



DESIGN REVIEW BOARD Staff Report

Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 961-7551
www.cityofgoleta.org

AGENDA ITEM M-1

DATE: April 27, 2010
TO: Goleta Design Review Board
FROM: Shine Ling, Assistant Planner
SUBJECT: 09-174-DRB; Verizon Wireless Monopine Facility; 5484 Overpass Road;
APN 071-220-033

APPLICANT: Jay Higgins
SAC Wireless
10 East Yanonali Street
Santa Barbara, CA 93101

PROJECT DESCRIPTION:

This is a request for *Conceptual* review. The property includes a 5,780-square foot shop building, a 1,362-square foot office building, a 18,835-square foot unenclosed materials storage area, a 640-square foot storage unit, and two unused fuel pumps and associated underground fuel tanks on a 84,070-square foot lot in the M-1 zone district. The applicant proposes to construct a wireless communications facility 10 feet from the northern property line in the rear yard. A 70-foot tall monopine would be constructed to support 9 antennae. The service area would occupy 1,000 square feet and would include the monopine structure, associated equipment cabinets, and an emergency generator. The facility would connect to a power/telephone pole adjacent to the lease site. Access to the site is via an existing access road to the construction yard. The project was filed by Jay Higgins of SAC Wireless, agent, on behalf of Verizon Wireless, lessee, and Randy and Susan Douglas, property owners. Related cases: 09-174-CUP.

BACKGROUND:

The project was submitted on September 30, 2009. This is the first time the project has been before the DRB. There are no known violations on the property.

A Development Plan Amendment for as-built structures and a two-story addition to the office building was approved on April 27, 2009 (Case No. 07-045-DPAM).

ANALYSIS:

Zoning Consistency:

	Required	Proposed	Consistent Y/N
Setbacks	10 feet from all property lines (interior lot)	10 feet from north, east, and west property lines; 0 feet from south property line for storage unit and material storage areas	Yes per 07-045-DPAM
Lot Coverage	Not more than 50% of the net area of the property shall be covered by buildings or structures	9.9%	Yes
Parking spaces	16 spaces (per 87-DP-58 and 07-045-DPAM)	16 spaces	Yes
Landscaping	Not less than 10% of the net area of the property shall be landscaped	11.5% (no change)	Yes
Height	Height of antenna and antenna support structure shall not exceed 75 feet	70 feet	Yes
Residential Setback	Every portion of any new freestanding antenna support structure and any antennal attached thereto shall be set back from any residentially zoned parcel a distance equal to 110% of the antenna or antenna support structure, or a minimum of 100 feet.	Greater than 100 feet	Yes
Facility Access	General public is excluded from the facility by fencing or other barriers that prevent access to the antenna, associated support structure and equipment shelter	8-foot tall chain link fence enclosure	Yes

	Required	Proposed	Consistent Y/N
Lighting	Shall be unlit except for the following: <ul style="list-style-type: none"> • Manually operated or motion-detector controlled light that includes a timer • Shielded or directed to greatest extent possible 	No new lighting proposed	Yes
Airport Safety	Shall not be located within Clear Zone of any airport	Outside of Clear Zone	Yes
Aesthetics	<ul style="list-style-type: none"> • Visible surfaces of support facilities (e.g. vaults, equipment rooms, utilities, equipment enclosures) shall be finished in non-reflective materials • All new buildings, poles, towers, antenna supports, antennas, and other components of each telecommunication site shall be initially painted and thereafter repainted as necessary with a non-reflective paint • Screening enclosure shall be made of non-reflective material and painted or camouflaged to blend with surrounding materials and colors. Buffer landscaping may also be required if the decision-maker determines that additional screening is necessary due to the location of the site and that irrigation water is available. 	TBD	TBD

The project is consistent with the above provisions of the Inland Zoning Ordinance (Article III of Chapter 35, Goleta Municipal Code), subject to the DRB's evaluation of consistency with aesthetic requirements of the Inland Zoning Ordinance.

ATTACHMENTS:

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

NOTES

OWNER: RANDY DOUGLAS AND SUSAN B. DOUGLAS

APN: 071-220-33

THE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE RECORD AND TITLE INFORMATION. UNLESS NOTED OTHERWISE, PROPERTY LINES ARE DERIVED FROM RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: FIRST AMERICAN TITLE COMPANY, ORDER NO. 4201-3260754, DATED MARCH 30, 2009. WITHIN SAID TITLE REPORT THERE ARE 20 EXCEPTIONS LISTED, 7 OF WHICH ARE EASEMENTS, AND ONE (1) OF WHICH CAN NOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060771, PANEL NO. 1354, DATED SEPTEMBER 30, 2005, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE X, WHICH IS NOT INSIDE THE PUBLISHED 100 YEAR FLOOD PLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 34°26'21.2" N. NAD 83
 LONG. 119°48'51.1" W. NAD 83
 ELEV. 57.2 NAVD 88 (BASIS OF DRAWING)

LAT. 34°26'21.3" N. NAD 27
 LONG. 119°48'47.6" W. NAD 27
 ELEV. 54.7 NGVD 29

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19c for 1-A accuracy (± 15' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest tenth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

LESSOR'S PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT CERTAIN LOT, PIECE OR PARCEL OF REAL PROPERTY LYING SOUTHEASTERLY AND EASTERLY OF COURSES NOS. 2, 3 AND 4 AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED OCTOBER 20, 1960 AS INSTRUMENT NO. 32615 IN BOOK 1790 PAGE 345 OF OFFICIAL RECORDS BEING A PORTION OF LOT 10 OF THE J.D. PATTERSON SUBDIVISION, LOCATED IN THE RANCHO LA GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH SURVEY PIPE SET AT THE MOST SOUTHEASTERLY CORNER OF LOT #10 OF THE J.D. PATTERSON SUBDIVISION, FROM WHICH POST #49 OF THE PARTITION MAP OF THE RANCHO LA GOLETA, SET ON THE CENTER LINE OF PATTERSON AVENUE, AS SHOWN ON MAP THEREOF FILED IN BOOK "B", PAGE 500 OF MISCELLANEOUS RECORDS IN THE SANTA BARBARA COUNTY RECORDS BEARS SOUTH 85°32' EAST 1629.54 FEET DISTANT; THENCE 1ST, NORTH 5°19' EAST ALONG THE EASTERLY BOUNDARY LINE OF LOT #10 AND PARALLEL WITH PATTERSON AVENUE, 910.05 FEET TO A 1/2 INCH SURVEY PIPE SET ON THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY; THENCE 2ND, SOUTH 83°10' WEST ALONG THE SOUTHERLY LINE OF THE SAID SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY, 750.50 FEET TO A POINT, FROM WHICH ANOTHER POINT ON THE CENTER LINE OF THE SAID SOUTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY AT THE CENTER LINE BETWEEN THE ABUTMENTS OF THE BRIDGE ACROSS SAN JOSE CREEK BEARS NORTH 4°40' WEST 50.04 FEET DISTANT; THENCE 3RD SOUTH 4°40' EAST DOWN SAID SAN JOSE CREEK, 70.05 FEET TO A POINT AT THE MOST NORTHEASTERLY CORNER OF TRACT #4 OF THE P.E. KELLOGG ESTATE SUBDIVISION, AS SHOWN ON MAP THEREOF, FILED IN BOOK 1, PAGE 90 OF MAPS AND SURVEYS IN THE SAID COUNTY RECORDS; THENCE 4TH, SOUTH 18°29' WEST ALONG THE EASTERLY LINE OF SAID TRACT #4 OF SAID SUBDIVISION AND DOWN SAN JOSE CREEK, 93.40 FEET TO A POINT; THENCE 5TH, SOUTH 52°27' WEST ALONG SAID EASTERLY LINE, 95.37 FEET TO A POINT; THENCE 6TH, SOUTH 71°31' WEST ALONG SAID EASTERLY LINE, 257.73 FEET TO A POINT; THENCE 7TH, NORTH 86°30' WEST ALONG SAID LINE, 146.52 FEET TO A POINT; THENCE 8TH, SOUTH 62°33' WEST ALONG SAID LINE, 135.10 FEET TO A POINT; THENCE 9TH, SOUTH 16°30' WEST LEAVING SAID EASTERLY LINE OF TRACT #4 AND FOLLOWING DOWN SAID SAN JOSE CREEK ON AN AGREEMENT BOUNDARY LINE, 230.00 FEET TO A POINT; THENCE 10TH, SOUTH 5°29' EAST DOWN SAID CREEK AND ALONG SAID AGREEMENT LINE, 147.68 FEET TO A POINT IN THE SOUTHERLY LINE OF THE SAID LOT 10 OF THE PATTERSON SUBDIVISION FROM WHICH A 1/2 INCH SURVEY PIPE BEARS SOUTH 85°32' EAST 160.00 FEET DISTANT; THENCE 11TH, SOUTH 85°32' EAST LEAVING SAID SAN JOSE CREEK AND ALONG THE SAID SOUTHERLY BOUNDARY LINE OF LOT 10 OF SAID SUBDIVISION, 1317.91 FEET TO THE PLACE OF BEGINNING.

