



Wireless Telecommunication Facility

Project Narrative

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

Owner: Mission Hills Baptist Church
2785 Mitchell Drive
Walnut Creek, CA 94598

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

Melissa Samarin
(562) 458-1944

Site No.: Mission Hills

Location: 3625 Rucker Road, Lompoc, CA 93436

Alternative Site Analysis

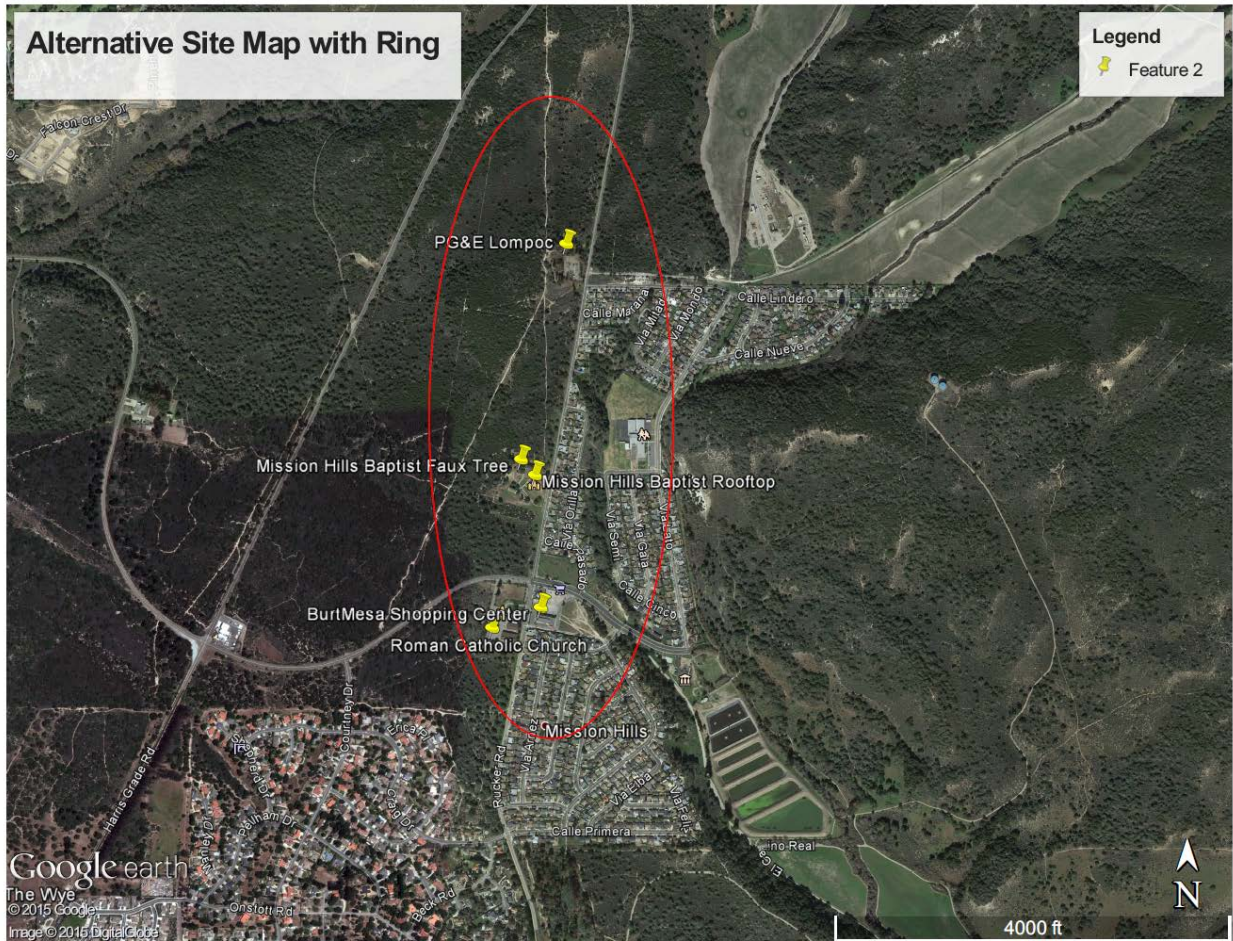
Verizon Wireless determines the need for a new wireless telecommunications facility through the collection of network test data, customer comments, projected growth in customer network usage, and the effects of the deployment of new technologies that both improve service and capability of the network. A new site is needed near the intersection between Rucker Road and Burton Mesa Boulevard, in the area east of Pacific Coast Highway and southeast of Vandenberg Village sites, along Rucker Road between Calle Lindero and Calle Segundo in order to maximize the capacity of service to the surrounding residential areas. The objective of the site is to provide capacity offload for existing Hwy 1/246 site and improve coverage in the nearby residential areas to better serve target residential users. The location of this Verizon Wireless proposed facility was selected based on a variety of technical, practical, and scientific criteria.

