Setting

The subject property is located at 2937 San Marcos Pass Road, approximately 6.5 miles north of the intersection of Highways 154 and 192, and approximately 0.5 mi south of the summit of San Marcos Pass Road. The parcel is developed with a single-family dwelling located on the eastern edge of the lot and two small storage sheds. The proposed telecommunications facility would be located approximately 20 feet south of the 175-foot wide Highway 154 road right-of-way and situated on the north-central portion of the lot. The proposed telecommunication facility would be located approximately 250 feet west of the existing residence onsite. The facility would be confined within a 20'x42' lease area, which is located at 2,016' AMSL. The lease area would also have a 6'-0" perimeter fence surrounding all above-ground equipment associated with the new telecommunication facility. The existing paved driveway off of Highway 154 would be used to gain access to the Verizon lease area. No trees would be removed as a part of the project and no grading would be required.

5.3 Project Description

The project is a request by Michelle Ellis of Complete Wireless Consulting, Inc., agent for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and operation of an un-manned telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code, on property zoned 40-A-O. The facility would be

located within a 840 square foot lease area on a 3.2-acre parcel located at 2937 San Marcos Pass Road, Assessor Parcel No. 153-080-008.

The proposed facility consists of nine Verizon Wireless panel antennas in three sectors, with three antennas per sector, mounted on a proposed 55-foot tall 'monopine' along with associated equipment. The 42'x20' lease area would have a locked chain link fence at the perimeter and would house all support equipment for the antenna at the base of the structure, including a pre-fabricated equipment shelter, underground power and Telco utilities, a standby diesel generator, two GPS antennas, two air conditioning units, and a surge protector. The diesel generator would be installed on a new concrete pad and the existing paved driveway leading to the lease area would provide onsite parking for routine maintenance of the facility. Although some minor ground disturbance would be needed for footings and utility trenching, the proposed facility would not require grading, and no tree removal is proposed as a component of the project.

One hooded security light would be installed and shall be hooded, low-wattage, directed downward, and would have a motion-detector that includes a timer located above the equipment structure door that would be kept off except when personnel are present at night.

5.4 Background Information

Federal Telecommunications Act Limitations

The Federal Telecommunications Act of 1996 amended the Communications Act of 1932 to establish federal regulatory authority over the deployment of telecommunications facilities across the nation. The Federal Act set health and safety emissions thresholds and specifically restricts the regulatory treatment of telecommunications facilities by local agencies (i.e. cities and counties) in that regard.

The Federal Telecommunications Act preempts local authorities from prohibiting any telecommunications service, stating "No State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service." (47 U.S.C.A. § 253 (b).)

However, the Federal Telecommunications Act acknowledges that although local authorities may not prohibit telecommunications facilities, their general local zoning authority is preserved "over decisions regarding placement, construction, and modification of personal wireless service facilities," (47 U.S.C.A. § 332 (c)(7)) within certain limitations.

Although the County can influence siting and design of personal wireless service facilities, there are limitations as to the County's authority to regulate such facilities. Specifically, the purview of local agencies to apply zoning requirements is limited by the Federal Telecommunications Act as follows:

LIMITATIONS.

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof--

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio-frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions (47U.S.C.A. § 332 (c)(7)(B)).

Denying a carrier the ability to provide full coverage may constitute a “prohibition” of wireless services with respect to the Federal Telecommunications Act limitations. In the *MetroPCS Inc. v. City & County of San Francisco* case in 2005, the Ninth Circuit determined that “[A] locality can run afoul of the Telecommunications Act ‘effective prohibition’ clause if it prevents a wire-less provider from closing a ‘significant gap’ in service coverage.” Should a local agency deny a facility, and the applicant (carrier) challenges the denial in court, the applicant must show that they 1) are prevented from filling a significant gap in their own service coverage; and 2) their proposed way to fill that significant gap is the “least intrusive means.” If the applicant makes the above showing, the County, not the carrier, must then show “[S]ome potentially available and technologically feasible alternative sites;” which “close the gap” in coverage.

Federal “Shot Clock” Ruling November 18, 2009

On November 18, 2009, the Federal Communications Commission adopted and released its Declaratory Ruling concerning provisions in 47 U.S.C. Sections 253 and 332(c)(7), regarding state and local review of wireless facility siting applications. This Declaratory Ruling provided direction that affects the County’s processing requirements.

The first major part of the Declaratory Ruling defined what is a presumptively “reasonable time” beyond which a local jurisdiction’s inaction on a siting application may constitute a prohibited “failure to act” under 47 U.S.C. Section 332(c)(7). The FCC found that a “reasonable period of time” is, presumptively:

- 90 days to process personal wireless service facility siting applications requesting collocations; and
- 150 days to process all other applications.

These timeframes commence upon application submittal, and if the application is deemed incomplete the deadline is suspended until determination of application completeness. Accordingly, if state or local governments do not act upon applications within those timeframes, then a personal wireless service provider may claim that a prohibited “failure to act” has occurred and personal wireless service providers may seek redress in court within 30 days, as provided in 47

U.S.C. Section 332(c)(7)(B)(v). The state or local government, however, would have the opportunity to rebut the presumption of reasonableness.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The proposed project is exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land that do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project consists of the construction and use of a new un-manned telecommunications facility that would be constructed to appear as a pine tree and associated support equipment. The proposed trenching for utilities and paving of the existing dirt driveway would not require grading or the removal of any healthy, mature, or scenic trees. As such, the project would comply with the limited scope of these Categorical Exemptions. See Attachment C [Notice of Exemption] to this staff report for details.

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
<i>Land Use Development Policy 4:</i> <i>Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i>	Consistent: The proposed project would not require any additional public or private services. Electricity is already available and would simply be extended to the project site via a 75-foot underground conduit from a utility pole near the northern property boundary of the subject parcel. Access would continue to be taken from Highway 154 via the existing paved driveway. Therefore, the proposed project would be consistent with this policy.
<i>Visual Resource Policy 2:</i> <i>In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical</i>	Consistent: The subject parcel is located in the inland rural area of the County. The proposed facility would be contained within an approximately 840 square foot lease area, enclosed by chain link fencing. The cell

REQUIREMENT	DISCUSSION
<p><i>requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as to not to intrude into the skyline as seen from public viewing places.</i></p>	<p>tower would consist of a 52-foot monopole that is designed to appear as a 55-foot tall faux-pine tree. The supporting equipment and equipment shelter for the new telecommunication facility would be located in the lease area on a new concrete slab foundation and would be enclosed by a locked perimeter fence. The lease area would contain all of the associated support equipment for the cellular tower, including diesel generator, air conditioning unit, GPS antennas, and surge protectors.</p> <p>Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The monopole would be located approximately 118 feet from the edge of pavement of Highway 154 (approx. 40 feet south of the 175-foot wide Highway 154 right-of-way) and would be visible to the passing motorist in both the north and southbound directions. However, because the monopole design would resemble a pine tree, which occur naturally nearby and are common in the area, although it would extend into the skyline by less than 10-feet, the visual impacts would be minimized as several adjacent pine trees are still taller (see Attachment F). The faux-pine tree monopole design was reviewed by the SBAR on October 17, 2014 and received favorable comments (see Attachment E). As designed, the faux-pine tree would maximize the structure's compatibility with the surrounding area as it effectively mimics existing trees around the site to blend into the surrounding natural environment.</p> <p>Additionally, both the proposed 'monopine' antennae, generator and supporting equipment shelter would be painted in a non-reflective color and screened by existing trees and new vegetative landscaping to blend them into the existing natural setting,</p>

REQUIREMENT	DISCUSSION
	further reduce their visibility, and be compatible with the surrounding natural environment. Therefore, the proposed project would be consistent with this policy.
<p><i>Hillside and Watershed Protection Policy 1:</i> <i>Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried-out with less alteration of the natural terrain.</i></p> <p><i>Hillside and Watershed Protection Policy 2:</i> <i>All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>Consistent: The proposed project would be situated in a relatively flat area of the site requiring only minimal ground disturbance for trenching and to construct footings. The lease area would have a retaining wall approximately 2.5 feet in height that would allow a flat area to be created with poured concrete at-grade.</p> <p>The proposed new ‘monopine’ and associated equipment would be situated on the new concrete slab foundation and only approximately 75 feet of trenching for power and phone line connection would be required.</p> <p>Vegetation on the subject parcel consists of existing mature oak and pine trees. The proposed facility would be surrounded by ample native vegetative screening. Pursuant to SBAR direction, additional landscaping would be installed to further screen the facility from view. No trees, native or non-native, would be affected by the proposed project.</p> <p>As designed, the proposed project would be consistent with these policies.</p>
<p><i>Hillside and Watershed Protection Policy 7</i> <i>Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or along coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: No pollutants such as chemicals, fuels, lubricants, raw sewage, or other harmful waste would be associated with the proposed project. There are no streams or wetlands in the proposed area of development and the nearest creek (San Jose Creek) is located approximately 150 feet south of the Verizon lease area. Therefore, the project would be consistent with this policy.</p>
<p><i>Historical and Archaeological Policy 2:</i> <i>When developments are proposed for lots where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</i></p>	<p>Consistent: There are no known cultural resources sites located on or adjacent to the subject parcel. Minimal ground disturbance is proposed for 75 feet of shallow trenching to install electrical and telephone services.</p>

REQUIREMENT	DISCUSSION
	The project has been conditioned (Attachment B, Condition #6) to require the owner/applicant and/or their agents, representatives or contractors to stop or redirect work immediately in the event archaeological remains are encountered during trenching or other construction-related activities. Therefore, the proposed project would be consistent with this policy.

6.3 Zoning: Land Use and Development Code Compliance

REQUIREMENT	DISCUSSION
<i>Tier 4 Requirements</i>	
<i>Standards for Tier 4 projects, facilities that are not allowed in compliance with Tier 1 through Tier 3. Wireless telecommunication facilities that may not be permitted in compliance with Subsections C.1 through C.3 above may be allowed provided the height of the antenna and associated antenna support structures shall not exceed 75 feet in the Coastal Zone, and 100 feet in Inland areas.</i>	Consistent. The highest portion of the proposed facility would be the branches at the top of the proposed faux pine tree, which would be at an elevation of 55 feet above grade. The antennas would be mounted at approximately 47 feet above grade on a hardware kit attached to the ‘monopine’. Therefore the project is consistent with this requirement.
<i>Section 35.44.010.D.1 Development Standards</i>	
<i>Standard 1.a. The facility shall comply with the setback requirements of the zone in which the facility is located except as follows: (1) Antennas may be located within the setback area without approval of a modification in compliance with Subsection 35.82.060.I or Subsection 35.82.080.H (Conditions, restrictions, and modifications) provided they are installed on an existing, operational, public utility pole, or similar existing support structure. (2) Underground equipment (e.g., equipment cabinet) may be located within the setback area and rights-of-way provided that no portion of the facility shall obstruct existing or proposed sidewalks, trails, and vehicular ingress or egress. (3) A modification to the setback is granted in</i>	Consistent. The setback requirements in the 40-A-O zone district are as follows: Front: 50 feet from centerline and 20 feet from road right-of-way; Side: 20 feet; Rear: 20 feet. The proposed project would be setback 20 from the edge of the 175-foot wide Highway 154 right-of-way and approximately 120 feet from the centerline; approximately 300 feet from the western [side] property line, 250 feet from the eastern [side] property line; and approximately 300 feet from the southern [rear] property line. Therefore, the proposed project complies with the setback requirements for the 40-A-O zone district.

REQUIREMENT	DISCUSSION
<p><i>compliance with Subsection 35.82.060.I (Conditions, restrictions, and modifications), or Section 35.82.080.H (Conditions, restrictions, and modifications).</i></p>	<p>Other than the trenching for undergrounding of the utilities, no underground equipment is proposed, and no modifications to setbacks are needed. Trenching would not obstruct existing or proposed sidewalks, trails or vehicular ingress or egress. Therefore, the proposed project is consistent with this development standard.</p>
<p>Standard 1.b. <i>In the Inland area antennas and associated antenna support structures (e.g., lattice towers, monopoles) are limited to 100 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above. (1) Antennas used in connection with wireless communication facilities may exceed 100 feet in height provided:</i> <i>(a) The antenna is mounted on or within an existing structure and the highest point of the antenna does not protrude above the highest point of the structure, including parapet walls and architectural façades, that the antenna is mounted on; or,</i> <i>(b) The antenna is mounted on an existing, operational public utility pole or similar support structure (e.g., street light standard), as determined by the Director provided the highest point of the antenna does not exceed the height of the existing utility pole or similar support structure that it is mounted on.</i></p>	<p>Consistent. The highest portion of the proposed facilities would be the branches at the top of the proposed faux pine tree, which would be at 55 ft above grade. Therefore the facility would comply with the 100 ft. requirement, as well as the height requirement in Subsection C [Processing] of the Commercial Telecommunications Facilities requirements (LUDC §35.44.010).</p>
<p>Standard 1.c. <i>In the Coastal Zone antennas and associated antenna support structures (e.g., lattice tower, monopole) are limited to 50 feet in height and shall comply with the height limits specified in Subsection C. (Processing) above. (1) This height limit may be increased to a maximum of 75 feet in height where technical requirements dictate. (2) Antennas and antenna support structures used in connection with wireless communication facilities may exceed 75 feet in height if:</i> <i>(a) The antenna is mounted on or within an</i></p>	<p>Not Applicable. The proposed project is not in the Coastal Zone.</p>

REQUIREMENT	DISCUSSION
<p><i>existing structure and the highest point of the antenna does not protrude above the highest point of the structure, including parapet walls and architectural façades, that the antenna is mounted on; or,</i></p> <p><i>(b) The antenna is mounted on an existing, operational public utility pole or similar support structure (e.g., street light standard), as determined by the Director provided the highest point of the antenna does not exceed the height of the existing utility pole or similar support structure that it is mounted on.</i></p> <p><i>(3) In all cases the height of antennas, including support structures, shall be in compliance with the requirements of Section 35.28.060 (Airport Approach (F) Overlay Zone).</i></p>	
<p>Standard 1.d. <i>The general public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated antenna support structure, and equipment shelter.</i></p>	<p>Consistent. According to the project description, the leased area would be fenced and locked to prevent unauthorized access. The ground-mounted equipment would be completely secured and would therefore be inaccessible to the public. Therefore, the project is consistent with this standard.</p>
<p>Standard 1.e. <i>Facilities proposed to be installed in or on a structure or site that has been designated by the County as a historical landmark shall be reviewed and approved by the Historical Landmark Advisory Commission, or the Board on appeal.</i></p>	<p>Consistent. The proposed project is not located in or on a designated historical landmark.</p>
<p>Standard 1.f. <i>The facility shall comply at all times with all Federal Communication Commission rules, regulations, and standards.</i></p>	<p>Consistent. A radio-frequency emissions report was submitted as part of the project application. The report by Site Safe RF Compliance Experts, dated June 19, 2014, concluded that the proposed facilities would meet the FCC requirements. As a part of the project conditions (see Attachment B, Condition #10), a verification measurement report would be required within 30 days of installation to confirm adherence to these requirements.</p>

REQUIREMENT	DISCUSSION
<p>Standard 1.g. <i>The facility shall be served by roads and parking areas consistent with the following requirements:</i></p> <p>(1) <i>New access roads or improvements to existing access roads shall be limited to the minimum required to comply with County regulations concerning roadway standards and regulations.</i></p> <p>(2) <i>Existing parking areas shall be used whenever possible, and new parking areas shall not exceed 350 square feet in area.</i></p> <p>(3) <i>Newly constructed roads or parking areas shall, whenever feasible, be shared with subsequent telecommunication facilities or other allowed uses.</i></p>	<p>Consistent. The proposed facility would be accessed from an existing paved driveway leading to the lease area. The property owners have granted the lessee a private 15-foot wide access easement to the leased area and the paved driveway would also provide onsite parking for routine maintenance of the facility. The paved parking area would be less than 200 square feet in size and would service only this telecommunication facility, as there are no other facilities nearby. Therefore, the proposed project is consistent with this development standard.</p>
<p>Standard 1.h. <i>The facility shall be unlit except for the following:</i></p> <p>(1) <i>A manually operated light or light controlled by motion-detector that includes a timer located above the equipment structure door that shall be kept off except when personnel are present at night.</i></p> <p>(2) <i>Where an antenna support structure is required to be lighted, the lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of light that falls onto nearby residences.</i></p>	<p>Consistent. One hooded security light is proposed for the site and would be directed downward. As conditioned (see Attachment B, Conditions #1 & #8), this light shall have a motion-detector that includes a timer located above the equipment structure door that would be kept off except when personnel are present at night.</p>
<p>Standard 1.i. <i>The facility shall not be located within the safety zone of an airport unless the airport operator indicates that it will not adversely affect the operation of the airport.</i></p>	<p>Not Applicable. The proposed facility is not located within the airport safety zone.</p>
<p>Standard 1.j. <i>The visible surfaces of support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials.</i></p>	<p>Consistent. Pursuant to SBAR Design Review requirements, the antennas, mounting brackets and radios would be painted with non-reflective paint or other non-reflective finish to blend into branches of the monopine and the equipment shelter would be painted to blend with the existing vegetation (see Attachment B, Condition #7).</p>
<p>Standard 1.k. <i>Structures, poles, towers, antenna</i></p>	<p>Consistent. As discussed above, the facility</p>

REQUIREMENT	DISCUSSION
<p><i>supports, antennas, and other components of each telecommunication site shall be initially painted and repainted as necessary with a non-reflective paint. The lessee shall not oppose the repainting of their equipment in the future by another lessee if an alternate color is deemed more appropriate by a review authority in approving a subsequent permit for development.</i></p>	<p>components would be painted to blend with surrounding area. Colors and materials would be confirmed by P&D Compliance Monitoring Staff (see Attachment B, Condition #27). In addition, standard conditions of approval require that the facility be maintained in a state of good condition and repair for the life of the facility (see Condition #15).</p>
<p>Standard 1.1. <i>The facility shall be constructed so as to maintain and enhance existing vegetation, without increasing the risk of fire hazards, through the implementation of the following measures:</i></p> <p><i>(1) Existing trees and other vegetation that screens the facility and associated access roads, power lines and telephone lines that are not required to be removed in order to construct the facility or to achieve fire safety clearances, shall be protected from damage during the construction period and for the life of the project.</i></p> <p><i>(2) Underground lines shall be routed to avoid damage to tree root systems to the maximum extent feasible.</i></p> <p><i>(3) Additional trees and other native or adapted vegetation shall be planted and maintained in the vicinity of the project site, and associated access roads, power lines, and telephone lines, under the following situations:</i></p> <p><i>(a) The vegetation is required to screen the improvements from public viewing areas.</i></p> <p><i>(b) The facility or related improvements are likely to become significantly more visible from public viewing areas over time due to the age, health, or density of the existing vegetation.</i></p> <p><i>Required landscape plans shall be comprised of appropriate species and should be prepared by a botanist, licensed landscape contractor, or licensed landscape architect unless the project is located within the Coastal Zone in which case a botanist, licensed landscape contractor or licensed landscape architect shall prepare the</i></p>	<p>Consistent. Installation of the proposed facility would require no grading. The equipment shelter would be installed at grade and would not require any re-compaction or foundation reinforcement. Approximately 75 linear feet of shallow trenching would be required to connect the equipment shelter to the existing power pole located at the northern edge of the lot within the Highway 154 right-of-way. The proposed route for the trenching has been designed to avoid damage to root systems to the maximum extent feasible.</p> <p>Additionally, existing dense, mature vegetation would be maintained and new native vegetation landscaping installed around the lease area would adequately screen the new facility from view.</p> <p>A standard condition of approval requires that the facility and vegetative screening be maintained in a state of good condition and repair for the life of the facility (see Condition #15). This condition also includes maintenance of sufficient vegetation and screening to ensure the facility remains visually non-intrusive or offensive to the public.</p>

REQUIREMENT	DISCUSSION
<p><i>landscape plan. A performance security shall be required to guarantee the installation and maintenance of new plantings.</i></p> <p><i>(4) Existing trees or significant vegetation used to screen the facility that die in the future shall be replaced with native trees and vegetation of a comparable size, species, and density. The facility may be required to be repainted during the time required for the newly planted vegetation to mature and provide adequate screening.</i></p> <p><i>(5) The vegetation that exists when the project is initially approved that is required to provide screening for the facility shall not be altered in a manner that would increase the visibility of the facility and associated access roads, power lines, and telephone lines, except:</i></p> <p><i>(a) Where the alteration is specifically allowed by the approved project; or</i></p> <p><i>(b) Where necessary to avoid signal interference to and from the approved facility.</i></p> <p><i>Any alteration of the vegetation shall be done under the direction of a licensed arborist.</i></p> <p><i>(6) In the Coastal Zone, vegetation proposed and/or required to be planted in association with a commercial telecommunications facility shall consist of non-invasive plant species only.</i></p>	
Section 35.44.010.D.2 Development Standards	
<p>Standard 2.a. <i>The primary power source shall be electricity provided by a public utility. Backup generators shall only be operated during power outages and for testing and maintenance purposes. New utility line extension longer than 50 feet installed primarily to serve the facility shall be located underground unless an overhead line would not be visible from a public viewing area. New underground utilities shall contain additional capacity (e.g., multiple conduits) for additional power lines and telephone lines if the site is determined to be suitable for collocation.</i></p>	<p>Consistent. Primary power to the facility would be provided by Southern California Edison (SCE) via an existing utility pole located approximately 70 ft. from the lease area. Additionally, the new telecommunication site would be suitable for collocation. As required, all utility lines, including additional capacity lines, would be located underground. A proposed emergency back-up generator would be located inside the shelter and only used during power outages and for testing / maintenance purposes a maximum of 15 minutes per week.</p>