LESSOR'S PROPERTY LEGAL DESCRIPTION (CONT.):

PARCEL TWO:

THAT PART OF THE PORTION OF THE RANCHO LA GOLETA THAT WAS CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM PASQUALE AND LAURA BORGARO, RECORDED OCTOBER 20, 1960 IN BOOK 1790, PAGE 345 OF OFFICIAL RECORDS OF SAID COUNTY, THAT LIES SOUTHEASTERLY OF A LINE THAT BEARS N. 36°33'44" E. FROM THE SOUTHWESTERLY TERMINUS OF COURSE (3) DESCRIBED IN SAID DEED AND SOUTHWESTERLY OF A LINE THAT BEARS N. 53°26'16" W., FROM THE SOUTHERLY TERMINUS OF COURSE (1) DESCRIBED IN SAID DEED.

PARCEL THREE:

AN EASEMENT AND RIGHT-OF-WAY, FOR ROAD AND PUBLIC UTILITIES PURPOSES, FOR INGRESS AND EGRESS, AS CREATED BY DEED RECORDED NOVEMBER 4, 1977 AS INSTRUMENT NO. 77-55256 OF OFFICIAL RECORDS OVER, UNDER, UPON AND THROUGH THE SOUTHERLY FORTY (40) FEET OF PARCEL C OF PARCEL MAP NO. 12,357, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 17, PAGES 86 AND 87 OF PARCEL MAPS.

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION:

ALL THAT PORTION OF THEREIN DESCRIBED LESSOR'S PROPERTY IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE WITH TAG LS 4907 AT THE CENTERLINE OF OVERPASS ROAD; THENCE N 18°21'01" W, A DISTANCE OF 446.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 53°13'54" W, A DISTANCE OF 6.53 FEET TO POINT "A"; THENCE CONTINUING N 53°13'54" W, A DISTANCE OF 23.47 FEET; THENCE N 36°46'06" E, A DISTANCE OF 26.00 FEET; THENCE S 53°13'54" E, A DISTANCE OF 30.00 FEET; THENCE S 36°46'06" W, A DISTANCE OF 15.80 FEET TO POINT "B"; THENCE CONTINUING S 36°46'06" W, A DISTANCE OF 10.20 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 780 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A 10.00 FOOT WIDE ACCESS EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE S 42°09'34" W, A DISTANCE OF 170.81 FEET; THENCE S 07°03'14" W, A DISTANCE OF 254.07 FEET; THENCE S 84°18'55" E, A DISTANCE OF 262.95 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OVERPASS ROAD AND THE TERMINUS OF THIS DESCRIPTION.

PROPOSED VERIZON WIRELESS DEMISED PREMISE DESCRIPTION (CONTINUED):

ALSO TOGETHER WITH A 5.00 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE ABOVE DESCRIBED POINT "B"; THENCE S 35°57'05" E, A DISTANCE OF 8.84 FEET TO POINT "C"; THENCE S 50°53'25" E, A DISTANCE OF 13.38 FEET TO AN EXISTING TRANSFORMER/TELCO POLE.

BEGINNING AT THE ABOVE DESCRIBED POINT "C"; THENCE N 05°05'36" E, A DISTANCE OF 16.07 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID DEMISED PREMISE.

EASEMENTS PER TITLE REPORT:

4. AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 10, 1952 AS INSTRUMENT NO. 3403 IN BOOK 1055, PAGE 36 OF OFFICIAL RECORDS. IN FAVOR OF: PASQUALE BORGARO AND LAURA BORGARO AFFECTS: SOUTHERLY 15 FEET OF PARCEL THREE

7. AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1964 AS INSTRUMENT NO. 19731 IN BOOK 2049, PAGE 463 OF OFFICIAL RECORDS. IN FAVOR OF: GOLETA SANITARY DISTRICT AFFECTS: NORTHWESTERLY 10 FEET OF PARCEL ONE

8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 23, 1976 AS INSTRUMENT NO. 40551 IN BOOK 2627, PAGE 2361 OF OFFICIAL RECORDS. IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION AFFECTS: SOUTHERLY 15 FEET OF PARCEL THREE

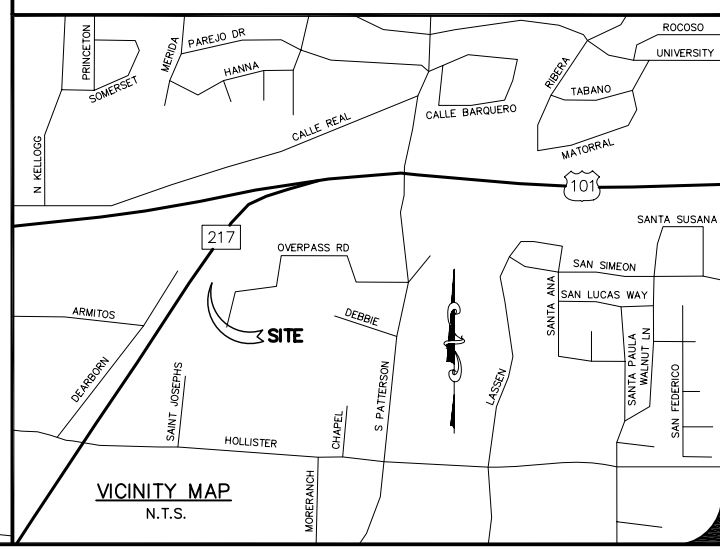
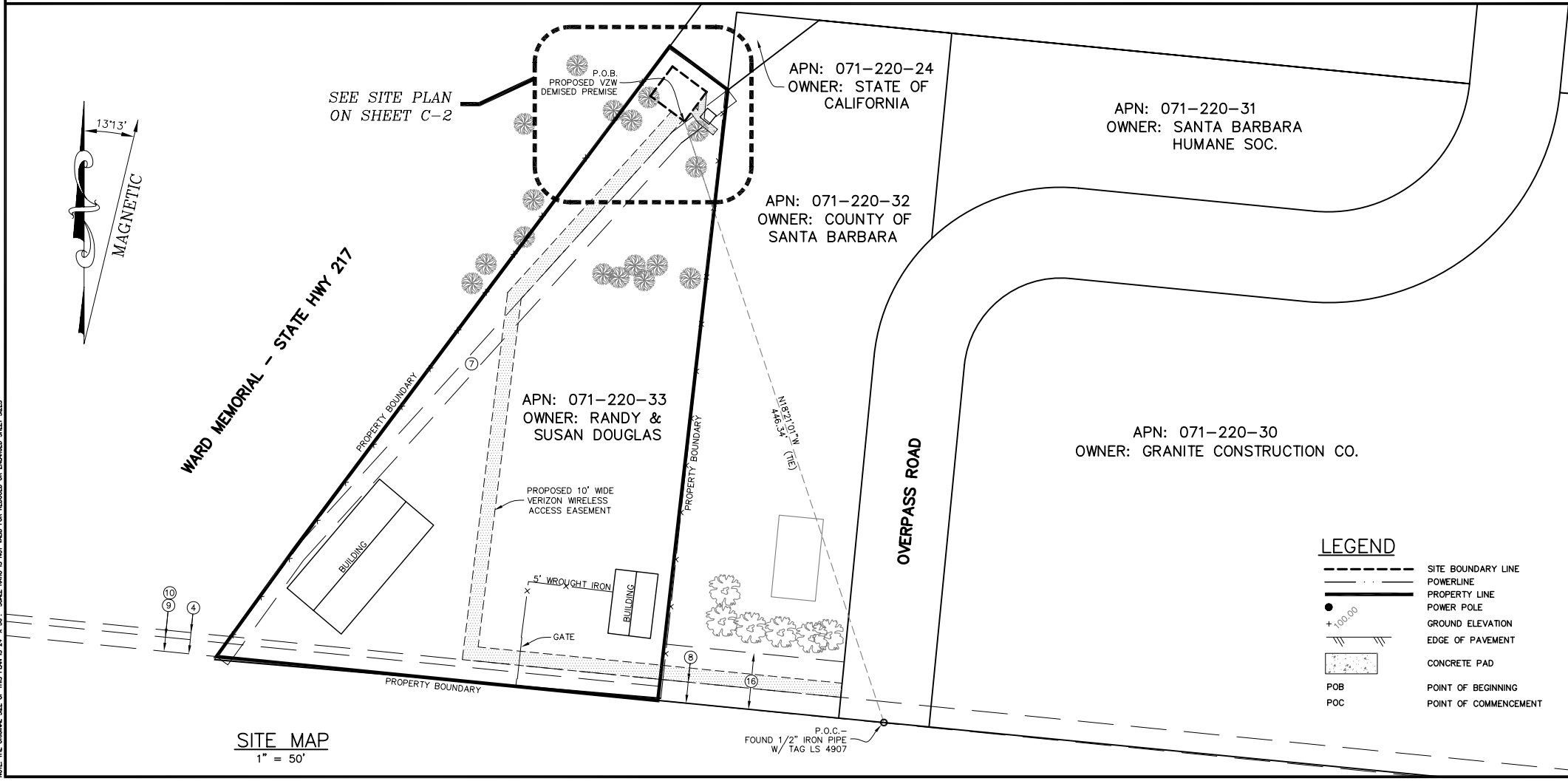
9. AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1978 AS INSTRUMENT NO. 78-22460 OF OFFICIAL RECORDS. IN FAVOR OF: GOLETA SANITARY DISTRICT AFFECTS: SOUTHERLY 10 FEET OF PARCEL ONE

10. AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1978 AS INSTRUMENT NO. 78-38821 OF OFFICIAL RECORDS. IN FAVOR OF: GOLETA SANITARY DISTRICT AFFECTS: SOUTHERLY 10 FEET OF PARCEL ONE

12. AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES, RECORDED MARCH 1, 1979 AS INSTRUMENT NO. 79-9337 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AFFECTS: STRIPS OF LAND 10 FEET WIDE AND 2 FEET WIDE OVER SOUTHERLY PORTIONS OF SAID LAND

NOT ON SUBJECT PROPERTY

16. AN EASEMENT FOR ROAD AND PUBLIC UTILITIES PURPOSES, FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 1990 AS INSTRUMENT NO. 90-002360 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF CALIFORNIA AFFECTS: PARCEL THREE



LEGEND

---	SITE BOUNDARY LINE
---	POWERLINE
---	PROPERTY LINE
●	POWER POLE
+	GROUND ELEVATION
---	EDGE OF PAVEMENT
■	CONCRETE PAD
●	POINT OF BEGINNING
●	POINT OF COMMENCEMENT

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SITE MAP
1" = 50'

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	04/27/09	INITIAL RELEASE	HJ
1	04/27/09	SITE NAME	HJ
2	07/28/09	CONSTRUCTION	DL
3	09/29/09	REVISE ACCESS EASEMENT	DL

Wireless
 11300 SORRENTO VALLEY RD, SUITE 230
 SAN DIEGO, CA 92121
 Office (858) 229-6828
 Fax (858) 552-0184

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

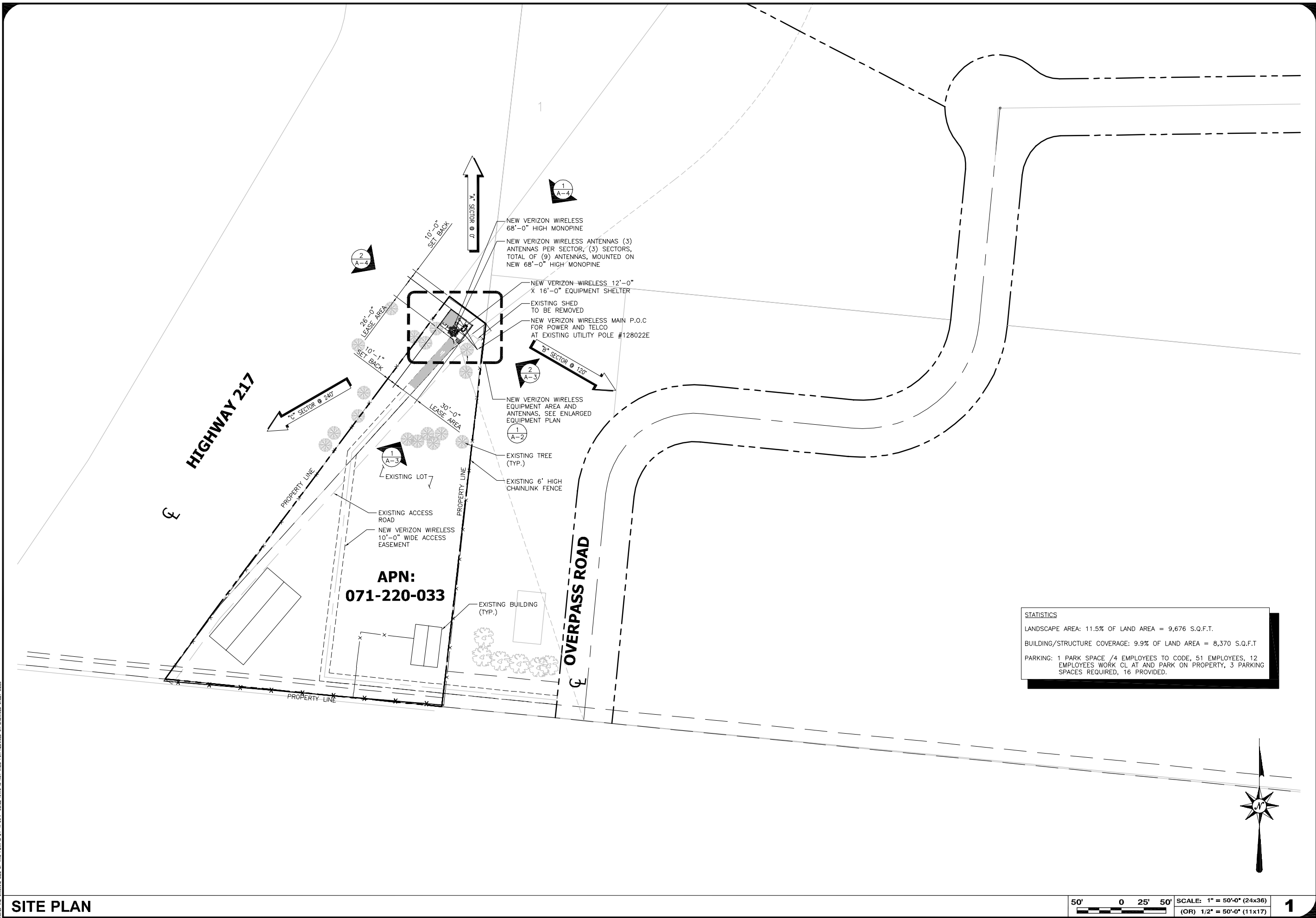
verizon wireless
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

187633
 HIGHWAY 217 /
 HOLLISTER
 5484 OVERPASS ROAD
 SANTA BARBARA, CA
 SANTA BARBARA COUNTY

SHEET TITLE:
SITE SURVEY

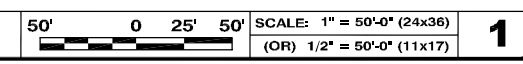
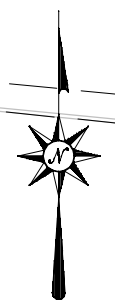
C-1

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



**APN:
071-220-033**

STATISTICS	
LANDSCAPE AREA:	11.5% OF LAND AREA = 9,676 S.Q.F.T.
BUILDING/STRUCTURE COVERAGE:	9.9% OF LAND AREA = 8,370 S.Q.F.T.
PARKING:	1 PARK SPACE /4 EMPLOYEES TO CODE, 51 EMPLOYEES, 12 EMPLOYEES WORK CL AT AND PARK ON PROPERTY, 3 PARKING SPACES REQUIRED, 16 PROVIDED.



