



on Behalf of



**PROJECT SUPPORT STATEMENT**

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

**DEVELOPMENT APPLICATION FOR AT&T SITE "ZEE ESTATES"**

**AT&T SITE NUMBER: CVL03629**

**AUTHORIZED AGENT:**

**EPIC WIRELESS GROUP, LLC**

**ZONING MANAGER:**

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

**PROPERTY OWNER: RICHARD AND ELLEN WOLFE**

**LANDOWNER CONTACT: 916-417-5937**

**APN: 104-370-24-100**

**GATE LANE, PILOT HILL, CA 95667**

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- **PROJECT'S BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION AND OBJECTIVES**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **FIRE SUPPRESSION SYSTEM**
- **OTHER CONSIDERATIONS RELATING TO NEW WIRELESS TELECOMMUNICATION FACILITIES PURSUANT TO 17.14.210 AND 17.22.500 OF THE EL DORADO COUNTY ZONING CODE**

**Exhibit J**  
**Site 6 Zee Estates**



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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.

**Search Ring's Description and Objectives:**



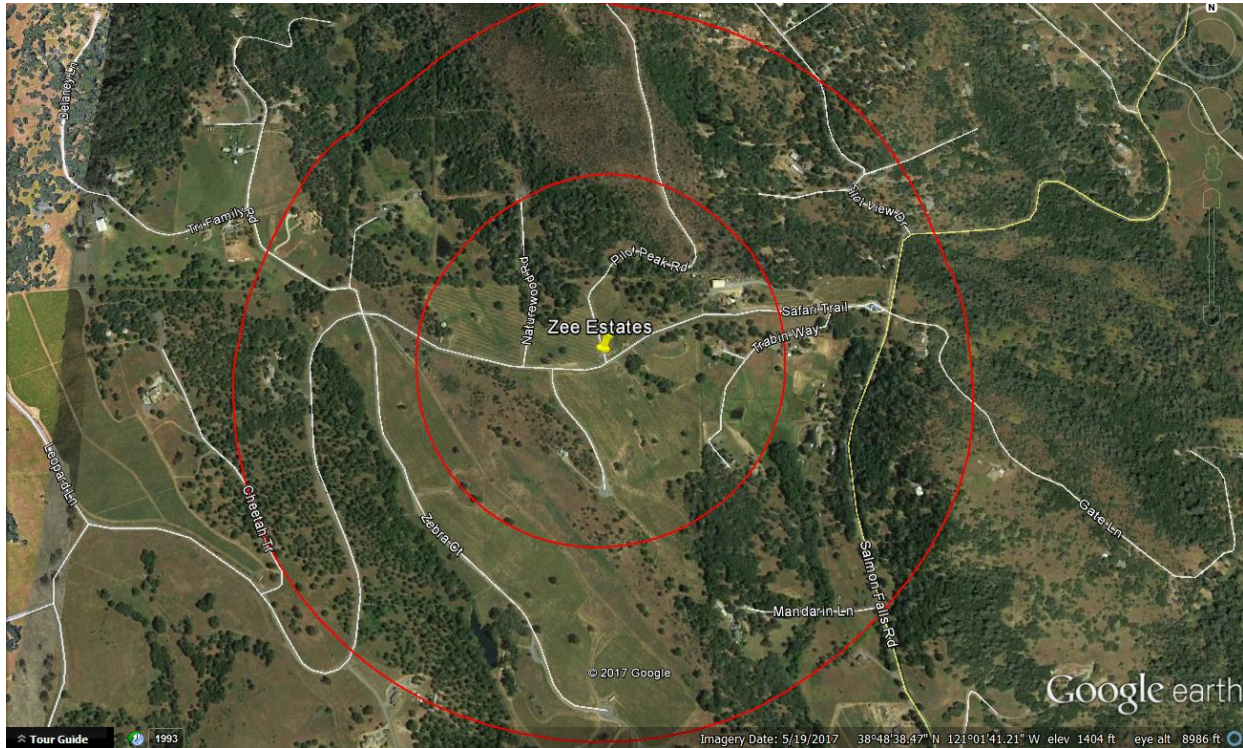
AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 30' x 45' (1350) square foot enclosed compound (lease area). The compound will include a 160 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located right off of Gate Lane, within El Dorado County's jurisdiction in a 60 acre LA-10 zone. The site is approximately 1.3 miles east of Acorn Creek and the area consists of evergreen trees, and rolling hills with rocky terrain.