REQUIREMENT	DISCUSSION
<p>Standard 2.b. <i>In the Inland area, disturbed areas associated with the development of a facility shall not occur within the boundaries of an environmentally sensitive habitat area. See Subsection D.3.e below regarding allowance for disturbance within environmentally sensitive habitat areas located within the Coastal Zone.</i></p>	<p>Consistent. The proposed faux pine tree, equipment shelter and trenching would not be located within any designated Environmentally Sensitive Habitat area. Therefore, the project is consistent with this requirement.</p>
<p>Standard 2.c. <i>Collocation on an existing support structure shall be required for facilities allowed in compliance with Subsection C.2 through Subsection C.4. of this Section, unless:</i> <i>(1) The applicant can demonstrate that reasonable efforts, acceptable to the review authority, have been made to locate the antenna on an existing support structure and these efforts have been unsuccessful; or</i> <i>(2) Collocation cannot be achieved because there are not existing facilities in the vicinity of the proposed facility; or</i> <i>(3) The review authority determines that collocation of the proposed facility would result in greater visual impacts than if a new support structure were proposed.</i> <i>Proposed facilities shall be assessed as potential collocation facilities or sites to promote facility and site sharing so as to minimize the overall visual impact. Sites determined by the Department to be appropriate as collocated facilities or sites shall be designed in a way that antenna support structures and other associated features (e.g. parking areas, access roads, utilities, equipment buildings) may be shared by site users. Criteria used to determine suitability for collocation include the visibility of the existing site, potential for exacerbating the visual impact of the existing site, availability of necessary utilities (power and telephone), existing vegetative screening, availability of more visually suitable sites that meet the radio-frequency needs in the surrounding area, and cumulative radio-frequency emission studies showing compliance with radio-frequency</i></p>	<p>Consistent. The only existing tele-communication facility located within a two mile radius is an AT&T facility that is located 1,000 feet east of the proposed Verizon lease area. The applicant made reasonable efforts to collocate at the AT&T facility, but were unsuccessful. As discussed in Attachment I (Alternative Site Analysis), the AT&T pole is not capable of co-location due to its inability to support additional antennas. Additionally, since there are no other existing support structures within the area tall enough to provide adequate cellular coverage, the proposed project for a new facility is in conformance with this development standard.</p>

REQUIREMENT	DISCUSSION
<p><i>standards established by the Federal Communications Commission. Additional requirements regarding collocation are located in Subsection E.3 (Collocation) below.</i></p>	
<p>Standard 2.d. <i>Support facilities (e.g., vaults, equipment rooms, utilities, equipment enclosures) shall be located underground, if feasible, if they would otherwise be visible from public viewing areas (e.g., public road, trails, recreational areas).</i></p> <p><i>Per Section 35.44.010(D)(2), exemptions from this development standard may be granted if “the review authority finds, after receipt of sufficient evidence, that failure to adhere to the standard in the specific instance either will not increase the visibility of the facility or decrease public safety, or it is required due to technical considerations that if the exemption were not granted the area proposed to be served by the facility would otherwise not be served by the carrier proposing the facility, or it would avoid or reduce the potential for environmental impacts.”</i></p>	<p>Consistent. The proposed support facility consisting of a 16’-10”(L) x 11’-6”(W) x 12’-0”(H) equipment shelter mounted to a concrete foundation, and an emergency generator mounted to a concrete pad would be located above ground.</p> <p>The proposed approximately 200 square foot equipment shelter would be a maximum of 12’-0” in height and the generator a maximum height of 6’-0”. However, the equipment shelter and generator would be situated below the elevation of Highway 154, painted natural colors, enclosed with a locked perimeter fence that is also painted natural colors and screened with existing trees and additional vegetative landscaping. As proposed, the support facilities would not be visible from public viewing areas.</p>
<p>Standard 2.e. <i>In the Coastal Zone, disturbed areas associated with the development of a facility shall be prohibited on prime agricultural soils. An exemption may be approved only upon a showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid or minimize impacts to prime soils.</i></p>	<p>Not Applicable. The proposed project is not within the Coastal Zone.</p>
<p>Standard 2.f. <i>In the Coastal Zone, facilities shall be prohibited in areas that are located between the sea and the seaward side of the right-of-way of the first through public road parallel to the sea, unless a location on the seaward side would result in less visible impact. An exemption may be approved only upon showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid or minimize</i></p>	<p>Not Applicable. The proposed project is not within the Coastal Zone.</p>

REQUIREMENT	DISCUSSION
<i>visual impacts.</i>	
<i>Section 35.44.010.D.3 Development Standards</i>	
<i>Standard 3.a.</i> <i>A facility shall not be located so as to silhouette against the sky if substantially visible from a state-designated scenic highway or roadway located within a scenic corridor as designated on the Comprehensive Plan maps.</i>	Consistent. State Highway 154 is a state-designated scenic highway. As designed, the new telecommunication facility would appear as a faux pine tree in order to blend with the taller adjacent trees and into the natural surroundings in order to ensure that it would not be substantially visible from the roadway. Additionally, as designed, the new supporting equipment shelter would be located below the elevation of Highway 154 and screened from view by the existing mature trees and new vegetative landscaping.
<i>Standard 3.b.</i> <i>A facility shall not be installed on an exposed ridgeline unless it blends with the surrounding existing natural or manmade environment in a manner that ensures that it will not be substantially visible from public viewing areas (e.g., public road, trails, recreation areas) or is collocated in a multiple user facility.</i>	Consistent. The proposed facility would not be situated on an exposed ridgeline or hillside location, which is where the site elevation drops 16 feet or more within 100 feet of the project area. Moreover, the facility has been designed to blend with existing and proposed landscaping to minimize visibility from the surrounding area.
<i>Standard 3.c.</i> <i>A facility that is substantially visible from a public viewing area shall not be installed closer than two miles from another substantially visible facility unless it is an existing collocated facility situated on a multiple user site.</i>	Not Applicable. The proposed project would not be substantially visible from a public viewing area. As designed, the new telecommunication facility would appear as a faux pine tree in the midst of existing native pine trees. Additionally, the lease area for the new antennae and equipment shelter would be located approximately 14 feet below the grade of Highway 154 with only the top portion of the ‘monopine’ visible along with the other tree tops around it (see Attachment F). Furthermore, there are no substantially visible facilities located within two miles of the project site area, including the AT&T facility, which is located approximately 1,000 feet northeast of the proposed project site (see Attachment I).

REQUIREMENT	DISCUSSION
	Therefore, this standard is not applicable.
<p>Standard 3.d. <i>Telecommunication facilities that are substantially visible from public viewing areas shall be sited below the ridgeline, depressed or located behind earth berms in order to minimize their profile and minimize any intrusion into the skyline. In addition, where feasible, and where visual impacts would be reduced, the facility shall be designed to look like the natural or manmade environment (e.g., designed to look like a tree, rock outcropping, or streetlight) or designed to integrate into the natural environment (e.g., imbedded in a hillside). These facilities shall be compatible with the existing surrounding environment.</i></p>	<p>Consistent. The proposed facility consists of a single monopole that would be designed to appear as a 55-foot faux-pine tree. The associated support equipment would be contained within a 42' x 20' lease area on a concrete slab and would be secured by a 6-foot tall chain link perimeter fence.</p> <p>The proposed 'monopine' would be visible to travelers going north and southbound on Highway 154. However, the panels would be camouflaged due to the 'monopine' tree design and would not be substantially visible from public viewing areas.</p> <p>The proposed project would not be substantially visible from a public viewing area. As designed, the new telecommunication facility would appear as a faux pine tree in the midst of existing native pine trees (see Attachment F). Additionally, the lease area for the new facility and equipment shelter would be located approximately 14 feet below the grade of Highway 154 with only the top portion of the 'monopine' visible along with the other tree tops around it.</p> <p>Furthermore, the facility components of the project would be painted to blend with surrounding area. Colors and materials would be confirmed by P&D Compliance Monitoring Staff (see Attachment B, Condition #27). In addition, standard conditions of approval require the facility be maintained in a state of good condition and repair for the life of the facility (see Attachment B, Condition #15).</p>
<p>Standard 3.e. <i>In the Coastal Zone, disturbed areas associated with the development of a facility shall not occur within the boundaries or buffer of an environmentally sensitive habitat</i></p>	<p>Not Applicable. The proposed project is not located within the Coastal Zone or in an environmentally sensitive habitat area.</p>

REQUIREMENT	DISCUSSION
<p><i>area. An exemption may be approved only upon showing of sufficient evidence that there is no other feasible location in the area or other alternative facility configuration that would avoid impacts to environmentally sensitive habitat areas. If an exemption is approved with regard to this standard, the County shall require the applicant to fully mitigate impacts to environmentally sensitive habitat consistent with the provisions of the certified Local Coastal Program. Associated landscaping in or adjacent to environmentally sensitive habitat areas shall be limited to locally native plant species appropriate to the habitat type and endemic to the watershed. Invasive, non-indigenous plant species that tend to supplant native species shall be prohibited.</i></p>	

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

8.0 ATTACHMENTS

- A. Findings for Approval
- B. Conditions of Approval (14CUP-00000-00019)
- C. Environmental Document: Notice of Exemption
- D. Reduced Plan Sheets
- E. Approved SBAR Minutes: October 17, 2014
- F. Photo-Simulations
- G. Radio-Frequency Emissions Report, prepared by Site Safe, RF Compliance Experts, dated June 19, 2014
- H. Verizon Coverage Maps
- I. Alternative Site Analysis

ATTACHMENT A

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

The proposed project is exempt from environmental review pursuant to Sections 15303 and 15304 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Please see Attachment C (Environmental Document: Notice of Exemption) to this staff report, dated November 13, 2014, and incorporated herein by reference.

2.0 ADMINISTRATIVE FINDINGS

2.1 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Land Use & Development Code (LUDC), Section 35.82.060.E.1, prior to the approval or conditional approval of an application for a Conditional Use Permit, the review authority shall first make all of the following findings, as applicable:

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

The subject 3.2-acre parcel is located within the rural area of the County and is surrounded on the north, east, and south by vacant lands and to the west by a single-family dwelling located approximately 520 feet from the proposed facility. The facility itself consists of one (1) 55-foot tall antenna support structure designed to resemble a pine tree ('monopine'), and a 200 square foot pre-fabricated equipment shelter. The monopole antenna support structure will support an array of three (3) panel antennas mounted at a maximum height of 47 feet, for a total of nine (9) panel antennas (3 per sector). The lease area will be approximately 840 sq. ft. in area and will be fenced with chain link fencing. The equipment shelter will utilize a concrete slab foundation.

Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The antennas will be located on a monopole approximately 100 feet south of the paved area of Highway 154 (approximately 20 feet from the edge of the right-of-way), and will be visible to the passing motorists in both the north and southbound directions. The proposed faux 'monopine' has been designed to blend the project into the site's surrounding natural environment by blending it in with the adjacent pine trees that occur throughout the area. Additionally, the design of the new facility utilizes the existing topography and other physical characteristics of the site to situate the faux pine tree in the least visually intrusive location. As such, the site is adequate to accommodate the type of use and level of development proposed.

2.1.2 Within the inland area, significant environmental impacts will be mitigated to the maximum extent feasible.

No significant environmental impacts will result from the project. The project is exempt from environmental review pursuant to Section 15303 of the Guidelines for Implementation of CEQA. The facility will utilize a single 'monopine' antenna support structure which is designed to look like a 55-foot tall pine tree. The faux-pine tree support structure will screen the antennas from

public view, and along with the proposed landscaping, will blend the tower and equipment shelter with the existing mature trees in the immediate vicinity to the maximum extent feasible.

To ensure that proposed projects will operate within Federal Communication Commission (FCC) limits, the County requires that applicants submit a report prepared by a qualified third party that estimates the project's radio-frequency emissions and determines whether or not they comply with the Federal requirements. As part of the permit application, the applicant provided a Radio-Frequency Electromagnetic (RF-EME) Compliance report prepared by Site Safe, RF Compliance Experts, dated June 19, 2014. The report concluded that at the nearest walking / working surfaces to the Verizon antennas, the maximum power density generated due to the operation by itself is less than 1% of the FCC's occupational limit. Since there are no other carriers on site, the cumulative level was not calculated. The report also states, based on 'worst-case' predictive modeling, that there are no modeled exposures on any ground-level walking / working surfaces related to equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. The report verifies that the facility will operate in compliance with FCC limits.

Additional conditions include the requirement for final SBAR approval to ensure that the project is visually compatible with the surrounding area, and the requirement for monitoring of radio-frequency emissions to ensure compliance with FCC standards.

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 un-manned facility will not generate traffic other than for periodic maintenance required on an as-needed basis. The proposed facility would be accessed from an existing paved driveway leading to the lease area from Highway 154, a public road. The property owners have granted the lessee a private 15-foot wide access easement to the leased area and the paved driveway would also provide onsite parking for routine maintenance of the facility. Therefore, the existing streets are sufficient to serve the project and this finding can be made.

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 discussed in Sections 6.2 and 6.3 of the staff report dated November 13, 2014 and incorporated herein by reference, the facility will be un-manned and will not require any public services such as water or sewer. However, fire and police services will be provided by the Santa Barbara County Fire Department and Sherriff's Department. Therefore, this finding can be made.

2.1.5 The proposed 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 4.2 and 6.2 of the staff report dated November 13, 2014 and incorporated herein by reference, the facility complies with the Federal health and safety standards and therefore will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. Additionally, the monopole is designed to resemble a pine tree which is a common tree found throughout the area. The faux tree support structure will reduce the visibility of the antennae. The tower and equipment shelter have been carefully sited and designed to be visually compatible with the surrounding area. 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 any applicable community or area plan.

As discussed in Sections 6.2 and 6.3 of the staff report dated November 13, 2014 and incorporated herein by reference, the project will be in conformance with all applicable provisions of the Comprehensive Plan and all applicable development standards of the County LUDC. Therefore this finding can be made.

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

As discussed above in Findings 2.1.1, and 2.1.5, and Sections 6.2 and 6.3 of the staff report dated November 13, 2014 and incorporated herein by reference, the telecommunications facility will be disguised as a pine tree to reduce the visibility of the antennas. In addition, the facility equipment within the fenced lease area will be screened from view by the existing natural vegetative screening. As such, the design of the facility is compatible with and subordinate to the rural character of the area and this finding can be made.

2.2 ADDITIONAL FINDINGS (LUDC SECTION 35.44.010.G)

In addition to the findings required to be adopted by the review authority in compliance with Section 35.82.050 (Coastal Development Permits), Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permit), Section 35.82.080 (Development Plans) and Section 35.82.110 (Land Use Permits) in order to approve an application to develop a telecommunication facility, the review authority shall also make the following findings:

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

The proposed monopole design will resemble a pine tree, which occurs nearby and is common in the area. The pine tree monopole design was reviewed by the South County Board of Architectural Review (SBAR) on October 17, 2014. The SBAR commented that the design maximized the structure's compatibility with the surrounding area (see Attachment E to the Staff Report, dated November 13, 2014 and incorporated herein by reference). The design of the facility effectively utilizes the existing landforms and trees so that the facility blends into the surrounding natural environment. Additionally, the radio-frequency report prepared for the facility has confirmed that the facility is operating in compliance with FCC requirements and is well within the applicable emissions limits (see Attachment G). Therefore the use is compatible with the existing rural residential use of the property. Therefore, this finding can be made.

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

Technical requirements dictate that wireless facilities be sited in a manner that provides clear line-of-site transmission of signals. The monopole will be located approximately 118 feet south of the paved area of Highway 154 (approximately 40 feet from the edge of the 175-foot wide Highway 154 right-of-way). As situated on the site, only the top portion of the 'monopine' will be visible

to the passing motorist in both the north and southbound directions. However, the monopole design will resemble a pine tree which occurs nearby and is common in the area. The faux pine tree ('monopine') design was reviewed by the South County Board of Architectural Review (SBAR) on October 17, 2014. The SBAR commented that the design maximizes the structure's compatibility with the surrounding area (see Attachment E to the Staff Report, dated November 13, 2014 and incorporated herein by reference). The design of the facility effectively utilizes the existing landforms and trees so that the facility blends into the surrounding natural environment. Therefore, this finding can be made.

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

The pine tree monopole design was reviewed by the South County Board of Architectural Review (SBAR) on October 17, 2014. The SBAR commented that the design maximizes the structure's compatibility with the surrounding area (see Sections 6.2 and 6.3, and Attachment E of the staff report, dated November 13, 2014 and incorporated herein by reference). The design of the facility effectively utilizes the existing landforms and trees so that the facility blends into the surrounding natural environment. Therefore, this finding can be made.

2.2.4 The facility complies with all required development standards unless granted a specific exemption by the review authority as provided in Subsection D (additional development standards for telecommunication facilities).

- a. An exemption to one or more of the required development standards may be granted if the review authority additionally finds that in the specific instance that the granting of the exemption:**
 - 1. Would not increase the visibility of the facility or decrease public safety, or**
 - 2. Is required due to technical considerations 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.**

The proposed support facility consisting of a 16'-10"(L) x 11'-6"(W) x 12'-0"(H) equipment shelter mounted to a concrete foundation, and an emergency generator mounted to a concrete pad would be located above ground. The proposed approximately 200 square foot equipment shelter would be a maximum of 12'-0" in height and the generator a maximum height of 6'-0". However, the equipment shelter and generator would be situated below the elevation of Highway 154, painted natural colors, enclosed with a locked perimeter fence that is also painted natural colors and screened with existing trees and additional vegetative landscaping. As proposed, the support facilities would not be visible from public viewing areas. Therefore, this finding can be made.

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

A radio-frequency emissions report completed by Site Safe, RF Compliance Experts, dated June 19, 2014, concluded that the facility meets the FCC requirements. As a part of the project conditions (see Attachment B, Condition #10 of the Staff Report, dated November 13, 2014 and

incorporated herein by reference), a verification measurement report will be required within 30 days of installation to confirm adherence to these requirements. Therefore, this finding can be made.

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.

Currently, Verizon does not provide adequate telecommunications service to the area around the subject lot. As shown in Attachment H, the applicant has demonstrated a gap of coverage at the Highway 154 Summit. The only existing telecommunications facility within a two mile radius is an AT&T facility that is located 1,000 feet east of the proposed Verizon lease area. However, this AT&T pole is not capable of co-location (see Attachment I to the staff report, dated November 13, 2014 and incorporated herein by reference). Since there are no existing support structures within the necessary coverage area, the proposal for a new facility is in conformance with this development standard. There are no other existing support structures within the project site vicinity which could accommodate the proposed facility. 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 shown in Attachment I to the staff report, dated November 13, 2014 and incorporated herein by reference, there are no existing support structures within the vicinity of project site which could accommodate co-location of the proposed facility. Additionally, there were no suitable alternative sites in the vicinity that could provide adequate coverage area without causing significant visual impacts.

The faux pine tree monopole design was proposed by the applicant in order to maximize the structure's compatibility with the surrounding area. The design was reviewed by the Board of Architectural Review on October 17, 2014, where it received positive comments (see Attachment E of the Staff Report, dated November 13, 2014 and incorporated herein by reference). The design of the facility effectively utilizes the existing landforms and trees so that the facility blends into the surrounding natural environment, and is the least intrusive design feasible for the proposed project.

The equipment shelter and generator will be situated below the elevation of Highway 154, painted natural colors, enclosed with a locked perimeter fence that is also painted natural colors and screened with existing trees and additional vegetative landscaping. As proposed, the support facilities will not be visible from public viewing areas. Therefore, this finding can be made.

ATTACHMENT B

CONDITIONS OF APPROVAL

Verizon Telecommunications Facility

Case No. 14CUP-00000-00019

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked Attachments A - I, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project is a request by Michelle Ellis of Complete Wireless Consulting, Inc., agent for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and operation of an un-manned telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code, on property zoned 40-A-O. The facility would be located within a 840 square foot lease area on a 3.2-acre parcel located at 2937 San Marcos Pass Road, Assessor Parcel No. 153-080-008.

