

T-Mobile®

SITE NUMBER: SV11878D **CITY: GOLETA**
SITE NAME: HOLLISTER BUSINESS PARK RL **COUNTY: SANTA BARBARA**
SITE TYPE: RAWLAND **JURISDICTION: CITY OF GOLETA**

T-Mobile®
 Get more from life®
 4100 GUARDIAN STREET, SUITE 101
 SIMI VALLEY, CA 93063

PLANS PREPARED BY:
ACO ARCHITECTS - INC.
 26170 ENTERPRISE #600
 LAKE FOREST, CA. 92630
 PHONE: (949) 716-9940
 FAX: (949) 297-4788

CONSULTING GROUP:
SureSite
 SURESITE CONSULTING GROUP, LLC
 6303 OWENSMOUTH, 10TH FLOOR
 WOODLAND HILLS, CA 91367
 PHONE: (949) 637-5775
 FAX: (949) 593-0401

NO.	DATE	DESCRIPTION	BY:
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:
HOLLISTER BUSINESS PARK RL
SV11878D
 7402 HOLLISTER AVENUE
 GOLETA, CA 93117

PROJECT SUMMARY:

SITE ADDRESS:
 7402 HOLLISTER AVENUE
 GOLETA, CA 93117

PROPERTY OWNER:
 HOLLISTER BUSINESS PARK, LTD, A CALIFORNIA LIMITED PARTNERSHIP
 812 ANACAPA STREET, SUITE 2
 SANTA BARBARA, CA 93101
 PHONE: 805-563-2111 CONTACT: STEVE HAYES

EXISTING BUILDING SUMMARY:
 OCCUPANCY CLASSIFICATION: N/A
 TYPE OF CONSTRUCTION: N/A
 ZONING: M-RP (INDUSTRIAL-RESEARCH PARK)
 ASSESSORS PARCEL NUMBER: 079-210-064

APPLICANT:
 T-MOBILE USA
 4100 GUARDIAN STREET
 SUITE 101
 SIMI VALLEY, CA 93063
 ZONING MANAGER: ADRIANNE PATNAUD
 CONSTRUCTION MANAGER: JEFF JACOBS
 CONSTRUCTION INSPECTOR: CHRIS HATCH
 REAL-ESTATE DEVELOPMENT MANAGER: ALBERT CROCKENBERG

PROJECT DESCRIPTION:
 THE PROJECT ENTAILS:
 THE INSTALLATION OF T-MOBILE (6) EQUIPMENT CABINETS MOUNTED WITHIN A NEW "SPLIT FACE" CMU WALL ENCLOSURE. (1) GPS ANTENNA, (12) PANEL ANTENNAS TO BE MOUNTED ON NEW 50' HIGH MONOPINE WITH ASSOCIATED COAX CABLES.

PROPOSED PROJECT SUMMARY:
 OCCUPANCY CLASSIFICATION: UNMANNED TELECOMMUNICATION FACILITY
 BUILDING TYPE: N/A

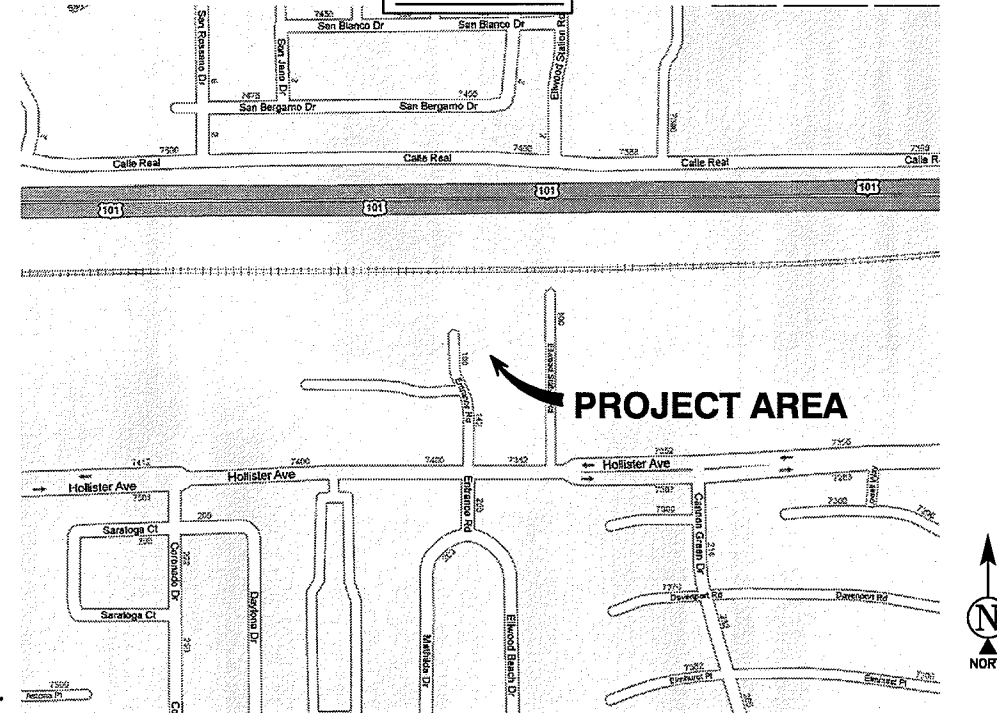
SHEET INDEX:

SHEET NUMBER: DESCRIPTION:

T-1	(Z)	TITLE SHEET
T-2		ABBREVIATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3		GENERAL NOTES & SPECIFICATIONS
T-4		CONDITIONS OF APPROVAL
T-5		CONDITIONS OF APPROVAL
T-6		CONDITIONS OF APPROVAL
C-1		TOPOGRAPHIC SURVEY
A-1	(Z)	SITE PLAN
A-2	(Z)	ENLARGED SITE PLAN
A-3	(Z)	ARCHITECTURAL ELEVATIONS
A-4	(Z)	ARCHITECTURAL ELEVATIONS
A-5		ARCHITECTURAL DETAILS
A-6		ARCHITECTURAL DETAILS
E-1		ELECTRICAL SITE PLAN, POWER AND RF CONFIG
E-2		GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-3		GROUNDING PLAN
E-4		GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM
E-5		ELECTRICAL DETAILS
E-6		ELECTRICAL DETAILS

(Z) DENOTES SHEETS REQUIRED FOR ZONING SUBMITTAL.

VICINITY MAP:



RECEIVED
 AUG 17 2010
 City of Goleta
 Planning & Environmental Svcs.

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
 SURESITE CONSULTING GROUP, LLC
 6303 OWENSMOUTH, 10TH FLOOR
 WOODLAND HILLS, CA 91367
 PHONE: (949) 637-5775
 FAX: (949) 593-0401

ARCHITECTURAL & ENGINEERING:
 ACO ARCHITECTS INC.
 26170 ENTERPRISE #600
 LAKE FOREST, CA 92630
 CONTACT: GABRIEL SAPIEN
 PHONE: (949) 716-9940
 FAX: (949) 297-4788

SURVEY:
 ACO ARCHITECTS INC.
 26170 ENTERPRISE #600
 LAKE FOREST, CA 92630
 CONTACT: LORVNE SCHAMBER
 PHONE: (949) 716-9940
 FAX: (949) 297-4788

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD	_____	_____	_____
REAL-ESTATE MGR	_____	_____	_____
CONST. INSP.	_____	_____	_____
RF ENGINEER	_____	_____	_____
ZONING MGR	_____	_____	_____
SAC/ZONING REP	_____	_____	_____
UTILITIES	_____	_____	_____

RF CONFIGURATION INFORMATION

NOTE: AZIMUTHS SHOWN ARE FOR REFERENCE ONLY.

SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
B	120°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
C	210°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
D	300°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
GPS	-	45'-0"	1	-	1	1/2"	70'-0"

DIRECTIONS FROM T-MOBILE SIMI VALLEY OFFICE:
 START OUT GOING SOUTHWEST ON GUARDIAN ST. TOWARD TAPO CANYON RD. TURN RIGHT ONTO TAPO CANYON RD. MERGE ONTO CA-118 W. TOWARD VENTURA. MERGE ONTO CA-23 S VIA THE EXIT ON THE LEFT. MERGE ONTO US-101 N TOWARD VENTURA. TAKE THE GLEN ANNIE RD EXIT, EXIT 108, TOWARD STORKE RD. TURN LEFT ONTO N. GLEN ANNIE RD. STAY STRAIGHT TO GO ONTO STORKE RD. TURN RIGHT ONTO HOLLISTER AVE. END AT 7406 HOLLISTER AVE. ON RIGHT.

THOMAS GUIDE REGION: XXXXX
 PAGE: XXXXX GRID #: XXXXX

APPLICABLE CODES

2007 CALIFORNIA MECHANICAL CODE (CMC)/2006 UNIFORM MECHANICAL CODE (UMC)
 2007 CALIFORNIA PLUMBING CODE (CPC)/2006 UNIFORM PLUMBING CODE (UPC)
 2007 CALIFORNIA ELECTRICAL CODE (CEC)/2006 NATIONAL ELECTRIC CODE (NEC)
 2007 CALIFORNIA FIRE CODE (CFC)/2006 INTERNATIONAL FIRE CODE (IFC)
 2008 BUILDING ENERGY EFFICIENCY STANDARDS
 2007 CALIFORNIA BUILDING CODE (CBC)/ 2006 UNIFORM BUILDING CODE (UBC)

POWER & TELCO UTILITY CONTACTS

POWER: **TELCO:**
 SCE VERIZON
 CONTACT: CUSTOMER SERVICE CONTACT: CUSTOMER SERVICE
 PHONE: (800) 990-7788 PHONE: (800) 265-2316

SEAL:



SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

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CONSULTING GROUP:

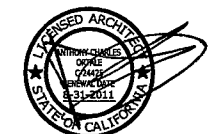


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SHEET TITLE:

**ABBREVIATIONS,
SYMBOLS AND
GENERAL NOTES**

SHEET NUMBER:

T-2

GENERAL NOTES AND CONDITIONS

INTENT

1. THESE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE DONE & THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
3. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
4. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

CONFLICTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED IN THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

WARRANTIES & BONDS

1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.
2. SEE MASTER CONTRACTOR SERVICES AGREEMENT FOR ADDITIONAL DETAILS.

STORAGE

1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK.
2. BTS CABINETS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE
3. STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.

RELATED DOCUMENTS AND COORDINATION

1. GENERAL CONSTRUCTION, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED & APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE DRAWINGS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

PRODUCTS & SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS & MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE FOLLOWING:

2007 CALIFORNIA MECHANICAL CODE (CMC)/2006 UNIFORM MECHANICAL CODE (UMC)
2007 CALIFORNIA PLUMBING CODE (CPC)/2006 UNIFORM PLUMBING CODE (UPC)
2007 CALIFORNIA ELECTRICAL CODE (CEC)/2006 NATIONAL ELECTRIC CODE (NEC)
2007 CALIFORNIA FIRE CODE (CFC)/2006 INTERNATIONAL FIRE CODE (IFC)
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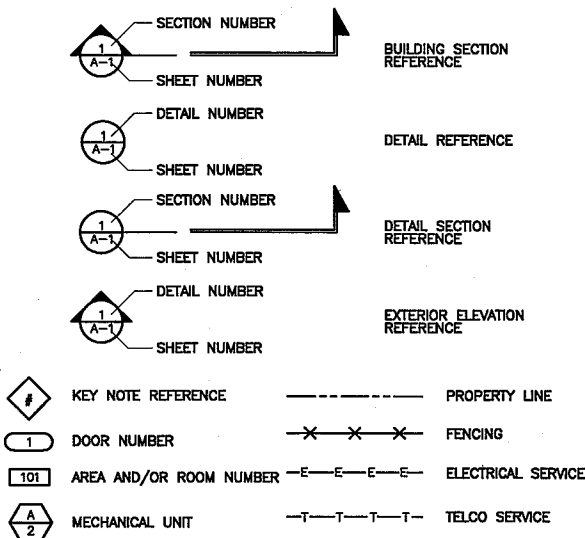
INSURANCE AND BONDS

1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED.
2. CONTRACTOR SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGE'S TO THE OWNER.
3. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
4. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.

ABBREVIATIONS

AB ANCHOR BOLT	LAM LAMINATED
AC ASPHALTIC CONCRETE	LBS POUNDS
A/C AIR CONDITIONING	LT LIGHT
ADJ ADJUSTABLE	LA LIGHTNING ARRESTOR
A.F.F. ABOVE FINISH FLOOR	LNA LOW NOISE AMPLIFIER
ARCH ARCHITECTURAL	MFR MANUFACTURER
APPROX APPROXIMATELY	MAT MATERIAL
A.G.L. ABOVE GRADE LEVEL	MAX MAXIMUM
A.M.S.L. ABOVE MEAN SEA LEVEL	MECH MECHANICAL
BD BOARD	MIN MINIMUM
BLDG BUILDING	MISC MISCELLANEOUS
BLKG BLOCKING	ML METAL LATH
BOT BOTTOM	MO MASONRY OPENING
BSMT BASEMENT	MS MACHINE SCREW
BTS BASE TRANSCIVER STATION	MTD MOUNTED METAL
C COURSE(S)	(N) NEW
CEM CEMENT	NIC NOT IN CONTRACT
CLN CHAIN LINK	NO NUMBER
CLG CEILING	NTS NOT TO SCALE
CLR CLEAR	OA OVERALL
COL COLUMN	OC ON CENTER
CONC CONCRETE	OPN OPENING
CONST CONSTRUCTION	OPP OPPOSITE
CONT CONTINUOUS	PARTN PARTITION
CORR CORRIDOR	PL PLATE
CO CONDUIT ONLY	PLAS PLASTER
DIA DIAMETER	PLYWD PLYWOOD
DBL DOUBLE	POC POINT OF CONNECTION
DEPT DEPARTMENT	PROP PROPERTY
DEMO DEMOLITION	PT PRESSURE TREATED
DIM DIMENSION	R RISER
DN DOWN	REQD REQUIRED
DR DRAIN	RD ROOF DRAIN
DTL DETAIL	RM ROOM
DWG DRAWING	RMS ROOMS
(E) EXISTING	RO ROUGH OPENING
EA EACH	SC SOLID CORE
ELEC ELECTRIC	SCHED SCHEDULE
ELEV ELEVATION	SECT SECTION
EQUIP EQUIPMENT	SHT SHEET
EXP EXPANSION	SIM SIMILAR
EXT EXTERIOR	SPECS SPECIFICATIONS
FA FIRE ALARM	SS STAINLESS STEEL
FB FLAT BAR	STL STEEL
FF FINISH FLOOR	STOR STORAGE
FH FLAT HEAD	STRUCT STRUCTURAL
FIN FINISH (ED)	SUSP SUSPENDED
FLR FLOOR	SW SWITCH
FOS FACE OF STUDS	SWBO SWITCHBOARD
FS FINISH SURFACE	THK THICK
FT FOOT	TI TENANT IMPROVEMENT
FTG FOOTING	TMA TOWER MOUNTED AMPLIFIER
FW FINISH WALL	TOS TOP OF SURFACE
F.G. FINISH GRADE	TS TUBE STEEL
FUT FUTURE	TYP TYPICAL
GA GAUGE	UNO UNLESS NOTED OTHERWISE
GALV GALVANIZED	VCT VINYL COMPOSITION TILE
GL GLASS	VERT VERTICAL
GR GRADE	V.F. VERIFY IN FIELD
GYP GYPSUM	VG VERTICAL GRAIN
GFCI GROUND FAULT CIRCUIT INTERRUPT	W/ WITH
GND GROUND	WD WOOD
HC HOLLOW CORE	WR WATER RESISTANT
H/W HARDWARE	WT WEIGHT
HTR HEATER	XFMR TRANSFORMER
HM HOLLOW METAL	@ AT
HORIZ HORIZONTAL	CH CHANNEL
HR HOUR	CL CENTERLINE
HT HEIGHT	ANG ANGLE
HV HIGH VOLTAGE	PL PROPERTY LINE
ID INSIDE DIMENSION	
INS INSULATION	
INT INTERIOR	
JT JOINT	

SYMBOLS:



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SITE INFORMATION:

**HOLLISTER
BUSINESS PARK RL**
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:



SHEET TITLE:

**CONDITIONS OF
APPROVAL**

SHEET NUMBER:

T-4



Agenda Item B.1
PUBLIC HEARING
Meeting Date: June 28, 2010

REPORT DATE: June 22, 2010

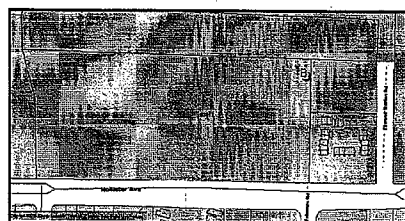
TO: Planning Commission Chair and Members
FROM: Patricia S. Miller, Manager, Current Planning Division
CONTACT: Shine Ling, Assistant Planner
SUBJECT: Case No. 09-154-CUP; T-Mobile Monopine Wireless Telecommunications Facility, 7402 Hollister Avenue; APN 079-210-064

RECOMMENDATION

The Planning Commission's action should include the following:

1. Adopt Planning Commission Resolution 10- (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California Approving a Conditional Use Permit for the T-Mobile Monopine Wireless Telecommunications Facility, 7402 Hollister Avenue; APN 079-210-064; Case No. 09-154-CUP".

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



Meeting Date: June 28, 2010

APPLICANT
T-Mobile USA
4100 Guardian Street, Suite 101
Simi Valley, CA 93063

AGENT
Scott Dunaway
SureSite Consulting Group
6503 Owensmouth, 10th Fl.
Woodland Hills, CA 91367

REQUEST

Hearing on the request of Scott Dunaway of SureSite Consulting Group, agent for T-Mobile USA, to consider approval of a conditional use permit (CUP) for installation and operation of a monopine wireless telecommunications facility pursuant to Sections 35-292h and 35-315 of Article III (Inland Zoning Ordinance), Chapter 35 of the Goleta Municipal Code; and for acceptance of a categorical CEQA Exemption pursuant to Section 15332 [In-Fill Development Projects] of the Guidelines for the Implementation of the California Environmental Quality Act.

Application Filed September 30, 2009
Application Deemed Complete January 26, 2010
Application Processing Deadline 60 days from Notice of Exemption

JURISDICTION

Final action on any request for a Conditional Use Permit is the responsibility of the Planning Commission pursuant to Section 35-315 of Article III, Chapter 35 of the Municipal Code (Inland Zoning Ordinance).

PROJECT DESCRIPTION

The applicant proposes to construct a wireless communications facility 12 feet from the eastern property line of the subject parcel. A 56-foot tall monopine would be constructed to support 8 antennae. The service area would occupy 623 square feet and would include the monopine structure and associated equipment cabinets, 3 parking spaces would be displaced by the facility, which would be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area.

BACKGROUND

The Hollister Business Park (HBP) comprises 24,427 gross acres within the M-RP (Industrial Research Park) zone district. The project parcel was created in its current configuration by Parcel Map 13,481. Development Plans 82-DP-11, 83-DP-46, and subsequent Substantial Conformity Determinations permitted the existing development onsite. The proposed wireless telecommunications facility would be located on the eastern parcel of the HBP.

Page 2 of 7

Meeting Date: June 28, 2010

A similar 70-foot tall monopine wireless communications facility for Verizon Wireless, located on the adjacent parcel to the east (75 Ellwood Station Road), was approved in April 2007 (Case Nos. 07-048-LUP; 06-081-CUP).

PROJECT INFORMATION

Site Information	
General Plan Land Use Designation	Business Park (I-BP)
Ordinance, Zoning District	Article III (Inland); M-RP (Industrial Research Park)
Site Size	11.6 acres
Present Development & Use	Hollister Business Park (eastern parcel)
Surrounding Zoning/Uses	North: M-RP; Concrete batch plant East: PU (Pub. Works/Utilities); Verizon Building DR-12.3; Residential condominiums South: Hollister Avenue; R-1 (Single Family Residential) West: M-RP; Hollister Business Park (western parcel)

ANALYSIS

Environmental Analysis
The proposed project may be found categorically exempt from environmental review pursuant to Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA).

*Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

The project is consistent with the City's General Plan and zoning ordinance as described below. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habitat for any protected species. The project would not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services. Therefore, the project complies with the findings listed above and may be considered exempt from the California Environmental Quality Act under Section 15332 of the CEQA Implementation Guidelines.

Page 3 of 7

Meeting Date: June 28, 2010

General Plan Consistency Analysis

Land Use/Development Standards
Wireless communications facilities are permitted in the Business Park land use designation (I-BP). The proposed project is subject to the development standards for telecommunications facilities set forth in the City's Telecommunications Facilities Regulations (Sections 35-292h, Article II, Chapter 35 of the Goleta Municipal Code). These standards implement specific General Plan policies regarding telecommunications facilities (VH 4.8 and PF 6.4) and amount to a form-based design code for facilities that specify height limitations, architectural integration, setbacks, site lighting, and color. Such standards are consistent with General Plan/Coastal Land Use Plan (GP/CLUP) policies involving protection of biological, visual, and aesthetic resources that could be affected by such projects.

Transportation Element Policy 5.5 identifies a planned vehicular freeway crossing over U. S. Highway 101 near Ellwood Station Road. A few alternative locations of the planned overcrossing were examined in recent feasibility studies conducted by the Community Services Department. City staff has worked with the applicant to locate the proposed monopine facility outside of most likely alignments of the proposed overcrossing.

The proposed project is consistent with the Telecommunications Facilities Regulations as described in the Zoning Ordinance Consistency Analysis below. Therefore, the project may also be considered to be consistent with the General Plan.

