



COMMUNITY DEVELOPMENT AGENCY

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TO: Planning Commission Agenda of: February 25, 2016

FROM: Aaron Mount
Project Planner

DATE: February 19, 2016

RE: S15-0004/Verizon Wireless Communication Facility Arrowbee; Revised Exhibits

The agent has submitted a revised Project Support Statement and new coverage maps. This new information replaces previously submitted items and does not necessitate changes to any conditions of approval or findings.

Attachments: Exhibit G Revised Project Support Statement
Exhibit I-1 Coverage Map, AWS Before Installation
Exhibit I-2 Coverage Map, AWS After Installation
Exhibit I-3 Coverage Map, Before Installation 700 RSRP
Exhibit I-4 Coverage Map, After Installation 700 RSRP
Exhibit I-5 Coverage Map, After 700 RSRP Site
Exhibit I-6 Coverage Map, After Installation Zoom 700 SRP

PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON SITE "ARROWBEE LAKE"

APN 105-140-06-10

4131 Birdseye View Ln, PLACERVILLE, CA. 95667

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the El Dorado County area near Lotus Road. Verizon would like to increase coverage and capacity in the area by constructing a new telecommunications facility in to improve service for both current and potential customers. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage and inadequate capacity within this service area, which causes reoccurring lost calls and ineffective service. This site will relieve inadequate capacity in the area due to high cell phone and broadband usage in the greater Arrowbee Lake area. The proposed location of the tower is set within an unutilized portion of this parcel and will be designed to comply with all County of El Dorado's wireless design guidelines. The proposed Verizon Communications facility will be located within a 33', 4"x 20"x20' fenced compound including: outdoor equipment cabinets, a 30kw Diesel generator and a 90' stealth monopine, and is designed to blend in with the existing trees nearby. This tower will accommodate (3) sectors with (2) antennas per sector, (3) remote radio units (RRU's) per sector. This tower has been designed to accommodate future collocation by other carriers. This site is constructed atop a raised steel platform in order to minimize the amount of earth work needed to achieve a flat site. As such, very little soil will need to be graded for this site. The proposed site is well screened from public view by several large mature trees and has been selected due to its location on a hill top, adequately positioned to provide coverage in the intended service area.

The parcel selected for this communication is owned by Eric and Elizabeth Johanson and totals 5.02 acres. The location for this project is situated approximately 1.77miles from Lotus Road.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

ALTERNATIVE LOCATIONS REVIEWED BUT NOT SELECTED

1310 Large Oak Drive	Landlord not interested in pursuing a lease with Verizon
4590 Stoney Ridge Rd.	Rejected by Verizon, in adequate coverage capability.
4540 Stoney Ridge Rd.	Rejected by Verizon, in adequate coverage capability.
4541 Burnt Oak Dr.	Rejected by Verizon, in adequate coverage capability.
1310 Large Oak Dr.	Landlord not interested in pursuing a lease with Verizon
4101 Birds Eye Court	Landlord not interested in pursuing a lease with Verizon

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away. Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH COUNTY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with all applicable standards.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

FUTURE COLLOCATION OPPORTUNITIES

The proposed site has been designed to allow for future co-location opportunities with other carriers. The land lease provides sufficient space for additional service providers and the tower and its foundation are designed for future equipment. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate carriers should they come forward. Additional ground space would need to be leased from the landlord.

LIGHTING

Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter for servicing the equipment.

NOISE

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

The site is set within a parcel that is zoned LI and is consistent with application design standards in the area and environment.

MAINTENANCE AND STANDBY GENERATOR TESTING

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.