SITE PLAN

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/27/09	90% ZONNING	ES
1	07/20/09	95% ZONNING	AGN
2	11/09/09	100% ZONNING	ES
3	02/08/10	CITY COMMENTS	ES

WIRELESS
 11300 SORRENTO VALLEY RD, SUITE 230
 SAN DIEGO, CA 92121
 Office (858) 552-9398
 Fax (858) 552-0184

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 WALNUT CREEK, CA 94598

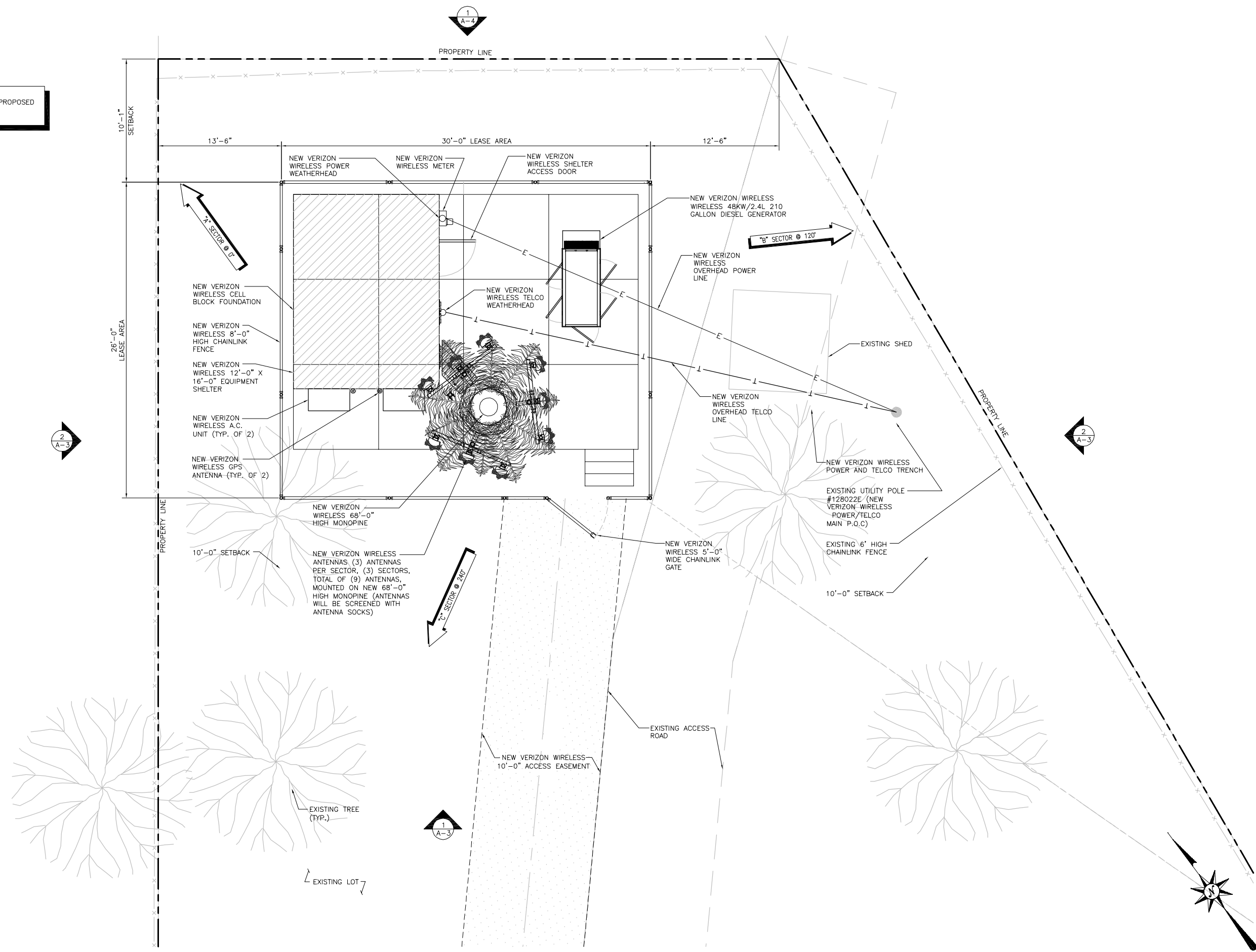
PSL # 187633
HWY 217/ HOLLISTER

5484 OVERPASS RD.
 SANTA BARBARA, CA 93111

SHEET TITLE:
SITE PLAN

A-1

NOTE:
NO NEW LIGHTING IS PROPOSED
AT THIS LOCATION



ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/27/09	90% ZONNING	ES
1	07/20/09	95% ZONNING	AGN
2	11/09/09	100% ZONNING	ES
3	02/08/10	CITY COMMENTS	ES

WIRELESS
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SAN DIEGO, CA 92121
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PSL # 187633
HWY 217/ HOLLISTER

5484 OVERPASS RD.
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SHEET TITLE:
ENLARGED SITE PLAN

A-2

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

ENLARGED SITE PLAN

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1

ISSUE STATUS			
REV.	DATE	DESCRIPTION	BY
0	05/27/09	90% ZONNING	ES
1	07/20/09	95% ZONNING	AGN
2	11/09/09	100% ZONNING	ES
3	02/08/10	CITY COMMENTS	ES



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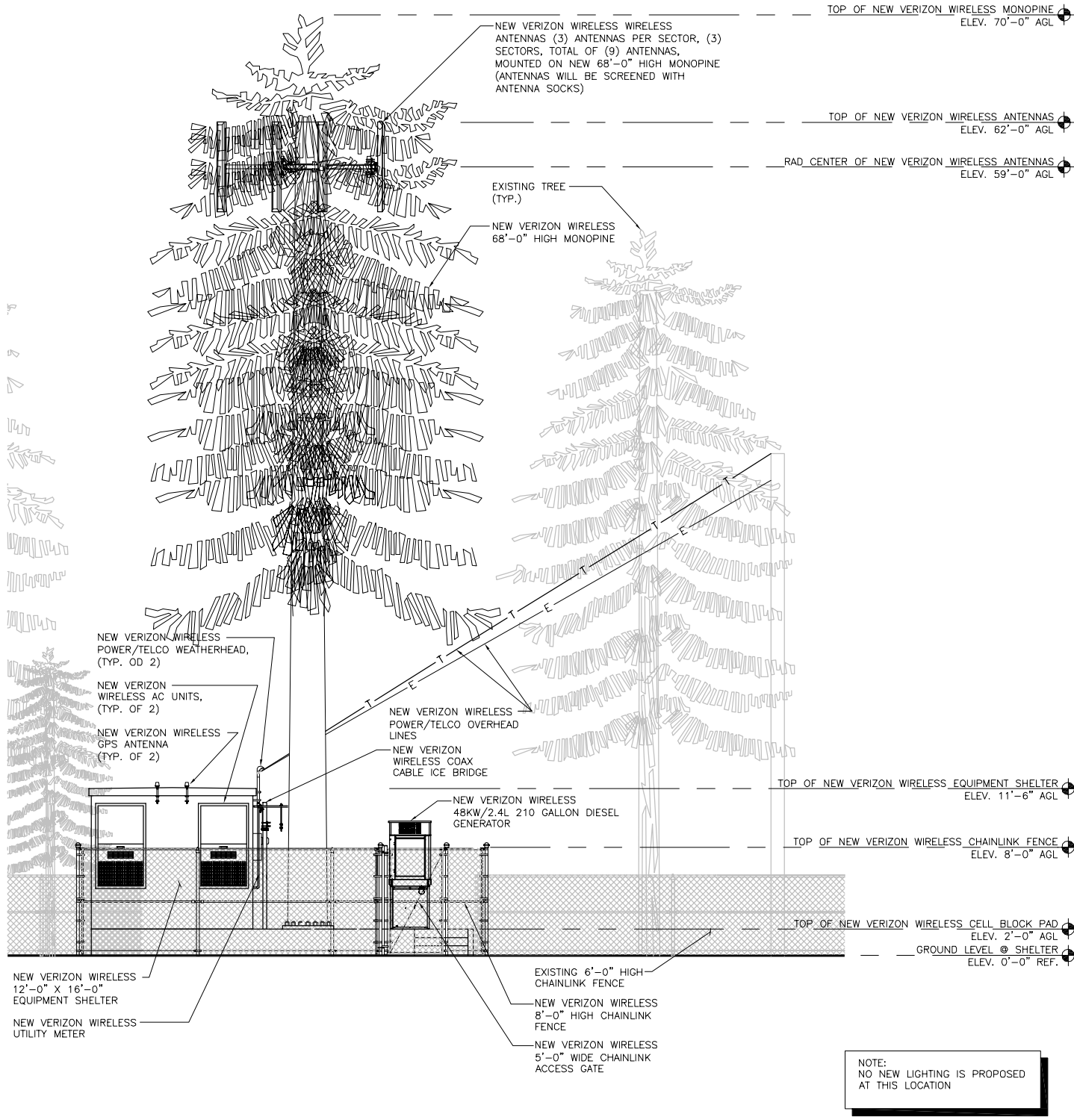


