PROJECT SUPPORT STATEMENT
VERIZON WIRELESS

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

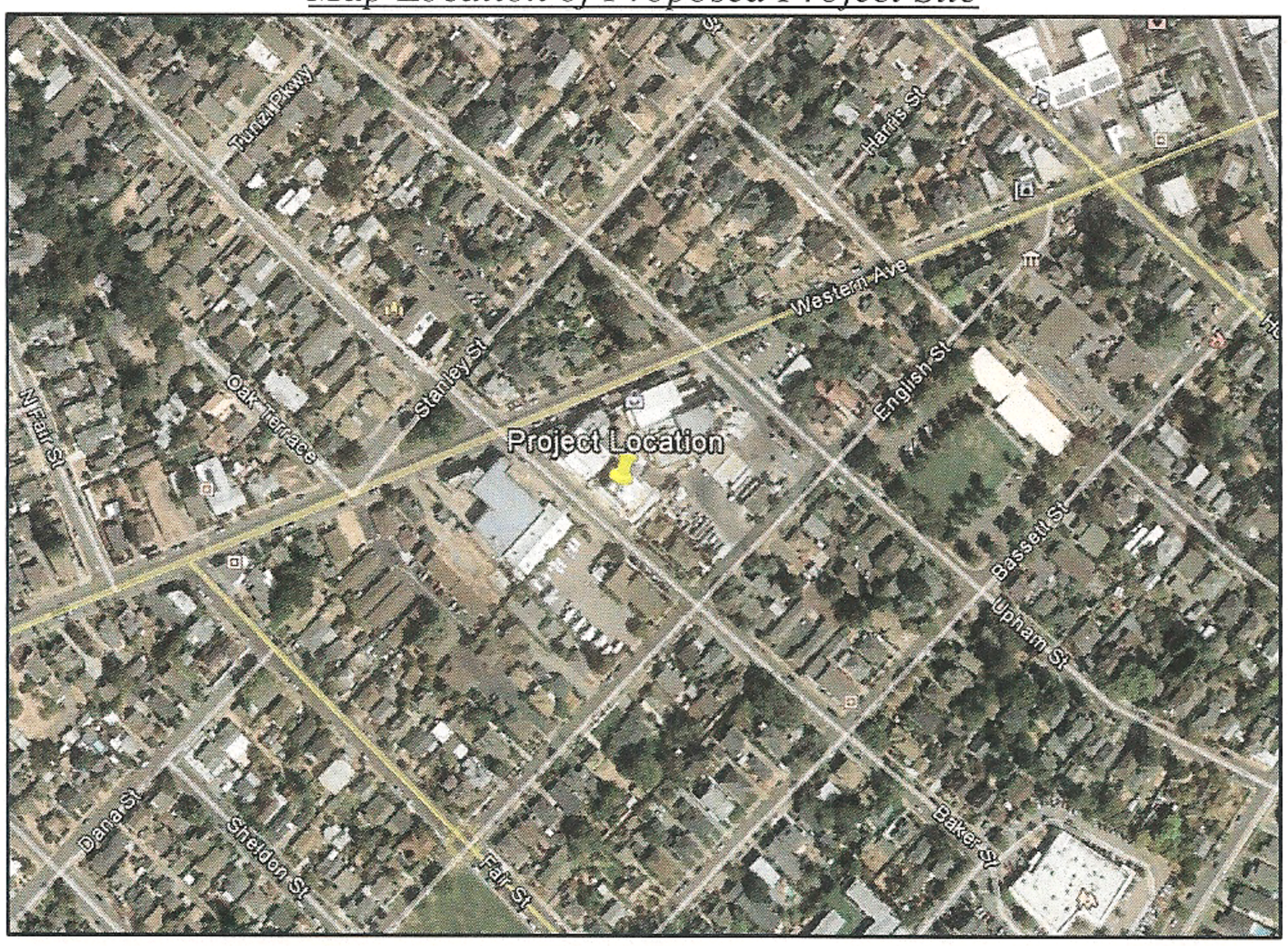
Introduction

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. The proposed facility is needed to bring improved wireless communication capacity and coverage to Petaluma, especially the area west of Howard Street between Bodega Avenue and D Street. This will serve as a new capacity site to offload the DT Petaluma cell site. This project will expand Verizon's existing network and improve call quality, signal strength, and wireless connection services in west Petaluma. The improved wireless service will benefit residents, shoppers, travelers, local businesses, public services, and roadway safety in the area.

