



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

TO: County Planning Commission

FROM: J. Ritterbeck, Planner

DATE: December 30, 2014

RE: Verizon Telecommunication Facility at Highway 154 Summit and Ordinance 661  
Consistency Rezone; 14CUP-00000-00019 and 14RZN-00000-00004

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On December 10, 2014, your Commission held a hearing on the proposed telecommunication facility. At the conclusion of that hearing, your Commission continued the item to a special hearing on December 22, 2014 due to the necessity to rezone the lot from 40-AL-O under Ordinance 661 to AG-II-100 under the County Land Use and Development Code. The consistency rezone is necessary to provide for the processing and approval of a telecommunication facility on the lot. Because the applicant extended the shot-clock for processing the telecommunications facility to February 20, 2015, hearing support staff adjourned the hearing of December 22, 2014 as no action was necessary.

Both the telecommunication facility project and the consistency rezone are on your agenda of January 7, 2015. Because the project now includes a consistency rezone, your Commission's role is to make recommendations regarding the project to the County Board of Supervisors.

Your revised motion on 14CUP-00000-00019 is as follows:

1. Determine that the project. Case No. 14CUP-00000-00019 requires approval of a rezone (case no. 14RZN-00000-00004) by the Board of Supervisors;
2. Determine that pursuant to LUDC Section 35.80.020.B.2, the Board of Supervisors is the review authority for the associated Zoning Map Amendment;

Therefore, the Commission shall make an advisory recommendation to the Board on Case No. 14CUP-00000-00019 as follows:

3. Recommend that the Board of Supervisors 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;
4. Recommend that the Board of Supervisors 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
5. Recommend that the Board of Supervisors 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.

Additionally, the revised project description for 14CUP-00000-00019 as discussed at the December 10, 2014 hearing 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 four Verizon Wireless panel antennas in two sectors, with two 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 10’ tall 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 manually operated security light would be installed and shall be hooded, low-wattage, and directed downward. The light would be located above the equipment structure door and would be kept off except when personnel are present at night.

Finally, revised discussion of Standard 2D is as follows:

**Standard 2.d.** *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).*

*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.”*

**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.

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 only be visible from Highway 154, a public viewing area, for a brief moment as motorists pass by the entrance driveway to the site. As designed, situated and screened, the above ground support facility would not increase the visibility of the facility or

	decrease public safety. Furthermore, the above ground facility would minimize necessary grading and site disturbance in order to avoid potential environmental impacts.
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# **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 the staff memo, dated December 30, 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 two arrays of two (2) panel antennas mounted at a maximum height of 47 feet, for a total of four (4) panel antennas (2 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 in the staff memo to your Commission dated December 30, 2014, 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 in the staff memo to your Commission dated December 30, 2014, 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 of the staff memo, dated December 30, 2014, 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 to the Staff Report dated November 13, 2014 and incorporated herein by reference). 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 support facilities would only be visible from Highway 154, a public viewing area, for a brief moment as motorists pass by the entrance driveway to the site. As designed, situated and screened, the above ground support facility would not increase the visibility of the facility or decrease public safety. Furthermore, the above ground facility would minimize necessary grading and site disturbance in order to avoid potential environmental impacts and blend 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 within 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 Memo, dated December 30, 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 to the staff report dated November 13, 2014, 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 within 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 four Verizon Wireless panel antennas in two sectors, with two 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 manual security light would be installed and shall be hooded, low-wattage, directed downward, and would be located above the equipment structure door and 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).
- a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying limb/branch lengths and shapes and needle clusters installed in random, seemingly natural patterns (rather than rows of limbs). Branches shall generally be installed at a density sufficient to create the appearance of a mature specimen pine tree. The branches' lengths shall taper up the monopine trunk and the longest (lowest) branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads. Bark shall extend the full length of the trunk and the top of the proposed monopine shall taper to a point similar to that of a mature specimen pine tree.
  - b. Antennas and associated equipment shall be completely integrated within the foliage of the faux pine tree (i.e. shall not disrupt the silhouette of the tree).
  - c. The hard edges and rectilinear shape of the antennas shall not be visible through the limbs/branches and foliage of the monopine. All antennas and associated equipment shall be painted a non-reflective dark green color to blend with the tree and shall be covered with "antenna socks" of the highest available foliage density, to the satisfaction of the South Board of Architectural Review (SBAR) prior to Final BAR approval.
  - d. Final colors for the proposed monopine (i.e. limbs/branches, needles, and bark) shall be field matched with adjacent on-site mature trees, subject to SBAR final approval. Approved color samples shall be included with plans submitted for a building permit.
  - e. The landscape plans shall provide for native shrubs to be installed around the enclosure to screen and soften views. Species selection and appropriate on center spacing shall be subject to SBAR review and approval.
- 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:

  - a. Permittee shall hire a qualified professional acceptable to the County (wholly independent of Permittee), to perform radio-frequency (“RF”) field test that measures actual RF electromagnetic exposure at the site. This RF field-testing shall measure all ambient sources

of RF energy at the site & report the cumulative RF exposure, including contributions from the site together with other sources of RF energy in the environment as a whole.

Measurements shall be made by the responsible professional who will author the report to the County. Report of the results and the author's/professional's findings with respect to compliance with federally established MPE standards shall be submitted to the County 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.

- b. Every 5 years, Permittee shall hire a qualified professional acceptable to the County to perform RF field testing to evaluate compliance with current federally established MPE standards. In the event the adopted RF standards change, Permittee shall submit a report with calculations of the maximum potential public RF exposure from the Project with respect to the revised RF public exposure standards, w/in 90 days of the date the change becomes effective. If calculated levels exceed 80% of the applicable RF standards, Permittee shall notify the County and submit a MPE compliance verification report with the results from current RF field-testing at the site. Permittee shall pay for the cost of preparing the reports. For joint-carrier sites, cumulative reporting may be delegated to one carrier upon the agreement of all carriers at the site. Procedures, penalties & remedies for non-compliance with these reporting requirements shall be governed by the provisions of the Telecommunications Ordinance & FCC regulations.
- c. Prior to the addition/replacement of equipment which has the potential to increase RF emissions at any public location beyond that estimated in the initial application and is w/in the scope of the project description, Permittee shall submit a report providing the calculation of predicted maximum effective radiated power including the new equipment as well as the maximum cumulative potential public RF exposure expressed as a percentage of the public MPE limit attributable to the site as a whole. Once the new equipment has been installed, Permittee shall perform Initial Verification as stated in "a" above.

