

DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services 130 Cremona Drive, Suite B, Goleta, CA 93117 Phone: (805)961-7500 Fax: (805)685-2635 www.cityofgoleta.org

AGENDA ITEM L-5

DATE: March 23, 2010

TO: Goleta Design Review Board FROM: Alan Hanson, Senior Planner

SUBJECT: 10-034-DRB: Clearwire Cell Site; 75 Ellwood Station Road; APN: 073-

020-024

APPLICANT: Norcal Consulting

4050 Calle Real, Suite 20 B Santa Barbara, CA 93110

PROJECT DESCRIPTION:

This is a request for *Conceptual/Preliminary* review of a proposed, co-located wireless communications facility. The property includes a 19,000-square foot building that serves as an unattended Verizon telephone-call switching center as well as a 70-foot high mono-pine with a total of six panel antennae, two wall-mounted GPS antennas, a back-up diesel generator, lighting, and associated appurtenant equipment on a 1.15 acre parcel in the PU zone district. The existing monopole is screened by a faux pine tree (a "mono-pine"). The applicant proposes to co-locate three directional panel antennae on the existing Verizon mono-pine as well as two directional micro-wave dishes to connect this site to other Clearwire cell sites.

The monopole would be medium-dark gray in a "slim-line" design with a base diameter of 24 inches tapering to a top diameter of 18 inches. The upper antenna array would be at a maximum height of 65 feet above grade, while the lower antenna array would be at 60 feet above grade, such that a 1-foot gap would be provided between the two arrays. Each antenna array would be approximately 3.5 feet in diameter, such that each antenna panel would protrude approximately 1-foot from the monopole.

All at-grade facility components would be located within a 60-square foot leased area enclosed by a wooden fence and gate inside a larger 595-square foot area enclosed by an existing chain-link fence. Power for the co-located facility would be provided by a new underground power line.

Design Review Board Staff Report 10-034-DRB March 23, 2010 Page 2 of 3

Access to the lease area would be provided via an existing 12-foot wide access easement from Ellwood Station Road to the lease area. The easement would be aligned along the north side of the existing building and would utilize existing paved portions of the parking lot and drive aisles. No new landscaping is proposed, and no grading is required.

The project was filed by agent Norcal Consulting for Clearwire US LLC, applicant. Related case: 10-034-LUP.

BACKGROUND:

The project was originally submitted on January 24, 2008. This is the first time the project has been before the DRB. There are no known zoning violations on the property.

ANALYSIS:

Zoning Consistency:

The following development standards set forth in Section 35-292h.4. apply to all colocated telecommunication facilities permitted pursuant to Section 35-292h.3 of the Inland Zoning Ordinance:

	Required	Proposed	Consistent Y/N
Exclusion of Public	The general public is excluded from the facility (e.g., fenced).	The proposed facility's lease area would be enclosed within a wooden fence located within a larger lease area enclosed by a chain-link fence, which would be locked to exclude the general public.	Yes
Location and Proximity to Residential Uses	The facility shall be a minimum of 100 feet from the nearest existing residential dwelling unit, existing educational facility including licensed day care centers on an adjacent parcel, or residentially zoned parcel line.	Nearest residential dwelling unit or similar use is approximately 140 feet to the south of the facility. The nearest residentially zoned property would be approximately 130 feet away. A mobile home subdivision to east would be approximately 260 feet away.	Yes

Setbacks	Facility and associated equipment shall meet all setback regulations of zone district, unless a modification of setbacks is approved. Setbacks for PU district: Front: 50 ft Centerline & 20 ft from ROW Side: 10 feet Rear: 10 feet	Setbacks of proposed facility: Front: 184 feet Side: 60 feet Rear 44 feet	Yes
Co-location	Co-location on an existing support structure is required for macrocells except for certain circumstances.	The proposed Clearwire cell site would be co-located on an existing, City approved Verizon monopole facility.	Yes
Power Limit	No telecommunication facility shall be sited or operated in a manner either by itself or in combination with other colocated facilities that exceed the Maximum Permissible Emissions (MPE) level for the general public as established by the Federal Government.	The proposed co-located facility would operate at 0.015% of the MPE and the cumulative emissions level for the proposed and existing facilities would be 0.95% of the MPE.	Yes
Color & Size Compatibility	Proposed facility must be aesthetically compatible w/surrounding area	Proposed panel antennae to be integrated into the existing monopine & subject to DRB review	TBD

The proposed project is consistent with the above requirements of the Inland Zoning Ordinance (Article III, Chapter 35, Goleta Municipal Code), subject to the DRB's review and approval of final colors and integration of the proposed antennae into the existing monopine.

ISSUES:

Staff would appreciate input from the DRB and the applicant on options to improve antennae integration and camouflaging of the proposed, co-located facility.