AWS Before installation

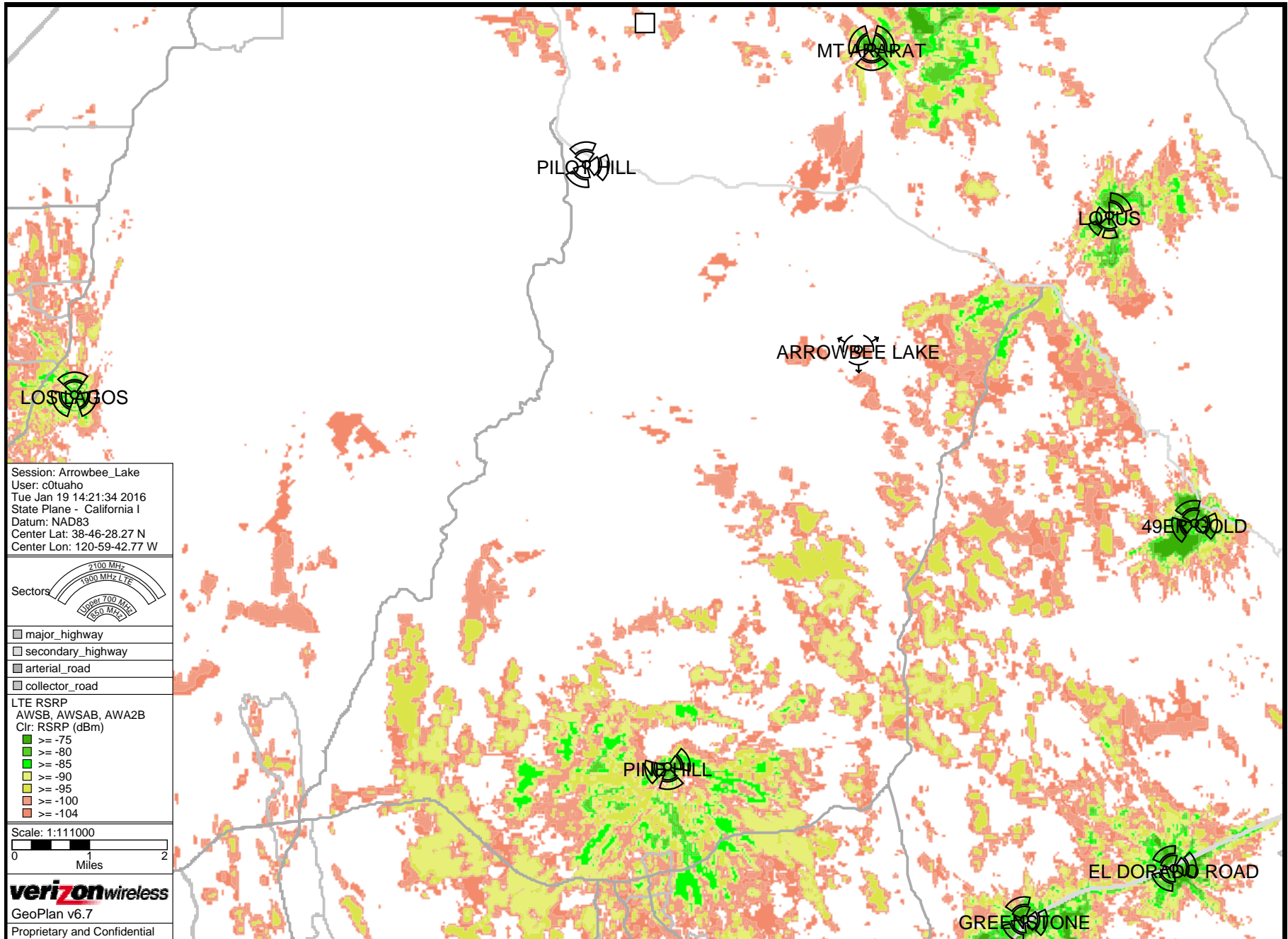


Exhibit I-1