**PLAN REQUIREMENTS:** All building plans shall include provisions for MPE compliance.

**TIMING:** Initial verification of compliance with RF public MPE standards shall be accomplished no later than 30 days following Final Building Clearance. Continued verification of compliance with MPE requirements shall be accomplished by RF field test reports submitted every 5 years following initial verification. 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:
- 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;
  - 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;
  - 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”;
  - 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.

31. The exterior light included in the project shall be operated by a manual switch. No motion detector lighting shall be included in the project.

**32. Bio-01 Tree Protection Without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all oak trees located in the area of construction, except as indicated on plans for trenching for conduit.

- a. Prior to the pre-construction meeting on the site, all oak trees within the area of construction shall be fenced at least six feet beyond the dripline. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
- b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
- c. To help ensure the long term survival of oak trees adjacent to the lease area, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

**PLAN REQUIREMENTS:** Fencing shall be graphically depicted on project plans.

**TIMING:** This condition shall be printed on project plans submitted for zoning clearance, and fencing shall be installed prior to a preconstruction meeting on the site. **MONITORING:** P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

**33. Bio-03a Onsite Arborist/Biologist.** The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact native oak trees. Duties include revising grading techniques as necessary to protect the oaks. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring

staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

## **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 four Verizon Wireless panel antennas in two sectors, with two 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 security light would be installed and shall be hooded, low-wattage, directed downward, and would be located above the equipment structure door and 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.***

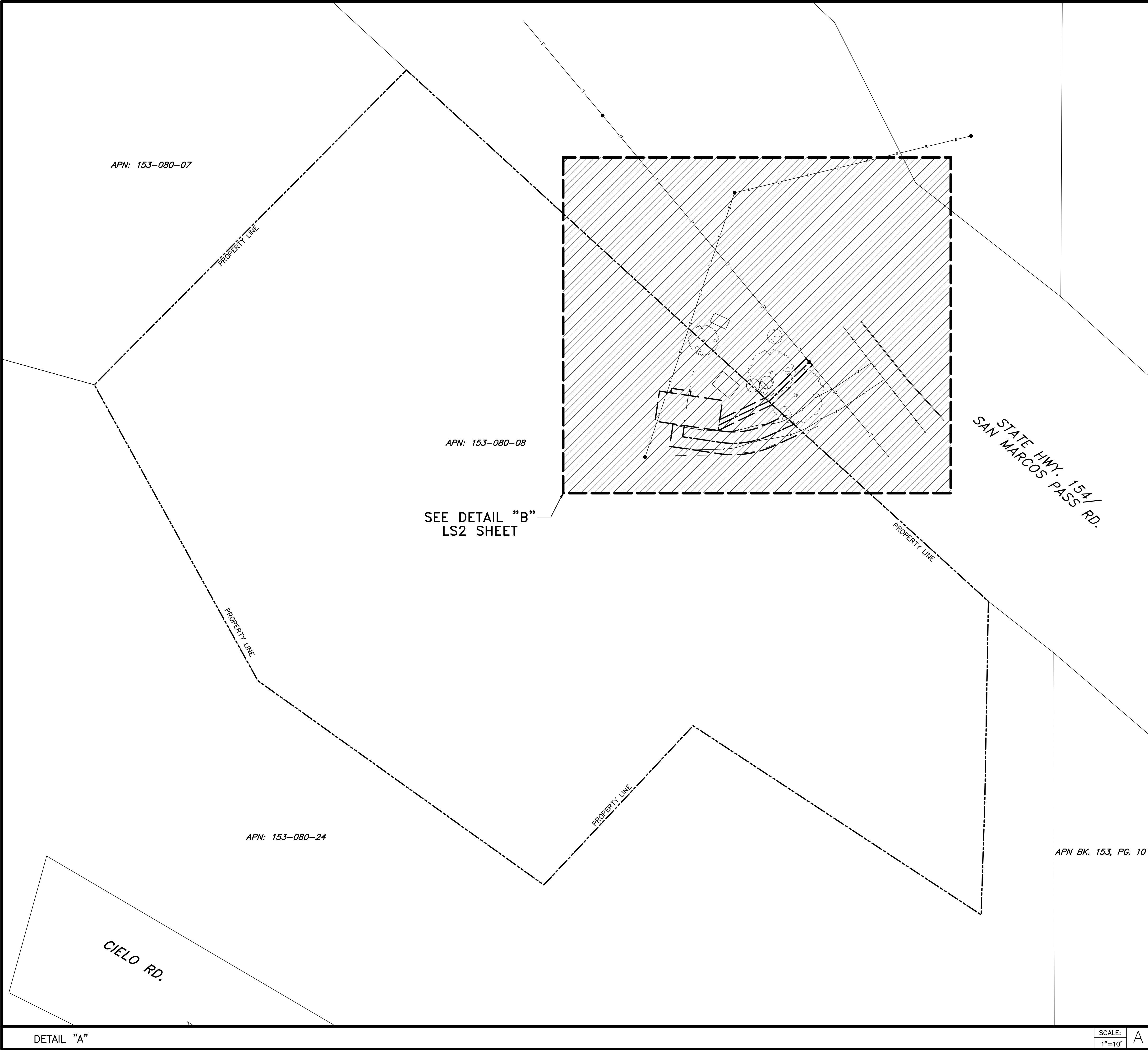
**Distribution:** Case File

**Date Filed by County Clerk:** \_\_\_\_\_



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LEGEND

MANHOLE	FIRE HYDRANT
LIGHT POLE	MONUMENT
TREE	HANDICAPPED PARKING
JP JOINT POLE	TP TELEPHONE POLE
PP POWER POLE	SPOT ELEVATION + EL=124.5'

EDGE OF PAVEMENT  
E E

OVERHEAD ELECTRIC LINE  
X X

FENCE LINE  
X X

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

Phil Auer Surveying  
14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (805) 714-7224  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