PSL # 187633
 HWY 217 HOLLISTER

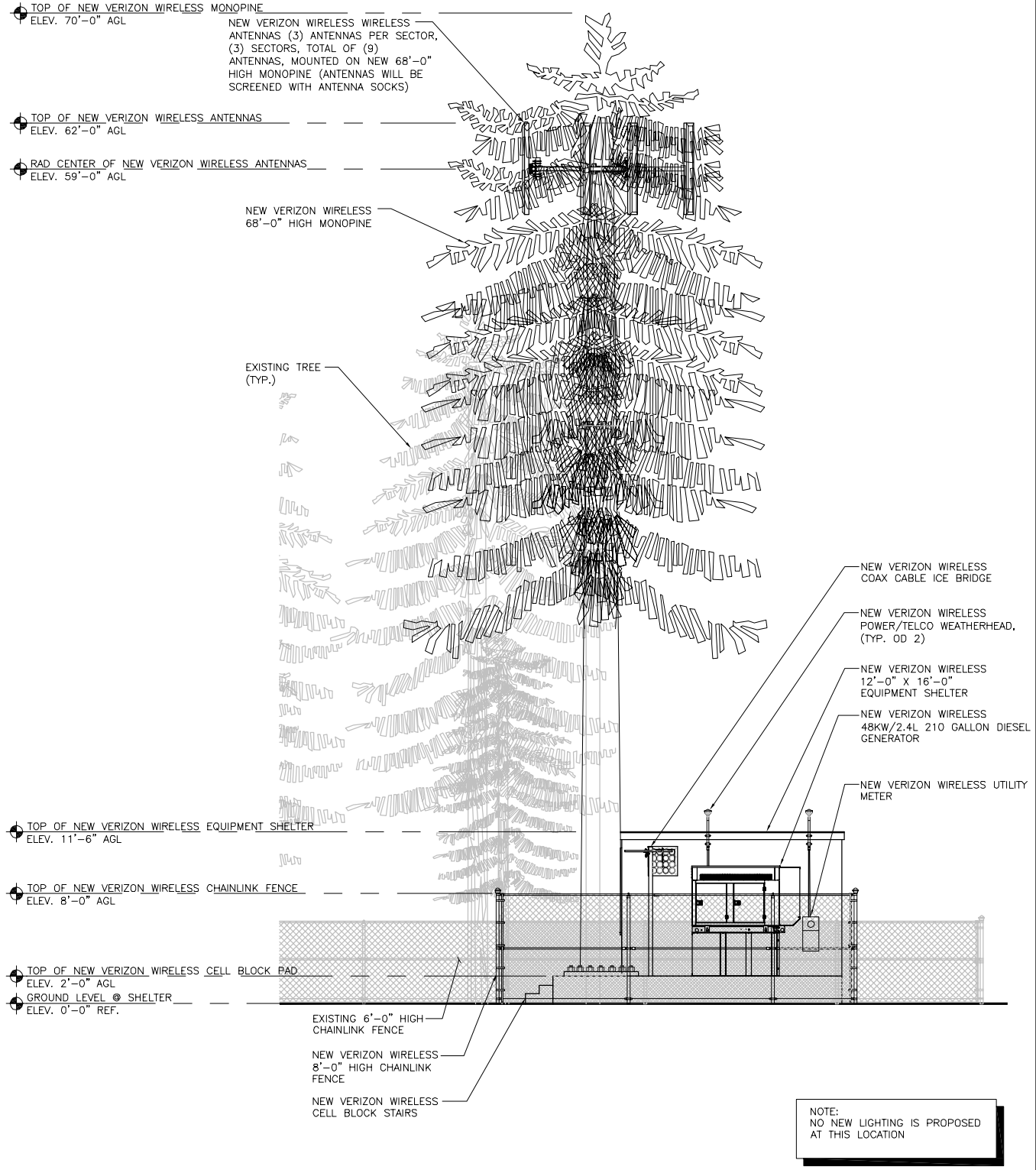
5484 OVERPASS RD.
 SANTA BARBARA, CA 93111

SHEET TITLE:
 SOUTHWEST &
 SOUTHWEST
 ELEVATIONS

A-3



NOTE:
 NO NEW LIGHTING IS PROPOSED
 AT THIS LOCATION



NOTE:
 NO NEW LIGHTING IS PROPOSED
 AT THIS LOCATION

SOUTHWEST ELEVATION

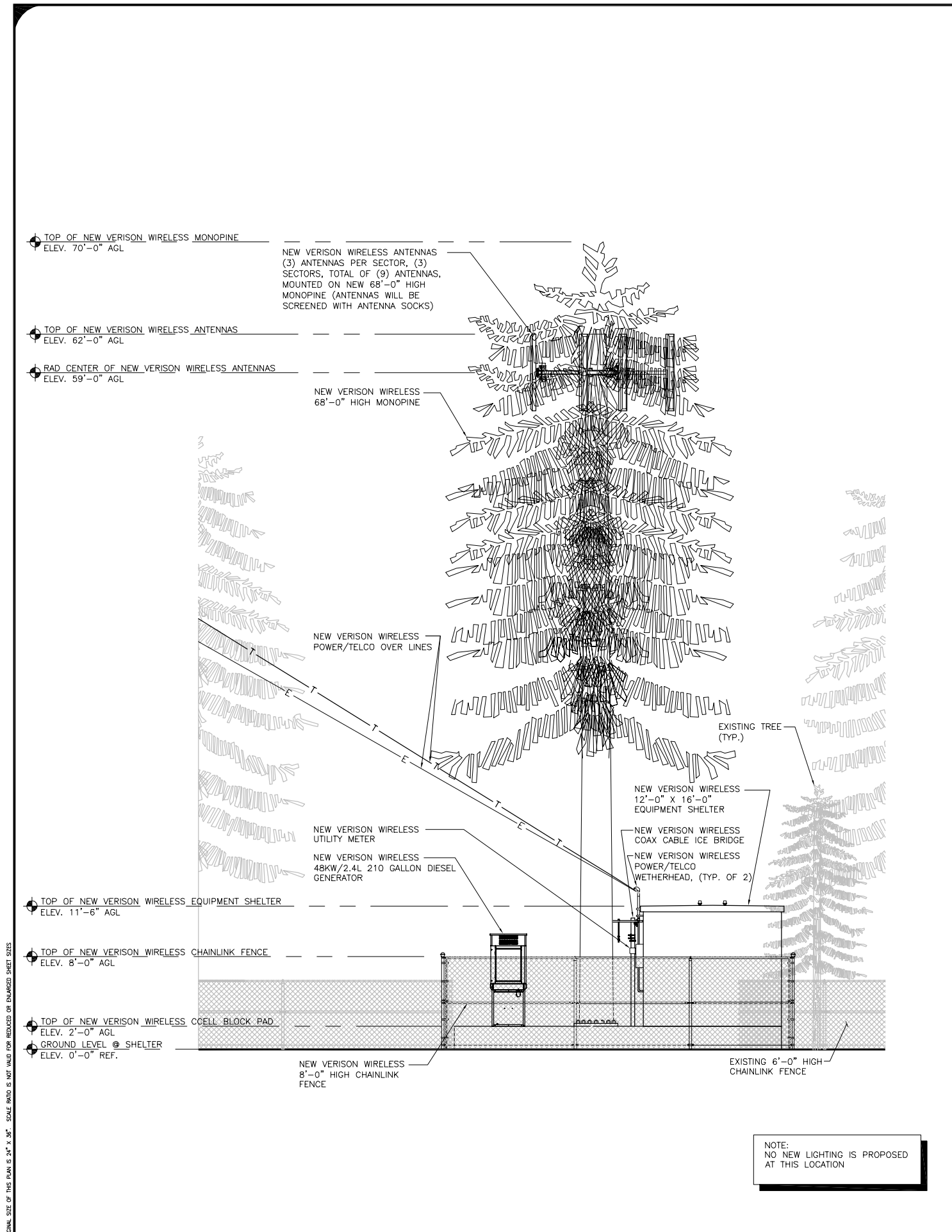
0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17) **1**

SOUTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
 (OR) 3/32" = 1'-0" (11x17) **2**