The proposed facility consists of nine Verizon Wireless panel antennas in three sectors, with three antennas per sector, mounted on a proposed 55-foot tall 'monopine' along with associated equipment. The 42'x20' lease area would have a locked chain link fence at the perimeter and would house all support equipment for the antenna at the base of the structure, including a pre-fabricated equipment shelter, underground power and Telco utilities, a standby diesel generator, two GPS antennas, two air conditioning units, and a surge protector. The diesel generator would be installed on a new concrete pad and the existing paved driveway leading to the lease area would provide onsite parking for routine maintenance of the facility. Although some minor ground disturbance would be needed for footings and utility trenching, the proposed facility would not require grading, and no tree removal is proposed as a component of the project.

One hooded security light would be installed and shall be hooded, low-wattage, directed downward, and would have a motion-detector that includes a timer located above the equipment structure door that would be kept off except when personnel are present at night.

- 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 must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT SPECIFIC CONDITIONS

3. **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, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approved plans (Case No. 14BAR-00000-00215).

TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the follow-on Zoning Clearance.

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. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing and /or trenching, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. If the site is disturbed and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.

TIMING: The dust monitor shall be designated prior to building permit issuance. The dust control components apply from the beginning of any construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

PLAN REQUIREMENTS: P&D processing planner shall ensure measures are on plans. .

MONITORING: P&D compliance monitoring staff and B&S inspection staff shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

- 5. Bio-20 Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete tools, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all plans for zoning and building permits.

MONITORING: Building & Safety and P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.
- 6. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall 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 issuance of follow-on Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout construction.
- 7. Tel-03 Colors and Painting.** All exposed equipment and facilities (e.g., antennas, support structure, equipment cabinets, etc.) shall be finished in non-reflective materials (including painted surfaces) and shall be painted to match the existing surroundings.

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

MONITORING: P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance.
- 8. 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.

MONITORING: P&D compliance monitoring staff shall conduct a Project Compliance Inspection prior to Final Building Inspection Clearance and respond to any complaints.

9. **Tel-06 Underground Utilities.** Except as otherwise noted in the Project Description and development plans, all utilities necessary for facility operation, including coaxial cable, shall be placed underground. Conduit shall be sized so as provide additional capacity to accommodate utilities for other telecommunication carriers should collocation be pursued in the future.

PLAN REQUIREMENTS: The Permittee shall restate the provisions for utility undergrounding on all building and grading plans.

MONITORING: Building & Safety and P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

10. **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:
- Permittee shall hire a qualified professional acceptable to the County (wholly independent of Permittee), to perform radio-frequency (“RF”) field test that measures actual RF electromagnetic exposure at the site. This RF field-testing shall measure all ambient sources of RF energy at the site & report the cumulative RF exposure, including contributions from the site together with other sources of RF energy in the environment as a whole. Measurements shall be made by the responsible professional who will author the report to the County. Report of the results and the author's/professional's findings with respect to compliance with federally established MPE standards shall be submitted to the County w/in 30 days of Final Building Clearance. Permittee shall pay for the cost of the field measurements and preparing the report. The facility shall cease-and-desist commercial operations until it complies with, or has been modified to comply with, applicable RF standards.
 - 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 Telecommunications Ordinance & FCC regulations.
 - 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. 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.

MONITORING: 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.

11. Tel-09 Project Review. Five years after issuance of the Zoning Clearance for the project and no more frequently than every five years thereafter, the Director of P&D may undertake inspection of the project and require the Permittee to modify its facilities subject to the following parameters:

- a. **Modification Criteria.** Modifications may be required if, at the time of inspection it is determined that: (i) the Project fails to achieve the intended purposes of the development standards listed in the Telecommunications Ordinance for reasons attributable to design or changes in environmental setting; or (ii) more effective means of ensuring aesthetic compatibility with surrounding uses become available as a result of subsequent technological advances or changes in circumstance from the time the Project was initially approved.
- b. **Modification Limits.** The Director’s decision shall take into account the availability of new technology, capacity and coverage requirements of the Permittee, and new facilities installed in the vicinity of the site. The scope of modification, if required, may include, but not be limited to a reduction in antenna size and height, collocation at an alternate permitted site, and similar site and architectural design changes. However, the Permittee shall not be required to undertake changes that exceed ten percent (10%) of the total cost of facility construction. The decision of the Director as to modifications required herein shall be deemed final unless appealed in compliance with the provisions of the County Code.

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

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

MONITORING: P&D compliance monitoring 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.

- 12. 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.
- 13. 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.
- 14. 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. P&D permit processing planner shall check plans and P&D compliance monitoring staff shall conduct compliance inspections as needed to ensure permit compliance.
- 15. Tel-13 Facility Maintenance.** The facility shall be maintained in a state of good condition at all times for the life of the project. This includes, but is not limited to: painting; landscaping; site identification; equipment repair; and keeping the facility clear of debris, trash, and graffiti.
- 16. 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.
TIMING: The Owner/Applicant shall provide P&D with evidence that he/she has recorded the Agreement to Comply with Conditions prior to issuance of the Zoning Clearance.
- 17. 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 the 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.

III. COUNTY RULES AND REGULATIONS

18. **Rules-01 Effective Date.** 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].
19. **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.
20. **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.
21. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the 18 months following the effective date of this Conditional Use Permit. If the 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 or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County 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.

22. **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 35.84.030 of the County 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 & §35.84.060].
23. **Rules-18 CUP Revisions.** The approval by the Planning Commission of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
24. **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.
25. **Rules-23 Processing Fees Required.** Prior to issuance of the first Building Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
26. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
27. **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 issuance of the Land Use Permit 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.

- 28. **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.
- 29. **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.
- 30. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

ATTACHMENT C

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, Planning and Development Department

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

APN: 153-080-008

Case No.: 14CUP-00000-00019

Location: 2937 San Marcos Pass Road, Santa Barbara, CA

Project Title: Verizon Wireless at Hwy 154 Summit

Project Description: The project is a request by Michelle Ellis of Complete Wireless Consulting, Inc., agent for the applicant, Verizon Wireless, for a Major Conditional Use Permit to allow construction and operation of an un-manned telecommunications facility, in compliance with Sections 35.82.060 and 35.44 of the County Land Use and Development Code, on property zoned 40-A-O. The facility would be located within a 840 square foot lease area on a 3.2-acre parcel located at 2937 San Marcos Pass Road, Assessor Parcel No. 153-080-008.

The proposed facility consists of nine Verizon Wireless panel antennas in three sectors, with three antennas per sector, mounted on a proposed 55-foot tall ‘monopine’ along with associated equipment. The 42’x20’ lease area would have a locked chain link fence at the perimeter and would house all support equipment for the antenna at the base of the structure, including a pre-fabricated equipment shelter, underground power and Telco utilities, a standby diesel generator, two GPS antennas, two air conditioning units, and a surge protector. The diesel generator would be installed on a new concrete pad and the existing paved driveway leading to the lease area would provide onsite parking for routine maintenance of the facility. Although some minor ground disturbance would be needed for footings and utility trenching, the proposed facility would not require grading, and no tree removal is proposed as a component of the project.

One hooded security light would be installed and shall be hooded, low-wattage, directed downward, and would have a motion-detector that includes a timer located above the equipment structure door that would be kept off except when personnel are present at night.

Public Agency Approving Project: County of Santa Barbara

Person / Agency Carrying Out Project: Michelle Ellis of Complete Wireless Consulting, Inc

Exempt Status:

☐ Ministerial
☐ Statutory Exemption
☒ Categorical Exemption
☐ Emergency Project

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

Reasons to Support Exemption Findings: The proposed project is exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of a limited number of new small facilities or structures. Section 15304 exempts minor alterations in the condition of land that do not involve the removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project consists of the construction and use of a new un-manned telecommunications facility that would be constructed to appear as a pine tree. The proposed minor trenching for utilities and paving of the existing dirt driveway would not require grading or the removal of any healthy, mature, or scenic trees. As such, the project would comply with the limited scope of these Categorical Exemptions.

There is no substantial evidence that there are unusual circumstances (including future activities) resulting in (or which might reasonably result in) significant impacts which threaten the environment.

The exceptions to the categorical exemptions pursuant to Section 15300.2 of the CEQA Guidelines are:

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

The proposed development is located entirely outside of the required 100-foot (rural) buffer from a mapped ESH area. San Jose Creek is located 150 south of the project site. The nearest mapped environmental resource (Riparian Corridor) is over 400 feet away, also to the south, and is separated from the proposed development by a heavily wooded area. No vegetation is proposed for removal and no archaeological or historical resources would be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project site. Therefore, this exception to the categorical exemption does not apply.

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

The project is for an unmanned telecommunications facility within an approximately 840 square foot lease area on a 3.2-acre parcel. A radio-frequency (RF) emissions report was prepared as part of the proposed project. The report concluded that the proposed project will operate within the applicable Federal Communications Commission (FCC) limit. Any future telecommunications facility on the site would be analyzed for potential environmental impacts, and all future facilities would also be required to meet Federal Communications Commission (FCC) radio-frequency emission limits. Similar development in the same place over time, developed in conformance with the applicable ordinance, policy and FCC regulations would not result in a cumulatively significant impact. County requirements for collocation of telecom projects, where feasible, reduces cumulative effects (visual, land disturbances, etc.). Therefore, this exception to the categorical exemption does not apply.

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

No sensitive habitat exists on the subject site, and there are no unusual circumstances that will cause the project to have a significant effect on the environment. Telecommunications facilities are regulated by the Federal Communications Commission and are required to comply with Federal emissions standards and health and safety requirements at all times. The facility complies with these standards. Additionally, there are no unusual circumstances anticipated to result from the construction of the project. Therefore, this exception to the categorical exemption does not apply.

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

The project is located within the view corridor of State Highway 154, a designated Scenic Highway. As designed, the new telecommunication facility would appear as a faux pine tree in order to blend into the natural surroundings and not be substantially visible from the roadway. Additionally, as designed, the new structure would be located such that it would not silhouette against the sky. Therefore, the proposed project would not result in damage to a scenic resource and this exception to the categorical exemption does not apply.

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

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

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

The proposed development is not near any historical resource. As such, the project will have no impact on any historical resource and this exception to the categorical exemption does not apply.

Lead Agency Contact Person: J. Ritterbeck, Planner

Phone No.: (805) 568-3509

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

Acceptance Date: _____

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

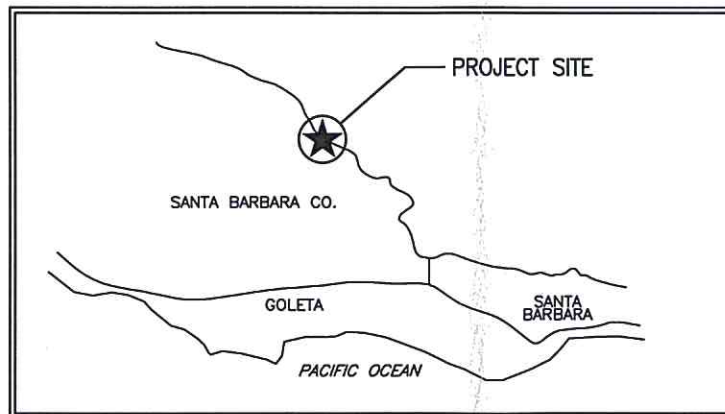
Distribution: Case File

Date Filed by County Clerk: _____

Z D D R A W I N G S I G N - O F F		
DATE:	TIME:	% CWC-PLEASE RETURN BY:
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  <p>COMPLETE Wireless Consulting, Inc.</p> </div> <div style="text-align: center; flex-grow: 1;"> <p>SIGNATURE</p> </div> <div style="text-align: center; flex-grow: 1;"> <p>DATE</p> </div> </div>		
SITE ACQUISITION:		
PLANNING:		
CONSTRUCTION:		
MANAGEMENT:		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;">  <p>verizon WIRELESS</p> </div> <div style="text-align: center; flex-grow: 1;"> <p>SIGNATURE</p> </div> <div style="text-align: center; flex-grow: 1;"> <p>DATE</p> </div> </div>		
CONSTRUCTION:		
REAL ESTATE:		
RF ENGINEER:		
EQUIPMENT ENGINEER:		
MW ENG./TRANSPORT:		
<p>OTHER (IF APPLICABLE)</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center; flex-grow: 1;"> <p>SIGNATURE</p> </div> <div style="text-align: center; flex-grow: 1;"> <p>DATE</p> </div> </div>		



2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105
APN: 153-080-008
LOCATION #: 269197



SANTA BARBARA, CA

LOCATION PLAN 

FROM VERIZON OFFICE @ 2785 MITCHELL DRIVE, WALNUT CREEK, CA 94598:

1. HEAD NORTHEAST ON MITCHELL DR TOWARD OAK GROVE RD
 2. TURN RIGHT ONTO OAK GROVE RD
 3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD
 4. CONTINUE ONTO HILLSIDE AVE
 5. TURN LEFT ONTO THE INTERSTATE 680 S RAMP TO SAN JOSE
 6. MERGE ONTO I-680 S
 7. TAKE THE EXIT ONTO US-101 S TOWARD LOS ANGELES
 8. TAKE THE CA-154 EXIT TOWARD LOS OLIVOS/LAKE CACHUMA
 9. TURN LEFT ONTO CA-154 E/SAN MARCOS PASS RD
- DESTINATION WILL BE ON THE RIGHT

1.	T1.1	TITLE SHEET, LOCATION PLAN, PROJECT DATA
2.	LS1	SURVEY SHEET
3.	LS2	SURVEY SHEET
4.	LS3	SURVEY SHEET
5.	A1.1	OVERALL SITE PLAN
6.	A2.1	ENLARGED EQUIPMENT LAYOUT PLAN
7.	A2.2	ANTENNA LAYOUT PLAN
8.	A3.1	PROJECT ELEVATIONS

ARCHITECT:
MANUEL S. TSHLAS
MST ARCHITECTS, INC.
801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95816
916-341-0405
manuel@mstarchitects.com

CONSTRUCTION MANAGER:
SERGIO CABRERA
COMPLETE WIRELESS CONSULTING, INC.
2009 V STREET
SACRAMENTO, CA 95818
916-217-9219
scabrera@completewireless.net

APPLICANT:
VERIZON WIRELESS
2785 MITCHELL DRIVE,
WALNUT CREEK, CA 94598

PROPERTY OWNER:
ROGER AND NANCY HAINES
2736 PAINTED CAVE ROAD
SANTA BARBARA, CA 93105

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 153-080-008

JURISDICTION: COUNTY OF SANTA BARBARA

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS FACILITY) U (TOWER)

TYPE OF CONSTRUCTION: V-B

ZONING: AG-1 (CONSISTENCY REZONE FROM 40-AL-0 AS PART OF THIS APPLICATION)

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) (INCL. TITLE 24 & 25)
 2. 2013 CALIFORNIA BUILDING CODE (CBC)
 3. 2013 CALIFORNIA RESIDENTIAL BUILDING CODE
 4. 2013 CALIFORNIA ELECTRICAL CODE (CEC)
 5. 2013 CALIFORNIA MECHANICAL CODE (CMC)
 6. 2013 CALIFORNIA PLUMBING CODE (CPC)
 7. 2013 CALIFORNIA ENERGY CODE (CEC)
 8. 2013 CALIFORNIA HISTORICAL BUILDING CODE
 9. 2013 CALIFORNIA FIRE CODE (CFC)
 10. 2013 CALIFORNIA EXISTING BUILDING CODE
 11. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
 12. 2013 CALIFORNIA REFERENCE STANDARDS CODE
 13. LOCAL COUNTY OR CITY ORDINANCES
 14. PRE-FABRICATED EQUIPMENT SHELTER IS STATE OF CALIFORNIA INSPECTED AND APPROVED, NOT FOR LOCAL INSPECTION.
- ACCESSIBILITY REQUIREMENTS: THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY NOT REQUIRED IN ACCORDANCE WITH THE 2013 CBC 11B-203.5, AND 11B-202.4 EXCEPTION 7.

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING:

- A 42'-0"x20'-0" LEASE AREA.
- A CHAIN LINK FENCE @ LEASE AREA PERIMETER.
- A PRE-FABRICATED EQUIPMENT SHELTER.
- UNDERGROUND POWER & TELCO UTILITIES BROUGHT TO FACILITY.
- A STANDBY DIESEL GENERATOR.
- A COAXIAL CABLE ICE BRIDGE.
- (9) ANTENNAS W/ASSOCIATED TOWER MOUNTED EQUIPMENT MOUNTED ON A PROPOSED 55.0' TALL MONOPOLE.

04/22/2014	90% ZONING DOCUMENTS
05/14/2014	95% ZONING DOCUMENTS
07/08/2014	100% ZONING DOCUMENTS
XX/XX/XXXX	90% CONSTRUCTION DOCUMENTS
XX/XX/XXXX	100% CONSTRUCTION DOCUMENTS



HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105






verizon WIRELESS

TITLE:

FILE:	TITLE SHEET, LOCATION PLAN, PROJECT DATA
-------	------------------------------------------

Not valid unless signed in ink by licensee.

Revisions:

	_____
	_____
	_____
	_____
	_____

File: 162.1039_T11.dwg

Drawn By: JCE

Checked By: MST

Scale: AS NOTED

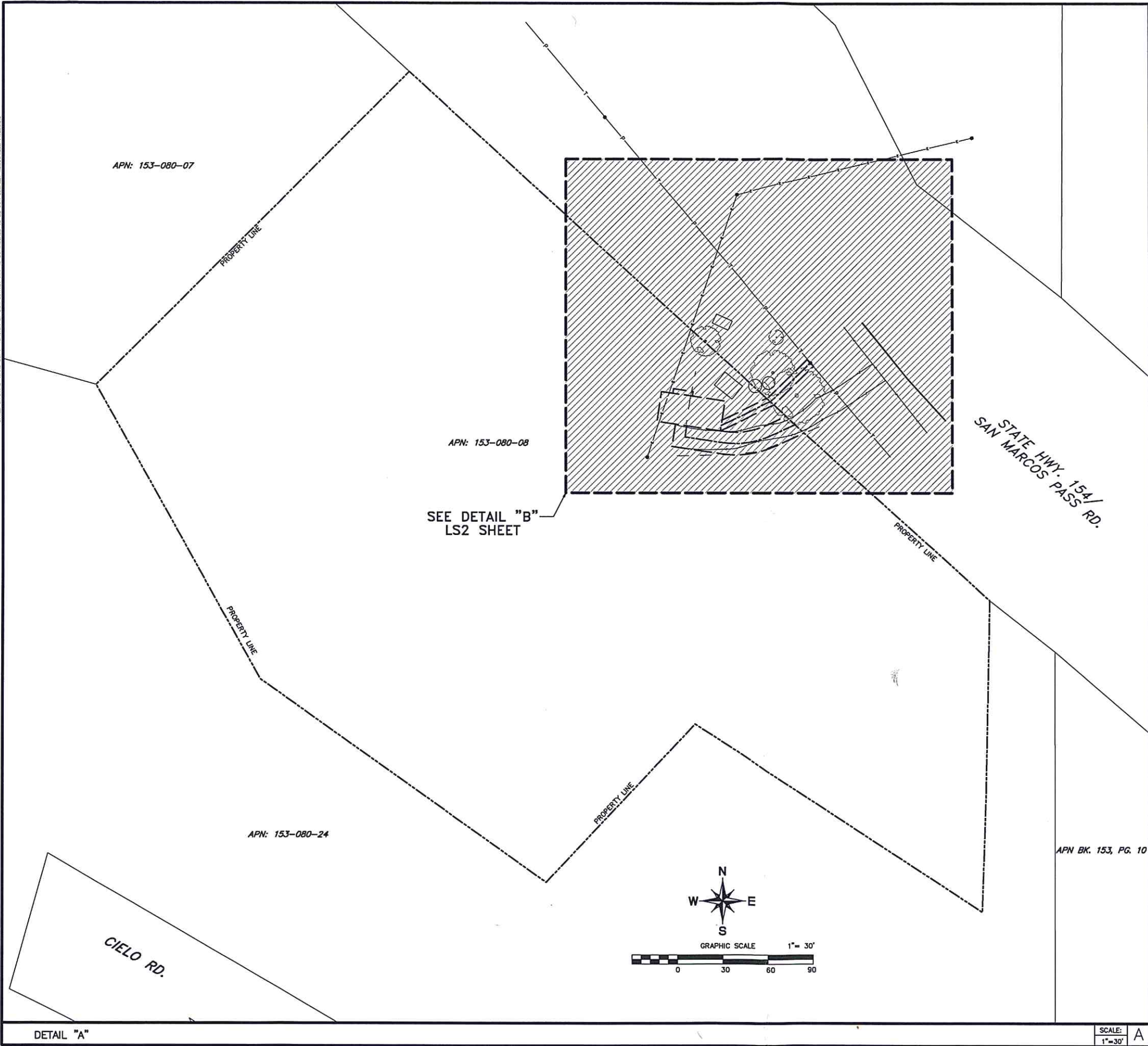
Date: 04/22/2014

Job No. 162.1039

T1.1

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COUNTERPART AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PAS. PAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS DOCUMENT. PAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS DOCUMENT.