AT&T's objective for the Zee Estates 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 Pilot Hill area, in all directions of the search ring which is a relatively dense underserved area. The site location's elevation is approximately 1,560 feet while the surrounding community's elevation averages around 1,450 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.

The Search Ring comprises of properties within Safari Estates HOA community. The properties are affected by CC&Rs that restricts commercial building such as a wireless facility. For this reason, Epic was forced to search to the east, north, and south of the Search Ring. The RF Engineer approved Candidate A, the subject property, as primary candidate to work in conjunction with AT&T's Pilot Hill site located on Salmon Falls Road. Candidates B and C became unsatisfactory given their close proximity to AT&T's Pilot Hill site.



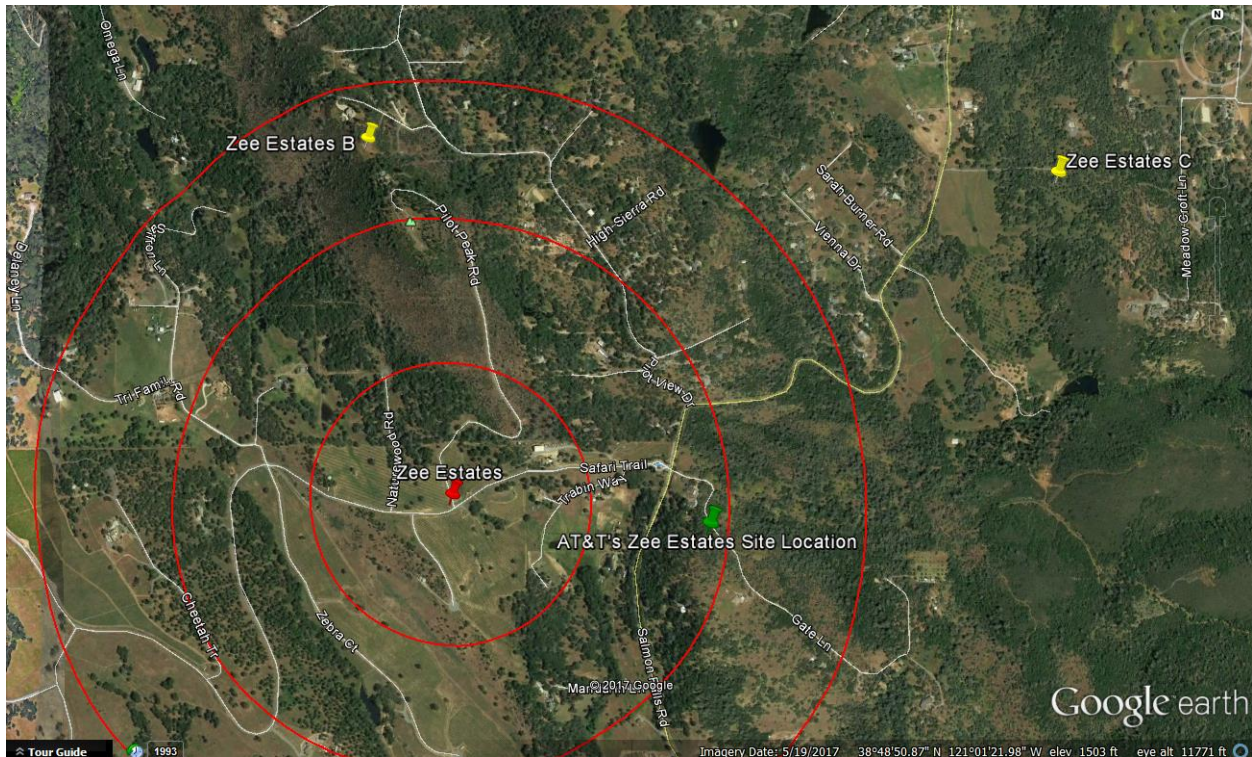
**Potential Co-locations:**



There are no potential Co-location opportunities in the near vicinity of the provided Search Ring. The targeted area is a relatively low populated area, therefore, typical cellular services are less prone to be present.

