**REVISED PROJECT SUPPORT STATEMENT**
**VERIZON WIRELESS**

**Site Name:** South Petaluma
**Location:** 611 Western Avenue, Petaluma, CA 94952
**APN:** 008-032-009

## Introduction

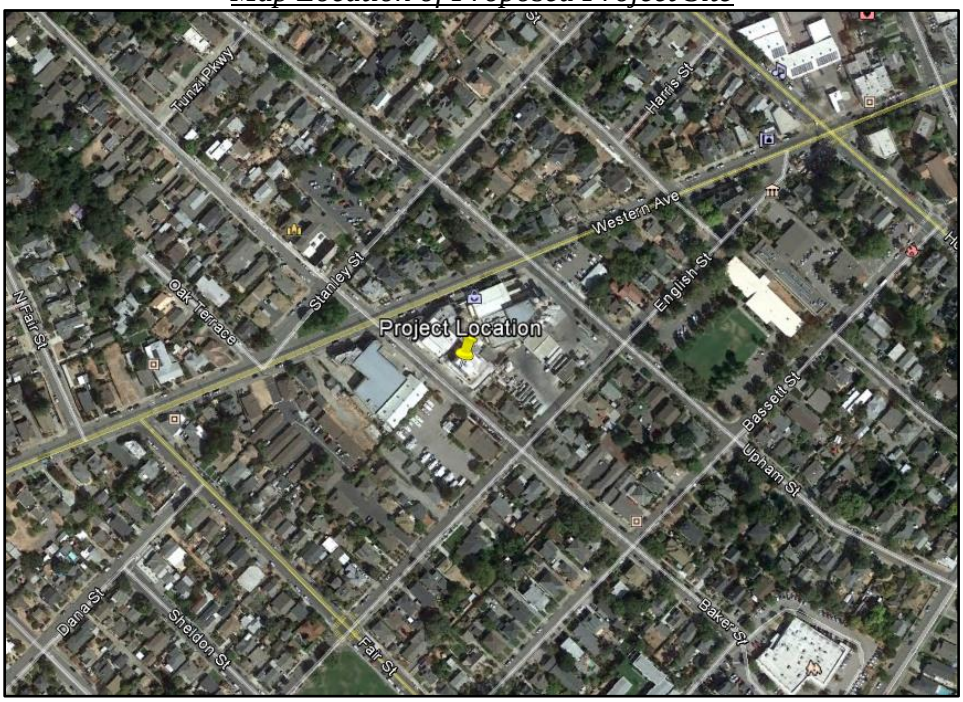
Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in Petaluma, California. Verizon maintains a strong customer base in Petaluma as well as Sonoma County and strives to improve coverage for both existing and potential customers.

There is a significant gap in Verizon Wireless service in the south Petaluma area, west of downtown, as described in the accompanying *Statement of Verizon Wireless RF Engineer Snehil Tiwari* (the "RF Engineer's Statement"). To serve the gap, Verizon Wireless proposes a new concealed facility on the rooftop of an industrial building at the Petaluma Creamery, 611 Western Avenue. The proposed facility satisfies all requirements for approval according to the Petaluma Municipal Code. As confirmed in the accompanying Verizon Wireless Alternatives Analysis, the proposed facility is the least intrusive means to serve the gap. The proposed will provide new reliable Verizon Wireless service to benefit Petaluma residents, shoppers, travelers, local businesses, and emergency response personnel.

## Project Location & Design

Verizon proposes a new wireless unmanned telecommunications facility on the roof of an building at the Petaluma Creamery. The property is a 2.42-acre parcel. The subject parcel is in an I-Industrial zone, one of the few zones in the gap area where new wireless facilities are allowed according to the Code. The subject property includes numerous industrial buildings associated with the Creamery. The surrounding area includes residential and commercial buildings.

*Map Location of Proposed Project Site*




Verizon Wireless proposes to place 16 panel antennas, in four groups of four, on the roof of a 61-foot industrial building. Each group of antennas will be concealed within a cylindrical, RF-transparent radome 9 feet tall and 7 feet in diameter, treated to resemble the existing metal siding of building. Small radio units and surge suppressors also will be concealed within the radomes. The top of the radomes will be at 70.1 feet, nine feet above the roof.