ATTACHMENTS:

1. Reduced 11" x 17" copies of site plans and elevations

SITE ADDRESS:

75 ELLWOOD STATION RD GOLETA, CA 93117

GPS COORDINATES:

PARCEL NUMBER:

073-020-024

CURRENT ZONING:

CURRENT USE

UNOCCUPIED TELECOMMUNICATIONS FACILITY

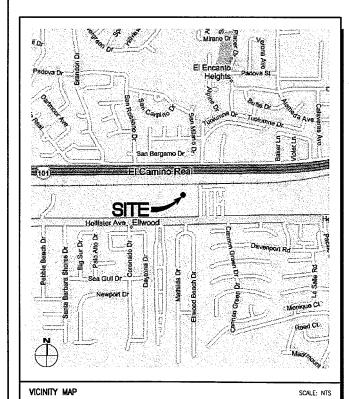
PROPOSED USE

UNOCCUPIED TELECOMMUNICATIONS FACILITY

JURISDICTION:

CITY OF GOLETA 130 CREMONA DRIVE, SUITE 8 GOLETA, CA 93117 TEL: 805,961,7522

PROJECT SUMMARY



DRIVING DIRECTIONS: (FROM SANTA BARBARA MUNICIPAL AIRPORT)

HEAD EAST ON FOWLER RD TOWARD PLACENCIA ST. FOWLER RD BECOMES S FAIRVIEW AVE. MERCE ONTO US—101. TAKE THE GLEN ANNIE RD EXIT TOWARD STORKE RD. HEAD SOUTH ON STORKE ROAD TO HOLLISTER AVENUE. CONTINUE WEST ON HOLLISTER AVENUE APPROXIMATELY 1 MILE TO ELLWOOD STATION RD. TURN RIGHT ONTO ELLWOOD STATION RD. TURN RIGHT ONTO ELLWOOD STATION RD. CONTINUE 500° TO PROPERTY ACCESS ON LEFT SIDE OF ROAD.

DRIVING DIRECTIONS

LEGAL DESCRIPTION:

APPLICANT/LESSEE:

TEL: 805.372.6887 CONTACT: SEAN MORTLAND

POWER COMPANY: SOUTHERN CALIFORNIA EDISON

GENERAL TELEPHONE COMPANY (VERIZON) 2020 SANTA MONICA BLVD SANTA MONICA, CA 90404

CLEARWIRE U.S., LLC 4400 CARILLON POINT KIRKLAND, WA 98033

LAND OWNER:

SEE SITE SURVEY GENERAL INFORMATION ON PAGE LS—3 FOR COMPLETE PROPERTY LEGAL

PROJECT DESCRIPTION:

CLEARWIRE U.S., LLC PROPOSES TO CONSTRUCT AN UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A RADIO TRANSMITTER EQUIPMENT CABINET MOUNTED ON A CONCRETE PAD AT GRADE, A UTILITY BACKBOARD TO PROVIDE A NEW POWER SOURCE AND THE INSTALLATION OF 3 PANEL ANTENNAS, 2 DISH ANTENNAS, AND 3 RRU'S TO AN EXISTING 60'-0" MONOPINE FOR RADIO

EQUIPMENT CABINET LOCATION:

☐ INDOOR M OUTDOOR

FOURMENT SHELTER:

☐ YES 🕱 NO

ANTENNA LOCATION:

☐ ROOFTOP ☐ SELF—SUPPORT TOWER

☐ NEW MONOPOLE EXISTING TOWER

☐ EXISTING MONOPOLE **⊠** OTHER

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED

PROJECT DESCRIPTION

ARCHITECT

PB TELECOM 201 E CENTER ST. SUITE 510 ANAHEIM, CA 92805 TEL: 714.535.2800 FAX: 714.535.0624 CONTACT: MIKE COX

SITE ACQUISITION

NORCAL CONSULTING 3145 GEARY BLVD, SUITE 509 SAN FRANCISCO, CA 94118

CONTACT: CHRIS ELLIOT

CLEARWIRE MARKET LEAD 17748 SKY PARK CIR., STE 150 17748 SKY PARK CIR., STE 150 TEL: 951.733.3404

CONTACT: JOE RILEY CLEARWIRE

CONSTRUCTION

CPDG/NORCAL CONSULTING

SANTA BARBARA, CA 93101

433 EAST MICHELTORENA STREET

CONSTRUCTION IRVINE, CA 92614 TEL: 951.218.0497 CONTACT: DAVE MURRAY SURVEYOR

ZONING

CAL VADA SURVEYING, INC.

CORONA CA 92880 TEL: 951.280.9960 FAX: 951.280.9743

411 JENKS CIRCLE, # 205

CONTACT: ARMANDO DUPONT

CAPITAL PACIFIC DEV. GROUP

SANTA BARBARA, CA 93110

TEL: 805.692.2006x241

CONTACT: NICHOLAS GONZALES

4050 CALLE REAL, SUITE 2008

CONTACT: BILL SHIMER PROJECT TEAM

ALL WORK IS TO COMPLY WITH THE FOLLOWING CODES

TIA/EIA-222-G LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS AISC — CONSTRUCTION MANUAL, 13TH EDITION OR LATER.

- 2007 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2007 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 (2006 INT'L BUILDING CODE VOLUMES 1-2 AND 2007 CALIFORNIA AMENDMENTS)
 2007 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 (2005 NATIONAL ELECTRICAL CODE AND 2007 CALIFORNIA AMENDMENTS)
- 2007 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2006 INT'L MECHANICAL CODE AND 2007 CALIFORNIA AMENDMENTS) 2007 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
- (2006 INTERNATIONAL PLUMBING CODE AND 2007 CALIFORNIA AMENDMENTS)
 2007 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
 2007 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
- (2006 INT'L FIRE CODE, AND 2007 CALIFORNIA AMENDMENTS)
 2007 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

CODE COMPLIANCE

clearwre US, LLC

HOST NAME:

VERIZON CENTRAL OFFICE

SITE NUMBER: CA-SBR009 RECEIVED

FEB 2 4 2010

City of Goleta Planning & Environmental Svcs.