The nearest El Dorado Approved Tower is AT&T's Pilot Hill proposed tower located on Salmon Falls Road, 1.25 miles to the northeast of the center of AT&T's Search Ring. The nearest existing Tower is located in Pilot Hill northeast of AT&T's proposed Pilot Hill site, which is 1.85 miles northeast of the Zee Estates' Search Ring.

**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:



**Zee Estates Alternative Candidate B:**

**4150 Pilot View Court, Pilot Hill, CA 95664**

**Latitude/Longitude: 38.819931, -121.031460**

**Proposal – New Tower**



**Considerations:**

Candidate B is located approximately 0.60 miles north of the center of AT&T's search ring. The proposed tower would be located on a 5.26 acre, RE-5 zoned property owned by Brian Cummings. The property is located on the south side of Pilot View Court and the site was proposed on the west side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded 18% fewer LU's than the subject site located at Gate Lane (Subject Parcel) and the site location conflicted with AT&T's Pilot Hill coverage. No Oak Woodland's would be required to be removed for this location. The surrounding Land Use is LDR and RR. The nearest homes are approximately 300 feet from the site location. The site location would be well suited for a wireless facility, however, the RF engineer disqualified the property after Pilot Hill site was selected and ultimately approved by the County.



**Zee Estates Alternative Candidate C:**

**5081 Salmon Falls Road, Pilot Hill, CA 95664**

**Latitude/Longitude: 38.819348, -121.008285**

**Proposal – New Tower**



**Considerations:**

Candidate C is located approximately 1.2 miles north-east of the center of AT&T's search ring. The proposed tower would be located on a 145 acre, LA-10 zoned property owned by Richard and Ellen Wolfe. The property is located on the east side of Salmon Falls 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 22% fewer LU's than the subject site located at Gate Lane (Subject Parcel) and the site location conflicted with AT&T's Pilot Hill coverage. No Oak Woodland's would be required to be removed for this location. The surrounding Land Use is LDR and RR. The nearest homes are approximately 555 feet from the site location. The site location would be well suited for a wireless facility, however, the RF engineer disqualified the property after Pilot Hill site was selected and ultimately approved by the County.



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**Additional alternative sites considered and letters of interest sent out but received either no response by landlords or uninterested landlords or land affected by CC&Rs included the following parcels:**

Safari Estates, Pilot Hill, CA 95664 – APN: 104-461-08; Owner: Safari Estates (CC&Rs)

Safari Estates, Pilot Hill, CA 95664 – APN: 104-130-45; Owner: Jeffrey Barcal (Interested, but, contacted Epic post County Submittal) (CC&Rs)

4100 Pilot View Court, Pilot Hill, CA 95664 – APN: 104-130-42; Owner: Michael & Corrinne Merrick

860 Gate Lane, Pilot Hill, CA 95664 – APN: 104-370-25; Property was up for sale during the feasibility stage

4448 Zebra Ct., Pilot Hill, CA 95664 – APN: 104-462-05; Owner: Carl Ross (CC&Rs)

1100 Cheetah Trail, Pilot Hill, CA 95664 – APN: 104-471-06; Owner: Safari Estates (CC&Rs)



**Actual View of the Proposed Location:**

The proposed lease area is located on the south-west side of the subject property. The site will not interfere with the existing Land Use of the property (LDR). Access will be directly off of Gate Lane. 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 subject parcel is one of few that are not within the affected CC&R area. The few other non-CC&R properties are either uninterested or are too low in elevation resulting in insufficient coverage. The nearest home to the site location is approximately 300 feet to the north west which is substantially below grad from the site location. The next nearest home is approximately 610 feet due southeast. This property is elevated just above the site location. The site location doesn't appear to obstruct a premier viewpoint of this residence. Between two and five Oak Woodland will be required to be removed, pending utility boring/trenching. No Special Species or animals will be affected by the installation, per Sycamore Environmental Consultants, Inc.