HWY. 154 SUMMIT  
SAN MARCOS PASS RD.  
SANTA BARBARA COUNTY, CA  
WIRELESS  
verizon  
SHEET TITLE: SURVEY SHEET

Revisions:  
△  
△  
△  
△  
△

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

Job No. N/A

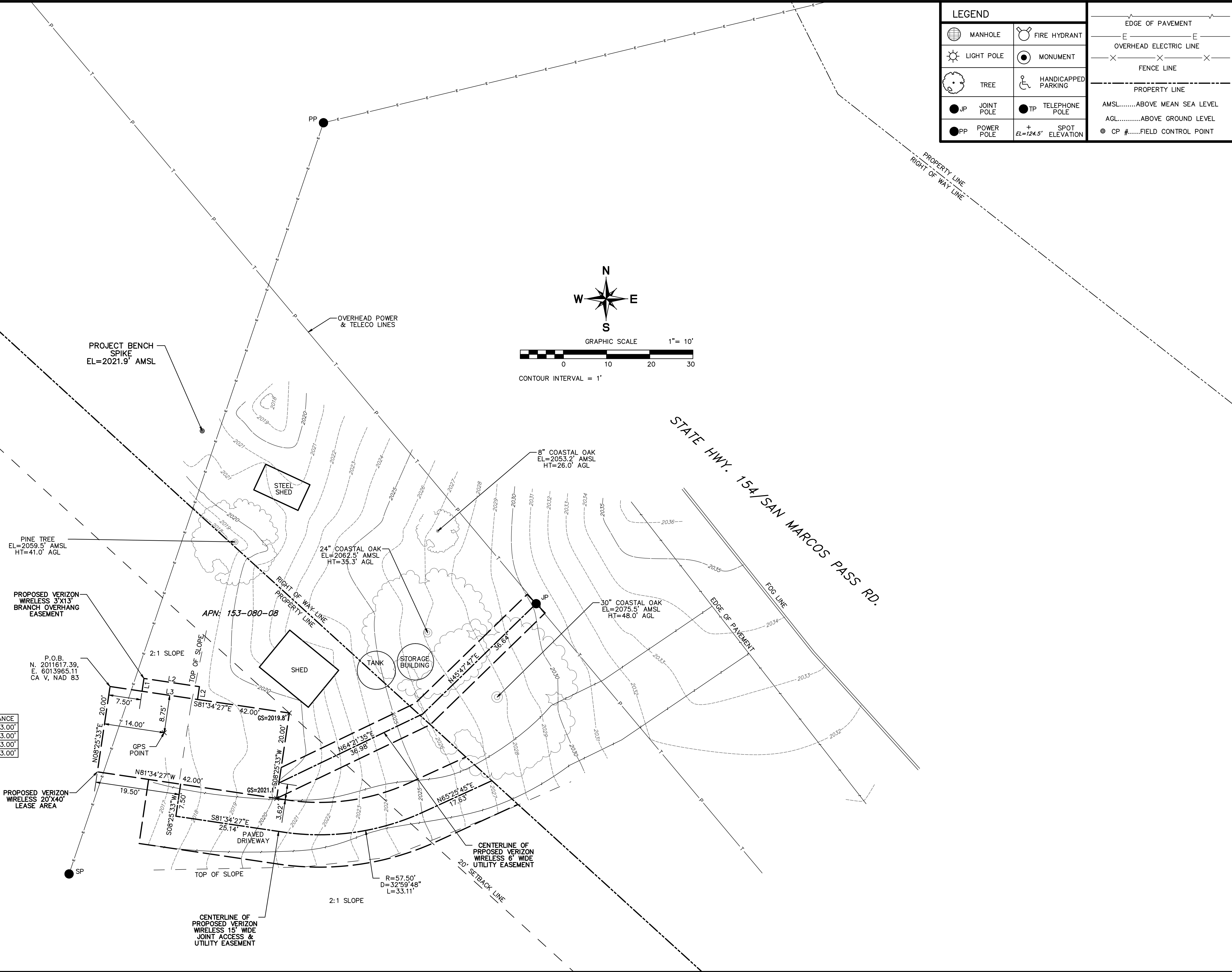
LS1



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LINE	BEARING	DISTANCE
L1	N08°25'33"E	3.00'
L2	S81°34'27"E	13.00'
L3	S08°25'33"W	3.00'
L4	N81°34'27"W	13.00'



DETAIL "B"

SCALE: 1"=30'

B

**Phil Auer Surveying**

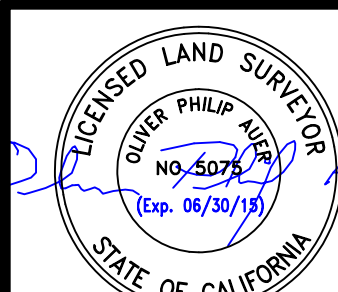
14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (805) 714-7224  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

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

LS2



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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° 36' 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 SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY LINES OF SAID TENNEY TRACT OF LAND THE FOLLOWING COURSES AND DISTANCES; NORTH 75° 05' WEST 287.98 FEET; NORTH 50° 89' 30" WEST 136.82 FEET; NORTH 83° 39' 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 NORTHWESTERLY 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 SOUTHWESTERLY 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. 8013965.11; 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 SOUTHWESTERLY 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 SOUTHWESTERLY 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 NORTHWESTERLY 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

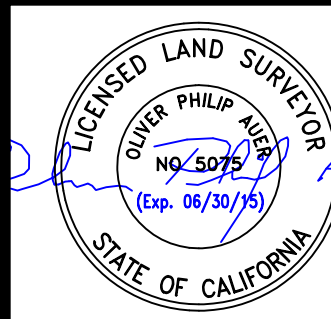
14407 Corte Lejos  
Bakersfield, CA 93314  
Phone: (805) 714-7224  
Mobile: (510) 714-7224  
E-mail: ls5075@earthlink.net

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

SURVEY SHEET



SHEET TITLE:



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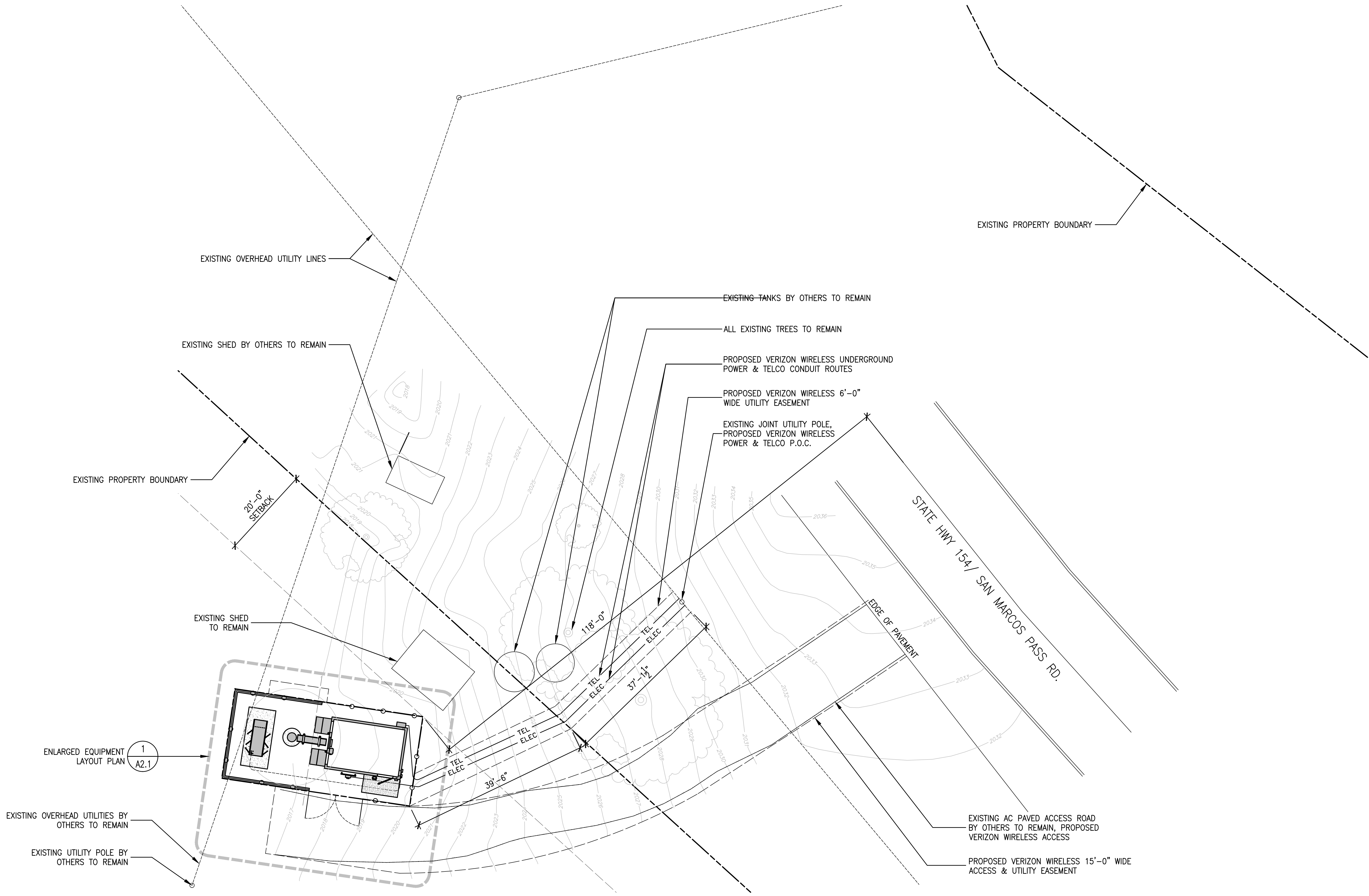
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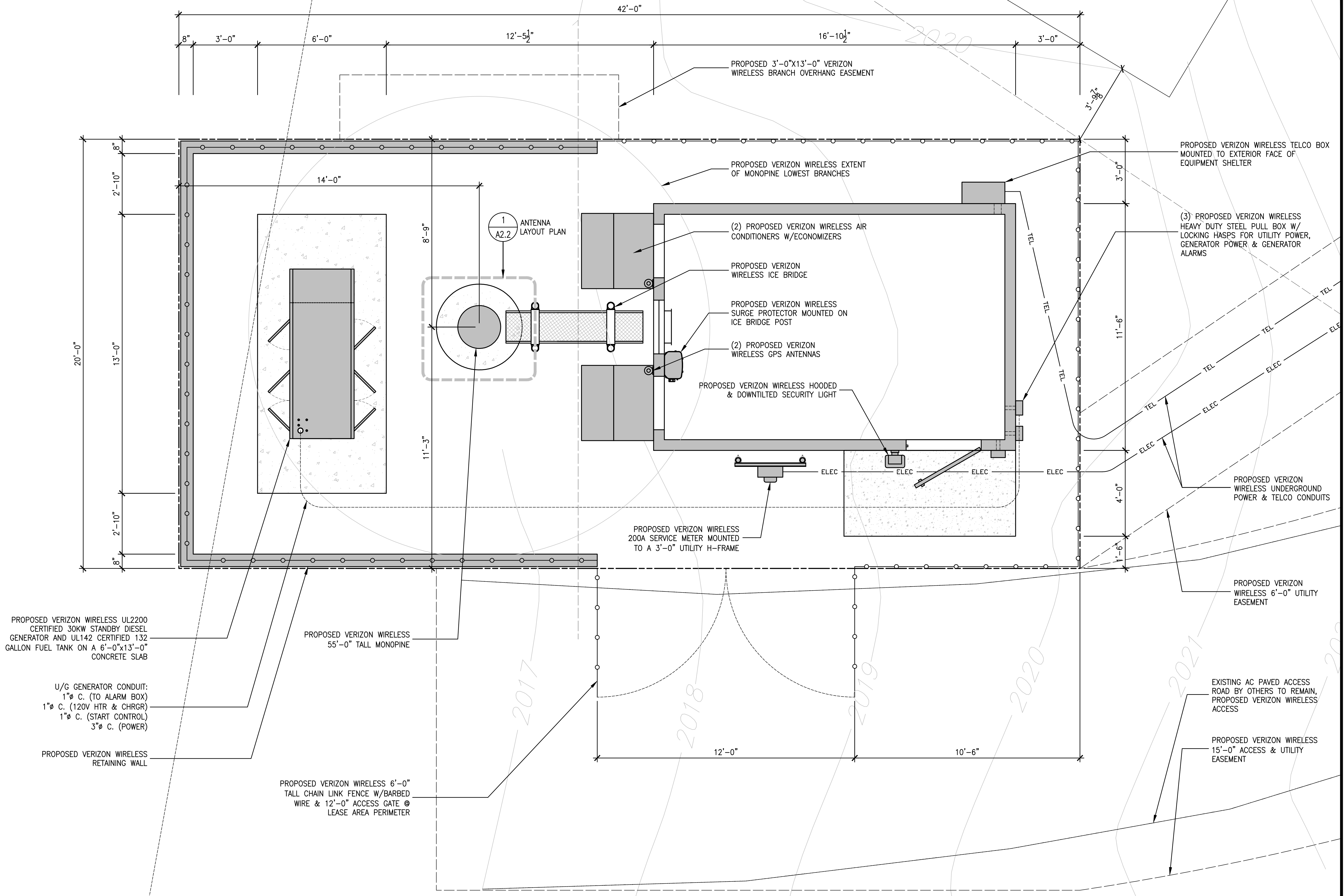
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Drawn By: PAD  
Checked By: OPA  
Scale: AS NOTED  
Date: 07/07/14

