

Diamond Springs Verizon Site

**El Dorado County Planning Commission
CUP24-0002**

October 10, 2024

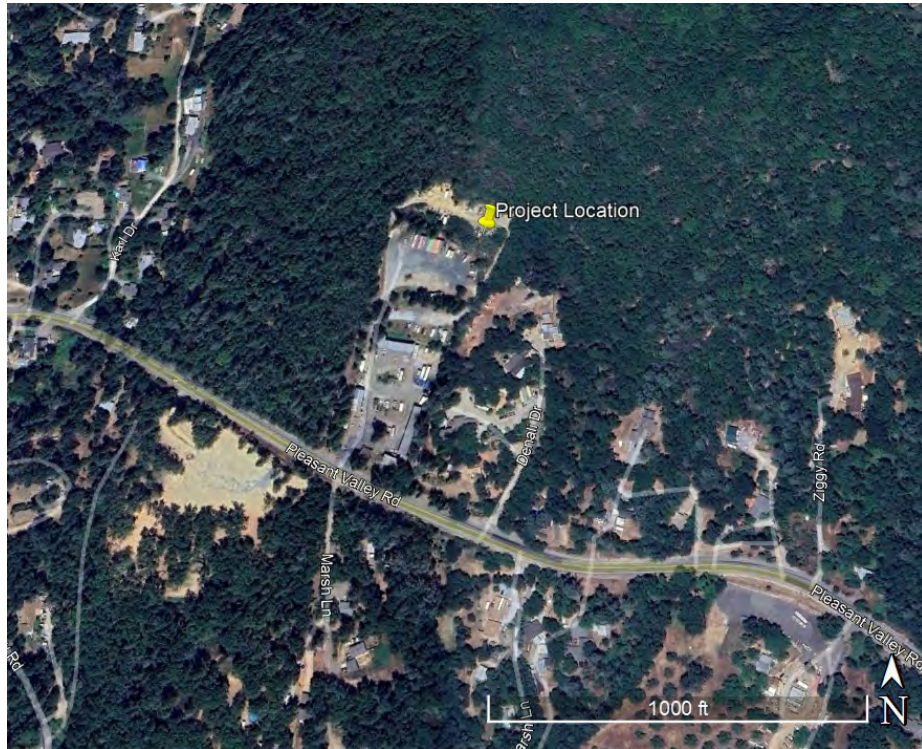
Kevin Gallagher, Complete Wireless Consulting



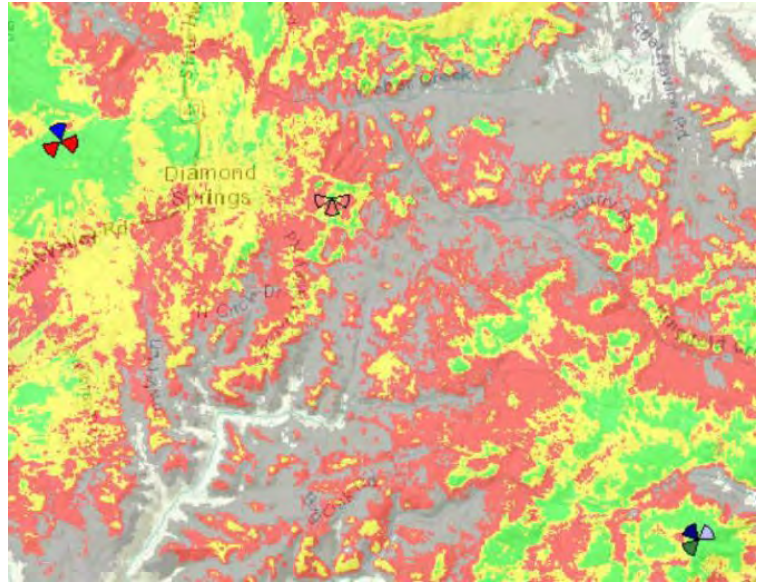
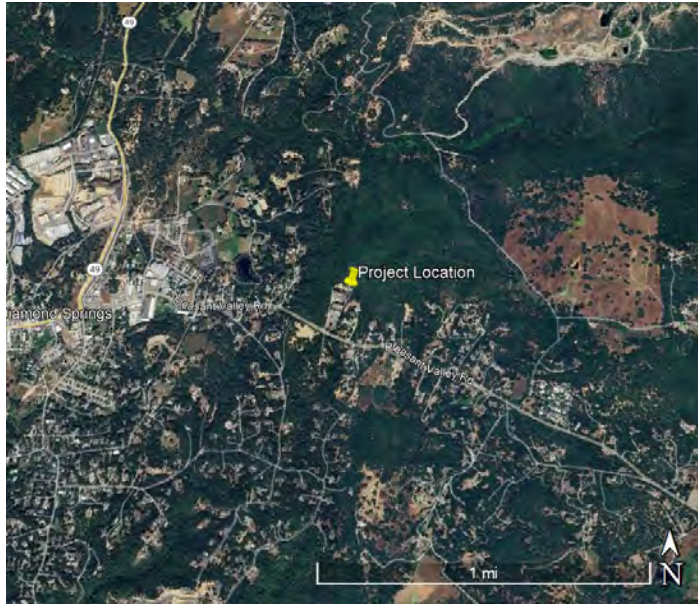
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Project Location