F:\PROJECTS\OPERA\VERIZON\HWY 154 SUMMIT\OFFICE\005 FINAL\VZW HIS45 FS 07-07-14.dwg



MANHOLE

LIGHT POLE

TREE

JOINT POLE

POWER POLE

FIRE HYDRANT

MONUMENT

HANDICAPPED PARKING

TELEPHONE POLE

SPOT ELEVATION

EDGE OF PAVEMENT

OVERHEAD ELECTRIC LINE

FENCE LINE

PROPERTY LINE

AMSL.....ABOVE MEAN SEA LEVEL

AGL.....ABOVE GROUND LEVEL

CP #.....FIELD CONTROL POINT

DATE OF SURVEY: 04/09/14

SURVEYED BY/ OR UNDER THE DIRECTION OF: Oliver Philip Auer
L.S. 5075

NOTES:
THIS IS NOT A BOUNDARY SURVEY. THIS IS A CELLULAR TELECOMMUNICATIONS TOPOGRAPHIC SURVEY MAP WITH EXISTING PARENT PARCEL LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY REPORTS, RECORD INFORMATION AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. UNLESS OTHERWISE NOTED, NO UNDERGROUND UTILITY LOCATING SERVICE COMPANY WAS CONTACTED PRIOR TO THIS MAP BEING PREPARED; THEREFORE, THERE MAY BE NON-VISIBLE OR OBSCURE UTILITIES EXISTING ON THE PROPERTY NOT SHOWN ON THIS MAP.
PARENT PARCEL DESCRIPTION:
SEE PRELIMINARY REPORT EXTRACT, LS3 SHEET.
LEASE AREA DESCRIPTION:
SEE LS3 SHEET.
JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:
LS3 SHEET.
UTILITY EASEMENT DESCRIPTION:
LS3 SHEET.
BRANCH OVERHANG EASEMENT DESCRIPTION:
LS3 SHEET.
BASIS OF ELEVATIONS: NAVD 88.
BASIS OF BEARINGS: CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 5, NAD 83.
PROJECT BENCH: AS INDICATED HEREON.
LANDLORD INFORMATION: ROGER & NANCY HAINES
2736 PAINTED CAVE ROAD
SANTA BARBARA, CA 93105-9770
NET AREA OF:
UNDERLYING PARCEL(S): 4.05± AC.
SITE LOCATED IN FLOOD ZONE D, AN AREA IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FEMA FIRM COMMUNITY PANEL NUMBER 060-83C1140G, MAP REVISED DECEMBER 4, 2012.
FAA 1A CERTIFICATION:
LATITUDE AND LONGITUDE WAS OBTAINED FROM INFORMATION PROVIDED BY A GPS SURVEY. THE GEODETIC POSITION SHOWN WAS DETERMINED UTILIZING FAST-STATIC GPS OBSERVATIONS FROM NGS CORS STATION(S) USING TRIMBLE 4600LS RECEIVERS. THE DATA WAS DIFFERENTIALLY CORRECTED WITH TRIMBLE GPS SURVEY SOFTWARE.
LATITUDE, LONGITUDE AND ELEVATIONS DENOTED ON THIS SURVEY MEET OR EXCEED THE FEDERAL AVIATION ADMINISTRATION 1-A STANDARD.
ELEVATION OF GROUND AT GPS POINT: 2016± AMSL
STRUCTURE HEIGHT: N/A
LATITUDE: N34°30'22.87"
LONGITUDE: W119°49'04.96" (NAD 83)

VICINITY MAP

NOT TO SCALE

SITE

HWY. 154

SANTA BARBARA CO.

HWY. 1

GOLETA

HWY. 192

SANTA BARBARA

PACIFIC OCEAN

Phil Auer Surveying

14407 Corte Lajon, 4
Santa Barbara, CA 93105
Phone: (805) 697-8129
Mobile: (805) 714-7224
E-mail: lajond@earthlink.net

HWY. 154 SUMMIT

SAN MARCOS PASS RD.

SANTA BARBARA COUNTY, CA

WIRELESS

SURVEY SHEET

LICENSED LAND SURVEYOR

OLIVER PHILIP AUER

11/24/12

Exp. 11/24/15

STATE OF CALIFORNIA

Not valid unless signed in ink by licensee.

Revisions:

△

△

△

△

△

Name: HWY. 154 SUMMIT

Drawn By: PAD

Checked By: OPA

Scale: AS NOTED

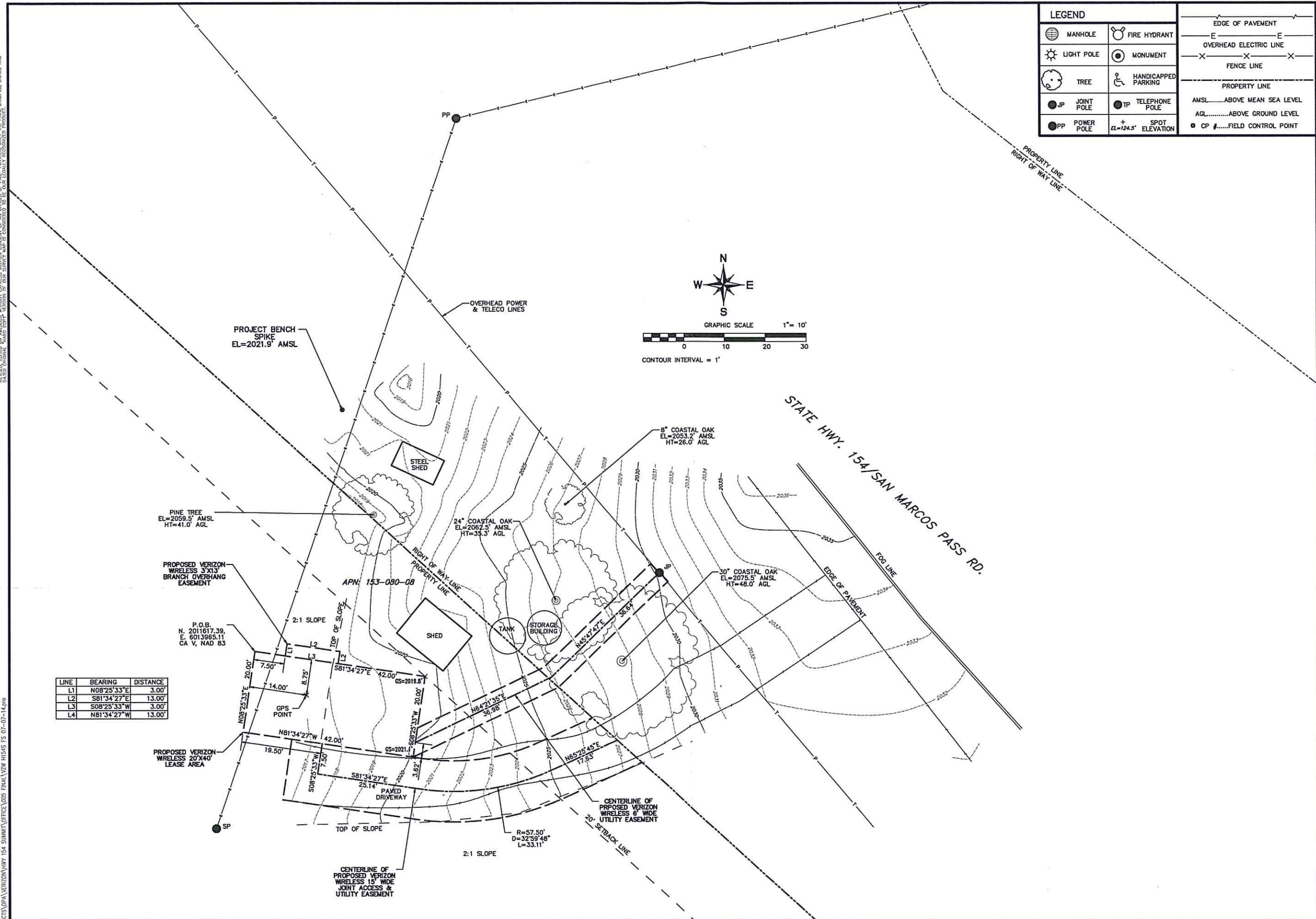
Date: 07/07/14

Job No. N/A

LS1

ANY ELECTRONIC DIGITAL MEDIA PROVIDED BY PAS, TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, SOLD, ALTERED, REVISED, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF PAS. PAS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

F:\PROJECTS\GPA\VERIZON\HWY 154 SUMMIT\OFFICE\GOS FINAL\VZW HIS\45 FS 07-07-14.ppt



DETAIL "B"

SCALE: 1"=10'

Phil Auer Surveying
14407 Corte Los
Bancos, Suite 14
Phone: (661) 687-8128
Mobile: (661) 714-7224
E-mail: isa076@earthlink.net

HWY. 154 SUMMIT
SAN MARCOS PASS RD.
SANTA BARBARA COUNTY, CA
SURVEY SHEET



Revisions:

1	
2	
3	
4	

Name: HWY. 154 SUMMIT
Drawn By: PAO
Checked By: OPA
Scale: AS NOTED
Date: 07/07/14

Job No. N/A

LS2

ANY ELECTRONIC PORTAL MEDIA GENERATED BY PLS. TO OUR CLIENT IS A COURTESY AND IS NOT TO BE REPRODUCED, DISTRIBUTED, COPIED, ALTERED, REVISED, LIMITED OR AMENDED WITHOUT EXPRESS WRITTEN CONSENT OF AN ATTORNEY OF PLS. FURTHER, ONLY THE FINAL STAMPED, SIGNED AND DATED ORIGINAL "HARD COPY" VERSION OF OUR SURVEY MAP IS CONSIDERED TO BE OUR LEGALLY RECOGNIZED PRODUCT.

F:\PROJECTS\OPAV\VERZEN\HWY 154 SUMMIT\OFFICE\005 FINAL\VZW H154S FS 07-07-14.dwg

PRELIMINARY REPORT DESCRIPTION EXTRACT 1 OF 2

Order Number: 3420-4603054
Page Number: 5

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Barbara, State of California, described as follows:

PARCEL ONE:

THAT PORTION OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 28 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 21, WHICH BEARS NORTH 89° 41' 10" WEST 30.30 FEET FROM A "+-" ON ROCK MARKED B. R. 1/4 SEC.; THENCE SOUTH 0° 38' EAST ALONG AN OLD FENCE (AT 780.20 FEET TO A "+-" ON BOULDER) 833.49 FEET TO A POINT FROM WHICH A 1/2" IRON SURVEY PIPE BEARS SOUTH 75° 05' EAST 1.77 FEET; THENCE NORTH 75° 05' WEST 287.98 FEET TO A 3/4" IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 48° 30' WEST 147.01 FEET TO A POINT; THENCE NORTH 29° 01' EAST 105.17 FEET TO A POINT; THENCE SOUTH 60° 47' EAST 146.61 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 11° 45' EAST 95.72 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 74° 50' WEST 91.72 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

THAT PORTION OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 28 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 21, WHICH BEARS NORTH 89° 41' 10" WEST 30.30 FEET FROM A "+-" ON ROCK MARKED B. R. 1/4 SEC.; THENCE SOUTH 0° 38' EAST ALONG AN OLD FENCE 636.61 FEET TO A POINT IN THE CENTER LINE OF SAN MARCOS PASS ROAD AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 38' EAST (AT 143.59 FEET A "+-" ON BOULDER) 196.88 FEET TO A POINT FROM WHICH A 1/2" IRON SURVEY PIPE BEARS SOUTH 75° 05' EAST 1.77 FEET; THENCE NORTH 75° 05' WEST 287.98 FEET TO A 3/4" IRON PIPE; THENCE NORTH 50° 29' 30" WEST 136.82 FEET TO A 1/2" IRON SURVEY PIPE; THENCE NORTH 23° 39' WEST 112.98 FEET TO A 1/2" IRON SURVEY PIPE; THENCE NORTH 44° 46' EAST 29.39 FEET TO A 1/2" IRON SURVEY PIPE; THENCE NORTH 80° 54' EAST (AT 279.69 FEET TO A 1/2" IRON SURVEY PIPE) 310.93 FEET TO A POINT IN THE CENTER LINE OF SAN MARCOS PASS ROAD; THENCE SOUTH 45° 30' EAST ALONG THE CENTER LINE OF SAID ROAD 169.86 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF PARCEL ONE ABOVE DESCRIBED.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED IN THE DEED TO STATE OF CALIFORNIA RECORDED JANUARY 31, 1955 AS INSTRUMENT NO. 1866, BOOK 1294, PAGE 494 OF OFFICIAL RECORDS.

PARCEL THREE:

THAT PORTION OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 25 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON OFFICIAL PLAT THEREOF FILED APRIL 26, 1875 IN DISTRICT OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF THE TRACT OF LAND DESCRIED IN THE DEED TO

First American Title
Page 5 of 14

PRELIMINARY REPORT DESCRIPTION EXTRACT 2 OF 2

Order Number: 3420-4603054
Page Number: 6

ROBERT S. TENNEY, ET UX., RECORDED JUNE 27, 1947 IN BOOK 733, PAGE 329 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, FROM WHICH A 3/4 INCH SURVEY PIPE BEARS SOUTH 75° 05' EAST 1.77 FEET DISTANT; THENCE ALONG THE SOUTH-WESTERLY, WESTERLY AND NORTH-WESTERLY LINES OF SAID TENNEY TRACT OF LAHD THE FOLLOWING COURSES AND DISTANCES; NORTH 75° 05' WEST 287.98 FEET; NORTH 50° 89' 30" WEST 136.82 FEET; NORTH 83° 59' WEST 112.98 FEET; NORTH 44° 46' EAST 29.39 FEET; AND NORTH 80° 54' EAST 222.12 FEET TO A 1/2 INCH SURVEY PIPE SET AT THE INTERSECTION OF SAID NORTH-WESTERLY LINE OF SAID TENNEY TRACT WITH THE SOUTHERLY LINE OF THE STATE HIGHWAY AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 27, 1955, IN BOOK 1294, PAGE 121 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; FROM WHICH THE MOST NORTHERLY CORNER OF SAID TENNEY TRACT OF LAND BEARS NORTH 80° 54' EAST 88.81 FEET DISTANT; THENCE NORTH 48° 31' 40" WEST ALONG SAID SOUTHERLY LINE OF THE STATE HIGHWAY 244.48 FEET TO A 3/4 INCH SURVEY PIPE; THENCE SOUTH 44° 29' WEST LEAVING SAID STATE HIGHWAY 285.70 FEET TO A 3/4 INCH SURVEY PIPE; THENCE SOUTH 31° 04' 30" EAST 227.13 FEET TO A 3/4 INCH SURVEY PIPE; THENCE SOUTH 53° 11' EAST 220.93 FEET TO A 3/4 INCH SURVEY PIPE; THENCE NORTH 40° 51' EAST 130.41 FEET TO A 3/4 INCH SURVEY PIPE SET IN THE SOUTH-WESTERLY LINE OF SAID TENNEY TRACT OF LAND, FROM WHICH THE WESTERLY END OF THE FIRST COURSE OF SAID TRACT AS DESCRIBED IN SAID DEED TO TENNEY BEARS NORTH 75° 05' WEST 86.30 FEET DISTANT; THENCE SOUTH 58° 01' EAST 230.68 FEET TO A 3/4 INCH SURVEY PIPE; THENCE NORTH 0° 38' WEST 70.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE LINES OF THE PROPERTY DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 27, 1955 AS INSTRUMENT NO. 1664 IN BOOK 1294, PAGE 124 OF OFFICIAL RECORDS.

APN: 153-080-08

First American Title
Page 6 of 14

LEASE AREA DESCRIPTION:

BEGINNING AT A POINT ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE V, NAD 83, HAVING THE FOLLOWING COORDINATES: N. 2011617.39, E. 6013965.11; THENCE FROM SAID POINT OF BEGINNING SOUTH 81°34'27" EAST 42.00 FEET; THENCE SOUTH 08°25'33" WEST 20.00 FEET; THENCE NORTH 81°34'27" WEST 42.00 FEET; THENCE NORTH 08°25'33" EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 840 SQUARE FEET MORE OR LESS.

JOINT ACCESS AND UTILITY EASEMENT DESCRIPTION:

A STRIP OF LAND 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 19.50 FEET FROM THE SOUTH-WESTERLY CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING SOUTH 08°25'53" WEST 7.50 FEET; THENCE SOUTH 81°34'27" EAST 25.14 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 32°59'48", A RADIUS OF 57.50 FEET, AN ARC LENGTH OF 33.11 FEET; THENCE NORTH 65°25'45" EAST 17.63 FEET, MORE OR LESS, TO A POINT ON THE SOUTH-WESTERLY RIGHT OF WAY OF STATE HIGHWAY 154/SAN MARCOS PASS ROAD, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 1250 SQUARE FEET MORE OR LESS.

UTILITY EASEMENT DESCRIPTION:

A STRIP OF LAND 6.00 FEET IN WIDTH LYING 3.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 3.62 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE LEAVING SAID POINT OF BEGINNING NORTH 64°21'35" EAST 36.98 FEET; THENCE NORTH 45°47'47" EAST 36.64 FEET TO A POINT, SAID POINT BEING THE END OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 440 SQUARE FEET MORE OR LESS.

BRANCH OVERHANG EASEMENT DESCRIPTION:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE HEREIN DESCRIBED LEASE AREA, LYING 7.50 FEET FROM THE NORTH-WESTERLY CORNER THEREOF; THENCE FROM SAID POINT OF BEGINNING NORTH 08°25'33" EAST 3.00 FEET; THENCE SOUTH 81°34'27" EAST 13.00 FEET; THENCE SOUTH 08°25'33" WEST 3.00 FEET; THENCE NORTH 81°34'27" WEST 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39 SQUARE FEET MORE OR LESS.