Job No. N/A

LS3







PROPOSED VERIZON WIRELESS UL2200  
CERTIFIED 30KW STANDBY DIESEL  
GENERATOR AND UL142 CERTIFIED 132  
GALLON FUEL TANK ON A 6'-0"x13'-0"  
CONCRETE SLAB

U/G GENERATOR CONDUIT:  
1"Ø C. (TO ALARM BOX)  
1"Ø C. (120V HTR & CHRGR)  
1"Ø C. (START CONTROL)  
3"Ø C. (POWER)

PROPOSED VERIZON WIRELESS  
RETAINING WALL

PROPOSED VERIZON WIRELESS 6'-0"  
TALL CHAIN LINK FENCE W/BARBED  
WIRE & 12'-0" ACCESS GATE @  
LEASE AREA PERIMETER

PROPOSED VERIZON WIRELESS  
55'-0" TALL MONOPINE

1  
A2.2  
ANTENNA  
LAYOUT PLAN

PROPOSED VERIZON WIRELESS  
200A SERVICE METER MOUNTED  
TO A 3'-0" UTILITY H-FRAME

PROPOSED 3'-0"x13'-0" VERIZON  
WIRELESS BRANCH OVERHANG EASEMENT

PROPOSED VERIZON WIRELESS EXTENT  
OF MONOPINE LOWEST BRANCHES

(2) PROPOSED VERIZON WIRELESS AIR  
CONDITIONERS W/ECONOMIZERS

PROPOSED VERIZON  
WIRELESS ICE BRIDGE

PROPOSED VERIZON WIRELESS  
SURGE PROTECTOR MOUNTED ON  
ICE BRIDGE POST

(2) PROPOSED VERIZON  
WIRELESS GPS ANTENNAS

PROPOSED VERIZON WIRELESS HOODED  
& DOWNTILTED SECURITY LIGHT

ELEC

ELEC

ELEC

ELEC

ELEC

ELEC

ELEC

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PROPOSED VERIZON WIRELESS UNDERGROUND  
POWER & TELCO CONDUITS

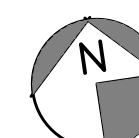
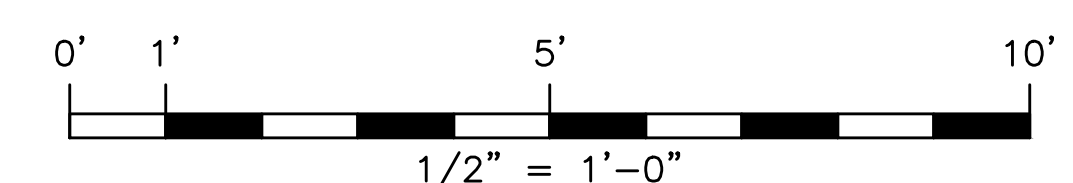
PROPOSED VERIZON WIRELESS 6'-0" UTILITY  
EASEMENT

EXISTING AC PAVED ACCESS  
ROAD BY OTHERS TO REMAIN,  
PROPOSED VERIZON WIRELESS  
ACCESS

PROPOSED VERIZON WIRELESS  
15'-0" ACCESS & UTILITY  
EASEMENT

PROPOSED VERIZON WIRELESS TELCO BOX  
MOUNTED TO EXTERIOR FACE OF  
EQUIPMENT SHELTER

(3) PROPOSED VERIZON WIRELESS  
HEAVY DUTY STEEL PULL BOX W/  
LOCKING HASPS FOR UTILITY POWER,  
GENERATOR POWER & GENERATOR  
ALARMS



1  
A2.1

ENLARGED EQUIPMENT LAYOUT PLAN  
SCALE: 1/2" = 1'-0"

**MST ARCHITECTS**  
1000 ALVARADO BLVD., SUITE 200, SAN BARTOLOME, CA 94061  
PH: (415) 341-0409 FAX: (415) 341-0408  
www.mstarchitects.com

**COMPLETE**  
Wireless Consulting, Inc.  
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PH: (415) 341-0409 FAX: (415) 341-0408  
www.completewireless.com

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

SHEET TITLE:  
**ENLARGED EQUIPMENT PLAN**

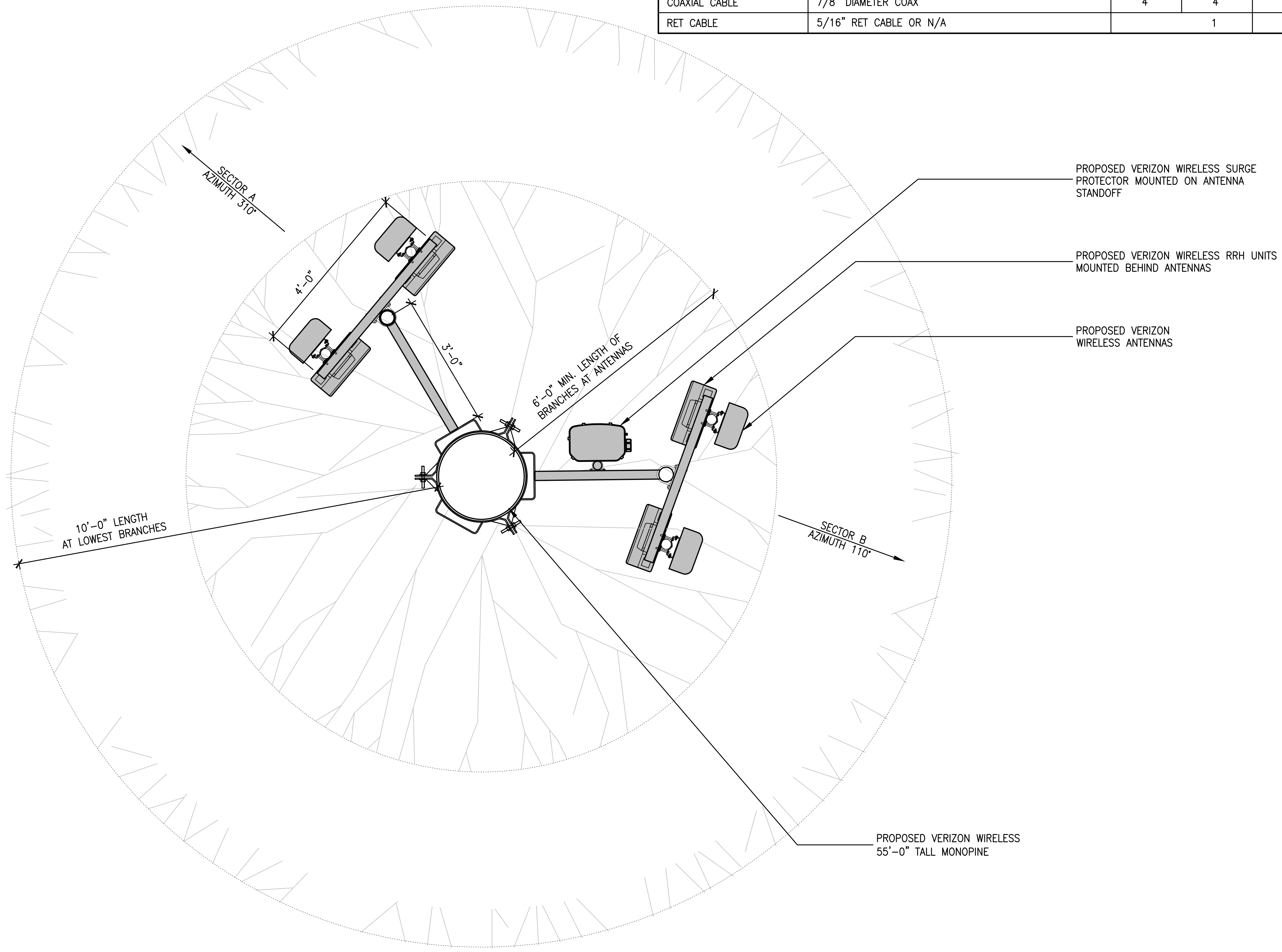
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Revisions:
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Date: 04/22/2014

