



# PLANNING COMMISSION STAFF REPORT

**DATE:** March 13, 2024  
**TO:** Members of the Planning Commission  
**FROM:** Greg Stones, Principal Planner  
**RE:** Architectural Design/Site Development Review for the T-Mobile Wireless Rooftop Facility (DR 2022-0005) at 1621 North H Street (APN 093-450-023)

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## **AGENDA ITEM NO 1.**

The Planning Commission is to consider of a request for an Architectural Design/Site Development Review (DR 22-05) for rooftop screening and upgrades to an existing wireless facility. The project includes the installation of a façade to add two tower features on the rooftop of an existing hotel (Lompoc Valley Inn & Suites) that currently has existing wireless tower rooftop facilities. The proposal would add two additional tower features to relocate and house the existing and proposed upgraded T-Mobile wireless antennas and equipment and replace equipment cabinets in the existing ground level mechanical area. The project is situated on approximately 3 acres of developed land located at 1621 North H Street (APN 093-450-023) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

## **Scope of Review**

The Planning Commission is being asked to consider if the proposed development:

- Is consistent with the General Plan;
- Is consistent with the applicable standards in the Zoning Code;
- Will not be detrimental to the public health, safety, and general welfare;
- Substantially complies with applicable City guidelines, including, but not limited to architectural guidelines;
- Has an appropriate relationship to land-use and development of adjacent properties, including topographic and other physical characteristics of the land; and

- Has a compatible architectural style with the character of the surrounding area; and
- If the Conditions of Approval are appropriate for the project.

**Staff Recommendation**

1. Adopt Resolution No. 1000 (24) approving DR 2022-0005; or
2. Provide other direction.

**Site Data**

1. Property Owner: City of Lompoc
2. Location: 1621 North H Street
3. Assessor Parcel Numbers: 093-450-023
4. General Plan Designation: General Commercial (“GC”)
5. Zoning District: Planned Commercial Development (“PCD”) H Street Overlay (“HSO”)
6. Current Use: Hotel with three existing wireless facilities
7. Surrounding Uses/Zoning:
  - North - Lompoc Airport/PF
  - South - Hotel, Office for DMV/PCD
  - East - Commercial/PCD
  - West - Business Park/BP
8. Property Size: 3.00 acres

**Background/Discussion:**

The original wireless facility (now T-Mobile) was established under building permit B2009-0091. In 2019 the Planning Commission approved a separate application (CUP 18-05) for AT&T to operate an unmanned wireless telecommunications facility on the rooftop within three tower elements.

On July 29, 2022, the current application for Architectural Design and Site Development Review for a proposal was received by the Planning Division. On February 21, 2024, the application was deemed complete for processing. The project site is located on an existing developed lot currently being used by the Lompoc Valley Inn & Suites (hotel). The subject site can be accessed from an existing driveway located on North H Street and the property also has access via a driveway from the adjacent site which is occupied with the DMV office.

Under Section 17.512.020 of the Zoning Code, Architectural Design and Site Development Review are required for all new additions and alterations to existing structures (with some exceptions that do not apply here.) Pursuant to Section 17.512.040 of the Zoning Code, the Review shall be conducted by the Planning Commission for additions and alterations to existing buildings and structures on H Street North of Cypress Avenue or Central Avenue. This project includes additions and alterations to existing buildings and structures on H Street North of Cypress Avenue and is thus not exempt under Section 17.512.040.

### **Proposal & Staff Analysis**

The proposal includes installation of a façade to add two additional tower features to relocate and house the existing and proposed upgraded T-Mobile wireless antennas and equipment and replace equipment cabinets in the existing screened ground level mechanical area. The existing unscreened T-Mobile antennas will be removed from the current location on the existing rooftop. The proposed project consists of installing three approximately 4-foot high panel antennas and associated equipment which will be screened within the two (2) 8-foot high proposed screening enclosures (the tower features). The installation of the enclosures will result in a total height (existing building and proposed towers) of approximately 42 feet. LMC section 17.212.040 states that the maximum allowable building height is fifty (50) feet. In addition, in accordance with LMC section 17.304.070.C (height exemptions), roof structures for the housing or screening of elevators, stairways, or mechanical equipment, public safety communication facilities, steeples, towers, and other unoccupied architectural features may exceed height limits subject to Review Authority approval or as otherwise allowed by this Code. Therefore, the proposal meets the height limit for the zone.

### **Screening**

In accordance with LMC section 17.404.020.S, *all equipment, antennas, poles, or towers shall be sited to be screened by existing development, topography, or vegetation. Facilities shall be located within structures, underground, or in areas where substantial screening by existing structures or vegetation can be achieved.* The proposal is screening the antennas/equipment within the proposed tower features on the rooftop of the existing building, and within the existing screened mechanical area on the ground. Therefore, the proposal complies with this code section.

### **Metal Storage Containers & Truck Trailers**

On February 7, 2024 staff observed truck trailers and metal storage containers located in the parking lot of the hotel. Staff has drafted Planning Special Condition P24 which indicates that no permanent outdoor storage of any kind is allowed or approved on-site, and that the metal storage containers shall be removed or comply with LMC section 17.404.130. The truck beds and trailers shall be removed (not permitted). In order to comply with LMC section 17.404.130, the owner would need to show that the site has excess parking spaces to accommodate the storage containers and a Minor Use Permit (Staff Level) would be required to legalize the containers.

## **Conformance with 2030 General Plan**

The existing General Plan Land Use Designation for this property is General Commercial (“GC”). The existing and proposed use is permitted in the GC land use category and is consistent with the stated purpose of the General Plan Land Use designation. Staff has reviewed the proposal and has determined that the project supports various General Plan Elements including, but not limited to: Land Use Element and Public Services Element:

- Land Use Element Goal 4: Provide and maintain high-quality public facilities and services.

Also, the project complies with the following Public Services Element Policies:

- Public Services Element Goal 14: Encourage development of technology infrastructure and service to allow Lompoc residents and businesses to efficiently communicate with individuals and institutions locally, regionally, nationally, and globally.
- Public Services Element Goal 14.1: The City shall continue to develop a citywide area network that provides broadband connections to local public facilities and connects to regional networks.
- Public Services Element Goal 14.2: The City shall encourage technology and communication service providers to develop and maintain a long-term coordinated telecommunications plan to improve bandwidth, reduce costs, and improve system reliability with minimal aesthetic impacts.

## **Conformance with Zoning Code**

The proposed use is permitted within the Zoning District, and the project, as proposed and conditioned, would meet the zoning development standards. Lompoc Municipal Code (LMC) chapter 17.404.220 (Wireless Telecommunications Facilities) contains the approval process and specific standards for wireless communications facilities.

Separation requirements for wireless towers shall comply with the minimum standards established in Table 17.404.220(A), which states that the minimum separation to residential is 200 feet or 3 times the height of the tower, whichever is greater. The project here is more than 800 feet from the nearest residence and complies because the tower is no higher than 42 feet.

In accordance with LMC section 17.404.220, facilities and equipment shall be sited, designed, and screened to blend with the surrounding natural or built environment in order to reduce visual impacts to the maximum extent feasible. Visual compatibility shall be accomplished through various measures. This can include providing painted or otherwise treated to match or blend with the primary background, blend / appear to be an integral part of the structure, incorporated into equipment enclosures and screened from view. As proposed and conditioned the project would substantially comply with code requirements.



## **Conformance with Architectural Review Guidelines**

The City of Lompoc Architectural Review Guidelines (ARG) provide standards for architectural character/building design, site design, and additional guidelines for specific zones to ensure architectural compatibility for new and infill developments. Architecturally, the proposed rooftop towers are similar to the existing towers and incorporate materials and colors which will match the existing hotel as depicted in the attached plan set. Therefore, the proposal is compatible with the surrounding and the elevations visible to the public are architecturally treated as required in the City's ARG.

## **Departmental Review**

A Development Review Board (DRB) meeting was not held due to the small size of the proposal. The application was circulated, and Conditions of Approval were drafted by each of the departments, providing both standard and project specific conditions as necessary. As conditioned, and allowed by the Zone, the project satisfies the development standards of the zoning code, and therefore, staff recommends that the Planning Commission adopt the attached Resolution subject to the attached draft Conditions of Approval.

## **Environmental Determination**

This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

## **Noticing**

On February 28, 2024, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on March 1, 2024, notices were mailed to property owners within 300 feet and a notice was posted to the project site.

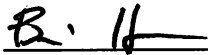
## **Appeal Rights**

Pursuant to the Lompoc Municipal Code Section 17.612 et. seq., any person has the right to appeal the Planning Commission action to the City Council within ten (10) days of the action. Contact a Planning Division staff member for the required appeal form and the required fee of \$257.80.

## **Attachments**


1. Resolution No. 1000 (24)
2. Vicinity Map
3. Plan Set & Photo Simulation

Respectfully submitted,



\_\_\_\_\_  
Brian Halvorson, AICP  
Planning Manager

**APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:**



\_\_\_\_\_  
Christie Alarcon  
Community Development Director

**RESOLUTION NO. 1000 (24)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW (DR 2022-0005) FOR THE T-MOBILE WIRELESS ROOFTOP FACILITY LOCATED AT 1621 NORTH H STREET (APN: 093-450-023)**

**WHEREAS**, the City received a request for Planning Commission consideration of Architectural Design/Site Development Review (DR 22-05) for rooftop screening and upgrades to an existing wireless facility. The project includes the installation of a façade to add two tower features on the rooftop of an existing hotel (Lompoc Valley Inn & Suites) that has existing wireless tower rooftop facilities. The proposal would add two additional tower features to relocate and house the existing and proposed upgraded T-Mobile wireless antennas and equipment and replace equipment cabinets in the existing ground level mechanical area. The project is situated on approximately 3 acres of developed land located at 1621 North H Street (APN 093-450-023) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts; and

**WHEREAS**, On February 28, 2024, a notice for a public hearing was published in the Lompoc Record Newspaper; and

**WHEREAS**, On March 1, 2024, notices were mailed to property owners within 300 feet and a notice was posted on the project site; and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on March 13, 2024; and

**WHEREAS**, at the meeting of March 13, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

**WHEREAS**, at the meeting of March 13, 2024, \_\_\_\_\_ spoke in favor of the project, and \_\_\_\_\_ expressed concerns regarding the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** The Recitals set forth above are true and correct and are incorporated herein.

**SECTION 2:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned, therefore the Planning Commission finds that:

- A. The proposed project is consistent with the 2030 General Plan.
- B. The proposed project, as conditioned, is consistent with all the applicable standards in the Zoning Code.
- C. The proposed project will not be detrimental to the public health, safety, or general welfare.
- D. The proposed project serves the public necessity, convenience, and general welfare; and
- E. The proposed project substantially complies with any applicable City design guidelines, including, but not limited to, the Architectural Review Guidelines.
- F. The proposed project has an appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.
- G. The proposed project has a compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.
- H. The wireless telecommunications facility provides a high quality design that is compatible with the site surroundings and the community.
- I. The wireless telecommunication facility has been designed to minimize its visual and environmental impacts, including the utilization of stealth technology, where applicable.
- J. The wireless telecommunications facility is in harmony with proposed developments on land in the general area.
- K. The application conforms with the criteria set forth in any applicable City-adopted design guidelines and the compatibility standards.
- L. The applicant demonstrated that it proposed the least intrusive means to achieve its technical objectives.

