

Alternative Candidate Analysis

Verizon Wireless
Dog Bar
20896 Dog Bar Rd.
Grass Valley, CA 95949



October 24, 2023

Summary of Site Evaluations
Conducted by: Sequoia Deployment Services Inc.

I. Summary

Verizon Wireless has Identified a significant gap in its Long Term Evolution (LTE) wireless service in some areas of Grass Valley community of Nevada County, California. The objective of the proposed facility is to provide enhanced coverage in the forestry area populated with residential near Bear River Park west of Highway 80.

II. Methodology

Once a significant coverage/capacity gap is determined, Verizon Wireless seeks to identify a site that will provide a solution through the “least intrusive means” based upon Verizon Wireless’s experience with designing similar facilities and working within local regulations. In addition to seeking the “least intrusive” alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the topography, radio frequency propagation, elevation, height, available electrical and telephone utilities, access, and other critical factors such as a willing landlord in completing its site analysis. Wherever feasible, Verizon Wireless seeks to identify collocation opportunities that allow placement of wireless facilities with minimal impacts.

The County of Nevada establishes the guidelines for wireless facility design and location, encouraging co-location to reduce the overall number of freestanding facilities throughout the County. The County prefers towers that blend in with the surrounding existing natural and man-made environment. Based upon these site location and design preferences established in the County’s code, priority has been given to the Dog Bar property for this proposed facility. A Use Permit review and approval process are required to place a new wireless facility at this location.

II. Analysis

For the past twenty four months, Verizon Wireless has sought to identify and lease a suitable location for its new wireless facility to serve the Grass Valley community. As collocation of facilities is generally required where available, Verizon Wireless sought collocation sites which could provide radio frequency propagation to address the Coverage/Capacity Gap. There were no viable candidates available within the search area already existing or feasible for collocation. No other non-residential buildings with substantial height exists within the search ring. As such, the Verizon Wireless search moved to candidates within the ring where a freestanding design might be feasible. Four other candidates were identified: Amber Dog, Dog Dip 2079, Dog Feather and Dog Hill. Each of these properties was closely evaluated and none of these properties were viable.

The following is a summary of the additional sites reviewed within the search area:

Site Name / Property Owner	Property Address	Landlord Interest	RF Acceptance	Additional Zoning Notes
Amber Dog	21055 Dog Bar Rd.	Yes	No	RF could not meet objective from this location and rejected site.
Dog Dip 2079	Dog Bar Rd	Yes	No	RF could not meet objective from this

				location and rejected site.
Dog Feather	20714 Dog Bar Rd	No	No	RF could not meet objective from this location and rejected site.
Dog Hill	20648 Dog Bar Rd	Maybe	No	RF could not meet objective from this location and rejected site.

A more detailed analysis of the specific candidates is below.

Summary of Candidates Reviewed

Primary Candidate

Dog Bar Rd.