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

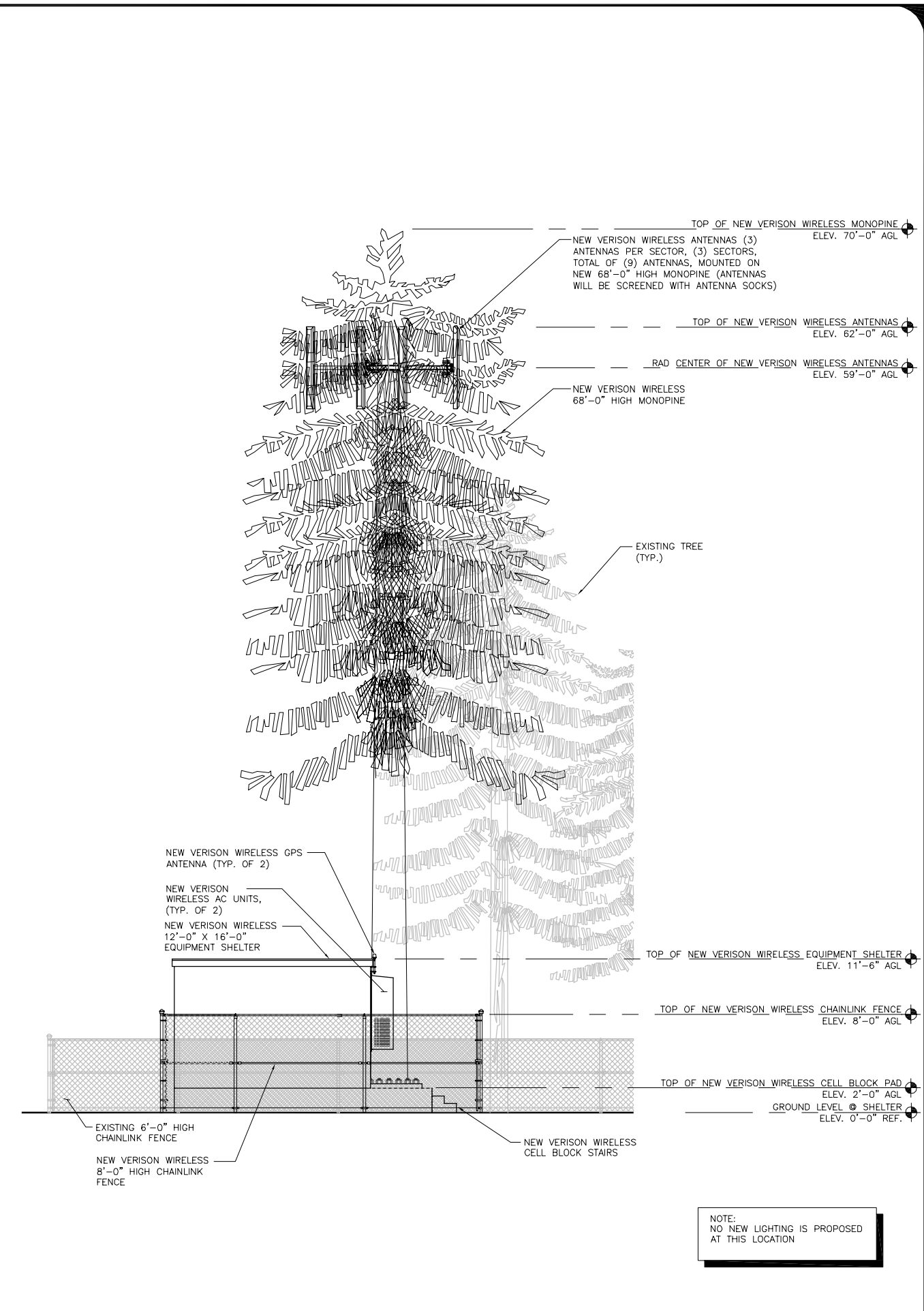
NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



NOTE:
NO NEW LIGHTING IS PROPOSED
AT THIS LOCATION

NOTHEAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **1**



NOTE:
NO NEW LIGHTING IS PROPOSED
AT THIS LOCATION

NORTHWEST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17) **2**

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0	05/27/09	90% ZONNING	ES
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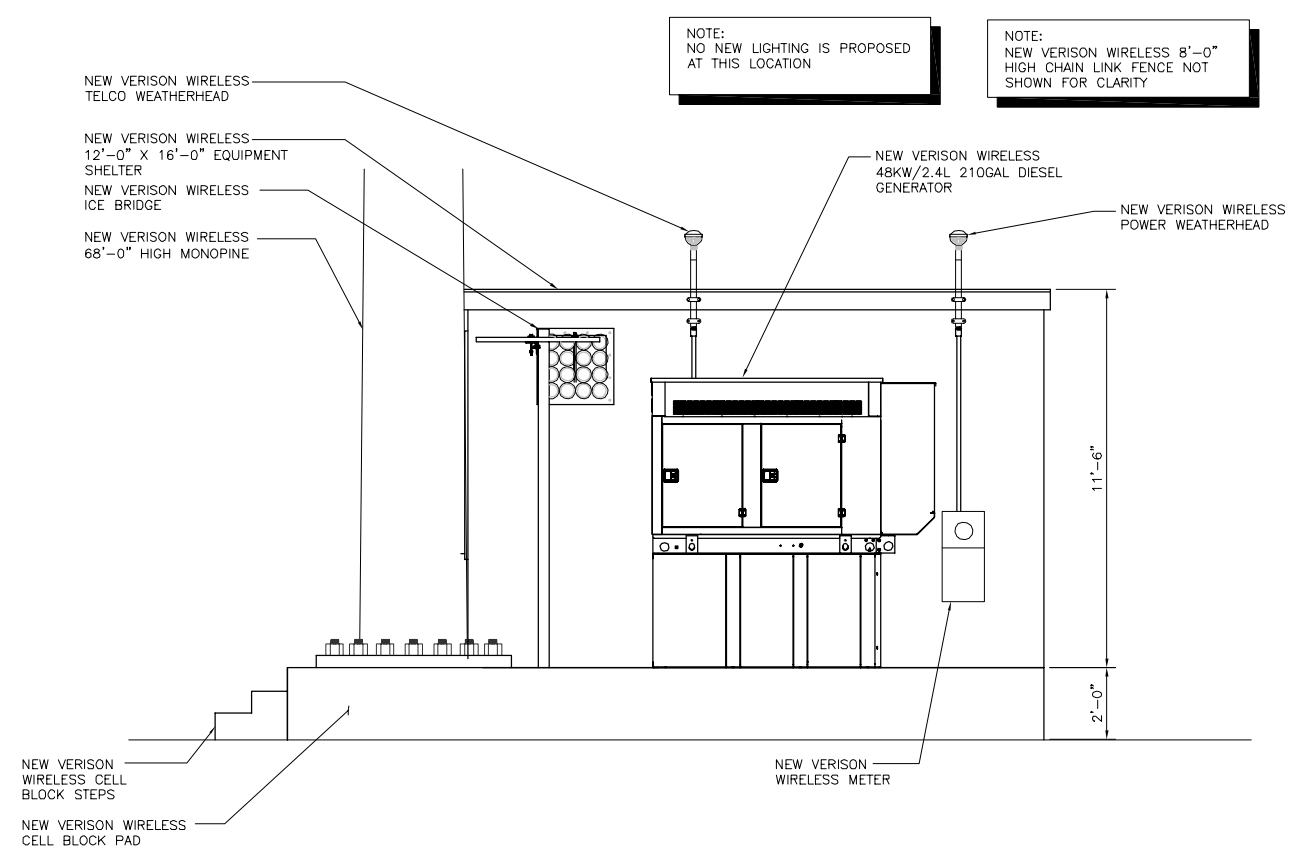
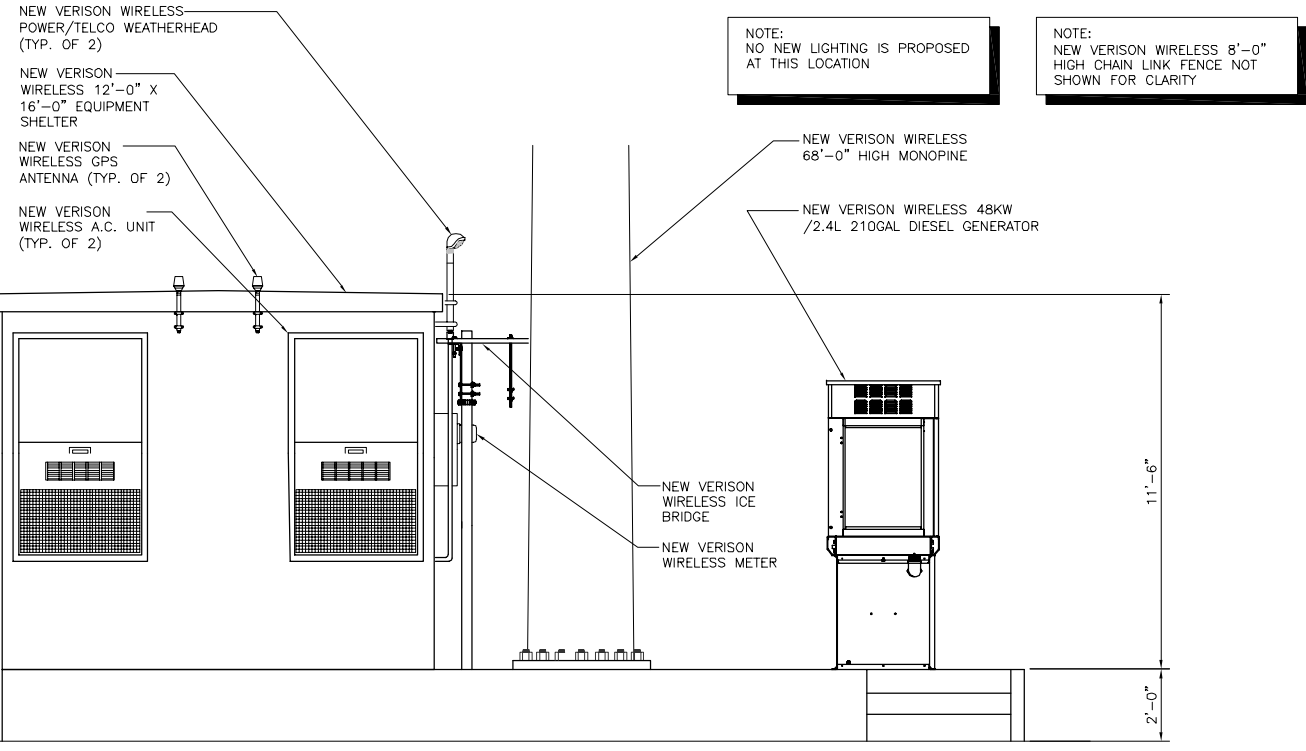
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PSL # 187633