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**Planning Services**

[Home](#) > [Government](#) > [Planning](#)

**PARCEL DATA INFORMATION**

8/3/2017

[Enter Another Parcel](#)

**Assessor's Parcel Number: 104-370-24**

**PROPERTY INFORMATION:**

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	83 - 50	SEC 18 11 9	60

**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
LDR			IBC						

**2015 ZONING INFORMATION:**

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
LA-10			

**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
LDR			IBC						

**2004 ZONING INFORMATION:**

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
AE			

**DISTRICTS:**

FIRE	CSD	SCHOOL	WATER
EL DORADO COUNTY FPD		BLACK OAK MINE UNIFIED	UNASSIGNED

**FLOOD ZONE INFORMATION (See Note below):**

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0450E	09/26/2008	X		

**MISCELLANEOUS DATA:**

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4	MICHAEL RANALLI	Mitigation Area 1	No

**REMARKS:**

No Eligibility Review Required

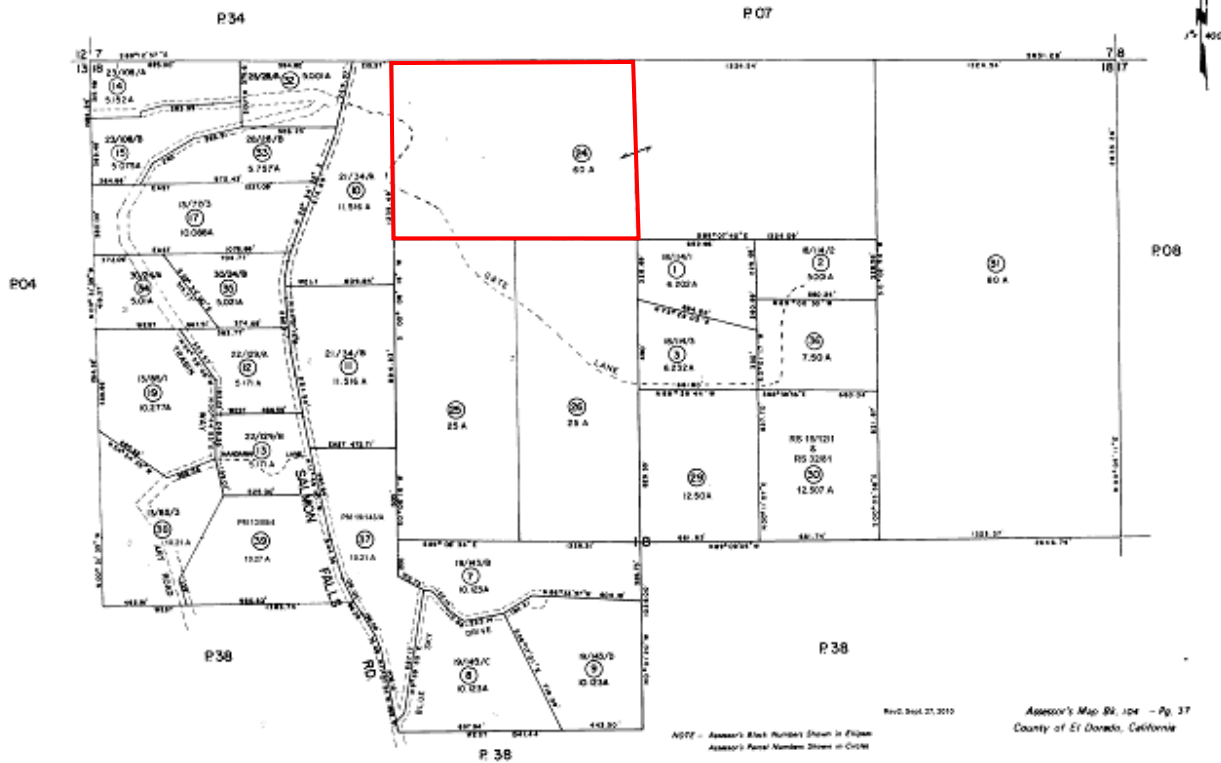
**NOTE:** The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