20896 Dog Bar Rd.

Grass Valley, CA 95949

Required Height: 129 feet

Zoned: AG-20

Design: Monopine

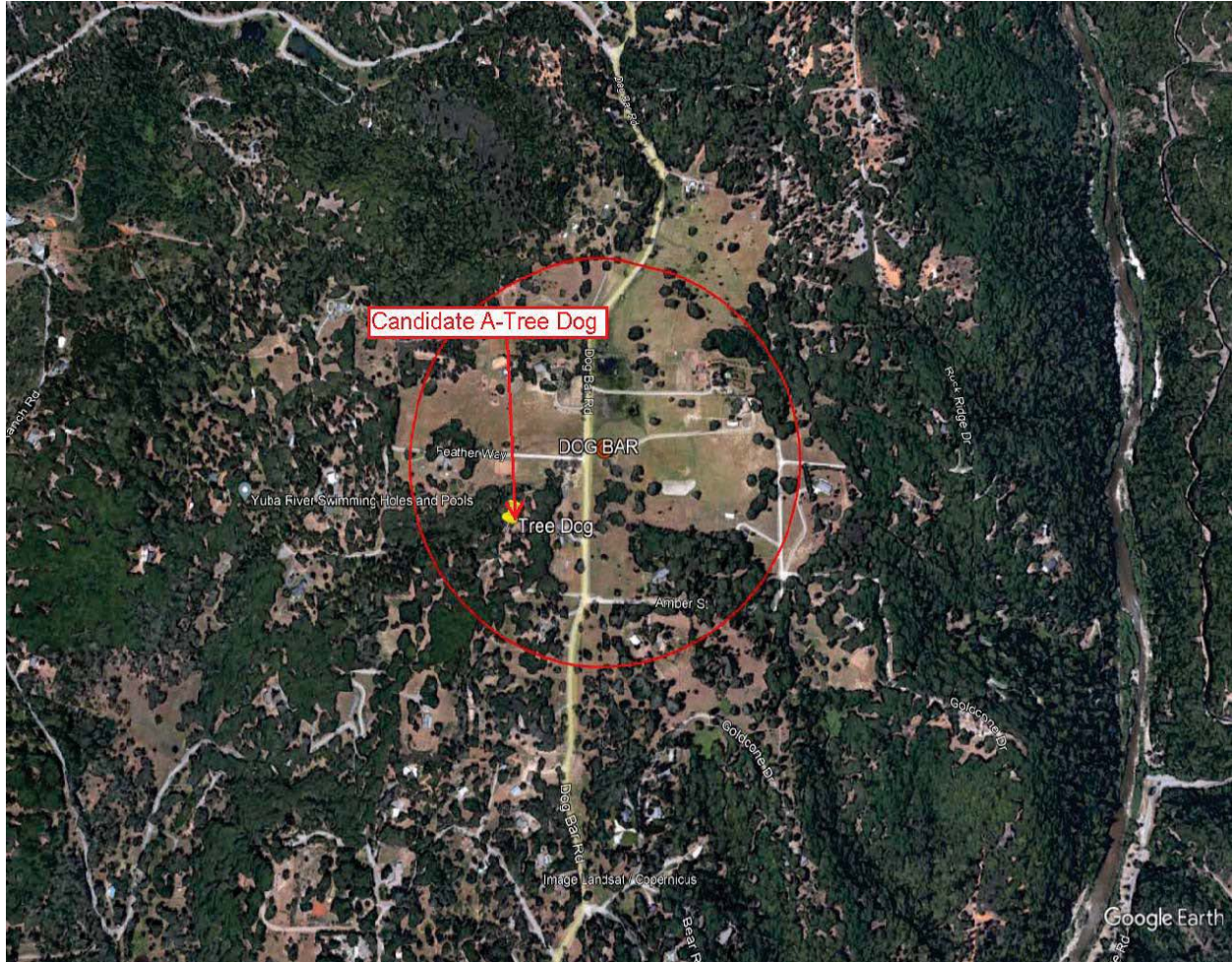
Dog Bar Rd.



The Dog Bar Rd. property has been chosen as the primary candidate for the Grass Valley telecommunications facility. This location is within the search ring issued by Verizon Wireless radio frequency engineers and was deemed a feasible location by the engineer. Designed as a pine tree, this location serves as the least visible and best to blend into the surrounding area. The height needed to address the gap in coverage/capacity was the lowest of all candidates at 129 feet. The property owner has agreed to lease space to Verizon for the facility because, as an emergency service provider, they see the need for improved coverage in the area. The primary use of this property is not sensitive to the addition of a telecommunication facility use on it.

- 1. Amber Dog**
21055 Dog Bar Rd, Grass Valey
Required Height: 150'
Site Type: New Facility – Freestanding Monopole Design
- 2. Dog Dip 2079**
Lats/Long: 39.09015803 -120.9999478
Required Height: Approximately 150'
Site Type: New Facility – Freestanding Monopine Design
- 3. Dog Feather**
20714 Dog Bar Rd
Required Height: Approximately 150'
Site Type: New Facility – Freestanding monopole/monopine design.
- 4. Dog Hill**
20648 Dog Bar Rd
Required Height: Approximately 150'
Site Type: New Facility – Freestanding monopole/monopine design

Aerial View
Locations of Possible Candidates
within the Search Ring



Conclusion

Verizon Wireless evaluated four site alternatives within the identified significant coverage/capacity gap over the last twenty four months, including a complete evaluation of these alternatives. Based on the analysis and evaluation, Verizon Wireless concludes that the proposed monopine site at a maximum height of 129 feet is the least intrusive means to address the significant gap in coverage/capacity, and to address the community's wireless needs. This conclusion arises primarily from the fact that the proposed facility at 20896 Dog Bar Rd. is the only location where there is both a willing property owner to lease space, meets RF's objectives and a location on the property which allows the monopine to blend in with the natural surroundings and with little or no visual or noise impacts and is therefore preferred under the guidelines of the County of Nevada.