Zoning Ordinance Consistency Analysis

Specific development standards that the proposed project must comply with are set forth under Sections 35-292h, Article II, Chapter 35 of the Goleta Municipal Code (the Telecommunications Facilities Regulations). The table below describes each applicable standard and notes the project's compliance with such.

Standard	Required	Proposed	Compliant
Height	Antenna and antenna support structure not to exceed 75 feet	56 feet at top of monopine structure	Yes
Setbacks: General	50 feet from front yard right-of-way line; 10 feet from side and rear yard property lines	Greater than 50 feet from front yard right-of-way line; 10 feet from side yard property line; greater than 10 feet from rear yard property line	Yes
Setback from residentially zoned parcels	Setback distance equal to 110% of antenna/antenna structure height, or a minimum of 100 feet, whichever is greater	150 feet from nearest residentially zoned parcel	Yes

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Meeting Date: June 28, 2010

Standard	Required	Proposed	Compliant
Exclusion of the public	General public to be excluded from the facility & facility posted	Facility equipment area to be enclosed within 7-foot tall block wall; public notice to be posted as a condition of approval	Yes
FCC Compliance	All telecommunication facilities shall comply with all FCC regulations	Facility EMF emissions will be well below the FCC Maximum Permissible Exposure limits as well as comply with all other FCC regulations - see discussion below	Yes
Access/parking	All telecommunication facilities shall have adequate access and parking for maintenance purposes	Existing parking lot and driveway access to be used for maintenance vehicles	Yes
Facility lighting	Antenna lighting shall be shielded and directed downward where required and equipment cabinets shall be illuminated with minimal lighting over the cabinet doorway	No lighting of the facility is proposed	Yes
Location within Airport Clear Zone	Prohibited unless approved by the FAA/Airport operator	Project not located within Clear Zone of Santa Barbara Airport	Yes
Power source	Primary power source shall be electricity provided by a public utility; Backup generators shall only be operated for testing and maintenance purposes; New utility line extensions longer than 50 feet shall be located underground	Power to be provided by Southern California Edison; Backup generator proposed only for testing/maintenance purposes; No new utility lines proposed	Yes
ESHA	N/A	N/A	N/A

Co-Location
GP/CLUP Policy PF 6.4 and the Telecommunications Facilities Regulations require that the number of separate facilities be minimized and that facilities be located on structures for previously permitted communication facilities (i.e., co-located).

Page 5 of 7

Meeting Date: June 28, 2010

In 2007, a monopine wireless facility was approved for Verizon Wireless at 75 Ellwood Station Road. The facility is located approximately 80 feet southeast of the proposed T-Mobile facility. Pursuant to the Telecommunications Facilities Regulations and GP/CLUP Policy PF 6.4, the applicant reviewed the Verizon Wireless monopine as a potential site for co-location. The applicant learned that Clearwire, another wireless telecommunications company, has a pending application to co-locate a facility on the Verizon monopine, and determined that co-location of an additional facility by T-Mobile on the same monopine would be infeasible due to structural and technical difficulties.

Staff has determined that the applicant has made reasonable efforts to consider co-location at the Verizon monopine and that these efforts are unsuccessful. Therefore, the construction of a new monopine facility in close proximity to the Verizon Wireless monopine may be considered to be consistent with the City's co-location policies.

The Telecommunications Facilities Regulations also have provisions that require the applicant to avail its proposed facility for co-location by other providers. The implementation of these provisions will be required as a condition of approval of the project.

Height
Elevations indicating the height of the proposed monopine are shown on Sheet A-3 of Attachment 3. The height of the monopine is 56 feet from existing grade to the top of the tallest faux branch. The height of the top of the antenna panels is 48 feet from existing grade, and the height of the RAD Center of the antenna panels is 45 feet. The calculations for the radiofrequency emissions report prepared for the project are based on the 45-foot height of the RAD Center of the antenna panels.

FCC Compliance - Radiofrequency Emissions
A report detailing the predicted radiofrequency emissions levels as a result of the proposed project was submitted and is included as Attachment 4. The maximum ambient RF exposure due to the proposed project would be 0.0049 mW/cm² at ground level, which is 0.46% of the applicable Maximum Permitted Emissions (MPE) limit set by the Federal Communications Commission. Taking into account the proposed project, the nearby Verizon Wireless monopine to the east, and a pending application by Clearwire to co-locate on the Verizon Wireless monopine, the cumulative level of RF emissions of all three facilities would be 1.0% of the applicable MPE limit. Therefore, the proposed project is consistent with FCC standards and therefore is also consistent with the Telecommunications Facilities Regulations.

Design Standards/Design Review Board

The Design Review Board (DRB) conducted Conceptual review of the project and completed its review on January 26, 2010. The DRB worked with the applicant to improve the design of the monopine by making its branches fuller, more evenly spaced, and staggered off the trunk.

Page 6 of 7

Meeting Date: June 28, 2010

Additional design standards required by the telecommunications facilities ordinance include:

1. Visible surfaces of the facility to be finished in non-reflective materials;
2. Support equipment shall be screened in a security enclosure that is made of non-reflective material and painted or camouflaged to blend with surrounding materials and colors.

These standards will be implemented as conditions of approval of the project during Preliminary and Final DRB review.

SUMMARY AND CONCLUSION

The proposed project is consistent with the City's GP/CLUP and Telecommunications Facilities Regulations. As designed, the project would not result in any potentially significant environmental effects such as visual impacts, impacts to public safety, or biological/cultural resources. Therefore, staff recommends that the Planning Commission approve the requested CUP with the attached findings and subject to the attached conditions of approval.

APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the City Council within ten (10) calendar days from the date of the Commission's final action.

Legal Review By: Approved By:

Joanna Smith
Assistant City Attorney

Patricia S. Miller
Planning Commission
Secretary

ATTACHMENTS:

1. Planning Commission Resolution 10-__
2. CEQA Notice of Exemption
3. Project Plans dated February 28, 2010
4. RF Emissions Compliance Report dated February 24, 2010

Page 7 of 7

CONDITIONS OF APPROVAL

SCALE:
N.T.S.

1

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SIMI VALLEY, CA 93063

PLANS PREPARED BY:



26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

CONSULTING GROUP:



SURESITE CONSULTING GROUP, LLC
6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
FAX: (949) 593-0401

NO.	DATE:	DESCRIPTION:	BY:
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:

HOLLISTER BUSINESS PARK RL
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SCALE:



SHEET TITLE:

CONDITIONS OF APPROVAL

SHEET NUMBER:

T-5

ATTACHMENT 1 Planning Commission Resolution 10-__	PLANNING COMMISSION RESOLUTION NO. 10-__ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT FOR THE T-MOBILE MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY PROJECT; 7402 HOLLISTER AVENUE; APN 079-210-064; CASE NO. 09-154-CUP WHEREAS, an application was submitted on September 30, 2009, by Scott Dunaway of SureSite Consulting Group, agent for T-Mobile USA, requesting approval of a major Conditional Use Permit to allow for the construction and operation of a monopine wireless telecommunications facility at 7402 Hollister Avenue (APN 079-210-064) pursuant to Sections 35-292h and 35-315, Article III, Chapter 35 of the Municipal Code (the project); and WHEREAS, the procedures for processing the major Conditional Use Permit have been followed as required by State and local laws; and WHEREAS, the Planning Commission conducted a duly noticed public hearing on the application on June 28, 2010; and WHEREAS, the Planning Commission has considered the entire administrative record, including application materials and staff reports, as well as oral and written testimony from interested persons. NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Goleta hereby finds and determines as follows: <u>SECTION 1:</u> Recitals The Planning Commission hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct. <u>SECTION 2:</u> Findings The Planning Commission hereby finds the project consistent with the General Plan/Coastal Land Use Plan and Article III (Inland Zoning Ordinance) of Chapter 35 of the Goleta Municipal Code. The findings pursuant to Sections 35-292h and 35-315, Article III, Chapter 35 of the Goleta Municipal Code are set forth in Exhibit 1 to this Resolution and are hereby adopted. <u>SECTION 3:</u> CEQA Notice of Exemption The CEQA Notice of Exemption prepared for Case No. 09-154-CUP is hereby accepted.	SECTION 4: Conditions of Approval Major Conditional Use Permit 09-154-CUP is hereby approved subject to the conditions set forth in Exhibit 2 of this resolution and incorporated herein by this reference. SECTION 5: Certification City Clerk shall certify as to the adoption of this resolution. PASSED, APPROVED, AND ADOPTED this __ day of _____, 2010. JULIE KESSLER SOLOMON, CHAIR ATTEST: DEBORAH CONSTANTINO, CITY CLERK APPROVED AS TO FORM: TIM W. GILES, CITY ATTORNEY	STATE OF CALIFORNIA) COUNTY OF SANTA BARBARA) ss. CITY OF GOLETA) I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, DO HEREBY CERTIFY that the foregoing Resolution No. 10-__ was duly adopted by the Planning Commission of the City of Goleta at a meeting, held on the __ day of _____, 2010, by the following vote of the Planning Commission: AYES: NOES: ABSENT:
<p>Resolution 10-__, Exhibit 1 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP</p> <p>EXHIBIT 1 FINDINGS T-MOBILE MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY 7402 HOLLISTER AVENUE; APN 079-210-064 CASE NO. 09-154-CUP</p> <p>1.0 CEQA Findings The project is categorically exempt from environmental review pursuant to Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA): "Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services." The project is consistent with the City's General Plan and zoning ordinance as described below. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habitat for any protected species. The project will not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services. Therefore, the project complies with the findings listed above and is exempt from the California Environmental Quality Act under Section 15332 of the CEQA Implementation Guidelines.</p> <p>2.0 Administrative Findings Pursuant to the City of Goleta Municipal Code, Section 35-315.8, Article III, Chapter 35, a Conditional Use Permit shall be approved only if all the following findings can be made: 2.1 That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed. The project complies with specific regulations of the Inland Zoning Ordinance for telecommunications facilities with respect to size, shape, setback, and design</p>	<p>Resolution 10-__, Exhibit 1 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP</p> <p>standards. Therefore the project site is adequate in size, shape, location, and physical characteristics to accommodate the project. 2.2 That adverse impacts are mitigated to the maximum extent feasible. The project does not have the potential to result in any significant adverse environmental effects relating to traffic, noise, air quality, water quality, utilities, or public services. The project will obtain Preliminary and Final Approvals from the Design Review Board and will comply with the design standards for telecommunications facilities set forth in Section 35-292h of the Inland Zoning Ordinance in order to mitigate any impacts on visual resources. Therefore, all adverse impacts are mitigated to the maximum extent feasible 2.3 That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. Access to the project site is from Hollister Avenue and Entrance Road. Traffic generated by the project will be limited to those for the construction of the project and occasional visits by service personnel and overall will be minimal in nature. The existing roads and driveways serving the project site at the Hollister Business Park are adequate to support the project. 2.4 That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project. The project will not have any impact on the adequacy of public services. No major utility service lines are necessary to supply such services to the project. 2.5 That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding area. The radiofrequency (RF) emissions for the project will be well below the Federal Communication Commission's (FCC) established Maximum Permissible Exposure (MPE) levels for the general public. The antenna pole will be hidden within a faux pine tree and will minimize any visual impacts of the project. The project is surrounded by urban uses and will be compatible with the neighborhood and will provide additional cellular telephone service to western Goleta. Therefore, the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood or incompatible with the surrounding areas. 2.6 That the project is in conformance with the applicable provisions of this Article [the Inland Zoning Ordinance] and the General Plan.</p>	<p>Resolution 10-__, Exhibit 1 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP</p> <p>The project is consistent with the applicable policies of the City's General Plan and Inland Zoning Ordinance. This includes policies of the General Plan Visual and Historic Element, Transportation Element, and Public Facilities Element, as well as all development standards in the Inland Zoning Ordinance. 2.7 That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area. No element of the project is located in any designated rural area of the City. In addition to the findings required to be adopted by the decision-maker pursuant to Section 35-315.8, a Conditional Use Permit to develop a telecommunications facility shall be approved only if all the findings can be made pursuant to City of Goleta Municipal Code, Section 35-292h.7, Article III, Chapter 35: 2.8. The facility will be compatible with existing and surrounding development in terms of land use and visual qualities. The facility complies with the setback and design standards of the telecommunications facilities regulations in the Inland Zoning Ordinance. The design of the monopine structure was reviewed by the Design Review Board and will undergo Preliminary and Final review prior to Land Use Permit approval. 2.9 The facility is located so as to minimize its visibility from public view. The facility, a 56-foot tall monopine structure, will be set back from Hollister Avenue by approximately 400 feet from Hollister Avenue and will be similar in height to surrounding trees and the nearby Verizon Wireless monopine wireless telecommunications facility. 2.10. The facility is designed to blend into the surrounding environment to the greatest extent feasible. The facility, a monopine structure, is of a similar height to surrounding trees and the nearby Verizon Wireless monopine wireless telecommunications facility. The branches of the faux pine structure will be of a sufficient density and will be staggered off the trunk so as to resemble a real pine tree as much as possible. 2.11. The facility complies with all required development standards unless granted a specific exemption by the decision-maker as provided in Sec. 35-292h.4. The facility complies with all development standards of the Inland Zoning Ordinance, including those in Section 35-292h.4 (Development Standards for Telecommunications Facilities). These standards include setbacks, installation of fencing/barriers, access, lighting, materials, colors, visual compatibility,</p>	<p>Resolution 10-__, Exhibit 1 T-Mobile Monopine Wireless Telecommunications Facility Case No. 09-154-CUP</p> <p>visibility, power sources, and co-location. 2.12. The applicant has demonstrated that the facility will be operated in a manner fully compliant with the applicable rules of the Federal Communications Commission, the California Public Utilities Commission, and complies with all other applicable laws, and health and safety standards. The RF emissions of the facility are projected to be well below the FCC's Maximum Permitted Exposure limits. The facility will be operated in a manner compliant with the applicable FCC regulations and will demonstrate ongoing compliance with such regulations, pursuant to the Telecommunications Facilities Regulations of the Inland Zoning Ordinance.</p>
<p>CONDITIONS OF APPROVAL</p>	<p>1</p>	<p>2</p>	<p>3</p>

SCALE:
N.T.S.

1

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PLANS PREPARED BY:



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CONSULTING GROUP:



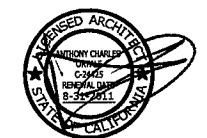
SURESITE CONSULTING GROUP, LLC
6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
FAX: (949) 593-0401

NO.	DATE	DESCRIPTION	BY
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:

**HOLLISTER
BUSINESS PARK RL**
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:



SHEET TITLE:

**CONDITIONS OF
APPROVAL**

SHEET NUMBER:

T-6

Resolution 10-... Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

**EXHIBIT 2
CONDITIONS OF APPROVAL
T-MOBILE MONOPINE WIRELESS TELECOMMUNICATIONS FACILITY
7402 HOLLISTER AVENUE; APN 079-210-064
CASE NO. 09-154-CUP**

- AUTHORIZATION:** This Conditional Use Permit, Case No. 09-154-CUP (permit), authorizes implementation of June 28, 2010, Planning Commission Exhibit #1* (attached to these Conditions of Approval) subject to these Conditions of Approval (project). All construction, improvements, implementation and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.
 - AUTHORIZED USES/DEVELOPMENT:** The project includes, but is not limited to, the following: The permittee will construct a wireless communications facility 12 feet from the eastern property line of the subject parcel. A 56-foot tall monopine will be constructed to support 8 antennae. The service area will occupy 623 square feet and will include the monopine structure and associated equipment cabinets. 3 parking spaces will be displaced by the facility, which will be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area.
- CONDITIONS REQUIRED PRIOR TO LAND USE PERMIT ISSUANCE**
- Prior to issuance of any Land Use Permit (LUP) to effectuate the project, the permittee shall obtain Final approval from the Design Review Board (DRB) for the project. Plans submitted to the DRB for Preliminary/Final review shall include architectural details for the branches being staggered off the trunk and of sufficient density to hide the antennae, as well as any other design elements required to comply with the design standards of the Telecommunications Facilities Regulations as specified in Section 35-252h.4, Article III, Chapter 35 of the Goleta Municipal Code.
 - The permittee shall pay all applicable permit processing fees in full prior to issuance of any LUP for the project.

1

Resolution 10-... Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

GENERAL CONDITIONS

- The permittee shall obtain from the City's Planning and Environmental Services Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.
- A public notice shall be posted at the project site. This notice shall inform employees, customers, and the general public as to the location of the project, the owner(s) of the project, and the level of permitted radiofrequency (RF) emissions. These notices shall be revised as necessary to be kept current and in a readable state. A notice prototype shall be reviewed and approved by City staff prior to issuance of any LUP for the project.
- All noise-generating project construction activities shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m.
- This permit shall be subject to a permit compliance review every five (5) years from the date of issuance of the effectuating LUP pursuant to the requirements of Section 35-292h.5, Article III, Chapter 35 of the Goleta Municipal Code unless the Planning and Environmental Services Director determines that a more frequent compliance review schedule is warranted.
- No signs other than the required public notice to be posted at the site pursuant to Condition #6 above are authorized with this permit. All signs require separate permits and shall comply with Chapter 35, Article I, Sign Regulations and with setbacks specified in Article III, Inland Zoning Ordinance of the Goleta Municipal Code.
- The permittee shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with the project. Any errors or discrepancies found therein is a violation of this permit.
- These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any LUP or Building Permit for the project.
- This permit shall expire eighteen (18) months after the approval date, unless within such period substantial physical construction of the project has been completed or a time extension has been applied for by the

2

Resolution 10-... Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

permittee. The approving decision-maker of the project may, upon good cause shown, grant a time extension for one (1) year. In the event that a request for a time extension is made by the permittee, these Conditions of Approval may be revised and/or additional Conditions of Approval may be imposed if determined necessary by the City.

- If the use of the facility is discontinued for a period of three (3) consecutive months, the facility shall be considered abandoned and shall be subject to Project Abandonment/Site Restoration provisions of Section 292h.5.4, Article III, Chapter 35 of the Goleta Municipal Code.
- The permittee shall avail its facility to other prospective applicants for co-location of telecommunications facilities pursuant to the Co-location provisions of Section 292h.5.3, Article III, Chapter 35 of the Goleta Municipal Code.
- In the event that the permittee sells or otherwise transfers its interest in the project, or an interest in the project is otherwise assumed by a different carrier, the succeeding carrier shall assume all responsibilities concerning the project, including without limitation City-issued permits for the project, and shall be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded Agreement To Comply With Conditions Of Approval shall be provided by the succeeding carrier to the Director of Planning and Environmental Services within 30 days of the transfer of interest in the project.
- The City reserves the right and jurisdiction to review and modify this permit, including conditions of approval based on changed circumstances. Changed circumstances include, but are not limited to, the following in relation to the project:
 - an increase in the height or size of any part of the project;
 - increase in size or change in the shape of the project;
 - a change in the project's color or materials;
 - a substantial change in location of the project;
 - An effective increase in signal output above the maximum permissible exposure (MPE) limits imposed by the radio frequency emissions guidelines of the FCC contained in FCC Office of Engineering and Technology Bulletin 65, or a more restrictive change in the FCC MPE limits for the general population.

The permittee shall notify the Planning and Environmental Services Director of any proposal to cause one or more of the changed circumstances as noted in a-e above. Any changed circumstance shall

3

Resolution 10-... Exhibit 2
T-Mobile Monopine Wireless Telecommunications Facility
Case No. 09-154-CUP

nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

-End of Conditions-

5



NOTICE OF EXEMPTION
Planning and Environmental Services
130 Cremona Drive, Suite B, Goleta, CA 93117
Phone: (805) 961-7500 Fax: (805) 961-7551

PROJECT DESCRIPTION

Case No. 09-154-CUP
7402 Hollister Avenue; APN 079-210-064
T-Mobile Monopine Wireless Telecommunications Facility
The applicant proposes to construct a wireless communications facility 12 feet from the eastern property line of the subject parcel. A 56-foot tall monopine would be constructed to support 8 antennae. The service area would occupy 623 square feet and would include the monopine structure and associated equipment cabinets. 3 parking spaces would be displaced by the facility, which would be replaced with 2 new parking spaces created by filling in an existing landscape well immediately to the south of the facility lease area. The property is located on the eastern parcel of the Hollister Business Park and comprises 11.6 acres in the M-RP (Industrial Research Park) zone district.

FINDING

The Planning and Environmental Services Department of the City of Goleta has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption, Section 15332
- Statutory Exemption
- Emergency Project
- Disapproval [CEQA Guidelines, Section 15270]
- No Possibility of Significant Effect [CEQA Guidelines, Section §15061(b)(3)]

SUPPORTING REASONS

The project is consistent with specific General Plan and zoning ordinance policies regarding telecommunications facilities, including minimum standards regarding aesthetics and public safety. The lease area (project site) occupies 623 square feet, is surrounded by urban uses, and has no value as habitat for any protected species. The project would not result in any significant effects relating to traffic, noise, air quality, water quality, utilities, or public services.