**SECTION 3:** The proposed project is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Further, none of the exceptions to Categorical Exemptions set forth in Section 15300.2 of the CEQA Guidelines apply to this project. As such, no environmental review is required.

**SECTION 4:** Based upon the foregoing, the proposal is approved on March 13, 2024, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, at the Planning Commission meeting of March 13, 2024, by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Brian Halvorson, AICP Secretary

\_\_\_\_\_  
Federico Cioni, Chair

Attachment:

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL  
T-MOBILE WIRELESS ROOFTOP FACILITY  
ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW  
(DR 2022-0005)  
1621 NORTH H STREET  
(APN: 093-450-023)**

The following Conditions of Approval were reviewed by the Planning Commission on March 13, 2024, and apply to Architectural Design/Site Development Review (DR 2022-0005) for rooftop screening and upgrades to an existing wireless facility. The project includes the installation of a façade to add two tower features on the rooftop of an existing hotel (Lompoc Valley Inn & Suites) that currently has existing wireless tower rooftop facilities. The proposal would add two additional tower features to relocate and house the existing and proposed upgraded T-Mobile wireless antennas and equipment and replace equipment cabinets in the existing ground level mechanical area. The project is situated on approximately 3 acres of developed land located at 1621 North H Street (APN 093-450-023) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

**Expiration: Architectural Design/Site Development Review approval granted by the Planning Commission will expire on March 13, 2034, unless it is implemented before that date, as described in LMC Section 17.552.060.** A time extension may be granted pursuant to LMC Section 17.552.070 if the applicant files an application and written request for an extension prior to the expiration of the permit.

## I. PLANNING

### PLANNING – GENERAL CONDITIONS

- P1. All applicable provisions of the City of Lompoc Zoning Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.

- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of Certificates of Occupancy. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- P4. These conditions of approval, including the letter approving the application and the applicant's and property owner's signed affidavit agreeing to comply with the conditions of approval, shall be noted on the construction drawings filed for any building permits.
- P5. All revisions made by the Planning Commission and specified in the Planning Conditions of Approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. In accordance with LMC Section 17.552.080 (Changes to an Approved Permit), minor changes to an approved permit shall be processed and may be approved by the Director. Major changes shall be reviewed and approved or denied by the review authority that approved the original permit or approval.
- P7. No signage is reviewed at this time. Prior to the installation of any signage or sign related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.
- P8. Owner and Applicant jointly and severally agree to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sub-lessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sub-lessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner and Applicant further jointly and severally agree to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project, Applicant's request to use alternative compliance methods to meet inclusionary housing requirements for this project, or the approval, denial, or processing of the same by the City, including environmental determinations and subsequent actions taken by City staff to bring such City approvals or actions into effect. Such indemnification shall include any costs and expenses incurred by City in such action(s), including reasonable attorney's fees and court costs.

- P9. Building permits shall be obtained from the City of Lompoc for any demolition work and proposed new construction.
- P10. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to Certificate of Occupancy.
- P11. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Architectural Design and Site Development Review.
- P12. All of the conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P13. All of the conditions shall be consented to in writing by the applicant and property owner.
- P14. LMC Section 17.612.030 allows any person to appeal a decision by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final in compliance with LMC Section 17.552.020 or if the decision is not addressed in Section 17.552.020, or becomes effective immediately, then within ten days after the decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P15. Pursuant to LMC Section 17.304.090.F, hours of construction shall be limited to:

Monday through Friday: 7:00 a.m. to 6:00 p.m.

Saturday: 8:00 a.m. to 5:00 p.m.

Sunday: No Construction Allowed

Minor modifications to the construction hours may be granted by the Planning Manager upon a request in writing.



## **PLANNING – ARCHITECTURAL CONDITIONS**

- P16. The Architectural Design/Site Development Review approval granted by the Planning Commission will expire on March 13, 2034 unless it is implemented before that date, as described in LMC Section 17.552.060 and/or 17.404.220.X (Duration of Approval for Wireless Facilities). A time extension may be granted pursuant to Lompoc Municipal Code (LMC) Section 17.552.070 and/or 17.404.220.X if the applicant files an application and written request for an extension prior to the expiration of the permit.
- P17. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P18. Pursuant to LMC Chapter 17.312 (Landscape and Screening Standards), all proposed mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P19. The telecommunications project shall comply with all applicable requirements in LMC section 17.404.220 (Wireless Telecommunications Facilities).

## **PLANNING – PROJECT SPECIFIC CONDITIONS**

- P20. All of the Special Conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P21. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P22. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P23. Improvements, including interior modifications, will be subject to building permit requirements.
- P24. No permanent outdoor storage of any kind is allowed or approved on-site. The storage containers shall be removed or comply with LMC section 17.404.130, and the truck beds and trailers shall be removed. This shall be done prior to Planning Division sign-off of the building permit (prior to issuance).
- P25. Antennas shall meet all manufacturers specifications, be of noncombustible and corrosive-resistant material, and be erected in a secure, wind-resistant manner.
- P25. Normal testing and maintenance activities shall occur between 8:00 am and 5:00 pm, Monday through Friday, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from residences and other nearby sensitive receptors may occur at any time.

- P26. Traffic resulting from the operation and maintenance of a facility shall be kept to a minimum. A maximum of two (2) trips per month for maintenance and testing, excluding repairs, is permitted.
- P27. The facility shall operate in compliance with radio frequency radiation (RFR) standards as adopted by the Federal Communications Commission (FCC). Hazard mitigation measures detailed in the RFR report shall be implemented, and the Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures shall not be further exceeded.
- P28. Within 90 days after commencement of operations, the applicant shall provide the Planning Division with a report prepared by a qualified engineer, verifying that the operation of the proposed facility complies with the standards established by the FCC for safe human exposure to RFR.
- P29. If proposed, exterior lighting shall be manually operated, low wattage, shielded and directed downward and shall be allowed only for safety purposes. Exterior lighting shall not be illuminated except when maintenance or safety personnel are present at night. Prior to installation, a lighting plan shall be submitted for review and approval if applicable.
- P30. The facility shall operate in compliance with the noise exposure standards indicated in the Noise Element of the General Plan and LMC Chapter 8.08 (Noise).
- P31. All building mounted facilities shall be designed to appear as an integral part of the building. Proposed colors and materials for the rooftop and ground screening enclosures shall be reviewed for aesthetic consistency with the existing hotel building and shown on the plans submitted for plan check.
- P32. A facility that is out of operation for a continuous period of six months shall be considered abandoned, and the owner shall remove the facility within 90 days after notice from the City. If the facility is not removed within 90 days, the City may remove the facility at the owner's expense. If there are two or more users of a single facility, these provisions are not operative until all users cease using the facility for six consecutive months or longer.

## **II. BUILDING AND LIFE SAFETY**

### **BUILDING - GENERAL CONDITIONS**

- B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and City of Lompoc regulations.
- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. Dimensioned building setbacks and property lines, easements, street centerlines,

and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.

- B4. Plans shall include a complete and comprehensive project description and code analysis.
- B5. Supplemental submittal requirements required for issuance of a building permit may include, as applicable, complete Construction Documents, Soils Reports, Soils Engineer's substantial conformance letter, Energy Compliance forms, California Green Building Standards Code (CGBSC) compliance forms, CWM (Construction Waste Management) plans, listing of required Special Inspections and a listing of deferred submittals.
- B6. Project shall comply with current City and State water conservation and storm water regulations.
- B7. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B8. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B9. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five business days in advance of formal building permit submittal. Building and Safety staff will evaluate the provided plans and supporting documentation in order to determine whether or not the submittal is complete enough to perform a comprehensive plan review. Formal submittals for building permit will not be accepted until deemed complete.
- B10. At the discretion of the Building Official, a pre-construction meeting may be required on site prior to commencement of work. Pre-construction meetings are to be scheduled at least 72-hours in advance with the Building Division. All key team members shall be present, including the General Contractor and the Architect and/or Engineer of Record.
- B11. No work may commence until a Building Permit is issued from Building and Safety Division.

## **BUILDING – NO PROJECT SPECIFIC CONDITIONS**

### **III. FIRE**

#### **FIRE – NO GENERAL CONDITIONS**

## **FIRE – PROJECT SPECIFIC CONDITIONS**

- F1. All portions of the project shall not impede fire department access.
- F2. A NFPA 72 compliant fire alarm system is required throughout the building. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including CFC 903.4.2.
- F3. The project shall comply with the latest adopted California Fire Code (CFC), including Chapter 12 of the 2022 CFC, “Energy Systems”.
- F4. Fire rated separations are required to ensure proper ratings between occupancy types and/or floors.
- F5. Ensure a structural analysis is completed to ensure that the rooftop can hold the additional equipment with no adverse effects under wind, fire, seismic, rain or other conditions not noted. The safety of the occupants and first responders under the additional weight is of highest priority.
- F6. Proper approved NPFA 704 placards and warning signs shall be installed near or on the battery storage area clearly describing what the contents and hazards are with a 24-hour in case of emergency phone number.
- F7. Access is required by a key override to all doors or gates. Emergency key access shall be provided in an approved Knox box at all times. Keys shall be updated within 24-hours when locks are changed. Provide an updated physical key to the following: Lompoc Fire Department, 115 South G St., Lompoc, CA 93436. Fire Station 24-hour phone line is 805-736-4513.

## **IV. GRADING – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

## **V. STORMWATER – NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

## **VI. WASTEWATER - NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

## **VII. ENGINEERING - NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

## **VIII. AVIATION/TRANSIT - SPECIFIC CONDITIONS**

- 1. The Federal Aviation Administration requires a Form 7460 for approval of the height of facilities in the vicinity of an airport.

## **IX. ELECTRIC - GENERAL PROJECT CONDITIONS**

- 1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material

handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project.

The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.

2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
6. Provide and install one 3-inch conduit from the pull box in the street easement to the building, in same trench with the electric service conduit.
7. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

#### **ELECTRIC – PROJECT SPECIFIC CONDITIONS**

8. City of Lompoc Electric Division regulations only allow for a maximum of service amperage of 100 amps for single phase services connected to a three-phase source. Proposed plans show existing three wire 120/240 Volt single phase service increased to 200 amps. This change in amperage will require service to be converted to three phase, four wire.

#### **X. SOLID WASTE - NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

#### **XI. WATER - NO GENERAL OR PROJECT SPECIFIC CONDITIONS**

#### **XII. POLICE – GENERAL CONDITIONS**

PD1. A list with contact information for responsible persons should be provided (listed in the rank of whom to call first, etc.).