- 961 Pleasant Valley Rd, Diamond Springs
- 5.06-acre parcel zoned General Commercial (CG)
- Closest off-site residence is ~350' to the southeast
- 0.8 miles east of SR 49/Diamond Rd



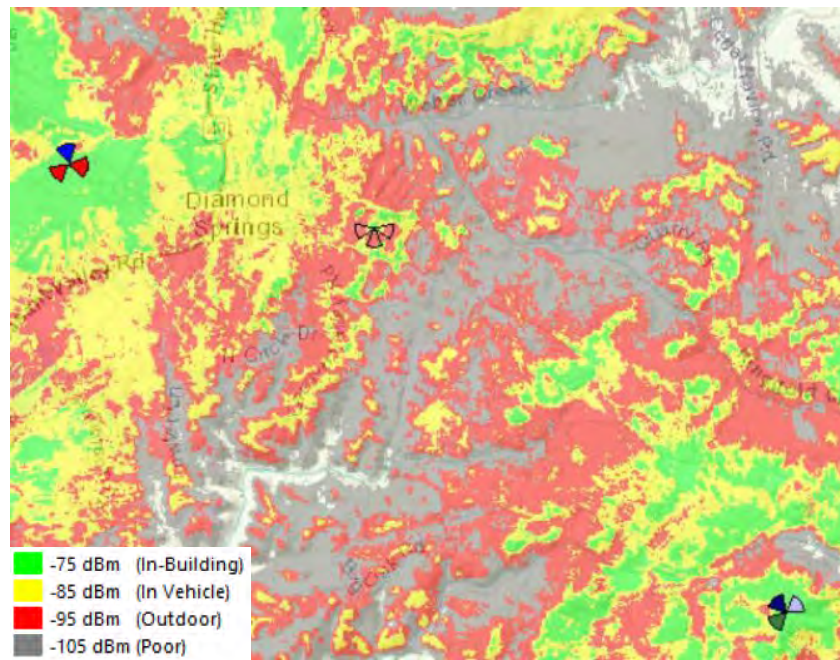
Coverage Gap



Coverage Gap

- 1.6 mile gap in coverage along Pleasant Valley Rd
- Little to no in building coverage in the area