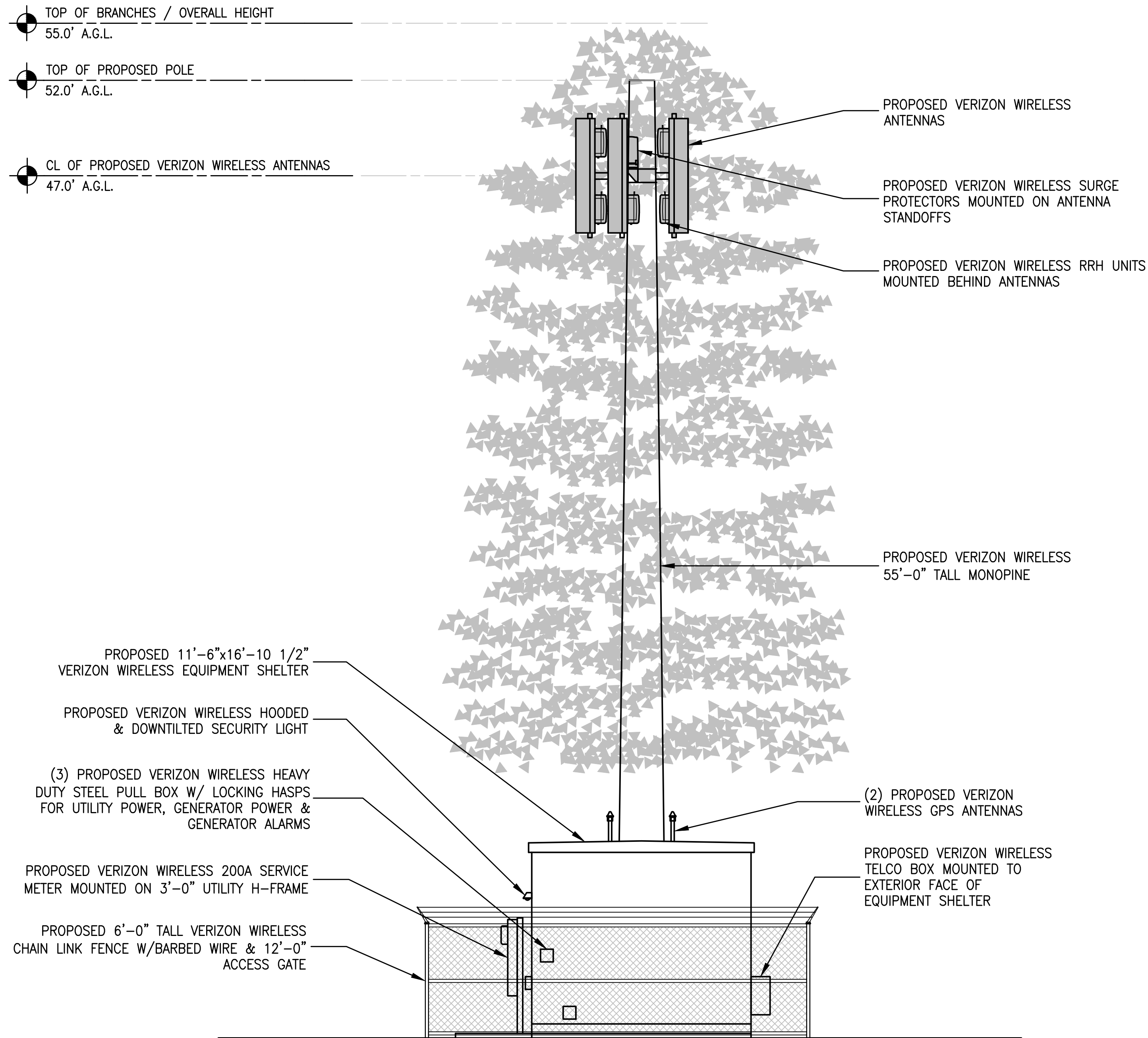
Job No. 162.1039

**A2.1**



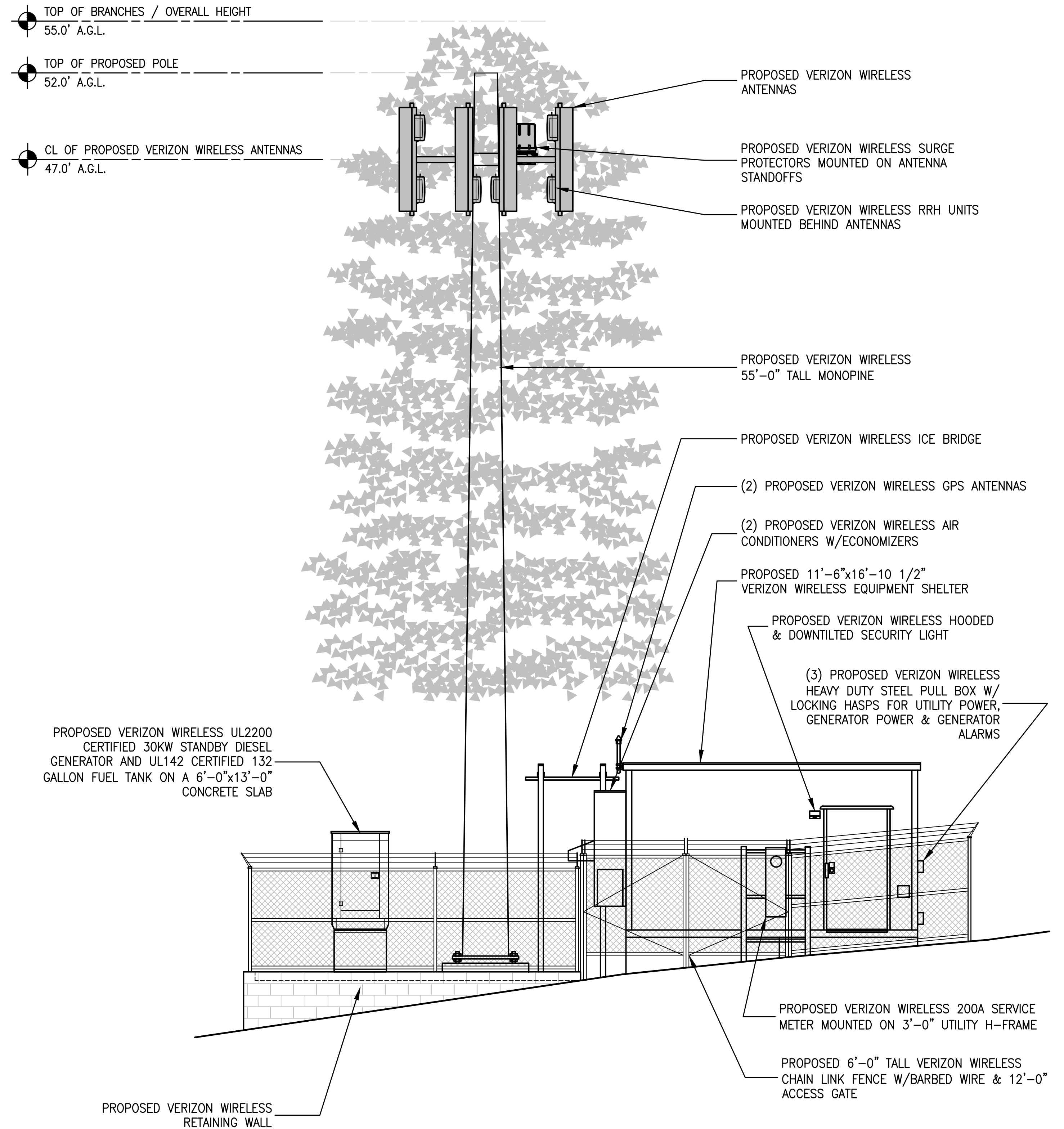
EQUIPMENT SCHEDULE				
EQUIPMENT	DESCRIPTION	QUANTITY		TOTAL
		SECTOR A	SECTOR B	
ANTENNA	SBNHH-1D65B	2	2	4
RRH	RRUS12	3	3	6
TMA	N/A			
SURGE PROTECTOR/HYBRID	RAYCAP DC3315 / HYBRID TRUNK CABLE	1 / 1		1 / 1
COAXIAL CABLE	7/8" DIAMETER COAX	4	4	8
RET CABLE	5/16" RET CABLE OR N/A	1		

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

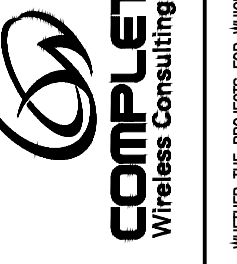


2 EAST ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

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"