Phil Auer Surveying

14407 Corte Lajas
Bakersfield, CA 93314
Phone: (805) 974-5724
Mobile: (805) 974-5724
E-mail: lab076@earthlink.net

HWY. 154 SUMMIT
SAN MARCOS PASS RD.
WIRELESS SANTA BARBARA COUNTY, CA

SURVEY SHEET

SHEET TITLE:



Revisions:

△	
△	
△	
△	
△	

Name: HWY. 154 SUMMIT

Drawn By: PAD

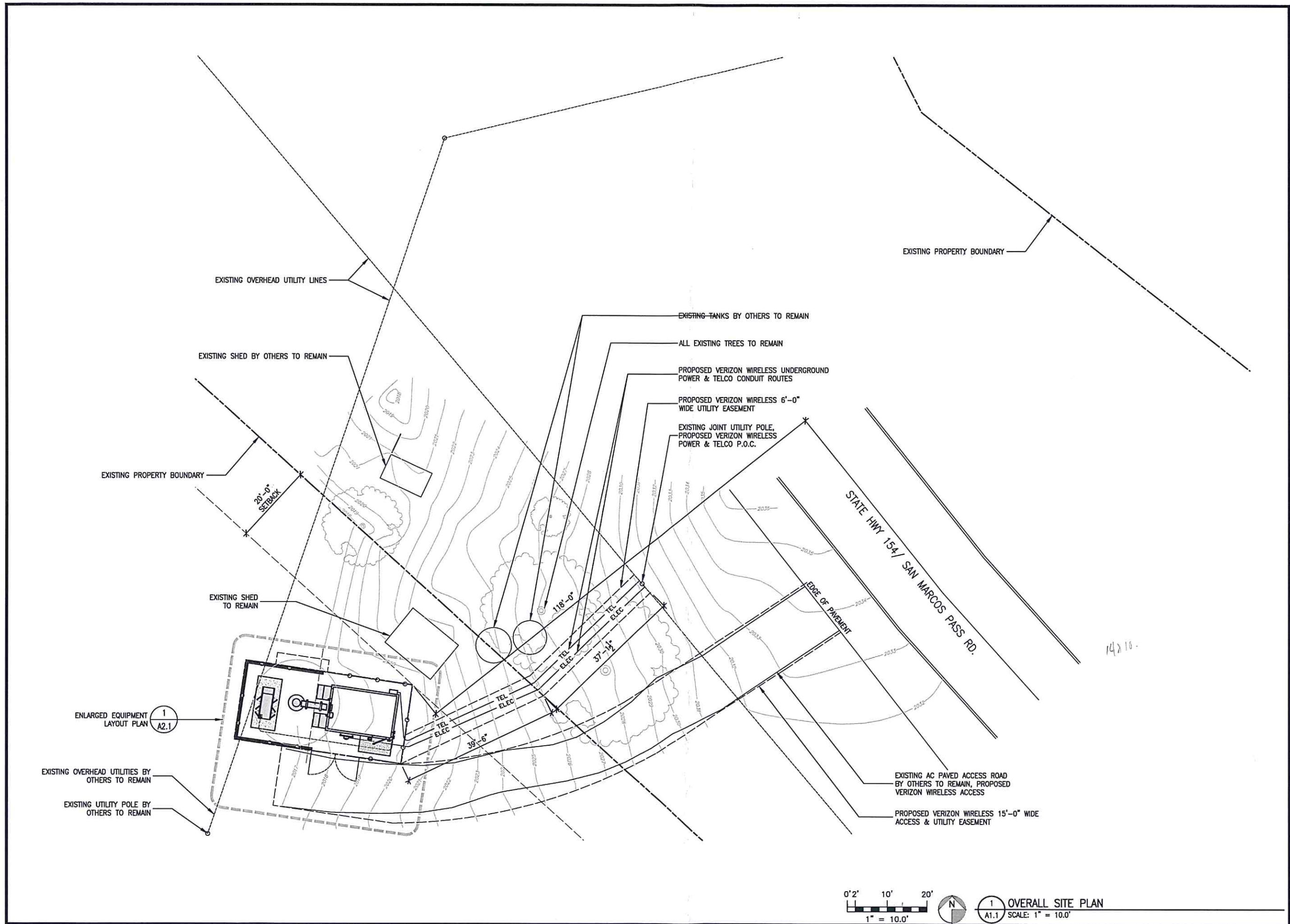
Checked By: OPA

Scale: AS NOTED

Date: 07/07/14

Job No. N/A

LS3



MST ARCHITECTS
201 Adventure Blvd., Suite 2, Sacramento, CA 95818
Phone: (916) 441-0400
Fax: (916) 441-0406
www.mstarchitects.com

COMPLETE
Wireless Consulting, Inc.

verizon WIRELESS
HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105

SHEET TITLE:
OVERALL SITE PLAN

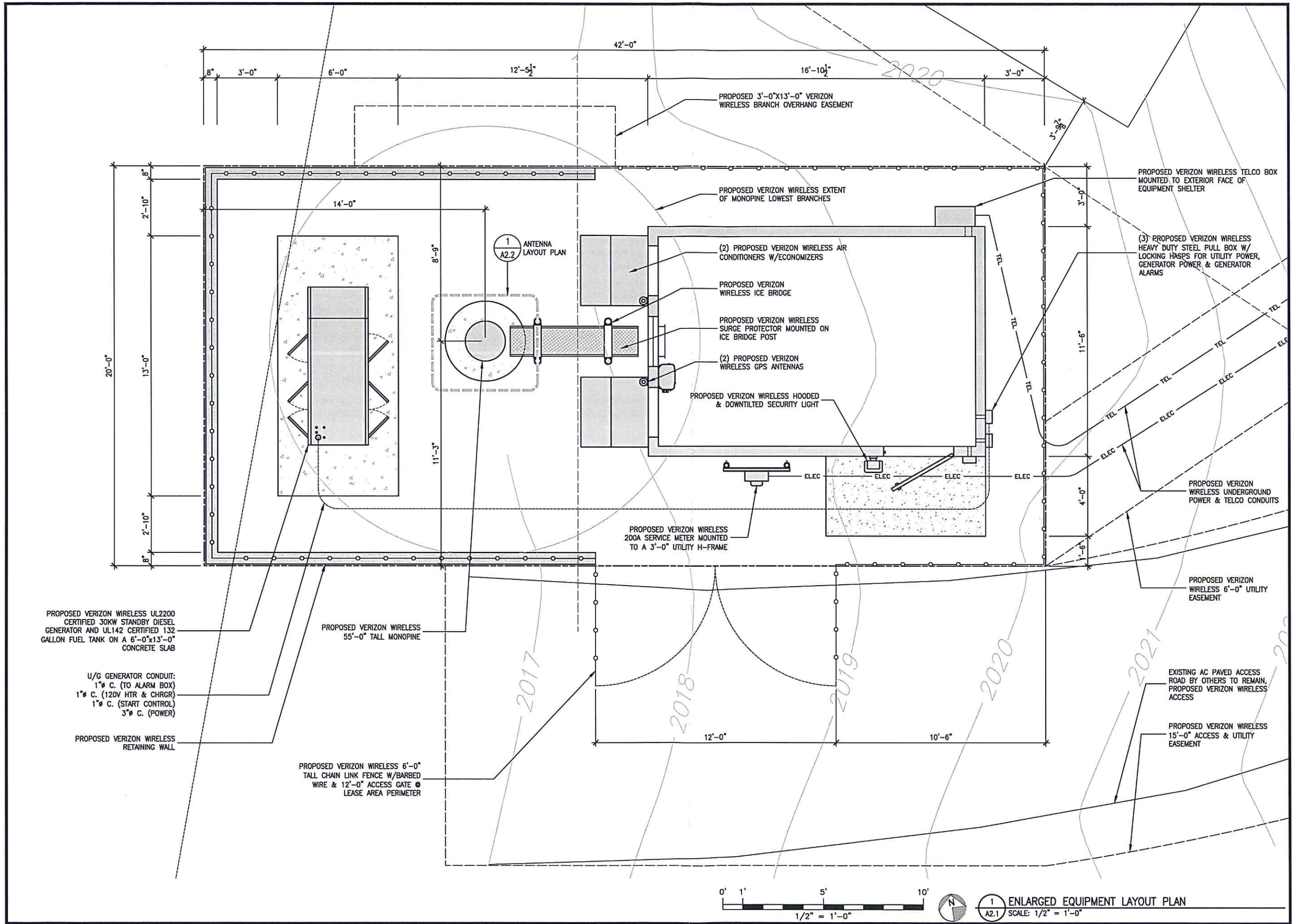
Not valid unless signed in ink by Surveyor.

Revisions:	
△	
△	
△	
△	

File: 162.1039.A11.dwg
Drawn By: TST
Checked By: MST
Scale: AS NOTED
Date: 04/22/2014

Job No. 162.1039

A1.1



COMPLETE
Wireless Consulting, Inc.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1000
Fax: 310.274.1001
www.completewireless.com

MST ARCHITECTS
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1000
Fax: 310.274.1001
www.mstarchitects.com

HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105

verizon wireless

SHEET TITLE:
ENLARGED EQUIPMENT PLAN

Not valid unless signed by the Engineer.

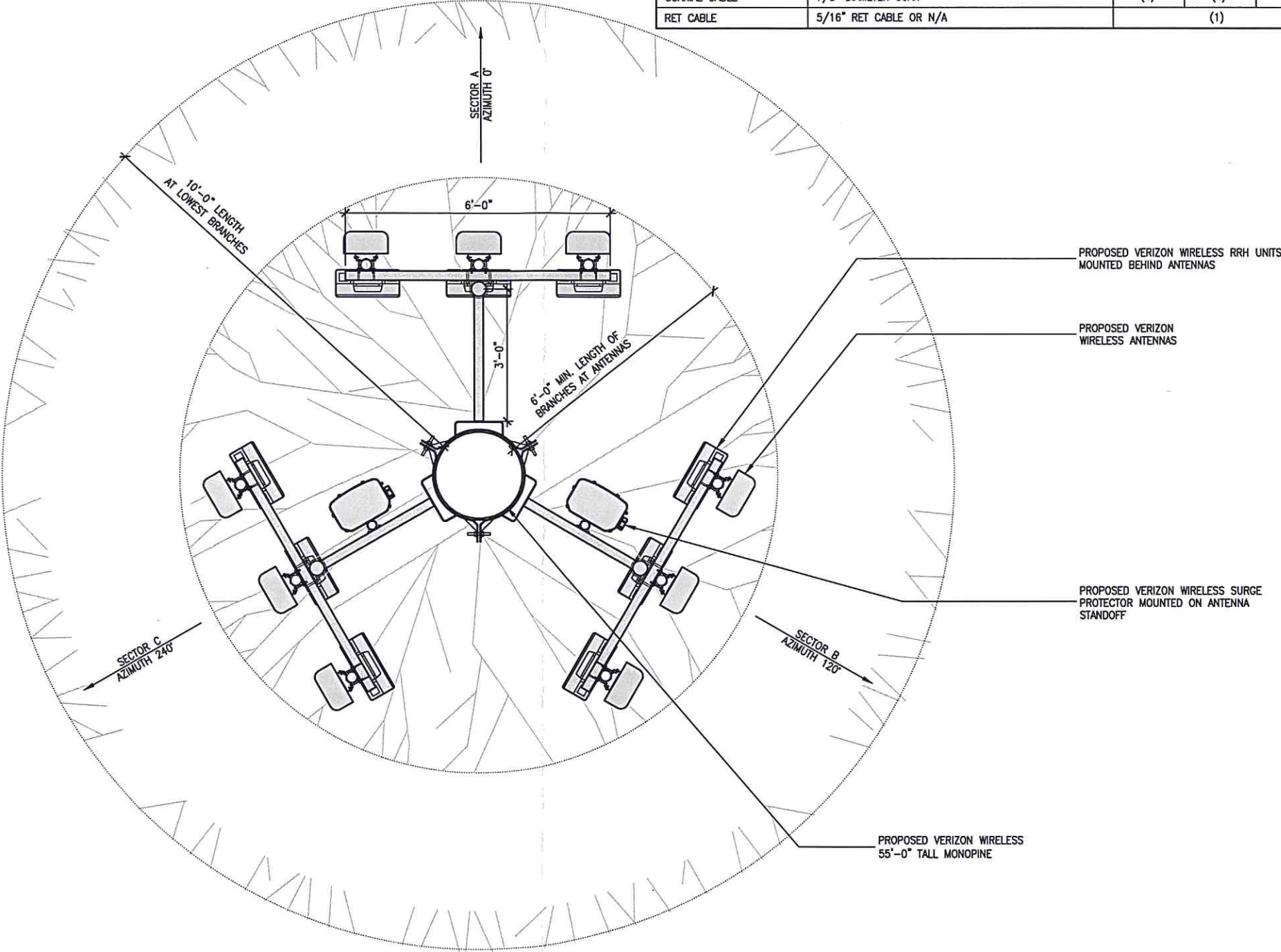
Revisions:
1
2
3
4

File: 162.1039.A2.1.dwg
Drawn By: xxx
Checked By: MST
Scale: AS NOTED
Date: 04/22/2014

Job No. 162.1039

A2.1

EQUIPMENT SCHEDULE					
EQUIPMENT	DESCRIPTION	QUANTITY			TOTAL
		SECTOR A	SECTOR B	SECTOR C	
ANTENNA	TO BE DETERMINED	(3)	(3)	(3)	(9)
RRH	RRUS12	(3)	(3)	(3)	(9)
TMA	N/A				
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	(2) / (1)			(2) / (1)
COAXIAL CABLE	7/8" DIAMETER COAX	(4)	(4)	(4)	(12)
RET CABLE	5/16" RET CABLE OR N/A	(1)			



MST ARCHITECTS
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105
TEL: 805.341.0000
WWW.MSTARCHITECTS.COM

COMPLETE
Wireless Consulting, Inc.
10000 WILSON BLVD
SUITE 100
DALLAS, TEXAS 75243
TEL: 214.341.0000
WWW.COMPLETEWIRELESS.COM

HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105

verizon wireless

ANTENNA LAYOUT PLAN

SHEET TITLE:

Not valid unless signed by the Engineer.

Revisions:

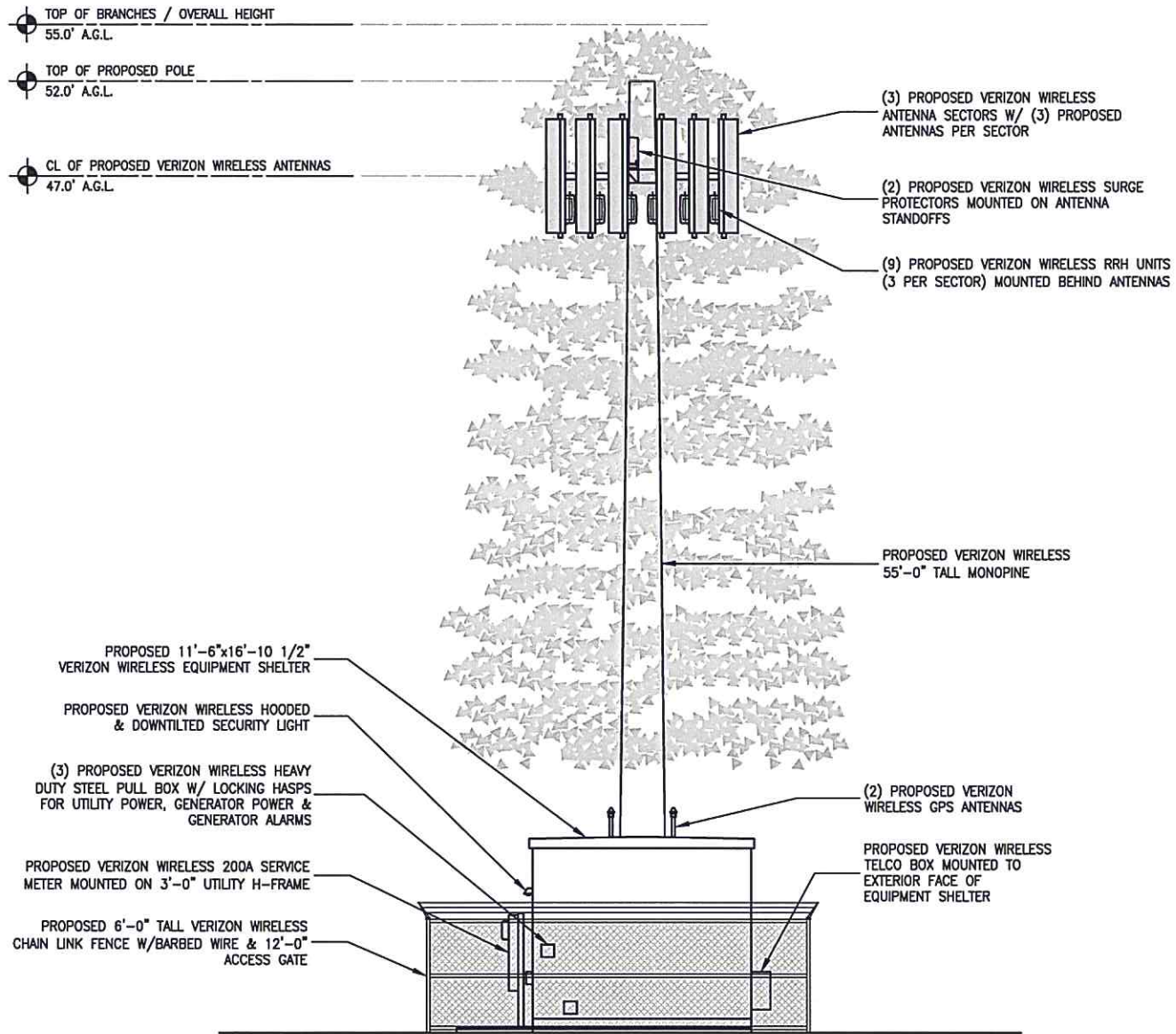
1	
2	
3	
4	
5	

File: 182.1039.A22.dwg
Drawn By: xxx
Checked By: MST
Scale: AS NOTED
Date: 04/22/2014

Job No. 182.1039

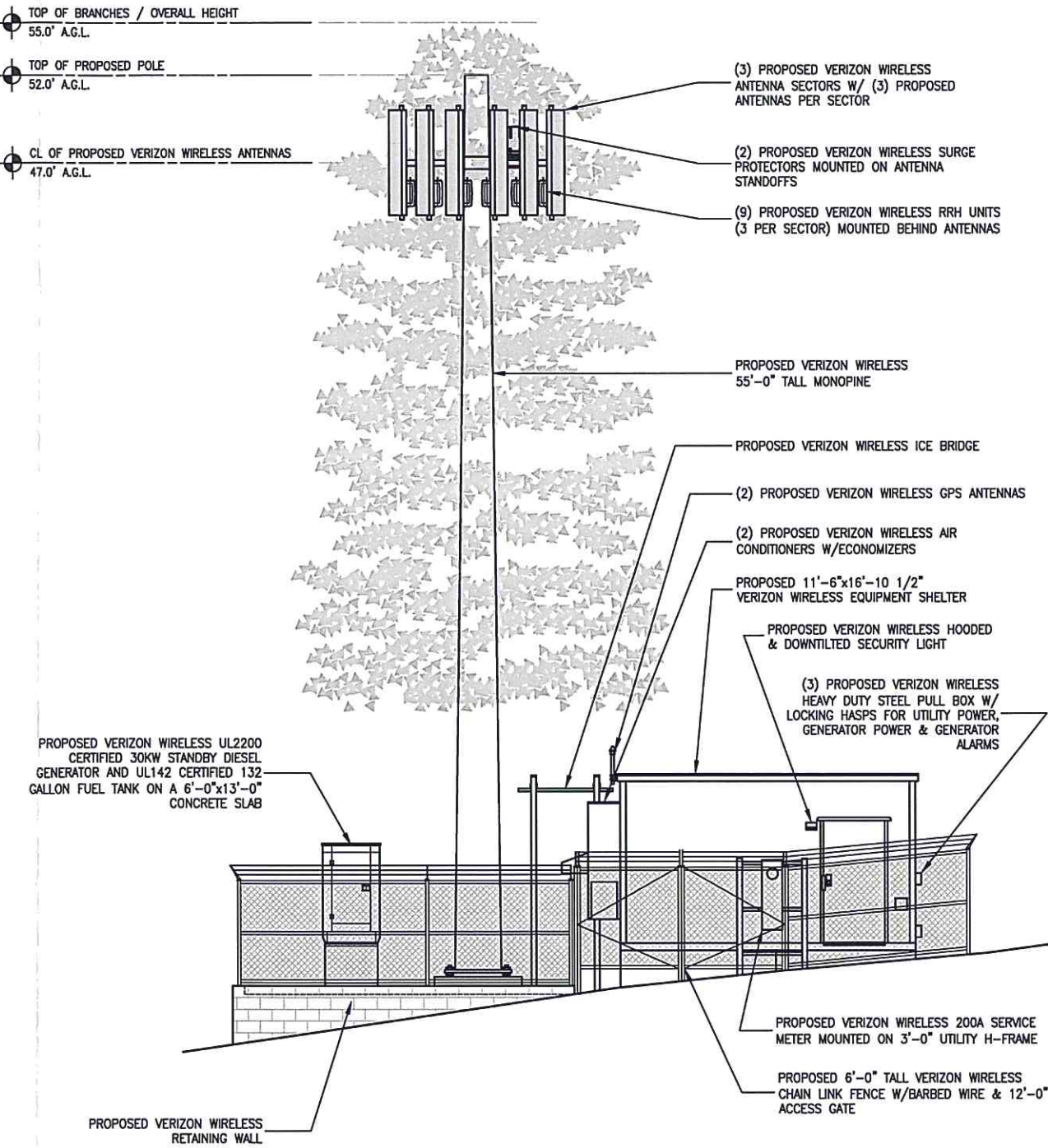
A2.2

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GREEN. POLE TO BE PAINTED FLAT BROWN. ALL PAINT TO BE NONREFLECTIVE PER COUNTY REQUIREMENTS



2 EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & RRH UNITS. ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GREEN. POLE TO BE PAINTED FLAT BROWN. ALL PAINT TO BE NONREFLECTIVE PER COUNTY REQUIREMENTS



1 SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

COMPLETE
Wireless Consulting, Inc.

MST ARCHITECTS
ARCHITECTS INC. 1001 S. 10TH AVE. SUITE 100
MILWAUKEE, WI 53215
TEL: 414.224.1100 FAX: 414.224.1101
WWW.MSTARCHITECTS.COM

HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105

verizon wireless

PROJECT ELEVATIONS

SHEET TITLE:

Not valid unless signed in ink by licensee.

Revisions:

Δ	—
Δ	—
Δ	—
Δ	—

File: 182.1039.A31.dwg
Drawn By: xxx
Checked By: MST
Scale: AS NOTED
Date: 04/22/2014

Job No. 182.1039

A3.1

Request of John Beauchamp, architect for the owners, Erin and Greg Gavassee, to consider Case No. 14BAR-00000-00149 for further conceptual review/preliminary approval of a residence addition of approximately 934 square feet and open covered area of approximately 972 square feet. The following structures currently exist on the parcel: a residence of approximately 2,940 square feet and garage of approximately 1,143 square feet. The proposed project will not require grading. The property is a 9.92 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-016, located at 891 Toro Canyon Road in the Toro Canyon area, First Supervisorial District. (Continued from 7/25/14)

ACTION: Romano moved, seconded by Chappell and carried by a vote of 6 to 0 (Ettinger absent) to continue 14BAR-00000-00149 to the meeting of November 7, 2014 at the request of the applicant. See Agenda Status Report.