- PD2. Hours of construction operations should be clearly listed for the proposals.
- PD3. Surveillance cameras should be installed to cover construction equipment, storage of lumber, and tools.
- PD4. If security is on-site, their contact information should be provided.
- PD5. All emergency and responsible contact information should be made available to the Lompoc Police Department Dispatch Center.
- PD6. If the construction area is gated or fenced, gate access codes or lock access will be made available to the Lompoc Police Department.

**PROJECT SPECIFIC CONDITIONS - NONE**

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project owner/applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Lompoc Valley Hotels, LLC, Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lynda McClung, Applicant

\_\_\_\_\_  
Date



# Attachment 2 Vicinity Map



**Legend**

-  Streets
-  Project Site



# L600/ANCHOR

RFDS DATE: 04/28/2023, VERSION 5



# Mobile

**T-Mobile**  
Stick Together<sup>®</sup>  
4100 GUARDIAN ST., SUITE 101  
SIMI VALLEY, CA 93063

PROJECT INFORMATION:  
**SITE NUMBER:**  
SV91620A  
**SITE NAME:**  
SV91620A - SV91620A  
1621 NORTH H ST.  
LOMPOC, CA 93436

CURRENT ISSUE DATE:  
12/13/23

ISSUED FOR:  
**100% CONSTRUCTION**

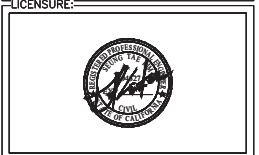
REV.	DATE	DESCRIPTION	BY
A	05/12/23	90% CONSTRUCTION	JY
0	06/06/23	100% CONSTRUCTION	JY
1	08/03/23	REVISED 100% CD: FIA REQUIREMENTS	JY
2	09/05/23	REVISED 100% CD: INTERNAL REDLINES	JY
3	12/01/23	REVISED 100% CD: ADDED CUPOLA DRAWINGS	JY
4	12/13/23	REVISED 100% CD: CITY COMMENT	JY

PLANS PREPARED BY:  
**NETWORK CONNEX**  
2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (849) 202-4913 FAX: (818) 848-0788

CONSULTANT:  
**NETWORK CONNEX**  
2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (849) 202-4913 FAX: (818) 848-0788

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_

JY	JC	DK
----	----	----



SHEET TITLE:  
TITLE SHEET

SHEET NUMBER: T-1 REVISION: 4  
SV91620A

**SITE NUMBER:** SV91620A  
**SITE NAME:** SV91620A - SV91620A  
**SITE TYPE:** ROOFTOP

**CITY:** LOMPOC  
**COUNTY:** SANTA BARBARA  
**JURISDICTION:** LOMPOC

**PROJECT SUMMARY**

SITE ADDRESS:  
1621 NORTH H ST.  
LOMPOC, CA 93436

PROPERTY OWNER CONTACT:  
LOMPOC VALLEY HOTELS, LLC.  
1122 N. H STREET  
LOMPOC, CA 93436

APPLICANT:  
T-MOBILE WEST LLC  
4100 GUARDIAN ST., SUITE 101  
SIMI VALLEY, CA 93063  
T-MOBILE PROJECT MANAGER: ADRIANNE PATNAUD  
REAL ESTATE MANAGER: NATALIE KEAHEY  
CONSTRUCTION MANAGER: RICHARD RAMELOW  
CONSTRUCTION COORDINATOR: IRENE UMEDA

**BUILDING SUMMARY**

OCCUPANCY CLASSIFICATION: S-2 (UNNAMED TELECOMMUNICATION FACILITY)  
ZONE CLASSIFICATION: PCD  
BUILDING USE: HOTEL  
CONSTRUCTION TYPE: V-B  
APN: 093-450-023

**PROJECT DESCRIPTION**

THE PROJECT ENTAILS: EXISTING T-MOBILE PROPOSES TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

**L600/ANCHOR:**

- REMOVE (3) TMBX AND ADD (3) AIR6419 B41
- ADD (3) FFV-65A-R2-V1 4FT OCTO ANTENNAS
- ADD (3) RADIO 4480 (B71+B85) NEAR ANTENNAS - (1) PER SECTOR
- ADD (3) RADIO 4460 (B66+B25) NEAR ANTENNAS, (1) PER SECTOR
- REMOVE EXISTING BBS216 AND ADD (1) RP6651
- ADD (1) ENCLOSURE 6160 CABINET AND (1) B160 BATTERY CABINET- REMOVE 6201 ODE AND PIS CABINETS
- ADD (1) RP6651 FOR NR2500
- ADD (3) 6x24 4AWG HCS'S 80M FOR AIR6419s, 4480s, 4460s (1) HCS PER SECTOR
- ADD (1) NEW IXR-a ROUTER
- REMOVE UNUSED EQUIPMENT AND TMA's/COMBINERS
- ALL RUS01 B4s WILL BE DARK
- INSTALL (2) 8'-0" HIGH FRP CUPOLAS ON (E) ROOFTOP
- INSTALL NEW FIA APPROVED LED RED OBSTRUCTION LIGHTS MOUNTED ON EACH CUPOLA, (1) PER CUPOLA (2-TOTAL)

**EQUIPMENT NOTES:**  
\*\*\*SEE SHEET A-2 FOR DETAILS\*\*\*

**LEGAL DESCRIPTION**

LOT 10, TRACT NO. 4448, M.B. 49, PAGE 34, RECORDED OF LOS ANGELES COUNTY.

**CONSULTING TEAM**

SAC/ZONING/PERMITTING:  
NETWORK CONNEX  
2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
CONTACT: PATRICIA FLORES  
PHONE: (702) 289-2017

PERMITTING: ROBERT RAMIREZ  
PHONE: (951) 813-5242

ARCHITECTURAL/ENGINEERING:  
NETWORK CONNEX  
2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
CONTACT: DANIEL S. KIM, P.E.  
PHONE: (951) 741-5325

STRUCTURAL ENGINEERING:  
NETWORK CONNEX  
2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
CONTACT: DANIEL S. KIM, P.E.  
PHONE: (951) 741-5325

**LATITUDE / LONGITUDE**

LAT: 34° 39' 50.79" N LONG: 120° 27' 30.67" W  
LAT: 34.66410000° LONG: -120.45800000°

**UTILITY PURVEYOR**

POWER: \_\_\_\_\_ TELCO: \_\_\_\_\_  
COMPANY: SCE COMPANY: AT&T

**APPROVAL**

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:		
ZONING MGR:		
DEVELOP. MGR:		
CONST. MGR:		
PROJECT MGR:		
SR. RF ENGINEER:		
RF ENGINEER:		
OPERATIONS:		
SAC REP.:		
UTILITIES:		
REAL ESTATE MGR:		

**GENERAL LOCATION MAP**

**VICINITY MAP**

**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- CALIFORNIA ADMINISTRATIVE CODE
- CALIFORNIA BUILDING CODES 2022
- CALIFORNIA ELECTRICAL CODES 2022
- CALIFORNIA MECHANICAL CODES 2022
- CALIFORNIA PLUMBING CODES 2022
- ANSI / TIA-222-H-2017
- LOCAL BUILDING CODES
- CITY / COUNTY ORDINANCES
- CALIFORNIA FIRE CODE 2022 EDITION
- ASCE 7-16 WITH SUPPLEMENT
- ACI 318-19
- 402-2016 BUILDING CODE FOR MASONRY STRUCTURES
- STEEL CONSTRUCTION MANUAL, 15TH EDITION

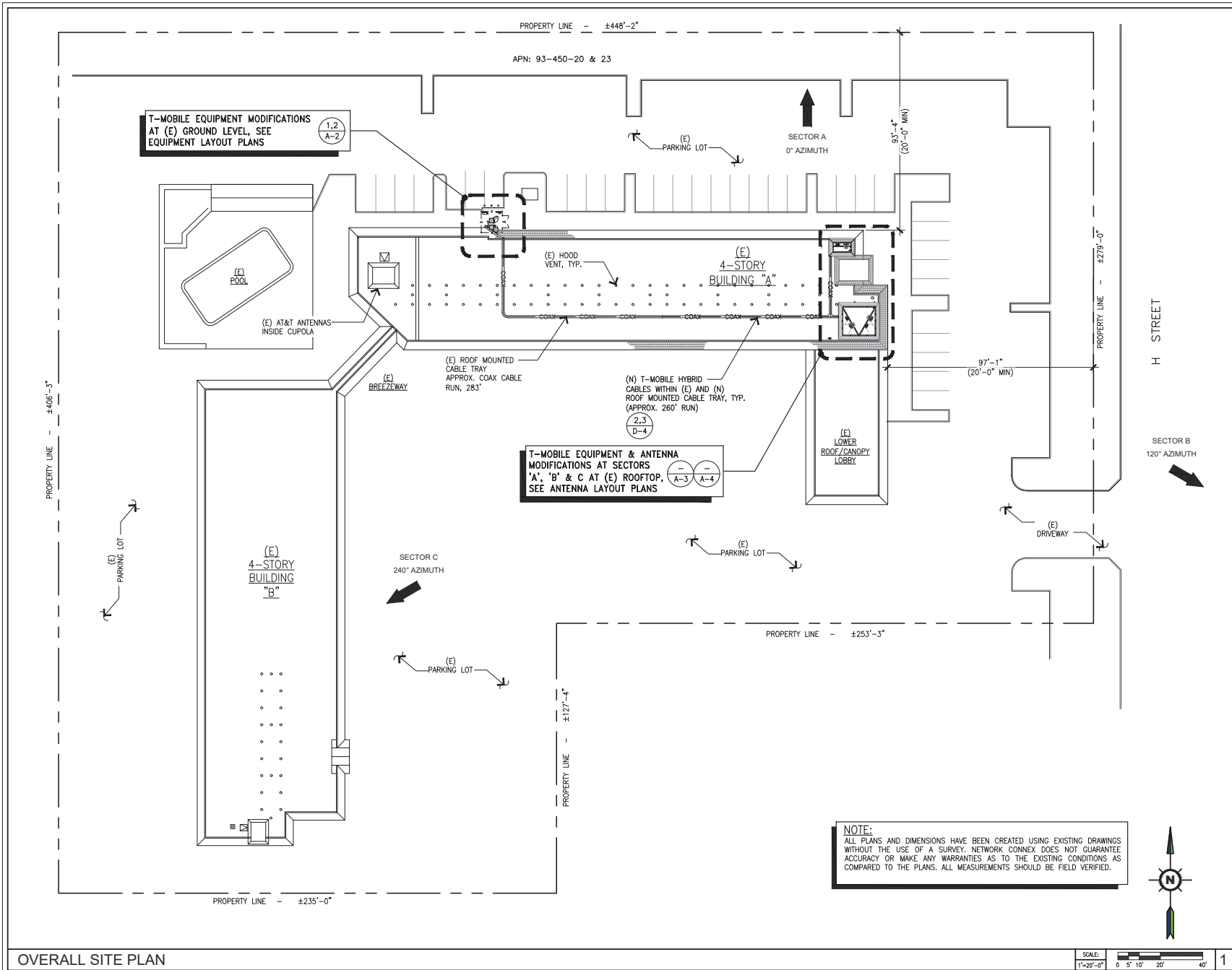
**DRAWING INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SYMBOLS
T-4	GENERAL STRUCTURAL NOTES
A-1	OVERALL SITE PLAN
A-2	EQUIPMENT LAYOUT PLANS
A-3	EXISTING ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULES
A-4	NEW ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULES
A-5	EAST ELEVATION
A-6	SOUTH ELEVATION
A-7	NORTH ELEVATION
D-1	DETAILS AND SPECIFICATIONS
D-2	DETAILS AND SPECIFICATIONS
D-3	DETAILS AND SPECIFICATIONS
D-4	DETAILS AND SPECIFICATIONS
FD-1	BATTERY SPECIFICATION AND FIRE DEPARTMENT NOTES
S-1	STRUCTURAL DETAILS
S-2	STRUCTURAL DETAILS
G-1	GROUNDING NOTES, EQUIPMENT AND ANTENNA GROUNDING PLAN
G-2	GROUNDING DETAILS
E-1	EQUIPMENT LAYOUT PLANS ELECTRICAL
E-2	SINGLE LINE DIAGRAMS
E-3	PANEL SCHEDULES
E-4	ELECTRICAL NOTES
FRP CUPOLA DRAWINGS	
S1.0	FRP CUPOLA 8'-0" x 9'-0" FRAMING ELEVATIONS
S2.0	FRP CUPOLA 8'-0" x 9'-0" FRAMING ELEVATIONS
S3.0	FABRICATION
S4.0	FABRICATION