HWY 217/HOLLISTER
5484 OVERPASS RD.
SANTA BARBARA, CA 93111

SHEET TITLE:
NORTHEAST & NORTHWEST ELEVATIONS

A-4

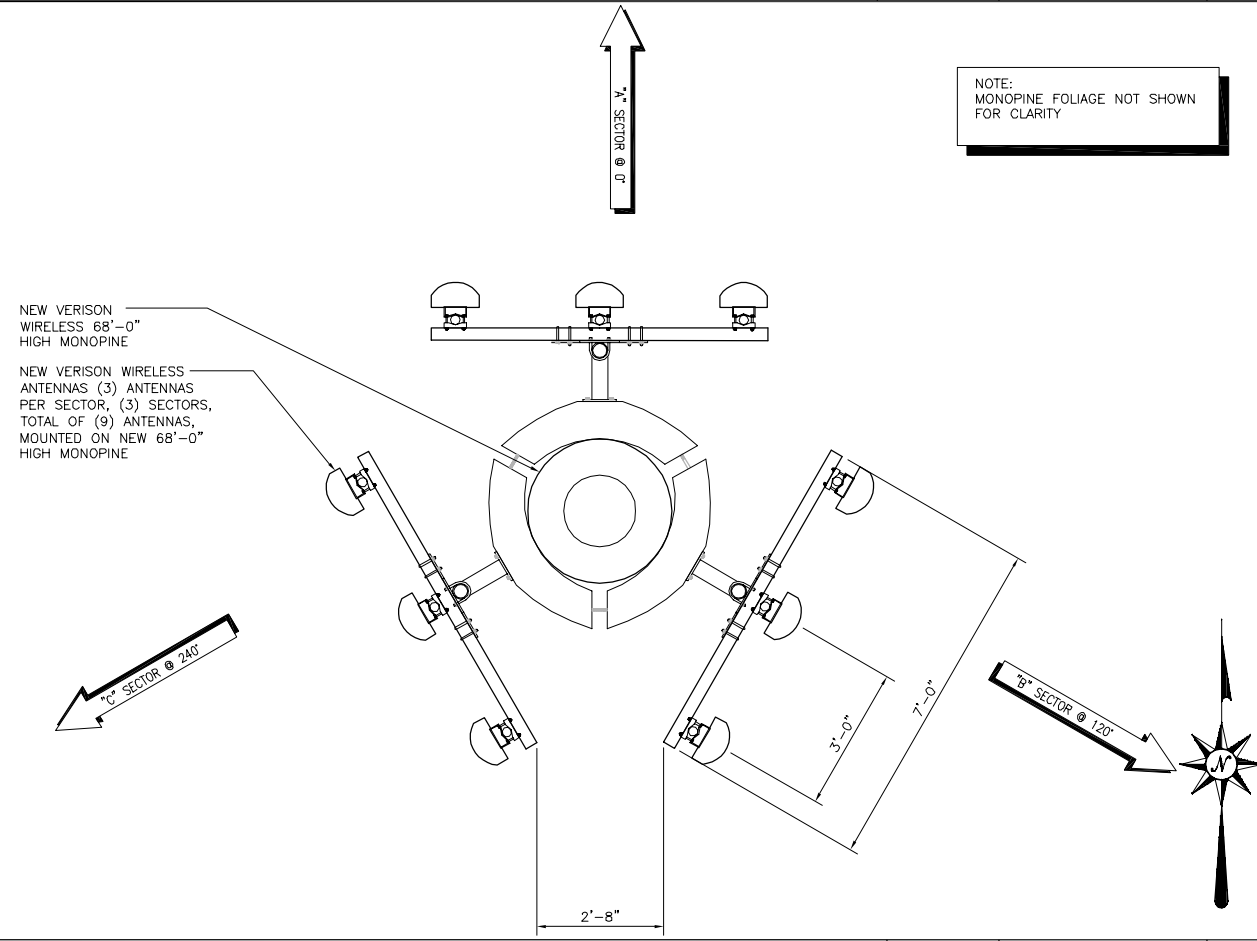


SOUTHEAST EQUIPMENT SHELTER ELEVATION DETAIL

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **1**

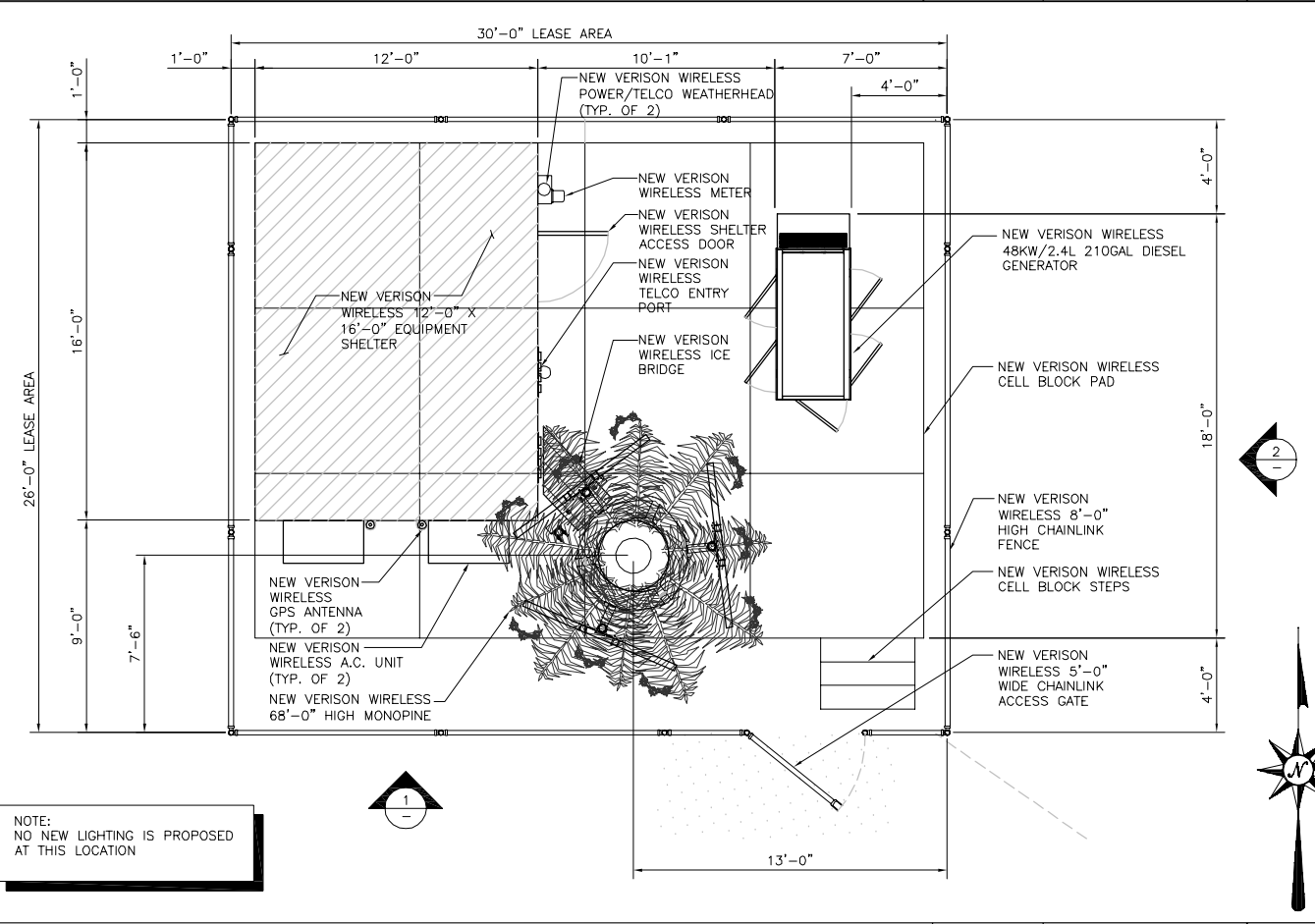
NORTHEAST EQUIPMENT SHELTER ELEVATION DETAIL

