

VERIZON WIRELESS PROJECT SUPPORT STATEMENT

Site Name: Majestic Trail
Site Address: 1480 Sand Ridge Road, El Dorado, California
APN: 046-311-019

INTRODUCTION & FACILITY DESCRIPTION

The demand for wireless and data services continues to grow across California. Access to the wireless network has become vital as individuals increasingly rely on handheld and mobile devices as their primary method of communication. Verizon Wireless constantly seeks to improve its wireless network through industry-leading techniques and innovative solutions to respond to high levels of wireless network traffic and increased user demand. This proposal for a new wireless telecommunications facility is an essential part of the effort to continuously improve the Verizon network for future and potential customers. The facility proposal is designed to comply with all wireless communications guidelines set forth by El Dorado County.

This is a proposal for a new, freestanding wireless telecommunications facility on the above referenced parcel in unincorporated El Dorado County in order to fill a significant coverage gap along several miles of Sand Ridge Road, east of California State Route 49.



Location

The project is located on a 16.29 acre parcel off of Sand Ridge Road, a public right of way. The parcel is zoned Rural Lands (RL-10) and is surrounded by other Rural Lands zoned parcels. The project location would be accessed via an existing private driveway, with a new fire code compliant turnaround.

Project Location



Design and Aesthetic Impacts

The proposed facility is located in a hilly, heavily wooded rural area. Residences are widely spread out and typically accessed via private roads off of the area’s public right of way, Sand Hill Road. The facility has been placed on a hill about three hundred feet back from Sand Hill Road in clearing containing an existing structure. In order to minimize the aesthetic impact as much as possible while still providing coverage to the surrounding area, the facility has been designed as a “monopine” style stealth facility in order to blend with the existing mature trees in the area.

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Verizon is proposing a 120' tall facility – the height is necessary in order to fill the existing coverage gap. The top of the panel antennas would be at 109' above ground level, with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. The facility has been designed at the minimum functioning height to fill the existing coverage gap.

The monopine would be placed within a 30' by 30' compound surrounded by a 6' tall chain link fence topped with barbed wire. Ground equipment would include multiple outdoor equipment cabinets and a 30 kW diesel emergency backup generator and 132 gallon fuel tank. The facility would be accessed off of an existing driveway, with a new fire code compliant turnaround. Utilities would be brought underground from an existing public utility pole. A full description of the proposed facility can be found in the site plans enclosed with this application, and a full set of photo simulations has been enclosed with the application materials.

View from Sand Hill Road, looking south



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View from Sand Hill Road, looking west:



View from Sand Hill Road, looking east (proposed facility not visible):

