

DRC2009-00057

Verizon Wireless @ Osibin Property  
Alternative Site Analysis



# Twin Cities Alternate Site Map



Map #	Property Owner Name	Property Address	APN	Site Design	Attempts to Contact/Landlord interest	RF Acceptance/Notes	Additional Zoning Notes
C-1	Logacano	3415 Hwy 46 Templeton, CA	040-231-025	Pole Barn	N/A	Too Far outside of Search Ring; not not cover area of concern	Existing Poles would need to be extended 10ft to accommodate
C-2	Templeton CSD	905 Lincoln Ave Templeton	040-288-044	Location on Existig Water Tank	N/A	Too Close to existing site at Templeton Grain and Feed	Site is reaching capacity for additional carriers as stated in the staff report to the Planning Commission
C-3	Templeton Grain and Feed	405 Main St, Templeton	041-151-007	Existign Verizon Site	N/A	N/A	N/A
1	Clint Osborne	1820 Las Tablas, Templeton 93465	040-171-010	55ft monopine adjacent to existing house/trees	<ul style="list-style-type: none"> <li>Recon with RF 6-21-11</li> <li>Proposal letter sent 6-23-11 Followup letter sent 6-29-11 Owner called 7-11-11 and is interested in doing the deal.</li> <li>8-1-11 The owner signed a letter of intent for this property, however, RF states the site is too far out of the search ring to accomplish what is intended for this site.</li> </ul>	Not viable - Distance to target coverage area too great to serve capacity objective for the cell.	Site not less intrusive then existing project, is immediatley adjacent to residence
2	Ramberg Ventures LLC (Venteaux Winery)	1795 Las Tablas, Templeton 93465	040-241-004	75-80ft monopine adjcent to winery to clear the hill that the current project is on	<ul style="list-style-type: none"> <li>Recon with RF 6-21-11</li> <li>Proposal letter sent 6-23-11 Called vineyard on 6-23-11 Called and left message on 6-28-11 Followup letter on 6-29-11.</li> </ul>	Not viable - Hill and Water Tank would shadow a large portion of the target coverage area. 100' tower would be required which could not be zoned.	Members of Winery wrote letter of opposition to project- not less obtrusive immediately adjacent to a residence
3	Omkar Medical Plaza	1310 Las Tablas, Templeton, 93465	040-289-046	New Cupola on existing rooftop and space for equipment inside the building	<ul style="list-style-type: none"> <li>Recon with RF 6-21-11</li> <li>Called owner and discussed a proposal. 6-23-11</li> <li>Proposal letter sent 6-23-11</li> <li>Followup email 6-28-11</li> <li>Followup email sent 6-29-11</li> <li>8-2-11 Owner remains non-responsive to letters and phone calls.</li> </ul>	Would have to extend the roof height and would still require a second site on Vineyard Dr.	Would be less intrusive; but building has design challenges; screenbox would need to 8ft tall to obtain clearance for all sectors and would require a second site
4	Templeton Medical Center	1111 Las Tablas Templeton 93465	040-283-012,	New 75 ft tree pole in order to clear the existing trees on site and equipment inside the building as no parking spaces can be utilized	<ul style="list-style-type: none"> <li>Recon with RF 6-21-11</li> <li>Proposal letter sent 6-23-11 Called 6-24-11 left message. Followup letter sent 6-29-11</li> <li>Owner left message on 7-5-11, returned the call and left a message the same day. Waiting for and return call on 7-6-11.</li> </ul>	Site would only offload north portion of the target area due to hill immediately south of candidate. High tower would be a zoning challenge.	Would be further away from residential zones but tree would need to be very tall to be functional approx. 75ft tall
5	Ernest Gonzales	1275 Templeton Hills Rd, Templeton 93465	040-282-012	New monopine at rear of property; propety sites on a hilltop	<ul style="list-style-type: none"> <li>Recon with RF 6-21-11</li> <li>Proposal letter sent 6-23-11</li> <li>Followup letter sent 6-29-11</li> <li>7-5-11 - Owner stated interest and a proposal letter was sent.</li> <li>8-2-11 Received signed letter of intent from LL.</li> </ul>	Site will work from an RF perspective, but starting over would delay past date where substantial service impact is projected. Close proximity to residences would likely cause greater community reaction than existing proposed site.	Would not be less obtrusive; surrounded by residential; Monopine would be in backyard of residence and surrounded by other SFR's

DRC2009-00057 Verizon/Obibin Alternative Sites Considered

6	Twin Cites Hospital	1100 Las Tablas, Templeton, CA 93465	040-289-033	Extension of Rooftop screening; equipment on Roof	<ul style="list-style-type: none"> <li>• Initial contact 2008, hospital rejected proposal due to access issues and lease terms.</li> <li>• Followup contact made on 5-6-11 to determine if the hospital had renewed interest. Hospital request proposal letter.</li> <li>• New proposal letter sent 5-12-11.</li> <li>• Followup 5-16-11 , no return phone call</li> <li>• Followup on 6-1-11</li> <li>• Rooftop lease sent on 6-7-11</li> <li>• Responded to lease questions on 6-10-11</li> <li>• Hospital elected not to pursue the lease agreement based on lease terms they did not want to agree to.</li> </ul>	Not viable - Although at North end of SR would be an acceptable site due to height available. Will require lengthy hospital approval delaying site beyond date required to maintain service quality.	Would be less intrusive than project site
7	Mark Ames	1920 Vineyard Templeton, CA 93465	040-271-019	New faux Watertank on Hilltop 40 ft in height; outdoor equipment surrounded by fwood fence	<ul style="list-style-type: none"> <li>• Recon with RF 6-21-11</li> <li>• Proposal letter sent 6-23-11 Followup letter sent 6-29-11 7-5-11 - Owner stated interest and a proposl letter was sent. 7-20-11 Letter of intent signed by LL.</li> </ul>	Good RF location	Met with County; neighbors and Fire Dept. On site; all in favor

Components for site to be feasible

Site ID	Lease	Zoning	Construction	RF
1	X		X	
2		X	X	
3		X	X	X
4		X	X	
5	X		X	X
6		X	X	
7	X	X	X	X
Existing Site	X	X	X	X

# Twin Cities Alternate Site Photos