Patricia S. Miller Date
Manager, Current Planning Division

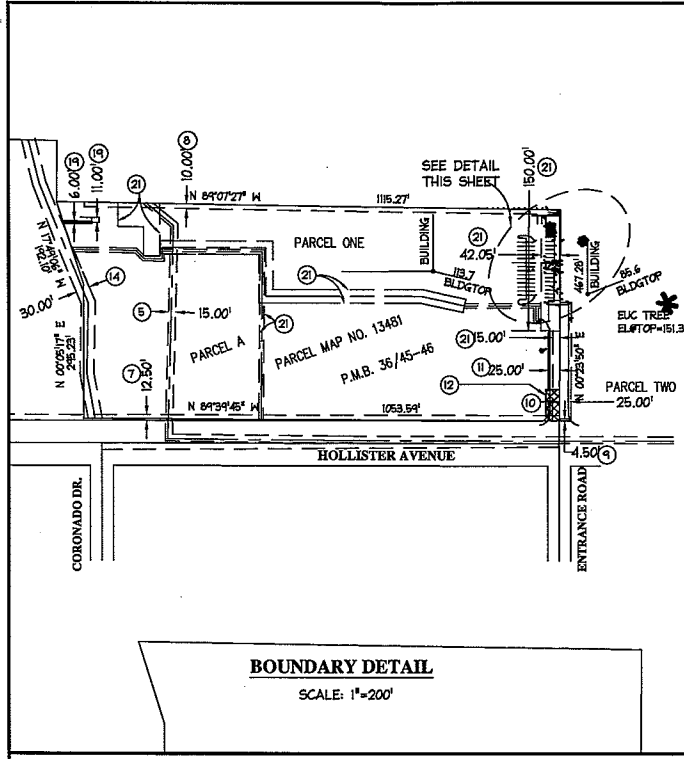
Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

CONDITIONS OF APPROVAL

SCALE:

N.T.S.

1



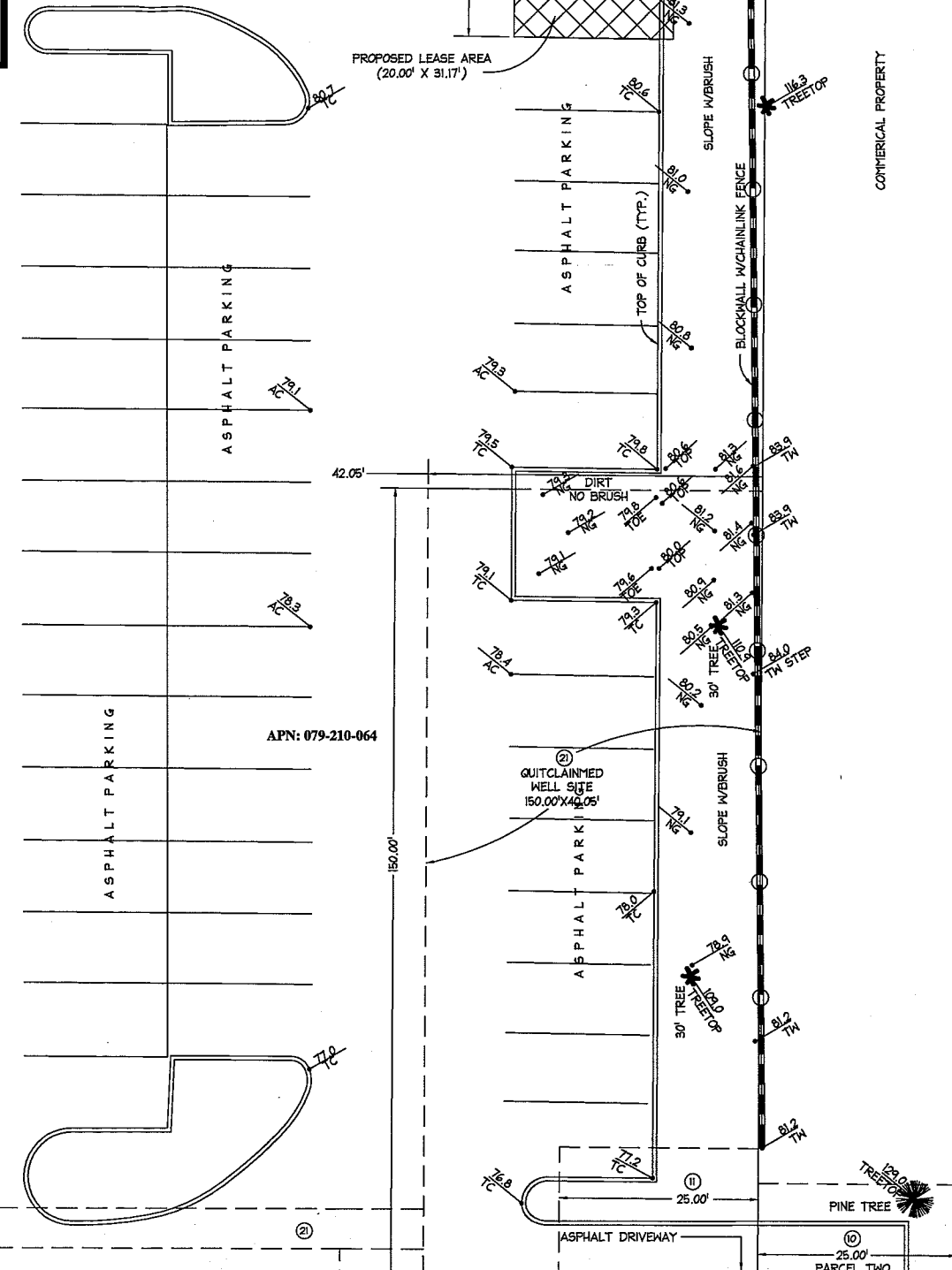
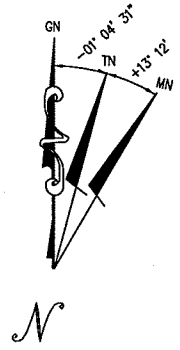
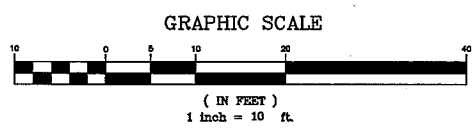
SURVEY LEGEND

P.O.B. POINT OF BEGINNING	WATER CONTROL VALVE
P.O.T. POINT OF TERMINUS	FIRE HYDRANT
R/W RIGHT OF WAY	FIRE VALVE
AC ASPHALT	GUY WIRE
BW BACK OF WALK	POWER POLE
CBW CINDER BLOCK WALL	LIGHT POLE
CONC CONCRETE	GAS VALVE
DW ACCESS DRIVEWAY	GAS METER
GS GROUND SHOT	PROPERTY LINE
TC TOP OF CURB	CHAIN LINK FENCE
⊕ POSITION OF GEODETIC COORDINATES	WOOD OR IRON FENCE
⊙ SPOT ELEVATION	WIRE OR BARBED WIRE FENCE
⊙ DISH ANTENNA	MONOPOLE
⊙ MICROWAVE ANTENNA	

POSITION OF GEODETIC COORDINATES PROPOSED MONOPINE
 LATITUDE 34° 25' 51.36" NORTH
 LONGITUDE 119° 53' 10.31" WEST (NAD83)
 EL @ GEODETIC COORDINATES 79.2' AMSL (NAVD88)

⊕ EXCEPTION ITEM PLOTTED HEREON

TITLE COMMITMENT NUMBER	RECORDING REFERENCE (OFFICIAL RECORDS)	IN FAVOR OF	PURPOSE/DESCRIPTION	STATUS ON SURVEY
EXCEPTION #1-4, 6, 13, 15, 17, 18, 20, AND 22-28	VARIOUS DOCS	-	REFERENCES PROPERTY TAXES, SUPPL TAXES, WATER RIGHTS, CCARs, AGREEMENTS, UNRECORDED LEASES, JUDGMENTS, DEEDS OF TRUST, FINANCING STATEMENTS, UNRECORDED POSSESSION	NOT PLOTTABLE
EXCEPTION #5	INSTR. NO. 27051-IN BOOK 1775 PAGE 368 O.R.	GOLETA COUNTY WATER DISTRICT	EASEMENT (16' WIDE STRIP) FOR WATER LINES	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #7	REC'D AUG. 30, 1960 INSTR. NO. 34625-IN BOOK 2066 PAGE 539 O.R.	SCE	EASEMENTS FOR PUBLIC UTILITIES OVER THE SOUTHERLY 12.5 FEET OF PARCEL 1	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #8	REC'D AUG. 24, 1964 INSTR. NO. 36705-IN BOOK 2069 PAGE 141 O.R.	SCE	EASEMENT (10' WIDE STRIP) FOR PUBLIC UTILITIES	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #9	REC'D SEPT. 10, 1964 INSTR. NO. 5531-IN BOOK 2222 PAGE 35 O.R.	COUNTY OF SANTA BARBARA	EASEMENT FOR PUBLIC ROAD	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #10	INSTR. NO. 78-4702 O.R. REC'D FEB. 1, 1978	IMPERIAL SAVINGS & LOAN	EASEMENTS FOR UTILITIES, STREET AND LANDSCAPING	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #11	INSTR. NO. 79-34521 O.R. REC'D JULY 26, 1979	BANK OF AMERICA	EASEMENT (25' WIDE) FOR UTILITIES, STREET AND LANDSCAPING	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #12	INSTR. NO. 85-41701 O.R. REC'D AUG. 9, 1985	COUNTY OF SANTA BARBARA	EASEMENT FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNAL	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #14	PARCEL MAP NO. 13481 P.M.B. 36/45-46	PRIVATE	EASEMENT FOR PRIVATE STORM DRAIN (30' WIDE)	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #16	INSTR. NO. 86-62556 O.R. REC'D NOV. 20, 1985	HOLLISTER AVE. MUTUAL WATER CO.	EASEMENT FOR WATER PRODUCTION EQUIPMENT (BLANKET IN NATURE - EXCEPTING BUILDING SITES)	NOT PLOTTABLE/MAY OR MAY NOT AFFECT LEASE AREA
EXCEPTION #19	INSTR. NO. 88-40625 O.R. REC'D JULY 1, 1988	SCE	EASEMENTS (TWO STRIPS 6' WIDE & 11' WIDE) FOR PUBLIC UTILITIES	PLOTTED/DOES NOT AFFECT LEASE AREA
EXCEPTION #21	INSTR. NO. 89-34246 O.R. REC'D JUNE 15, 1989	GOLETA WATER DISTRICT	QUITCLAIMED EASEMENTS FOR WATER MAINS AND APPURTENANCES (NOTE: ALL MAINLINES, ACCESS, WELLSITES & SEWER ARE SHOWN HEREON FOR VISUAL PURPOSES ONLY. REFER TO PARCEL 3 OF SAID DOCUMENTS FOR SMALL LATERALS NOT SHOWN HEREON) - ALL QUITCLAIMED PER O.R. 2009-41824 REC'D JULY 14, 2009	PLOTTED/DOES NOT AFFECT LEASE AREA



LESSOR'S LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 PARCEL 'A' OF PARCEL MAP NO. 13481, IN THE CITY OF GOLETA COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 36, PAGES 45 AND 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, OR UNDER PROPERTY HEREIN DESCRIBED AS SET FORTH IN STIPULATION FOR CONSISTENT DECREE OF PARTITION RECORDED APRIL 11, 1960 AS INSTRUMENT NO. 11719 IN BOOK 1732, PAGE 527 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR WHICH ARE PRODUCIBLE FROM THAT PART OF THE ABOVE DESCRIBED PROPERTY BELOW 500 FEET FROM THE PRESENT SURFACE THEREOF WHICH SAID PRESENT SURFACE THEREOF IS THE SAME AS THAT EXISTENT AT THE TIME OF THE RENDERING AND ENTRY OF THAT CERTAIN FINAL JUDGMENT AND DECREE OF PARTITION RECORDED APRIL 11, 1960 IN BOOK 1732, PAGE 527 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM OTHER LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS, AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELL OR WELLS, WITHOUT, HOWEVER, THE RIGHT TO EXERCISE ANY OF SUCH RIGHTS, THROUGH, IN OR FROM THE AFOREMENTIONED SURFACE OF THE ABOVE DESCRIBED REAL PROPERTY OR ANY PART OF THE UPPERMOST 500 FEET OF THE SUBSURFACE NEXT BENEATH THE AFOREMENTIONED SURFACE THEREOF.

PARCEL TWO:
 AN EASEMENT FOR THE PURPOSES OF UTILITIES, STREET AND LANDSCAPING OVER, ACROSS AND THROUGH THE WEST 25.00 FEET OF THE EAST 250.00 FEET OF THE SOUTH 263.20 FEET OF THE LAND DESCRIBED AS: THAT PORTION OF THE RANCHO LOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON THE LICENSED SURVEYORS MAP FILED IN BOOK 39, PAGE 96 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JOSEPH ARCHAMBEAULT, ET AL., TO ELWOOD UNION SCHOOL DISTRICT OF SANTA BARBARA, RECORDED FEBRUARY 13, 1932 AS INSTRUMENT NO. 1046 IN BOOK 260, PAGE 34 OF OFFICIAL RECORDS, SAID CORNER BEING ON THE NORTH LINE OF HOLLISTER AVENUE AND SAID PARCEL AND POINT OF BEGINNING BEING SHOWN ON A MAP OF SURVEY FILED IN BOOK 39, PAGE 96 OF RECORD OF SURVEY; THENCE NORTH 1°07'27" WEST 475.80 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL LOT; THENCE NORTH 89°36'09" WEST 436.94 FEET TO THE NORTHWEST CORNER OF SAID SCHOOL LOT; THENCE SOUTH 1°07'27" EAST 501.43 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL LOT AND A POINT ON THE NORTH LINE OF SAID AVENUE 22 FEET; THENCE NORTH 1°07'27" WEST 648.05 FEET TO THE SOUTH LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 89°38'22" EAST ALONG SAID SOUTH RIGHT OF WAY LINE 2212.13 FEET TO THE WEST LINE OF LAND DESCRIBED AS "2ND" IN THE DEED TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED IN BOOK 76, PAGE 299 OF DEEDS; THENCE ALONG SAID WEST LINE, SOUTH 0° 21' 38" EAST 135 FEET TO AN ANGLE POINT IN THE LINE OF THE LAND OF SAID RAILROAD; THENCE ALONG SAID RAILROAD LAND NORTH 89°38'22" EAST 1363.82 FEET; THENCE SOUTH 0°51'12" EAST 464.57 FEET TO THE NORTH LINE OF HOLLISTER AVENUE; THENCE SOUTH 88°51'45" WEST ALONG THE NORTH LINE OF SAID AVENUE 312.81 FEET TO THE POINT OF BEGINNING.

APN: 079-210-64
BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NAD83 (CORS94)(2002.0000 EPOCH) BASED UPON GPS OBSERVATIONS CONSTRAINED TO CORS STATIONS DE680 AND DE6612, AS DETERMINED BY OPUS-RS. ALL BEARINGS SHOWN HEREON ARE GRID.

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE GPS DERIVED ORTHOMETRIC HEIGHTS BASED UPON GEOD 03 AND CONSTRAINED TO CORS CONTROL STATIONS LISTED ABOVE.

TBM ELEVATION = 485.82' (NAVD88)
 TOP OF CURB AT SW CORNER OF CATCHBASIN

FIELD SURVEY DATE
 08/17/09

SURVEYOR'S NOTES
 DESIGNATION IS MADE TO THE TITLE REPORT ORDER #09-425100870-RR, ISSUED BY FIDELITY NATIONAL TITLE COMPANY, DATED SEPTEMBER 16, 2009. ANY AND ALL EASEMENTS DISCLOSED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA ENCOMPASSING THE LEASE AREA ARE DEPICTED ON THIS SHEET (EXCEPT FOR LEASE AREA'S LOCATED ON ROOFTOPS AND WITHIN BUILDINGS). SURVEYING COMPANY HAS NOT EXECUTED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT WITHIN SAID TITLE REPORT. THE BOUNDARY PLOTTED HEREON DOES NOT CONSTITUTE A BOUNDARY SURVEY. MODIFICATIONS TO THIS SURVEY WITHOUT CONSENT BY SURVEY COMPANY RELIEVES SURVEY COMPANY OF ANY AND ALL LIABILITIES.

UTILITY NOTES
 SURVEYING COMPANY DOES NOT GUARANTEE THAT ALL UTILITIES AND THEIR EXACT LOCATIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY AND ALL INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT OF ANY AND ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR NOT THE SURVEYING COMPANY.

SURVEY NOTES

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 FAX: (949) 297-4788

NO.	DATE	DESCRIPTION	BY:
0	08/21/09	PRELIM. SURVEY	LAS
1	12/12/09	FINAL SURVEY	LAS
2	04/21/10	REV LEASE & 1A	LAS
3	06/15/10	PLOT EASEMENTS	LAS

SITE INFORMATION:
HOLLISTER BUSINESS PARK RL
 SV11878D
 7402 HOLLISTER AVENUE
 SANTA BARBARA, CA 93117

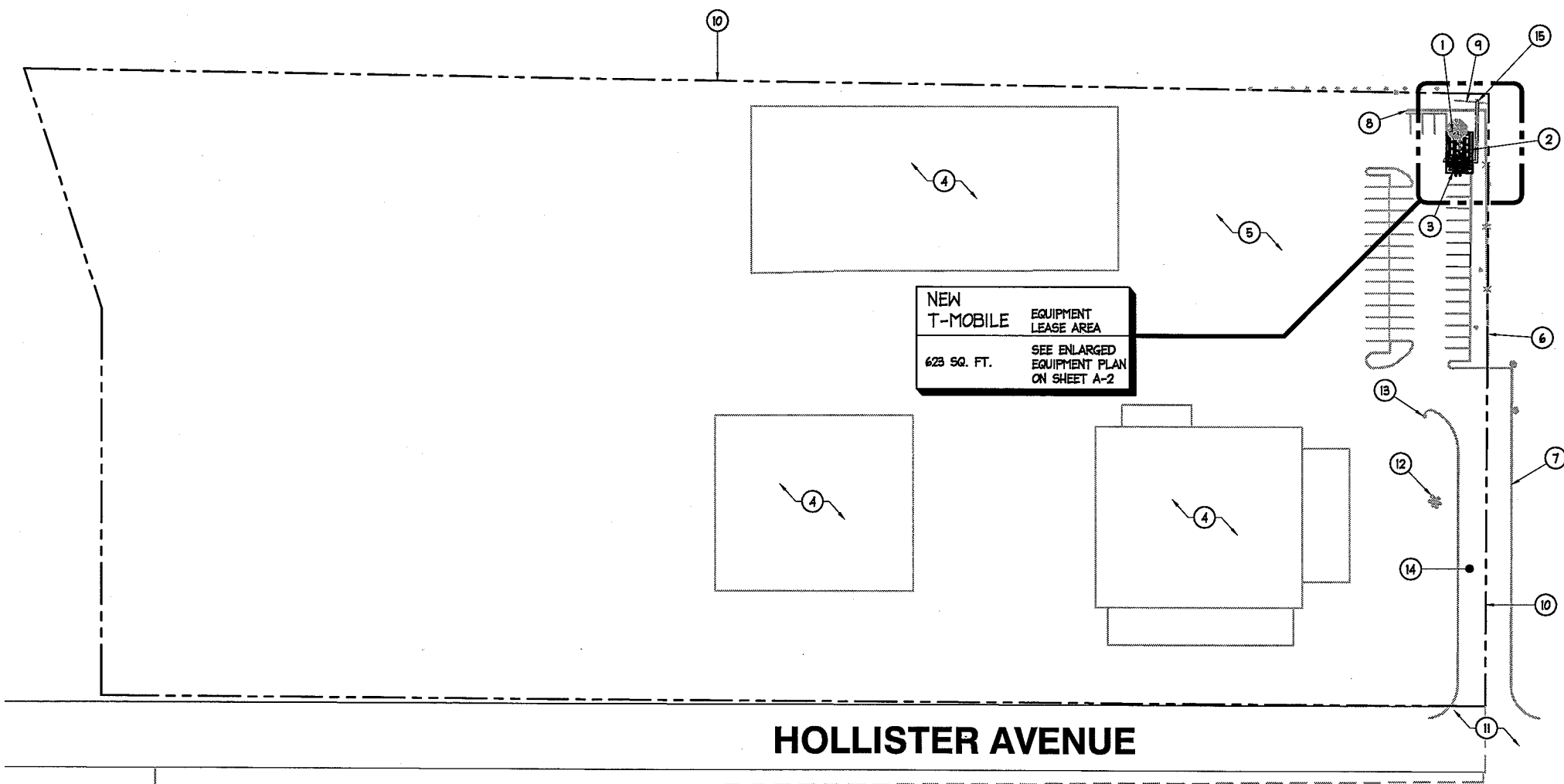
STAMP:

 LAND SURVEYOR
 LORRAINE SCHAEFER
 Exp 12/31/09
 NO. 7408
 STATE OF CALIFORNIA

SHEET TITLE:
TOPOGRAPHIC SURVEY
 SHEET NUMBER:
C-1

NOTES:

- ① NEW T-MOBILE EQUIPMENT AND MONOPINE 20'-0" X 31'-2" (623 SQ. FT.) TOTAL LEASE AREA LOCATED AT GROUND LEVEL. REFER TO SHEET A-2 FOR ENLARGED SITE PLAN.
- ② NEW T-MOBILE 16'-2" X 23'-9" X 7'-0" HIGH CMU BLOCK WALL ENCLOSURE. PAINT AND TEXTURE TO MATCH EXISTING BUILDING.
- ③ NEW T-MOBILE 50'-0" HIGH MONOPINE AND LOCATION OF NEW T-MOBILE (8) PANEL ANTENNAS. (MONOPINE BRANCHES NOT SHOWN FOR CLARITY.)
- ④ EXISTING BUILDINGS.
- ⑤ EXISTING PARKING LOT.
- ⑥ EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- ⑦ EXISTING CURB.
- ⑧ EXISTING 4' HIGH CMU WALL.
- ⑨ EXISTING PVC PIPE.
- ⑩ EXISTING PROPERTY LINE.
- ⑪ EXISTING DRIVEWAY.
- ⑫ EXISTING TREE. TYPICAL.
- ⑬ EXISTING FIRE HYDRANT.
- ⑭ NEW T-MOBILE 12'-0" WIDE NON-EXCLUSIVE ACCESS ROUTE.
- ⑮ EXISTING UTILITY POLE #2244957E AND NEW T-MOBILE P.O.C. FOR POWER AND TELCO WITH NEW RISERS.



