

# Golden Foothills

**El Dorado County Planning Commission**

December 14, 2023

**Melissa Vios, Epic Wireless**



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## Application Timeline

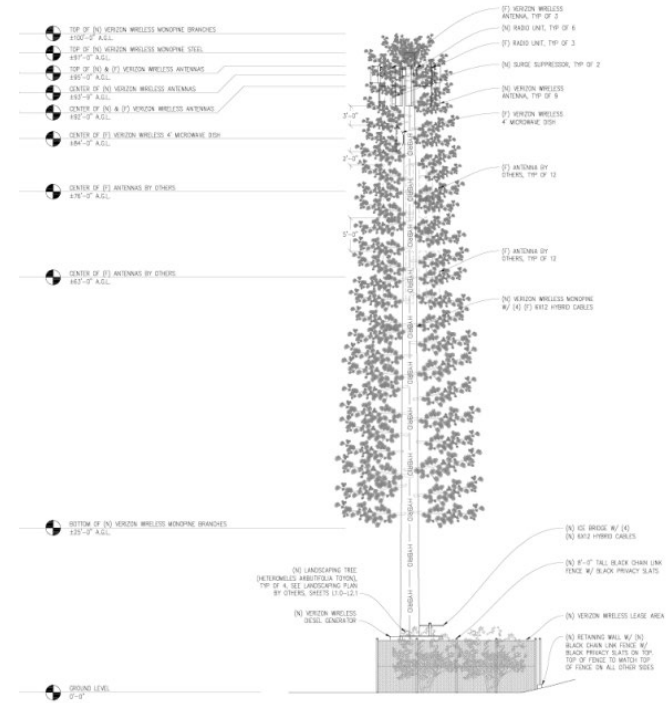
2020	Verizon Wireless identified a gap in service in the El Dorado Hills area.
2020-2022	Verizon Wireless investigated multiple candidates and designs
March 31, 2023	Submitted Planning application package
April - May 2023	Received letter of incomplete and addressed items
June 8, 2023	County determined application was complete
July 24, 2023	Attended Technical Advisory Committee (TAC) Meeting
November 1, 2023	Planning Commission hearing scheduled for December 14, 2023
December 14, 2023	Planning Commission Hearing Date



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# Facility Design

- 97' Monopine
- Verizon panel antennas at 92' centerline
- Future carriers at 76' and 63' centerlines
- Tower and equipment enclosed within 500-square foot lease area
- Surrounded by slatted fence



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# Photosimulations

Photosimulation of the view looking southwest from Hillsdale Circle, in front of the subject property.



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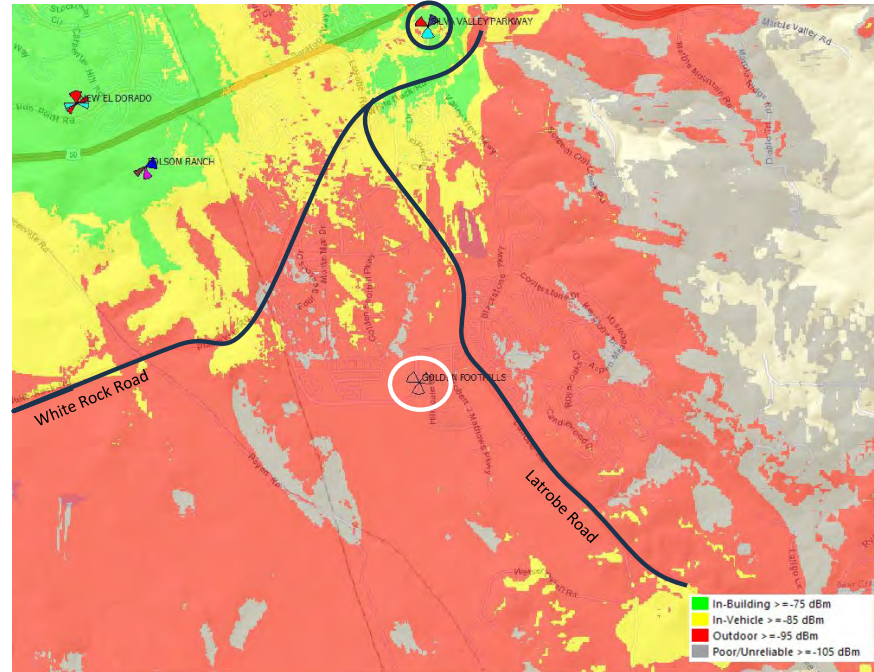
Photosimulation of the view looking north-northeast along Carson Crossing Road.



