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PROJECT SUPPORT STATEMENT

AT&T PROJECT NAME: CONNECT AMERICA FUND II (CAF II) PROJECT

DEVELOPMENT APPLICATION FOR AT&T SITE "NEWTOWN"

AT&T SITE NUMBER: CVL03158

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

JARED KEARSLEY; 916-755-1326; jared.kearsley@epicwireless.net

PROPERTY OWNER: KAREN OLIVER

LANDOWNER CONTACT: 530-644-8700

APN: 077-091-06-100

3921 SNOWS ROAD, PLACERVILLE, CA 95667

- **PROJECT'S BACKGROUND AND OBJECTIVES**
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Exhibit J
Site 2 Newtown



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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.

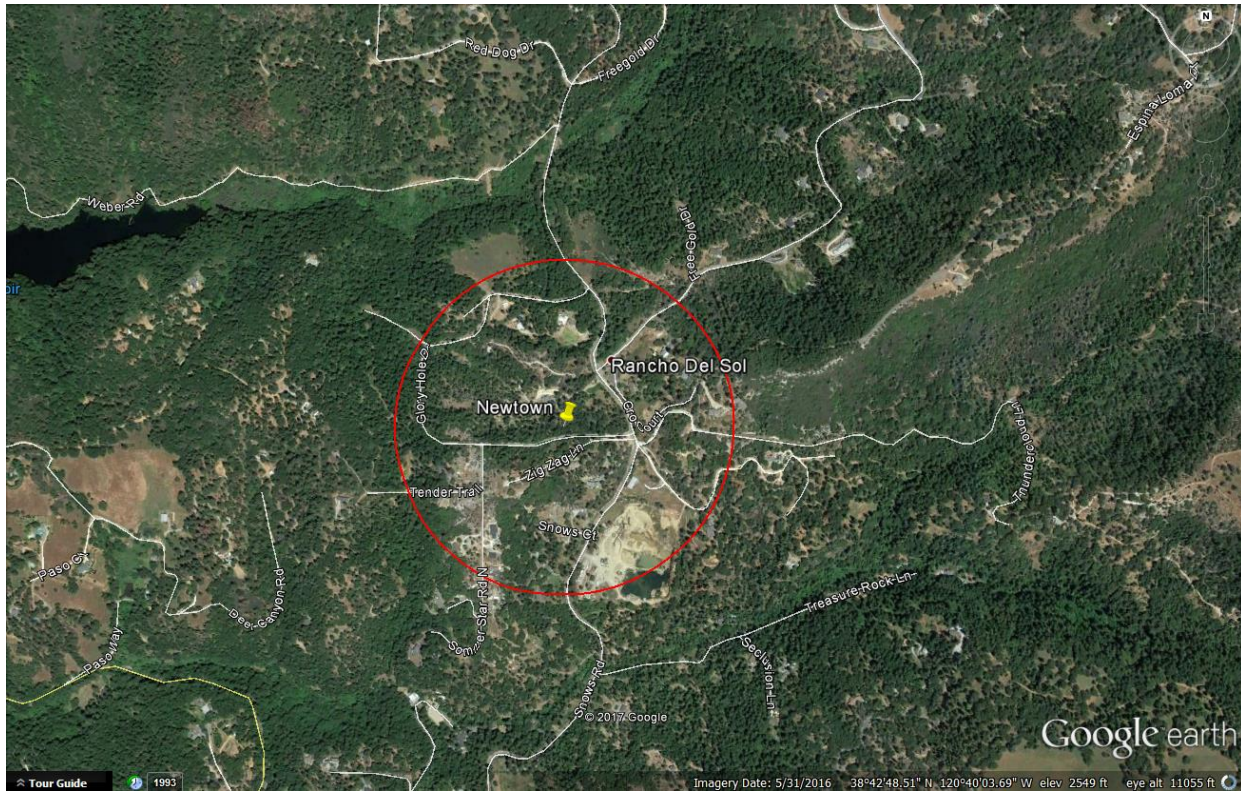
Given the need for direct line of site to residences, a taller than typical tower will be necessary in order to provide wireless broadband internet services to as many homes in the targeted areas as possible. During the tower design phase, the Radio Frequency (RF) engineer study many variables including 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.