Verizon Wireless identified and investigated several candidates in this site acquisition process and is pursuing a solution to the gap in coverage in the neighborhood surrounding the proposed Mission Hills facility. Properties within the search ring are

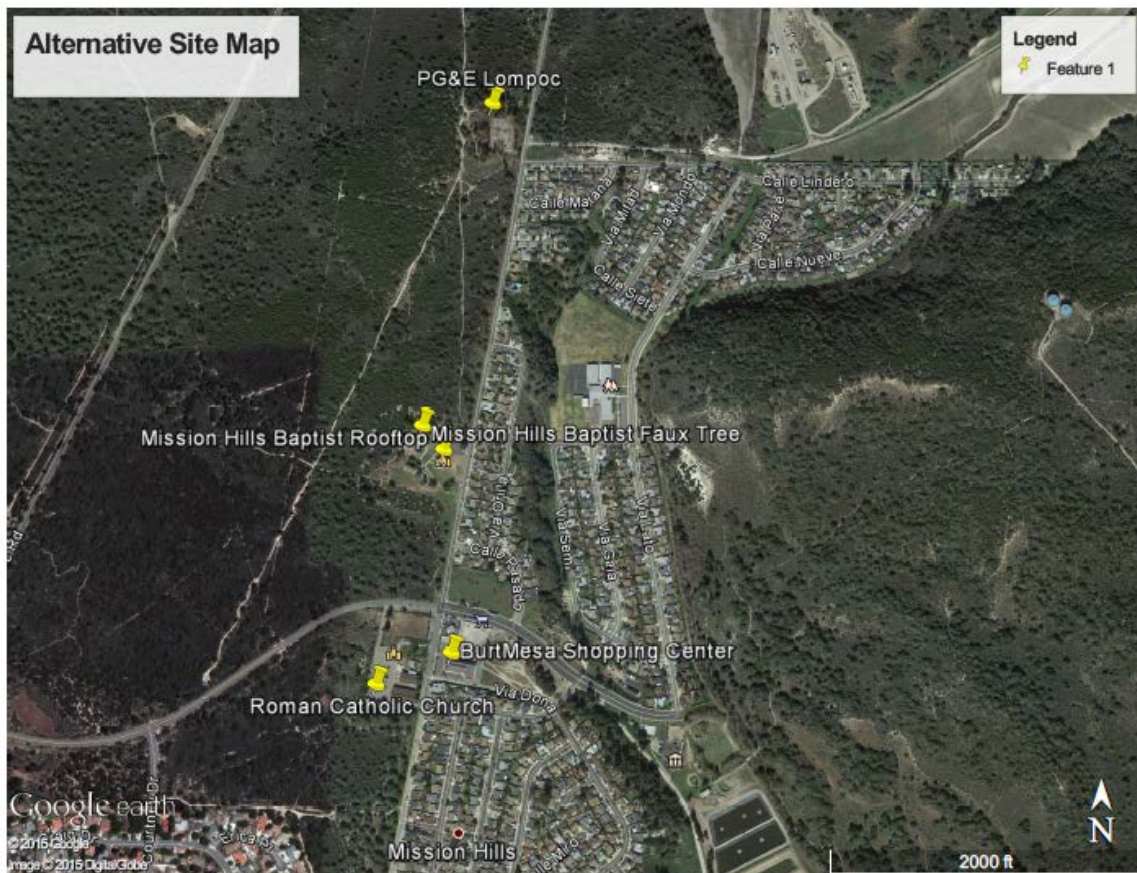
zoned U and AG-II-100 Agricultural, R-1 and 3-E-1 and RR-10 Residential, REC Recreational and SC Commercial. There are no existing wireless facilities available in the area upon which to collocate this site. The search area is encompassed by residential neighborhoods to the south and east and the Burton Mesa Ecological Reserve to the west and north. Verizon Wireless concentrated its efforts in finding a candidate within the non-residential properties within the search ring to avoid having to construct a site within a residential lot, while still allowing Verizon Wireless to serve these target residential users. Several candidates were investigated and those alternate candidates and various processes considered to fill the significant gap in coverage are provided below with discussion. Each is identified by reference name, address or location, assessor parcel number when appropriate, and latitude and longitude coordinates.

Mission Hills Baptist Faux Tree was selected as the proposed candidate for Verizon Wireless's use. The property is characterized by the existing Mission Hills Baptist Church building and parking lot. The property is zoned AG-II-100; wireless facilities are permitted uses in AG-II-100 zones. The current proposed location is located in the center of the search ring and the design offers Verizon Wireless the desired elevation for its use and radiofrequency objectives. The location of the proposed facility maintains a 300 foot setback from surrounding residential zones, per County of Santa Barbara Wireless Code design standards. The facility is over 400 feet from residential uses and poses minimal ground disturbance to the property. The facility is designed as a faux tree in order to incorporate stealth techniques and be compatible with the existing surrounding environment to reduce the visual impact to the surrounding area. The landlord expressed interest in leasing space to Verizon Wireless and has approved this location for its use. The proposed faux tree facility is the least intrusive means to close this gap in network capacity capability.

