

# APPLICATION FOR VERIZON WIRELESS DEVELOPMENT PERMIT

SHERMAN ISLAND  
17924 State Highway 160  
Rio Vista, CA 94571  
APN: 158-0010-013

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## INTRODUCTION & FACILITY DESCRIPTION

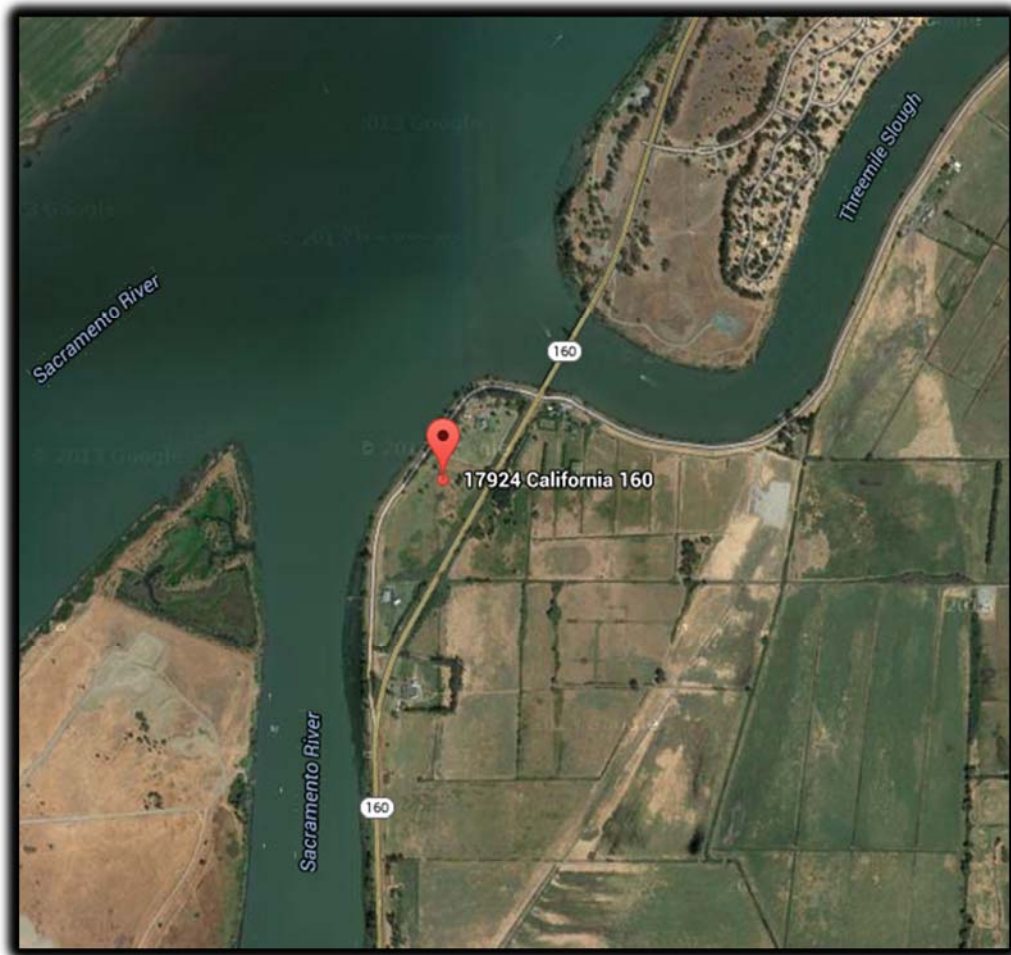
The demand for wireless communication continues to grow across California. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions in order to respond to high levels of wireless network traffic and user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon Wireless network for future and potential customers. The facility proposal is designed to comply with all applicable standards set forth in the Sacramento County Zoning Code. The proposed facility is the least intrusive means for Verizon Wireless to close a significant gap in network coverage.

This proposal is for a new wireless telecommunications facility at 17924 State Highway 160. The project includes a 50' x 50' lease area, a 6' tall fence at the lease area perimeter, an 11'-6" x 16'-10 1/2" pre-fabricated equipment shelter, a UL2200 certified 30kw standby diesel generator w/UL 2085 certified 132 gallon fuel tank, three (3) antenna sectors with four (4) antennas per sector mounted on a proposed 130' monopole, six (6) RRH units (2) per sector mounted behind the proposed antennas and (3) raycap surge protectors at the antennas.



## NARRATIVE SUMMARY OF FACILITY SITING GUIDELINES

The proposed facility is located in an area zoned AG-80 (Agriculture). The AG zone is classified as a Group III facility pursuant to the Sacramento County Zoning Code. Section 301-13.5 of the Sacramento County Zoning Code allows for new monopoles that meet the development standards set forth in Section 301-13.5(d)(2) to be located in Group III zones subject to the approval of a conditional use permit by the Zoning Administrator. The proposed facility meets all height and setback requirements for the underlying zone and conforms to the development standards set forth in Section 301-13.5(d)(2).



## DESIGN CRITERIA

### SECTION 301-13.5(d)(2)

*(aa) Any facility located in a Group II or III zoning category shall be separated from any Group I zone by a distance at least three times the height of the tower*

The proposed facility complies this requirement.