SITE ADDRESS:

75 ELLWOOD STATION RD **GOLETA, CA 93117**

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DOCUMENT REVI	Y	
LANDLORD	DATE	
SITE ACQUISITION	DATE	
ZONING	DATE	
RF ENGINEER	DATE	
BACKHAUL ENGINEER	DATE	
PROJECT MANAGER	DATE	
CONSTR. MANAGER	DATE	
APPROVAL LIST		_
		_

	DIGALERT DIAL TOLL FREE 1-800-227-2600 AT LEAST TWO WORKING DAYS BEFORE YOU DIG
NOTES	

SHEET NUMBER:	DESCRIPTION:
T-1	PROJECT INFORMATION
LS-1	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	NORTH AND EAST ELEVATIONS
A-4	SOUTH AND WEST ELEVATIONS
A-5	ANTENNA DETAILS, EQUIPMENT DETAILS
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	TANK MARKET
SHEET IN	DEX

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CLEARWIRE U.S. LLC 4400 CARILLON POINT KIRKLAND, WASHINGTON 98033 FAX: 425.6716201



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ZD REVIEW
ZD FINAL

REV	ISIONS	
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SITE NAME **VERIZON CENTRAL OFFICE**

site number

CA-SBR009

PBT JOB NUMBER 260846

SITE ADDRESS

75 ELLWOOD STATION RD GOLETA, CA 93117

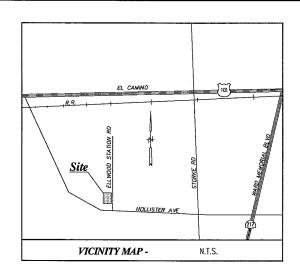
IN HOUSE DRAWN BY: PBT

CHECKED BY: EJS

SHEET TITLE

PROJECT INFORMATION

SHEET NUMBER



Title Report

This survey was completed without the benefit of a title report. Prepared by: order no. Report dated:

Legal Description

A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA.

Assessor's Parcel No.

073-020-024

Easements

NOT AVAILABLE

Access Easement

A STRIP OF LAND 12.00 FEET WIDE SITUATED IN A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA, THE CENTERLINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HOLLISTER AVENUE AND ELLWOOD STATION ROAD, AS SHOWN ON SAID MAP, THENCE NOO'10'26"E, 480.13 FEET; THENCE N89'49'34"W, 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89'49'34"W, 218.52 FEET; THENCE SOO'10'26"W, 43.49; THENCE S89'49'34"E, 13.48 FEET FEET TO A POINT HEREIMAFTER REFERRED TO AS POINT "A", AND THE END OF SAID STRIP.

Lease Area

A PORTION OF RANCHO LOS DOS PUEBLOS, AS FILED IN BOOK 63, PAGE 3, OF RECORDS OF SURVEY, IN THE OFFICE OF SANTA BARBARA COUNTY, STATE OF CALIFORNIA., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGNANING AT POINT "A" AS DESCRIBED ABOVE; THENCE NOOT3'11"E, 17.50 FEET; THENCE S89'46'49"E, 17.50 FEET; THENCE S013'11"E, 17.50 FEET TO THE POINT OF BEGNANING.

CONTAINING: 595.0 SQ.

Geographic Coordinates at Proposed Monopine

1927 DATUM: LATITUDE 34' 25' 51.93" LONGITUDE 119' 53' 05.94" 1983 DATUM: LATITUDE 34' 25' 51.91" LONGITUDE 119' 53' 09.44"

Date of Survey

MARCH 12, 2007

Basis of Bearings

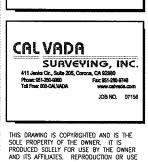
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 5.

Bench Mark

THE NGS GPS MONUMENT NO. AJ1933, ELEVATION = 88.62 FEET (NAVD 88).

Legend

	GUY WIRE	(5.3°)	CONCRETE PAVEMENT
_	SIGN	♠	FOUND MONUMENT
FS	FINISH SURFACE WROUGHT IRON FFNCF	•	TOOTO MONOMENT
-0-0-		===	POWER POLE
TC	TOP OF CURB		PROPERTY LINE
	BLOCK WALL		CENTER LINE
-x-x-	CHAIN LINK FENCE	TOP	TOP OF STRUCTURE
TC	TOP OF CURB		TOP OF STRUCTURE
ICV	IRRIGATION CONTROL VALVE	دن. ۲	TREE
MHE	ELECTRIC MANHOLE	نيا	
P.O.C.	POINT OF COMMENCING	Ġ.	HANDICAP PARKING
P.O.B.	POINT OF BEGINNING	~	GATE
⊗	GEOGRAPHIC COORDINATES		EDGE OF PAVEMENT
TW	TOP OF WALL	EB `	ELECTRIC BOX
TR	TRANSFORMER	EV	ELECTRIC VAULT



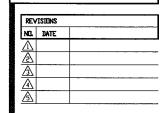
RELEASE

DATE

03/19/07 PRELIMINARY

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CLEARWIRE U.S. LLC 4400 CARILLON POINT KIRKLAND, WASHINGTON 98033 PHONE. 426.216.7600 FAX.



