

PROJECT SUPPORT STATEMENT – SITE ANALYSIS VERIZON WIRELESS

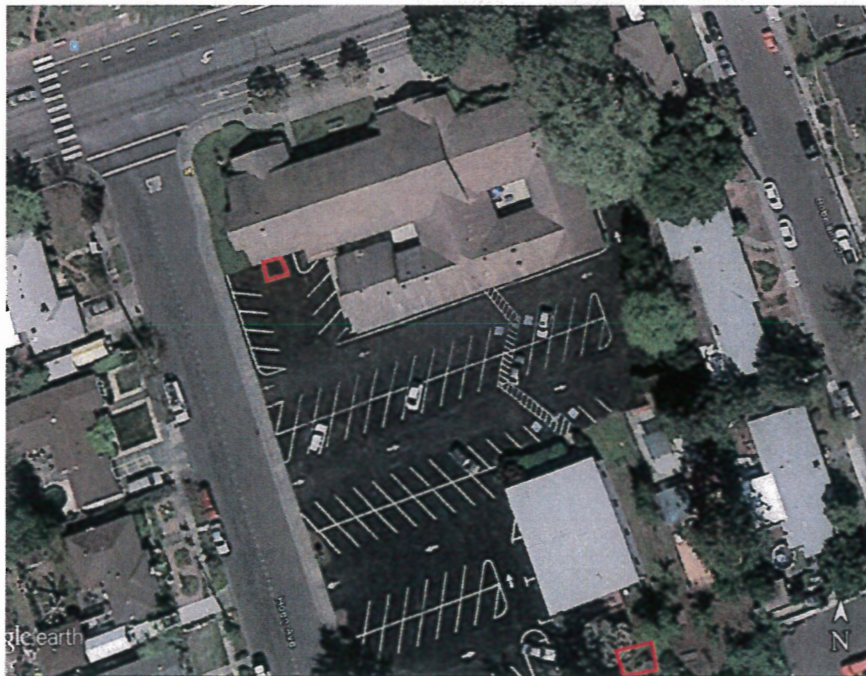
SITE NAME: Montgomery HS (located at Community Baptist Church)
LOCATION: Community Baptist Church of Santa Rosa
1620 Sonoma Avenue, Santa Rosa 95405
APN: 014-142-052

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses and travelers in the City of Santa Rosa. Verizon maintains a strong customer base in the City of Santa Rosa and strives to improve coverage for both existing and potential customers. Verizon Wireless is currently experiencing a significant coverage gap for residential and commercial areas in the City of Santa Rosa along Sonoma Avenue (a 4-lane arterial), Hoen Avenue (a 2-lane arterial), Doctors Park Drive, and Doyle Community Park. This project will expand Verizon's existing network in an effort to improve call quality, signal strength, and wireless connection services. The increase in wireless signal strength will benefit residents, local businesses, and public safety communications systems in the City of Santa Rosa.

Location

Verizon Wireless proposes a new building-mounted wireless communications facility on an existing non-residential building religious building located at 1620 Sonoma Avenue, Santa Rosa. The property is located in the Medium Density Multi-Family Residential District. This roughly 1.99- acre property is used as a religious building (church). The lease areas are located in the Northern and Southern portions of the property. The surrounding area consists of Residential, Commercial, and Planned Development zoned properties.



