



on Behalf of



Project Background and objectives:

AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The build-up of hi-speed broadband internet throughout rural/underserved areas will not only drive economic growth in rural America, but will expand the online marketplace nationwide, creating jobs, educational and businesses opportunities across the country. The CAF project is required to provide broadband internet services capable of 10 Mbps download and 1 Mbps upload speeds.

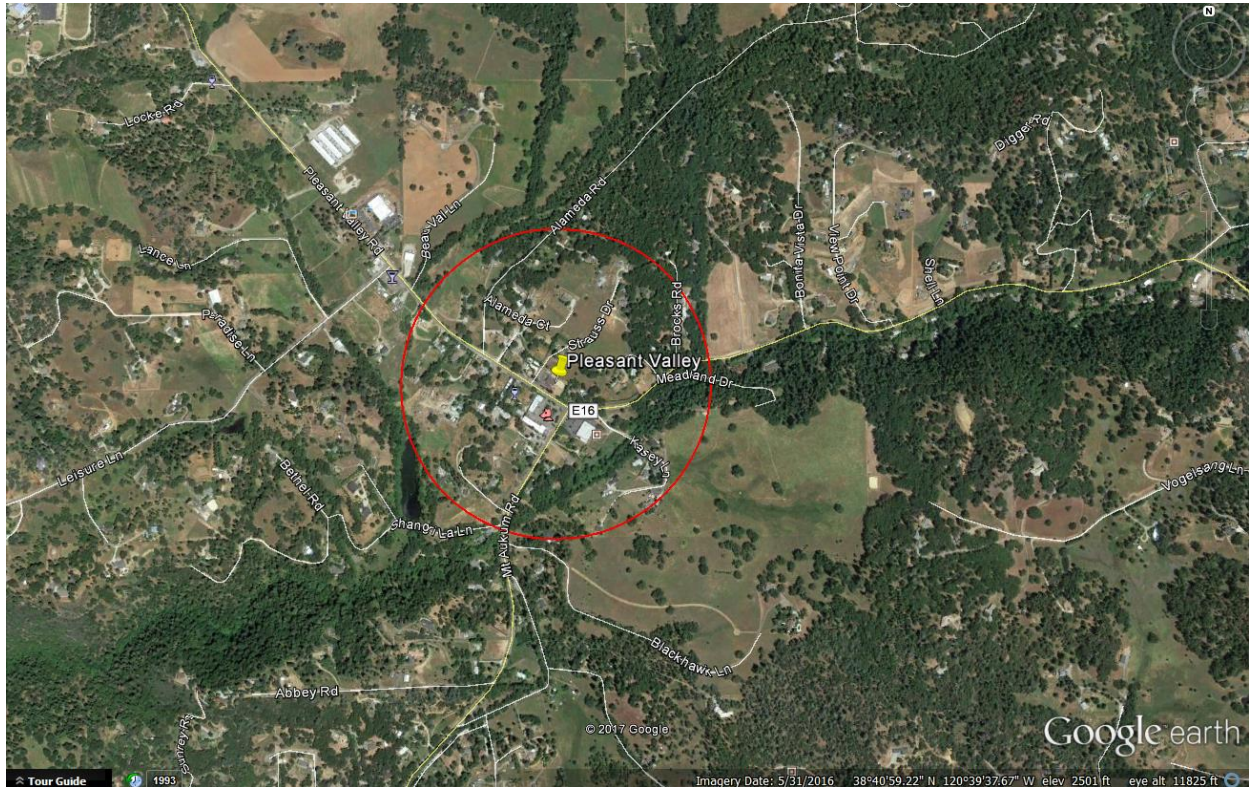
AT&T has the necessary technology that allows them to build out their territory in El Dorado County with the much demanded hi-speed broadband internet to help improve the county’s rural infrastructure. AT&T’s basis for transmitting and receiving hi-speed broadband internet to residences is executed by providing one site with either a microwave fiber hop or a direct fiber line to the site and transferring the high speeds of fiber to each Living Unit (LU) via wireless signals. Each LU being provided with the service will have a small square antenna located in a vantage point on the property where it has a direct line of site to the tower. The square antenna will send and receive wireless broadband internet providing the LU with a minimum of 10/1 Mbps download and upload speeds, respectively.

AT&T’s secondary objective is to provide and enhance AT&T’s Wireless Telecommunications services (cellular services) to underserved areas. Cellular services go hand in hand with building the internet infrastructure throughout these underserved areas. People today rely on their mobile devices not only for educational and business purposes, but also for emergency services. Increasing AT&T’s cellular coverage and capacity throughout El Dorado County’s rural areas while providing wireless broadband internet will greatly assist with enhancing the county’s economic growth and the area’s infrastructure.