SITE NAME
VERIZON CENTRAL OFFICE

IN HOUSE

DRAWN BY: HN/MN CHECKED BY: RG

SITE NUMBER

SBR009

CALVADA JOB NUMBER

07156

SITE ADDRESS

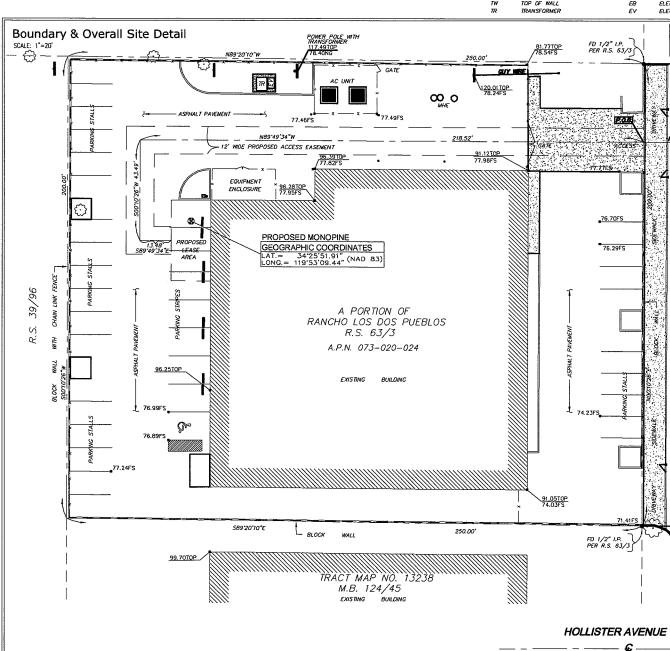
75 ELLWOOD STATION RD GOLETA, CA 93177

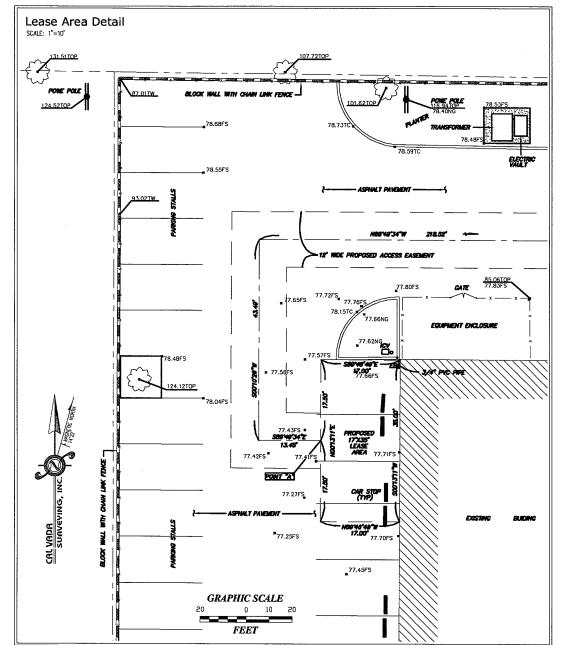
SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET NUMBER

PLUT SCALE: 1:1 @ 24"x36"; 1:2 @ 11"x17"





SITE SURVEY

0 10, 50, 40, 2CYTE: 1, = 50,-0, 50

P.O.C.

1.63TC

TOTAL EX. PARKING SPACE: 33 NO CHANGE TO EX. PARKING LAYOUT (ALL SPACES TO REMAIN)

PARKING INFORMATION

TOTAL LOT AREA: 49,998.15 SQUARE FEET

EXISTING LANDSCAPING: 762 SQUARE FEET PROPOSED LANDSCAPING: NONE

PERCENTAGE OF BUILDING COVERAGE ON LOT: 36.6%

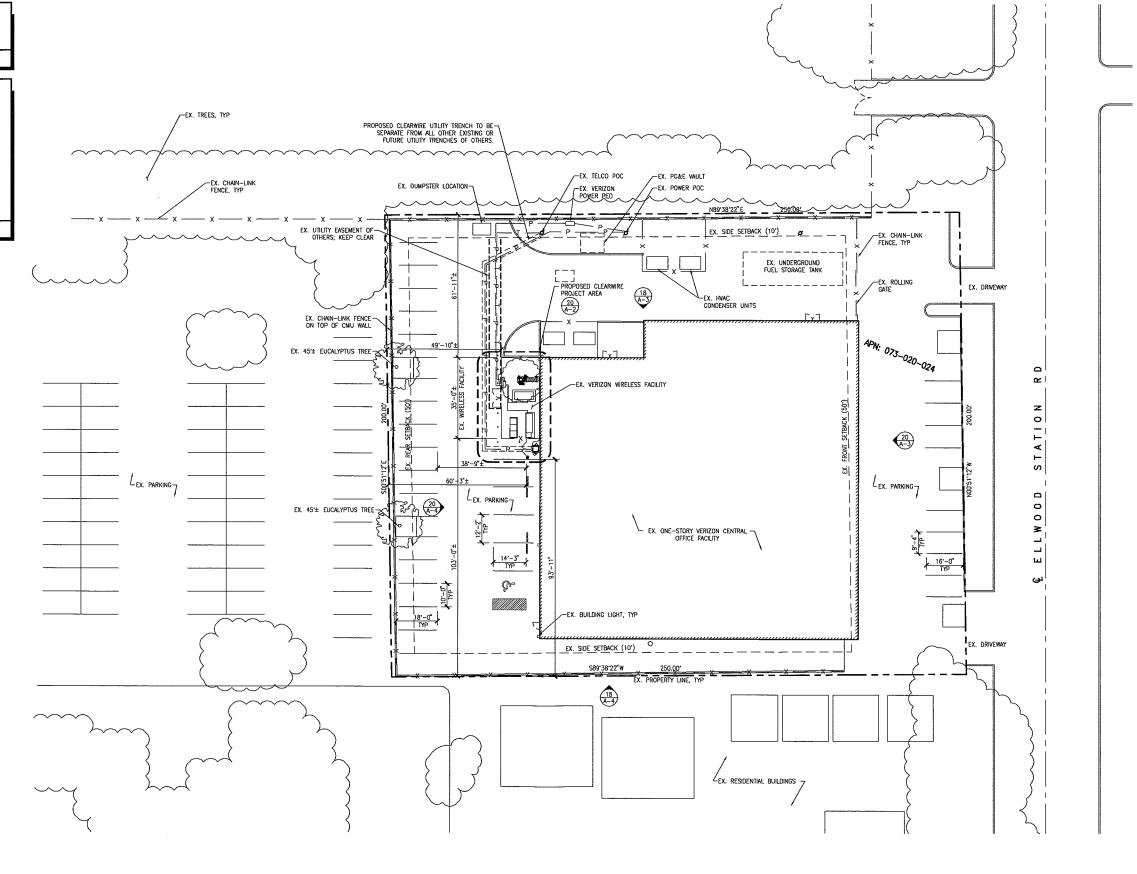
TOTAL EX. BUILDING SQUARE FOOTAGE: 18,315.46