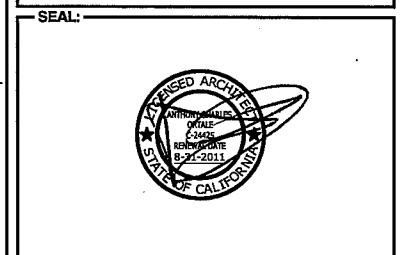
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CONSULTING GROUP:
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SURESITE CONSULTING GROUP, LLC
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WOODLAND HILLS, CA 91367
PHONE: (849) 637-5775
FAX: (849) 593-0401

NO.	DATE	DESCRIPTION	BY
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:
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SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1

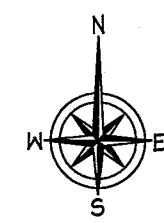
SITE PLAN

SCALE:
1"=50'-0" 1

CORONADO DR.

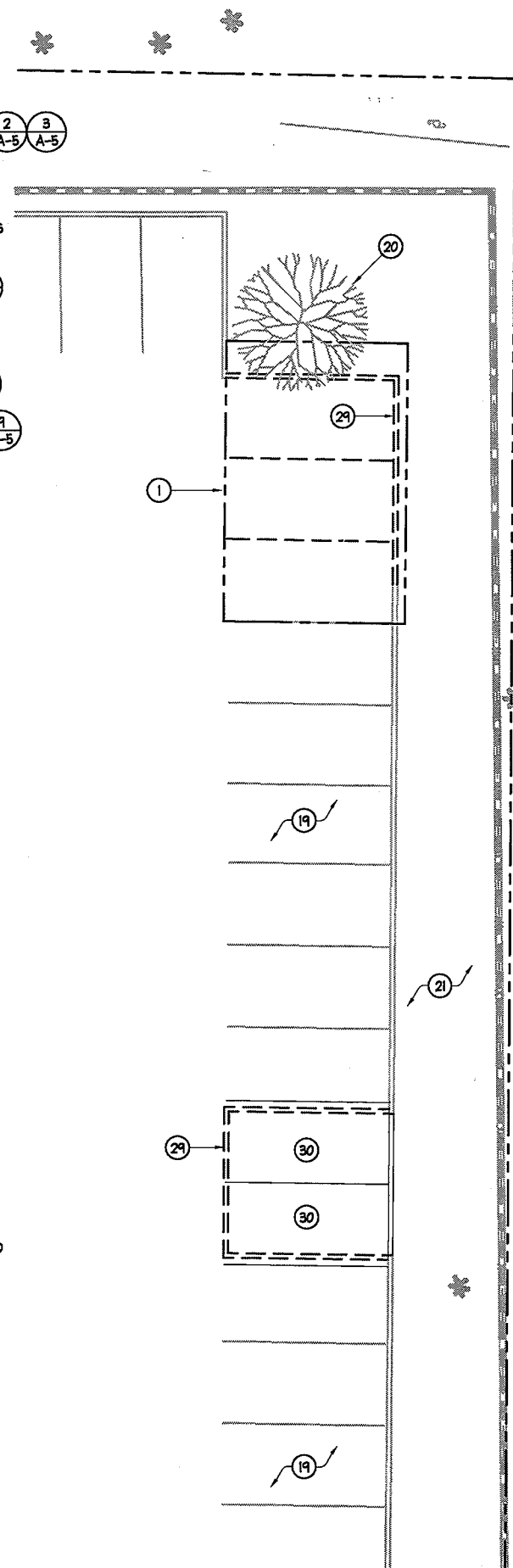
ENTRANCE ROAD

HOLLISTER AVENUE



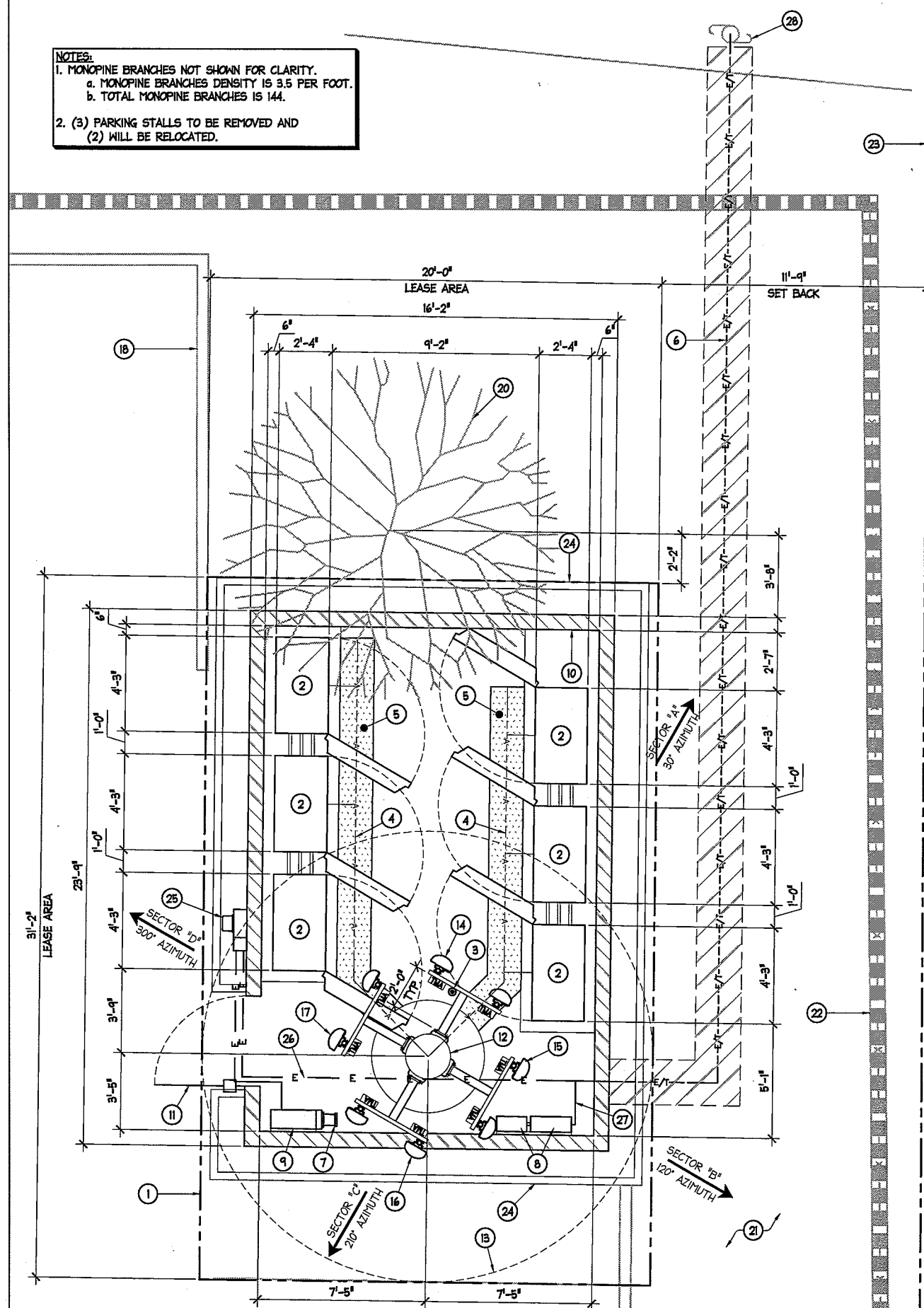
NOTES:

- 1 NEW T-MOBILE EQUIPMENT AND MONOPINE 20'-0" X 31'-2" (623 SQ. FT.) TOTAL LEASE AREA LOCATED AT GROUND LEVEL.
- 2 NEW T-MOBILE (6) ERICSSON RBS 2106 OUTDOOR EQUIPMENT CABINETS MOUNTED ON NEW CONCRETE PAD AT GROUND LEVEL.
- 3 NEW T-MOBILE GPS ANTENNA MOUNTED ON ANTENNA BRACKET.
- 4 NEW T-MOBILE COAX CABLE RUN FROM EQUIPMENT CABINETS TO PANEL ANTENNAS (APPROXIMATELY 70' LENGTH).
- 5 NEW T-MOBILE SURFACE MOUNTED COAX CABLE TRAY WITH DIAMOND PLATE COVER.
- 6 NEW T-MOBILE UNDERGROUND CONDUITS FOR POWER AND TELCO RUN FROM NEW UTILITY CABINETS TO EXISTING UTILITY POLE. (APPROX. 65' LENGTH.)
- 7 NEW T-MOBILE EMERGENCY GENERATOR RECEPTACLE.
- 8 NEW T-MOBILE NIU CABINET, 16"X14"X8"D AND FLEXBET CABINET, 18.50"X22"X8.25"D (PROVIDED BY VERIZON).
- 9 NEW T-MOBILE WALL MOUNTED PPC CABINET.
- 10 NEW T-MOBILE 16'-2" X 23'-9" X 7'-0" HIGH SPLIT FACE CMU BLOCK WALL ENCLOSURE. PAINT AND TEXTURE TO MATCH EXISTING BUILDING.
- 11 NEW T-MOBILE 4'-0" WIDE WROUGHT IRON ACCESS GATE. PAINT TO MATCH EXISTING BUILDING.
- 12 NEW T-MOBILE 3'-0" DIA. X 50'-0" HIGH MONOPINE AND LOCATION OF NEW T-MOBILE (8) PANEL ANTENNAS. (MONOPINE BRANCHES NOT SHOWN FOR CLARITY.)
- 13 NEW T-MOBILE 10' RADIUS MONOPINE BRANCHES COVER AREA (SHOWN DASHED).
- 14 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA's PER SECTOR "A" AT 30° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 15 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA's PER SECTOR "B" AT 120° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 16 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA's PER SECTOR "C" AT 210° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 17 NEW T-MOBILE (2) PANEL ANTENNAS WITH (2) TMA's PER SECTOR "D" AT 300° AZIMUTH. PAINT TO MATCH NEW MONOPINE.
- 18 EXISTING CURB.
- 19 EXISTING PARKING STALLS. TYPICAL.
- 20 EXISTING TREE TO REMAIN.
- 21 EXISTING SLOPED AREA WITH BRUSH.
- 22 EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- 23 EXISTING PROPERTY LINE.
- 24 NEW T-MOBILE PLANTER CURB.
- 25 NEW T-MOBILE WALL MOUNTED METER AT LEASE AREA.
- 26 NEW T-MOBILE 1-3" CONDUIT FROM EXISTING POLE RISER TO NEW WALL MOUNTED METER AT LEASE AREA.
- 27 NEW T-MOBILE 1-4" CONDUIT FROM EXISTING POLE RISER TO NEW WALL MOUNTED TELCO CABINETS AT LEASE AREA.
- 28 EXISTING UTILITY POLE #2244957E AND NEW T-MOBILE P.O.C. FOR POWER AND TELCO WITH NEW RISERS.
- 29 EXISTING CONCRETE CURB AND PARKING STRIPE TO BE REMOVED. (SHOWN DASHED)
- 30 EXISTING LANDSCAPE AREA TO BE GRADED AND STRIPED FOR (2) PARKING STALLS.



DEMOLITION AND NEW PARTIAL PARKING PLAN

- NOTES:**
1. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.
 - a. MONOPINE BRANCHES DENSITY IS 3.5 PER FOOT.
 - b. TOTAL MONOPINE BRANCHES IS 144.
 2. (3) PARKING STALLS TO BE REMOVED AND (2) WILL BE RELOCATED.



ENLARGED SITE PLAN

SCALE: 3/8"=1'-0" 1

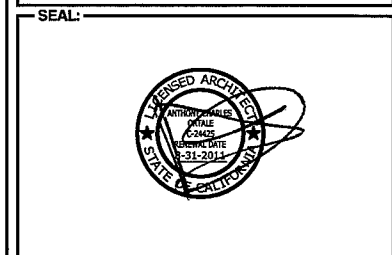
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2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

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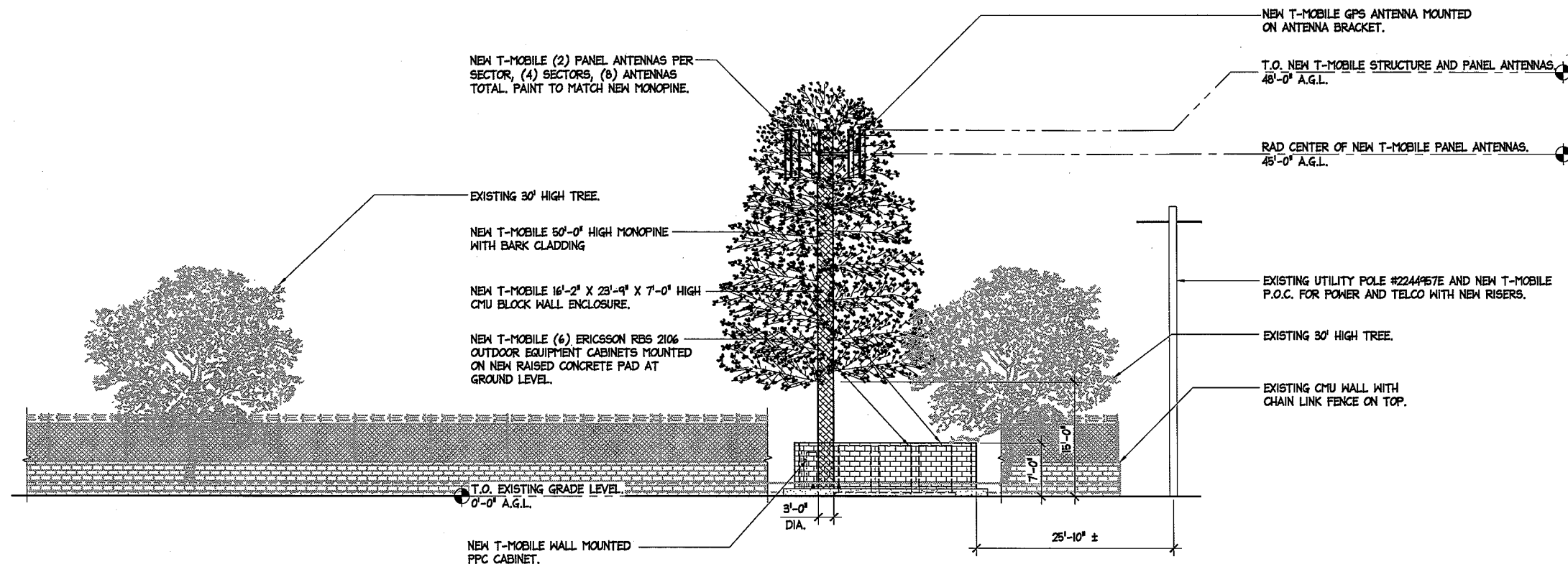
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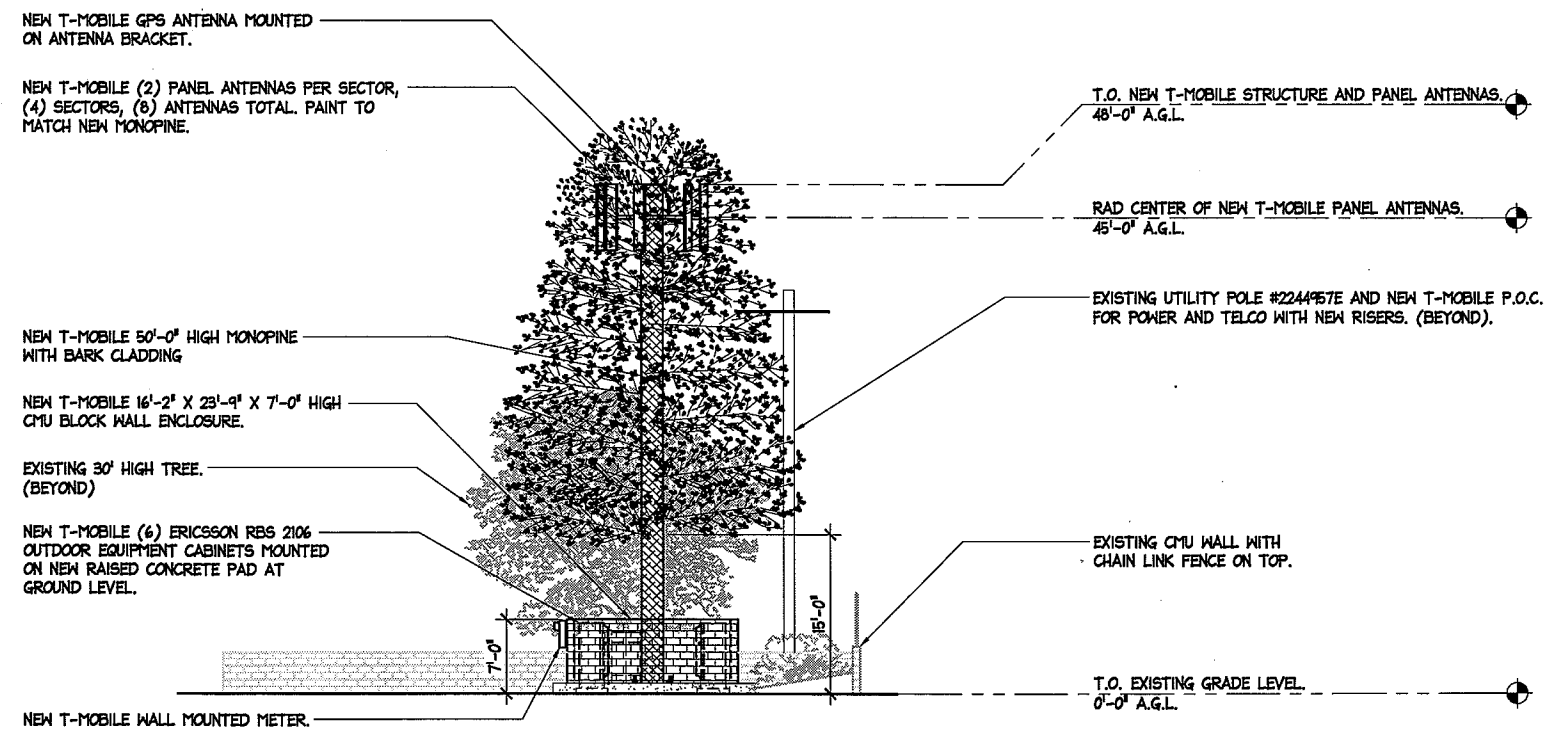
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1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS



EAST ELEVATION



SCALE:
1/8"=1'-0" **1**



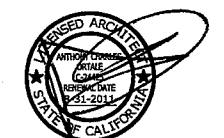
SOUTH ELEVATION



SCALE:
1/8"=1'-0" **2**

SITE INFORMATION:
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SEAL:



SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-3

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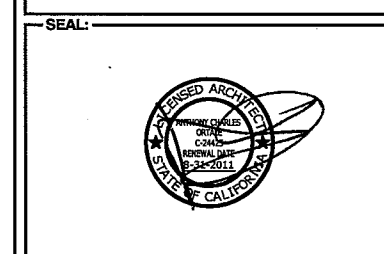
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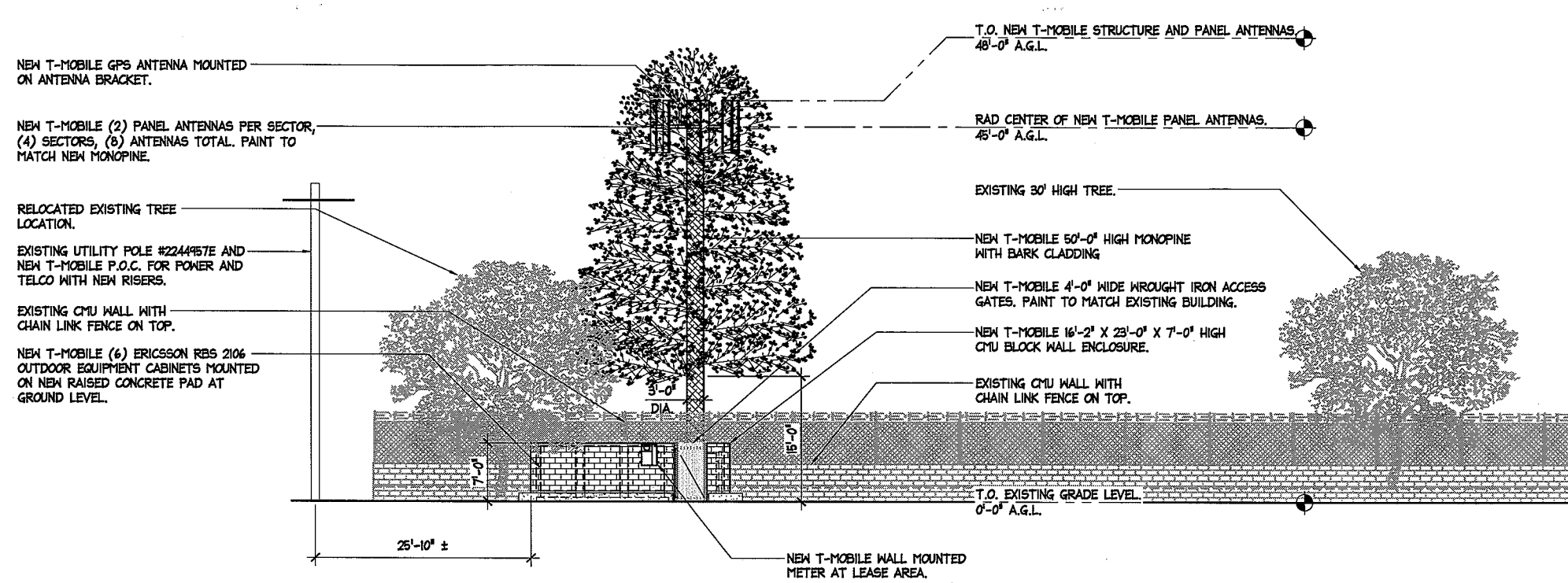
NO.	DATE	DESCRIPTION	BY
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