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## Coverage Gap

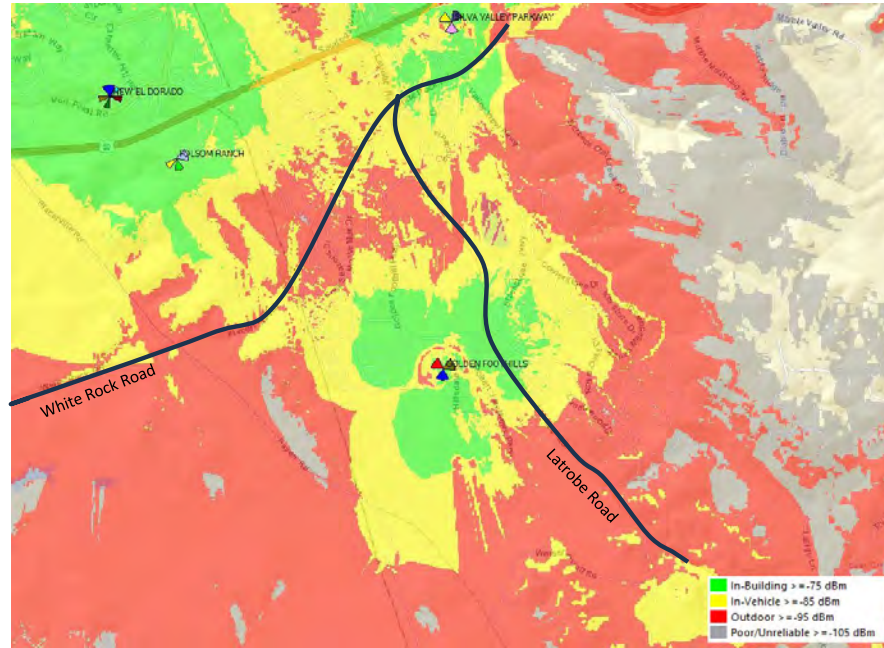
- Gap in coverage and capacity in this part of El Dorado Hills
- Golden Foothills site will offload Silva Valley Parkway site
- This area lacks reliable in-building and in-vehicle coverage





## Improved Service

- This will improve coverage south of White Rock, and the east and west side of Latrobe Rd.
- This will improve coverage to existing residential, commercial, and industrial areas.
- This will also improve coverage for new residential areas being developed to the south.



# Complies with FCC Guidelines

- Engineer with Waterford Consultants confirmed that radio frequency exposure will be less than FCC public limit
  - 15.0285% at ground level
- Denial based on RF exposure preempted by federal law



## Radio Frequency Emissions Compliance Report For Verizon Wireless

Site Name:	Golden Foothills	Site Structure Type:	Monopine
Address:	4994 Hillisdale Circle El Dorado Hills, CA 95762	Latitude:	38.62461
Report Date:	September 9, 2022	Longitude:	-121.06307
		Project:	Modification

### Compliance Statement

Based on information provided by Verizon Wireless and predictive modeling, the Golden Foothills installation proposed by Verizon Wireless will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. The proposed operation will not expose members of the General Public to hazardous levels of RF energy at ground level or in adjacent buildings. As predicted RF power densities will not exceed the FCC General Population limits, no mitigation action other than restricting access to the tower is required to achieve or maintain compliance.

### Certification

I, David C. Cotton, Jr., am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commission (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



*David Charles Cotton, Jr.*  
David Charles Cotton, Jr.  
Registered Professional Engineer (Electrical)  
State of California, 19938

### General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure (MPE) limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure: General Population I. Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for those classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limit.

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.





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# Map of 24 Alternatives



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# Principal Factors to Discount Alternatives

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Wim Core, 5220 Robert J Mathews Pkwy	Location did not fill the significant gap in coverage
Monson, 5272 Robert J Mathews Pkwy	Location did not fill the significant gap in coverage
Vii De, 1104 Investment Blvd. Ste. 100	Lack of LL interest
Winn Ridge, Latrobe Rd.	Location did not fill the significant gap in coverage
Lowrey, 1103 Investment Blvd.	Lack of LL interest
Tebo, Investment Blvd.	Lack of LL interest
iStorage, 5110 Hillsdale Cir.	Lack of LL interest
Western Water, 5088 Hillsdale Cir. Ste. A	Lack of LL interest
UF Trucking, 5151 Hillsdale Cir.	Lack of LL interest
Youngdahl, 1234 Glenhaven Ct.	Design limitations
Ewing, 5050 Hillsdale Cir.	Lack of LL interest
Sky Park, 5000 Hillsdale Cir.	Lack of LL interest
Css, 4921 Robert J Mathews Pkwy	Lack of LL interest
Peery , Robert J Mathews Pkwy	LL not interested
El Dorado Hills Inv, Wetzel-Oviatt Rd.	Location did not fill the significant gap in coverage
Cypress, Cypress Point Ct.	EID property - EID is unsure about future development on properties in the area.
Boat Storage, 1120 Suncast Ln.	Too low in elevation
Meyer, 4830 Golden Foothill Pkwy #E	Too low in elevation
Avanti, 1264 Hawks Flight Ct.	Too low in elevation
Life Storage, 4501 Latrobe Rd.	Too low in elevation
Recycling, 4643 Latrobe Road	Too low in elevation
Fire Station, 4680 Golden Foothills Pkwy	Lack of LL interest
Top Revenue, 1107 Investment Blvd	Lack of LL interest
Frontier Dental, 1108 Investment Blvd.	Lack of LL interest



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## Complies with County Permit Requirements

- **Camouflage pine tree design consistent with the height requirements**
- **Satisfies zoning setback requirements**
- **Space on tower for future collocation by other wireless carriers**
- **Parcel is located within the Research and Development (R&D) zoning designation**
- **CEQA Mitigated Negative Declaration confirms less-than-significant impacts with mitigation**

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## **Conclusion: Affirm Staff Recommendation**

- **New facility needed for reliable service and public safety in El Dorado Hills**
- **Complies with all County requirements for approval**
- **Expert available for questions**
  - **Melissa Vios, Epic Wireless**



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