TOTAL EX. VERIZON COMPOUND SQUARE FOOTAGE: 595.28

PROPOSED CLEARMIRE LEASE AREA SQUARE FOOTAGE: 54

PERCENTAGE OF CLEARWIRE LEASE AREA ON LOT: 0.11%

PROPERTY/LOT COVERAGE INFORMATION



1. SITE PLAN IS A DIAGRAMMATIC REPRESENTATION ONLY; VERIFY ALL DIMENSIONS.

2. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

OVERALL SITE PLAN

clear w're

CLEARWIRE U.S., LLC 4400 CARILLON POINT KIRKLAND, WASHINGTON 98033 PHONE: 426.216.7600 FAX: 425.6716201



PB TELECOM

303 BATTERY STREET, SEATTLE WA 96121

206.838.5275
206.838.5221

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18JAN09	ZO REVIEW
16FEB10	ZD FINAL

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DATE		

SITE NAME

VERIZON CENTRAL OFFICE

site number

CA-SBR009

PBT JOB NUMBER 260846

SITE ADDRESS

75 ELLWOOD STATION RD GOLETA, CA 93117

IN HOUSE

DRAWN BY: PBT
CHECKED BY: EJS

SHEET TITLE

OVERALL SITE PLAN

01211122 0112 1 2111

SHEET NUMBER

Δ_1

PROPOSED PANEL ANTENNA LEGEND				
SECTOR	BLUE SECTOR	YELLOW SECTOR	YELLOW SECTOR	
AZIMUTH	145	220	300	
ANTENNA MODEL	KATHREIN	KATHREIN	KATHREIN	
	840-10054	840-10054	840-10054	
antenna size	48.0°L x 13.0°W x 3.0°D	48.0°L x 13.0°W x 3.0°D	48.0°L x 13.0°W x 3.0°D	
ANTENNA COUNT	1	1	1	
BTS COUNT	1	1	1	
ANTENNA MOUNT HEIGHT	48'-0"	48'-0"	48'-0"	
ETHERNET TYPE/SIZE	5/16" ETHERNET	5/16" ETHERNET	5/16" ETHERNET	
NUMBER OF ETHERNET	1	1	1	
MECHANICAL TILT	-2	-2*	-2*	
FLECTRICAL TILT	ď	O*	ď	

PROPOSED ANTENNA / MW DESIGN SHOWN ON DRAWINGS IS BASED ON THE FOLLOWING DESIGN PROVIDED BY PARSONS:

VERSION: 3 (RED-LINE; ERIC HASHIBE)
DATE: 04FEB10

SCALE: NONE

. VERIFY ALL PROPERTY LINE INFORMATION WITH EXISTING SURVEY DATA.

SCALE: 1/-0" 8 ENLARGED SITE PLAN

5. ONLY PROPOSED ANTENNAS @ 48'-0" & 44'-0" ARE SHOWN IN PLAN VIEW FOR CLARITY.

RF & MW DESIGN

PROPOSED DISH ANTENNA LEGEND			
SECTOR	BLUE SECTOR	BLUE SECTOR	
AZIMUTH	90*	180	
ANTENNA MODEL	RADIO WAVES	RADIO WAVES	
ANTENNA SIZE	2'ø	2'ø	
ANTENNA COUNT	1	1	
ANTENNA MOUNT HEIGHT	44'-0"	44'-0"	
CABLE TYPE/SIZE	1/2"ø	1/2"¢	
NUMBER OF CABLES	1	1	

- ALL AZIMUTHS REFERENCE TRUE NORTH. ALL ELEVATIONS REFERENCE ADJACENT GRADE.
- 2. AZIMUTHS SHOWN ARE PRELIMINARY. CONTRACTOR SHALL INSTALL ANTENNAS TO CONFORM TO THE SITE BUILD FORM.
- 3. MOUNT HEIGHT AND RAD CENTER ARE THE SAME ANTENNA ELEVATION.
- 4. Contractor shall notify the construction manager should there be any variation in azimuths, between those indicated herein and those specified on the site build form.
- 5. VERIFY ANTENNA MAKES AND MODEL NUMBERS WITH THE RF ENGINEER PRIOR TO THE START OF CONSTRUCTION.

