



## **Wireless Telecommunication Facility**

### **Project Narrative & Analysis**

**Applicant:** Verizon Wireless  
2770 Shadelands Dr, Building 11  
Walnut Creek, CA 94598

**Owner:** Super Farm LLC  
PO Box 231  
Ross, CA 94957

**Rep:** Sequoia Deployment Services, Inc.  
1 Spectrum Pointe Dr., Suite 130  
Lake Forest, CA 92630  
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**Site No:** Bernal Peak

**Location:** Verizon Wireless  
14000 PT Reyes Petaluma Rd  
Point Reyes Station, CA 94956  
APN: 119-050-14

### **Project Description**

The proposed project is a request by the Agent, Sequoia Deployment Services, on behalf of the Applicant, Verizon Wireless, for a Conditional Use Permit, Design Review, and Coastal Permit to allow construction and use of an unmanned, telecommunications facility under provisions of County zoning code requirements for the property zoned as Agricultural (C-APZ-60). The facility would be located at APN # C-APZ-60 within a 900 square foot lease area owned by Super Farm LLC. The proposed facility would provide additional data capacity and improve wireless services and the surrounding rural area.

Verizon Wireless is proposing to construct, operate and maintain a new wireless telecommunications facility at 14000 Pt. Reyes Petaluma Rd. The proposed telecommunications facility will consist of three (3) sectors of three (3) antennas each, totaling nine (9) panel antennas along with six (6) remote radio units (RRU) mounted behind the antennas. The

proposed facility will be designed as a fifty-foot (50') faux water tower with antennas at a tip height of forty-eight feet (48') and RRU's at forty-five feet (45') high.

All equipment for the antennas would be located at the base of the structure behind a proposed 8' tall concrete masonry wall within a 30' x 30' equipment enclosure with a new concrete pad to mount the equipment on. Equipment includes three (3) cabinets, one (1) GPS antenna, five (5) service lights, a fiber teleco box, a transformer and one (1) surge suppressor. The equipment would be serviced by Pacific Gas and Electric through a proposed underground route from the equipment enclosure to a utility pole located to the South in front of the property. Roughly 445' of trenching will be needed for the new utility route. The proposed facility would not require grading other than this trenching. Access to the facility would be from a 20'-0" utility easement that will contain a 16' wide access road comprised of 4" of compacted class 3 aggregate base. A 20'x10' Verizon technician parking space is also to be proposed within the utility easement and will be located at the entrance of the equipment enclosure. The entire facility minus the trenching and access road would be contained in the 900 square foot lease area on a pre-graded area at the northwest corner of the property along Point Reyes Petaluma Rd. Any visible equipment will be painted for concealment as necessary, and all equipment will be housed behind the proposed 8' tall concrete masonry wall for security.

A 30KW diesel generator with a 203-gallon tank will also be installed in the equipment enclosure, but will only be used in the event of a mass power failure.

### **Objective**

This project's primary objective is to improve network coverage and capacity to the rural areas west of Santa Inez.

### **Maintenance and Monitoring Program**

Verizon Wireless 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 the conditions of approval and lease agreements regarding maintenance timing and scope.

### **Radio Emissions**

Verizon Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission ("FCC"). The facility will be compliant with all FCC regulations. Please refer to the Radio Emission Report included in the zoning package for full information regarding radio frequencies and maximum power output. The facility will display appropriate FCC compliance signage; no further signage or lighting is proposed or required.

## 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.

Once a significant coverage/capacity 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.