**ACCESSIBILITY REQUIREMENTS**

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2022, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES)





T-MOBILE EQUIPMENT MODIFICATIONS AT (E) GROUND LEVEL, SEE EQUIPMENT LAYOUT PLANS

1,2  
A-2

T-MOBILE EQUIPMENT & ANTENNA MODIFICATIONS AT SECTORS 'A', 'B' & C AT (E) ROOFTOP, SEE ANTENNA LAYOUT PLANS

2,3  
D-4

A-3 A-4

**Stick Together**

4100 GUARDIAN ST., SUITE 101  
SIMI VALLEY, CA 93063

PROJECT INFORMATION:

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SV91620A

**SITE NAME:**  
SV91620A - SV91620A

1621 NORTH H ST.  
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PLANS PREPARED BY:

NETWORK  
CONNEX

2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (949) 202-4913 FAX: (818) 840-0708

CONSULTANT:

NETWORK  
CONNEX

2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705  
OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: JY      CHK.: JC      APV.: DK

LICENSURE:

SHEET TITLE:

OVERALL  
SITE PLAN

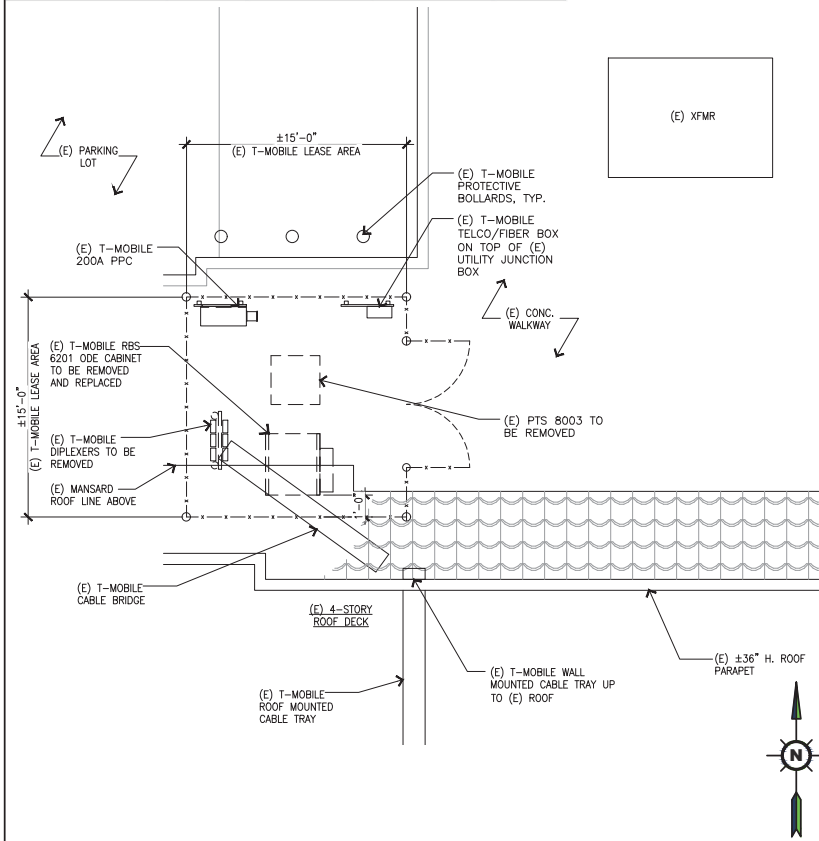
SHEET NUMBER: A-1      REVISION: 4

SV91620A

OVERALL SITE PLAN

Band	Technology	Transmit MHz
PCS	LTE	1935-1945
	UMTS	1975-1980
PCS 1900 2nd carrier	LTE	1990-1995
AWS 2100	LTE	2135-2155
700 MHz	LTE	729-734
600 MHz	LTE	663 - 698
Band 41	LTE/5G	2496-2690

Freq band (MHz)	Tech	Tx power per carrier / radio (W)	EIRP (W)/Sector	ERP/sector
600	5G	120	1695	1034
600	LTE	80	1130	689
700	LTE	40	649	396
1900	LTE	120	4777	2913
1900	LTE	40	1592	971
2100	LTE	160	8397	5120
2100	UMTS	40	2099	1280
2500	5G	200	23018	14035
2500	5G	40	4604	2807

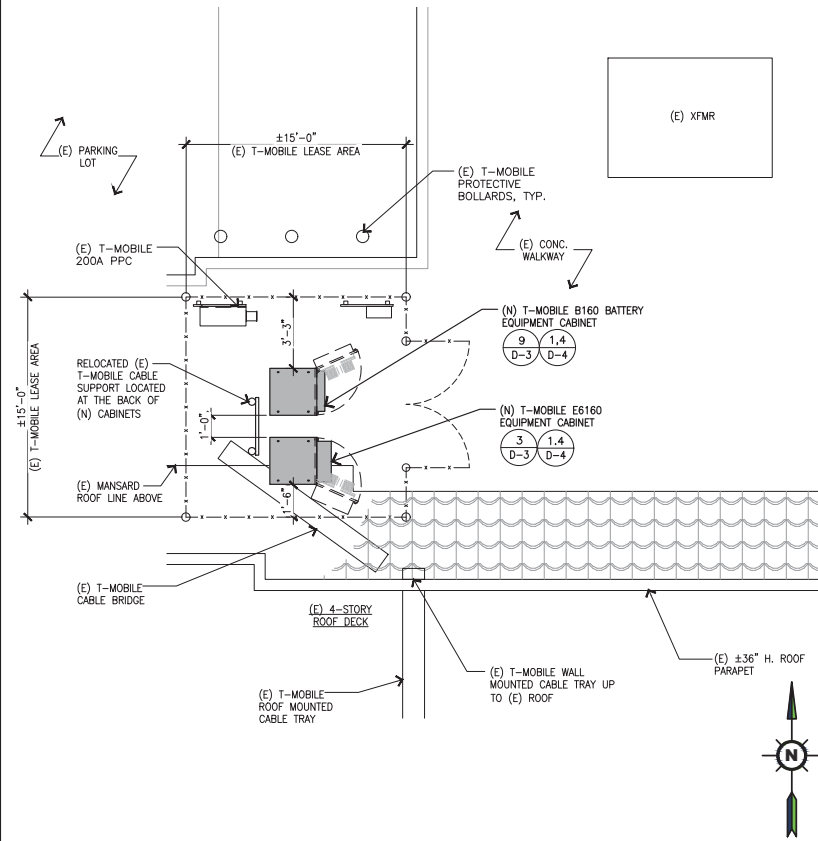


(E) EQUIPMENT LAYOUT PLAN AT GROUND LEVEL

SCALE: 3/8"=1'-0" 0 1' 2' 5'

NOTE:  
 \* CONTRACTOR TO V.I.F. EXISTING CONCRETE PAD THICKNESS AND INFORM OER IF FOUND TO BE DIFFERENT

- EQUIPMENT NOTES:
1. REPLACE ACTIVE ODE6201/EZBF0 WITH 6160 AND B160 (ALL TECHNOLOGIES WILL LIVE INSIDE 6160)
  2. INSTALL POWER UPGRADE KIT TO 6160 PER DESIGN X9 PSU'S
  3. INSTALL 150A BREAKER FOR 6160 CABINET
  4. ADD (3) 4460
  5. ADD (3) 4480
  6. ADD (3) 6419
  7. REPLACE GPS ANTENNA WITH NEW
  8. ADDITIONAL VENTILATION IS REQUIRED IF ANTENNAS ARE INSIDE ENCLOSURE
  9. RELOCATE AA V TO 6160



(N) EQUIPMENT LAYOUT PLAN AT GROUND LEVEL

SCALE: 3/8"=1'-0" 0 1' 2' 5'

**T-Mobile**  
 Stick Together  
 4100 GUARDIAN ST., SUITE 101  
 SIMI VALLEY, CA 93063

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4	12/13/23	REVISED 100% CD: CITY COMMENT	JY

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DRAWN BY: JY CHK.: JC APV.: DK

LICENSURE:

SHEET TITLE:  
**EQUIPMENT LAYOUT PLANS**

SHEET NUMBER: **A-2** REVISION: **4**

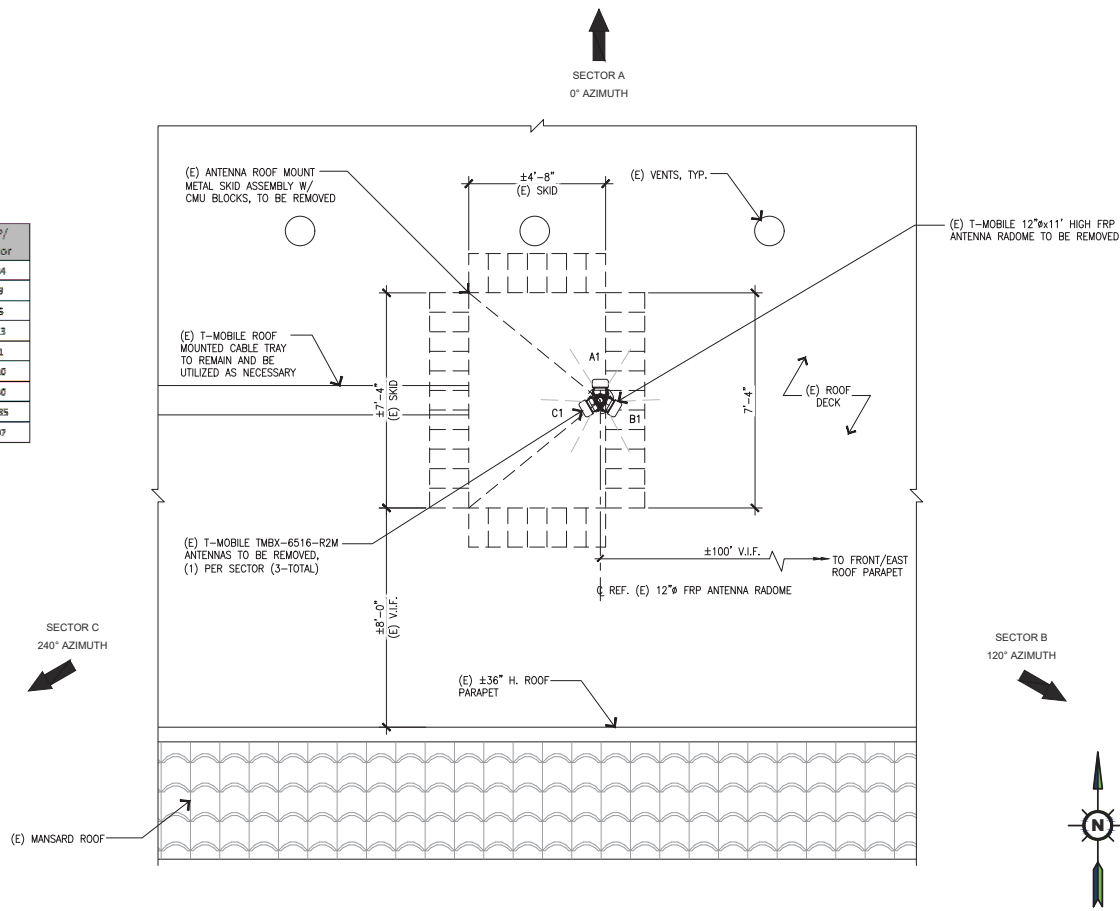
SV91620A

SECTOR	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (in.)	(E) ANTENNA SCHEDULE			HYBRID CABLE		
								RRU MODELS	CABLE				
									CABLE TYPE	LENGTH			QTY
SECTOR A'	A1	U2100/L2100	0	±50'-0"	ANDREW	TMBXX-6516-R2M	59.50	(2) GENERIC AWS COMBINER	1-5/8" COAX	220'	2		
								ANDREW SMART BIAS T	-	-	-		
								-	-	-	-		
SECTOR B'	B1	U2100/L2100	120	±50'-0"	ANDREW	TMBXX-6516-R2M	59.50	(2) GENERIC AWS COMBINER	1-5/8" COAX	220'	2		
								ANDREW SMART BIAS T	-	-	-		
								-	-	-	-		
SECTOR C'	C1	U2100/L2100	240	±50'-0"	ANDREW	TMBXX-6516-R2M	59.50	(2) GENERIC AWS COMBINER	1-5/8" COAX	220'	2		
								ANDREW SMART BIAS T	-	-	-		
								-	-	-	-		

(E) ANTENNA SCHEDULE

Band	Technology	Transmit MHz
PCS	LTE	1935-1945
	UMTS	1975-1980
PCS 1900 2nd carrier	LTE	1990-1995
AWS 2100	LTE	2135-2155
700 MHz	LTE	729-734
600 MHz	LTE	663 - 698
Band 41	LTE/5G	2496-2690

Freq band (MHz)	Tech	TX power per carrier / radio (W)	EIRP (W)/Sector	ERP/sector
600	5G	120	1695	1094
600	LTE	80	1130	689
700	LTE	40	649	386
1900	LTE	120	4777	2913
1900	LTE	40	1592	974
2100	LTE	160	8997	5120
2100	UMTS	40	2099	1300
2500	5G	200	23038	14035
2500	5G	40	4604	2807



(E) ANTENNA LAYOUT PLAN AT ROOFTOP

SCALE: 1/2"=1'-0" 0 1' 2' 4'



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DRAWN BY: JY      CHK.: JC      APV.: DK



SHEET TITLE:  
 EXISTING ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULES

SHEET NUMBER: A-3      REVISION: 4

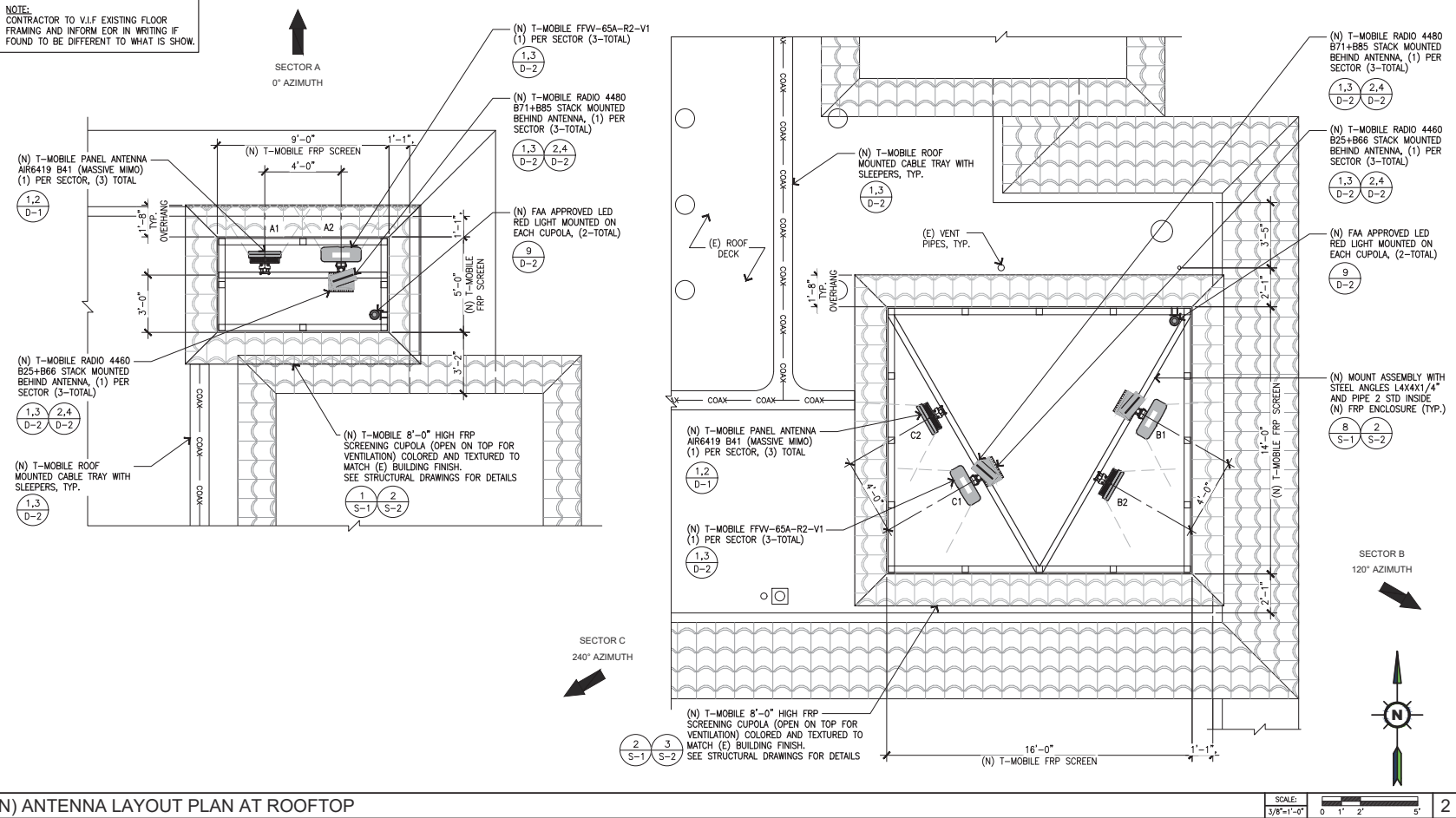
SV91620A

SECTOR	POS	TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (in.)	(N) ANTENNA SCHEDULE			CABLE			HYBRID CABLE		
								RRU MODELS	CABLE TYPE	LENGTH	QTY	RRU MODELS	CABLE TYPE	LENGTH	QTY	
SECTOR 'A'	A1	N2500	0	±40'-7"	ERICSSON	AIR6419 B41	36.30	-	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	2	-	-	-	-	
	A2	L700/L600/N600/ N1900/L2100/ L1900	0	±40'-0"	COMMSCOPE	FFVV-65A-R2-V1	48.19	RRU 4480 B71+B85	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	8	RRU 4460 B25+B86	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	6	(N) (2) ERICSSON HYBRID TRUNK 6/24-4AWG, 50m
SECTOR 'B'	B1	L700/L600/N600/ N1900/L2100/ L1900	120	±40'-0"	COMMSCOPE	FFVV-65A-R2-V1	48.19	-	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	8	-	-	-	-	
	B2	N2500	120	±40'-7"	ERICSSON	AIR6419 B41	36.30	RRU 4480 B71+B85	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	2	RRU 4460 B25+B86	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	6	(N) (1) ERICSSON HYBRID TRUNK 6/24-4AWG, 90m
SECTOR 'C'	C1	L700/L600/N600/ N1900/L2100/ L1900	240	±40'-0"	COMMSCOPE	FFVV-65A-R2-V1	48.19	RRU 4480 B71+B85	JUMPER SUREFLEX 4.3-10 TO 4.3-10	10'	8	RRU 4460 B25+B86	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	6	-
	C2	N2500	240	±40'-7"	ERICSSON	AIR6419 B41	36.30	-	FIBER JUMPER 2F 5M OUTDOORCON-LCD W/	5M	2	-	-	-	-	

(N) ANTENNA SCHEDULE

1

NOTE:  
CONTRACTOR TO V/LF EXISTING FLOOR FRAMING AND INFORM EOR IN WRITING IF FOUND TO BE DIFFERENT TO WHAT IS SHOWN.