- | | | |
|-----|------------------------------------------------------------|------------------------------|
| | Love Lambs (formerly Harter) | |
| 13. | 14BAR-00000-00037 SFD Exterior Remodel and Addition | Carpinteria |
| | 14CDH-00000-00011 (Julie Harris, Planner) | Jurisdiction: Coastal |
- Request of Ryan Mills, DMHA Architects, architect for the owners, Love Lambs II LLC, to consider Case No. 14BAR-00000-00037 for further conceptual review of a remodel and an addition of approximately 542 square feet to a single family dwelling. The addition includes the conversion of a 254-square foot one-car garage to living space. The following structures currently exist on the parcel: a residence of approximately 4,482 square feet, two-car garage of approximately 563 square feet and one-car garage of approximately 254 square feet. The proposed project will not require grading. The property is a 9,544 square foot parcel zoned DR-1.8 and shown as Assessor's Parcel Number 005-600-017, located at 869 Sand Point Road in the Carpinteria area, First Supervisorial District. (Continued from 3/07/14)

COMMENTS:

- Improvements are appropriate.
- Return for Preliminary Approval.

Project received further conceptual review only, no action was taken. Applicant may return for preliminary approval.

- | | | |
|-----|----------------------------------------------------------|------------------------------------------|
| | Verizon Telecommunications Facility | |
| 14. | 14BAR-00000-00215 located on San Marcos Pass Road | Santa Barbara |
| | 14CUP-00000-00019 (J. Ritterbeck, Planner) | Jurisdiction: Condition of Permit |
- Request of MST Architects Wireless Division, agent for the applicant GTE Mobilnet of Santa Barbara dba Verizon Wireless and property owners, Roger and Nancy Haines, to consider Case No. 14BAR-00000-00215 for conceptual review of a new telecommunications facility of approximately 840 square feet to include a proposed 55 foot tall Monopine. The following structures currently exist on the parcel: a residence, shed, tank, storage building and steel shed. The proposed project will not require grading. The property is a 3.20 acre parcel zoned 40-AL-O and shown as Assessor's Parcel Number 153-080-008, located at 2937 San Marcos Pass Road in the Santa Barbara area, Second Supervisorial District.

COMMENTS:

- Should use textured bark, including on branches.
- Color should have variety.
- Tree profile should mirror appearance of other adjacent pine trees.
- Foliage should also match shades of adjacent trees.
- Make the finish on the foliage matte finish so it is not shiny.
- Bring photos of adjacent pine trees for context.
- Need color specified for the structure – blackened beam.
- Use green coated vinyl chain link fence for enclosure.
- Add some native shrubs, such as toyon, lemonade berry, and coffee berry, in front of enclosure in irregular groupings.
- Return for Preliminary/Final Approval.

Project received conceptual review only, no action was taken. Applicant may return for preliminary and final approval.

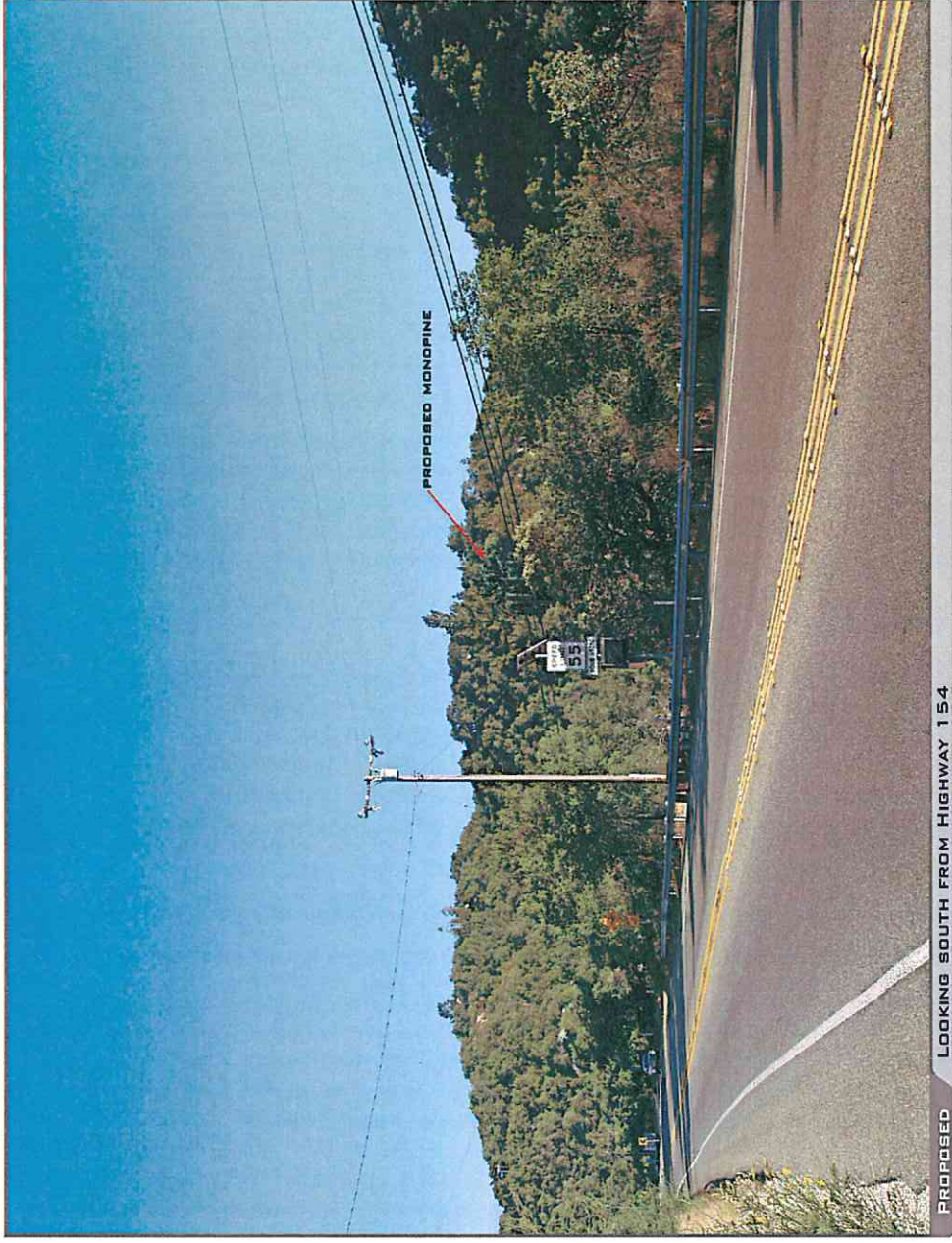
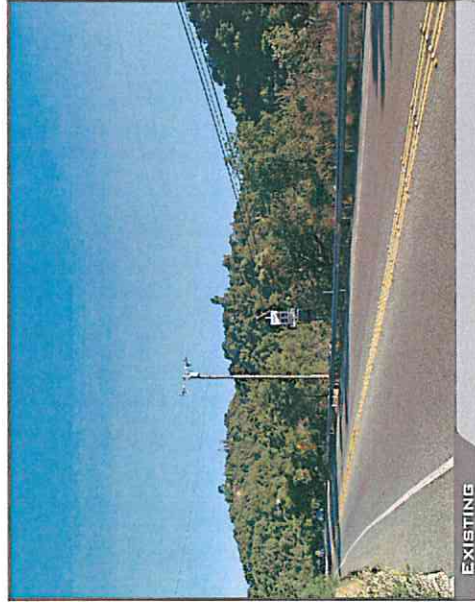
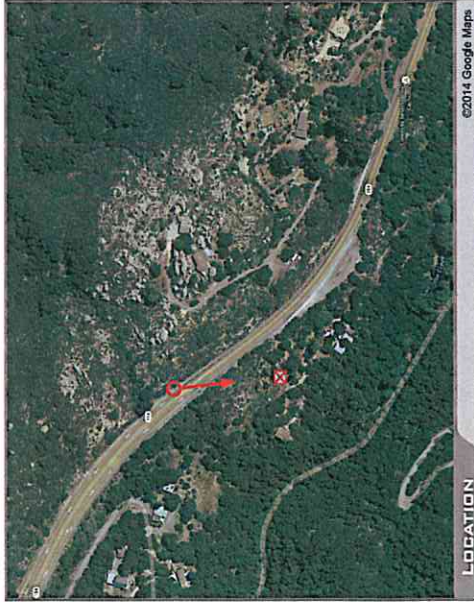


HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 1



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

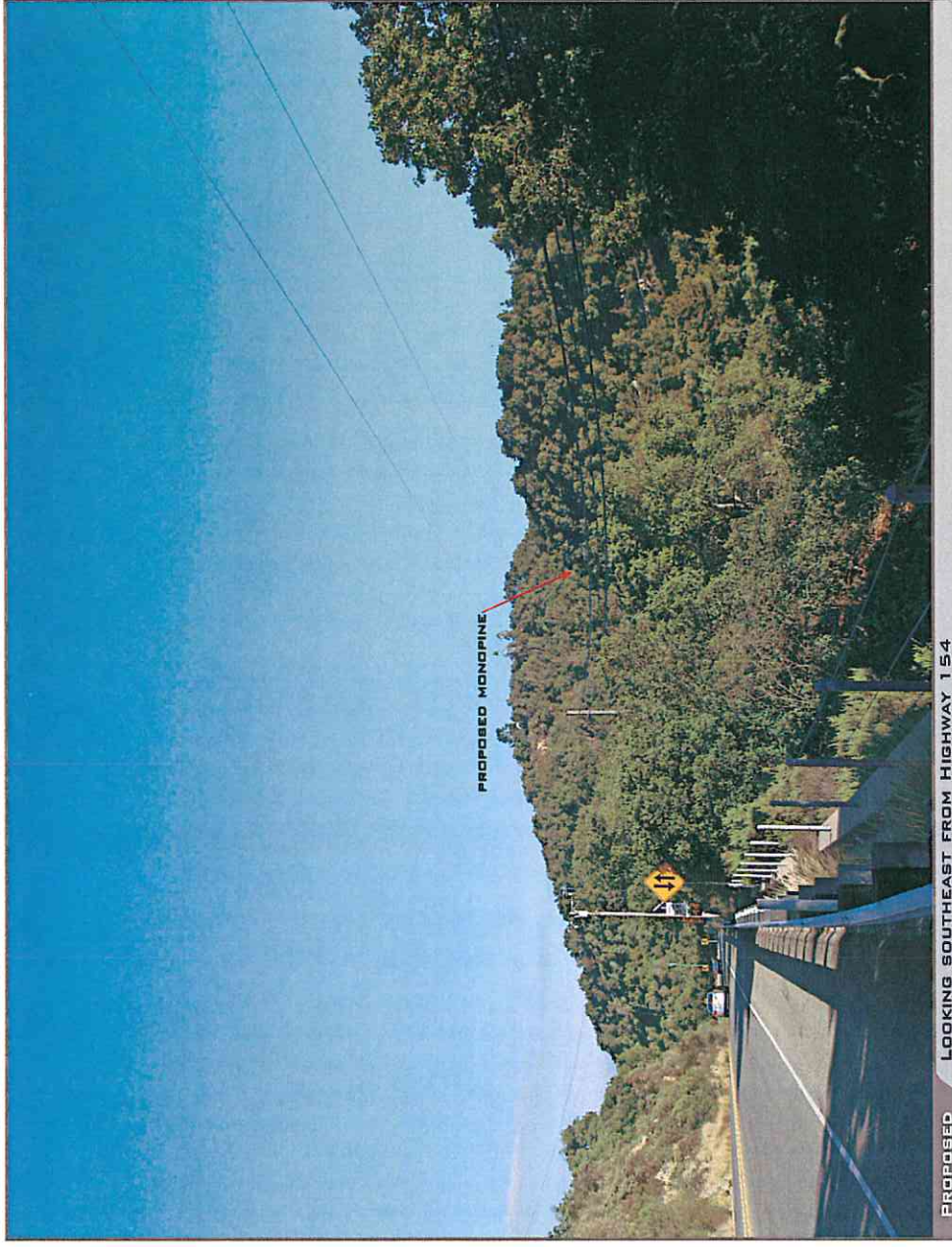
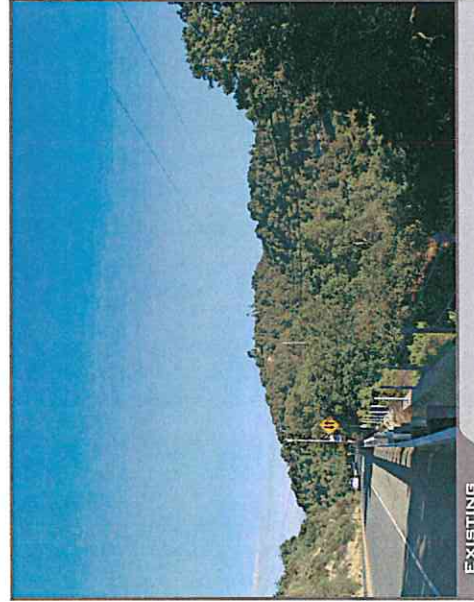


HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



VIEW 2



LOOKING SOUTHEAST FROM HIGHWAY 154

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



HWY 154 SUMMIT

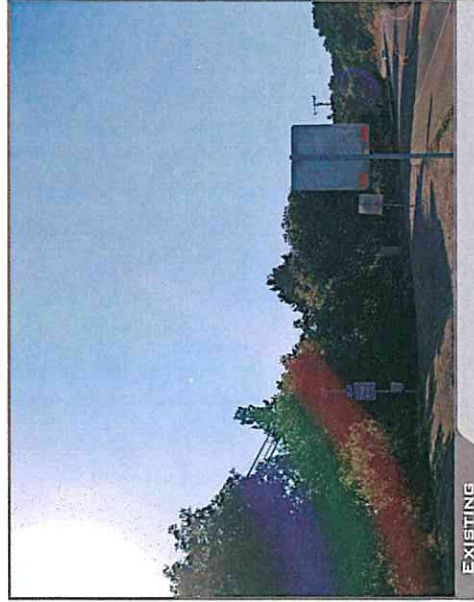
2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105



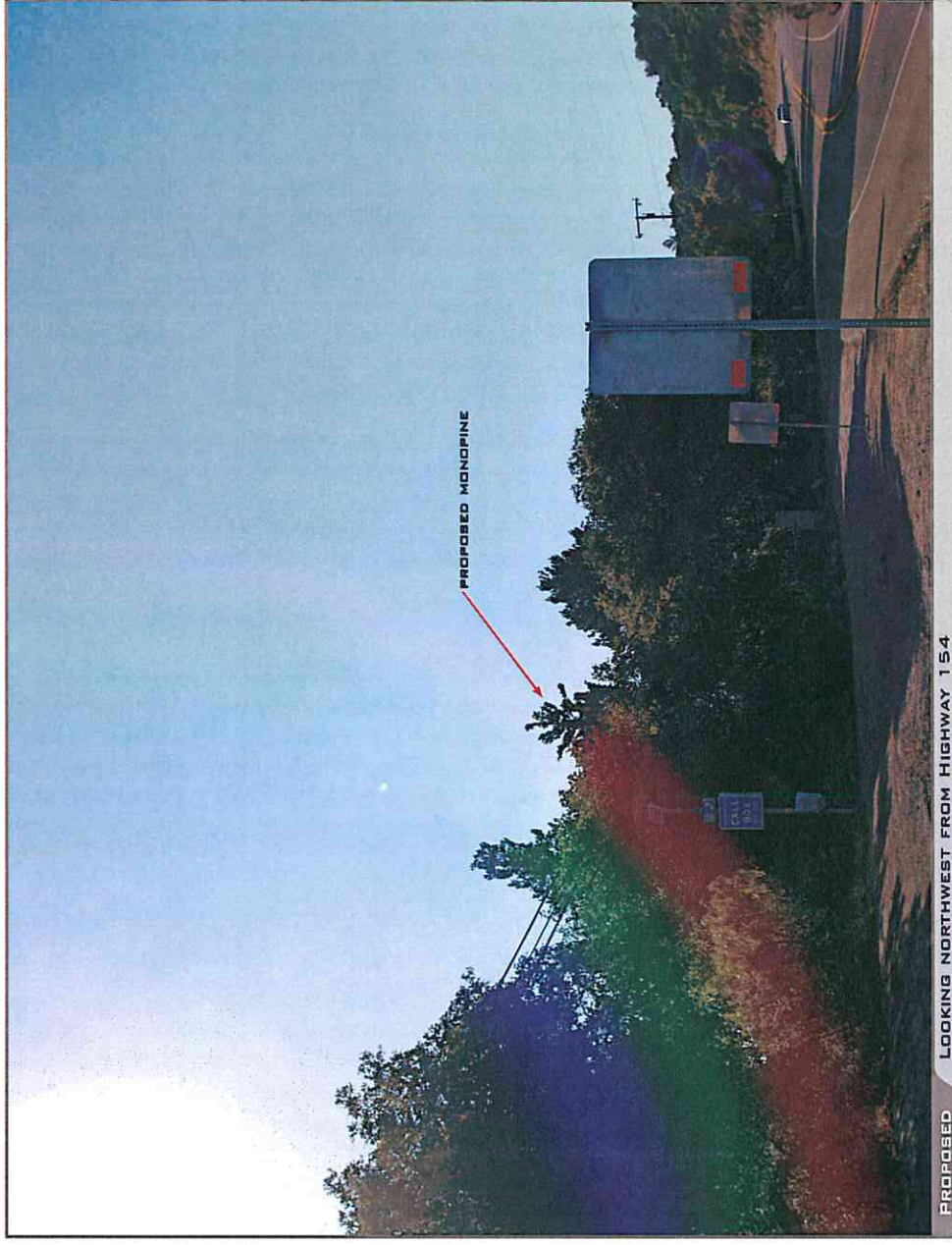
VIEW 3



LOCATION



EXISTING



PROPOSED LOOKING NORTHWEST FROM HIGHWAY 154

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

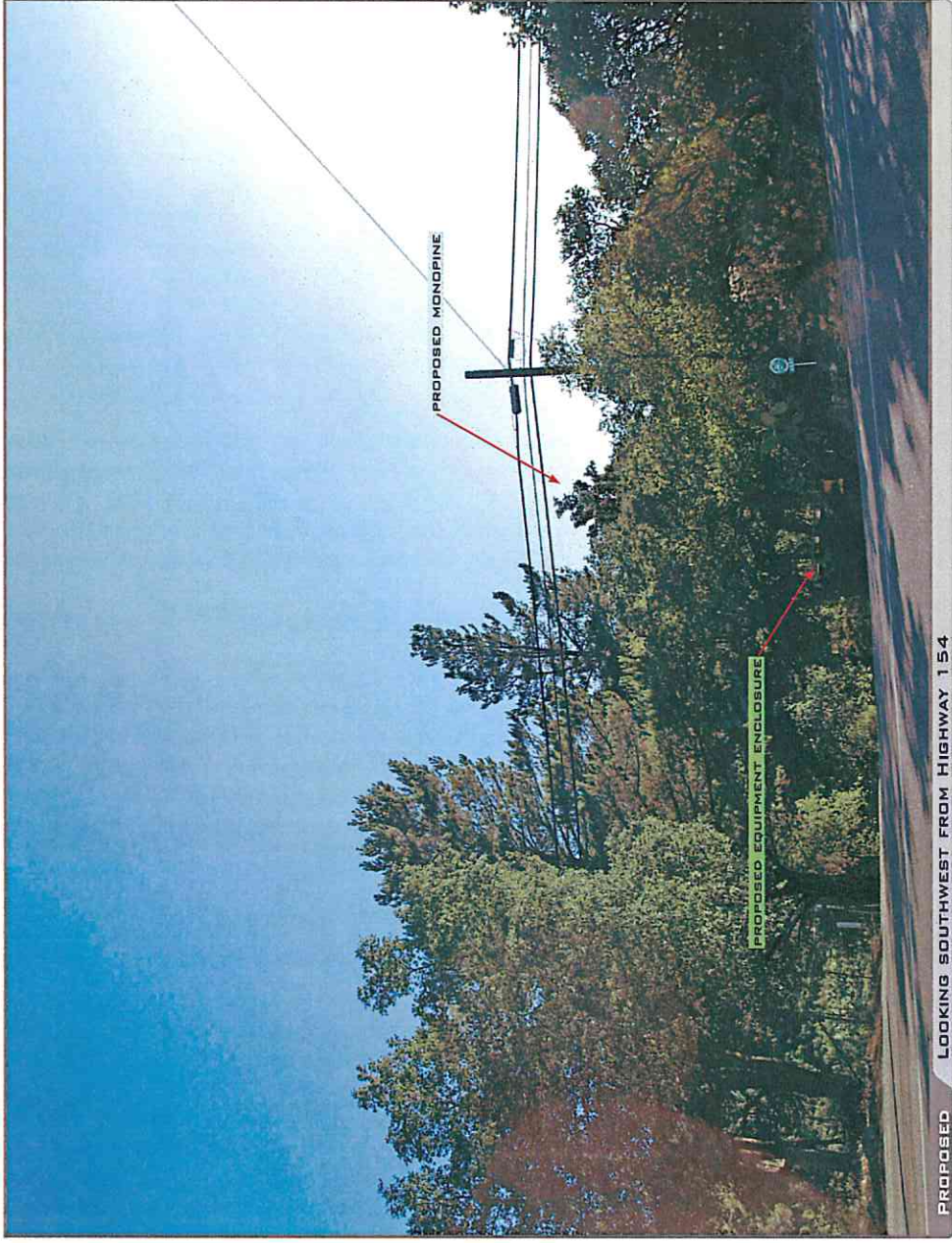
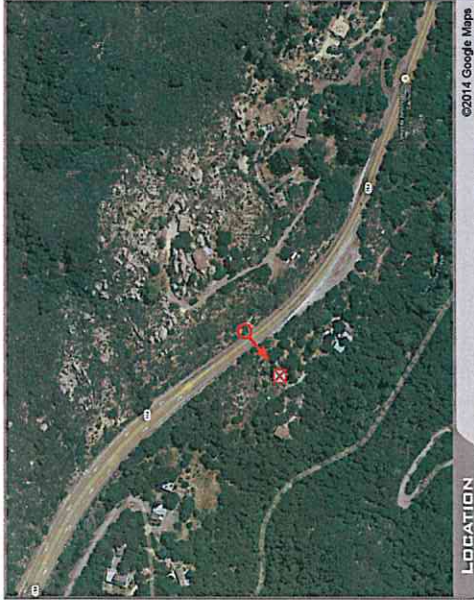


HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105

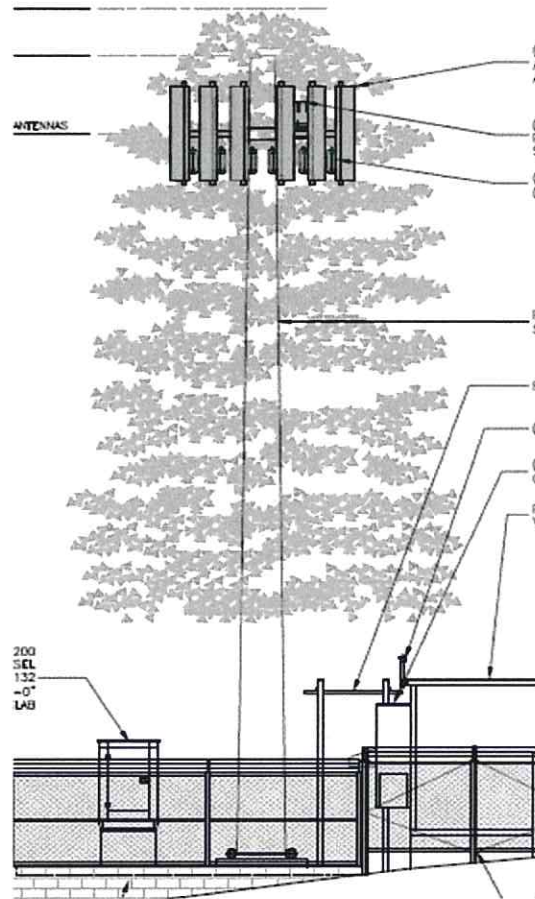


VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

269197 - Highway 154 Summit Radio Frequency (RF) Site Compliance Report



2937 San Marcos Pass Road, Santa Barbara, CA 93105

**Verizon Wireless Will Be Compliant Based on
FCC Rules and Regulations.**

© 2014 Sitesafe, Inc. Arlington, VA









Klaus Bender
Registered Professional Engineer (Electrical)
State of California, 18131, Expires 2015-June-30
Date: 2014-June-19

Radio Frequency Exposure Pre-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	Highway 154 Summit	Categorically Excluded?	Yes
Street Address	2937 San Marcos Pass Road	5% Contributor To Areas Requiring Mitigation?	No
City, State, Zip	Santa Barbara, CA 93105		
Multi-Licensee Facility	No	Max % MPE (Predictive)	<1% Occupational
Structure Type	Mono Tree	Max % MPE (Measured)	N/A
Broadcast Equipment	No	Assessment Date	July 30, 2014
# of Access Points	1	Assessment Purpose	MODIFICATION
Compliance Status		MITIGATION REQUIRED	

<input checked="" type="checkbox"/>	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Tower	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/>
Equipment Shelter Access	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Additional Compliance Requirements(s):			
None			
Consultant Legal Name	Sitesafe, Inc.	Phone/Fax	703-276-1100
Address	200 North Glebe Road, Suite 1000 Arlington, VA 22203-3728		

Contents

1. Executive Summary.....	4
2. Proposed Site Characteristics	5
a. Structure	5
b. Accessibility.....	5
c. Verizon Wireless Signage	5
d. Antenna Inventory	6
3. Analysis	7
4. Conclusion.....	10
a. Conclusion Narrative.....	10
b. Compliance Requirements.....	10
Signage/Barrier Installation Detail	10
5. Appendix A: RF Consultant Certifications	11
a. Preparer Certification.....	11
b. Reviewer Certification.....	11
6. Appendix B: Reference Information	12
a. FCC Rules & Regulations	12
b. Occupational Safety and Health Administration (OSHA) Requirements	12
c. RF Signage	13
d. Barriers.....	13

1. Executive Summary

Verizon Wireless has contracted with Sitesafe, Inc., an independent Radio Frequency consulting firm, to conduct a Radio Frequency Exposure (RFE) Compliance **Pre-Installation Assessment** of the Highway 154 Summit cell site. The following report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

The **Verizon Wireless antenna data** was provided by:

Name	Lucy M Sarkisyan
Title	Assistant Planner
Date	July 30, 2014
Region	West

This **pre-installation** compliance assessment and report has been **prepared** and **reviewed** by:

	Preparer	Reviewer
Name	Kobi Thompson	(See PE signature on title page)
Title	EME Report Writer	Professional Engineer
Date	7/30/2014	7/30/2014

This report utilizes the following **for predictive modeling of the ambient RF environment**:

MPE Modeling Program: SitesafeTC

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

Additional Modeling Assumptions:

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times**. Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a worst-case analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a worst-case prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of “Generic” as an antenna model, or “Unknown” for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer’s published data regarding the antenna’s physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna’s range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

2. Proposed Site Characteristics







a. Structure

Physical Description	Mono tree
Site Latitude (NAD 83)	N34-30-22.54
Site Longitude (NAD 83)	W119-49-05.70
Site Elevation (AMSL)	1996ft
Structure Height (AGL)	52ft
Overall Structure Height	55ft

b. Accessibility

n/a

c. Verizon Wireless Signage

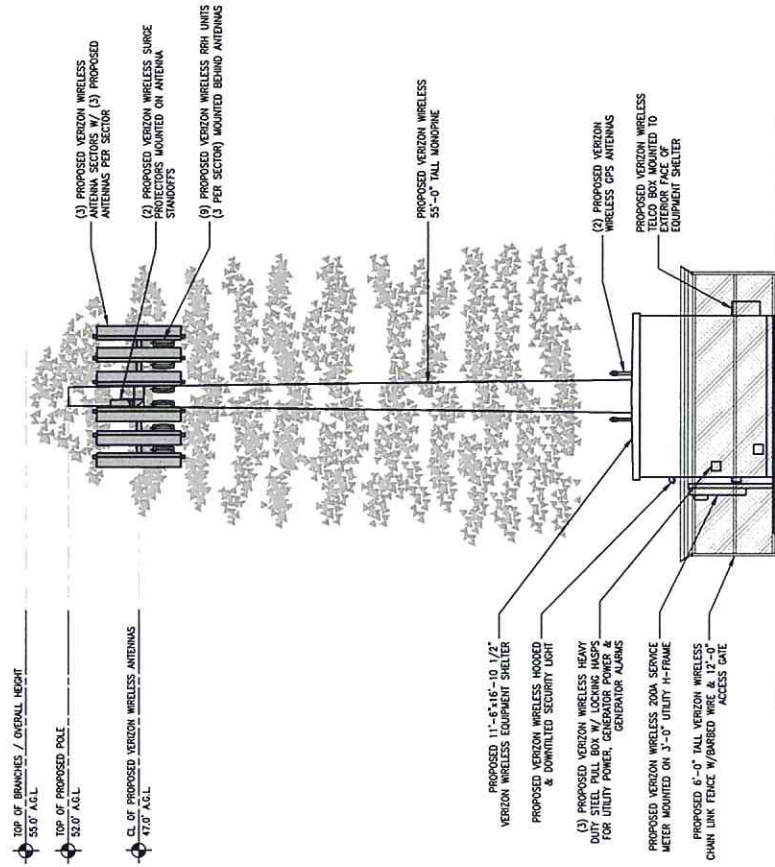
<u>Existing Signage</u>						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Access Points	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Existing Signage Adheres to VZW Signage & Demarcation Policy?						No

d. Antenna Inventory

Ant ID	Operator	Antenna Make & Model	Type	TX Freq (MHz)	Az (Deg)	Hor BW (Deg)	Ant Len (ft)	Ant Gain (dBi)	Total ERP (Watts)	X	Y	Z (AGL)
1	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	0	65	6.1	13.73	2536	61.4'	96.1'	47'
2	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	0	66	6.2	16.2	4512	67.8'	96.1'	47'
3	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	0	65	6.2	16.72	4947	74.7'	96.1'	47'
4	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	120	65	6.1	13.73	2536	79.9'	84.6'	47'
5	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	120	66	6.2	16.2	4512	75.4'	79.6'	47'
6	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	120	65	6.2	16.72	4947	70.5'	75.1'	47'
7	VERIZON WIRELESS (Proposed)	Andrew LNX-6514DS-VTM	Panel	751	240	65	6.1	13.73	2536	62.6'	76.1'	47'
8	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	1900	240	66	6.2	16.2	4512	59.4'	81.6'	47'
9	VERIZON WIRELESS (Proposed)	Andrew HBXX-6517DS-VTM	Panel	2100	240	65	6.2	16.72	4947	56'	87.5'	47'

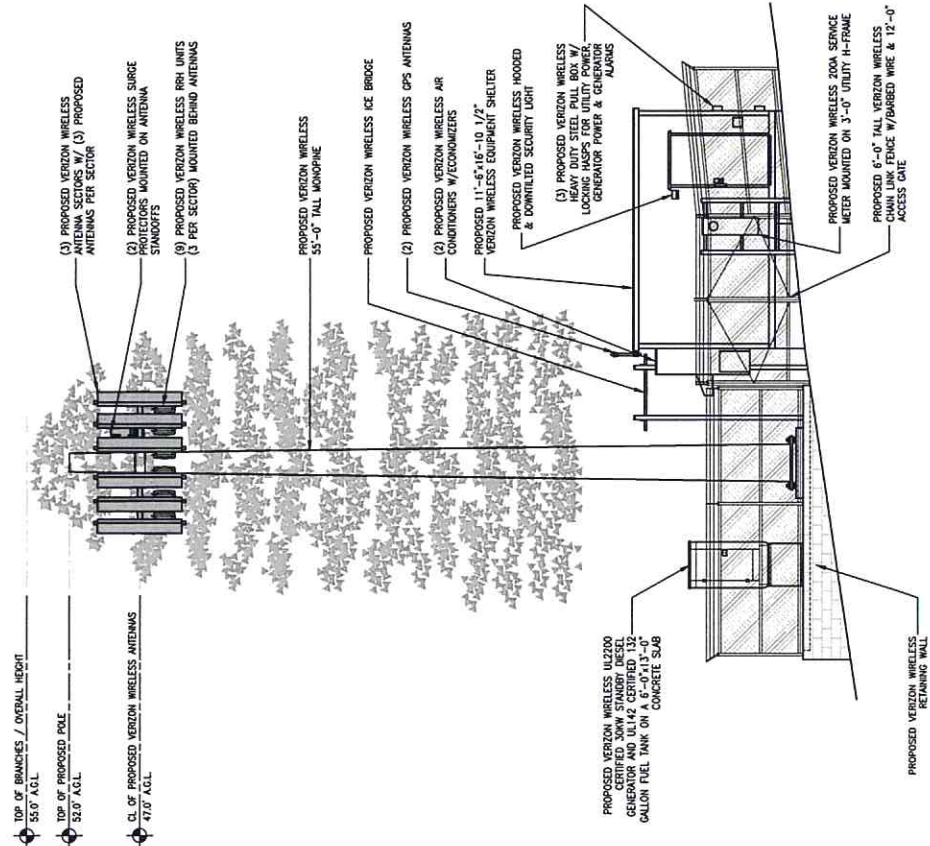
NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates the antenna radiation center height above the main site level unless otherwise indicated. Effective Radiated Power (ERP) is provided by the operator or based on Sitesafe experience. The values used in the modeling may be greater than are currently deployed.

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & ANTENNA STANDOFFS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN. POLE TO BE PAINTED FLAT BROWN. ALL PAINT TO BE NONREFLECTIVE PER COUNTY REQUIREMENTS



2 EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

NOTE: VERIZON WIRELESS TO INSTALL "NEEDLE SOCKS" ON ALL PROPOSED PANEL ANTENNAS & ANTENNA STANDOFFS. ALL ANTENNAS & EQUIPMENT TO BE PAINTED FLAT GREEN. POLE TO BE PAINTED FLAT BROWN. ALL PAINT TO BE NONREFLECTIVE PER COUNTY REQUIREMENTS



1 SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

MST ARCHITECTS
1000 14th Street, Suite 100, San Francisco, CA 94103
Tel: 415.774.1100
Fax: 415.774.1101
www.mstarchitects.com

COMPLETE
Architectural Firm, Inc.

PROJECT ELEVATIONS

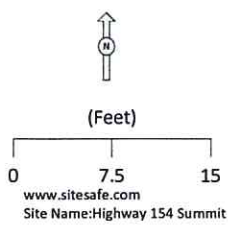
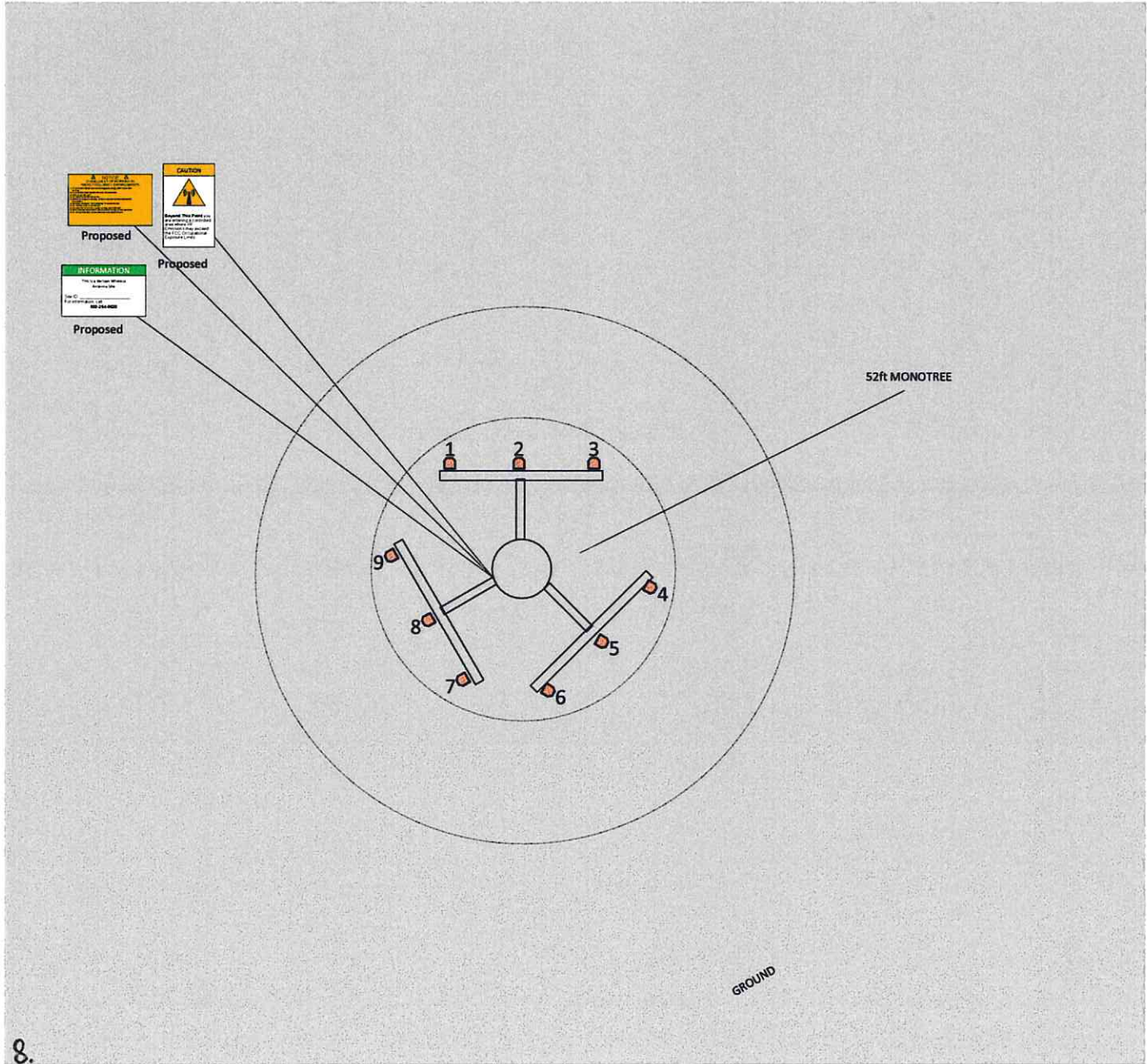
verizon wireless
HWY 154 SUMMIT
2937 SAN MARCOS PASS RD
SANTA BARBARA, CA 93105

SHEET TITLE:

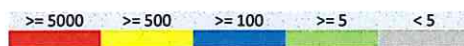
A3.1

DATE: 04/22/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

RF Emissions Simulation For: Highway 154 Summit



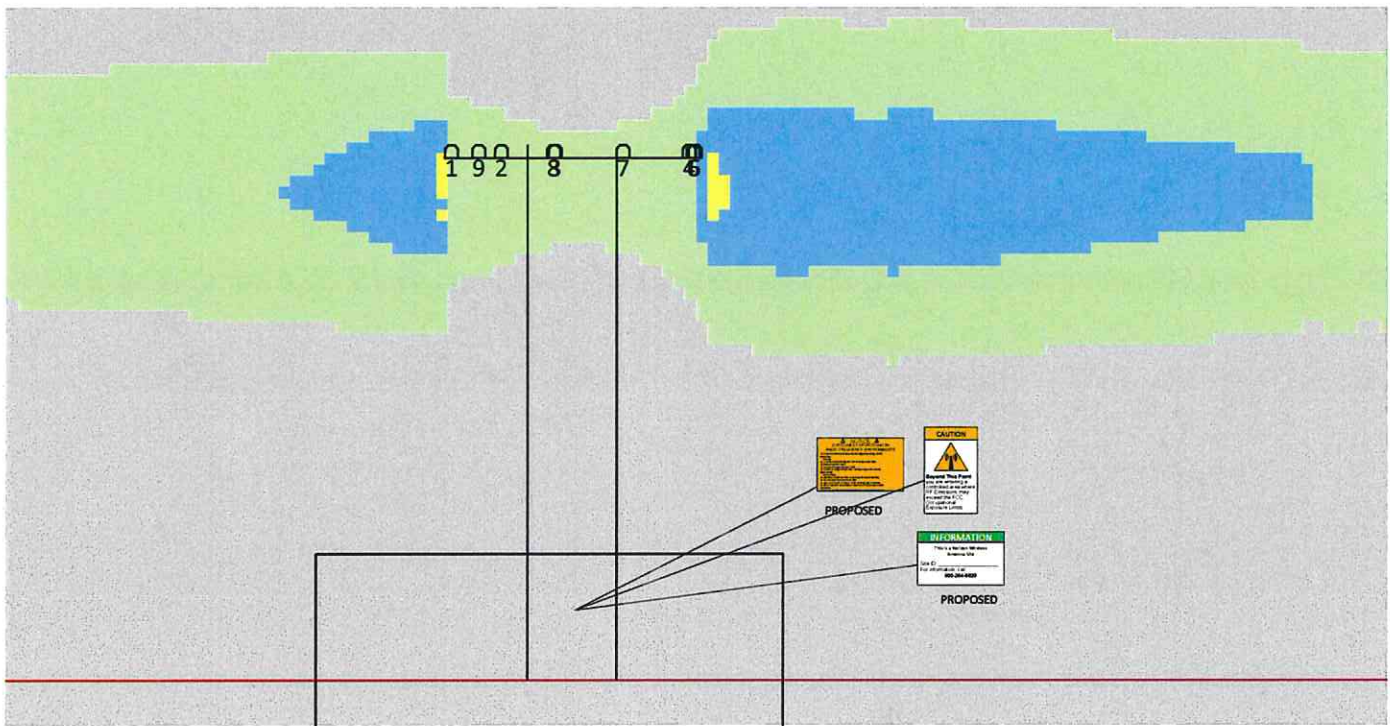
% of FCC Public Exposure Limit
Spatial average 0' - 6'



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

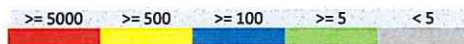
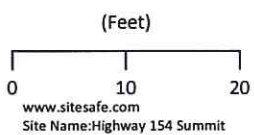
Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1300. SitesafeTC Version: 1.0.0.0 7/30/2014 3:01:01 PM

RF Emissions Simulation For: Highway 154 Summit ELEVATION VIEW



9.