**MST ARCHITECTS**  
1000 ALVARADO BLVD., SUITE 200, SAN BARBARA, CA 93106  
PH: (805) 961-1000 FAX: (805) 961-1009  
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2937 SAN MARCOS PASS RD  
SANTA BARBARA, CA 93105

**verizon WIRELESS**

PROJECT ELEVATIONS

SHEET TITLE:

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Checked By: MST  
Scale: AS NOTED  
Date: 04/22/2014

Job No. 162.1039

**A3.1**





# HWY 154 SUMMIT

2937 SAN MARCOS PASS ROAD SANTA BARBARA, CA 93105

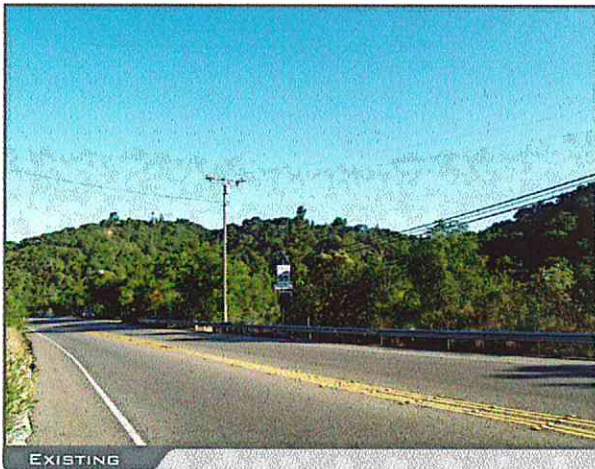


VIEW 1



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTH 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 2



