

Project Description-Proposal

Verizon Site #248125

Proposed Verizon Wireless facility located at

2518 Pfeiffer Lane - Pinole, CA 94564

Owner: Mike and Debra Evans

APN: 360-131-036

Introduction

Verizon Wireless is the largest wireless communications provider in the U.S. with more than 27 million wireless voice and data customers. The coast-to-coast wireless provider was formed by the combination of the U.S. wireless businesses of Bell Atlantic Corp. and GTE Corp - now Verizon Communications (NYSE:VZ) - and Vodafone (NYSE and LSE: VOD). The new company includes the assets of Bell Atlantic Mobile, AirTouch Cellular, GTE Wireless and PrimeCo Personal Communications.

Verizon and its affiliates have acquired licenses from the Federal Communication Commission ("FCC") and the CPUC. These licenses include Sonoma County, California. The regional system operates under the name GTE Mobilnet of California Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, by Cellco Partnership, its general partner.

Applicant's Request

Verizon Wireless formally requests under the City of Pinole Wireless Telecommunications Facilities Chapter 17.33 approval of a Conditional Use Permit and Design Review for an unmanned telecommunications facility in the City of Pinole located at 2518 Pfeiffer Lane, currently zoned Suburban Residential.

Project Description

Installation of an unmanned Verizon Wireless telecommunications facility to be located at 2518 Pfeiffer Lane in the City of Pinole, California. The proposed facility will consist of the installation of nine panel antennas mounted within a new 34' faux water tank, painted a natural appearing reddish color to blend in aesthetically with the suburban rural environment. Placement of outdoor equipment cabinets and *generator on a new concrete pad foundation within a 27'-5" by 19'-5" fenced lease area below tank. Grape vines will be planted on three sides of the six foot plus 2 foot lattice fenced area to create a natural setting for the faux water tank and will blend in naturally with the hillside views.

*Verizon will include a new stand-by 30KW diesel generator with UL 142 fire rated with 132-gallon diesel fuel tank that has a secondary containment with emergency vents, and heavy duty 7 gage side channels. This generator will supply power in emergency situations only. This is part of Verizon's homeland security initiative. Verizon wants the entire network to be able to sustain itself in the event of blackout situations. The generator will meet all noise standards of the City of Pinole.



Maintenance

The facility will be unmanned and will be visited only monthly for routine maintenance. The facility will emit no glare, odor or noise above acceptable levels, and will not have any signage other than those required for identification as mandated by the FCC and FAA, which are designed to protect public safety. To ensure structural integrity of the facility, Verizon Wireless will construct and maintain the site in compliance with all federal, state and local building codes and standards. In addition, each facility is monitored 24 hours a day, electronically for intrusion and environmental disruption. The facility will also contain a sign identifying a 1-800 number to call in case of an emergency (manned 24 hours a day by Verizon employees) and identifying it as a Verizon facility. Verizon will be in compliance with all FCC regulations regarding signage at the facility.

Need for Site and Location Justification

Wireless phone systems operate on a "grid" system, whereby overlapping "cells" mesh to form a seamless wireless network. The technical criteria for establishing cell sites are very exacting as to both the height and location of the telecommunication facility. Based on a computerized engineering study, which takes into account, among other things, local population density, traffic patterns, and topography, Verizon Wireless's RF engineers have identified this location as being a necessary and appropriate location for a cell site in order to provide coverage along the Pinole Valley Road and to the neighborhood community of Pinole.

SEE COLOR CODED RF MAP FOR EXISTING AND PROPOSED COVERAGE and EXISTING AND PROPOSED SITES IN THE CITY OF PINOLE AND SURROUNDING AREA WITHIN ¼ MILE.

Alternative Site Analysis

Verizon Wireless investigated existing structures, towers and buildings high enough to accommodate the coverage objectives.

(1) PGE tower line along Pinole Valley Road/Alhambra Valley Road were investigated and rejected by Verizon Radio Frequency Engineer as too close to adjacent existing sites and would cause signal interference and not achieve coverage objective.