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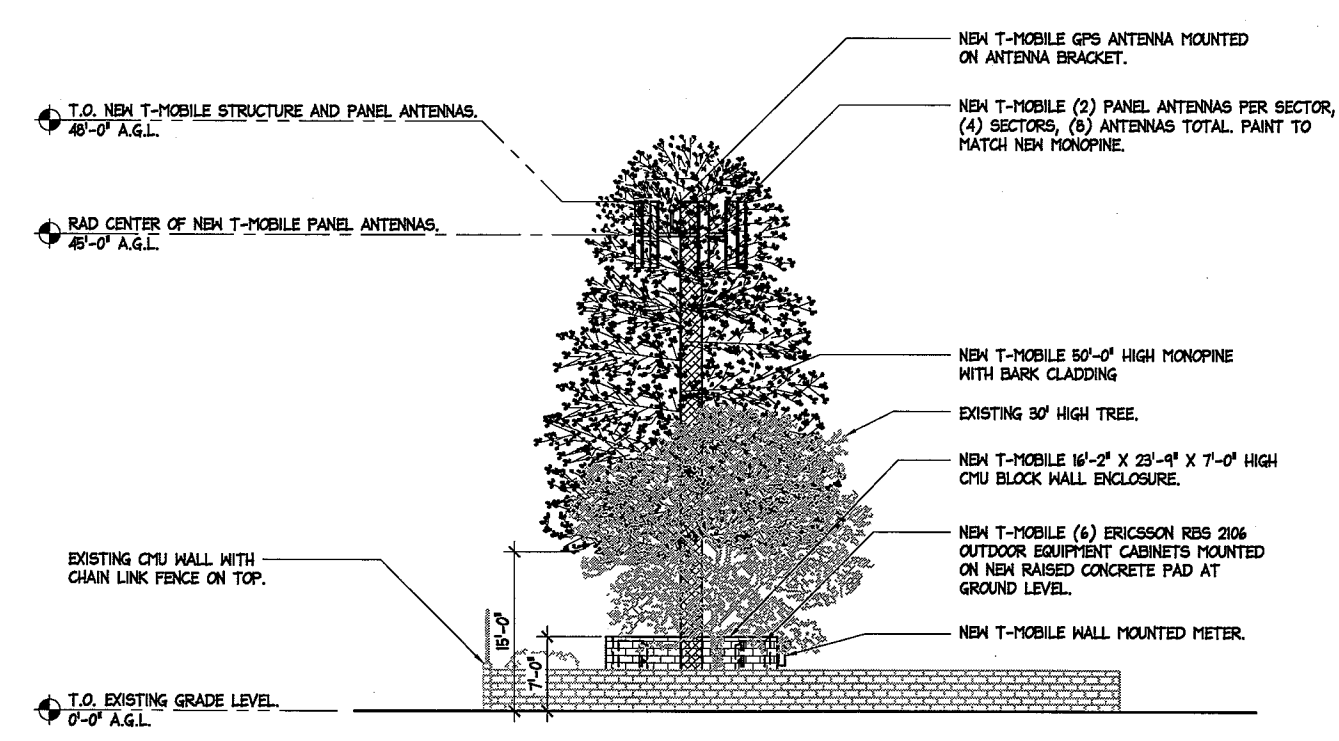


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1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:

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7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:

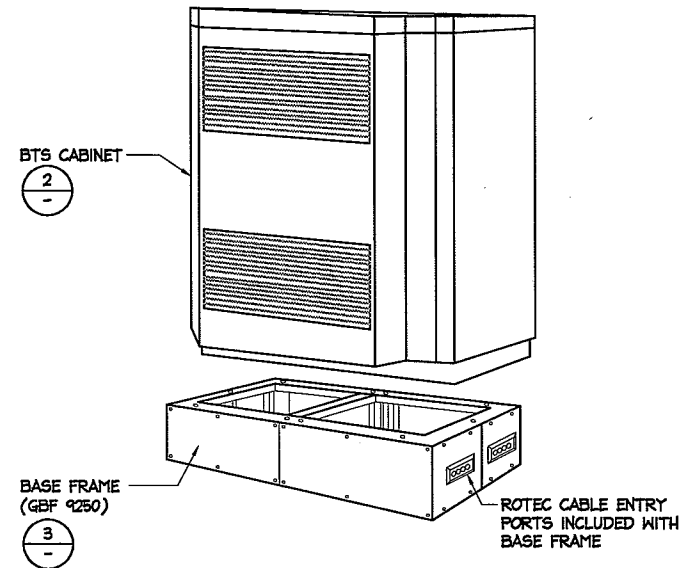


SHEET TITLE:

**ARCHITECTURAL
DETAILS**

SHEET NUMBER:

A-5

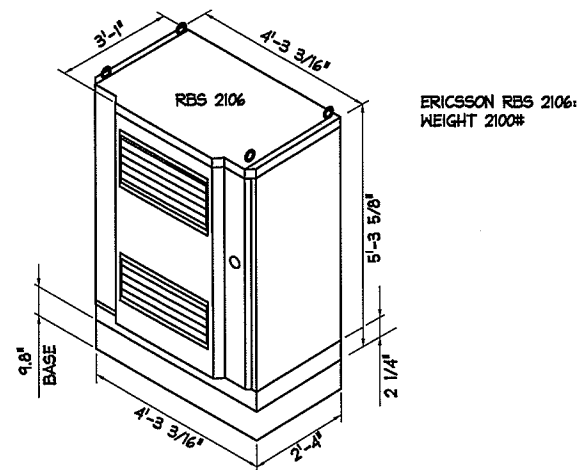


ERICSSON 2106 CABINET W/ BASE FRAME

SCALE:
N.T.S.

1

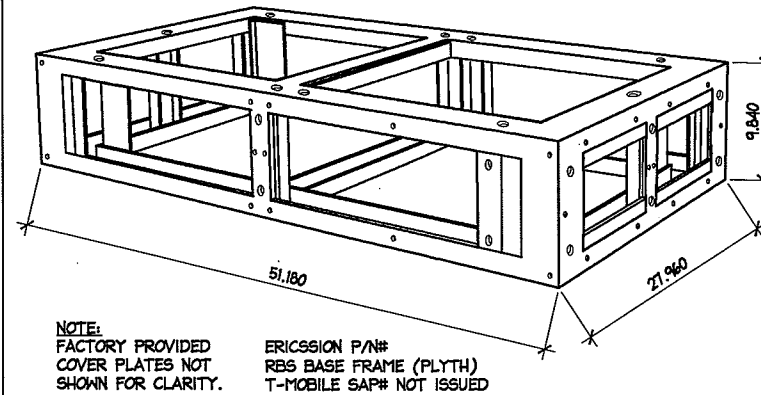
CABINET SPECS



SCALE:
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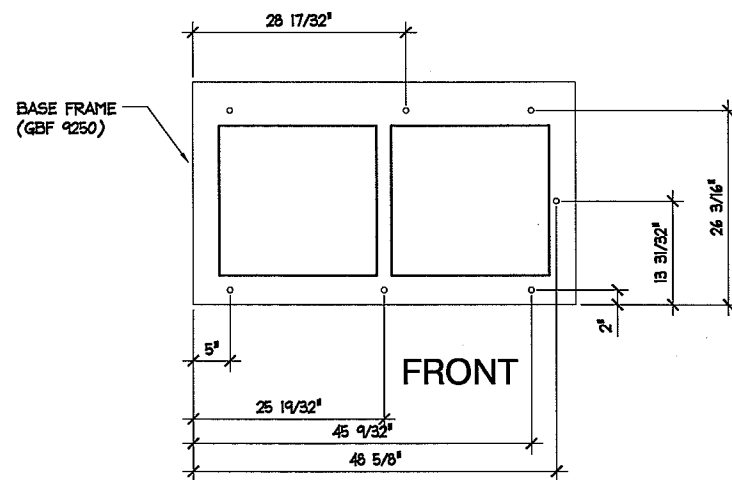
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RBS BASE FRAME (PLYTH)



SCALE:
N.T.S.

3

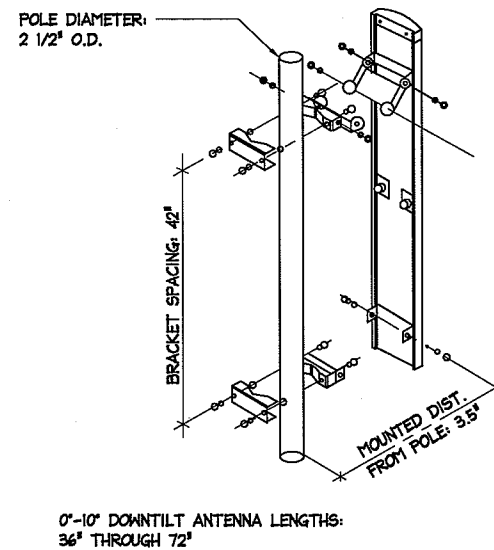


RBS BASE FRAME HOLE PATTERN

SCALE:
N.T.S.

4

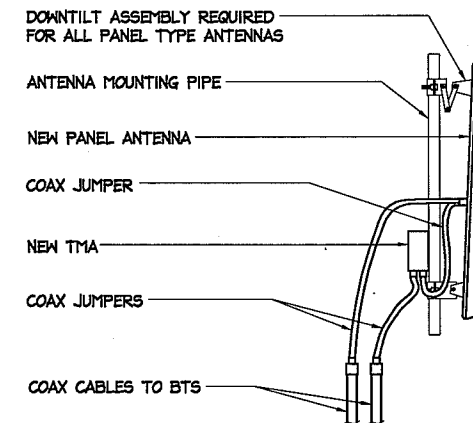
ANTENNA MOUNT



SCALE:
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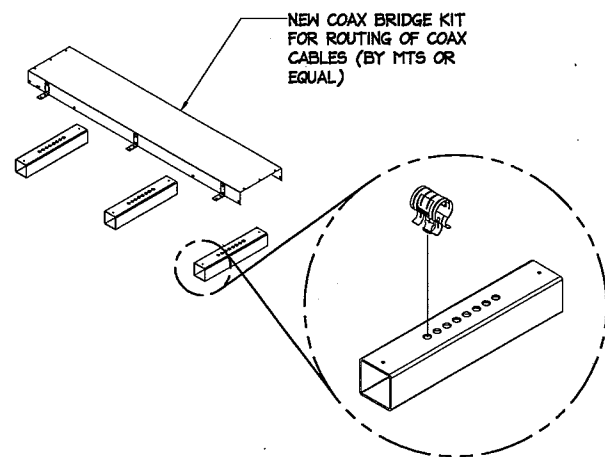
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TMA DETAIL



SCALE:
N.T.S.

6

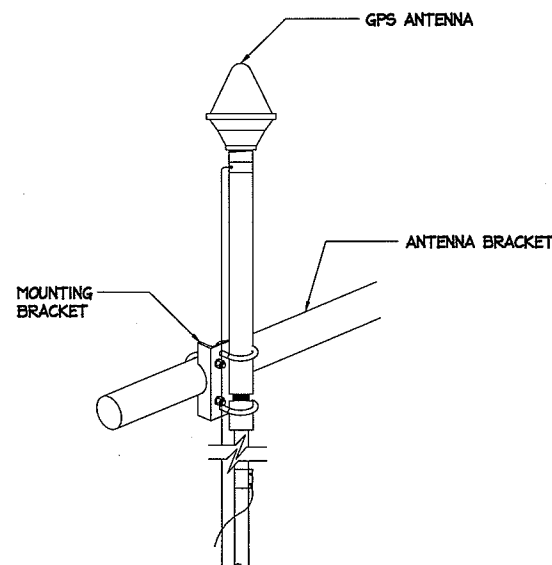


CABLE TRAY

SCALE:
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7

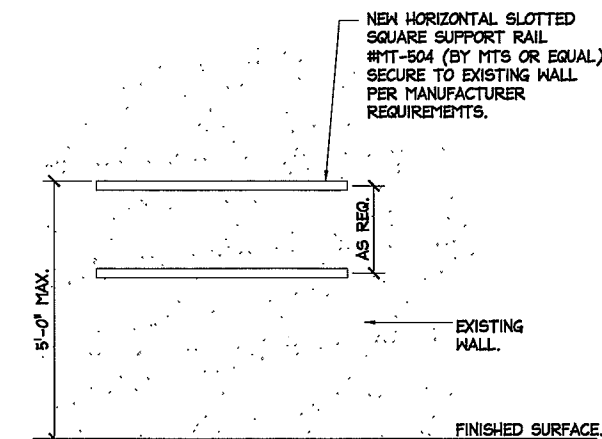
GPS ANTENNA ON ANTENNA BRACKET



SCALE:
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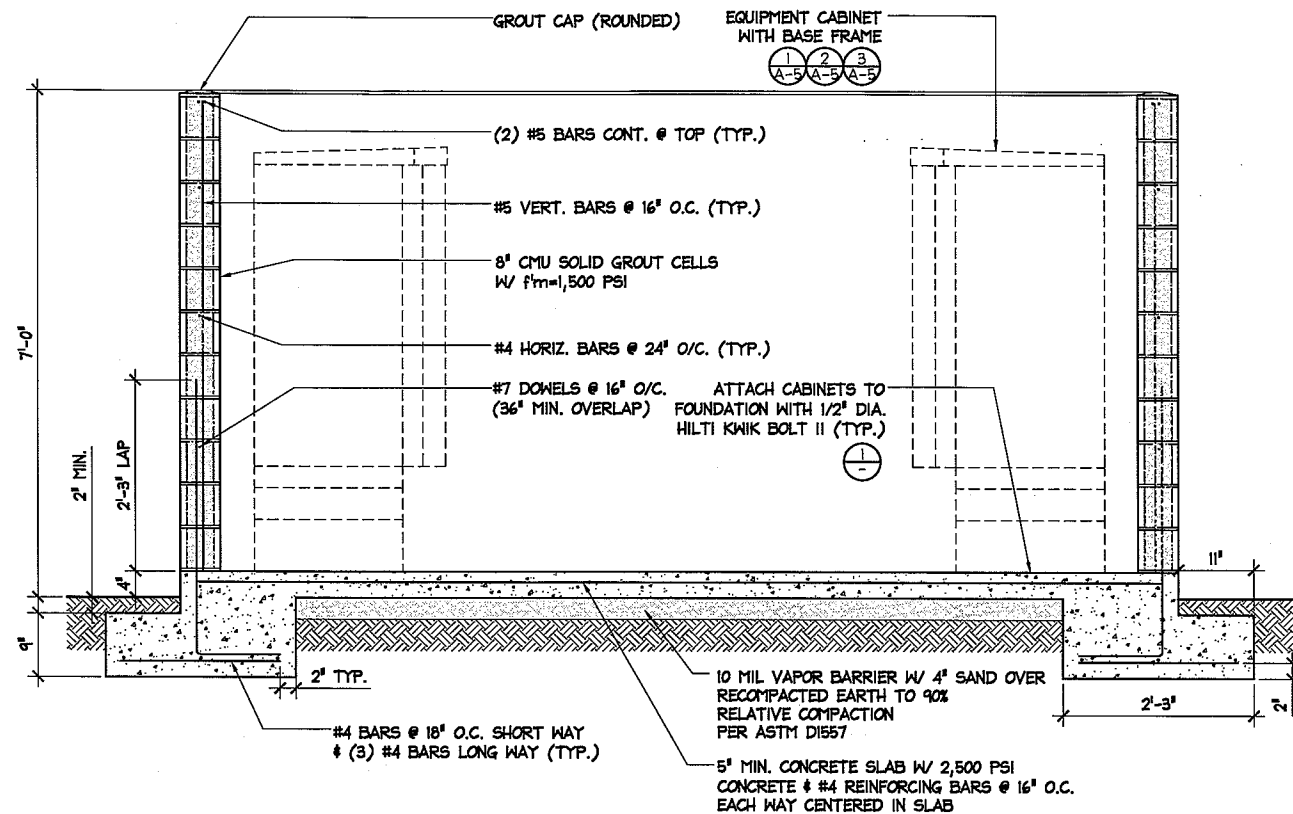
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WALL MOUNT UNISTRUT



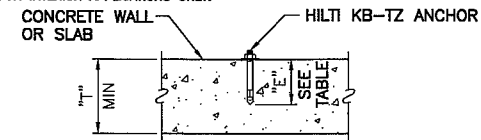
SCALE:
N.T.S.

9



NOTES:

1. SUBSTITUTION OF A HILTI KWIK BOLT TZ ANCHOR WITH OTHER EXPANSION ANCHORS MANUFACTURED BY HILTI OR BY OTHER MANUFACTURERS IS NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF THIS ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BEAR THE ENTIRE COST OF REPLACEMENT OF NON-APPROVED ANCHORS.
2. THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OF CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
3. SPECIAL INSPECTION IS REQUIRED FOR INSTALLATION OF ANCHORS.
4. INSTALLATION OF CONCRETE ANCHORS IN MASONRY IS NOT ALLOWED.
5. USE STAINLESS STEEL FOR EXPOSED APPLICATIONS. CARBON STEEL SHALL BE USED FOR INTERIOR APPLICATIONS ONLY.



ANCHOR SCHEDULE (1)

BOLT DIA	HOLE DIA	EMBEDMENT	MIN THICKNESS
3/8"	3/8"	2"	3"
1/2"	1/2"	3 1/4"	4 7/8"
5/8"	5/8"	4"	6"
3/4"	3/4"	4 3/4"	7 1/8"

(1) INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH: ICC REPORT ESR-1917.

HILTI KWIK BOLT TZ EXPANSION ANCHOR

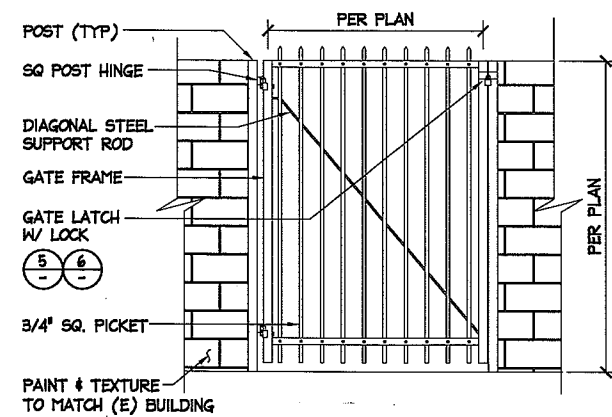
SCALE: 1
N.T.S.

EQUIPMENT ENCLOSURE SECTION

SCALE: 2
N.T.S.

NOT USED

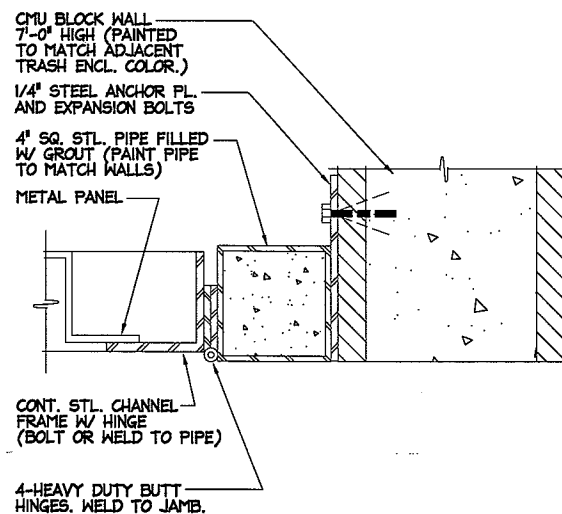
SCALE: 3
N.T.S.



WROUGHT IRON GATE AT CMU

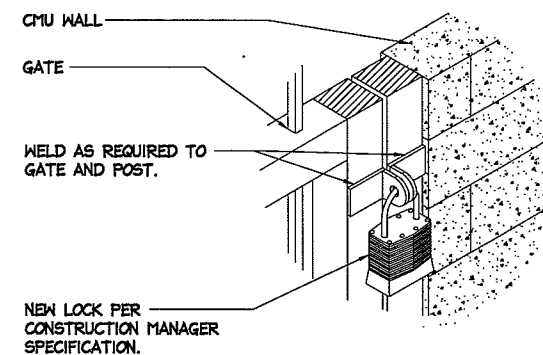
SCALE: 4
N.T.S.

GATE HINGE



SCALE: 5
N.T.S.

GATE LATCH WITH LOCK



SCALE: 6
N.T.S.