RF & MW NOTES

ANTENNA LEGENDS & NOTES

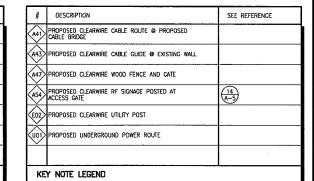
Lease Area

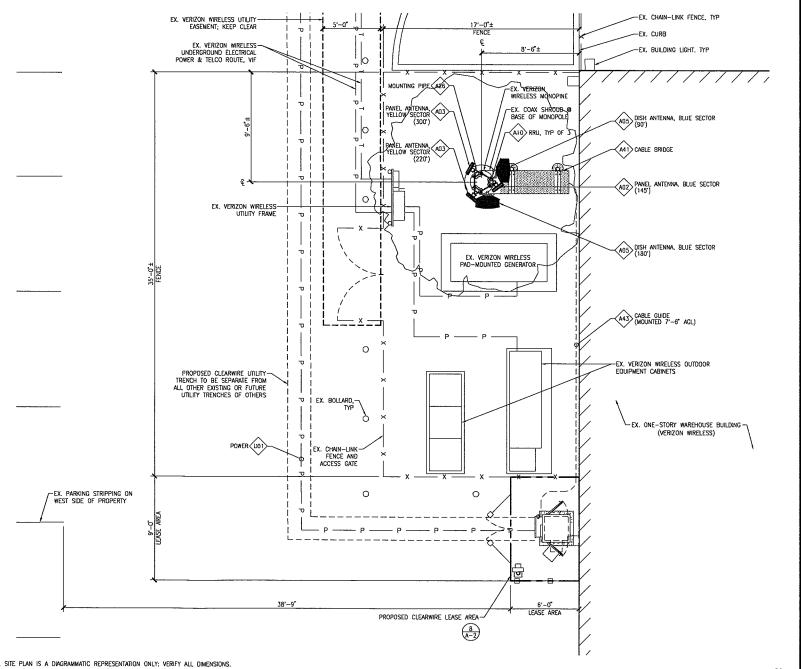
EX. CHAIN—LINK FENCE—

(MOUNTED 7—E AS)

(MOUNTE

KEY NOTE LEGEND





clear wire

CLEARWIRE U.S., LLC 4400 CARILLON POINT KIRKLAND, WASHINGTON 98033 PHONE: 425.216.7600 FAX: 425.6716201



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RELEASE	
DATE	
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16FEB10	ZD FINAL
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SITE NAME
VERIZON CENTRAL OFFICE