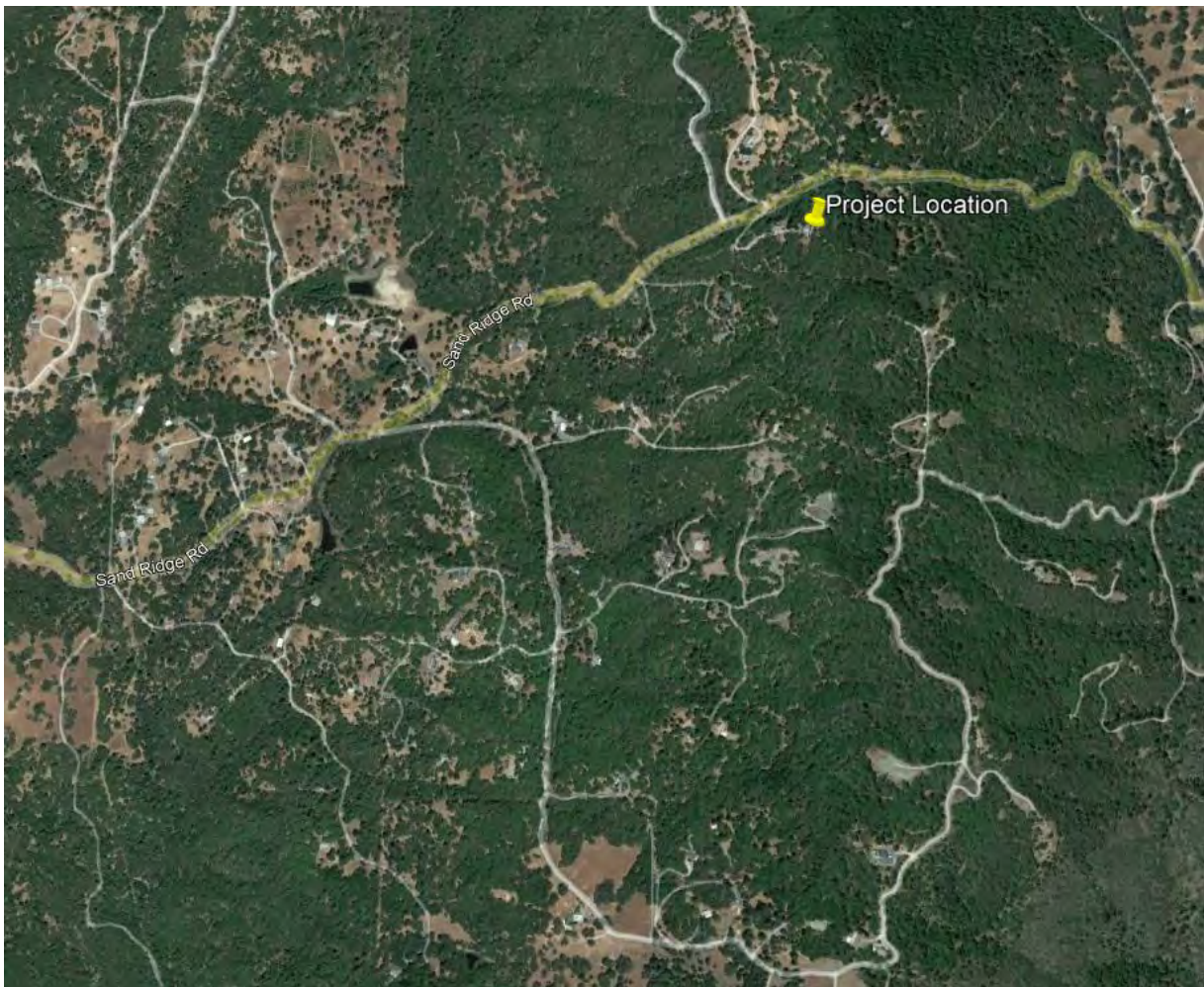


DESCRIPTION OF COVERAGE AREA

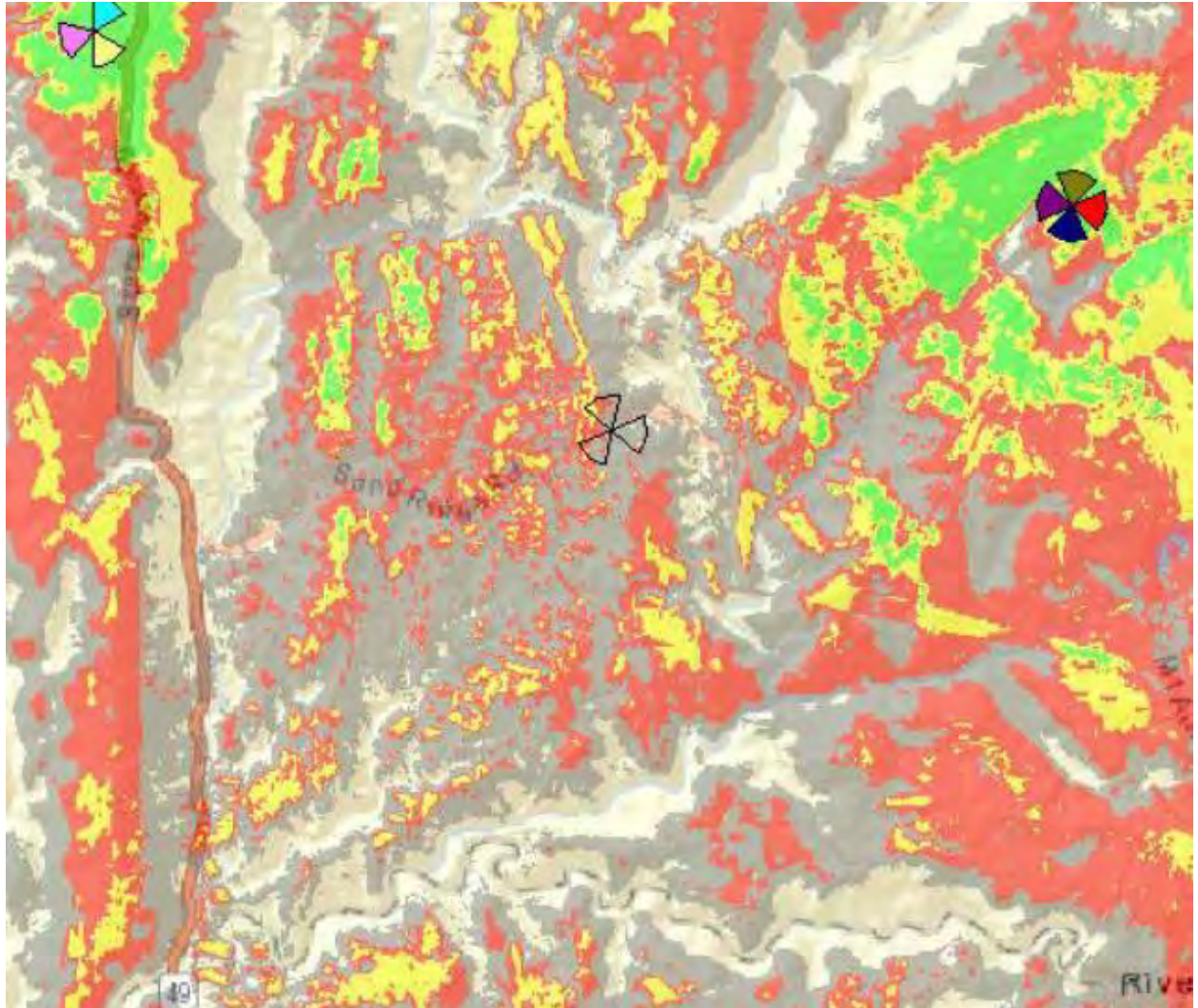
The objective of the proposed facility is to improve coverage and capacity in the surrounding area, along Sand Ridge Road, east of State Route 49 (see coverage maps on following pages). To achieve this service objective, Verizon identified a potential candidate "Search Area." A Search Area is an area on a map that is determined by Verizon's Radio Frequency Engineer (RF engineer). The area identifies the geographic area within which the proposed telecommunications site must be located to satisfy the intended service objective. In creating the Search Ring, the RF engineer considers many factors, such as topography, proximity to existing structures, current coverage areas, existing obstructions, etc. The search area provides initial search parameters - not all locations within the search area will ultimately be suitable for filling the coverage gap. In this case, finding a suitable was extremely challenging due to the heavy woods and hilly terrain through the target area.