AWS After installation

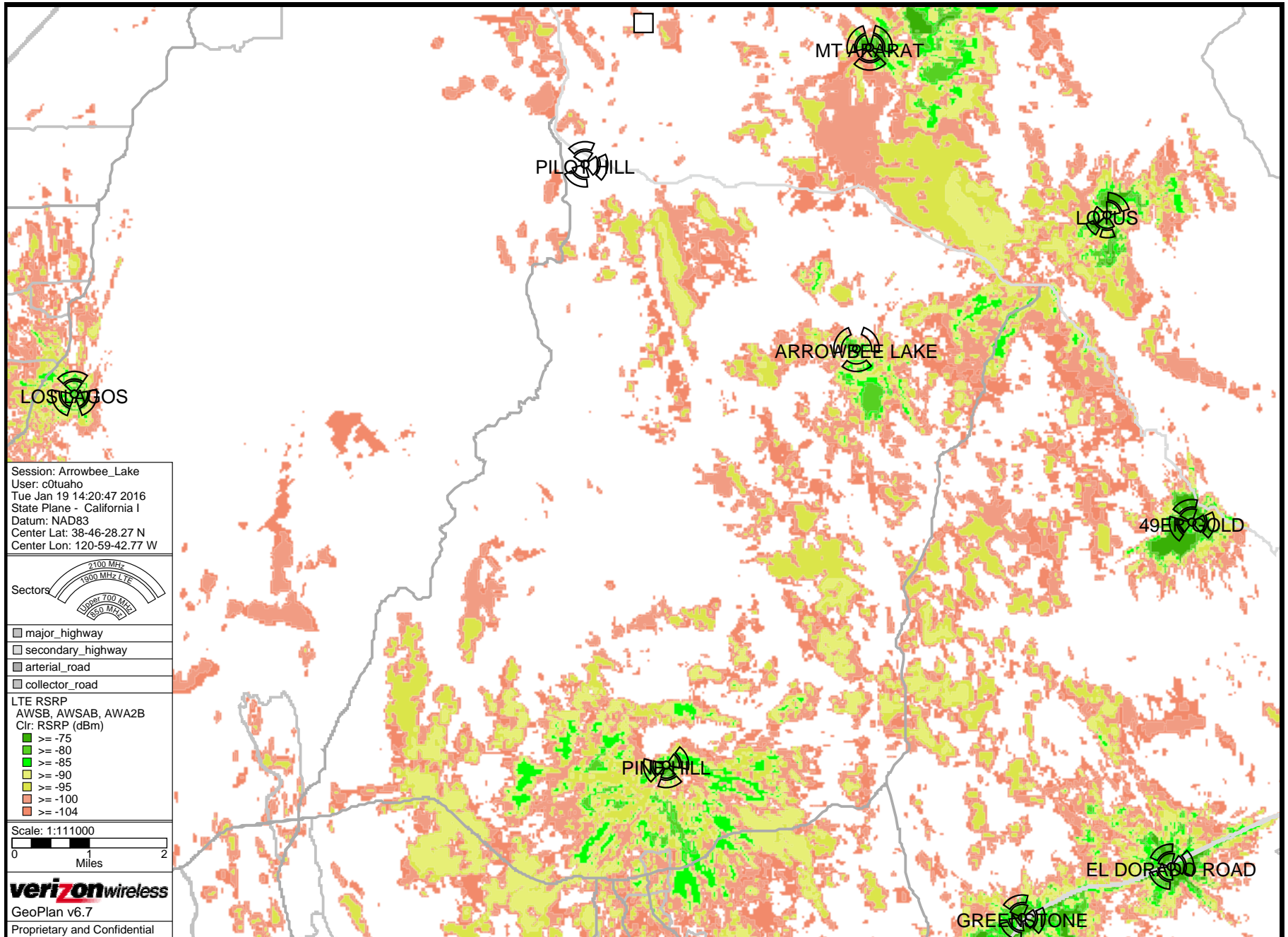


Exhibit I-2