City of Santa Rosa

JAN 16 2018

Planning & Economic
Development Department

Development Department

Proposed Facility

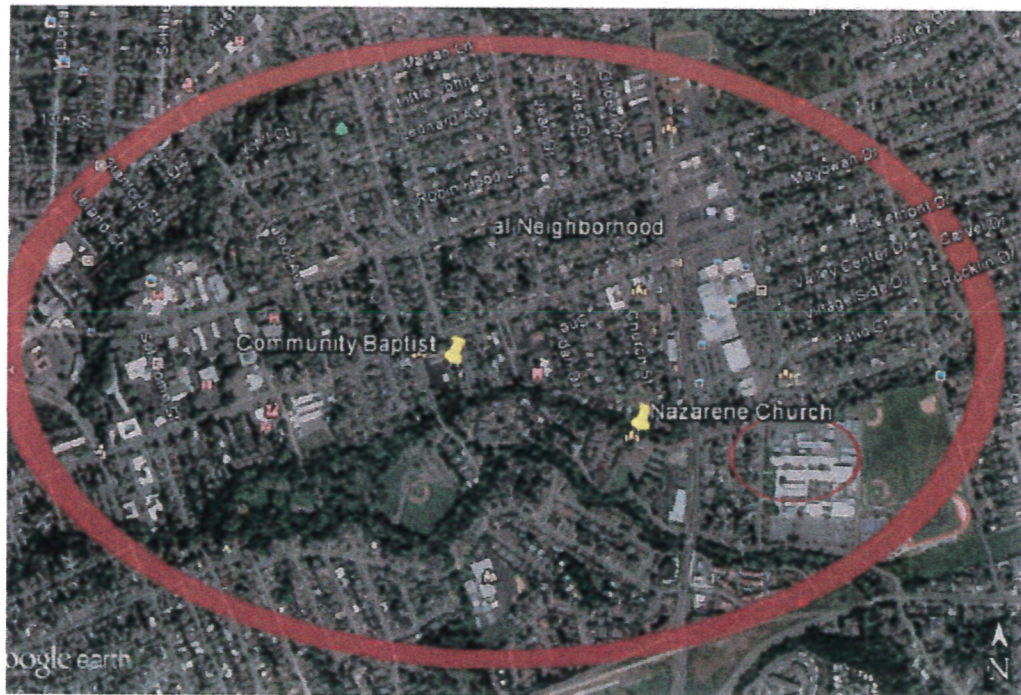
The proposed facility consists of six (6) Verizon Wireless panel antennas with three (3) proposed antenna sectors and two (2) antennas per sector to be mounted on the existing church building. There are nine (9) Verizon Wireless RRH units which will be mounted behind the antennas with one (1) proposed Verizon Wireless surge protectors mounted on the proposed steeple. An equipment cabinet will be installed along with associated connections. A 6-foot tall chain link fence will be installed with an access gate around the lease area perimeter. The power and telecommunications cables will be installed underground from the tower to the lease area. The unmanned facility will provide enhanced wireless network coverage 24 hours a day, 7 days a week.

Service Objective

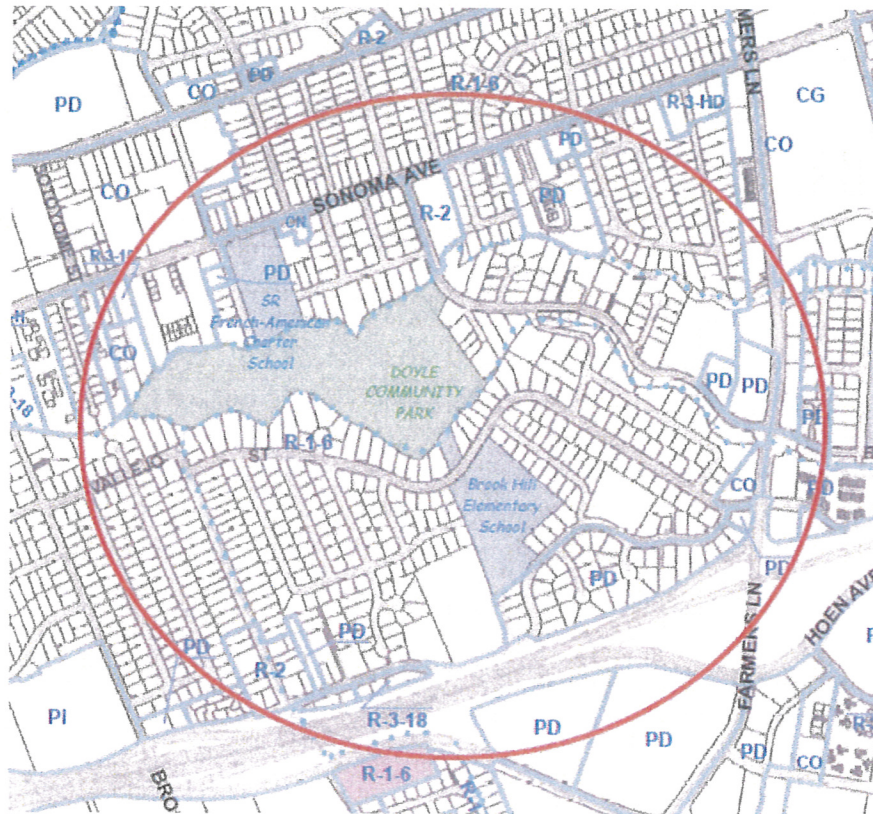
The objective of the proposed facility is both to fill in a gap in coverage in the the City of Santa Rosa, Sonoma Avenue – Doyle Community Park area, as well as to provide support capacity to the existing overloaded facilities (“Santa Rosa” and “Santa Rosa East). In order to achieve this service objective, VZW identified a potential candidate "Search Ring". A Search Ring is a circle on a map that is determined by Verizon’s Radio Frequency Engineer. The circle identifies the geographic area within which the proposed facility must be located to satisfy the intended service objective. In creating the Search Ring, the RF Engineer takes into account many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc.