Given the need for direct line of site to residences, a taller than typical tower will be necessary in order to provide wireless broadband internet services to as many homes in the targeted areas as possible. During the tower design phase, the Radio Frequency (RF) engineer study many variables including surrounding tree heights, tree densities, population densities, and surrounding hill tops, in order to properly design a sufficient tower height with the goal of achieving the FCC’s track census block mandates of reaching specific LU coverage objectives per area. Living Unit (LU) coverage objectives are provided by the RF engineer using density maps and are based on the area’s approximate population. AT&T’s goal is not only to reach the coverage objective, but to outperform the coverage objective to ensure that the maximum amount of homes are being provided this service while taking into consideration a small margin of error during the simulation process.

Exhibit J
Site 3 Pleasant Valley

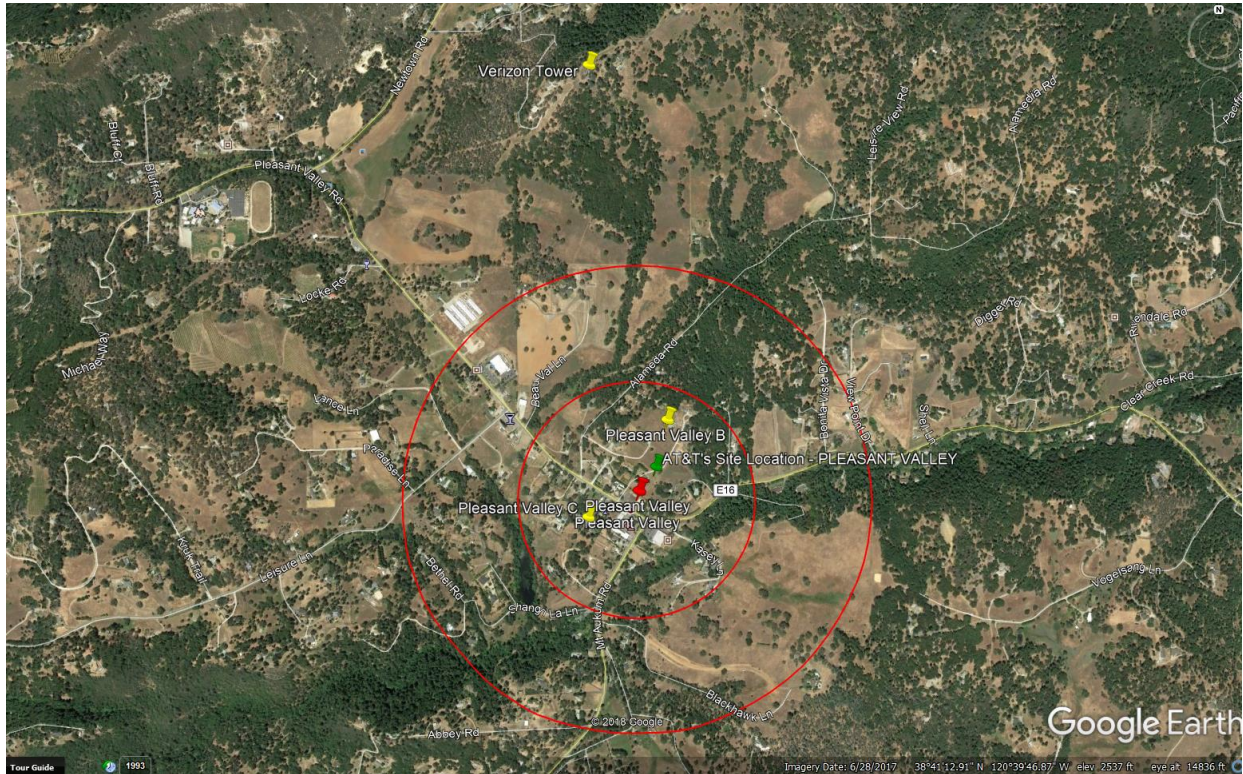
Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 45', 1,800 square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 4559 Strauss Drive, Placerville, within El Dorado County's jurisdiction in a 2 acre R2A zone. The site is approximately 750 feet north-west of Clear Creek and the area consists of large oak trees, "evergreen" trees, and rolling hills with rocky terrain.

AT&T's objective for the Pleasant Valley site is to provide wireless hi-speed broadband internet and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the surrounding communities. The site location's elevation is approximately 2,538 feet while the surrounding community's elevation averages around 2,450 feet, giving the homes within the surrounding communities great potential for line of site to the tower. After running a coverage simulation at the site location, AT&T is anticipating meeting their FCC objective for this search ring.

