



Verizon Wireless “Reilly Heights” Site Use Permit Application U 4-13

Location, Zoning & Ownership Designation:

The property is located at 21600 Philo Greenwood Road, Philo, CA 94566: APN: 026-600-35.

The property is currently zoned TP – Timber Production and consist of approximately 174 acres. The property, site and access, are owned by Anne L. Fashauer, individually and as Trustee of Anne L. Fashauer Revocable Trust, under Instrument dated 10/20/1997, #000173775 in Book 2452 Page 281

Project Description:

Verizon Wireless proposes the installation of a new wireless telecommunication facility located at 21600 Philo Greenwood Road, Philo, CA; APN 026-600-35.

Tower Structure: 120’ tall Lattice Tower which will be engineered to support VZW’s equipment along with 2 other standard equipment suites of potential future co-locators.

Antennas: Nine (9) panel type antennas along with Twelve (12) remote radio units (RRU’s) near the top of the Lattice Tower and two (2) GPS antennas attached to the equipment shelter

Equipment: 12’ X 16’ Equipment shelter located on a 40’ X 40’ Verizon Wireless lease area, one (1) standby 30 KW generator, along with Coax & hybrid cables connecting the radio equipment to the antennas

Justification Statement

This permit represents an application for a Major Use permit that was applied for on March 5th, 2013. The location of this facility is paramount to its success on two levels. First, the coverage objective is to cover as much of the homes & Hwy 128 roadway from just north of Boonville to Navarro as possible. The best way to achieve this is to find a topographic high point that can “see” the coverage objective as the coverage is largely line of sight. We have found this superior location that will maximize the coverage in this rural area. Secondly, in order to deploy our 4G LTE spectrum which will provide the surrounding community and visitors with high speed internet capability. The site needs to be connected to high capacity fiber back-haul. Verizon is bringing AT&T fiber to the site to provide it’s necessary back-haul. In addition, via a string of microwave connections, the fiber at Reilly Heights will be shared with two other cell sites one called Mendocino Anderson located at 23901 Hwy 128 and the other is called Yorkville and is located at 27301 Hwy 128. The Microwave connection is then passed along to two other cell sites site. It took years of planning and investigating on how Verizon could find a way to both maximize coverage and find a direct path to Mt. Sanel location.

Alternative Site(s) Considered:

Identifying a location in which a microwave path to Mt. Sanel along with quality coverage up and down Hwy 128 has been very difficult and time consuming. Mt. Sanel is a stand alone MW hop that is 18 miles from the proposed Reilly Heights location, the two other Verizon wireless cell sites Yorkville and Mendocino Anderson to have the ability to connect to Mt Sanel as well. In addition, finding a topographically high sight that is close to Hwy 128 has been very difficult. The valley is wide and so to get

to a high location you are typically 2 miles from the Hwy 128. This is problematic because there are very few public roads and existing power lines to tap into, and thus causing sites to be infeasible or extremely expensive from a construction cost perspective. The below sites were visited and reviewed by myself and other Verizon personnel in various departments, but were ultimately deemed infeasible to build for a variety of reasons.

- Mendocino Redwood Company - They own thousands of acres in the area and I went on several trips with them exploring opportunities. I was never able to identify a great location and they will only commit to a 5-year lease term.
- Navarro Ranch LLC – 5601 Hwy 128 – APN – 026-340-06 – The Navarro Winery was explored as it was on the east side of Hwy 128 (VZW RF Eng. favored the east side) but to get to a point that had the necessary height for coverage would be 2 miles from power and roads. The cost of the site would be close to \$800,000. Also no shot to Mt. Sanel without 150' tower on exposed hillside.
- John Friedman Trust – APN – 026-030-49 – Site was in a good location but there is no access from Public ROW. There are very restrictive CC&R's on use. The Homeowners Association is very anti commercial development.
- The Day Ranch – 5101 Hwy 128 – 026-320-04 – The ranch has a decent location, but is owned by several people and they could not agree amongst themselves to terms of the lease.
- Angel Pronsolino – 6400 Signal Ridge Road – APN – 026-600-22 – The property is just south of our current candidate and is inferior to our current candidate in coverage from the VZW RF engineers.
- Jay and Judy Basehore – 1111 Holmes Ranch Rd – APN – 026-570-09 – Property has good location from RF standpoint unfortunately like every other site in the Holmes Ranch Subdivision which has very restrictive CC&R's and a prominent majority of people that do not favor wireless development it would be virtually impossible to get the homeowners to grant an access easement to the site. Also no shot to Mt. Sanel without 150'-200' tower on exposed hillside.

Relation to Other Projects:

The new Verizon Wireless telecommunication facility will be one of three sites that will be an important and critical upgrade link for serving the growing commercial, business, industrial, medical, governmental and public users of Verizon Wireless's telecommunication services in and along the Hwy 128 corridor within Mendocino County. These 3 sites will have to be linked via point-to-point MW connection to our Ukiah site whereby it ultimately will be integrated into the high capacity fiber optic backbone. Reilly Heights will also have a fiber connection thus providing a great redundant system of fiber so that in the event that Reilly Heights site has a problem the other two can remain active from the Ukiah feed and vice versa if something happens to the Ukiah site. Having this fiber connection is critical in order to provide the consumers with the latest 4G LTE network. This will give consumers in the area a choice in their Internet service provider for their high-speed broadband connection.

Community Benefits:

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in California. Traffic issues, weather and community events, are a few of the many services now available over these same communications devices. Wireless communication is an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.