The air photo map below shows the locations of the candidates considered for this facility, within Verizon Wireless's radiofrequency search ring showing the limits of the area in which a site could potentially be located to meet the needed coverage objective.



The aerial map below shows the zoning map and the candidates considered for proposed facility Mission Hills.



Alternative candidates include:



Mission Hills Baptist Rooftop - 3625 Rucker Road Lompoc, CA 93436; APN: 097-380-022; zoned U/AG-II-100 Agricultural; 34.694822, -120.436801

This alternate site would be located on the eastern side of the Mission Hills Baptist Church property upon the rooftop of the existing Mission Hills Baptist Church. Placement of a facility here would involve mounting antennas and equipment upon the existing rooftop. Installing a facility here would have resulted in the need to increase the height of the antennas significantly higher than the elevation of the existing building in order to achieve target radiofrequency objectives. A facility of this design would have resulted in an excessively tall rooftop structure relative to the scale of the building, which would have been conspicuous from the residential uses across the street to the east. A rooftop facility on the existing church building would also be approximately 200 feet from the residential uses to the east and would not comply with the required 300 foot setback from residential zones. Considering that this site is located closer to residential uses than the proposed Mission Hills Baptist Faux Tree site and would need to substantially increase the height of the existing building in order to provide comparable coverage to the proposed Mission Hills Baptist Faux Tree site, this facility is not the least obtrusive means to fill the gap in network coverage.



BurtMesa Shopping Center - 1406 Burton Mesa Blvd. Lompoc, CA 93436; APN: 097-111-006; zoned SC Commercial; 34.691208, -120.436679

This alternate site would be located on the rooftop of the existing Burt Mesa Shopping Center building at the southern edge of search ring. Placement of a facility here would involve mounting antennas and equipment upon the rooftop of the existing building. Although this site is located in the only commercial zone in the search ring, the height limit in this zone is 35 feet and roof mounted facilities are limited to no more than 15 feet above the rooftop. This design and location would not be able to achieve the required height to meet radiofrequency objectives. The building is a single story building and, in this relatively flat terrain, would not accommodate the required height to project the signal over the ground clutter and reach intended network users in the surrounding residential neighborhoods. Mounting a wireless facility here would be easily visible from all directions, including from the back yards of the homes across the street to the south. A site at this location would be less than 100 feet from the residential homes to the south, which is the closest facility to residential uses of the identified candidates and much closer than the Mission Hills Faux Tree or Mission Hills Baptist Rooftop sites. Considering that this site is located closer to residential uses than the proposed Mission Hills Baptist sites and would be unable to provide comparable coverage to the proposed Mission Hills Faux Tree site, this facility is not the least obtrusive means to fill the gap in network coverage.



PG&E Lompoc - 3954 Rucker Road Lompoc, CA 93436; APN: 097-380-020; zoned U Agricultural; 34.701191, -120.435861

This alternate site would be located on the existing PG&E substation at the northern edge of search ring. Placement of a facility here would involve a free standing non-stealth facility with equipment placed at the base of the facility. This alternative site would include constructing a 50 foot structure, in lieu of the 35 foot zone height limit. The location of this site would be able to maintain a 300 foot setback from the nearby residential properties to the southeast, but it would not be able achieve optimal radiofrequency objectives. The terrain is relatively flat and there are trees around the site that would shield it from view, but it was the least preferred location for radiofrequency purposes. The property is situated in such a way that this site would result in only two active sectors. A facility here would not allow for full usage of the facility to meet network needs and lessen the value of the site. Considering that this site was not proposed as a stealth facility and would be unable to provide comparable coverage to the proposed Mission Hills Faux Tree site, this facility is not the least obtrusive means to fill the gap in network coverage.



- **Roman Catholic Church** - 3495 Rucker Road Lompoc, CA 93436; APN: 097-380-036; zoned RR-10 Residential; 34.690606, -120.438458

This alternate site would be located at a southern edge of the Queen of Angels Catholic Church property at the southern edge of the search ring. Placement of a facility here would involve mounting antennas and equipment upon the rooftop of the existing building. This design and location could not achieve the required height to meet radiofrequency objectives. The building is a single story building and, in this relatively flat terrain, would not accommodate the required height to project the signal over the ground clutter and reach intended network users in the surrounding residential neighborhoods. This property is located in a residential zone. This parcel was also illegally divided, resulting in a parcel validity issue on this APN that would prohibit any new project from being permitted for 2-3 years until this issue is resolved. Considering that this site is located within a residential zone, has land use issues, and would be unable to provide comparable coverage to the proposed Mission Hills Faux Tree site, this facility is not the least obtrusive means to fill the gap in network coverage.