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Network Infrastructure Services
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6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (849) 637-5775
FAX: (849) 593-0401

NO.	DATE	DESCRIPTION	BY
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:
HOLLISTER BUSINESS PARK RL
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A-6

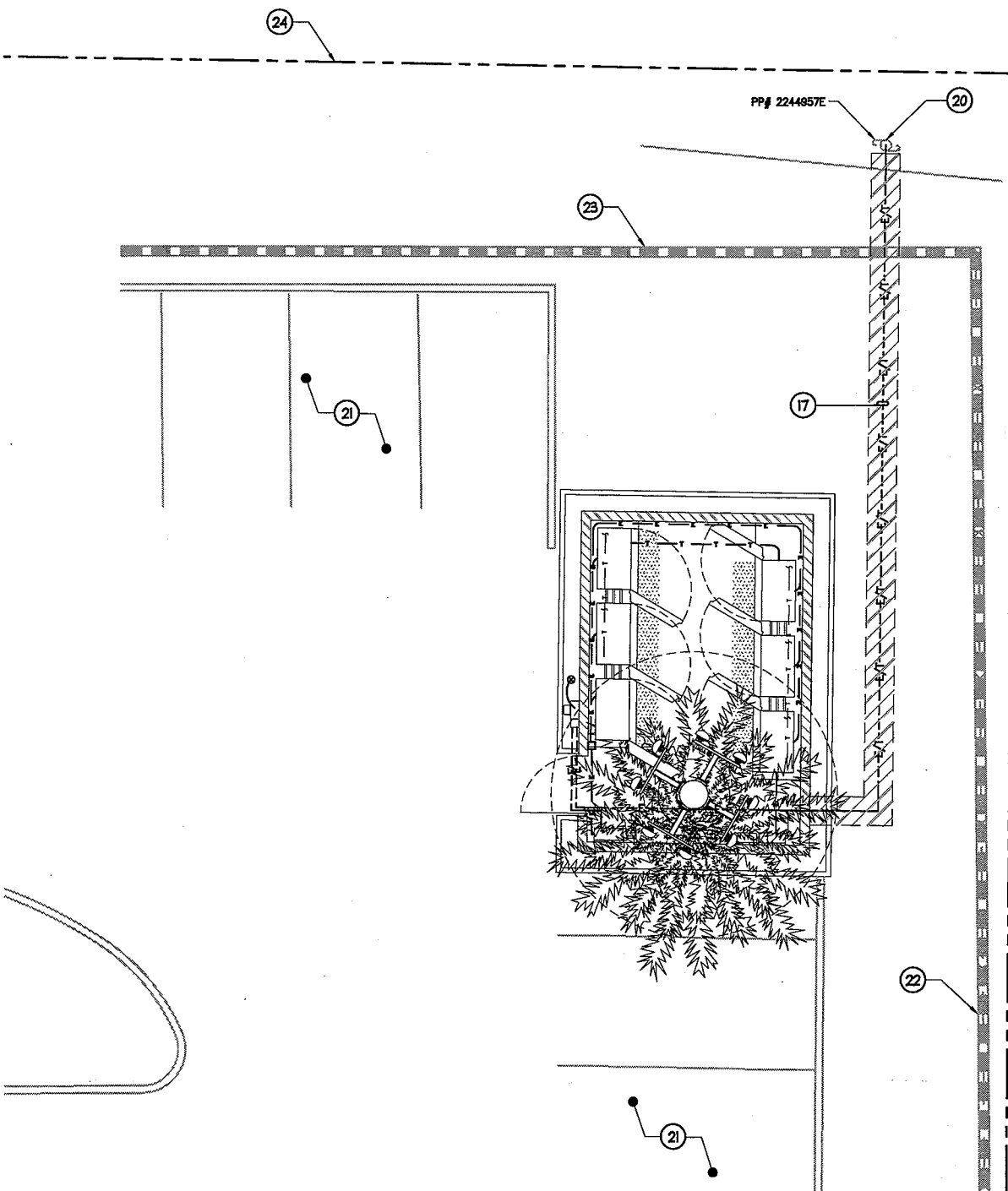
SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS	ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	30°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
B	120°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
C	210°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
D	300°	45'-0"	2	TMBXX-6517-R2M	8	7/8"	70'-0"
GPS	-	45'-0"	1	-	1	1/2"	70'-0"

RF CONFIGURATION DESIGN INFORMATION

SCALE: 1
N.T.S.

POWER:
SCE
CONTACT: CUSTOMER SERVICE
PHONE: (800) 990-7788

TELCO:
VERIZON
CONTACT: CUSTOMER SERVICE
PHONE: (800) 265-2316



ELECTRICAL SITE PLAN

SCALE: 4
N.T.S.

- G- GROUNDING WIRE, DASHED LINE INDICATES UNDERGROUND
- E- POWER LINE, DASHED INDICATES UNDERGROUND, 3/4"C-2#12#12GND, UNO
- T- TELEPHONE LINE, DASHED LINE INDICATES UNDERGROUND
- A- COAXIAL CABLE, DASHED LINE INDICATES UNDERGROUND
- 2/EX DETAIL REFERENCE DETAIL NO. 2 ON SHEET E3
- ⊗ GROUND ROD
- ⊗ GROUND ROD WITH ACCESS
- FUSED DISCONNECT SWITCH, 240V, 2P, 30A, WEATHERPROOF, UNO
- ⊗ UTILITY METER
- ⌋ CIRCUIT BREAKER
- ⊖ FUSE
- ⊖ DUPLEX RECEPTACLE WITH GFCI IN WEATHERPROOF ENCLOSURE
- ⊖ SWITCH, 120AC, 20A
db - SWITCH LEG
M - MANUAL MOTOR STARTER
- CLAMP OR DOUBLE HOLE LUG TYPE GROUND CONNECTION
- EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION CONNECTION TO GROUND HALO

- AWG AMERICAN WIRE GAUGE
- AFC AVAILABLE FAULT CURRENT
- BTCM BARE TINNED COPPER WIRE
- BTS BASE TRANSMISSION SYSTEM
- C CONDUIT
- CO CIRCUIT BREAKER
- CO CONDUIT ONLY
- DWG DRAWING
- EHT ELECTRICAL METALLIC TUBING
- (E) OR EX EXISTING
- EX FUTURE EQUIPMENT
- (F) GENERATOR
- GEN GROUND FAULT CIRCUIT INTERRUPTER
- GFI GROUND
- G, GND THOUSAND AMPS INTERRUPTING CAPACITY
- KAIC NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION NEW (PROVIDE AND INSTALL, UNLESS NOTED OTHERWISE)
- (N) PHASE
- φ POLE
- P POINT OF CONNECTION
- P.O.C. POLYVINYL CHLORIDE CONDUIT
- PVC REPLACE OR REWIRE WITH AS EXISTING
- (R) RIGID GALVANIZED STEEL
- RGS
- TEL TYP. TELEPHONE
- U.G. UNLESS NOTED OTHERWISE
- W WIRE
- WP WEATHERPROOF EQUIPMENT

SYMBOLS

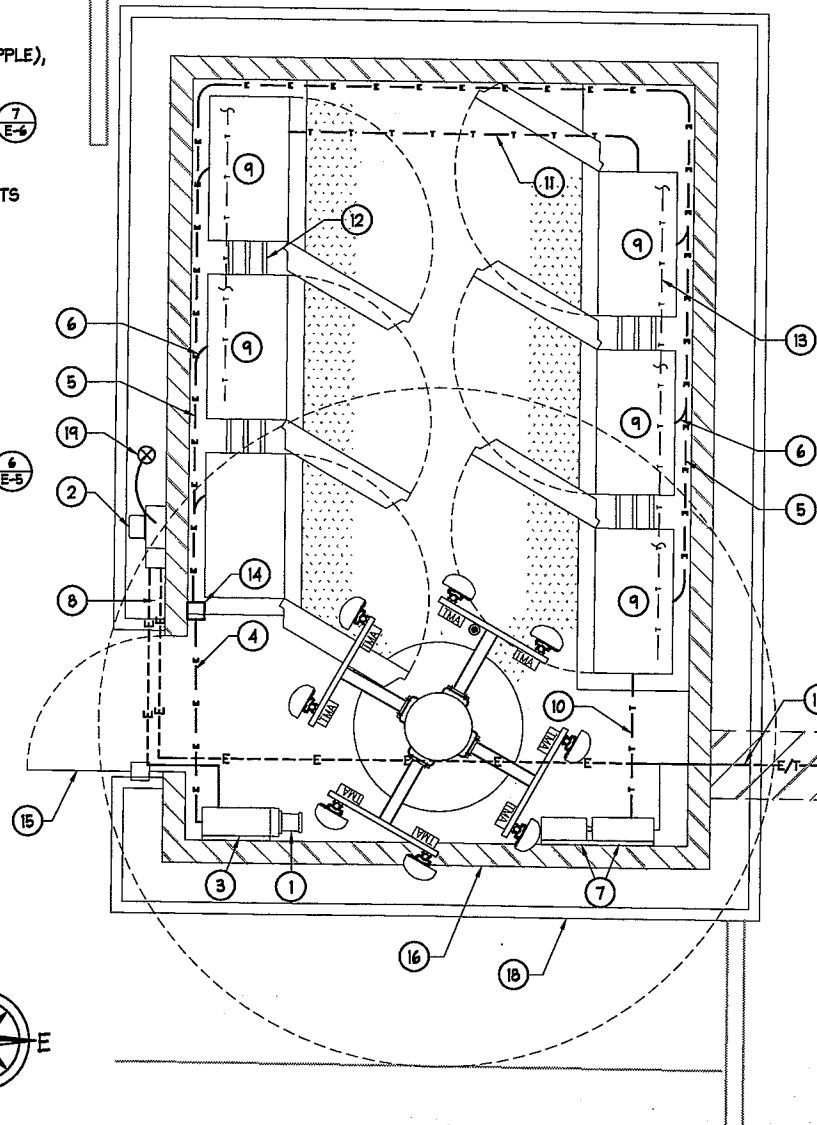
SCALE: 2
N.T.S.

ABBREVIATIONS

SCALE: 3
N.T.S.

CONSTRUCTION KEY NOTES:

- 1 NEW T-MOBILE EMERGENCY GENERATOR RECEPTACLE (3/5, 4/5, 5/5)
- 2 NEW T-MOBILE METER. REFER TO SINGLE LINE DIAGRAM.
- 3 NEW T-MOBILE POWER PROTECTION CABINET (PANEL 'A') (1/5, 2/5, 3/5)
- 4 2" RGS CONDUIT FROM PPC TO J-BOX
- 5 3/4" RGS CONDUIT FOR POWER (TYP EACH CABINET)
- 6 FROM RGS CONDUIT USE FLEX TO BACK OF PEDESTAL (NIPPLE), THEN CONTINUE FLEX TO EQUIPMENT (TYP)
- 7 NEW T-MOBILE NIU CABINET, 16"wx14"hx8"D AND FLEXBET CABINET, 18.50"wx22"hx8.25"D (PROVIDED BY VERIZON). (7/5)
- 8 NEW 2" RGS CONDUIT TO RUN ALONG INSIDE WALL TO PPC
- 9 NEW T-MOBILE (6) ERICSSON RBS 2106 EQUIPMENT CABINETS
- 10 NEW 2" CONDUIT FOR TELCO BETWEEN BASE PEDESTALS
- 11 NEW 2" CONDUIT FOR TELCO TO BACK OF BASE PEDESTAL
- 12 SERVICE ACCESS BOX BETWEEN CABINET BASE. (TYPICAL)
- 13 MULTIPLE TELCO CABLES ROUTED THRU BASE PEDESTALS
- 14 J-BOX
- 15 NEW T-MOBILE 4'-0" WIDE ACCESS GATE
- 16 CMU WALL ENCLOSURE
- 17 NEW T-MOBILE U.G. POWER/TELCO RUN IN JOINT TRENCH. (6/5)
- 18 NEW T-MOBILE PLANTER.
- 19 INDEPENDENT SERVICE GROUND ROD (2/5)
- 20 EXISTING UTILITY POLE #2244957E AND NEW T-MOBILE TELCO P.O.C. FOR POWER AND TELCO WITH NEW RISERS.
- 21 EXISTING PARKING STALLS. TYPICAL
- 22 EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- 23 EXISTING 4'-0" HIGH CMU WALL.
- 24 EXISTING PROPERTY LINE.



POWER AND LIGHTING PLAN

SCALE: 5
3/8"=1'-0"

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Network Infrastructure Services

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NO.	DATE	DESCRIPTION	BY
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:

HOLLISTER BUSINESS PARK RL
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:



SHEET TITLE:

**ELECTRICAL SITE PLAN,
POWER & RF
CONFIGURATION**

SHEET NUMBER:

E-1

PLANS PREPARED BY:



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WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
FAX: (949) 593-0401

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3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:

HOLLISTER BUSINESS PARK RL
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

SEAL:



SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER:

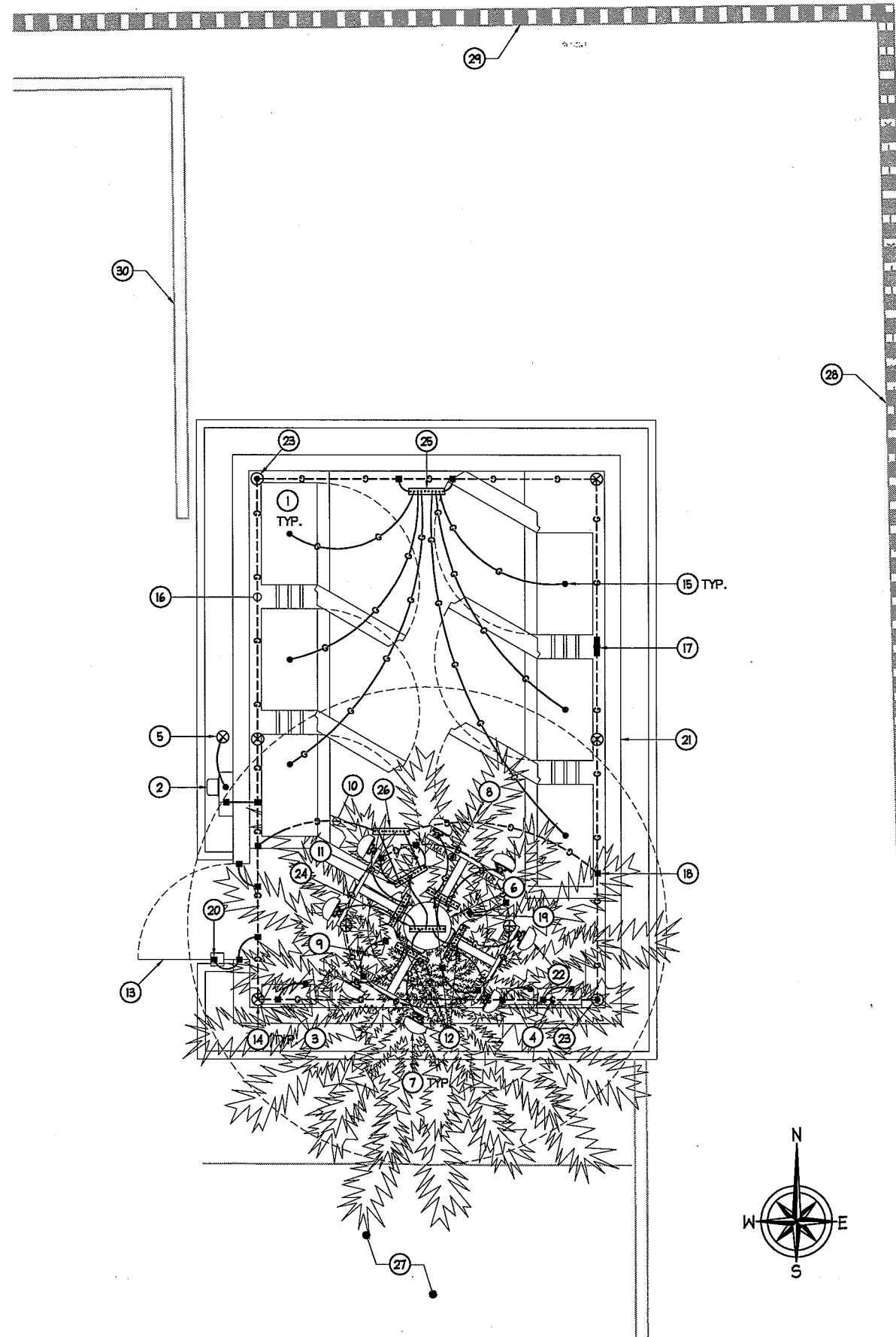
E-3

CONSTRUCTION KEY NOTES:

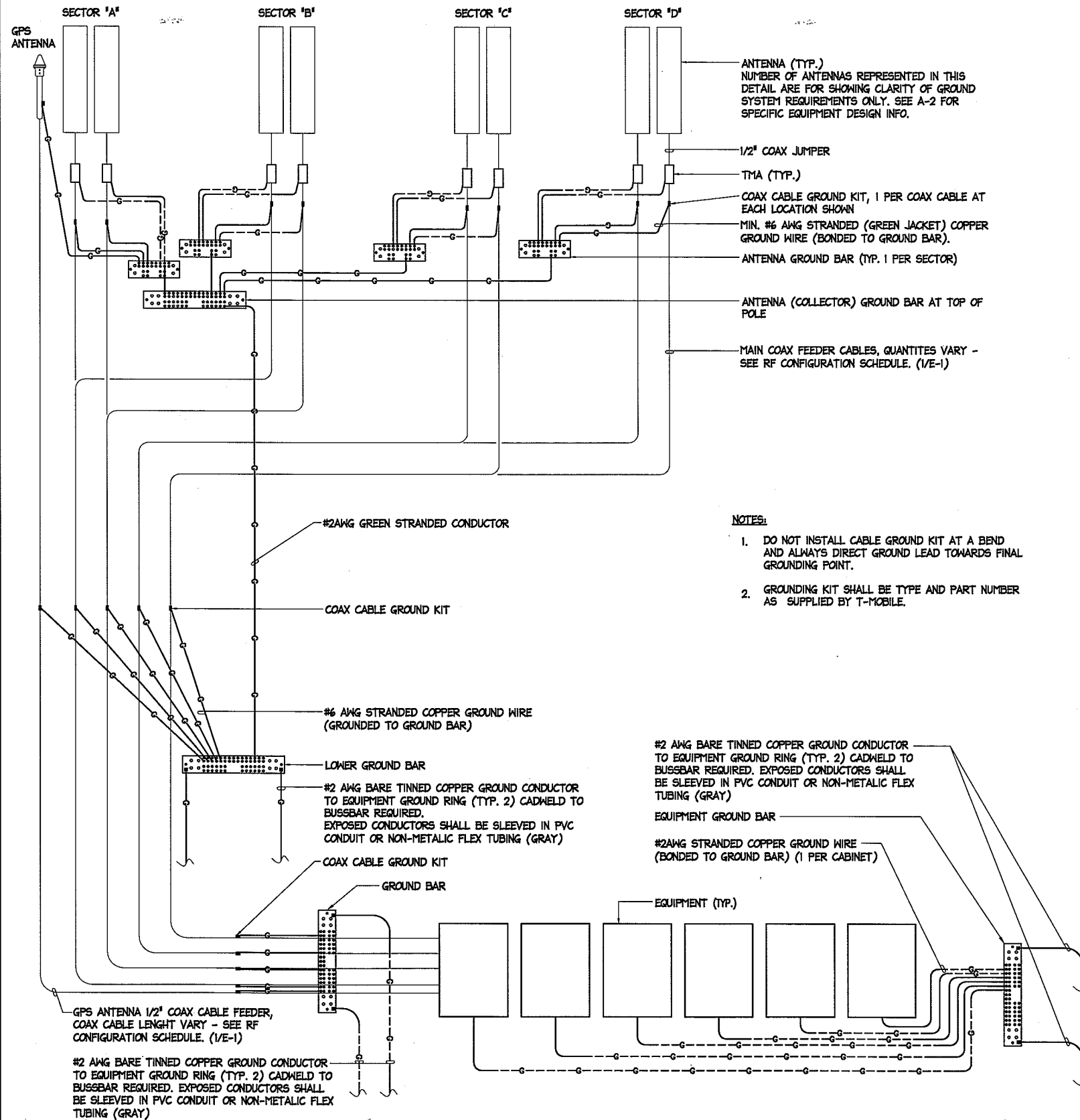
- 1 NEW T-MOBILE EQUIPMENT CABINETS $\frac{2}{E-4}$ $\frac{2}{E-2}$ $\frac{3}{E-2}$
- 2 NEW T-MOBILE SERVICE METER FITTING.
- 3 NEW T-MOBILE POWER PROTECTION CABINET (PANEL 'A').
- 4 NEW T-MOBILE NIU CABINET, 16"x14"x8"D AND FLEXBET CABINET, 18.50"x22"x8.25"D (PROVIDED BY VERIZON). $\frac{7}{E-4}$
- 5 INDEPENDENT SERVICE GROUND ROD
- 6 NEW T-MOBILE ANTENNA STRUCTURE. $\frac{2}{E-4}$
- 7 NEW T-MOBILE PANEL ANTENNAS.
- 8 NEW T-MOBILE GPS ANTENNA MOUNTS.
- 9 PROVIDE MIN. #6 THHN GROUND CONDUCTORS TO T-MOBILE TMA
- 10 #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR TO EQUIPMENT GROUND RING.
- 11 GROUND BAR MOUNTED BOTTOM OF ANTENNA POLE, 24"x4"x1/4" T. $\frac{1}{E-4}$
- 12 NEW T-MOBILE ANTENNA GROUND BAR, 12"x4"x1/4" T. TYPICAL OF (4). $\frac{1}{E-4}$
- 13 NEW T-MOBILE ACCESS GATE $\frac{5}{E-4}$
- 14 NEW T-MOBILE 5/8" DIA. x 10' LONG COPPER CLAD HIGH-STRENGTH STEEL GROUND ROD, INCLUDING EXOTHERMICALLY-WELDED CONNECTIONS TO EXTERNAL GROUND RING. $\frac{2}{E-4}$
- 15 MECHANICAL CONNECTION WITH 2-HOLE LONG BARREL LUGS. $\frac{6}{E-4}$
- 16 #2 AWG SOLID BARE TINNED COPPER GROUND CONDUCTOR BURIED 12" MINIMUM BELOW GRADE/FROST-LINE, TYPICAL.
- 17 EXOTHERMIC CADWELD CONNECTION TO THE END OF GROUND RING CONDUCTOR. $\frac{3}{E-4}$
- 18 EXOTHERMIC CADWELD CONNECTIONS TO GROUND RING, TYPICAL. $\frac{3}{E-4}$
- 19 EXOTHERMIC GROUND CONNECTION AT THE BASE OF ANTENNA POLE. $\frac{3}{E-4}$
- 20 EXOTHERMIC GROUND CONNECTION TO GATE. $\frac{5}{E-4}$ $\frac{3}{E-4}$
- 21 NEW T-MOBILE CMU WALL ENCLOSURE.
- 22 T-1800 1" DURAGRID FRP GRATING (3'x3' REMOVABLE SECTIONS)
- 23 NEW T-MOBILE TEST WELL. TYPICAL OF (2) $\frac{8}{E-4}$
- 24 ANTENNA (COLLECTOR) GROUND BAR AT TOP OF POLE $\frac{1}{E-4}$
- 25 EQUIPMENT GROUND BAR, 24"x4"x1/4" T. $\frac{1}{E-4}$
- 26 GROUND BAR, 24"x4"x1/4" T. $\frac{1}{E-4}$
- 27 EXISTING PARKING STALLS. TYPICAL
- 28 EXISTING CMU WALL WITH CHAIN LINK FENCE ON TOP.
- 29 EXISTING 4'-0" HIGH CMU WALL.
- 30 EXISTING CURB.