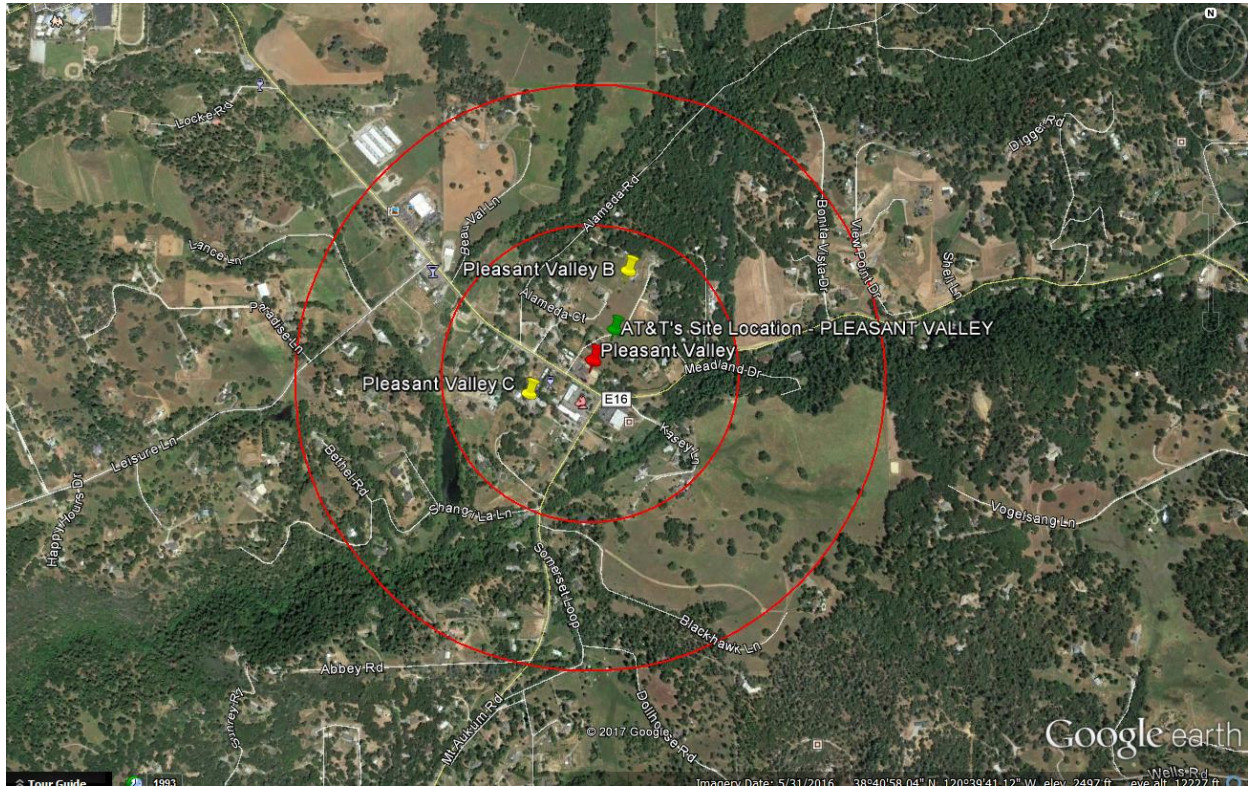
Potential Co-locations:



There are no potential Co-location opportunities in the near vicinity of the provided Search Ring.

There is one existing Tower owned by Verizon Wireless that is 0.85 miles north of the proposed AT&T Pleasant Valley tower. The Verizon tower provides wireless mobility services to the surrounding communities, however, the tower is insufficient for AT&T's CAF II internet project given the lengthy distance from the existing tower to AT&T's targeted area. The existing Verizon tower is designed to cover the surrounding area with wireless mobility services and was not designed for line of site for wireless internet services to each community. Even though the Verizon tower is too far for the Pleasant Valley's targeted area, AT&T still ran a coverage simulation which resulted in a 35% loss in coverage to the Pleasant Valley's targeted area. Additionally, the Verizon tower does not fill AT&T's significant gap in LTE coverage in the Pleasant Valley area.