(N) ANTENNA LAYOUT PLAN AT ROOFTOP

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

2



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DRAWN BY: JY CHK.: JC APV.: DK



SHEET TITLE:  
 NEW ANTENNA LAYOUT PLAN AND ANTENNA SCHEDULES

SHEET NUMBER: A-4 REVISION: 4

SV91620A

PROJECT INFORMATION:

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SANTA ANA, CA 92705  
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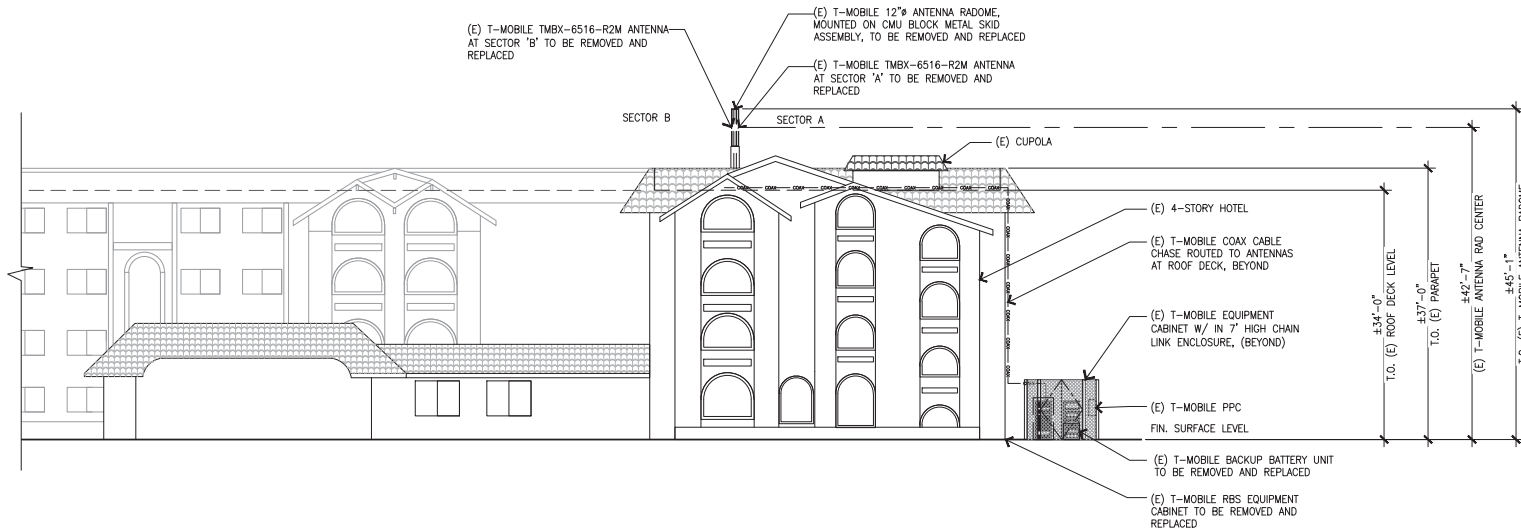
DRAWN BY: JY CHK.: JC APV.: DK



SHEET TITLE:  
**EAST ELEVATION**

SHEET NUMBER: **A-5** REVISION: **4**

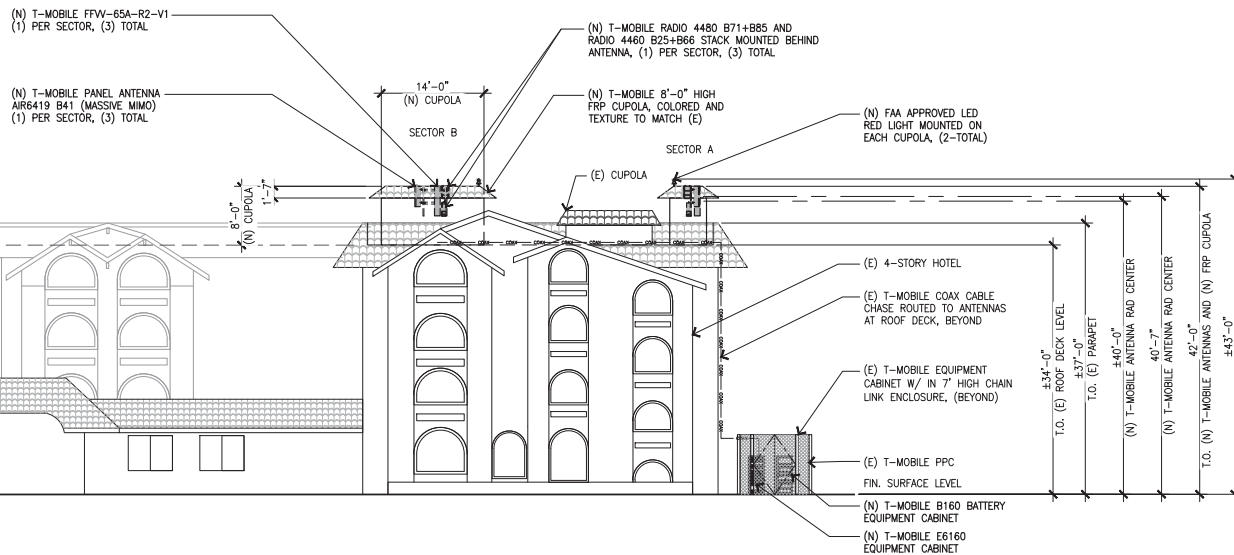
SV91620A



(E) EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

NOTE:  
1. (N) T-MOBILE FRP CUPOLA SHALL BE TEXTURED AND PAINTED TO MATCH COLOR OF (E) BUILDING  
2. (N) T-MOBILE ANTENNAS AND RRUS WILL BE INSTALLED INSIDE FRP BOX AND ARE NOT VISIBLE FROM PUBLIC VIEW.



(N) EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

PROJECT INFORMATION:

SITE NUMBER:

SV91620A

SITE NAME:

SV91620A - SV91620A

1621 NORTH H ST.  
LOMPOC, CA 93436

CURRENT ISSUE DATE:

12/13/23

ISSUED FOR:

100% CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
A	05/12/23	90% CONSTRUCTION	JY
0	06/06/23	100% CONSTRUCTION	JY
1	08/03/23	REVISED 100% CD: FAA REQUIREMENTS	JY
2	09/05/23	REVISED 100% CD: INTERNAL REDLINES	JY
3	12/01/23	REVISED 100% CD: ADDED CUPOLA DRAWINGS	JY
4	12/13/23	REVISED 100% CD: CITY COMMENT	JY

PLANS PREPARED BY:

**NETWORK CONNEX**

2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705

OFFICE: (949) 202-4913 FAX: (818) 840-0708

CONSULTANT:

**NETWORK CONNEX**

2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705

OFFICE: (949) 202-4913 FAX: (818) 840-0708

DRAWN BY: CHK.: APV.:

JY JC DK

LICENSURE:



SHEET TITLE:

SOUTH ELEVATION

SHEET NUMBER: REVISION:

A-6

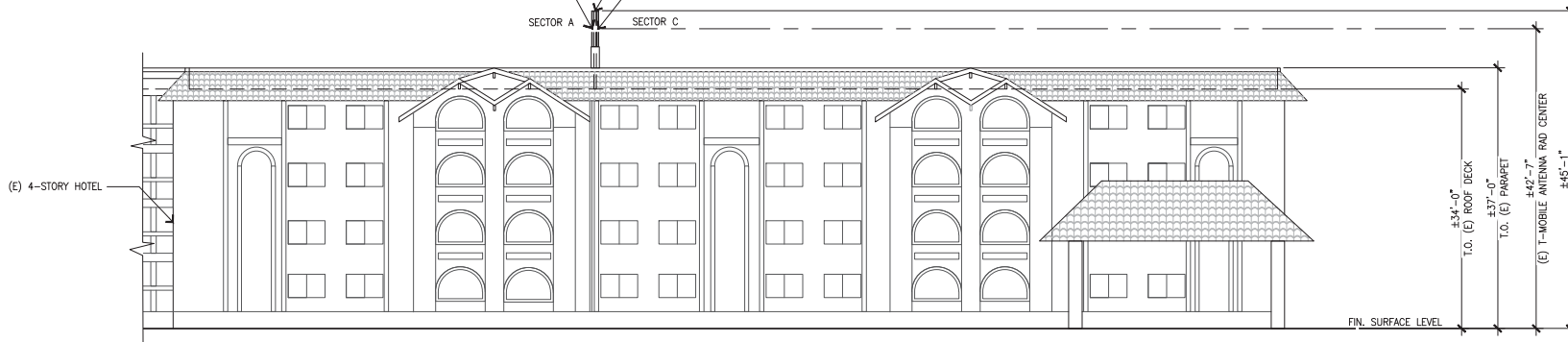
4

SV91620A

(E) T-MOBILE 12"Ø ANTENNA RADOME, MOUNTED ON CMU BLOCK METAL SKID ASSEMBLY, TO BE REMOVED AND REPLACED

(E) T-MOBILE TM6X-6516-R2M ANTENNA AT SECTOR 'A' TO BE RELOCATED

(E) T-MOBILE TM6X-6516-R2M ANTENNA AT SECTOR 'C' TO BE RELOCATED



(E) SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

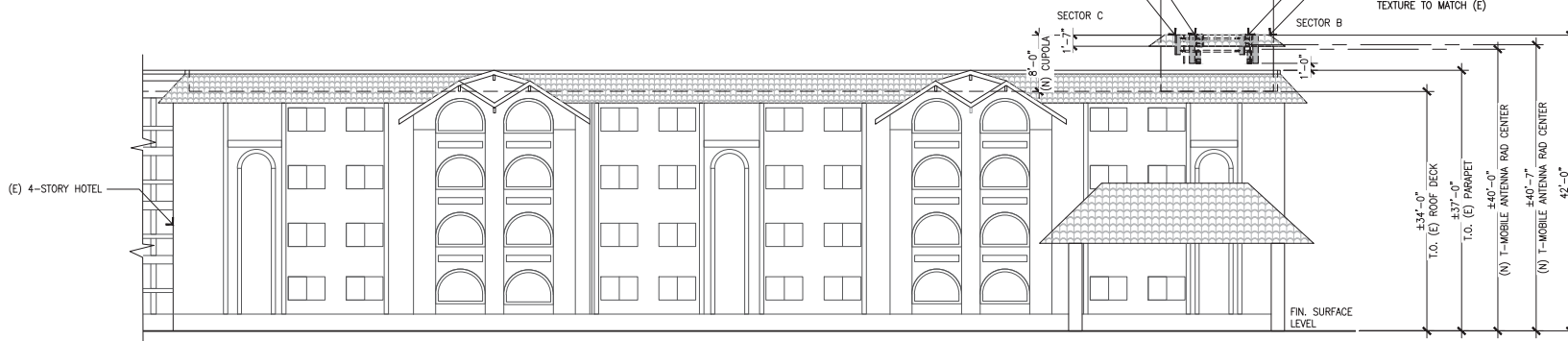
NOTE:  
1. (N) T-MOBILE FRP BOX SHALL BE TEXTURED AND PAINTED TO MATCH COLOR OF (E) BUILDING  
2. (N) T-MOBILE ANTENNAS AND RRUS WILL BE INSTALLED INSIDE FRP BOX AND ARE NOT VISIBLE FROM PUBLIC VIEW.