SITE NUMBER

CA-SBR009

PST JOB NUMBER

260846 SITE ADDRESS DRAWN BY: PBT CHECKED BY: EJS

IN HOUSE

75 ELLWOOD STATION RD

GOLETA, CA 93117

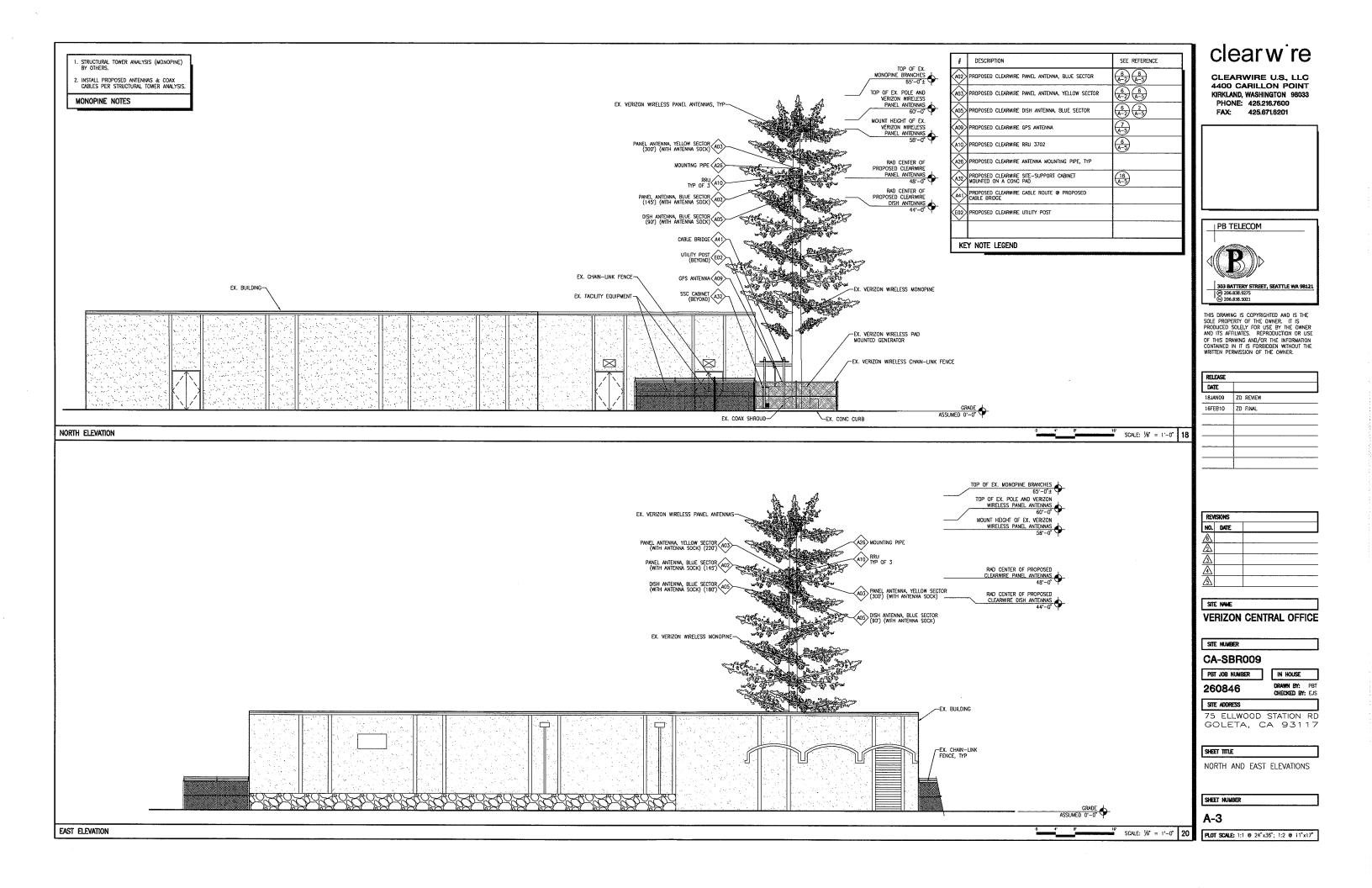
SHEET TITLE

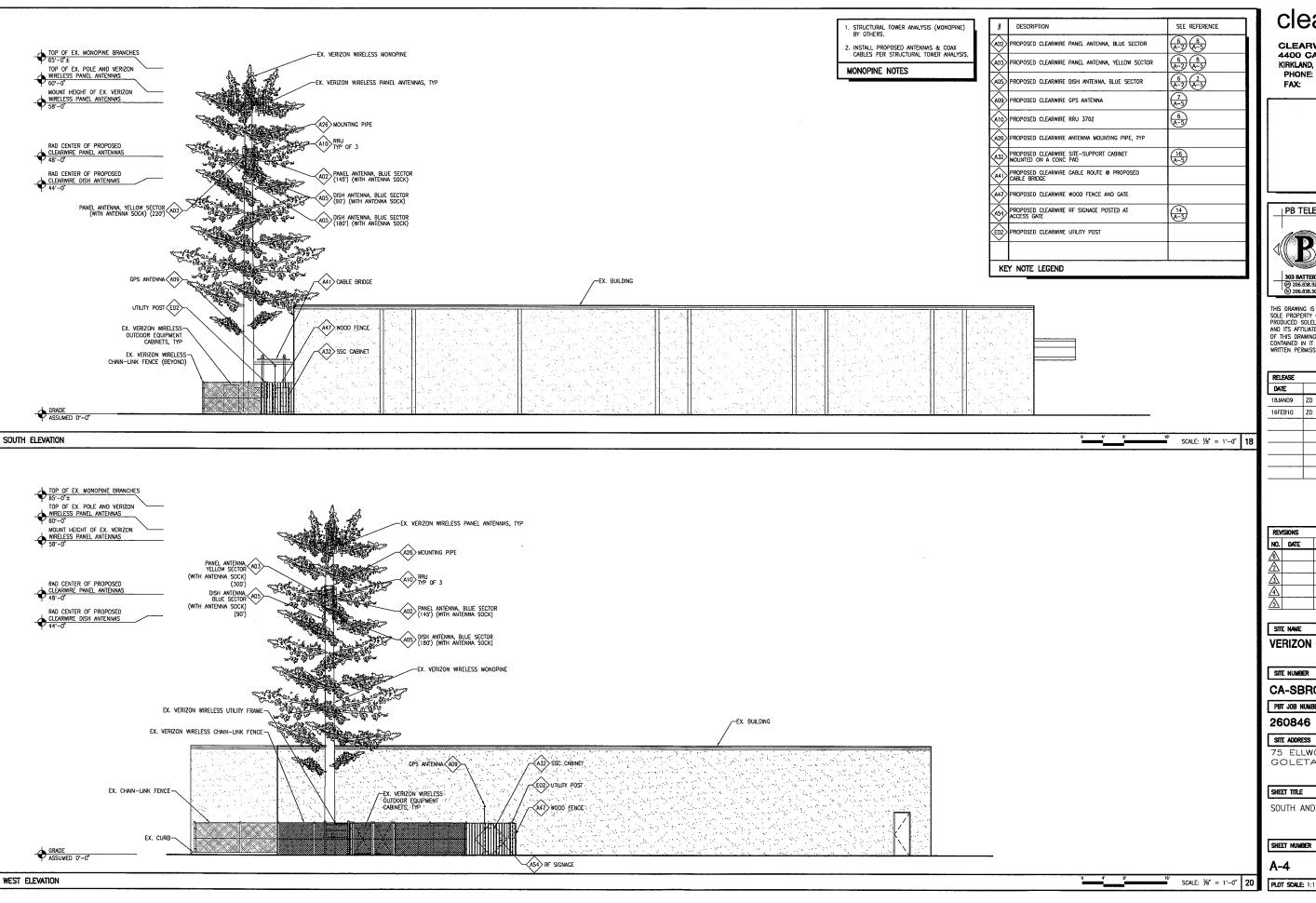
ENLARGED SITE PLAN

SHEET NUMBER

A-2

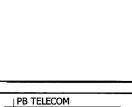
SCALE: 1/4" = 1'-0" 20





clear wire

CLEARWIRE U.S., LLC 4400 CARILLON POINT KIRKLAND, WASHINGTON 98033 PHONE: 425.216.7600 FAX: 425.671.6201





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7	16FEB10	ZD FINAL
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REVISIONS		
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VERIZON CENTRAL OFFICE