For a visual representation of the Search Ring, see the image below. The vast majority of the search area identified to meet VZW's coverage objectives is comprised of land that is primarily zoned Planned Development and Residential (which limits the opportunities available for wireless facilities in this area, as Residential zones prohibit new wireless communication towers.

Search Ring (Aerial)



Search Ring (Zoning)



Service Objective

Statements Related to Need

Reliable and robust wireless networks are an increasing importance with the growth and use of cellular phones and data driven devices. Especially in an area, with a moderate mix of commercial, retail, recreational, employment, and public transportation uses that rely on the newest and fastest communication methods. A wireless communication facility is required in and around the Search Ring area (Sonoma Avenue/ Doyle Community Park and surrounding area). The existing Verizon facilities are not capable of providing sufficient service in the objective area and address rapidly increasing data usage.

Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for business, commerce and public safety. The proposed Verizon facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation. The following wireless telecommunications users will benefit from improved coverage created as a result of the proposed facility:

- Commercial businesses and public and community services in the area
- City of Santa Rosa Police Department
- Existing Transit Systems and vehicle traffic

Coverage – Significant Gap

Coverage is the need for expanded wireless service in an area that has either no service or poor service. The request for improved service often comes from our customers emergency services personnel. While this once meant providing coverage in vehicles, as usage patterns have shifted this now means improving coverage inside of buildings and in residential areas as well.

The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of Verizon’s network and the community values as expressed in the City’s Code. The proposed facility will fill a gap in coverage in the City of Santa Rosa area, including coverage enhancement and capacity to support the many doctors and medical offices in the immediate. The Proposed Facility provides the least intrusive means by which to close the existing significant service coverage gap in the area. Coverage maps depicting existing and proposed coverage are included with this submittal.

Capacity – Significant Gap

Capacity is the need for more wireless resources. This could mean that customers cannot make/receive calls or could have trouble getting applications to run. A site short on capacity could also make internet connections time out, or delay information to emergency response personnel.

The objective of the proposed facility is to provide capacity relief to the existing overloaded facility (“Santa Rosa” and “Santa Rosa East”). The proposed facility is intended to provide capacity relief, which is the need for more bandwidth of service. A telecommunications site can only handle a limited number of voice calls, data mega bites, or total number of active users. When any one of these limits are met, the user experience within the coverage area of an existing facility quickly degrades during the busier hours of use.

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Coverage is best shown in coverage maps. When preparing coverage maps, Verizon uses tools that take into account terrain, vegetation, building types, and cell site specifics to model predictions of the existing coverage and what we expect to see with a proposed cell site.

Existing Coverage



Proposed Coverage



Above is a visual depiction of the improved coverage to be provided by the proposed facility. The first map represents Verizon's existing coverage conditions in the area. The second map represents Verizon's coverage conditions given approval of the proposed facility. The green areas on both maps represents areas with good coverage.

Alternative Site Analysis

The location of a wireless telecommunications facility to fulfill the above referenced service objective is dependent upon many different factors, such as topography, zoning regulations, existing structures, co-location opportunities, available utilities, access and a willing landlord. Wireless communication is a line-of-sight technology that requires facilities to be in relative close proximity to the wireless handsets in order to be served. Each proposed site is unique and must be investigated and evaluated on its own terms. Verizon strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection for a wireless telecommunication facility.