LOCATION

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EXISTING



PROPOSED MONOPINE

PROPOSED

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

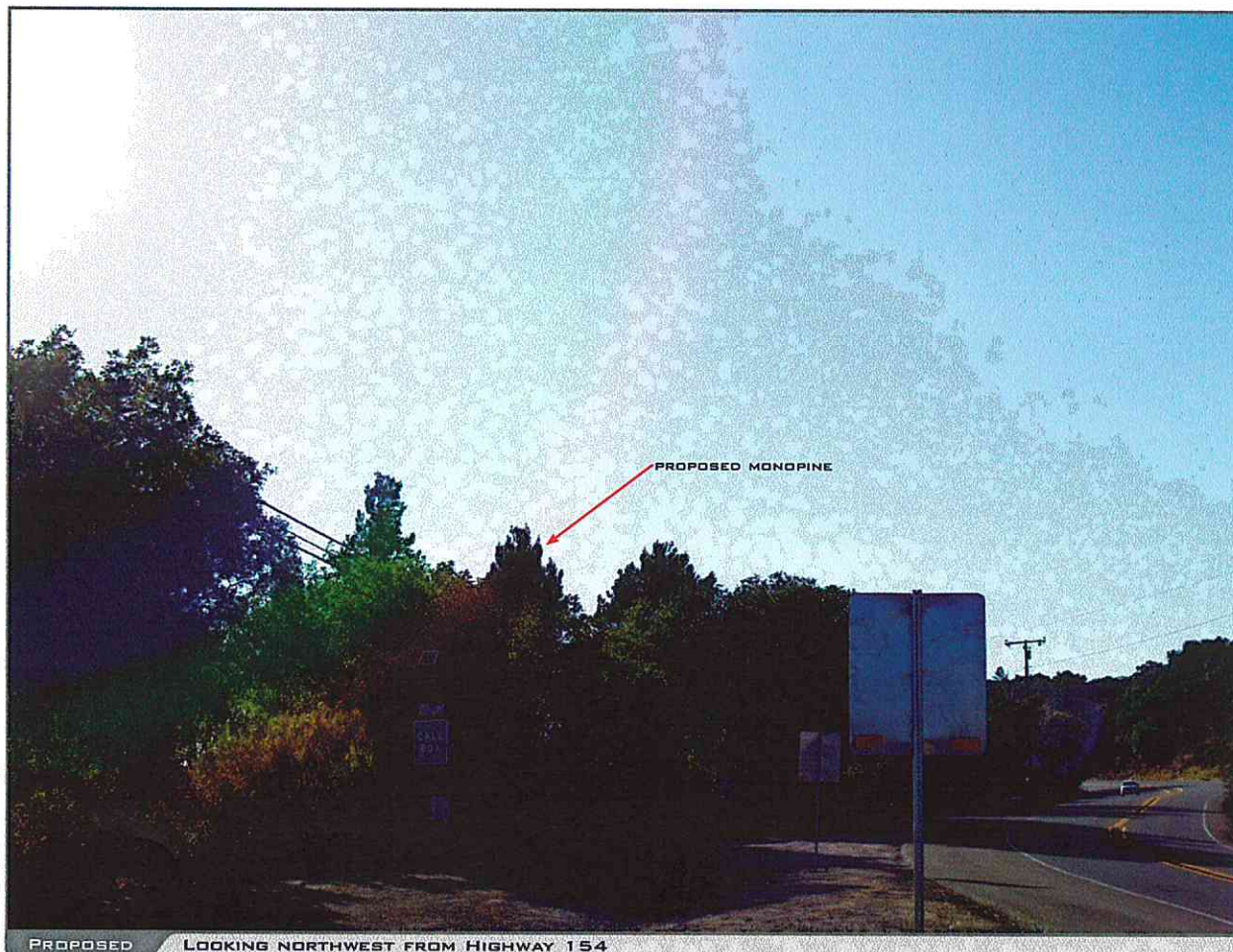


LOCATION

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EXISTING



PROPOSED

LOOKING NORTHWEST FROM HIGHWAY 154

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





# HWY 154 SUMMIT

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VIEW 4

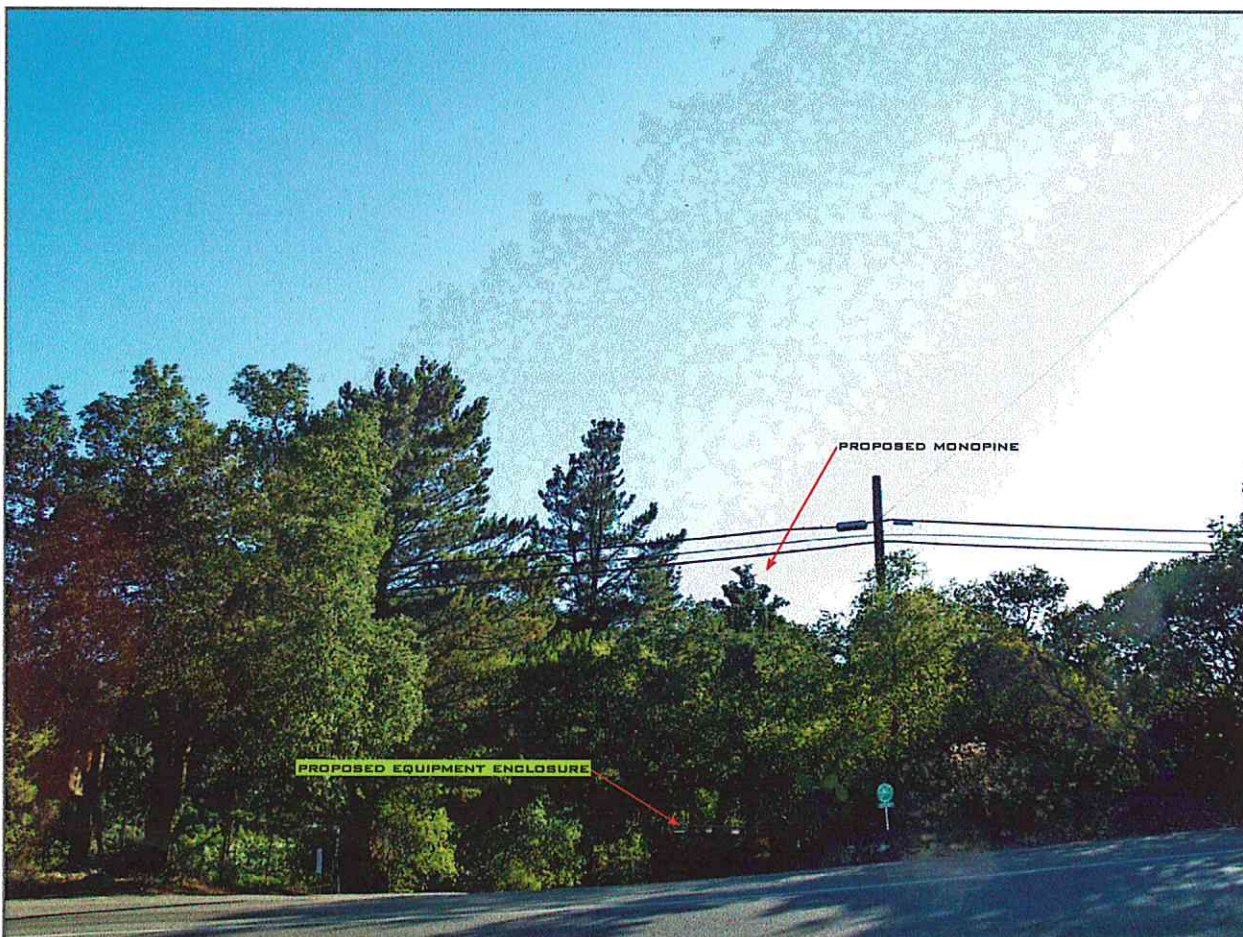


LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHWEST FROM HIGHWAY 154

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