



Wireless Telecommunication Facility

Project Discussion

Applicant: Verizon Wireless (VZW)
2785 Mitchell Drive
Walnut Creek, CA 94598

Owner: N/A (public ROW) JPA

Rep.: Sequoia Deployment Services, Inc.
22471 Aspan Street, Suite 290
Lake Forest, CA 92630

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Site No.: VZW Grove Lane SC1

Location: near to 3704 Brent Street, Santa Barbara, CA 93105

GPS Coordinates: Latitude => 34° 26' 41.58"N
Longitude => 119° 44' 32.39"W
Datum => NAD83

Project Description

Verizon Wireless (VZW) is requesting the review and approval of an Architectural Board of Review Permit for the installation of a new wireless telecommunications facility located near 3704 Brent Street. The proposal consists of the installation and operation of one (1) new 2'-0" diameter Cantenna mounted to an existing 25'-0" tall wooden JPA utility pole. The proposal also consists of the installation of two (2) new pole-mounted RRU's, one (1) new pole-mounted AWS/PCS diplexer, one (1) new pole-mounted disconnect switch, one (1) new slimline meter pedestal and pad, one (1) new Verizon equipment cabinet, and one (1) new 17" x 30" handhole. All proposed electrical and fiber optic cables, and other necessary utility connections will be located underground where feasible. The cable runs that extend from the equipment shelter to the antennas will be placed within proposed conduit risers and be shielded from public access/view. The site will be accessed from the public right-of-way off of Grove Lane.

The proposed installation will be consistent with the use of the subject property, and in no way detrimental to the uses immediately surrounding the subject property.

The Property and Zoning Information

The subject site is located in the City of Santa Barbara Planning jurisdiction, and lies within the public right-of-way (ROW). The area adjacent to the ROW location is zoned E-3 (One-Family Residential Zone) and is identified in the City of Santa Barbara General Plan as Low Density Residential (Max 5 du/acre). The height limit of the underlying E-3 zone is thirty (30) feet, with the Municipal Code allowing for a height of (45) feet for antennas installed within a two-family residence zone. While the height of the existing pole does not exceed the thirty (30) foot height limit, placement of the antennas will be limited to 27'-8" and therefore not exceed the allowable limit of the zone or as stated in Section 28.87.260 of the Municipal Code. Further, Section 28.04.140 of the Municipal Code states that the maximum vertical height of a building or structure at all points measured from natural or finished grade, whichever is lower. Architectural elements that do not add floor area to a building, such as chimneys, vents, "antennae", and towers, are not considered a part of the height of a building, and any flagpole, antenna, ornamental spire, chimney, or other building element less than four (4) feet along each horizontal dimension shall be considered exempt from the height limitations as stated in Section 28.11.020 of the Municipal Code. Additional height can be approved by a Conditional Use Permit (CUP) pursuant to Municipal Code Chapter 28.94 if within an applicable zone. The proposal as it is currently designed is subject to a Conditional Use Permit (CUP) as well as review by the Architectural Board of Review. The design does meet the intent of Municipal Code Section 28.94.030(DD)(2)(a) as Verizon has demonstrated compliance with Shared Use of Support Structure by attaching the proposed antennas and equipment to the existing wooded JPA utility pole.

In this instance an existing wooden JPA utility pole is being utilized for placement of the proposed antenna and associated radio equipment. Placement of the equipment cabinet and meter pedestal is located to the north of the existing JPA pole all within the ROW. The proposed equipment will be placed on a new concrete pad, directly adjacent to the existing fence. The proposed equipment has been design in such a manner as to maintain all required sidewalk clearances for pedestrian travel along the Blanchard Street ROW. The proposed location is the most desirable as it provides the allowable height for placement of Verizon's proposed antennas while still allowing for adequate signal propagation. The design of the facility was chosen to be a pole mounted antenna as it complies with intent of the city's zoning ordinance for new wireless telecommunications facilities and is considered to be a 'stealthed' structure since the antenna and pole mounted radio equipment will be painted to match the

existing utility structure. Using the existing JPA utility pole also allows for the placement of the proposed facility while eliminating the need for a new free-standing structure to be built in the area. The facility will appear imperceptible as a 'cell-site' to the general public once construction has been completed as it will blend in with the existing utility use.

Objective

The facility modification is needed to enable Verizon Wireless (VZW) to remain competitive within the wireless industry and to provide data bandwidth meeting customer expectations. VZW is adding LTE/AWS equipment to many of the existing sites within the Santa Barbara County (Central California) market footprint. This will provide customers increased data throughput, upgrading customer speed from the current 3G/4G technology. Initially the modifications will deliver up to 50mb/s, nominally 15-20mb/s and within 2 years using software updates only, approaching 100mb/s to customer devices.

Verizon is working to meet the demand generated by the changing way that the public uses wireless telecommunications services. This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for other types of communication such as texting and video conferencing as well as to receive all sorts of information and entertainment. In many cases wireless phones and devices have replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. Verizon is committed to providing quality and reliable service to meet this user demand. The RF Capacity Coverage Justification included with this application show the areas of deficient coverage that will be enhanced as a result of the operation of this facility.

About Verizon

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, Verizon must establish and maintain a network of wireless telecommunications facilities in the metropolitan area and beyond. Each wireless telecommunications facility, or base station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. Each facility consists of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

Verizon will operate this facility in full compliance with the regulations and licensing requirements of the FCC, FAA, and CPUC as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities. However, the modification of existing facilities to meet demand is pursued first to minimize the overall number of facilities.

The wireless telecommunications facility is a passive use and will continue to have no negative impact on other properties in the surrounding area. The facility is unstaffed, and therefore will generate no additional foot traffic from customers or patrons associated with other types of commercial uses. After an initial modification construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Maintenance Plan

Verizon uses a combination of remote monitoring and on site activity to maintain their wireless facilities. The remote monitoring is operational twenty-four hours a day, seven days a week, three hundred sixty-five days a year, continuously and monitors for the proper function of the facility as well as various silent alarms. In addition to the off-site monitoring a technician visits the site approximately once per month for maintenance. When a problem is found or maintenance is required the technician schedules the work appropriately in compliance with conditions of approval and lease agreements regarding maintenance timing and scope.

Alternative Site Analysis

Based on our research as stated above, as well the requirements and intent of the City of Santa Barbara's Zoning Ordinance(s) and the needs of Verizon Wireless' RF

engineers the proposed location should be considered the most viable, and desirable for placement of a new telecommunications facility.

It is usually Verizon's preference to pursue a collocation whenever it is possible. The costs to get the site to market are, in general less than a 'new-build', and the zoning process is typically less restrictive, therefore it is always in our best interest to investigate and fully vet the possibility for collocation where there opportunities exist. Unfortunately in this instance there are no collocation opportunities within the search area as no built sites were observed.