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Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 35' x 45' (1,575) square foot enclosed compound (lease area). The compound will include a 122 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 3921 Snows Road, Placerville, within El Dorado County's jurisdiction in a 4.9 acre IL zone. The site is approximately 1,500 feet north of South Fork Weber Creek and the area consists of evergreen trees, and rolling hills with rocky terrain.

AT&T's objective for the Newtown 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 Newtown area, in all directions of the search ring which is a relatively dense underserved area. The site location's elevation is approximately 2,640 feet while the surrounding community's elevation averages around 2,450 feet, giving the homes within the community 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 with the least intrusive means.



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Potential Co-locations:

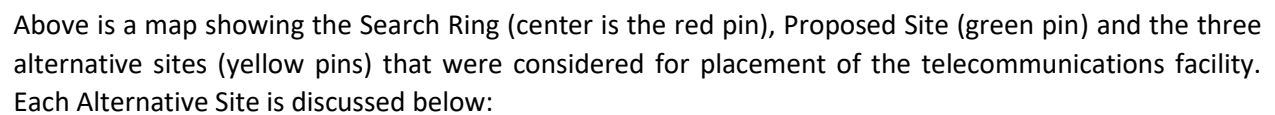


There are no potential Co-location opportunities in the near vicinity of the provided Search Ring.

There is one existing Tower owned by Verizon Wireless that is 1.10 miles south of the proposed AT&T Newtown 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 Newtown's targeted area, AT&T still ran a coverage simulation which resulted in a 45% loss in coverage to the Newtown's targeted area. Additionally, the Verizon tower does not fill AT&T's significant gap in LTE coverage.



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





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Newtown Alternative Candidate B:

3858 Snows Road, Camino, CA 95709

Latitude/Longitude: 38.712953, -120.668143

Proposal – New Tower



Considerations:

Candidate B is located approximately 400 feet east of the center of AT&T's search ring. The proposed tower would be located on a 16.95 acre, RE-10 zoned property owned by Kerry & Julie Burnside. The property is located on the west side of Snows Road and the site was proposed on the south side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded 20% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site is directly across from Rancho Del Sol and in closer proximity to nearby homes. The two nearest dwelling units are approximately 235 feet from the proposed site location along with other dwelling units under 400 feet away. The access route would have to cross a seasonal water way resulting in constructing a bridge and further due diligence with fish and wildlife. Multiple Oak Woodlands would be required to be removed for this site location. The surrounding Land Use is LDR with 2 Industrial properties, one being the subject property located at 3921 Snows Road.



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Newtown Alternative Candidate C:

4150 Snows Road, Placerville, CA 95667

Latitude/Longitude: 38.708453, -120.671388

Proposal – New Tower



Considerations:

Candidate C is located approximately 1,720 feet south-west of the center of AT&T's search ring. The proposed tower would be located on a 5 acre, RE-5 zoned property owned by James McKenna. The property is located on the west side of Snows Road and the site was proposed on the north side of the property. Candidate C was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded 25% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site has a few homes in the nearby vicinity that would have a clear vantage point to the facility. The nearest dwelling unit is approximately 230 feet from the proposed site location along with other dwelling units under 400 feet away. No oak woodlands would be expected to be removed for this site location. The surrounding Land Use is only LDR.



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Newtown Alternative Candidate D:

4440 Zig Zag Lane, Camino, CA 95709

Latitude/Longitude: 38.712353, -120.668549

Proposal – New Tower



Candidate D is located approximately 300 feet south-east of the center of AT&T's search ring. The proposed tower would be located on a 1.96 acre, RE-5 zoned property owned by Robert and Mary Mayville. The property is located on the west side of Snows Road and the site was proposed on the east side of the property. Candidate D was chosen as AT&T's fourth preferred candidate as the RF Engineer's simulation yielded 18% fewer LU's than the subject site located at 3921 Snows Road (Subject Parcel). In addition to a loss in coverage, the Tower would be more intrusive than the location on the subject parcel. The site has a few homes in the nearby vicinity that would have a clear vantage point to the facility. The nearest dwelling unit is approximately 100 feet from the proposed site location along with other dwelling units under 400 feet away. No oak woodlands would be expected to be removed for this site location. Unfortunately the septic system layout conflicted with the access route and the project would not have been approved by environmental. Therefore, Candidate D was disqualified as a viable candidate. The surrounding Land Use is LDR with two parcels with a Land Use of Industrial, one being the primary located on 3921 Snows Road.