Project Location & Design

Verizon proposes a new wireless unmanned telecommunications facility on the roof of the Petaluma Creamery, located at 611 Western Avenue, Petaluma, CA 94952. The property is a 2.42-acre parcel. The subject parcel is zoned Industrial (I) and is surrounded by other industrial buildings associated with the Creamery. The area surrounding the Creamery is predominantly residential, with a handful of short commercial and retail buildings along Western Avenue.

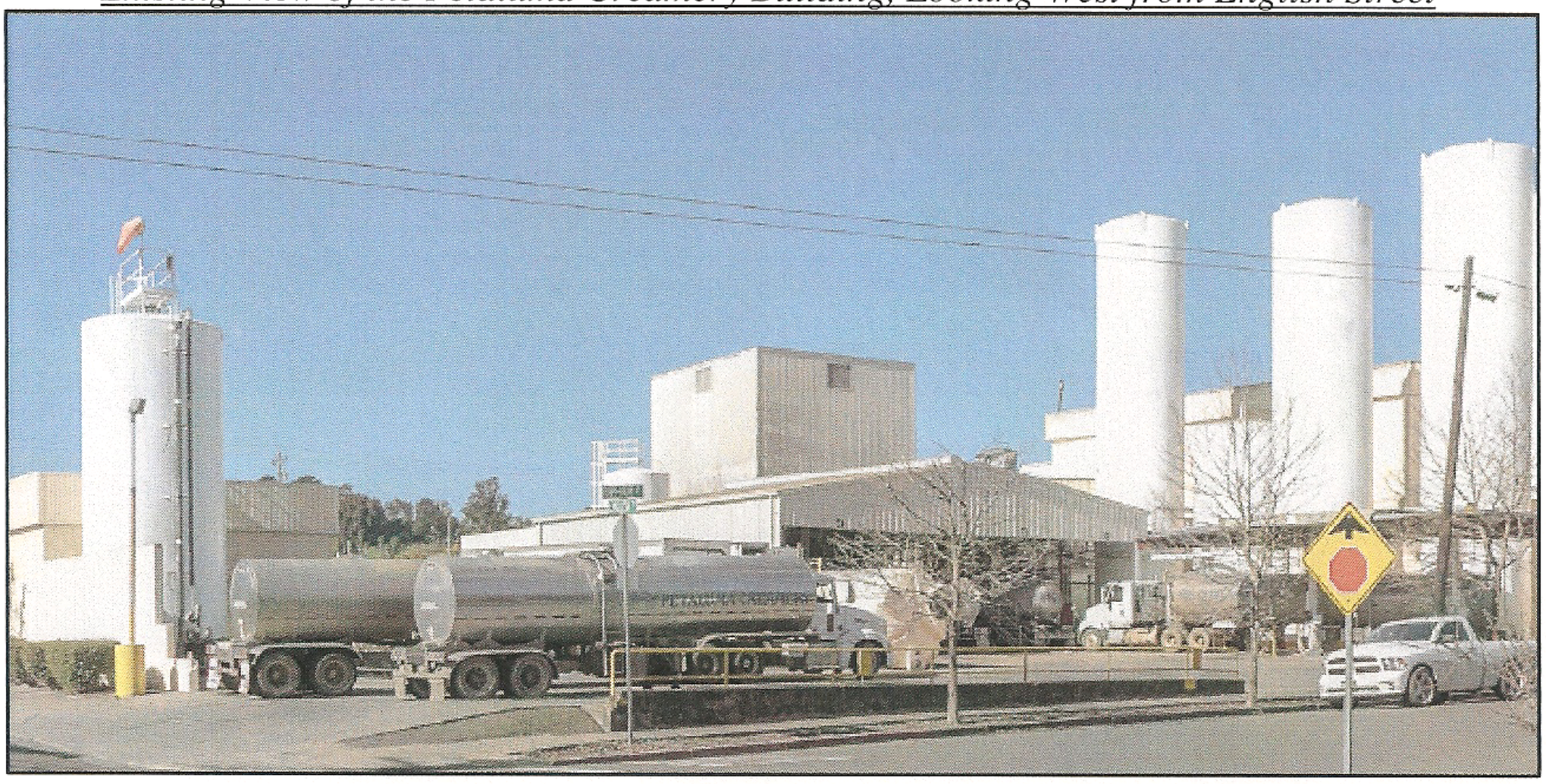
Map Location of Proposed Project Site



Project Support Statement – Verizon Wireless "South Petaluma"
611 Western Avenue, Petaluma, CA 94952 (APN: 008-032-009)

Verizon Wireless seeks to extend the roof of the existing 61.1' tall building by 10' in order to screen all of Verizon's proposed antennas and associated equipment. There will be sixteen (16) total antennas, divided into 4 sectors of 4 antennas each. Each sector will be placed in the corners and completely screened by Verizon's proposed rooftop extension. Please note that the corners of the rooftop extension will be made out of radio frequency-transparent materials in order to allow for the antennas to transmit their signals through the proposed walls. Please see A2.2 in the Site Plans for additional details. 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

All telecommunication facilities shall be located so as to minimize their visibility and the number of distinct facilities present. Here, the proposed facility is located on a parcel zoned I, all equipment will be screened behind a 10' extension of the building, and all antennas and equipment will be completely screened from public view. The proposed facility blends with the existing building in such a manner as to be effectively unnoticeable.

Public Benefits of Improved Wireless Service

Modern life has become increasingly dependent upon wireless communications. Wireless access is critical to many facets of every-day life, such as safety, recreation, and commerce. Now that about 1 in 3 American households no longer have a landline phone, wireless coverage and capacity must meet higher demands for service. Coverage, or the need for expanded service requested by wireless customers or emergency services, and capacity, or the need for more bandwidth of service, are the main impetuses for creating a telecommunications site. While most sites provide a mixture of both coverage and capacity, the City of Petaluma needs an additional telecommunications site primarily due to capacity deficiencies.

Service Objective

The objective of the proposed facility is both to fill in a gap in coverage in the southwest Petaluma area, specifically west of Hwy 101, as well as to provide support capacity to the existing overloaded Verizon facility in the area. 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.

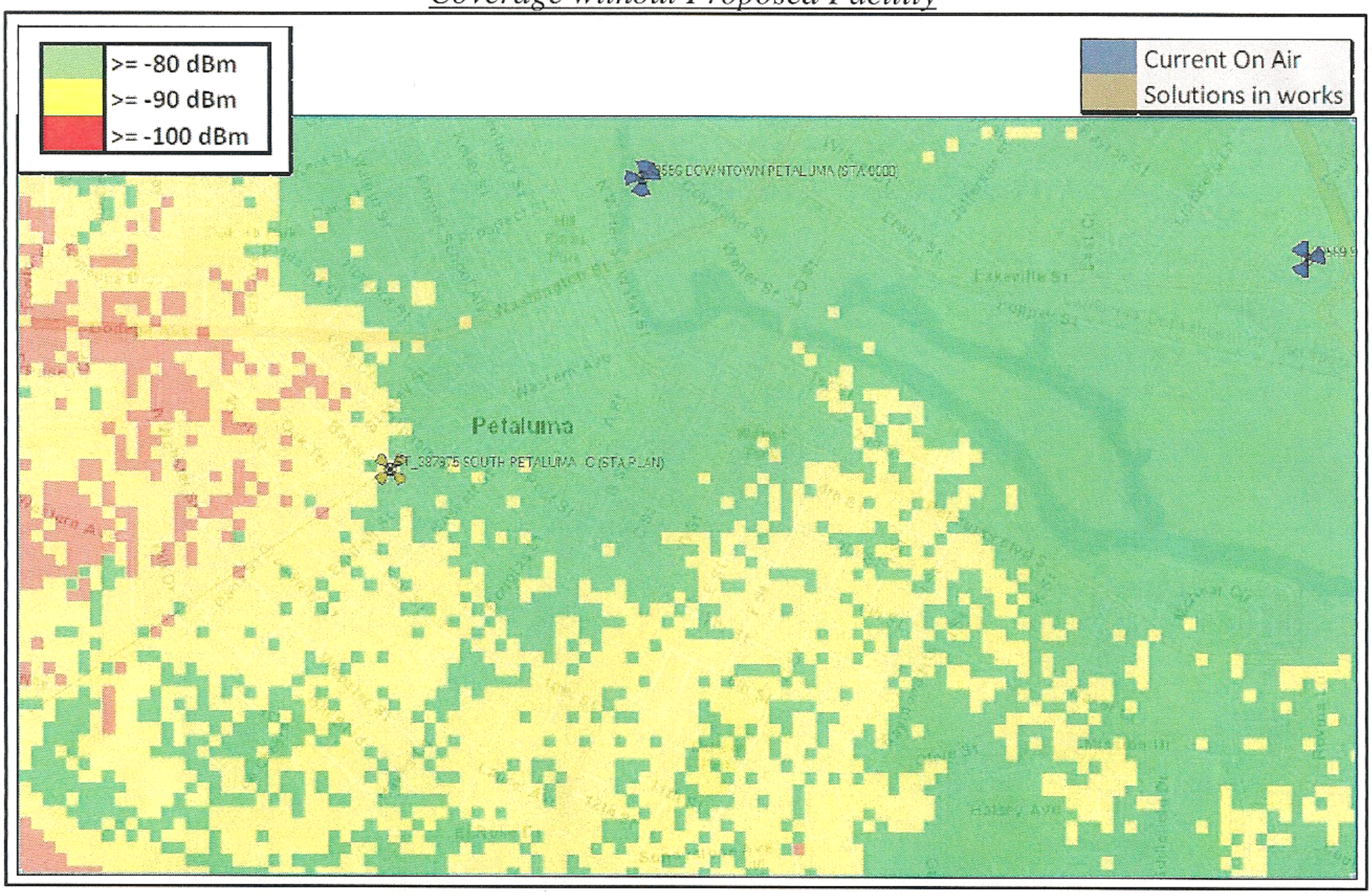
Visual Approximation of Search Ring

Coverage and Capacity Needs

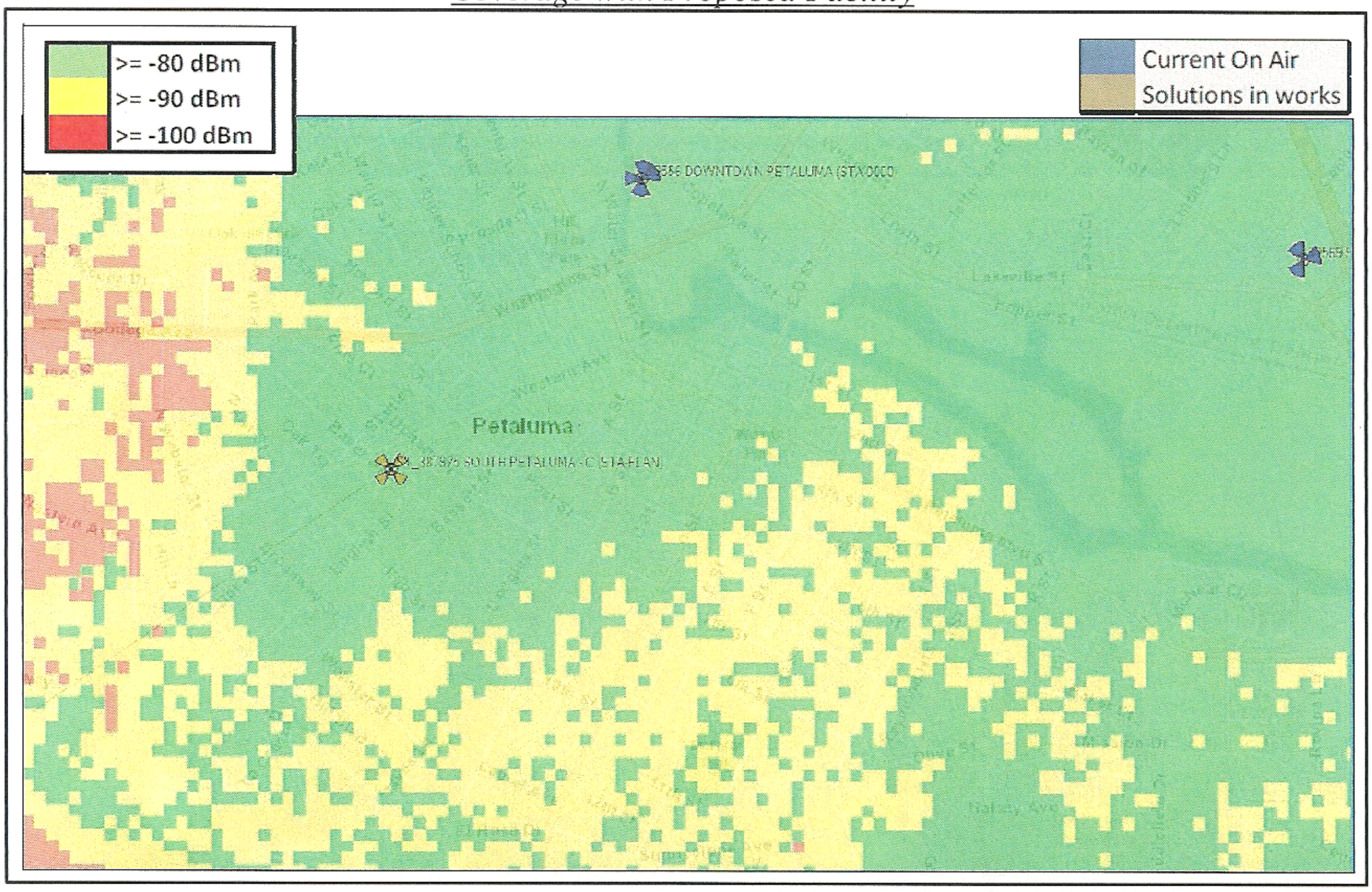
The current telecommunications site servicing the downtown and western Petaluma area is overloaded. That site, called DT Petaluma, can only handle a limited number of voice calls, data mega bites, or total number of active users. When any of those limits are met, the user experience within the coverage area quickly degrades during peak cell usage hours. This proposed site will allow current and future Verizon Wireless customers to have superior access to wireless services. Additionally, this site will serve as a backup to the existing landline service in the area and will provide improved wireless communication, which is essential to first responders, community safety, local businesses and area residents. As a backup system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

In addition to the capacity needs in west Petaluma, there are also gaps in coverage that will be closed by the proposed facility. Below 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 the coverage conditions given approval of the proposed facility. The green areas on both maps represents areas with good indoor/outdoor coverage. The yellow areas on both maps below represents areas with good outdoor coverage. The red portions of the maps represent areas with poor quality outdoor coverage. Please see attached Coverage Maps for enlarged images.