(N) T-MOBILE FFV-65A-R2-V1 (1) PER SECTOR, (3) TOTAL

(N) T-MOBILE PANEL ANTENNA AIR6419 B41 (MASSIVE MIMO) (1) PER SECTOR, (3) TOTAL

(N) T-MOBILE RADIO 4480 B71+B85 AND RADIO 4460 B25+B66 STACK MOUNTED BEHIND ANTENNA, (1) PER SECTOR, (3) TOTAL

(N) T-MOBILE 8'-0" HIGH FRP CUPOLA COLORED AND TEXTURE TO MATCH (E)



(N) SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'

PROJECT INFORMATION:

SITE NUMBER:

SV91620A

SITE NAME:

SV91620A - SV91620A

1621 NORTH H ST.  
LOMPOC, CA 93436

CURRENT ISSUE DATE:

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ISSUED FOR:

100% CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	05/12/23	90% CONSTRUCTION	JY
0	06/06/23	100% CONSTRUCTION	JY
1	08/03/23	REVISED 100% CD: FAA REQUIREMENTS	JY
2	09/05/23	REVISED 100% CD: INTERNAL REDLINES	JY
3	12/01/23	REVISED 100% CD: ADDED CUPOLA DRAWINGS	JY
4	12/13/23	REVISED 100% CD: CITY COMMENT	JY

PLANS PREPARED BY:

**NETWORK CONNEX**

2500 REDHILL AVE., SUITE 240  
SANTA ANA, CA 92705

OFFICE: (949) 202-4913 FAX: (818) 840-0788

CONSULTANT:

**NETWORK CONNEX**

2500 REDHILL AVE., SUITE 240

SANTA ANA, CA 92705

OFFICE: (949) 202-4913 FAX: (818) 840-0788

DRAWN BY: CHK.: APV.:

JY JC DK

LICENSURE:



SHEET TITLE:

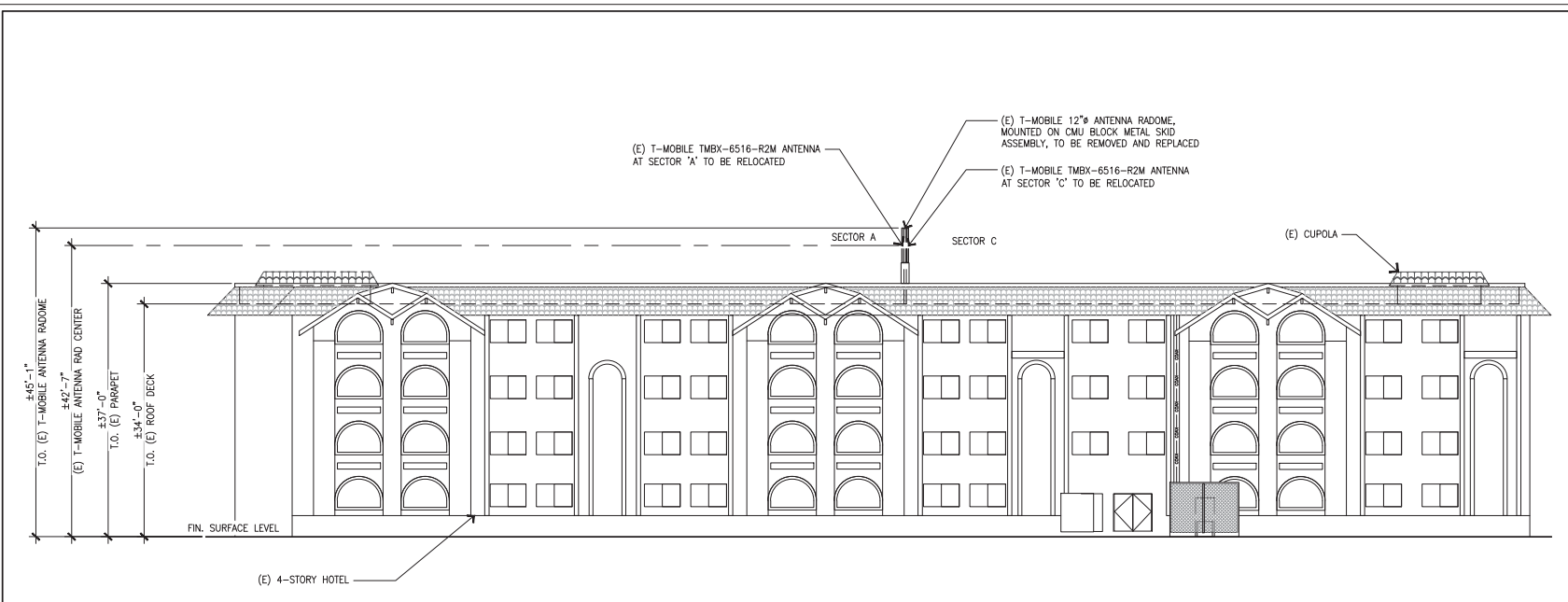
NORTH ELEVATION

SHEET NUMBER: REVISION:

A-7

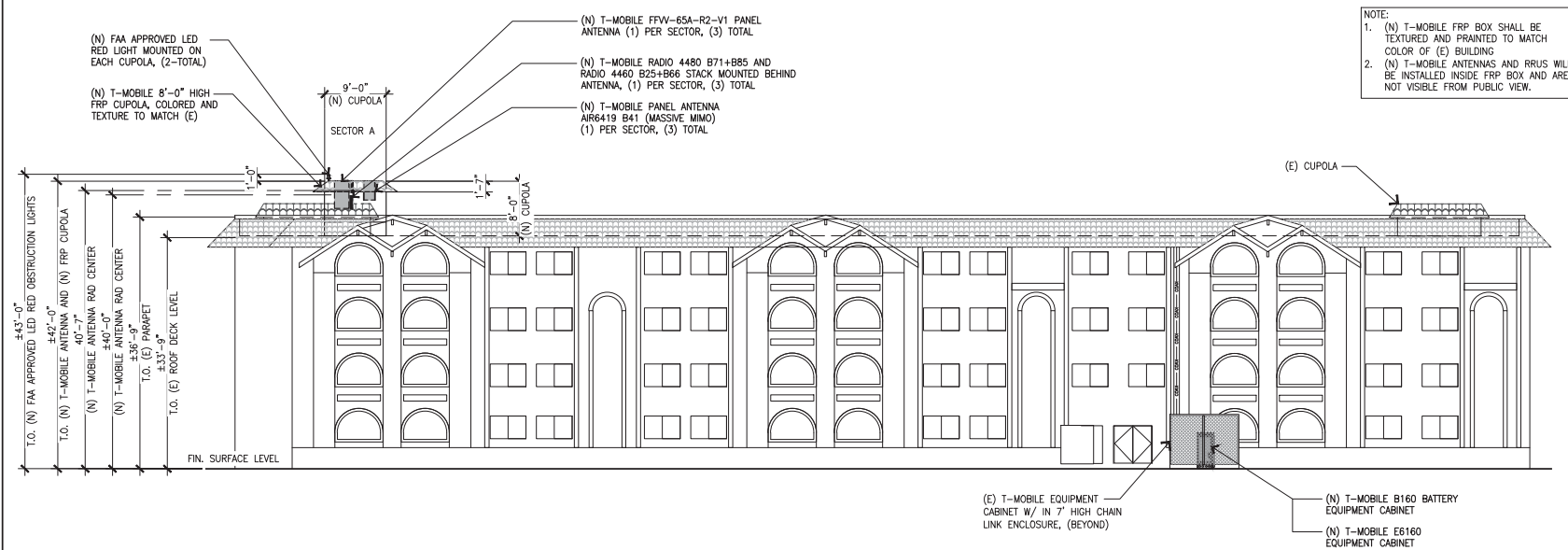
4

SV91620A



(E) NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'



(N) NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 5' 10' 15'



T-Mobile

# T-Mobile

## SV91620A

1621 NORTH "H" STREET  
LOMPOC, CA 93436

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



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# NETWORK CONNEX



Denotes Camera Position and Direction

GEODETIC COORDINATES  
34.66410000/-120.45800000

This photo simulation is being provided as a conceptual representation of the proposed wireless facility.  
For exact dimensions and design, please refer to the submitted plans.  
Ascend South West is not Responsible for Post Simulation Production Design Changes, Scaling Error, Omissions, Color Discrepancies, Material Variances or any Construction Related Concern.



## PROJECT DESCRIPTION

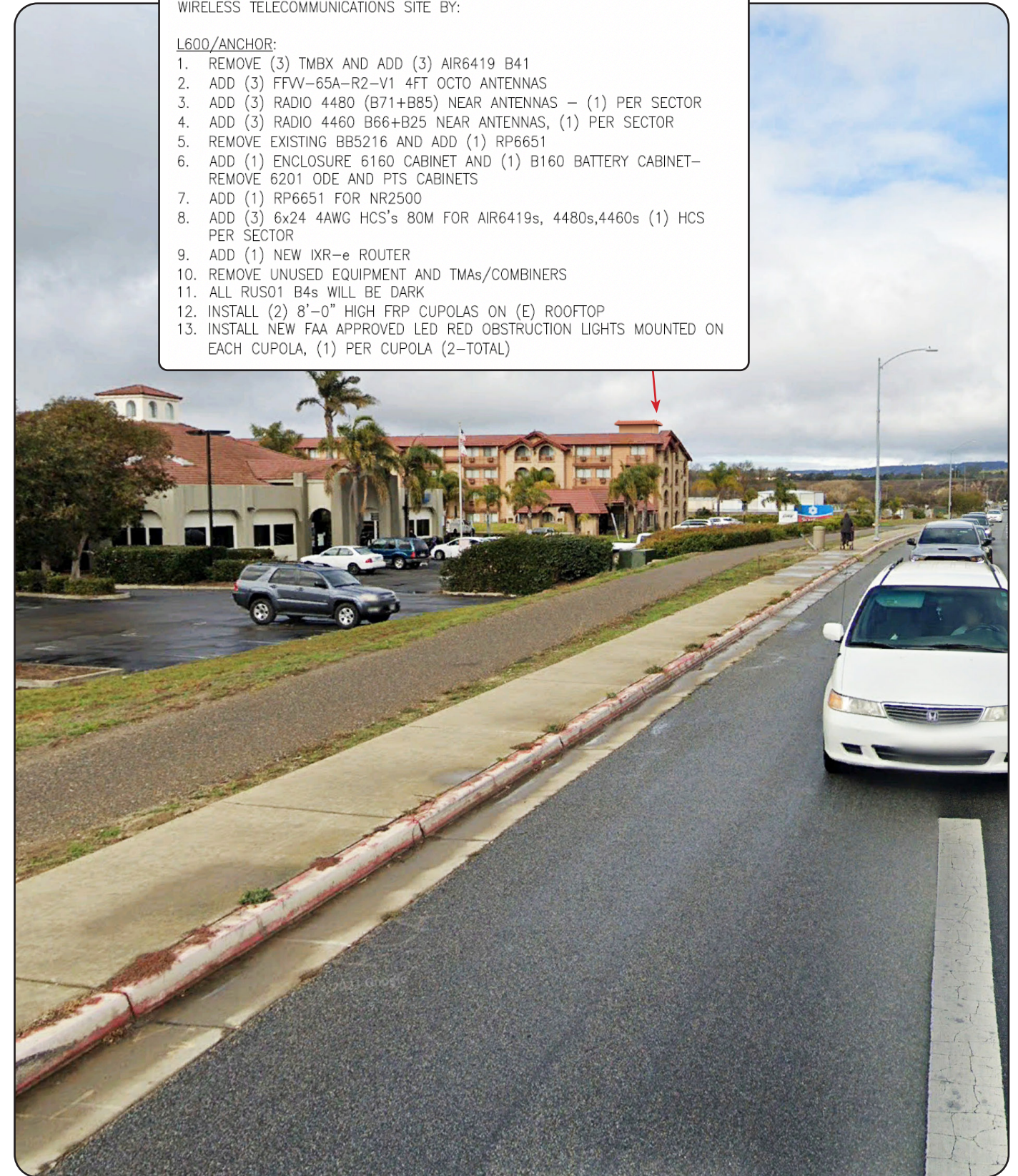
THE PROJECT ENTAILS: EXISTING T-MOBILE PROPOSES TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