% of FCC Public Exposure Limit
Spatial average 0' - 6'



AT&T MOBILITY LLC	VERIZON WIRELESS	T-MOBILE	SPRINT-NEXTEL	METROPCS	CRICKET COMMUNICATIONS	CLEARWIRE

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel. Contact Sitesafe Inc. for modeling assistance at (703) 276-1100. Sitesafe Inc. Version: 1.0.0.0 7/30/2014 3:03:47 PM

4. Conclusion







a. Conclusion Narrative

Description of MPE-Limit Exceeding Areas:

Verizon Wireless will be compliant with FCC Rules and Regulations.

The Max MPE predicted is less than 1% Occupational at accessible area on the ground.

b. Compliance Requirements

Compliance Requirements						
	Guidelines	Notice	Caution	Warning	NOC Information	Barrier
Base of Tower	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Equipment Shelter Access	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	X [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Signage/Barrier Installation Detail

Base of Monotree

- Install a Yellow Caution Sign,
- Install a NOC Information Sign
- Install a 10-Step Guideline Sign

Equipment Access Point

- Install a NOC Information Sign

Verizon Wireless Alpha, Beta and Gamma Sectors

- No action required

5. Appendix A: RF Consultant Certifications

a. Preparer Certification

I, Kobi Thompson, the preparer of this report, am familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Kobi Thompson

b. Reviewer Certification

The professional engineer whose seal appears on the cover of this document, the reviewer and approver of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the Verizon Wireless Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

6. Appendix B: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their <i>employment</i> ” and are “ <i>fully aware</i> of the potential for exposure and can <i>exercise control</i> over their exposure”.	General Population – Applies to situations in which persons are “exposed as a consequence of their employment <i>may not be made fully aware</i> of the potential for exposure or <i>cannot exercise control</i> over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Environment Classification

Controlled – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.	Uncontrolled – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.
-------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

<i>Limits for Occupational/Controlled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/300$	6
1500-100,000	5	6
<i>Limits for General Population/Uncontrolled Exposure</i>		
Frequency	Power Density	Averaging Time
Range	(S)	$ E ^2$, $ H ^2$, or S
(MHz)	(mW/cm ²)	(minutes)
300-1500	$f/1500$	30
1500-100,000	1	30
<i>f = frequency in MHz</i>		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

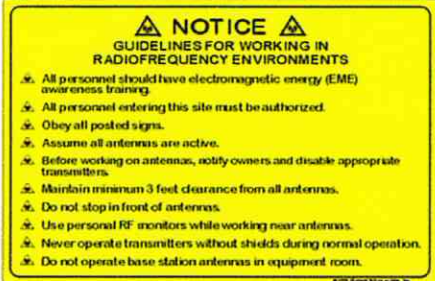
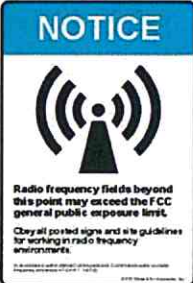


b. Occupational Safety and Health Administration (OSHA) Requirements


A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
Used anytime hazard signage is employed to achieve FCC compliance. This sign will inform visitors of the basic precautions to follow when working around radiofrequency equipment.	Used to distinguish the boundary between the General Population/Uncontrolled and the Occupational/Controlled areas. The limits associated with this notification must be less than the Occupational/Controlled MPE.	Identifies RF controlled areas where RF exposure can exceed the Occupational/Controlled MPE but below 10 x the Occupational/Controlled MPE.	Denotes the boundary of areas with RF levels substantially above the FCC limits, normally defined as those greater than ten (10) times the Occupational/Controlled MPE.
			

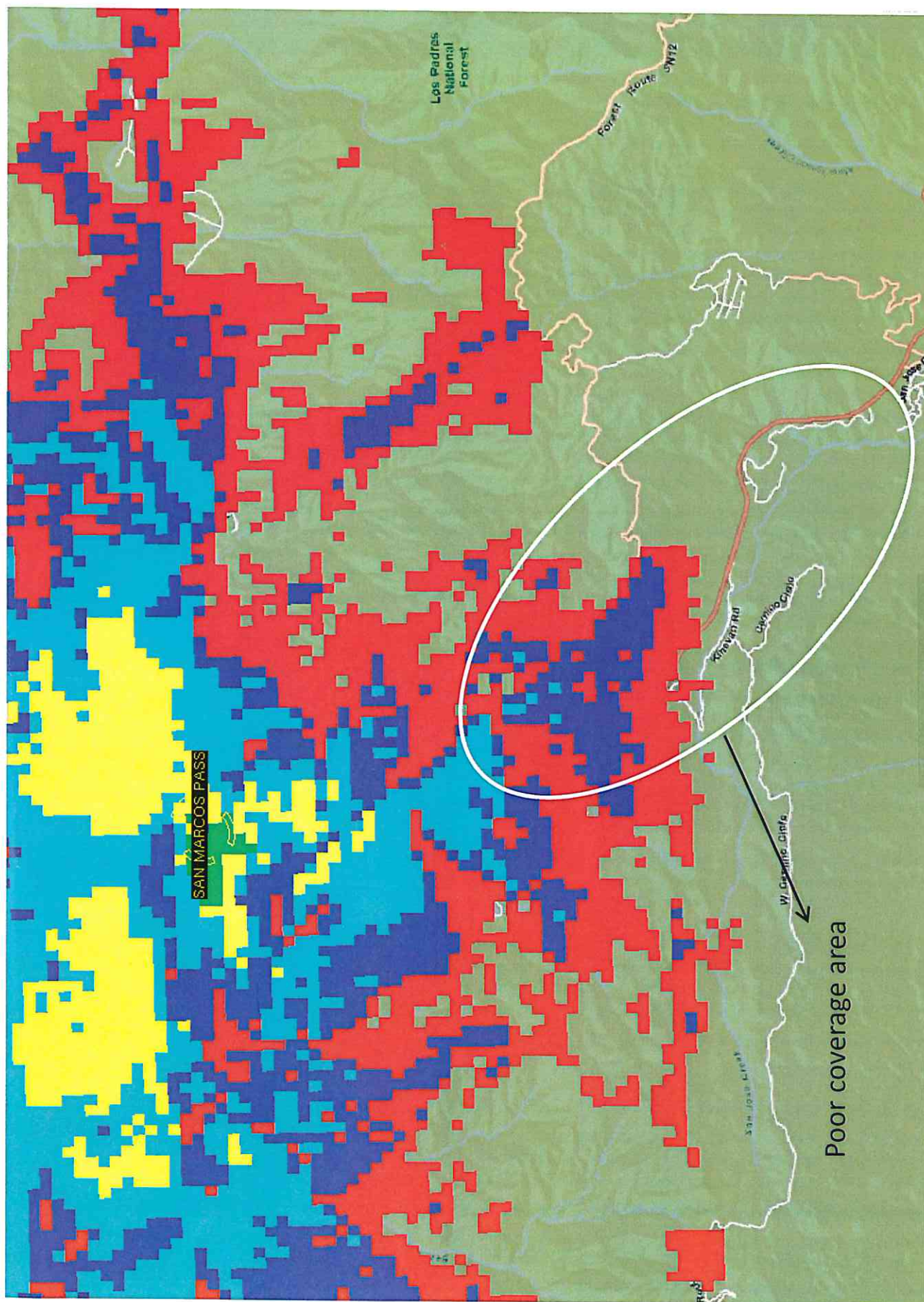
INFORMATION SIGN
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.


d. Barriers

A barrier is any physical demarcation employed as a preventative and/or notification measure that one is entering into an area with RF power density levels greater than the General Population/Uncontrolled limit.



Coverage with no site (HWY 154/SUMMIT)

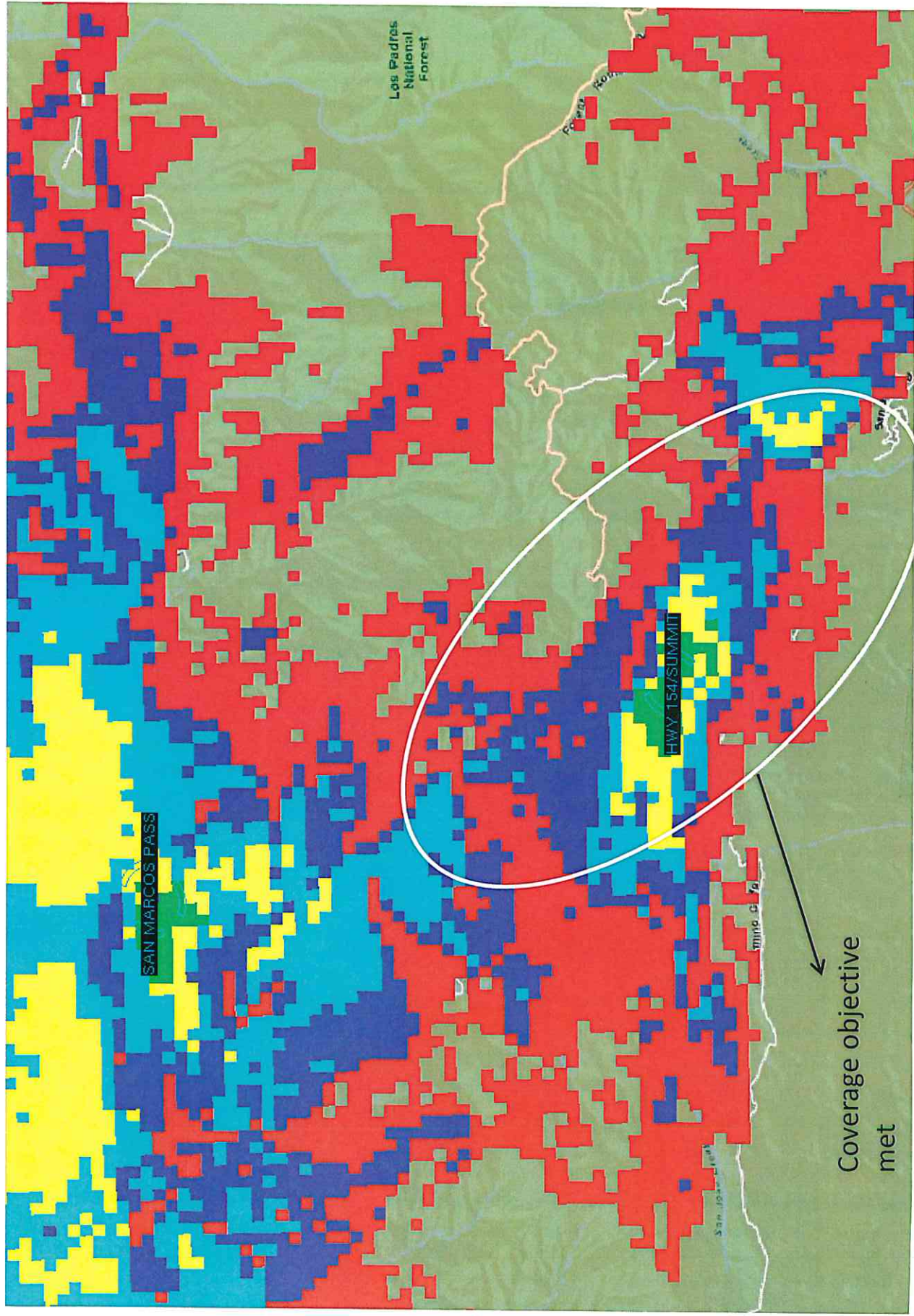


Green-to-Yellow portions of the map indicate areas with best-to-good indoor and outdoor coverage, respectively.

Blue portions of the map indicate areas with good outdoor coverage (light blue being better than dark blue).

Red portions indicate areas with little to no coverage.

Coverage with site (HWY 154/SUMMIT)



Green-to-Yellow portions of the map indicate areas with best-to-good indoor and outdoor coverage, respectively.
Blue portions of the map indicate areas with good outdoor coverage (light blue being better than dark blue).
Red portions indicate areas with little to no coverage.

ALTERNATIVE SITE ANALYSIS VERIZON WIRELESS

SITE NAME: HWY 154 SUMMIT

LOCATION: 2937 San Marcos Pass Road, Santa Barbara, CA 93105

APN: 153-080-008

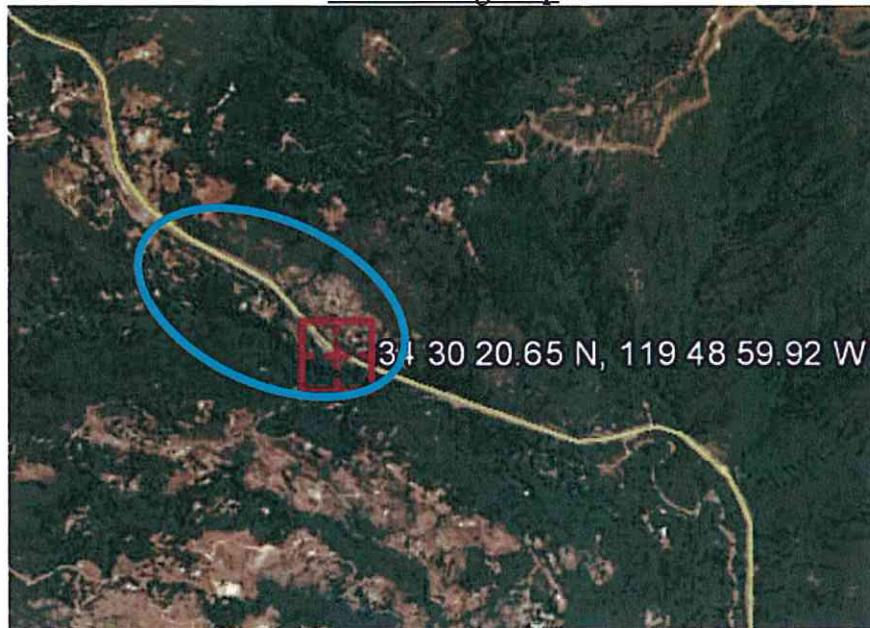
The location of a wireless telecommunications facility to improve service and provide reliable coverage is dependent upon topography, zoning, existing structures, co-location opportunities, available utilities, access and a willing landlord. Wireless communication is a line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets to be served. Each proposed site is unique and must be investigated and evaluated on its own terms.

The proposed coverage area is a residential area in unincorporated Santa Barbara County to the north of Goleta, surrounded by mountains in a heavily forested area. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. The heavily forested and mountainous terrain of the proposed area presents challenges and limits the suitability of locations for a facility. As a result, a limited list of candidates was presented to Verizon at the initial stage of the site selection process.

The proposed facility will consist of Verizon panel antennas mounted to a new proposed structure. The equipment cables will run underground in order to minimize visual impact and the equipment will be screened by a chain link fence in order to blend with the surrounding neighborhood characteristics. The proposed candidate best serves the interest of Santa Barbara County and the local community because it is the least intrusive means available to improve service and provide reliable coverage in the area. The process that Verizon implements to identify the least intrusive location is outlined below.

In June of 2013, Verizon Wireless determined that the service objectives discussed above must be met. After establishing the need for the proposed facility, Verizon set out to identify the least intrusive means of achieving the necessary service objective. A total of 5 candidates were considered prior to selecting the proposed location. Verizon begins its process by identifying a search area called a "search ring" (see image below) and a required centerline height. The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height represents the required height of the antennas to produce the desired coverage objective.

Search Ring Map



After conducting thorough research and evaluation of the County's zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this case, Verizon determined that there are no existing structures within the search area suitable for collocation. As a result, Verizon determined a new tower must be constructed to adequately meet its coverage goals in this particular area. Verizon identified several potential alternative sites prior to selecting the presently proposed location. Below is a list and map of the candidate properties that were considered for the proposed facility, as well as an explanation as to why each site was not selected:

1. DOT/CalTrans Turnout (AT&T Collocation - Tower Replacement)

This site was not selected because the existing monopole is not able to support additional antennas. A tower replacement solution was researched but was deemed not feasible due to zoning issues communicated by the County of Santa Barbara. The existing pole is non-compliant due to its silhouetting against the sky, conspicuous placement and lack of stealthing. AT&T tried to re-permit with additional antennas and was denied. Verizon was not able to obtain approval from the DOT Architectural Review Committee to collocate on the existing AT&T tower.

2. DOT/CalTrans Turnout

A new build site was researched, but was rejected by the County of Santa Barbara because of the conspicuous placement of the pole, its relationship to the overlook area, and its proximity to the existing AT&T facility.

3. Jennings

This site was not selected after a meeting with the landlord onsite, due to possible issues with third party easements and environmental challenges in accessing the lease

Alternative Site Analysis – Verizon Wireless ‘Hwy 154 Summit’

area. Verizon determined the site was not feasible due to the extremely narrow and steep access route to the proposed lease area.

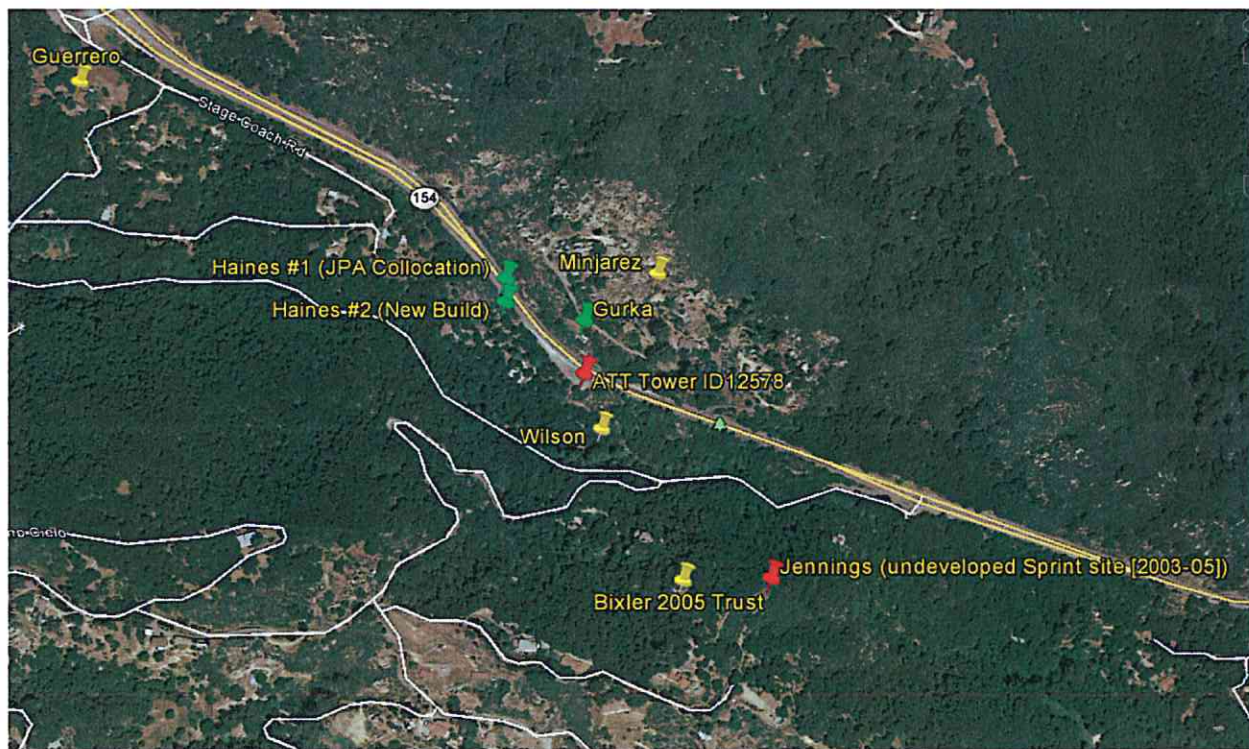
4. Haines (JPA collocation on proposed property)

A JPA antenna site was researched on the proposed property, located on a 3-acre agricultural parcel near the center of the search ring. It offered a 20' x 40' ground lease area near the target pole. The location was rejected because the pole did not offer a sufficiently high antenna centerline to meet Verizon's objective.

5. Gurka

A new 25' mono-pine was proposed on a 4-acre parcel in the center of the search ring. The site offered a 30' x 40' lease area, and Gurka was the originally selected candidate for this development. However, there is a fatal cloud on title (CC&Rs) in the Grant Deed, prohibiting Verizon from locating a site on the property.

The map below shows the locations of each of the properties listed above.



Alternative Site Analysis – Verizon Wireless ‘Hwy 154 Summit’

There are no existing towers within a 3,000’ radius of the proposed site. The image below provides a visual representation of the closest existing towers, and all towers within a 4 mile radius.