Coverage without Proposed Facility



Coverage with Proposed Facility



No Collocation Opportunities in the Vicinity

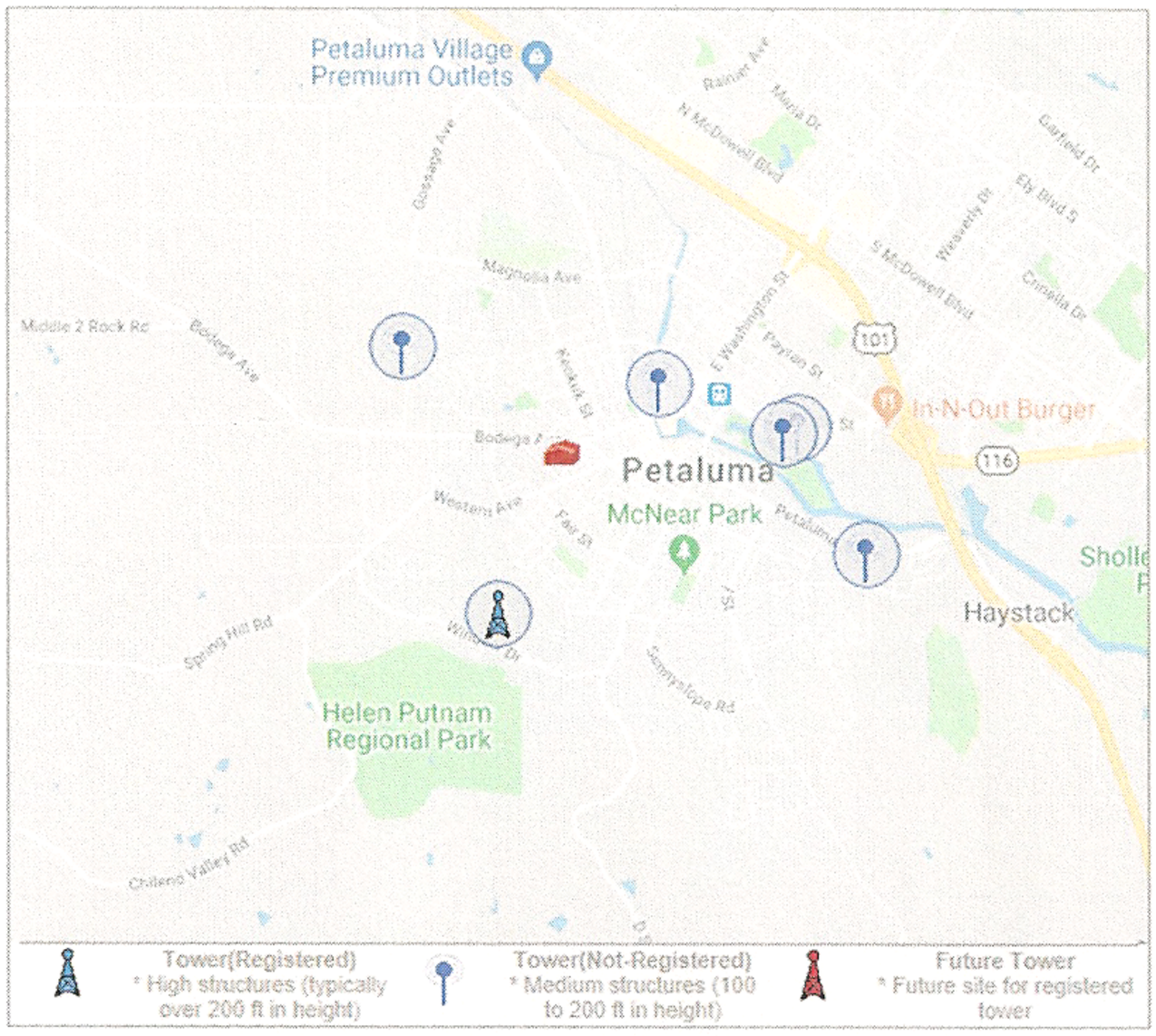
There is a clear need for this facility and there is no collocatable tower within the coverage objective target area.