All four antenna radomes will be set back 6 feet 10 inches from the northwest and southeast edges of the roof, and 11 feet from the northeast and southwest edges, with an 11-foot setback from the front edge of the roof along Baker Street to the southwest. Verizon Wireless will place a one-foot parapet extension around the entire roof to screen the base of the radomes.

Associated network cabinets and other gear will be placed near the center of the roof, mostly screened from off-site views by the parapet. Conduit connections will be placed flush to the southwest side of the building, painted to match. With antennas elevated to a centerline of 66.6 feet at this optimal location, the Proposed Facility will provide new reliable Verizon Wireless LTE service to the Significant Gap.

Please see enclosed Photo Simulations for additional views and well as enlarged detail.

*Existing View of the Petaluma Creamery Building, Looking West from English Street*

*Simulation of Proposed Rooftop Facility, Looking West from English Street*

*Service Objective*

There is a significant gap in Verizon Wireless network service in the south Petaluma area, west of downtown, described in detail in the RF Engineer's Statement. Reliable LTE in-building coverage is lacking in the area, which includes residential neighborhoods. Additionally, there is a lack of strong dominant signal from distant Verizon Wireless facilities, and there is significant demand on network capacity in the gap area. To remedy the significant gap, Verizon Wireless must place the proposed facility to ensure sufficient reliable network service.

*Alternatives Analysis*

The proposed facility is the least intrusive, feasible alternative to serve the significant gap, as described in the Alternatives Analysis. Verizon Wireless found no feasible option to collocate with existing wireless carrier facilities in the gap area. Verizon Wireless investigated placement of a new facility in the zones within the gap area where wireless facilities are allowed (the I, C1 and CF zones), readily identifying the proposed facility location at Petaluma Creamery, while finding that other options were infeasible or more intrusive due to visual and/or environmental impacts.

**Compliance with City Development Requirements**

In accordance with City of Petaluma Municipal Code 14.44, Verizon complies with the following requirements, including allowed zoning designation, building design, location, lighting, roads and parking, and facility screening. All telecommunications facilities shall be designed to blend into the surrounding environment to the greatest extent feasible. The proposed facility is located on a parcel zoned I-industrial, all cabling equipment will be screened behind a one-foot parapet extension on the building, and all antennas and equipment will be set back from the edge of the roof. The antennas will be further screened within the cylindrical radomes. The proposed facility blends with the existing building in such a manner as to be effectively unnoticeable.

The proposed facility complies with all the below requirements.

A. *The minor antenna use involved is accessory to the primary use of the property which is not a telecommunications facility.*

The property is currently used for operations of the Petaluma Creamery. The addition of Verizon's antennas and equipment will be fully concealed on the roof of an existing building. The proposed facility will not disturb the current use of the property, and is accessory to the property's industrial use.

B. *The combined effective radiated power radiated by all the antenna present on the parcel is less than one thousand five hundred watts.*

The Federal Telecommunications Act preempts municipalities from regulating a wireless facility based on radio frequency (RF) emissions if the facility meets all Federal Communications Commission (FCC) guidelines. 47 U.S.C. § 332(c)(7)(B)(iv). The proposed facility will operate under the FCC's RF exposure limits, as confirmed in the radio frequency study by Hammett & Edison, Inc., Consulting Engineers, dated October 12, 2020.

C. *The combined NIER levels produced by all the antennas present on the parcel do not exceed the NIER standard established in Section 14.44.290 of this chapter.*

Please see above.

*D. The antenna is not situated between the primary building on the parcel and any public or private street adjoining the parcel, so as to create a negative visual impact.*

All antennas will be confined to the rooftop of a building at the Petaluma Creamery building, located at 611 Western Avenue. No antenna will be placed between a building and a street.

*E. The antenna is located outside all yard and street setbacks specified in the zoning district in which the antenna is to be located and no closer than twenty feet to any property line.*

The proposed facility antennas are confined to the rooftop, not within any setbacks, and over 20 feet from the nearest property line.

