

**Project Description-ALUC COVER LETTER**

Site Name: Napa Valley Corporate  
Proposed Verizon Wireless facility located at  
200 Anderson Road  
Napa, CA 94558  
Owner: Silverado Suscol (PG&E Tower)  
APN: 046-400-047 (previously known as 046-400-042)

**RECEIVED**

MAR 30 2011

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**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 Celco Partnership, its general partner.

**Applicant's Request**

Verizon Wireless formally requests under Napa County Wireless Policy Chapter 18.119 **Approval by the Airport Land Use Commission** for an unmanned telecommunications facility in a AWAC zone on an Existing PG&E Tower. **ALUC's Failure to act on the referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.**

**Project Description**

Installation of an unmanned Verizon Wireless telecommunications facility to be located at 200 Anderson Road in Napa, California. The proposed facility will consist of the installation of six panel antennas mounted on new 6 foot top hat to the existing 136 foot, 10 inch PG&E Tower, currently holding Metro PCS and T-Mobile. Total Tower Height with extension will be 142 feet 10 inches AGL. Placement of outdoor equipment cabinets and \*generator on a new 16 foot by 30 foot concrete pad foundation sixty feet distance from tower enclosed within a 6 foot wooden fence. The total parcel size is 143 acres.

\*Verizon will include a new stand-by 30KW diesel generator with a 132-gallon diesel fuel tank. 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 Napa County.

### **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 Napa Valley Highway 221, the intersection of Hwy 221/29 and the surrounding Napa Valley Corporate Park and resort facilities.

**SEE COLOR CODED RF MAP FOR EXISTING AND PROPOSED COVERAGE**

### **Site Design Justification**

Given the nature of the existing terrain and non availability of existing building structure heights, Verizon determined that a locating on an existing PG&E tower with equipment located behind a wooden fence would be the least impactful design. (Refer to Photo Simulations attached)

### **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.

### **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 50,000 "911" calls are made from wireless phones. 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 2000 Crow Canyon Place Suite 400, San Ramon CA 94583, contact Pamela Nobel direct at (925) 786-2362 or NSA Wireless at (925) 244-1890.**

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

# H2 WOOD

**Land Surveying Professionals**  
 5164 Fry Road, Vacaville, CA 95687 Phone: (707) 418-7332 Fax: (707) 418-8190

Verizon Wireless  
 PCS Equipment A.S.A.C. Survey Form

Project Name & Number: Napa Valley Corporate/169847  
 Project Site Location: 500 Soscol Creek Road/200 Anderson Road, Napa Ca. 94558

Equipment/Procedure Used to Obtain Coordinates: The Geodetic position shown was determined utilizing fast-static GPS observations from U.S.G.S. monuments using Leica Series 1200 GPS receivers. The data was differentially corrected with either C.C.S. Cors Stations or Leica Office Processor Software.

Date Observation: 09/29/10

Type of Antenna Mount N/A Bldg. (Face) N/A Rooftop N/A Penthouse (face) N/A Penthouse (top)

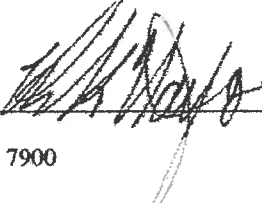
Other (describe) N/A

Number of Antennas Observed \_\_\_\_\_ Type \_\_\_\_\_

NAD 27 Coordinates	NAD 83 Coordinates
Latitude: 38°14'54.47"	Latitude: 38°14'54.17"
Longitude: 122°16'06.66"	Longitude: 122°16'10.56"

ELEVATION of Ground at indicated GPS point (NAVD 88)	<u>39.62±'</u>	AMSL
HEIGHT of Structure [Top of Tower]	<u>136.77±'</u>	AGL
OVERALL height of Structure [Top of Tower]	<u>176.39±'</u>	AMSL

Certification: I, the undersigned do hereby certify the latitude and longitude and elevations listed above are based on a field survey done under my supervision, and that the accuracy latitude and longitude meet or exceed 1-A Standards as defined in the F.A.A. A.S.A.C. Information Sheet 91:003 and that they are true and accurate to the best of my knowledge and belief.

Signature  Date 10/25/10  
 Rick K. Hayes L.S. 7900  
 Exp. 12/31/11