### L600/ANCHOR:

1. REMOVE (3) TMBX AND ADD (3) AIR6419 B41
2. ADD (3) FFV-65A-R2-V1 4FT OCTO ANTENNAS
3. ADD (3) RADIO 4480 (B71+B85) NEAR ANTENNAS - (1) PER SECTOR
4. ADD (3) RADIO 4460 B66+B25 NEAR ANTENNAS, (1) PER SECTOR
5. REMOVE EXISTING BB5216 AND ADD (1) RP6651
6. ADD (1) ENCLOSURE 6160 CABINET AND (1) B160 BATTERY CABINET- REMOVE 6201 ODE AND PTS CABINETS
7. ADD (1) RP6651 FOR NR2500
8. ADD (3) 6x24 4AWG HCS's 80M FOR AIR6419s, 4480s,4460s (1) HCS PER SECTOR
9. ADD (1) NEW IXR-e ROUTER
10. REMOVE UNUSED EQUIPMENT AND TMAs/COMBINERS
11. ALL RUS01 B4s WILL BE DARK
12. INSTALL (2) 8'-0" HIGH FRP CUPOLAS ON (E) ROOFTOP
13. INSTALL NEW FAA APPROVED LED RED OBSTRUCTION LIGHTS MOUNTED ON EACH CUPOLA, (1) PER CUPOLA (2-TOTAL)



Existing Conditions



Proposed Site Build

T-Mobile

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



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NETWORK  
CONNEX



## PROJECT DESCRIPTION

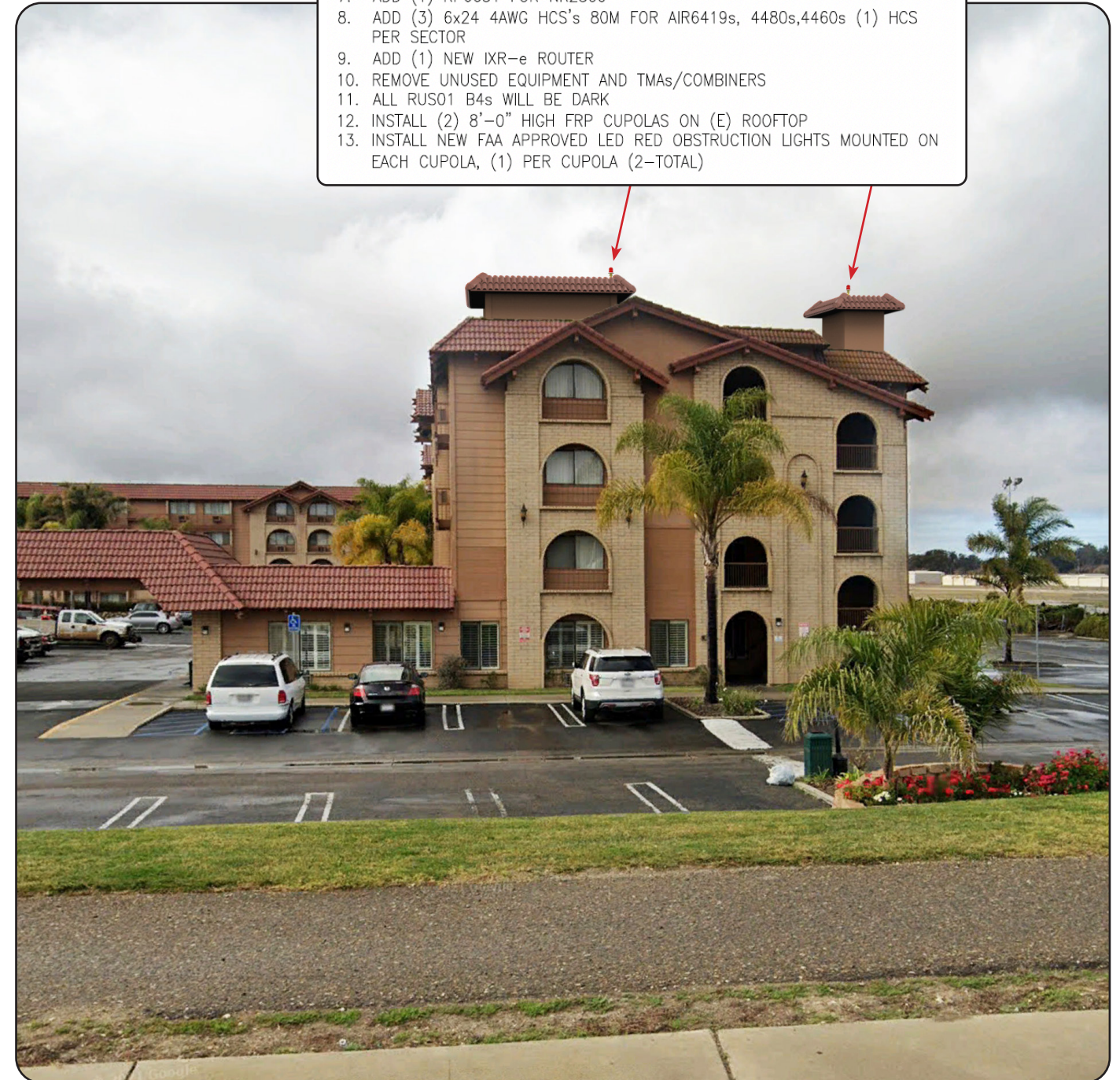
THE PROJECT ENTAILS: EXISTING T-MOBILE PROPOSES TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

### L600/ANCHOR:

1. REMOVE (3) TMBX AND ADD (3) AIR6419 B41
2. ADD (3) FFVW-65A-R2-V1 4FT OCTO ANTENNAS
3. ADD (3) RADIO 4480 (B71+B85) NEAR ANTENNAS - (1) PER SECTOR
4. ADD (3) RADIO 4460 B66+B25 NEAR ANTENNAS, (1) PER SECTOR
5. REMOVE EXISTING BB5216 AND ADD (1) RP6651
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Existing Conditions



Proposed Site Build

T-Mobile

PHOTOGRAPHIC VISUALIZATIONS CREATED BY



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NETWORK  
CONNEX



## PROJECT DESCRIPTION

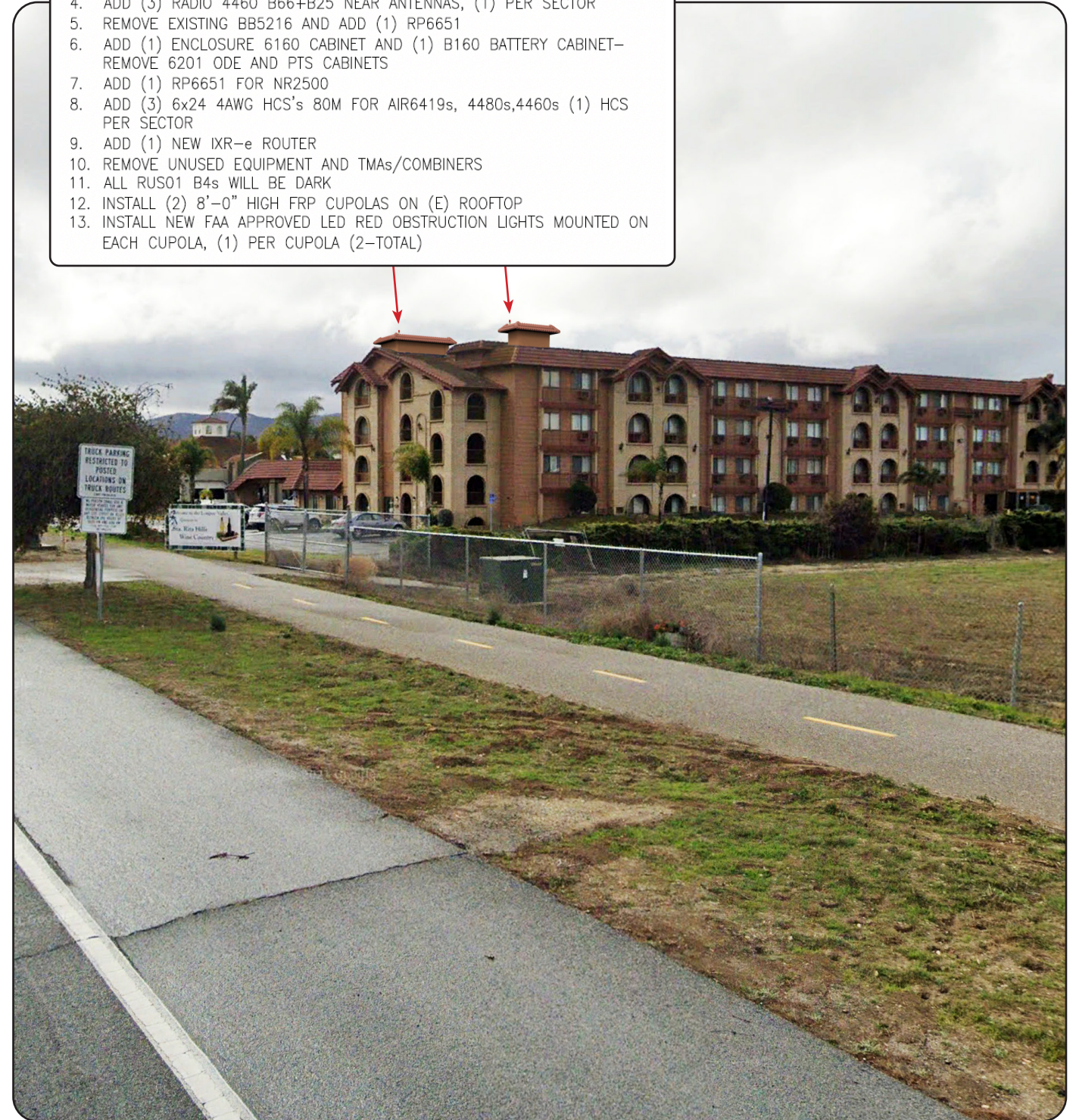
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Existing Conditions



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