Before Installation 700 RSRP

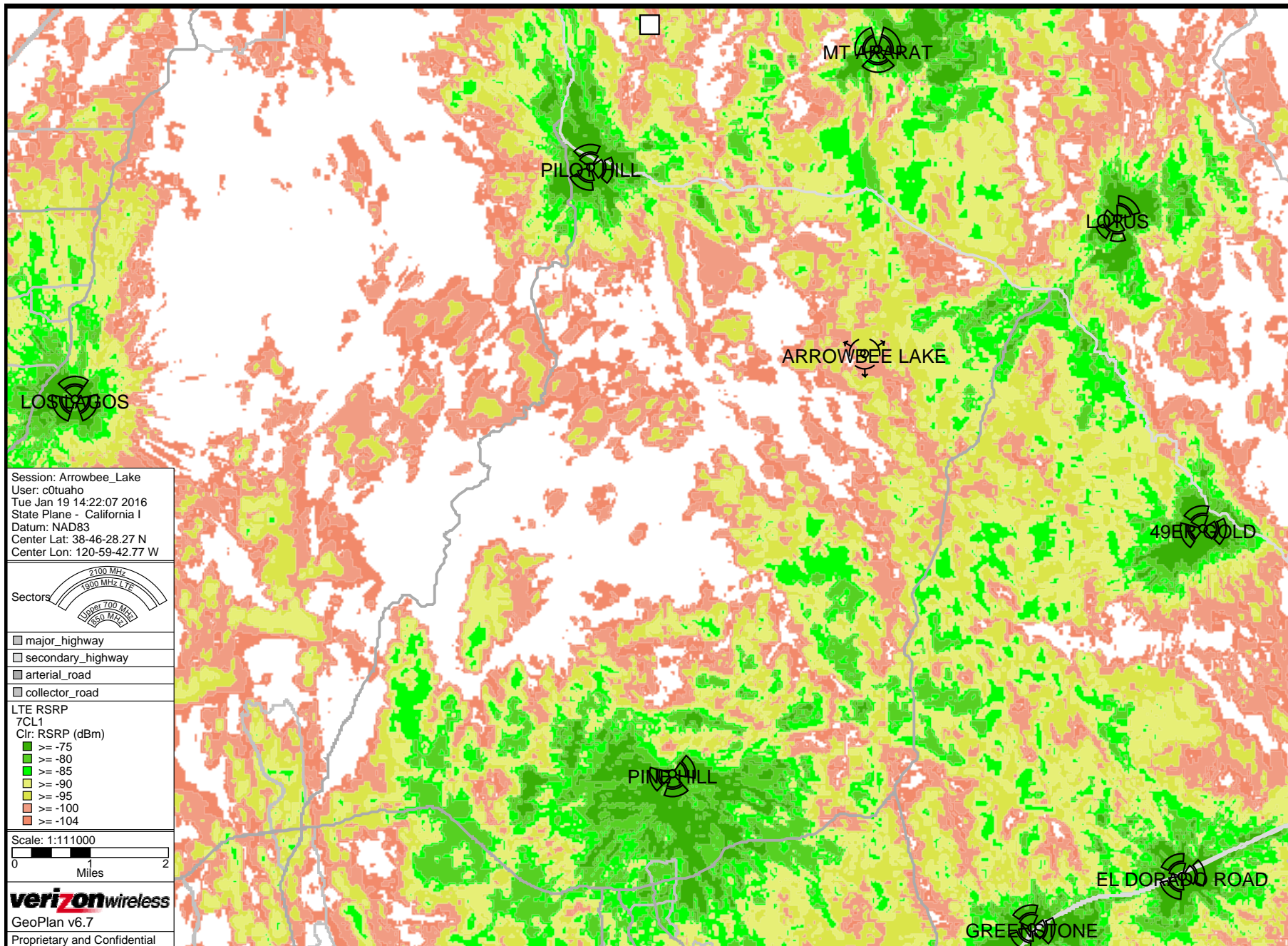


Exhibit I-3