The site selection process for this proposed facility began in March 2014 with the issuance of the above reference Search Ring. When identifying feasible wireless facility locations, VZW first looks for collocation opportunities on existing towers, which could potentially allow for the satisfaction of the necessary coverage objectives. In this instance, no feasible collocation opportunities on existing towers exist within the necessary geographic area (the Search Ring). Once collocation opportunities on existing towers were exhausted, Verizon next searched for opportunities for roof-mounts, flush-mounts, façade-mounts, etc.

Due to the lack of feasible collocation opportunities in this area, Verizon began a site search for feasible new facility locations. After analyzing the relevant City of Santa Rosa regulations (Zoning Code Section 20-44, in particular), Verizon identified all parcels within the Search Ring area which could serve as potential candidates for a new wireless facility location. A form letter was sent out to all of the potential candidates identified. Of the property owners notified, a few property owners showed an interest in having their property as a candidate for a new facility. In addition, below is a summary of each the considered candidates, and the reason each candidate was or was not selected for the new facility location.

1. Hoey -APN: 014-081-005

This candidate is too far outside of the coverage objective area, and a small cell facility is already planned for this location. After further determinations and inquiry this site was deemed insufficient and thusly not selected by the Verizon RF engineer.

2. Santa Rosa Memorial Hospital - APN: 009-161-003

This candidate is too far outside of the coverage objective area, and a small cell facility is already planned for this location. After further determinations and inquiry this site was deemed insufficient and thusly not selected by the Verizon RF engineer.

3. Montgomery High School - APN: 014-010-001

Lease discussions ended after two (2) years of negotiations with School District. This site was not further pursued.

Proposal of Facility within Restricted Zoning District (Residential)

The site selection process outlined above represents a thorough and responsibly site search for a facility location that will adequately achieve the necessary service objective. Unfortunately, the only feasible location that was identified (the subject location), happens to be zoned Residential (R2). The City of Santa Rosa prohibits new “Major Communication Facilities” within Residential Districts, or residential areas of Planned Development Districts. To secure approval of a wireless facility in the Residential or residential areas of Planned Development Districts, the facility must be a “Minor Communications Facility” and building-mounted. Further,

- 1) *The proposed wireless communication facility would eliminate or substantially reduce one or more significant gaps in the Verizon network.*

As can be seen in the Coverage Maps above, the proposed facility is needed to minimize an existing coverage gap in this area.

- 2) *There are no viable, technically feasible, and environmentally equivalent or superior potential alternatives outside the prohibited areas.*

As is outlined in the above referenced Alternative Site Analysis, the proposed location represents the only feasible location for the proposed facility. In fact, the majority of the other potential candidates were also located within prohibited zoning districts.

In addition to compliance with the necessary findings discussed above, the proposed facility has been located and designed in a manner that will minimize visual impacts. The church steeple design was selected to blend with the church and surrounding environs.

The faux steeple design is one of the best stealth designs available and is designed to integrate with the existing architectural design of the existing church building. More than any other stealth design, the faux steeple design is most often unrecognizable as a wireless communications facility by the surrounding community. Lastly, the location of the proposed facility is well over 75' from the nearest residential land use, which will significantly minimize the impacts (visual and acoustical) of the ground equipment.

Proximity Map and Ariel Photo – Neighborhood Context Map

Submitted with this Project Support Statement – Site Analysis is a copy of the Neighborhood Context Maps for this proposed project.

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon Wireless will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility in the event that local power systems are offline.

Lighting and Maintenance

Unless tower lighting is required by the FAA, the only lighting on the facility will be a shielded motion-sensor light on a timer by the door on the equipment shelter. The hooded and downward facing LED work light will only be used during on-site visits by Verizon technicians. The technician visits will take place one a month and typically last for approximately thirty minutes.

Noise

The outdoor equipment cabinets have been identified as the primary noise sources associated with the project. Submitted with this Project Support Statement – Site Analysis is an Environmental Noise Analysis. During construction of the facility, acceptable noise levels will not be exceeded.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Hazardous Materials

A Hazardous Material Business Plan will be submitted upon project completion, and stored on site for reference.

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. In addition, VZW complies with all FAA rules on site location and operation. This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License.

Notice of Actions Affecting 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:

Attn: Gerie Johnson, Planning Specialist
Complete Wireless Consulting, Inc.
2009 V Street, Sacramento, California 95818