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17) **2**



ANTENNA LAYOUT

0 6" 1' 2' SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17) **3**



EQUIPMENT SHELTER LAYOUT

0 1' 2' 4' SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17) **4**

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	05/27/09	90% ZONNING	ES
1	07/20/09	95% ZONNING	AGN
2	11/09/09	100% ZONNING	ES
3	02/08/10	CITY COMMENTS	ES

Wireless
11300 SORRENTO VALLEY RD, SUITE 230
SAN DIEGO, CA 92121
Office (858) 552-9398
Fax (858) 552-0184

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WALNUT CREEK, CA 94598

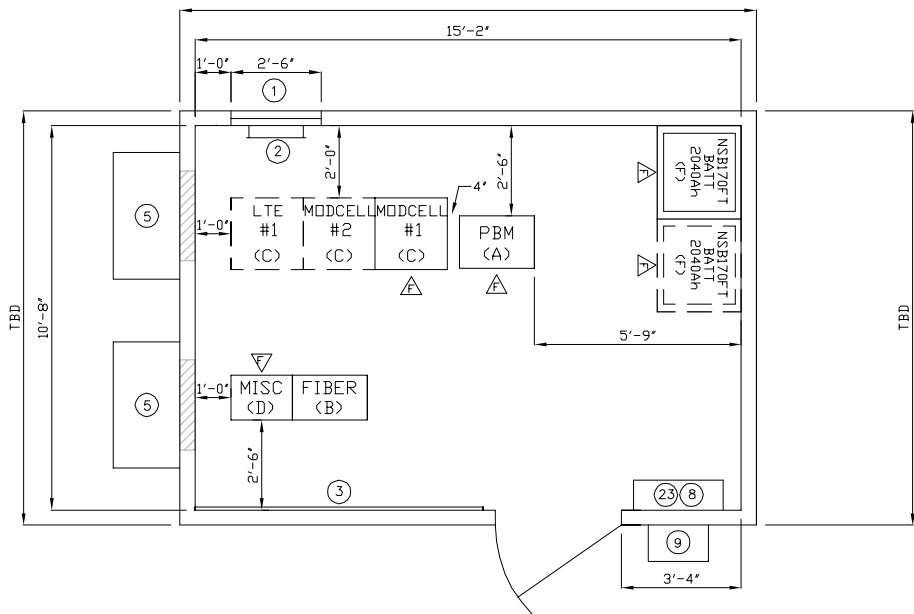
PSL # 187633

HWY 217/HOLLISTER
5484 OVERPASS RD.
SANTA BARBARA, CA 93111

SHEET TITLE:
ANTENNA, EQUIPMENT SHELTER LAYOUT & ELEVATION DETAILS

A-5

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



PICAL PRE-FAB BUILDING EQUIPMENT LAYOUT (16'-0" X 11'-6")

3M = EMERSON NETSURE
 4TT = 4x6 RACK WITH 24 NSB170FT (2040Ah) AND 31" X 28" CONTAINMENT TRAY
 OD CELL #1 = INDOOR 850 VERSION 4.0B
 OD CELL #2 = INDOOR 1900 VERSION 40B
 TE HAS PERM GENERATOR

SYM	WIDTH	DEPTH	HEIGHT
A	2'-1"	1'-5 1/2"	7'-0"
B	2'-1"	1'-3"	7'-0"
C	2'-0"	2'-0"	6'-2"
D	1'-8 1/2"	1'-3"	7'-0"
E	2'-2"	1'-10"	7'-0"
F	2'-2"	2'-0"	7'-0"
G	2'-0"	2'-0"	7'-0"
H	2'-6"	3'-6"	7'-0"

LEGEND:

1. WAVE GUIDE ENTRY PORT
2. MASTER GROUND BAR
3. TELCO ENTRANCE PANEL (4' X 8' X 3/4")
4. a)GNB 3-75A27 BATTERY MODULES (6V - 1015 AH)
- b)GNB 3-90A27 BATTERY MODULES (6V - 1140 AH)
- c)GNB 3-85A29 BATTERY MODULES (6V-1210 AH) MUST BE STACKED
- d)POWERSAFE VH-34 BATTERY MODULES (2V - 1040 AH)
- e)C&D HD1100 BATTERY MODULES (6V - 1100 AH)
5. AIR CONDITIONING UNIT
6. SECONDARY AC POWER DISTRIBUTION PANEL
7. TRANSFER SWITCH (MANUAL OR AUTOMATIC)
8. MAIN AC POWER DISTRIBUTION PANEL
9. COMMERCIAL POWER DISCONNECT SWITCH
10. FENWAL FIRE ALARM PANEL
11. ALARM TERMINAL CABINET
12. IRRIGATION CONTROLLER
13. HALON GAS STORAGE TANK/FM200 TANK
14. +24V POWER BUSBAR
15. -48V POWER BUSBAR
16. LIGHTNING ARRESTOR
17. ELECTROSTATIC DISCHARGE MAT (ESD MAT)
18. SNAP CONNECTOR FOR ESD MAT
19. TIME CLOCK PANEL
20. AIR CONDITIONING CONTROL PANEL
21. THERMOSTAT
22. EXHAUST FAN CONTROL PANEL
23. SURGE ARRESTOR
24. DEHYDRATOR
25. TRANSFORMER
26. FIRE EXTINGUISHER
27. EXHAUST FAN
28. AIR INTAKE
29. APPLETON PLUG

- PBM +24V MODULAR POWER BAY
 PB +24V STANDARD POWER DISTRIBUTION BAYS (E/W LORAIN RL200F25 RECTIFIERS)
 PBR LORAIN RL200F25 RECTIFIER BAY
 MISC MISCELLANEOUS BAY
 AIF AT&T ANTENNA INTERFACE FRAME
 RCF AT&T RADIO CHANNEL FRAME
 LAF AT&T LINEAR AMPLIFIER FRAME
 MW MICROWAVE BAY
 CDPD CELLULAR DIGITAL PACKET DATA
 △ DENOTES FRONT OF BAY LINEUP

NOTES:

- EFP = EQUIPMENT FLOOR PLAN
 PPD = POWER PLANT DETAILS
 EQR = EQUIPMENT RACK PROFILES
 SID = SITE INTERCONNECT DETAILS
 — = FUTURE
 — = EQUIPPED

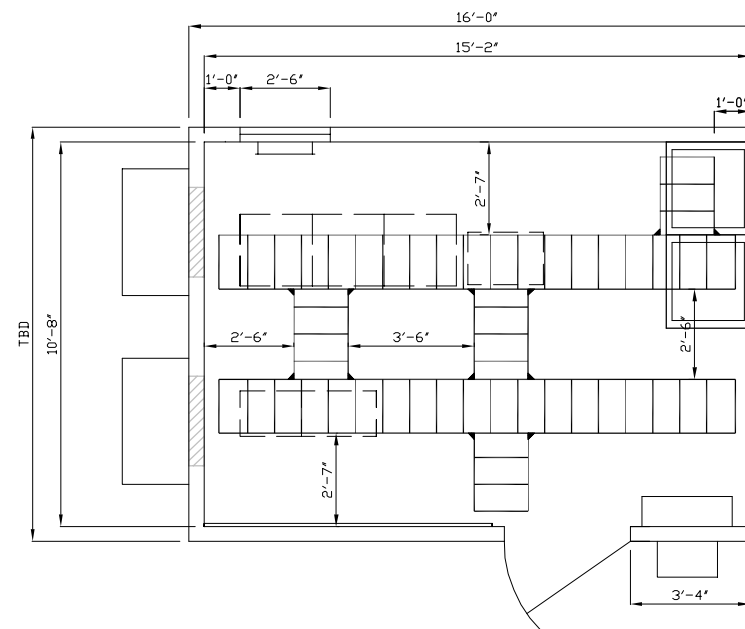
EQUIPMENT LAYOUT

0 1' 2' 3'	SCALE: 3/8" = 1'-0" (24x36)
	(OR) 3/16" = 1'-0" (11x17)

1

NOT USED

3



TYPICAL PRE-FAB BUILDING CABLE TRAY LAYOUT (16'-0" X 11'-6")

NOTES: UNLESS OTHERWISE SPECIFIED

1. BOTTOM OF CABLE TRAY IS 8'-0" ABOVE FINISHED FLOOR.
2. BOTTOM OF BATTERY BUSS BARS IS 7'-6" ABOVE FINISHED FLOOR.

CABLE LADDER LAYOUT

0 1' 2' 3'	SCALE: 3/8" = 1'-0" (24x36)
	(OR) 3/16" = 1'-0" (11x17)

2

ISSUE STATUS

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SHEET TITLE:

EQUIPMENT LAYOUT

A-6