(bb) The height of any tower shall not exceed 65 feet in a Group II zone or 130 feet in a Group III zone

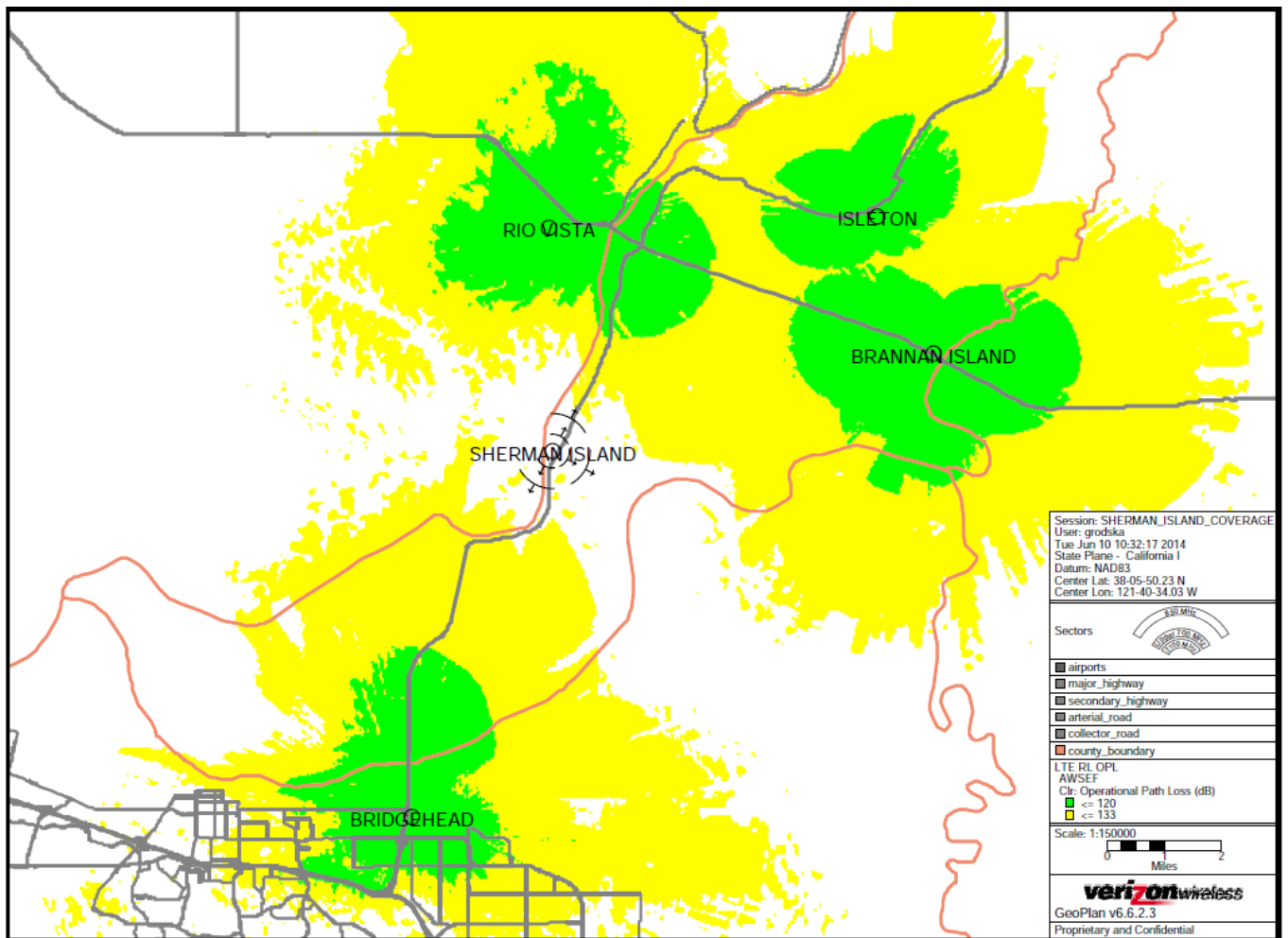
The proposed facility is a new 130' monopole. The project satisfies this requirement.

(cc) The facility shall be separated from any adjacent interior property boundary by twenty-five (25) feet or public right of way by twenty-five (25) feet or more.