SITE NUMBER

CA-SBR009

PBT JOB NUMBER

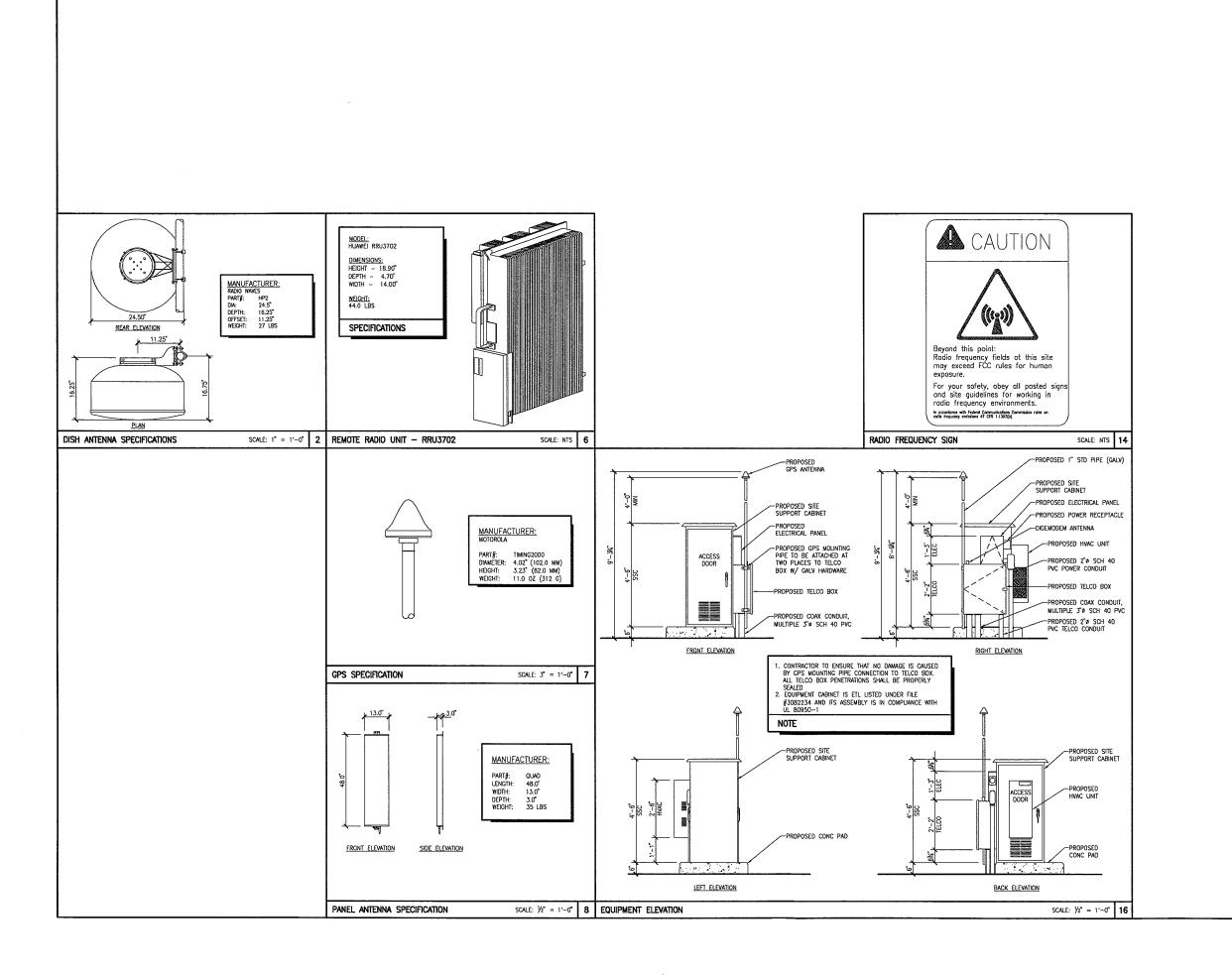
DRAWN BY: PBT CHECKED BY: EJS

IN HOUSE

75 ELLWOOD STATION RD GOLETA, CA 93117

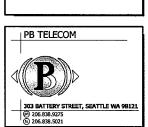
SOUTH AND WEST ELEVATIONS

SHEET NUMBER



clear wire

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SITE NAME
VERIZON CENTRAL OFFICE

site number

CA-SBR009

PBT JOB NUMBER

260846

IN HOUSE

DRAWN BY: PBT
CHECKED BY: EJS

SITE ADDRESS

75 ELLWOOD STATION RD GOLETA, CA 93117

SHEET TITLE

ANTENNA DETAILS, EQUIPMENT DETAILS

SHEET NUMBER

A-5