

Alternative Site Analysis

Verizon Wireless Telecommunications Facility “Golden Foothills”

4494 Hillside Circle
El Dorado Hills, CA 94585
117-084-005

Summary of Site Evaluations and Technical Evidence Conducted by Epic Wireless Group, LLC.



I. Executive Summary

In 2020 Epic Wireless Group was contracted to identify a wireless site location and design to serve a significant gap in wireless coverage identified by Verizon Wireless in a predominantly light industrial and commercial area of El Dorado Hills, California centered around Golden Foothill Pkwy and Sandstone Drive. After conducting a thorough research and evaluation of parcels in the area that would accommodate a telecommunications facility, Verizon Wireless, determined that a new freestanding tower at 4494 Hillsdale Circle would adequately meet the coverage and capacity goals. Epic Wireless investigated a total of twenty four (24) potential sites and concluded that the presently proposed facility located at 4494 Hillsdale Circle would be the least intrusive site as the area is zoned light manufacturing and the surrounding business fall within similar zoning designations. The other twenty four (24) alternative site locations were investigated by Epic Wireless and/or Verizon's Radiofrequency Engineer and determined not to be viable for the reasons described below.

II. Coverage Objective

Requests that have come in from businesses in the area, customer complaints, and Verizon Wireless RF Engineers have confirmed a significant wireless gap in this area of El Dorado Hills, CA south of White Rock Road and the east and west side of Latrobe Rd. The coverage maps indicate a lack in coverage denoted as yellow and red coloring. This area of El Dorado Hills consists of a mixture of offices, industrial, and residential properties. It is Verizon Wireless's goal to provide exceptional coverage to all of its current and future customers by filling existing significant gaps in coverage as identified in this section of El Dorado Hills. The number of residents, business owners, schools and travelers that would benefit from this proposal each day are numbered in the thousands.

III. Methodology

In identifying the least intrusive site location and design, Verizon Wireless looks to the local municipal code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of a site located within the designated search area, a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements. In completing its Alternative Site Analysis, Epic Wireless first looked to El Dorado County's wireless use regulations in Section 130.40.130 which establishes standards for the placement of antennae. The subject property is located within El Dorado County's planning

jurisdiction. This parcel is zoned Vacant Industrial, new wireless facilities are an allowed use in this zoning district with Commission approval of a Conditional Use Permit. Epic Wireless evaluated site locations per the development standards as stated in §130.40.130. D:

1. Screening. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, or vegetation of the site.
2. Setbacks. Compliance with the applicable zone setbacks is required. Setback waivers shall be considered to allow flexibility in siting the facility in a location that best reduces the visual impact on the surrounding area and roads, subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.
3. Maintenance. All improvements associated with the communication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.

Epic Wireless first looks for viable existing telecommunications towers offering collocation opportunities within the designated search area, including existing towers and structures. Below is a list of alternative sites evaluated and the reasons they did not work.



Site Name	APN	
Wim Core	117-720-008	Location did not fill the significant gap in coverage
Monson	117-820-068	Location did not fill the significant gap in coverage

Attachment A: Alternative Sites Analysis

Vii De	117-720-002	Lack of LL interest
Winn Ridge	117-720-012	Location did not fill the significant gap in coverage
Lowrey	117-088-017	Lack of LL interest
Tebo	117-088-022	Lack of LL interest
iStorage	117-084-011	Lack of LL interest
Western Water	117-084-010	Lack of LL interest
UF Trucking	117-085-002	Lack of LL interest
Youngdahl	117-085-005	Design limitations
Ewing	117-084-008	Lack of LL interest
Sky Park	117-084-006	Lack of LL interest
Css	117-088-024	Lack of LL interest
Peery	117-088-007	LL not interested
El Dorado Hills Inv	117-020-026	Location did not fill the significant gap in coverage
Cypress	117-210-019	EID property - EID is unsure about future development on properties in the area.
Boat Storage	117-060-034	Too low in elevation to meet coverage objectives
Meyer	117-520-005	Too low in elevation to meet coverage objectives
Avanti	117-060-007	Too low in elevation to meet coverage objectives
Life Storage	118-020-012	Too low in elevation to meet coverage objectives
Recycling	118-020-001	Too low in elevation to meet coverage objectives
Fire Station	117-082-002	No reply from dept
Top Revenue	117-088-019	Lack of LL interest
Frontier Dental	117-720-005	Lack of LL interest & location did not fill the significant gap in coverage

IV. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of alternative site locations. Verizon Wireless, with the help of Epic Wireless and Verizon Wireless RF Engineers, has determined the proposed site to be the least intrusive means to service the identified significant gap in coverage. This facility is believed to have the least impacts to the community while meeting the networks coverage needs.