After Installation
700 RSRP

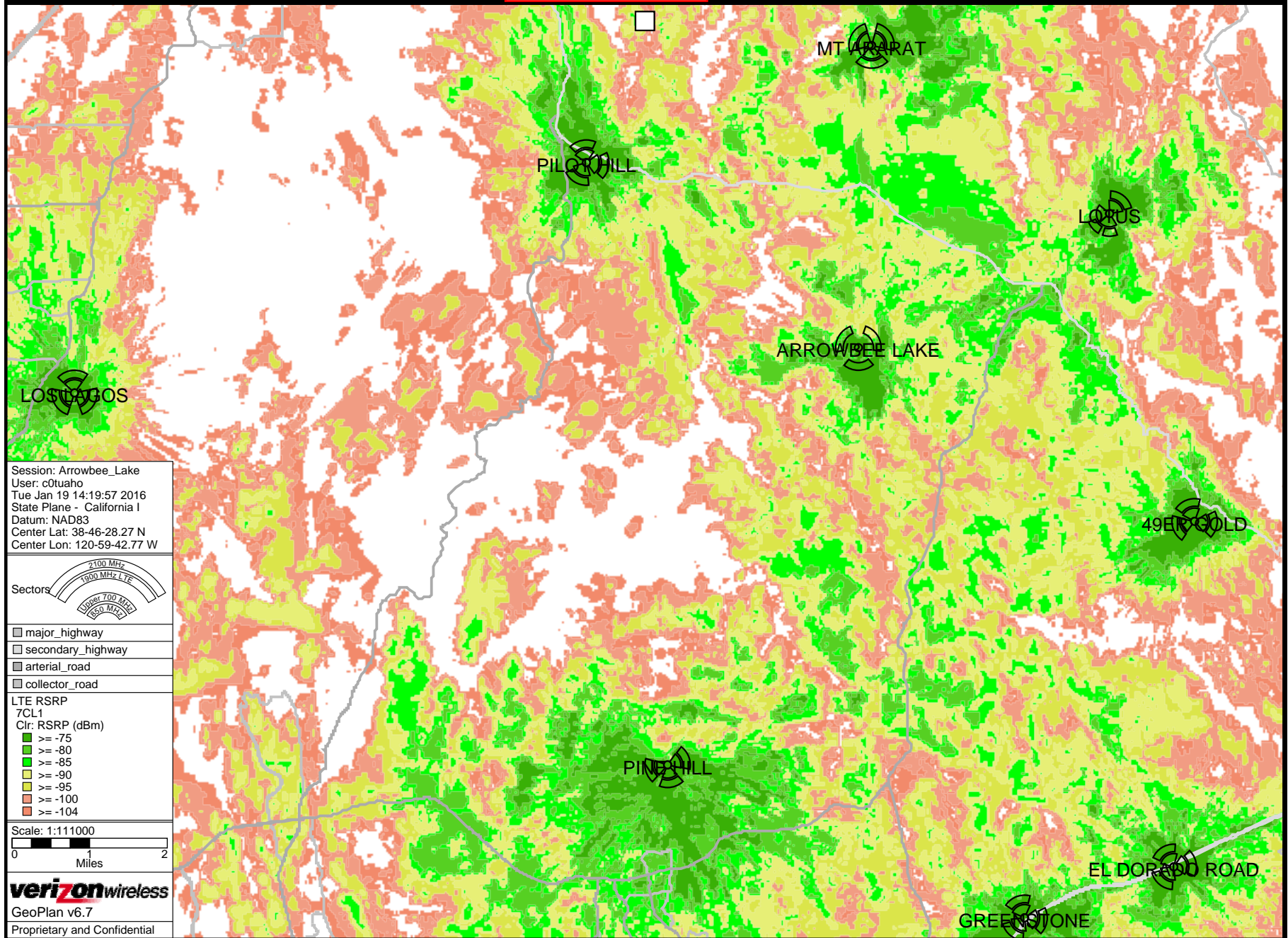


Exhibit I-4