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

Camino, CA 95709 – APN: 077-790-03; Owner: Susan and Leonard Miller

Zig Zag Lane, Camino, CA 95709 – APN: 077-091-68; Owner: Mary Curry

Zig Zag Lane, Camino, CA 95709 – APN: 077-431-26; Owner: Jeanette Fox



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Actual View of the Proposed Location:

The proposed lease area is located on the north-east side of the subject property. The site will not interfere with the existing use of the property, Land Use: Industrial. Access will be directly off of Snows Road. The site is elevated above the surrounding area and has great potential for line of site to the communities down below the subject parcel. The site isn't intrusive to nearby residents nor their view points from their homes. The nearest residence is approximately 375 feet to the northeast and sits 45 feet higher than the site location. Since the nearest property is elevated above the site location and had potential to interrupt the viewpoint of the resident, Epic Wireless spoke to the property owner, Patrick Fallis regarding the placement of the tower. Mr. Fallis confirmed that the tower would not interfere with their viewpoint to the southwest and explained that their main viewpoint is to the southeast. Furthermore, Mr. Fallis described how excited they were for the AT&T internet and cell phone services coming their way as the area is vastly underserved by AT&T services. The subject property is lined with oak and evergreen trees which naturally stealths the facility from adjacent properties. There are two other nearby properties east and southeast of the site location. The property to the east, owned by Bruce Person, is 600 feet away and is approximately 50 feet below the site location. The property to the southeast, owned by Randy Hellesvig, is approximately 900 feet away and is approximately 26 feet below the site location. Dense foliage covers the area between the two residences and the site location, therefore, the site location isn't anticipated to be aesthetically obtrusive to the said residences. Multiple Oak resources will be removed and/or trimmed as the oaks have overgrown the access route to the site location. The surrounding Land Use for the area is LDR and Industrial.





Planning Services

Home > Government > Planning

PARCEL DATA INFORMATION

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7/31/2017

[Enter
Another
Parcel](#)

Assessor's Parcel Number: **077-091-06**

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	85 - 16	PM 8/36/1	4.9

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
I									

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
IL			

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
I									

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
I			

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
3 BRIAN VEERKAMP		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.