*F. None of the guy wires employed are anchored within the area in front of the primary structure on the parcel.*

N/A. No guy wires are proposed.

*G. No portion of the antenna array extends beyond the property lines or into the area in front of the primary building on the parcel, so as to create a negative visual impact.*

N/A. No portion of the antenna array extends beyond the property lines.

*H. At least ten feet of horizontal clearance exists between the antenna and any power lines, unless more clearance is required to meet CPUC standards.*

The proposed Verizon Wireless facility complies with the above requirement as there are no power lines near the building. Power lines are located along the opposite site of the street.

*I. All towers, masts and booms are made of a noncombustible material and all hardware such as brackets, turnbuckles, clips, and similar type equipment subject to rust or corrosion has been protected either by galvanizing or sheradizing after forming.*

The proposed Verizon Wireless facility complies with the above requirement.

*J. The materials employed are not unnecessarily bright, shiny or reflective and are of a color and type that blends with the surroundings to the greatest extent possible.*

The proposed Verizon Wireless facility complies with the above requirement. The proposed design will be painted to match the existing building.

*K. The installation is in compliance with the manufacturer's structural specifications and the requirements of the Uniform Building Code including Section 507. Exceptions Table SD, Table 23-24 and Section 3602, as applicable.*

The proposed Verizon Wireless facility will comply with the above requirement.

*L. The height of the facility shall include the height of any structure upon which it is placed, unless otherwise defined within this chapter.*

The proposed Verizon Wireless facility complies with the above requirement. The existing 61.1' height of the building has been considered.

*M. No more than two satellite dishes are allowed on the parcel, one of which may be over three feet in diameter, but no larger than eight feet in diameter, with adequate screening, at the discretion of the planning director.*

N/A.

*N. Any ground mounted satellite dish with a diameter greater than four feet that is situated less than five times its actual diameter from adjoining property lines has screening treatments located along the antenna's non-reception window axes and low-level landscape treatments along its reception window axes.*

N/A.

*O. Any roof mounted panel antenna with a face area greater than three and one-half square feet shall be located so as to be effectively unnoticeable.*

The proposed Verizon Wireless facility complies with the above requirement. All antennas are screened within RF-transparent radomes, which are set back from the edges of the roof.

*P. Sufficient anti-climbing measures have been incorporated into the facility, as needed, to reduce potential for trespass and injury.*

The proposed Verizon Wireless facility complies with the above requirement. The rooftop will not be publicly accessible.

*Q. The facility is located more than seventy-five feet from any residential dwelling unit, unless recognized as an exempt facility as set forth in Section 14.44.020.S.l.*

The proposed Verizon Wireless facility complies with the above requirement. The telecommunications facility is located 75.5 feet from the nearest residential dwelling unit, located at 432 Baker Street.

*R. No trees larger than twenty inches in diameter measured at four and one-half feet high on the tree would have to be removed.*

N/A. No trees will be removed.

*S. Any new building(s), structure(s), control panel(s), etc. shall be effectively screened from view from off-site.*

The proposed Verizon Wireless facility complies with the above requirement.

*T. The site has an average cross slope of ten percent or less.*

N/A. All equipment will be placed on the rooftop.

*U. All utility lines to the facility from public or private streets shall be underground.*

The proposed Verizon Wireless facility will comply with the above requirement.

*V. If located within a recognized historic district, or on a structure recognized as a historic landmark, that adequate screening has been provided.*

Verizon has provided responses from the California Office of Historic Preservation to demonstrate compliance with Section 106 of the National Historic Preservation Act of 1966. Adequate screening has been provided to camouflage the existing equipment and the proposed facility will not adversely affect historic properties.

**Operations & Maintenance**

Visitation to the site by a service technician for routine maintenance typically occurs on an average of once every 1 to 2 months. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there is no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will are required.

**Compliance with FCC Standards**

Verizon Wireless complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. An RF exposure report has been prepared by independent licensed engineering firm Hammett & Edison, Inc., demonstrating that the Verizon facility has been designed to, comply with FCC requirements.

**Notice of Actions Affecting This Development Permit**

In accordance with California Government Code Section 65945(a), Verizon Wireless requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.