After 700 RSRP site

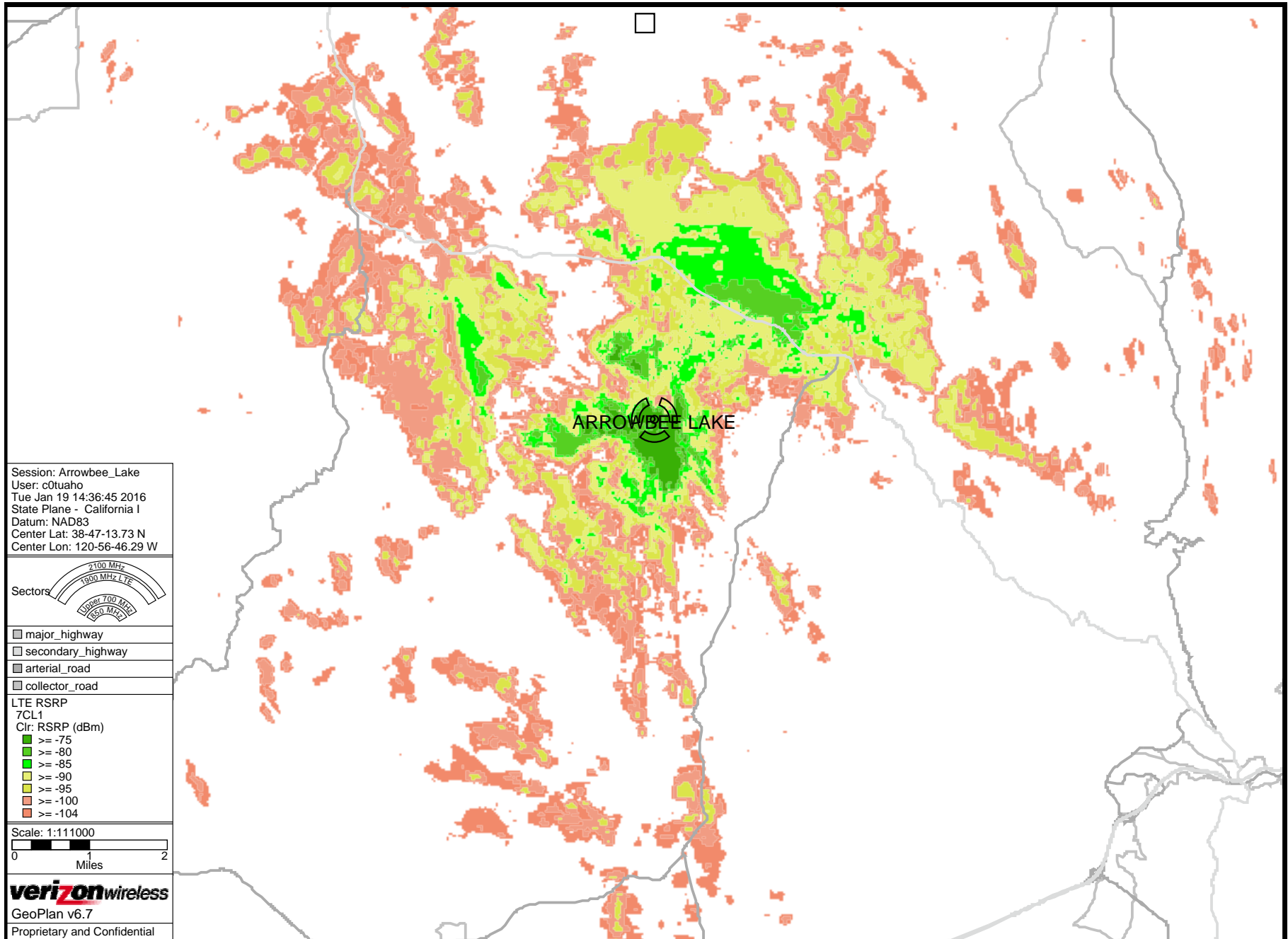


Exhibit I-5