GENERAL NOTES:

1. PLAN DRAWINGS SHOWN HEREIN ARE DIAGRAMMATIC AND DOES NOT NECESSARILY DEPICT THE EXACT EQUIPMENT QUANTITIES, LOCATION, LAYOUT AND CONFIGURATION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND CONFIGURATION.
2. PLAN DRAWINGS SHOWN HEREIN DO NOT NECESSARILY DEPICT ELECTRICAL REQUIREMENTS OF INDIVIDUAL EQUIPMENT AND DEVICES SUCH AS THE EQUIPMENT GROUNDING REQUIREMENTS, POWER REQUIREMENTS AND TELCO RACEWAY REQUIREMENTS.
3. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF POWER AND TELCO POINT OF CONNECTIONS, THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT ROUTING. FIELD VERIFY EXISTING CONDITIONS SPECIFICALLY FOR CONDUIT ROUTING PRIOR TO BID.



1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #2 GROUND WIRES AND CONNECT TO SURFACE MOUNTED GROUND BUS BARS AS SHOWN. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELD AT BOTH ENDS USING MANUFACTURER'S PRACTICES. ALL UNDERGROUND WATER PIPES, METAL CONDUITS AND GROUNDS THAT ARE A PART OF THIS SYSTEM SHALL BE BONDED TOGETHER.
3. ALL GROUND CONNECTIONS SHALL BE #2 AWG U.N.O. ALL WIRES SHALL BE COPPER THIN/THIN. ALL GROUND WIRE SHALL BE SOLID TIN COATED OR STRANDED GREEN INSULATED WIRE.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE, 5 OHMS MAXIMUM. PROVIDE SUPPLEMENT GROUNDING RODS AS REQUIRED TO ACHIEVE SPECIFIED OHMS READING. GROUNDING AND OTHER OPTIONAL TESTING WILL BE WITNESSED BY THE T-MOBILE REPRESENTATIVE.
5. NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
6. BARE GROUNDING CONDUCTOR SHALL BE HARD DRAWN TINNED COPPER SIZES AS NOTED ON PLAN.
7. ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED MINIMUM 12" BELOW GRADE/FROST-LINE IN TRENCH, U.N.O., AND BACK FILL SHALL BE COMPACTED AS REQUIRED BY ARCHITECT.
8. ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
9. ALL SUPPORT STRUCTURES, CABLE CHANNEL WAYS OR WIRE GUIDES SHALL BE BONDED TO GROUND SYSTEM AT A POINT NEAREST THE MAIN GROUNDING BUS "MGB" (OR DIRECTLY TO GROUND-RING).
10. ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - a. BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR INDOOR USE OR AS APPROVED BY T-MOBILE PROJECT MANAGER.
 - b. CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - c. TWO -(2) HOLE TINNED COPPER COMPRESSION (LONG BARREL) FITTINGS (BUS BAR CONNECTIONS).
11. ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSED MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES).
12. PRIOR TO ANY LUG-BUSSBAR CONNECTIONS, THE BUSSBAR SHALL BE CLEANED BY USE OF 'SCOTCH-BRITE' OR PLAIN STEEL WOOL AS TO REMOVE ALL SURFACE OXIDATION AND CONTAMINANTS. A COATING OF 'NO-OX-ID' SHALL BE APPLIED TO THE CONNECTION SURFACES.
13. ALL CONNECTION HARDWARE SHALL BE TYPE 316 SS (NOT ATTRACTED TO MAGNETS).
14. THE GROUND RING SHALL BE INSTALLED 24" MINIMUM BEYOND ANY BUILDING DRIP LINE.
15. ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS, GROUND RING IF SERVICE IS WITHIN THE RADIO EQUIPMENT LOCATION, BUILDING STEEL IF APPLICABLE, COLD WATER CONNECTIONS MUST BE MADE ON THE STREET SIDE OF MAIN SHUT-OFF VALVE.



ANTENNA (TYP.)
NUMBER OF ANTENNAS REPRESENTED IN THIS
DETAIL ARE FOR SHOWING CLARITY OF GROUND
SYSTEM REQUIREMENTS ONLY. SEE A-2 FOR
SPECIFIC EQUIPMENT DESIGN INFO.

- 1/2" COAX JUMPER
- TMA (TYP.)
- COAX CABLE GROUND KIT, 1 PER COAX CABLE AT
EACH LOCATION SHOWN
- MIN. #6 AWG STRANDED (GREEN JACKET) COPPER
GROUND WIRE (BONDED TO GROUND BAR).
- ANTENNA GROUND BAR (TYP. 1 PER SECTOR)
- ANTENNA (COLLECTOR) GROUND BAR AT TOP OF
POLE
- MAIN COAX FEEDER CABLES, QUANTITIES VARY -
SEE RF CONFIGURATION SCHEDULE. (1/E-1)

- NOTES:**
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND
AND ALWAYS DIRECT GROUND LEAD TOWARDS FINAL
GROUNDING POINT.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER
AS SUPPLIED BY T-MOBILE.

- #2 AWG BARE TINNED COPPER GROUND CONDUCTOR
TO EQUIPMENT GROUND RING (TYP. 2) CADWELDED TO
BUSSBAR REQUIRED. EXPOSED CONDUCTORS SHALL
BE SLEEVED IN PVC CONDUIT OR NON-METALIC FLEX
TUBING (GRAY)
- EQUIPMENT GROUND BAR
- #2AWG STRANDED COPPER GROUND WIRE
(BONDED TO GROUND BAR) (1 PER CABINET)

- GPS ANTENNA 1/2" COAX CABLE FEEDER,
COAX CABLE LENGTH VARY - SEE RF
CONFIGURATION SCHEDULE. (1/E-1)
- #2 AWG BARE TINNED COPPER GROUND CONDUCTOR
TO EQUIPMENT GROUND RING (TYP. 2) CADWELDED TO
BUSSBAR REQUIRED. EXPOSED CONDUCTORS SHALL
BE SLEEVED IN PVC CONDUIT OR NON-METALIC FLEX
TUBING (GRAY)

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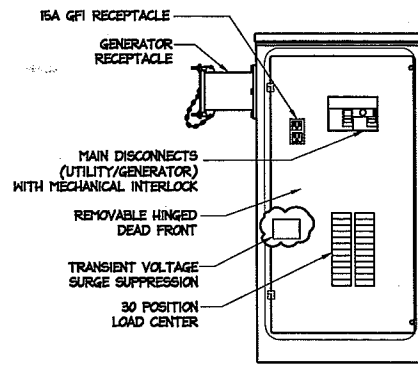
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7402 HOLLISTER AVENUE
GOLETA, CA 93117

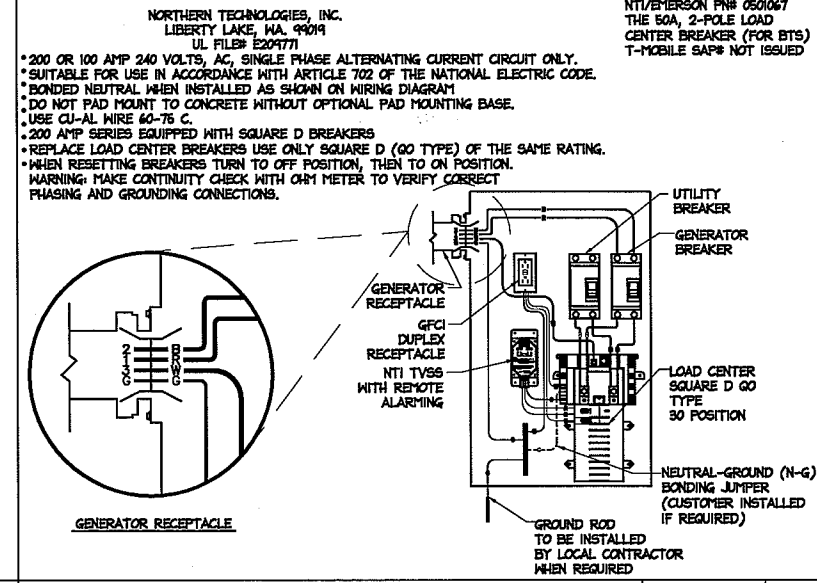
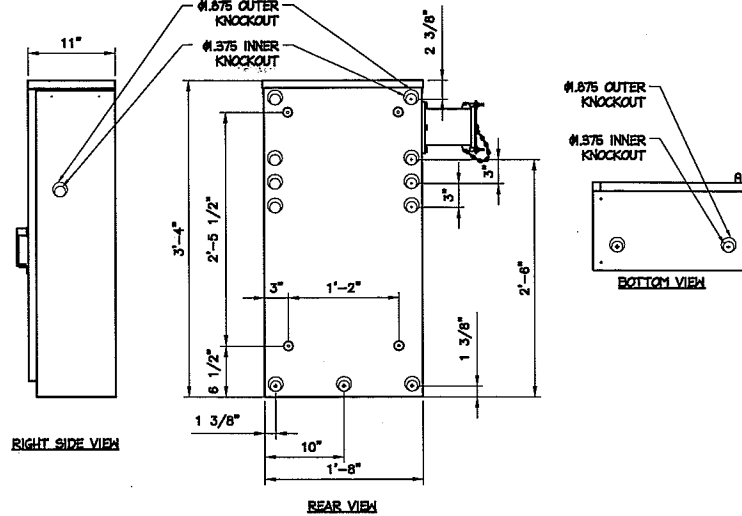
SEAL:

SHEET TITLE:
**GROUNDING NOTES, AND
COAX CABLE GROUNDING
SCHEMATIC DIAGRAM**

SHEET NUMBER:
E-4



NTI/EMERSON P/N# CAC-PED1
PPC (MINI)
T-MOBILE SAP# NOT ISSUED
UL LISTED # E204771



NORTHERN TECHNOLOGIES, INC.
LIBERTY LAKE, WA, 99019
UL FILE# E204771

NTI/EMERSON P/N# 0501067
THE EGA, 2-POLE LOAD CENTER BREAKER (FOR BTS)
T-MOBILE SAP# NOT ISSUED

• 200 OR 100 AMP 240 VOLTS, AC, SINGLE PHASE ALTERNATING CURRENT CIRCUIT ONLY.
• SUITABLE FOR USE IN ACCORDANCE WITH ARTICLE 702 OF THE NATIONAL ELECTRIC CODE.
• BONDED NEUTRAL WHEN INSTALLED AS SHOWN ON WIRING DIAGRAM
• DO NOT PAD MOUNT TO CONCRETE WITHOUT OPTIONAL PAD MOUNTING BASE.
• USE CU-AL WIRE 60-75 C.
• 200 AMP SERIES EQUIPPED WITH SQUARE D BREAKERS
• REPLACE LOAD CENTER BREAKERS USE ONLY SQUARE D (GO TYPE) OF THE SAME RATING.
• WHEN RESETTING BREAKERS TURN TO OFF POSITION, THEN TO ON POSITION.
• WARNING: MAKE CONTINUITY CHECK WITH OHM METER TO VERIFY CORRECT PHASING AND GROUNDING CONNECTIONS.

PPC CABINET ("A" PANEL) SCALE: N.T.S. 1

PPC CABINET (HOLE LAYOUT) SCALE: N.T.S. 2

PPC CABINET (WIRING DIAGRAM) SCALE: N.T.S. 3

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SIMI VALLEY, CA 93063

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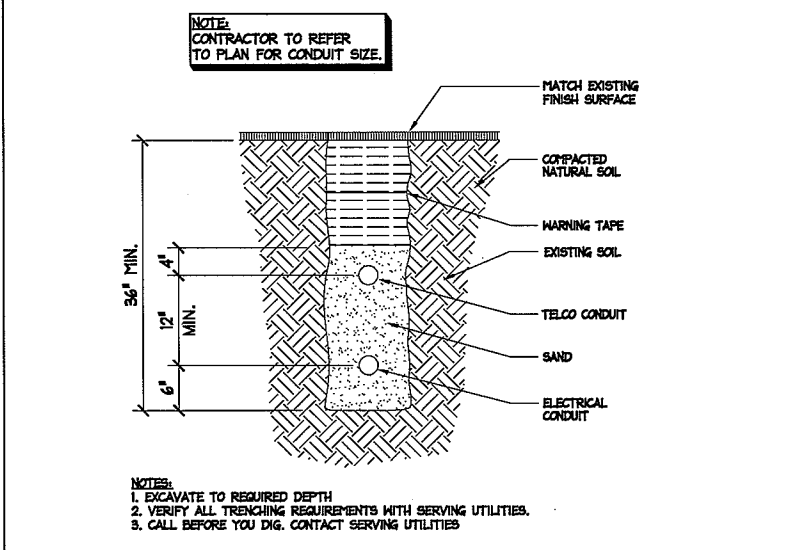
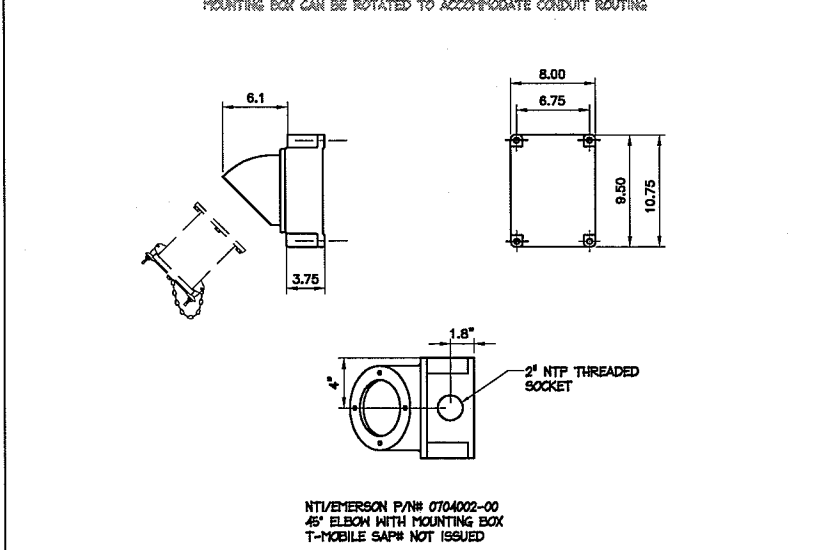
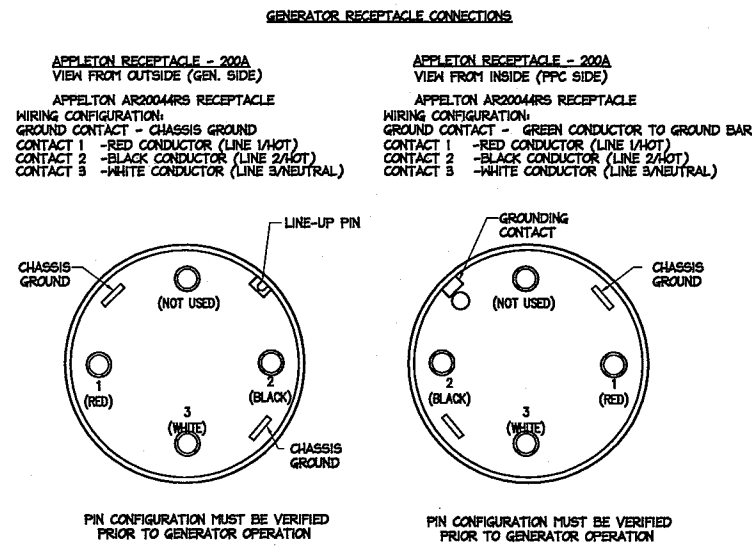
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SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

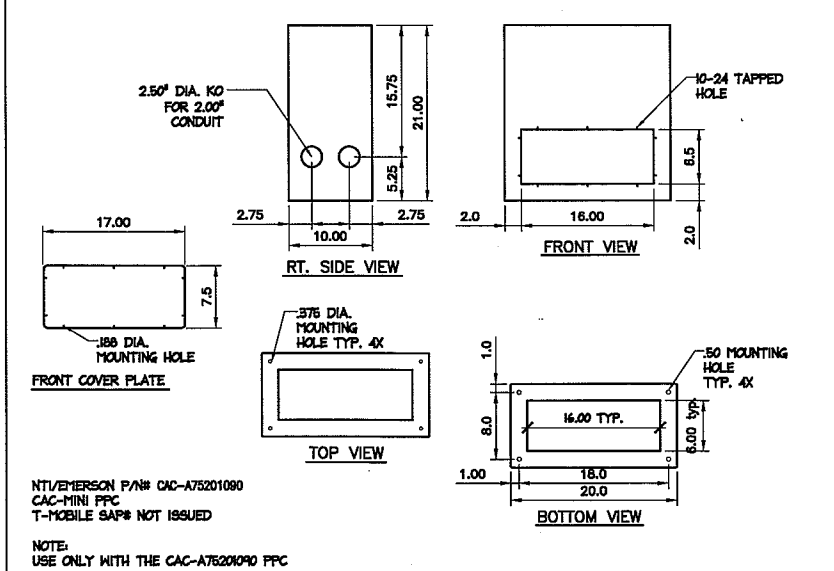
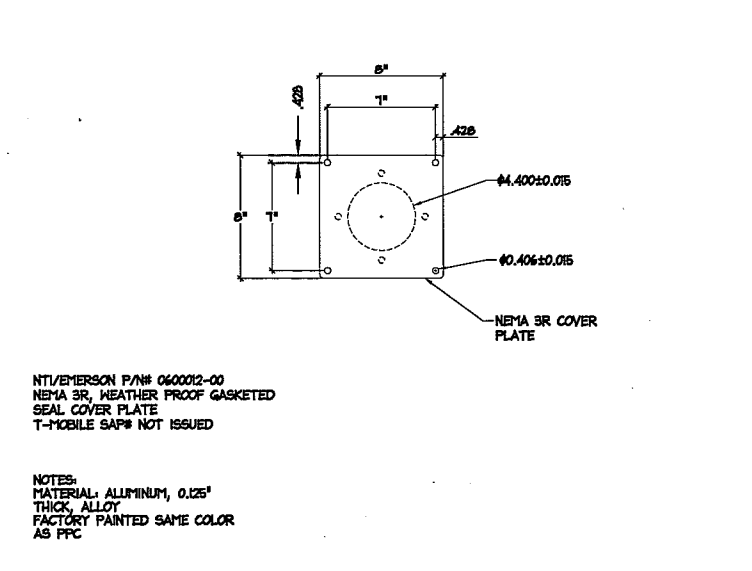
E-5



RECEPTACLE PIN-OUT DIAGRAM SCALE: N.T.S. 4

RECEPTACLE REMOTE MOUNTING BOX SCALE: N.T.S. 5

UTILITY CONDUIT TRENCH DETAIL SCALE: N.T.S. 6



ERICSSON 2106 BATTERY SPECIFICATIONS:

1. BATTERY MANUFACTURER:	NORTHSTAR BATTERY COMPANY
2. ADDRESS:	400 CONTINENTAL WAY SPRINGFIELD, MISSOURI 65803
3. PHONE:	(415) 575-8205
4. FAX:	(415) 575-8250
5. BATTERY TYPE:	NSB 100 FT
6. BATTERY WEIGHT:	72.8 LBS. PER BATTERY
7. ELECTROLYTE QUANTITY:	1.33 GALLONS PER BATTERY
8. % OF ACID IN ELECTROLYTES:	42% PER BATTERY
9. ACID QUANTITY:	.56 GALLONS PER BATTERY
10. BATTERY QUANTITY PER CABINET:	4 MAXIMUM
11. TOTAL WEIGHT:	4 BATTERIES X 72.8 LBS = 291.2 LBS
12. ELECTROLYTE QTY. PER CABINET:	4 BATTERIES X 1.33 GALLONS = 5.32 GALLONS

BATTERY SUMMARY:

1. NUMBER OF CABINETS:	6 CABINETS MAX
2. TOTAL WEIGHT OF BATTERIES:	1,747.2 LBS
3. TOTAL ELECTROLYTES:	31.92 GALLONS
4. TOTAL ACID:	13.44 GALLONS
5. ARTICLE 64:	NOT APPLICABLE
6. ARTICLE 80:	NOT APPLICABLE

PPC RECEPTACLE HOLE COVER PLATE SCALE: N.T.S. 7

PPC BASE PEDESTAL (OPTIONAL) SCALE: N.T.S. 8

BATTERY INFO SCALE: N.T.S. 9

PLANS PREPARED BY:



26170 ENTERPRISE #600
LAKE FOREST, CA. 92630
PHONE: (949) 716-9940
FAX: (949) 297-4788

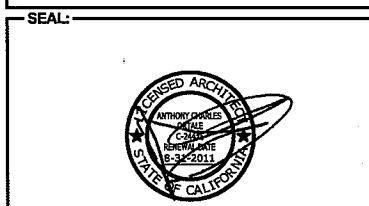
CONSULTING GROUP:



SURESITE CONSULTING GROUP, LLC
6303 OWENSMOUTH, 10TH FLOOR
WOODLAND HILLS, CA 91367
PHONE: (949) 637-5775
FAX: (949) 593-0401

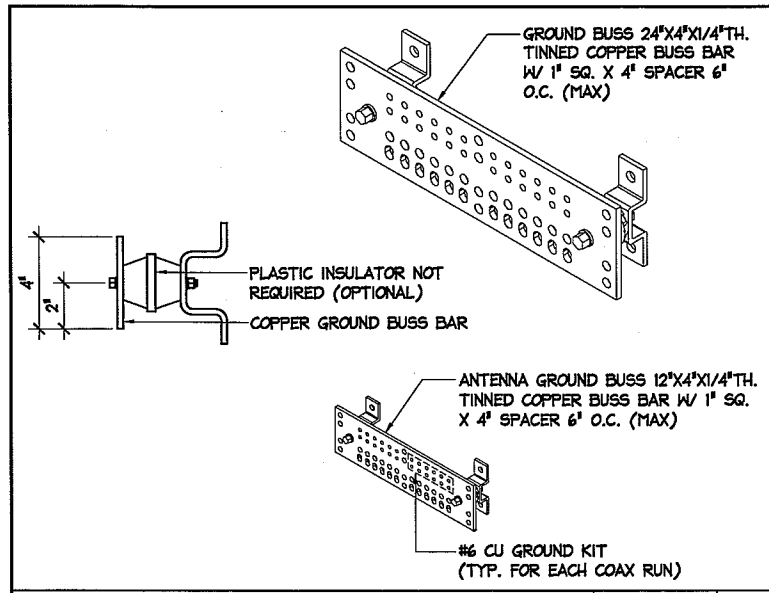
NO.	DATE	DESCRIPTION	BY:
1	06/30/10	90% CD's FOR REVIEW	JY
2	07/19/10	100% CD's FOR REVIEW	JY
3	08/02/10	CLIENT REVISION	RS

SITE INFORMATION:
HOLLISTER BUSINESS PARK RL
SV11878D
7402 HOLLISTER AVENUE
GOLETA, CA 93117

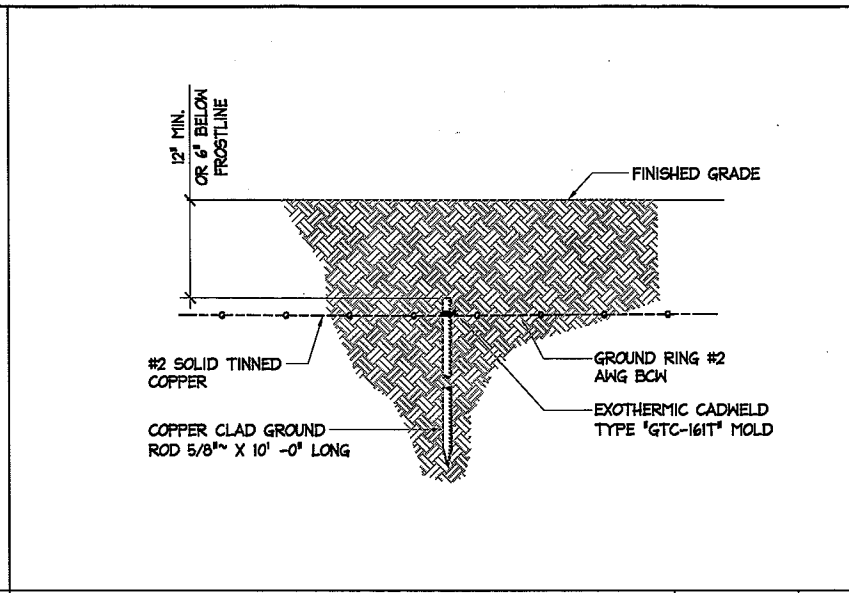


SHEET TITLE:
ELECTRICAL DETAILS

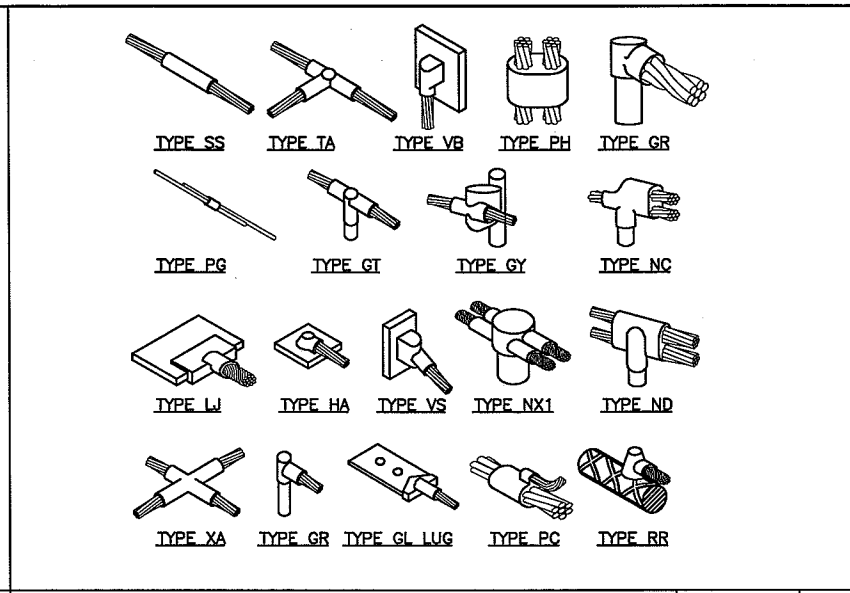
SHEET NUMBER:
E-6



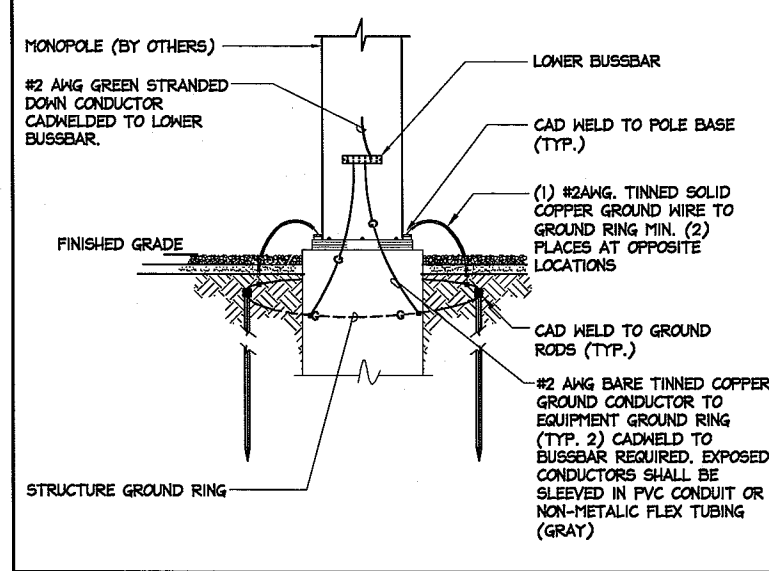
GROUND BAR SCALE: N.T.S. **1**



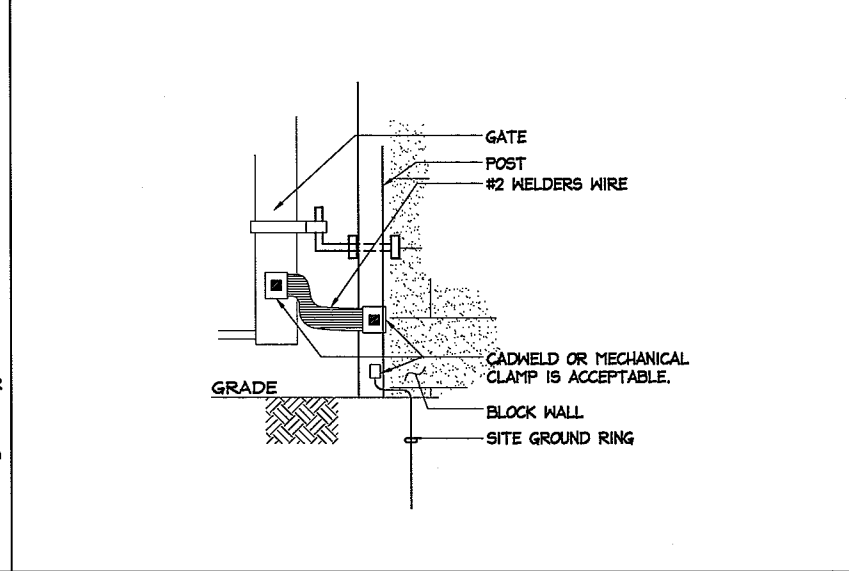
GROUND ROD SCALE: N.T.S. **2**



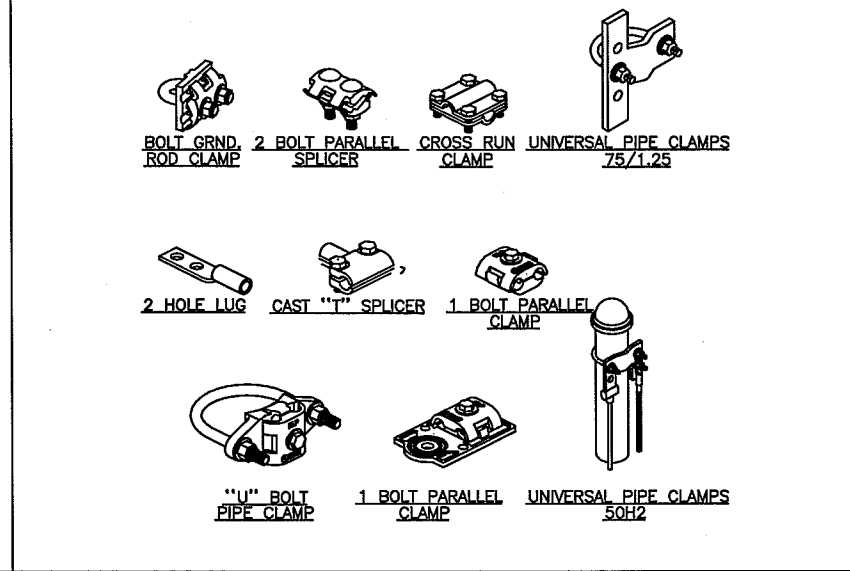
CADWELD CONNECTIONS SCALE: N.T.S. **3**



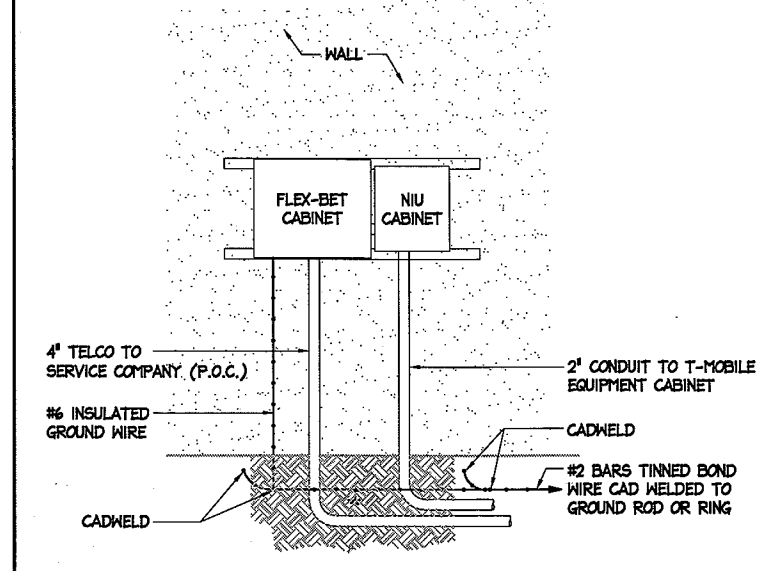
POLE BASE GROUNDING SCALE: N.T.S. **4**



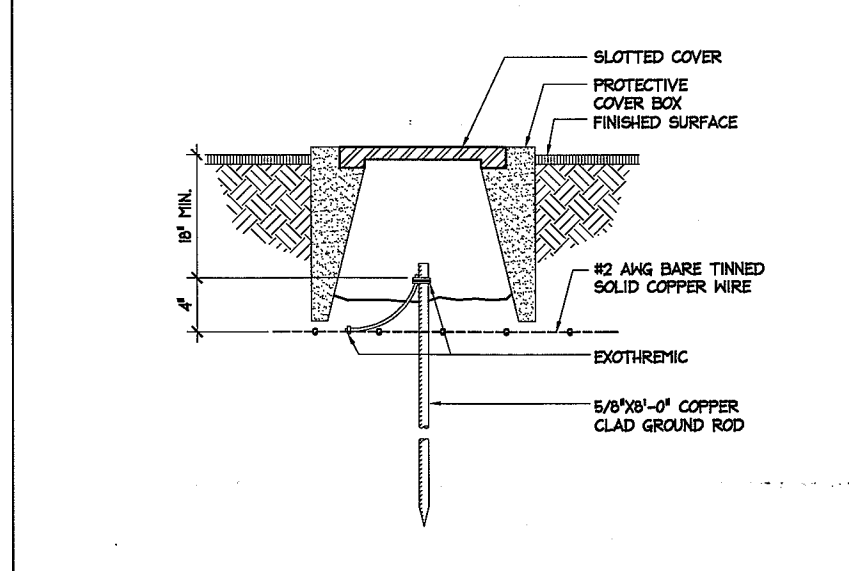
ACCESS GATE GROUNDING SCALE: N.T.S. **5**



MECHANICAL CONNECTIONS SCALE: N.T.S. **6**

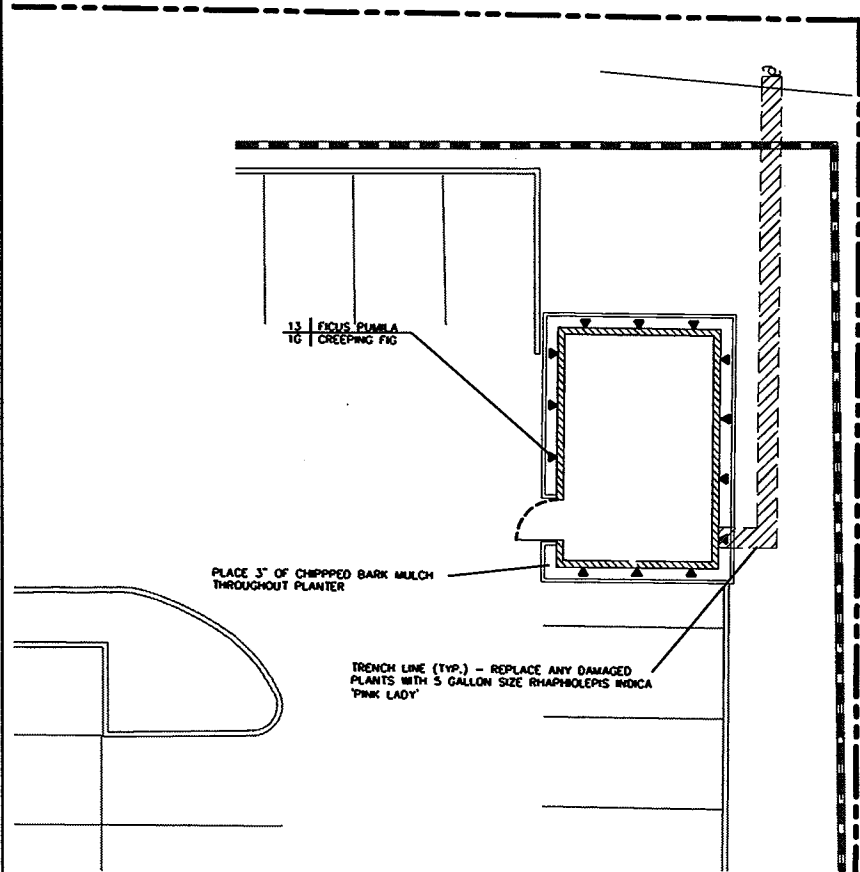


TELCO H-FRAME SCALE: N.T.S. **7**

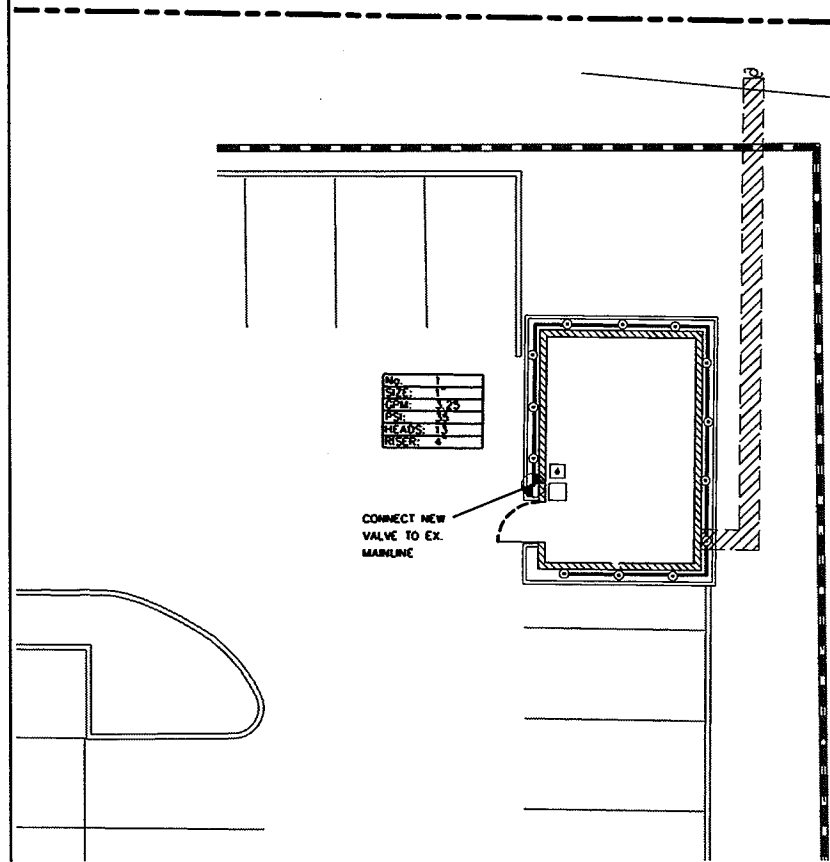


TEST WELL SCALE: N.T.S. **8**

NOT USED SCALE: N.T.S. **9**



PLANTING

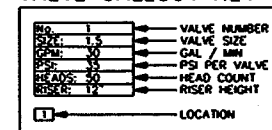


IRRIGATION

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
☉	RAIN BIRD	100-PESB-PRS-D	N/A
⊗	DESCRIPTION: REMOTE CONTROL VALVE WITH SCRUBBER / PSI CIL.		
□	IRRITROL	50500-EXT	N/A
□	DESCRIPTION: 6 STATION CONTROLLER - SMART DIAL / WEATHER TRAK		
□	N/A	N/A	N/A
□	NOTE: N/A RAIN SENSOR		
—	ANY	PVC CLASS N/A PLASTIC PIPE	N/A
—	NOTE: N/A LATERAL LINE - 1"		
—	ANY	PVC N/A PLASTIC PIPE	N/A
—	NOTE: MAIN LINE - 1"		
●	RAIN BIRD	1401 - 0.25 GPM	N/A
●	DESCRIPTION: BUBBLER		

VALVE CALLOUT KEY



NOTE:
 PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY.
 * LATERAL PIPE IS 1"Ø UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
 * INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
 * IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS.
 * INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

General Notes



LANDSCAPE PLAN

No.	Revision/Issue	Date
1	Site Plan Revision	8/10/10

Plan Name and Address
 Steven Erik Ranch Design Inc.
 Kay S. Givoley, RSLCA
 Landscape Architect #833
 284 Valley Gate Road
 Simi Valley, California 93065
 (805) 577-6432
 (805) 577-6433 fax

Project Name and Address
 T-MOBILE
 SITE SV11878D
 HOLLISTER BUSINESS PARK
 7402 HOLLISTER AVENUE
 GOLETA, CALIFORNIA 93117

Project	Sheet
Date: 11/30/08	1
Scale: 1/4" = 4'-0"	of 1