(2) The Fire Station located at Adobe and Pinole Valley Road did not have adequate available ground space. (Additionally, City Pinole is prohibited from leasing space for non-park purposes)

(3) A location closest to the left field corner of the baseball field in the parking lot of Pinole Valley Park was first proposed and visited on October 5, 2010 with the City of Pinole Planning Department and Department of Public Works Engineer. Location was deemed favorable to pursue, "*staff believes this site makes the most sense for a proposed collocation site*", (October 6 email from city planner). A meeting with the Planning Committee Sub-Committee was held February 10, 2011 to review location, and

Commissioners did not favor site and directed carriers to look for alternative locations in Park.

(4) Two locations were recommended by Sub-Committee Commissioners-the open space area behind the "Dog Park" off Adobe Road, and the location located at 1270 Adobe Road. After a Site Visit to the City land locations with Planning Staff and Commissioners on February 10, direction was given to assess both locations for RF Signal and Aesthetic viability. Verizon provided information based on a Drive Test and provided minimum height requirement for coverage objective. Both locations were reviewed and brought back to the Commissioners at a meeting on April 11, 2011 and direction was given by the Sub-Committee to pursue the 1270 Adobe Road location with a monopole favored over a Monopine, that would hold at least two carriers.

At the Civil Review held by Verizon Wireless on July 27, 2011 to prepare Zoning Design and Drawings, direction was provided by city planner to propose a 78 foot monopole that would be able to hold 3 future carriers. This Site was approved and a CUP was approved by the Planning Commission on March 25, 2013. Subsequently, the City Council preferred a monopine design. Verizon accommodated and changed design to a monopine design. Project approval was appealed and was put on hold pending an alternative search for a site location outside of Park Property.

(5) Mc Kay Property – 3950 Pinole Valley Road – Pinole
Landlord was willing to lease space on his property, however, access to the site location would require access easement from City of Pinole (Park Property). Deemed not viable to obtain easement right from City of Pinole due to restriction on Park property.

(6) 4001 Pinole Valley Road – Pinole
Willing landlord, however, no adequate space for tower and equipment.

(7) City of Pinole Land – APN: 360-240-025 -
Not available for development for telecom site. May be needed to exchange/replace the land taken for the Fire Department location in Pinole Park.

Radio Frequency

The proposed facility will be designed and constructed to meet applicable governmental and industry safety standards. Verizon Wireless continues to comply with all FCC governing construction requirements, technical standards, interference protection, power limitations, and radio frequency standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. A Radio Frequency Exposure Study was prepared by Hammett & Edison, dated November 4, 2014 showing compliance with FCC standards.

Noise & Acoustical Information

Standby Generator for emergency back up power supply

In order for Verizon to maintain the site's operational capability in the event of an emergency or extended power outage, a 30 kW diesel fired generator will be installed at time of construction. The generator itself is enclosed in a sound attenuated enclosure, utilizes a muffler with the exhaust pipe directed vertically approximately 8 feet above ground level. The generator would run for extended periods of time only in the event of a natural disaster, other emergency or prolonged power outage. Sound test results are available for the proposed generator and are attached for review.

Safety

The proposed site will be entirely self-monitored by sophisticated computers which connect directly to a central office and which alert personnel to equipment malfunction or breach of security. Moreover, no smoke, debris or other nuisance will be generated by the proposed facility.

The proposed facility will not be detrimental to nor will it endanger the public health, safety, morals, comfort, or general welfare of the community. The proposed facility will not pose a risk of explosion, fire or other danger to life or property due to proximity to other materials and the facility will be designed and a State of California qualified engineer will certify that the proposed facility will be structurally sound.

In Conclusion

Everyday, more than 296,000 "911" calls are made from wireless phones. According to the National Center for Health Statistics Interview Survey January – June 2010, 26.6% of U.S. Households are Wireless "Only" households. The proposed Verizon Wireless Telecommunications Facility enhances the general welfare of the community by providing the infrastructure for these calls, as well as providing vital means of communication during times of emergency when traditional land lines are not available or in cases of power failure. The carefully selected and designed facility allows these calls to occur while remaining a site that meets the needs of the community now and in the future.

For the purpose and duration of this application, the project manager is **NSA Wireless, Inc. located at 12893 Alcosta Blvd. Suite G, San Ramon CA 94583, contact Pamela Nobel direct at (707) 486-7252, email: pdnobel@earthlink.net** or NSA Wireless at (925) 244-1890, and Fax: (925) 355-0672.

Verizon Wireless long-term responsible party and agent for service of process is:
GTE Mobilnet of California Limited Partnership,
dba Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate