

Alternative Candidate Analysis

Verizon Wireless
Ag Valley Road
959 Valley Road
Arroyo Grande, CA 93420



June 6, 2024

Summary of Site Evaluations

Summary

Verizon Wireless has Identified a significant gap in its Long Term Evolution (LTE) wireless service in some areas of the Arroyo Grande community.

II. Methodology

Once a significant coverage gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations. In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

The City of Arroyo Grande establishes the guidelines for wireless facility design and location, encouraging co-location to reduce the overall number of freestanding facilities throughout the City. Under the policy, the City sets preferred locations: a) side-mounted antennas on buildings, water tanks. There are no buildings or water tanks of suitable height/elevation in the search area. B) Signs, There are no large shopping malls or other signs nearby of suitable height/elevation. C) Atop existing buildings, water tanks, similar to A), there are no buildings or water tanks of suitable height/elevation in the search area. D) Alternative Tower Structures, this category includes the monopine Verizon is proposing. The City’s standards for telecommunication facilities favor facilities that appear as a natural environmental feature. Based upon these site location and design preferences established in the City’s code, priority has been given to 959 Valley Road property for this proposed facility. A Conditional Use Permit review and approval process is required to place a new wireless facility at this location.

I. Analysis

For the past twenty-four months, Verizon Wireless has sought to identify and lease a suitable location for its new wireless facility to serve the City of Arroyo Grande. As collocation of facilities is generally required where available, Verizon Wireless sought collocation sites which could

provide radio frequency propagation to address the Coverage Gap. There were no viable candidates available within the search area already existing or feasible for collocation. There is a record of an AT&T site at 1585 South Elm Street, Oceano CA, however this site is too far west to work. The next nearest site is a CCI site at coordinates: 35.1253, -120.6008 which will not work for the RF engineers. There are 2 existing Verizon sites: 35.1094, -120.6193, however this site is too far away, and another at 35.1251091497 -120.583151514 which is a site that needs to be offloaded due to demand.

As such, the Verizon Wireless search moved to candidates within the search area where a freestanding design might be feasible. Four preliminary candidates were identified: AG Valley Road, Runnel's, St. John's and Peaceful Point.

The following is a summary of sites reviewed within the search area:

Site Name / Property Owner	Property Address	Phone Number	Contact Attempts			Landlord Interest	RF Acceptance	Additional Zoning Notes
			Phone Call #1	Phone Call #2	Phone Call #3			
St. John's	959 Valley Rd.					Yes	Yes	Current candidate
Runnels	586 Valley Rd.	(303) 828-0363				No	Yes	Not interested, uses entire property for farming.
Peaceful Point	2850 Peaceful Point Lane	(303) 539-9054	Face to face with property mgr on site.			No	No	RF rejected based on elevation and location
Ag Valley	789 Valley Rd.	(303) 828-3152				Yes	Yes	Denied Victorian Estates Facility.

A more detailed analysis of the specific candidates is below.

Summary of Candidates Reviewed

Primary Candidate

St. John's Church

959 Valley Rd., Arroyo Grande CA 93420



St. John's Church is the new proposed facility. This location is within the search area issued by Verizon radio frequency engineers and the landlord has expressed interest. Initial requests for interest went unreturned, however the property owner later expressed interest to lease space to Verizon for the facility because, as an emergency service provider, they see the need for improved coverage in the area. The primary use of this property is not sensitive to the addition of a telecommunication facility use on it.

1. Runnels
586 Valley Rd., Arroyo Grande CA 93420



The Runnels property is a secondary candidate for the Ag Valley Rd. telecommunications facility. RF engineers approved this location, however the property owner responded to our letter of interest with a comment that they utilize all their land for farming and do not have room for a telecommunications facility. Therefore, this site has been ruled out as a viable candidate.

Additional agricultural fields nearby west in unincorporated San Luis Obispo County were evaluated, however it would impact the active farming operations and there was a lack of storage areas, staging yards or other locations a site could have gone without impacting the farming patterns.

2. Peaceful Point
2850 Peaceful Point Lane, Arroyo Grande CA 93420



The radio frequency and performance engineering requirements for coverage improvements to the target area cannot be met with the slope. This site was ranked low on RF's list due to coverage issues. The landlord did not respond to our letter of interest or attempted contacts. This site was ruled out as a viable candidate.

3. AG Valley Rd. – Victorian Estate (Denied Candidate)

789 Valley Rd.
Arroyo Grande, CA 93420
Required Height: 55 feet
Zoned: Office Mixed-use
Design: Water tower



The AG Valley Rd. property was chosen initially as the candidate for the telecommunications facility. However, the Planning Commission denied the request for a conditional use permit CUP23-006 via resolution no. 24-2395. This location is within the search area issued by Verizon Wireless radio frequency engineers and was deemed a feasible location by the engineer. The height is needed to address the gap in coverage. The property owner has agreed to lease space to Verizon for the facility because, as an emergency service provider, they see the need for improved coverage in the area. The primary use of this property is not sensitive to the addition of a telecommunication facility use on it.

Aerial View
Locations of Possible Candidates
within the Search Area



Conclusion

Verizon Wireless evaluated four site alternatives within the identified significant coverage gap over the last twenty-four months, including a complete evaluation of these alternatives. Based on the analysis and evaluation, Verizon Wireless concludes that the proposed monopine site at a maximum height of 68 feet is the least intrusive means to address the significant gap in coverage, and to address the community's wireless needs. This conclusion arises primarily from the fact that the proposed facility at 959 Valley Road is a location where there is both a willing property owner to lease space and a location on the property which presents a location for a monopine site with little or no visual or noise impacts and is therefore preferred under the guidelines of the City of Arroyo Grande.