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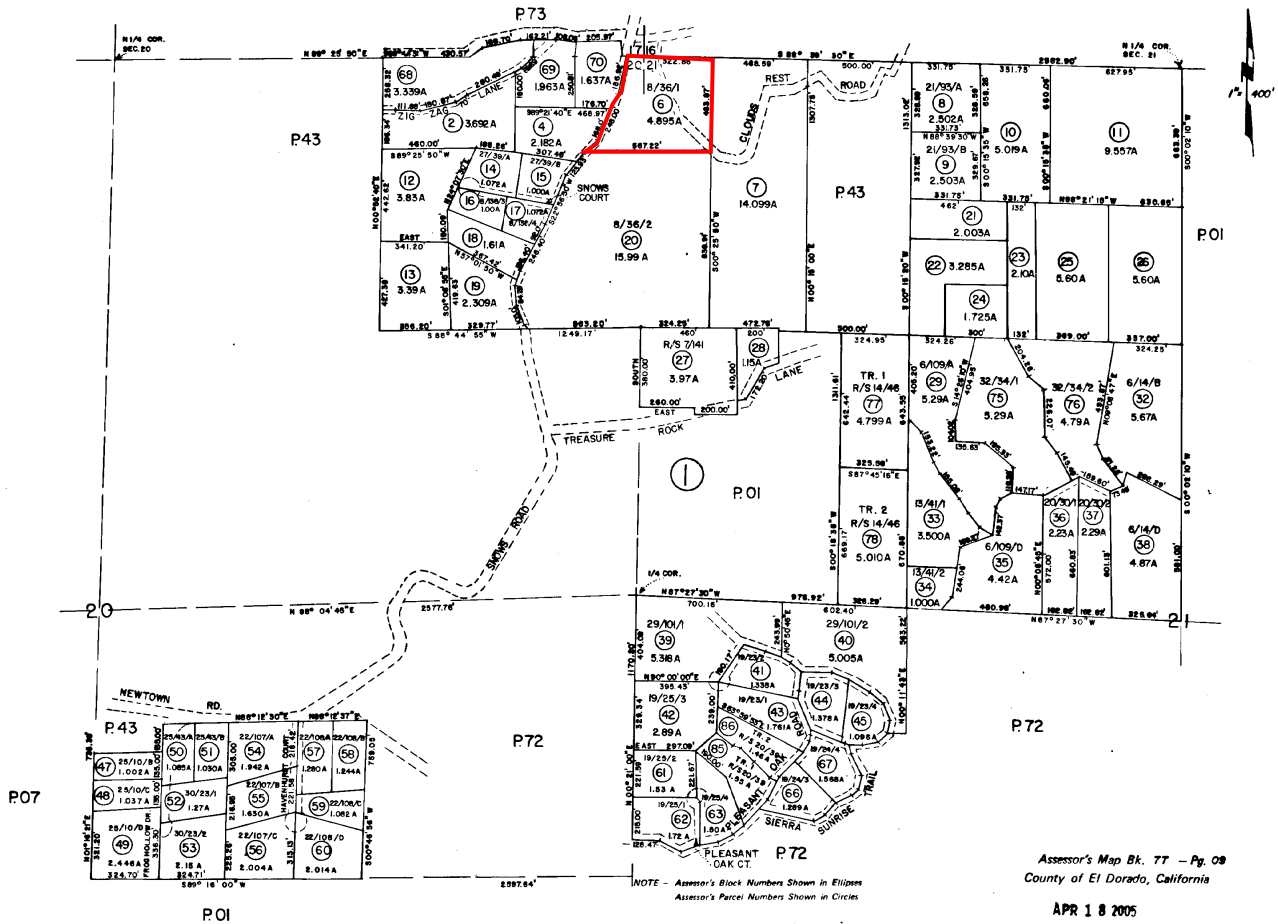


Assessor's Parcel Map

POR. SEC. 20 & 21, T.10N., R.12E., M.D.M.

Tax Area Code

77:09





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Overhead View of Lease Area and Distances to nearby residences:



Emergency 35kw Propane Generator and 4 Ton HVAC Noise Analysis:

○ **Equation and Calculation Method:**

The sound analysis methods and results are hypothetical only, using Sound Level and Distance calculations. These calculations do not take outside sounds, trees, hills, buildings, and other sound dampening variables into consideration, but, only raw sound levels after specific traveled distances which results in the worst case scenario for the sounds of the onsite backup generator and HVAC systems.

The use of emergency equipment is exempted from these limits per section 130.37.20(B).

Formulas to calculate the sound level L in dB (sound pressure level or sound intensity level) in dependence of the distance r .

Sound level L and Distance r	
$L_2 = L_1 - \left 20 \cdot \log \left(\frac{r_1}{r_2} \right) \right $	$L_2 = L_1 - \left 10 \cdot \log \left(\frac{r_1}{r_2} \right)^2 \right $
$r_2 = r_1 \cdot 10^{\left(\frac{L_1 - L_2}{20} \right)}$	$r_1 = \frac{r_2}{10^{\left(\frac{L_1 - L_2}{20} \right)}}$
Sound pressure level (dB) = Sound intensity level (dB)	
$L_2 = L_1 - \left 20 \cdot \log \left(\frac{r_1}{r_2} \right) \right $	$L_2 = L_1 - 10 \cdot \lg \left(\frac{r_1}{r_2} \right)^2$



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Sound Specifications:

- Emergency Generator Model: SG035 Generac
 - Average decibel (dBa) level at 23 feet = 64.9 dBa
- HVAC Model: ASDCA48
 - Average decibel (dBa) level at 50 feet = 57 dBa