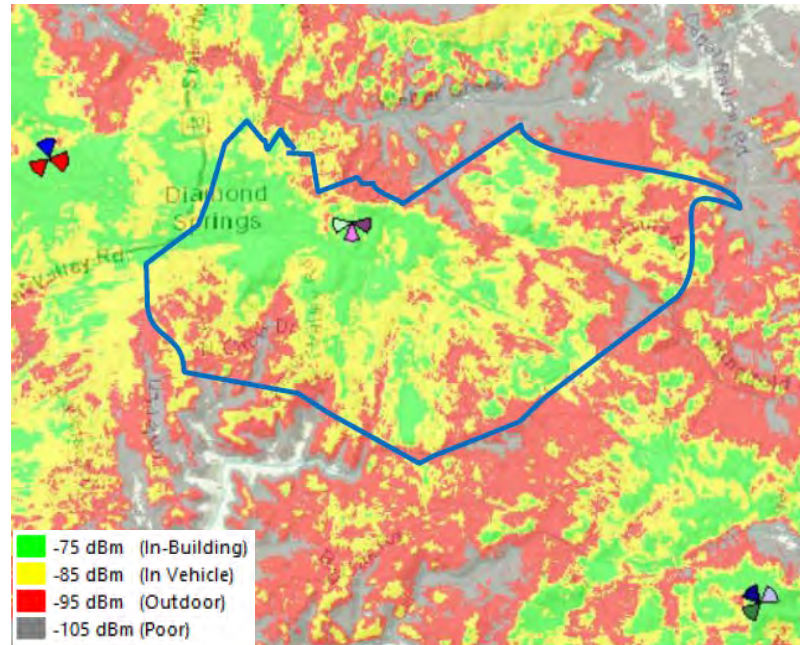
Existing 700 MHz Coverage



Improved Service

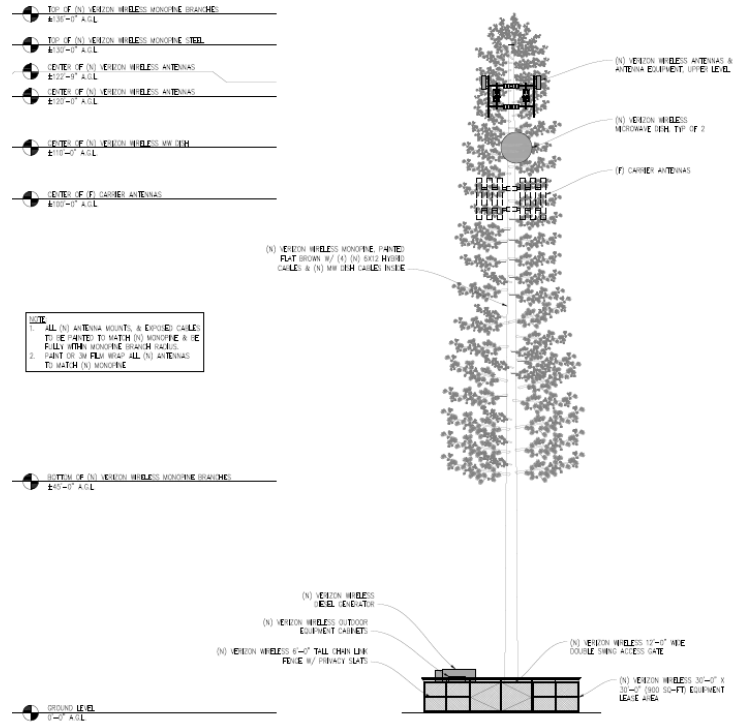
- New in-building coverage along both sides of Pleasant Valley Road
- New in-vehicle service along local roadways

Proposed 700 MHz Coverage



Project Design

- 136'-foot tower facility camouflaged as pine tree
- 900-square foot network equipment area surrounded by 6-foot chain link fence
- Standby generator for service during emergencies
- Room for collocation by additional wireless carriers



Photosimulations

- A high-resolution photo is taken
- The surrounding terrain is modeled from aerial photos, topographical data, and survey data, and the height of the facility is calculated
- The simulated model is superimposed on the original photo



Photosimulations – View #1

View from Pleasant Valley Road looking northeast, about 2000' away



view from Pleasant Valley Road looking northeast at site
Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024

Photosimulations – View #2

View from Pleasant Valley Rd looking northeast, about 800' away



view from Pleasant Valley Road looking northeast at site



Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024

Photosimulations – View #3

View from Pleasant Valley Rd looking northwest, about 1400' away



view from Pleasant Valley Road looking northwest at site
Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024



Photosimulations – View #4

View from off SR-49 looking east, about 4200' away



view from Lime Kiln Road looking southeast at site
Diamond Springs
961 Pleasant Valley Road, Diamond Springs, CA
Photosims Produced on 1-19-2024



Complies with FCC Guidelines

- **EBI Consulting engineer confirmed that radio frequency exposure will be less than FCC public limit**
 - 6.86% at ground level
- **Denial based on RF exposure preempted by federal law (47 U.S.C. § 332(c)(7)(B)(iv))**



Radio Frequency - Electromagnetic Energy (RF-EME) Jurisdictional Report

Site No. 451942
Diamond Springs
961 Pleasant Valley Road
Diamond Springs, California 95619
El Dorado County
38° 41' 43.85" N, -120° 47' 50.58" W NAD83

EBI Project No. 6224000086
January 16, 2024



Prepared for:
Verizon Wireless
c/o Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818



Complies with County Noise Limits

- **Bollard Acoustical Consultants confirmed that noise will be less than County General Plan noise limits at the property line of the nearest residence**
 - Cabinet noise level no more than 35 dBA, less than 40 dBA nighttime hourly limit
 - Generator noise level no more than 52 dBA, less than 60 dBA daytime maximum limit
 - Generator runs only in emergencies and for 15-minutes twice per month for exercise



Environmental Noise Assessment


Diamond Springs Verizon Cellular Facility

El Dorado County, California
BAC Job # 2023-167

Prepared For:
Complete Wireless Consulting
Attn: Jerry Agloro
2009 V Street
Sacramento, CA 95818

Prepared By:
Bollard Acoustical Consultants, Inc.
Dario Gotchet
Dario Gotchet, Principal Consultant

January 30, 2024

 **BOLLARD**
Acoustical Consultants

Bollard Acoustical Consultants, Inc. • P.O. Box 7968, Auburn, CA, 95604 • Phone: (530) 537-2328 • bacnoise.com

Meets County Wireless Standards

- **Designed to facilitate future co-location** (§ 130.40.130(A)(1)(b))
 - *Tower and equipment area will have space for additional wireless carriers, minimizing need for additional towers in area*
- **Blends with the surrounding area, with stealth technology** (§ 130.40.130(D)(1))
 - *Tower disguised as pine tree, with faux branches enclosing antennas*
- **Allowed in Commercial General Zone** (§ 130.40.130(B)(6))
 - *Conditional Use Permit allows wireless facilities in commercial zones*



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