The tower closest to the proposed facility is the overloaded Verizon facility, DT Petaluma. Verizon's DT Petaluma facility is located approximately 0.8 miles away, across Adobe Creek, at Dairyman's Feed & Supply Co., located at 323 E Washington St, Petaluma, CA 94952. A wireless carrier cannot collocate when it already has existing antennas on that tower. Please see enclosed Coverage Maps where the existing DT Petaluma site is shown just north of the proposed South Petaluma facility.

The second closest collocation opportunity was a Crown Castle facility located on the same parcel as the City of Petaluma's water tanks. There is no site address for this facility, but the APN is 008-490-006. The parcel was first visited in summer of 2016 with communications with Scott Brodhun, Assistant City Manager. However, upon visiting the site, the facility is already very cramped. Other carriers already have mini-monopoles on all available corners of the parcel to obtain a 360 degree line of sight while still maintaining a height that is shorter than the existing water tanks. At this location, Verizon needed a much taller height in order to reach its coverage and capacity requirements in the area and would require at least 4 monopole structures in order to provide the same 360 degree view provided by the Petaluma Creamery rooftop. Lastly, the location is just outside the search ring provided by Verizon's RF engineer to fill the coverage and capacity gap in the vicinity. Please see visual interpretation of the Search Ring above and a map of the existing towers in the vicinity below.

Map of Existing Towers

Tower Structures - (611 Western Ave, Petaluma, CA 94952)



Alert! 6 Towers (1 Registered,5 Not Registered) found within 2.00 miles of 611 Western Ave, Petaluma, CA 94952.

Info! The NEAREST Tower is .57 miles away and is owned by Nextel Communications.

Ok! No Applications for Future Towers detected as of 08/05/19.

Tower Type	ID Num	Site Owner	Height	Dist
Registered	(1)	Ccatt Llc	25 feet	.69 miles
Not Registered	(1)	Nextel Communications	182 feet	.57 miles
	(2)	Sprint Pcs	65 feet	1.04 miles
	(3)	Ram Mobile Data Usa Limited Partnership	111 feet	1.08 miles
	(4)	Nextel Communications Inc	113 feet	1.16 miles
	(5)	Ktob Radio Station	180 feet	1.54 miles
Future		(No Towers Detected)		

Compliance with City Development Requirements

In accordance with City of Petaluma Municipal Code 14.44, Verizon complies with the following requirements, including preferred 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 complies with the all following 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 the Petaluma Creamery. The addition of Verizon's antennas and equipment will be completely on the rooftop and will not disturb the current use of the property.

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

Please see enclosed Radio Frequency Study, produced by Hammett & Edison.

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 enclosed Radio Frequency Study, produced by Hammett & Edison.

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.*

No. All antennas and equipment will be placed on the rooftop of the tallest Petaluma Creamery building, located at 611 Western Avenue. The walls of the existing building will be extended by 10' in order to screen all equipment from public view.

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 complies because all equipment, including the antennas, will be placed on the roof of 611 Western Avenue.

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.

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.

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 10' extension of the roof will be painted/textured 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 taken into account. With a 10' extension, Verizon Wireless seeks to increase the height to an overall 71.1'.

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 equipment, including the antennas, will be screened behind a 10' extension 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 proposed facility is located on a block that is completely zoned Industrial. The nearest residences, as measured from the edges of the building, are: approximately 250' northwest across Western Avenue; 290' northeast across Upham Street; 240' southeast across English Street; and 250' southwest across Baker Street, behind the Loyal Order of Moose parking lot, located at 300 English 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. All equipment, including the antennas, will be screened behind a 10' extension of the roof.

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.

N/A.

Safety Benefits of Improved Wireless Service

Verizon 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 will install a standby generator at

this telecommunications site 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 telecommunications site in the event that local power systems are offline.

Statement of Collocation

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and/or future collocation. Additional space is available on the roof area for at least one additional future carrier.

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 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.