Alternative Site Analysis pursuant to 17.14.210 (B) (1):



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the two alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:

Pleasant Valley Alternative Candidate B:

4500 Strauss Drive, Placerville, CA 95667

Latitude/Longitude: 38.685616, -120.661565

Proposal – New Tower



Considerations:

Candidate B is located approximately 875 feet north-east of the center of AT&T's search ring. The proposed tower would be located on a 6.7 acre, R2A zoned property owned by Miklos Nemeth. The property is located on the north side of Pleasant Valley Road and the site was proposed in the center of the property. Candidate B was chosen as AT&T's primary candidate as the RF Engineer's simulation yielded 3% more LU's than the subject site located at 4559 Strauss Drive. Since the simulation yielded only 3% more LUs than the subject site location and was much more intrusive than the subject parcel, AT&T agreed to move the primary candidate to 4559 Strauss Drive. The nearest homes to the site location on 4500 Strauss Drive are approximately 180 feet and 240 feet, both in clear site to the tower. No oak woodlands were expected to be lost for this site location. The surrounding Land Use is MDR and Commercial.

Pleasant Valley Alternative Candidate C:

4546 Pleasant Valley Road, Placerville, CA 95667

Latitude/Longitude: 38.682625, -120.664595

Proposal – New Tower



Considerations:

Candidate C is located approximately 640 feet south-west of the center of AT&T's search ring. The proposed tower would be located on a 1.07 acre, R2A zoned property owned by Dennis and Laurel Nystrom. The property is located on the south side of Pleasant Valley Road and the site was proposed on the south-west side of the property. Candidate C was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded 10% fewer LU's than the subject site located at 4559 Strauss Drive. In addition to covering fewer LU's than the Primary, Candidate C would be more intrusive being only 100 feet from the nearest residence and less than 250 feet from multiple other residences. No oak woodlands were presumed to be removed. The surrounding Land Use is MDR and Commercial.



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Additional alternative sites considered and letters of interest sent out but received no response by landlords included the following parcels:

4530 Pleasant Valley Road, Placerville, CA 95667 – APN: 078-150-30; Owner: Robert Findelton

4300 Leisure Ln, Placerville, CA 95667 – APN: 078-150-17; Owner: Sickinger

Additional alternative site considered but no letter of interest sent out:

4429 Pleasant Valley Road, Placerville, CA 95667 – APN: 078-270-25; Owner: El Dorado Co. Fire District

- Site Location yielded 25% fewer LUs
- Site is intrusive to nearby residences

Property information pursuant to 17.14.210 (J) (1 and 2):

Ref ID: Pleasant Valley

Property Detail Report

For Property Located At :
4546 PLEASANT VALLEY RD, PLACERVILLE, CA 95667-9208



Owner Information			
Owner Name:	NYSTROM DENNIS A & LAUREL A		
Mailing Address:	5570 OAK LEAF CIR, PLACERVILLE CA 95667-9510 H006		
Vesting Codes:	/ A / TR		
Location Information			
Legal Description:	PM 28/19/A	APN:	078-170-23-100
County:	EL DORADO, CA	Alternate APN:	078-170-23-100
Census Tract / Block:	314.04 / 2	Subdivision:	
Township-Range-Sect:		Map Reference:	35-C3 /
Legal Book/Page:		Tract #:	
Legal Lot:		School District:	EL DORADO UN
Legal Block:		School District Name:	
Market Area:	35 C3	Munic/Township:	
Neighbor Code:			
Owner Transfer Information			
Recording/Sale Date:	08/22/2000 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	41740		
Last Market Sale Information			
Recording/Sale Date:	10/15/1991 / 10/1991	1st Mtg Amount/Type:	/
Sale Price:	\$47,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	3646-67	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$39.97
New Construction:		Multi/Split Sale:	
Title Company:	FOUNDERS TITLE CO.		
Lender:			
Seller Name:	HALL GENE F		
Prior Sale Information			
Prior Rec/Sale Date:	12/01/1980 /	Prior Lender:	
Prior Sale Price:	\$55,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1933-127	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		
Property Characteristics			
Gross Area:		Parking Type:	
Living Area:	1,176	Garage Area:	
Tot Adj Area:		Garage Capacity:	
Above Grade:		Parking Spaces:	
Total Rooms:	4	Basement Area:	
Bedrooms:	3	Finish Bsmnt Area:	
Bath(F/H):	2 /	Basement Type:	
Year Built / Eff:	2004 / 2005	Roof Type:	
Fireplace:	/	Foundation:	
# of Stories:	1.00	Roof Material:	
Other Improvements:		Construction:	
		Heat Type:	
		Exterior wall:	
		Porch Type:	
		Patio Type:	
		Pool:	
		Air Cond:	
		Style:	
		Quality:	AVERAGE
		Condition:	AVERAGE
Site Information			
RESIDENTIAL IMPRVD TO			
Zoning:	R2A	Acres:	1.07
County Use:			2.5 AC (11)
Lot Area:	46,609	Lot Width/Depth:	x
State Use:			
Land Use:	SFR	Res/Comm Units:	30 /
Water Type:			
Site Influence:			
Sewer Type:			
Tax Information			
Total Value:	\$324,000	Assessed Year:	2015
Property Tax:			\$3,656.10
Land Value:	\$65,000	Improved %:	80%
Tax Area:			085016
Improvement Value:	\$259,000	Tax Year:	2015
Tax Exemption:			
Total Taxable Value:	\$324,000		

Actual View of the Proposed Location:

The proposed lease area is located on the north end of the property. The site will not interfere with the existing Land Use of the property, MDR. Access will be directly off of Pleasant Valley Road and Strauss Drive. The site is elevated above the surrounding area and has great potential for line of site to the nearby community. The nearest homes to the site location is approximately 220-230 feet and located approximately 300 feet to the north of the Pet Clinic. No oak trees will be scientifically impacted or removed. A grove of trees to the east and west stealth the facility from the nearby homes in those directions. The facility will be visible from the residences to the north, however, those residences are over 400 feet from the facility.



Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

7/28/2017

[Enter Another Parcel](#)

Assessor's Parcel Number: 078-180-38

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	85 - 16	PM 32/33/2	2.08

2015 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MDR							PV		

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R2A			

2004 GENERAL PLAN LAND USE INFORMATION:

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MDR							PV		

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R2A			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
EL DORADO COUNTY FPD		GOLD OAK UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0800E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
2 SHIVA FRENTZEN		Mitigation Area 2	No

REMARKS:

No Eligibility Review Required

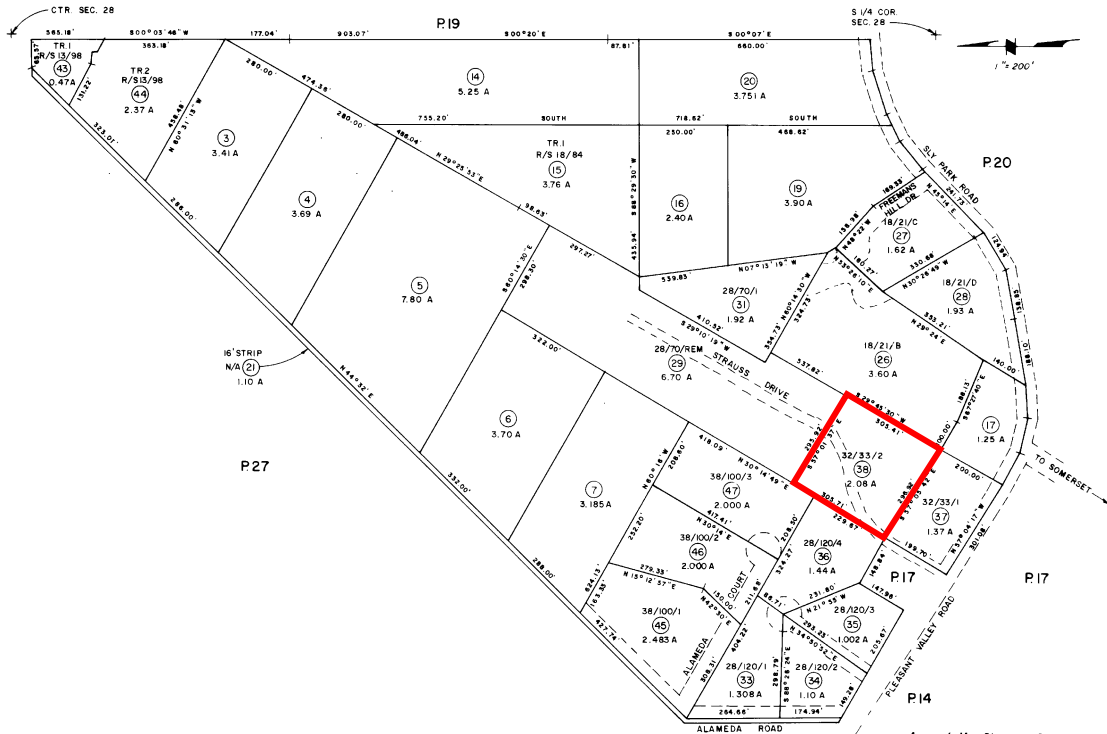
NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

Assessor's Parcel Map

POR. SECS. 28 & 33, T.10N., R.12E., M.D.M.

Tax Area Code

78:18



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

*NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles*

*Assessor's Map Bk. 78 - Pg. 18
 County of El Dorado, California*