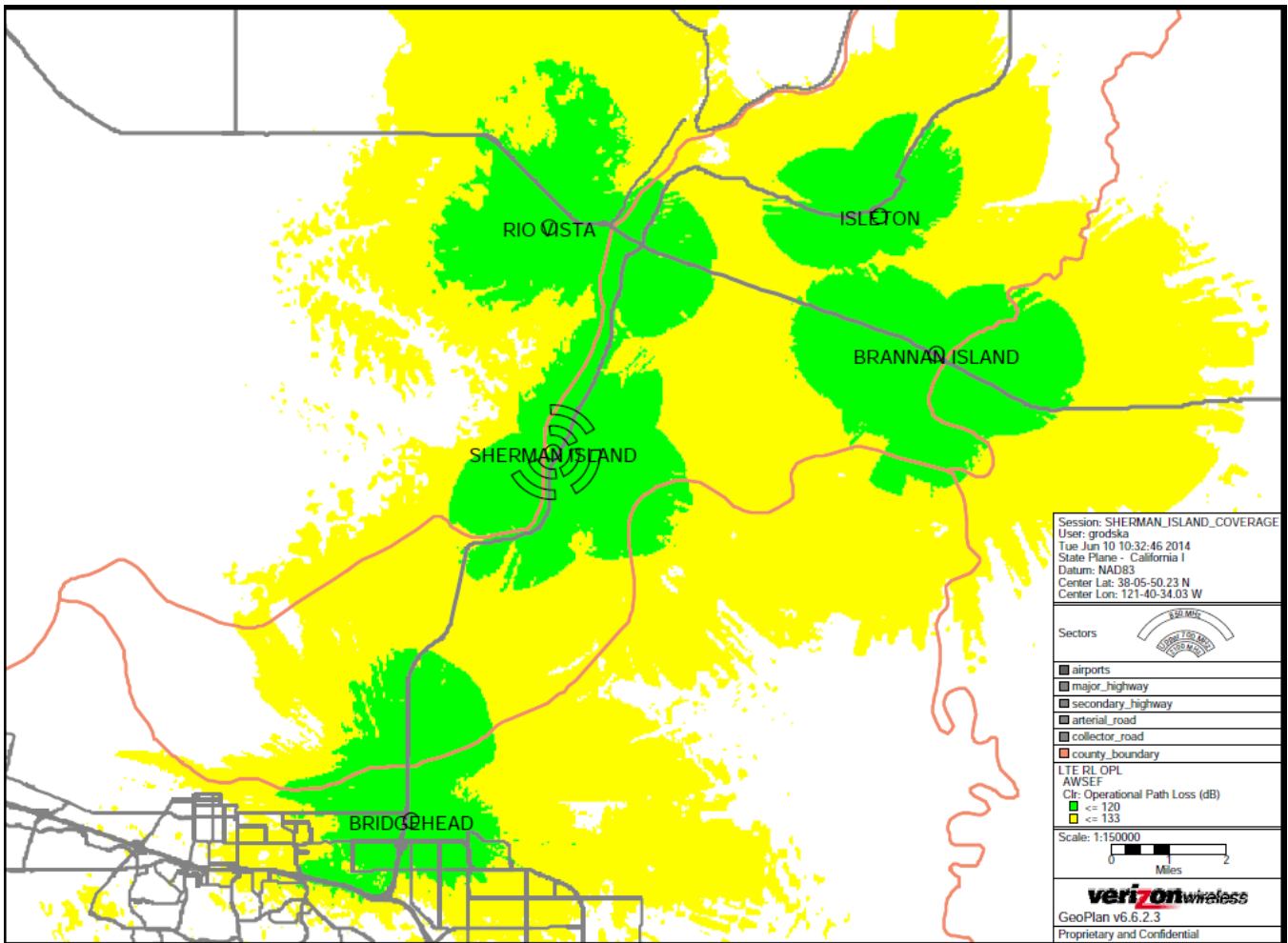
The proposed facility complies with this requirement.

## SHERMAN ISLAND COVERAGE EXISTING

The proposed facility is the least intrusive means to close a significant gap in Verizon Wireless coverage. The facility has been sited and designed to conform to all applicable zoning standards promulgated by the Sacramento County Zoning Code.



## PROPOSED NETWORK COVERAGE



## NEIGHBORHOOD OUTREACH PLAN

The applicant, Verizon Wireless, will notify all residents within a 500' radius of the proposed project. The mailing list and notification procedures conform to the requirements set forth in the Sacramento County Zoning Code. The proposed facility will at all times conform to the applicable County, State, and Federal standards for wireless telecommunications facilities. The proposed facility will operate within the guidelines set forth and governed by the Federal Communications Commission (FCC).

## ADDITIONAL INFORMATION FROM APPLICANT

**STANDY GENERATOR TESTING:** Verizon Wireless installs a standby generator and batteries at all of its cell sites. The generator and batteries serve a vital role in Verizon Wireless' emergency and disaster preparedness plan. In the event of a power outage, Verizon Wireless' communications equipment will first transition over to the backup batteries. The batteries can run the site for approximately 8 hours, depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the backup generator will automatically start and recharge the batteries. This two state backup plan is an extremely important component of every Verizon Wireless communications site.

As one of the nation's largest wireless companies, Verizon Wireless is the mobile phone service of choice to many Federal, State, and Local public safety agencies. While many public safety agencies employ their own two-way radio systems for intra-agency communications, Verizon Wireless phones are often the link to other agencies and the outside world. Backup batteries and generators allow Verizon Wireless' communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

**NOISE:** The standby generator is operated for approximately 10-15 minutes per week for maintenance purposes. During construction of the facility, which typically lasts around two months, acceptable noise levels will not be exceeded.

**HAZARDOUS MATERIALS:** A Hazardous Material Business Plan was submitted upon project completion, and it is 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 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.