



Golden Foothills Facility

4994 Hillsdale Cir., El Dorado Hills, CA 95762

El Dorado County

Hearing Continuation – May 23, 2024

- Andrew Lesa, Epic Wireless Group, LLC
- Yvonne Pinto, Verizon Wireless Municipal Engagement
- Jennifer Valencia, Verizon Wireless RF Design Engineer

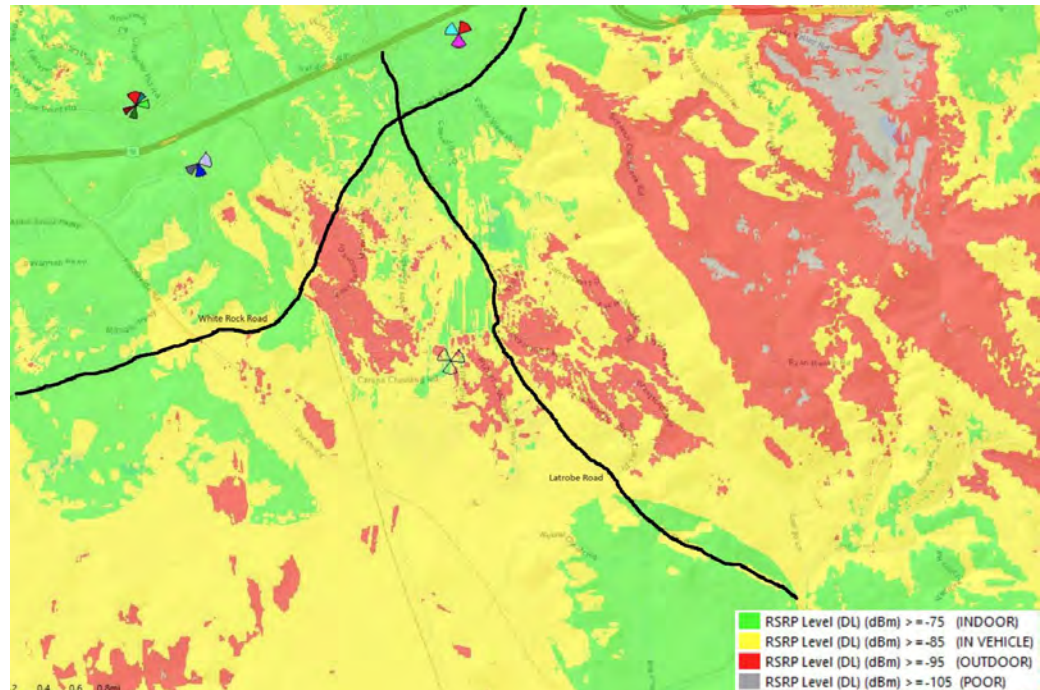
Application Timeline

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 – No community feedback
November 1, 2023	Planning Commission hearing scheduled for December 14, 2023
December 14, 2023	Planning Commission Hearing Date
January 25, 2024	Second Planning Commission hearing; continued
February 2024	Based on feedback from the January Planning Commission hearing, the location of the structure was moved to the north side of the building and further from residences
March 8, 2024	Provided Planning Dept with photo simulations of a monopole vs monopine design at the original structure height of 100'
March 29, 2024	Provided Planning Dept with photo simulations of a monopole vs monopine design at the lower structure height of 80'
April 11, 2024	Based on feedback from the community and Commissioners, the proposal was reduced to 80'
May 23, 2024	3 rd continuance hearing



Coverage Gap

- A Gap in coverage and capacity exists along Latrobe Road and the surrounding community of El Dorado Hills.
- As El Dorado Hills continues to grow and expand, infrastructure development is necessary to provide reliable wireless coverage.
- This area lacks reliable in-building and in-vehicle coverage, creating a safety concern for residents, businesses, and travelers.



Improved Coverage

- This will improve coverage south of White Rock Road, and to the east and west side of Latrobe Road
- Improve coverage to 10.4 square miles with a population of near 1,500 residents
- Improved coverage will benefit existing and future residential, commercial, and industrial development

Including:

SUM Bible College

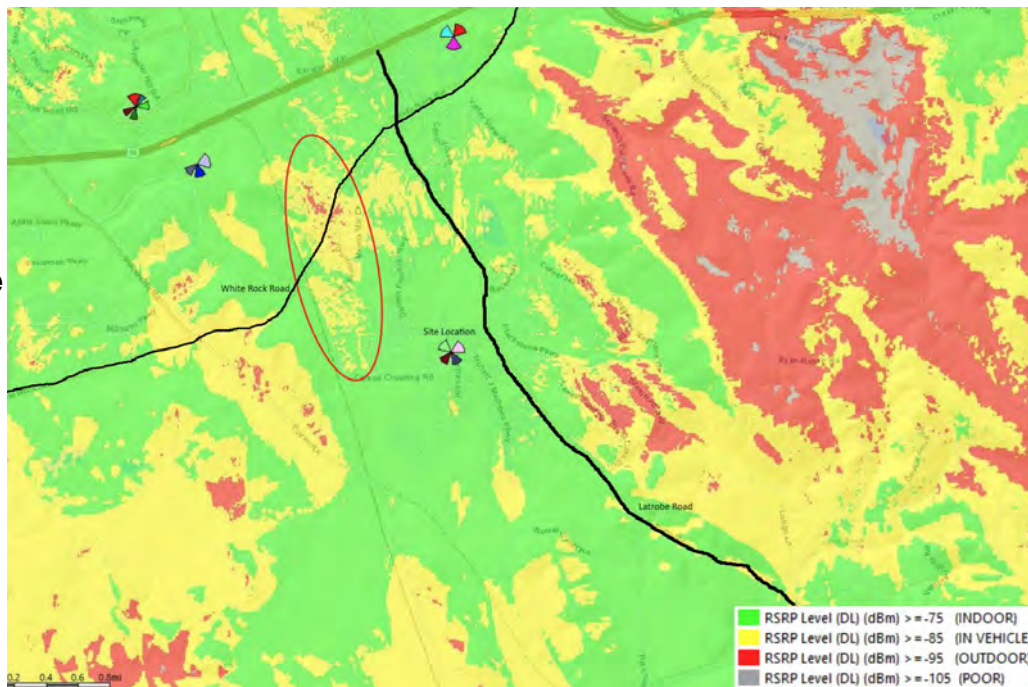
John Adams Academy

Valley View Charter Montessori School

El Dorado County Water Agency

El Dorado Hills Fire Station 87

El Dorado Hills Fire Dept. Training Center



Best of 30 Alternatives

Principal factors to discount alternatives:

- Lack of landlord interest
- Cannot serve gap due to distance and/or low elevation
- Proposed Facility

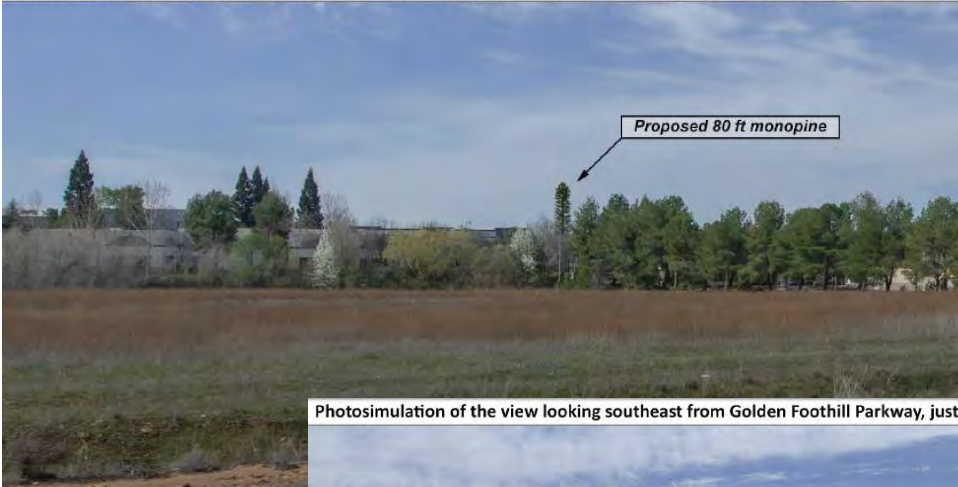


January 25, 2024 – Planning Commission Feedback

- Reduce the tower height to limit visual impact
- Relocate the tower to further distance it from existing residences
- Evaluate alternative designs

Height Reduction

Photosimulation of the view looking due west from the nearest point along Latrobe Road.



Photosimulation of the view looking southeast from Golden Foothill Parkway, just west of Carson Crossing Drive.



Height Reduction



Photosimulation of the view looking southeast from Pacifico Lane at Tortola Lane.



Site Relocation

- The original location was approximately 195' to the nearest residential property.
- The new location is approximately 355' to the nearest residential property.
- Existing utility easements prevented the site relocation further east.



Design Alternative

Monopole



Monopine



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 Negative Declaration confirmed “less-than-significant” visual impacts at the original 100’ height**

Complies with FCC Guidelines

- Engineer with Waterford Consultants confirmed that radio frequency exposure will be substantially less than FCC public limit
 - 15.03% 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: Monopole
Address: 4594 Hilldale Circle	Latitude: 38.62461
El Dorado Hills, CA 95762	Longitude: -121.06307
Report Date: September 9, 2022	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 Commissions (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.



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 / 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 these 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 limits.

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.



Request: Affirm Staff Recommendation for Approval

Provide the community:

- **Much needed wireless communication infrastructure for existing and future residents, businesses, and travelers in El Dorado Hills.**
- **Reliable communication services for emergency first responders for a quickly growing community.**
- **Enhanced infrastructure for local schools and improved economic development opportunities for business parks.**



Thank you