Sound Specifications while taking the Sound Blanket into consideration:

- Emergency Generator Model: SG035 Generac
 - Average decibel (dBa) level at 23 feet = 58.11 dBa
- HVAC Model: ASDCA48
 - Average decibel (dBa) level at 50 feet = 46.36 dB

Findings:

1. Distance to the nearest property line = 30'
 - a. Generator Decibel level at 30' = 55.8 dBa
 - b. HVAC Decibel level at 30' = 50 dBa
2. Distance to a nearest residence = 375'
 - a. Generator Decibel level at 375' = 33.86 dBa
 - b. HVAC Decibel level at 375' = 28.86 dBa

Conclusion:

After calculating all decibel levels at each nearby residence's property line and actual residence, the onsite Emergency Backup Generator and HVAC systems are within El Dorado County's noise level standards according to El Dorado County Title 130 Zoning and Noise Ordinance, Chapter 130.37 – Noise Standards.

Table 1 – Eldorado County Table 130.37.060.1
Noise Level Performance Standards for Noise Sensitive Land Uses
Affected by Non-Transportation Sources

Noise Level Descriptor	Daytime 7 a.m. – 7 p.m.		Evening 7 p.m. – 10 p.m.		Night 10 p.m. – 7 a.m.	
	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions	Community / Rural Centers	Rural Regions
Hourly Leq, dBA	55	50	50	45	45	40
Maximum Level, dBA	70	60	60	55	55	50



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Operation Statement:

This project is an AT&T Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. **(1) NEW 12' WIDE GRAVEL ACCESS ROAD**
2. **(1) NEW 35' X 45' FENCED LEASE AREA**
3. **(1) NEW 6' CHAIN LINK FENCE**
4. **(1) NEW 12' WIDE DOUBLE ACCESS GATE**
5. **(1) NEW 122' MONOPINE TOWER**
6. **(1) NEW PRE-FAB EQUIPMENT SHELTER**
7. **(1) NEW GPS ANTENNA**
8. **(1) NEW 35KW PROPANE GENERATOR**
9. **(1) LP PROPANE TANK (500 GALLON)**
10. **(12) NEW ANTENNAS**
11. **(9) NEW RRUS-11, (9) NEW RRUS-32 & (3) FUTURE RRUS**
12. **(4) NEW SURGE SUPPRESSORS**
13. **(2) FUTURE 4' M/W DISH**
14. **(1) NEW 16' WIDE TRAFFIC GATE**

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. A 12 foot wide access route will be created directly from Snows Road. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes and during emergency power outages. The Facility is approximately 30' feet west and south of the nearest property lines and approximately 375 feet south of the nearest residence. The location is surrounded by evergreen trees which will naturally stealth the facility. The surrounding area is covered with evergreen tree backdrops. The tower will be built to provide co-location opportunities.

Fire Suppression System:

A 12 foot wide access route will be created directly from Snows Road. A Hammer Head Fire Turnaround will be proposed within the access route. A Fire Department Knox Box will be located at the Facility's access gate and property's access gate. The El Dorado County Fire Department Station 18 is 7.5 miles from the Proposed Facility. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter.



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Conclusion:

Candidate A, 3921 Snows Road, meets the FCC's mandated objectives for the targeted area of Newtown and is the best choice for the surrounding area. The chosen location will meet and exceed the FCC's mandated coverage objectives with providing hi-speed broadband internet in the Targeted area of El Dorado County. The Stealth Monopine Tower design has been chosen to blend into the existing surrounding environment as the least intrusive means while filling AT&T's significant gap in coverage. Existing foliage on the subject parcel and surrounding parcels results in a stealthed compound from all directions. Multiple oak woodlands will be impacted/removed for this location. No special species or protected animals will be impacted per the biological resource assessment prepared by Sycamore Environmental Consultants, Inc. The site exceeds the FCC's coverage requirements (LUs) for the targeted area. Additionally, this site covers 20-25% more LUs than the backup candidates located and 45% more than the existing Verizon Tower. The Proposed Wireless Facility is an allowed use on the property subject to the approval of a Conditional Use Permit