Existing and proposed coverage maps for LTE coverage are shown on the following four pages—higher resolution maps have also been included with the application materials. Green areas signify reliable in-building coverage, yellow areas signify reliable in-vehicle coverage, red areas signify outdoor coverage, and grey areas signify poor coverage.

Approximate Search Area

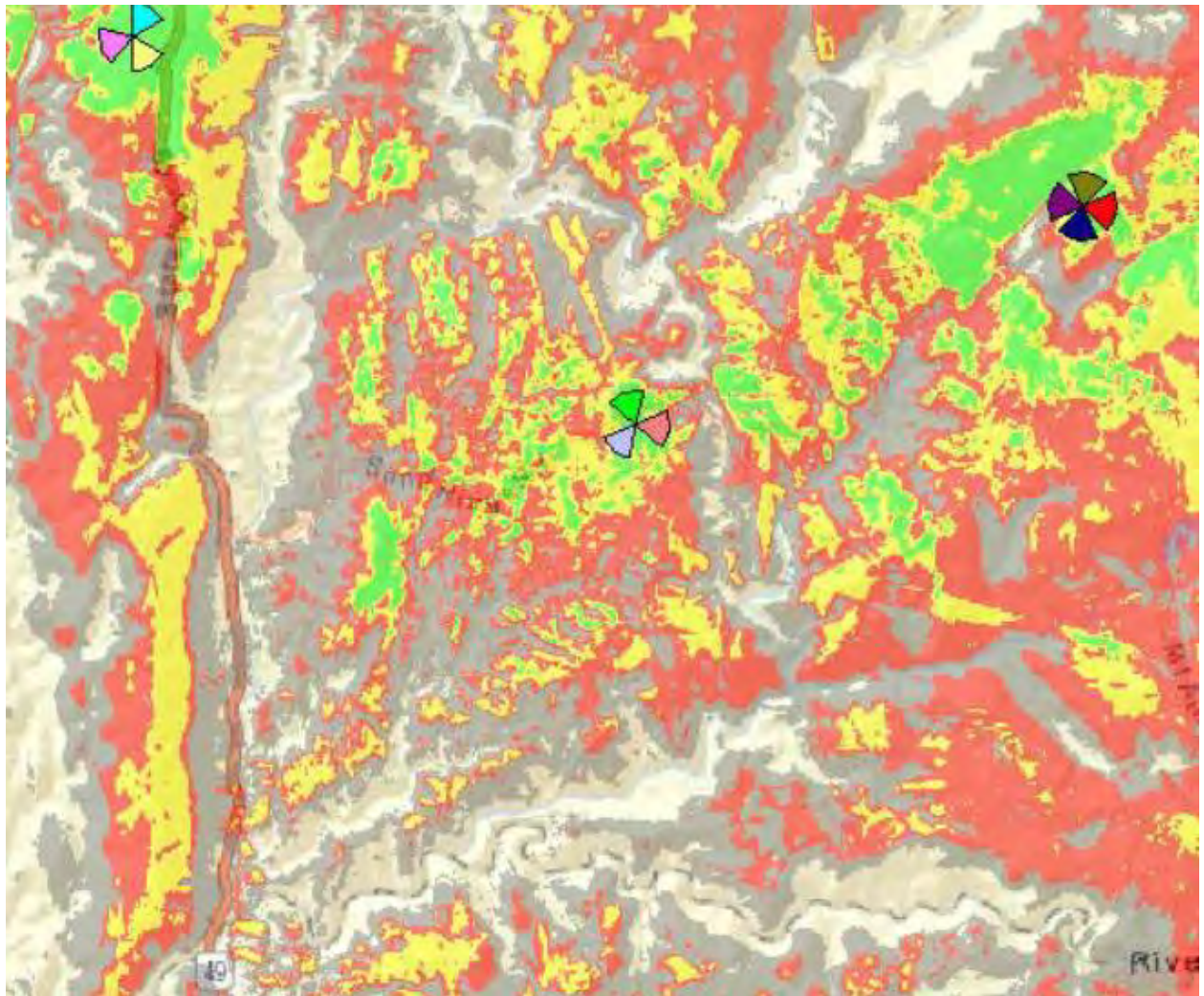


Existing Coverage



- 75 dBm (In-Building)
- 85 dBm (In Vehicle)
- 95 dBm (Outdoor)
- 105 dBm (Poor)

Proposed Coverage with Majestic Trail Facility



- -75 dBm (In-Building)
- -85 dBm (In Vehicle)
- -95 dBm (Outdoor)
- -105 dBm (Poor)

ALTERNATE SITES ANALYSIS

Verizon Wireless strives to minimize visual and noise impacts for each facility and seeks to incorporate ways to preserve the local community character to the greatest extent feasible at all stages of site selection and design process. Part of this involves seeking properties in areas with substandard wireless coverage that provide the ability to meet community needs, zoning standards, and engineering requirements.

In identifying the location of a wireless telecommunication facility to fulfill the above referenced service objectives a variety of factors are evaluated. These factors include: a willing landlord, compliance with local zoning requirements, topography, existing structures, colocation opportunities, available utilities, and road access. Verizon conducted an exhaustive search for alternative sites, after which it determined that the proposed site on Sandridge Road is the best available location for a wireless telecommunications facility to meet the desired coverage objective.

In this instance, there were no potential colocations located within the search area. Due to terrain and the heavily wooded nature of the area, there were very few potential candidates.

In Total, seven locations were explored as part of the due diligence process for this project.

- 20058 Sandridge Crest Court, El Dorado: Property owner not interested.
- 1501 Kinsley Lane, El Dorado: Rejected by RF engineer due to terrain shadowing.
- 1530 Kinsley Lane, El Dorado: Rejected by RF engineer due to terrain shadowing.
- 1541 Kinsley Lane, El Dorado: Rejected by RF engineer due to terrain shadowing.
- 660 Sand Ridge Road, El Dorado: Rejected by RF engineer due to low elevation.
- 3985 Vintage Trail, El Dorado: Rejected by RF, inferior coverage to proposed site.

After this thorough investigation, Verizon concluded the proposed location is the least intrusive, viable means of filling the existing coverage gap and improving service in the area.

ADDITIONAL INFORMATION

Safety Benefits of Improved Wireless Service

Verizon Wireless offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, V CAST, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster. Verizon will install a standby generator at this facility to ensure quality communication for the surrounding community in the event of a natural disaster or catastrophic event. This generator will be fully contained within the equipment shelter and will provide power to the facility if local power systems are offline.

Maintenance

Verizon installs standby generators and backup batteries at all its cell sites. The batteries play a vital role in Verizon's emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes and will only be tested during the daytime. Back-up generators allow Verizon's sites to continue providing valuable

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communications services in the event of a power outage, natural disaster or other emergency. Following construction, a small sign indicating the facility owner and a 24-hour emergency telephone number will be provided on site.

Parking & Traffic

The facility is unmanned and will operate 24 hours a day, seven days a week. A technician will occasionally visit the facility to service the equipment, approximately once a month. There will no other visitors or guests associated with the facility.

Construction Schedule

The construction of the facility will follow all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or other signals. Any interference would be against federal law and a violation of Verizon's FCC license. An RF report verifying compliance with FCC guidelines is included with this submittal.

Environmental Assessment

The project is categorically exempt under CEQA as a Class III small structure. A study verifying compliance with FCC EME regulations has been included as part of this application.

Airports

There are no airports or airstrips within five miles of the proposed facility.

Water Usage

As the facility is unmanned and no landscaping is proposed, there will be no impact on water usage on the property.

Notice of Actions Affecting Development Permit

In accordance with California Government Code Section 65945(a), Verizon requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.