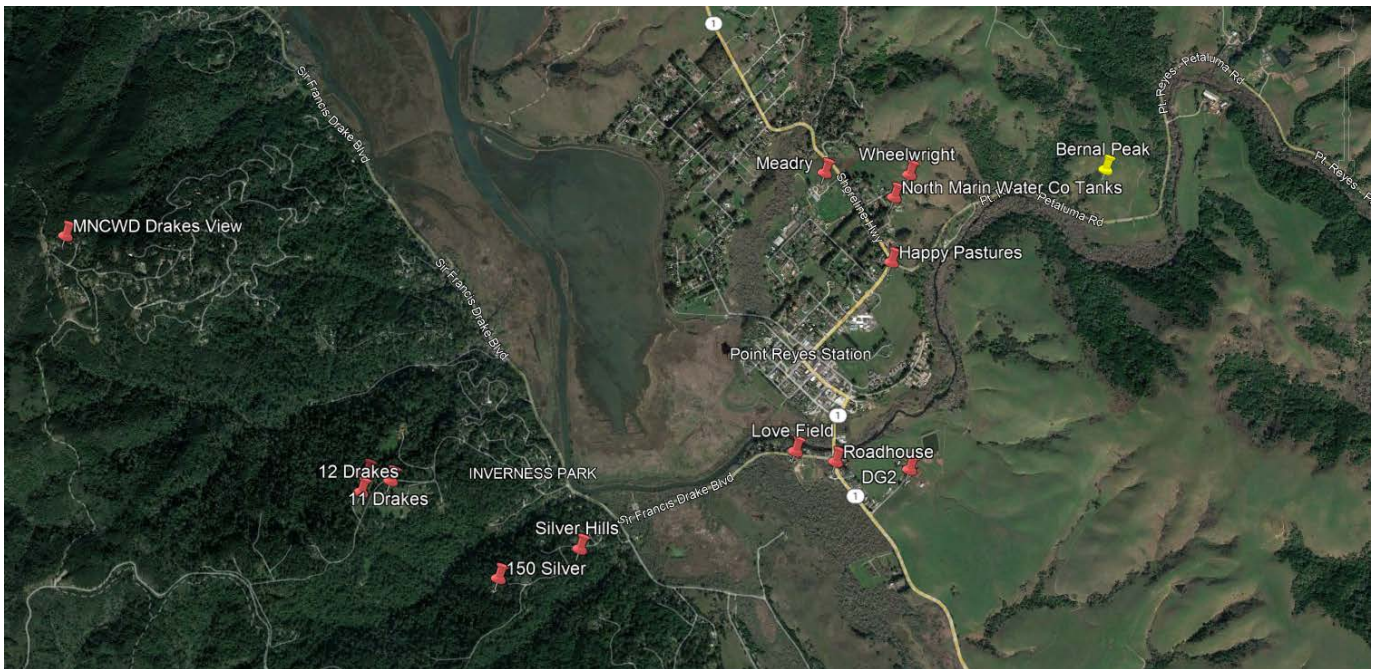
With that said, there were no viable candidates available within the search area already existing nor any feasible sites for collocation (please see existing tower map below). No non-residential buildings exist within the search ring of this agricultural area of the County. As such, the Verizon Wireless search moved to candidates within the ring where a freestanding design might be feasible. Fourteen (14) preliminary candidates were identified. Each of these alternate properties were closely evaluated and of these, the “Bernal Peak” property, was deemed the most feasible and least intrusive candidate.

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

Site Name / Property Owner	Property Address	Additional Notes
Bernal Peak	14000 PT Reyes Petaluma Rd, Point Reyes Station, CA	Primary Candidate, met RF objective and had willing landlord.
DG2	10900 Highway 1, Point Reyes Station, CA	Low elevation which would make the antenna height larger than what the zoning allows.
Love Field	11191 Sir Francis Drake Blvd, Point Reyes Station, CA	Low elevation which would make the antenna height larger than what the zoning allows.
Meadery	11925 State Route 1, Point Reyes Station, CA	Rejected by the property owner due to the opposing neighbors.
North Marin Water Co Tanks	Water Tank Road, Point Reyes Station, CA	Rejected by the property owner due to the opposing neighbors.
Roadhouse	10905 Highway 1,	Low elevation which would make the antenna height larger

	Point Reyes Station, CA	than what the zoning allows.
Wheelwright	11798 State Route 1, Point Reyes Station, CA	Property owner never responded to the request.
Happy Pastures	11598 State Route 1, Point Reyes Station, CA	Property owner never responded to the request.
NMCWD Drakes View	420 Drakes View, Inverness CA	Rejected by the property owner due to the opposing neighbors.
10 Drakes	10 Drakes Summit Rd, Point Reyes Station, CA	Rejected by the property owner due to the opposing neighbors.
11 Drakes	11 Drakes Summit Rd, Point Reyes Station, CA	Rejected by the property owner due to the opposing neighbors.
12 Drakes	12 Drakes Summit Rd, Point Reyes Station, CA	Rejected by the property owner due to the opposing neighbors.
150 Silver	150 Silver Hills Rd, Point Reyes Station, CA	Low elevation which would make the antenna height larger than what the zoning allows.
Silver Hills	Silver Hills Rd, Point Reyes Station, CA	Low elevation which would make the antenna height larger than what the zoning allows.

### Site Map



### **Alternative Site Analysis Conclusion**

Based on the analysis and evaluation of the fourteen site alternatives, Verizon Wireless concluded that the proposed concealed faux water tower facility at a maximum height of 50 feet is the least intrusive means to address the significant gap in coverage and will address the community's wireless needs. This conclusion arises primarily from the fact that the proposed facility at 14000 PT Reyes Petaluma Rd. is the only location where there is both a willing property owner to lease space and a location on the property which presents a location for a wireless facility with little or no visual or noise impacts and is therefore preferred under the guidelines of the Marin County Municipal Code.

In an effort to meet customer demands, Verizon Wireless is proposing this facility in a manner that will not create conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The facility is not staffed and will have no impact on current (traffic or parking) circulation systems. In addition, the facility continues to only require periodic maintenance, which equates to approximately one trip per month. Furthermore, Verizon will continue to operate in full compliance with all local, state and federal regulations. Verizon Wireless respectfully requests approval of this modification to continue operating and improve the existing wireless facility in order to provide seamless coverage to subscribers.