After installation zoom 700R SRP

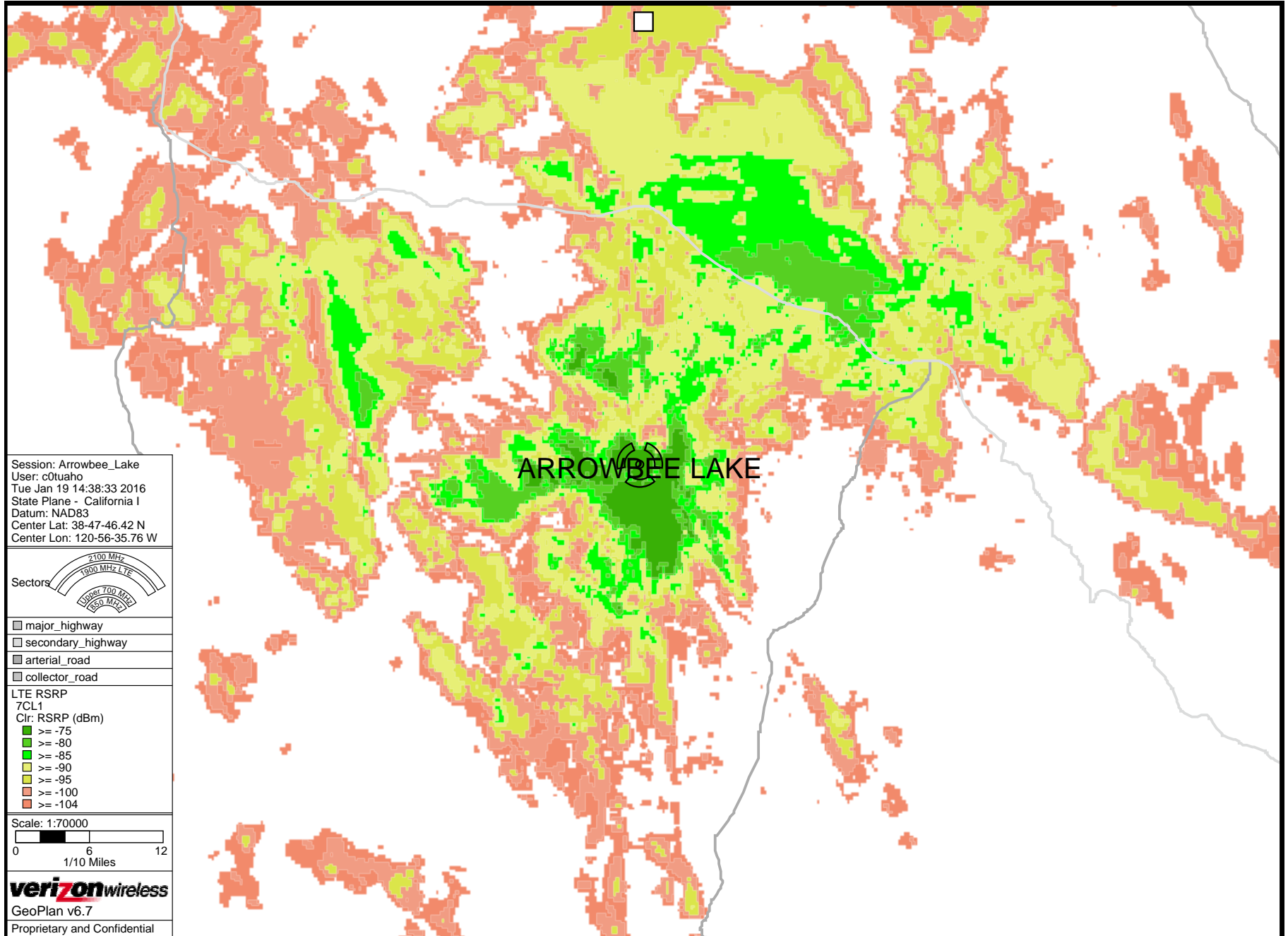


Exhibit I-6