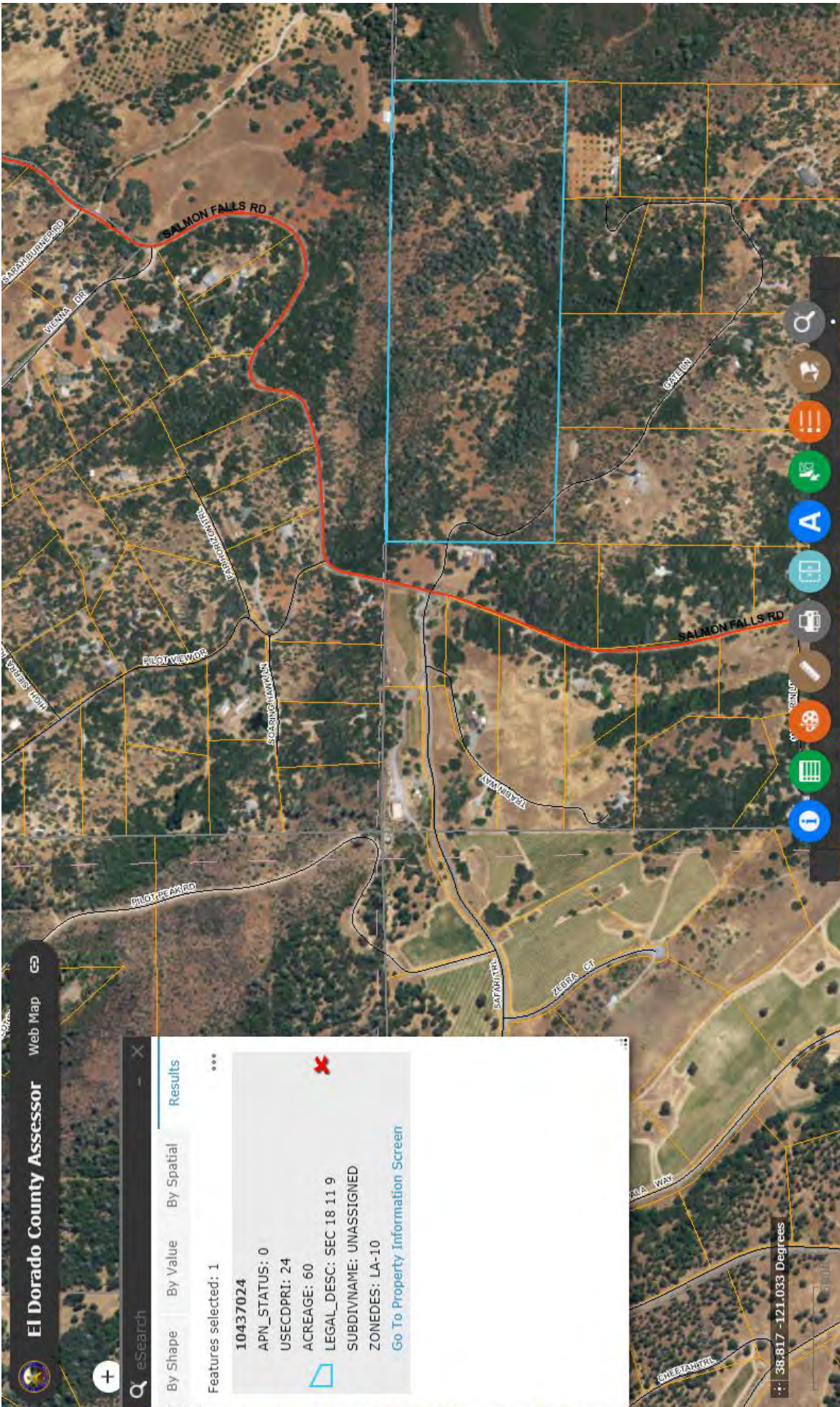


**Assessor's Parcel Map**

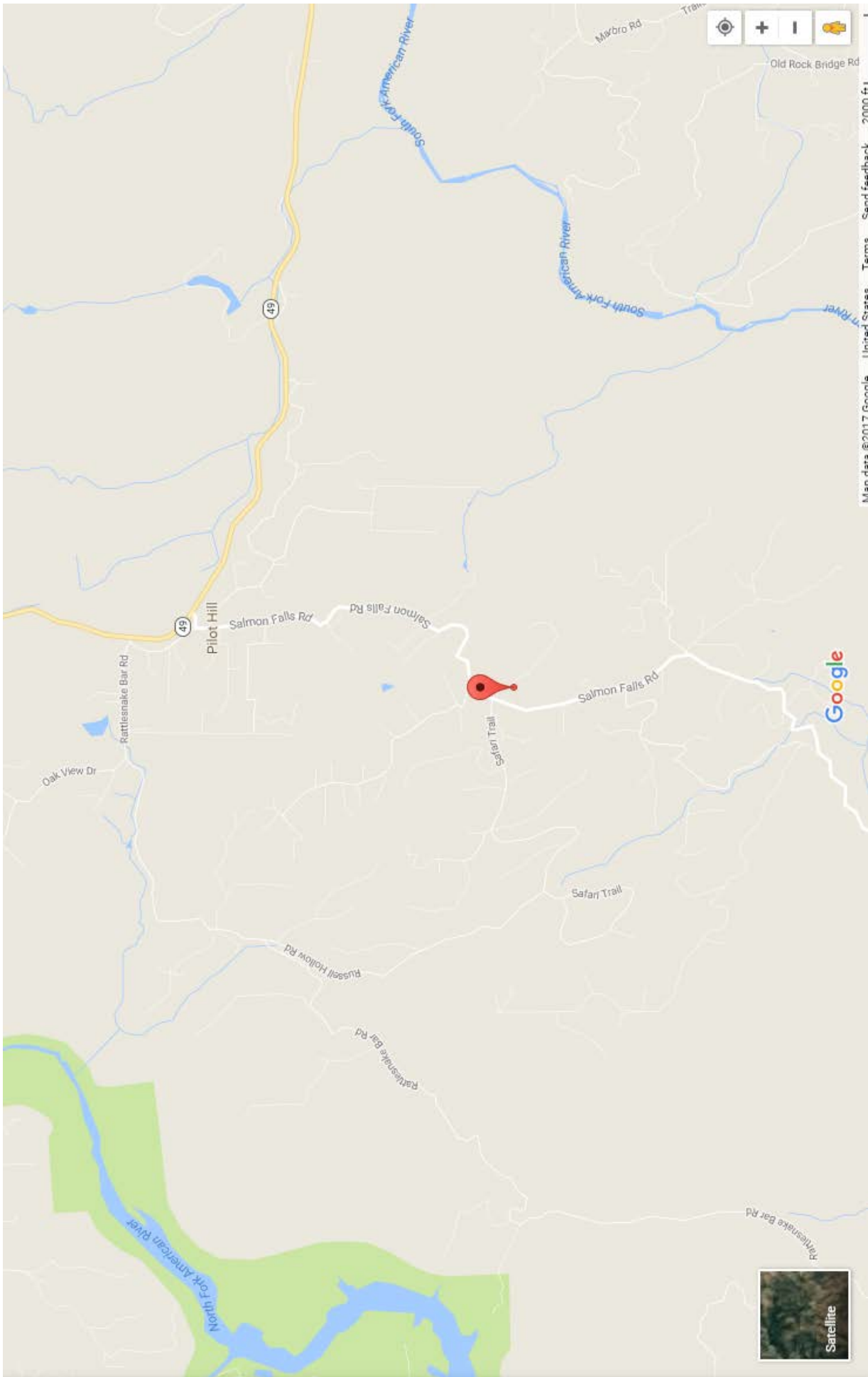
POR. SEC. 18, T. 11 N. R. 9 E

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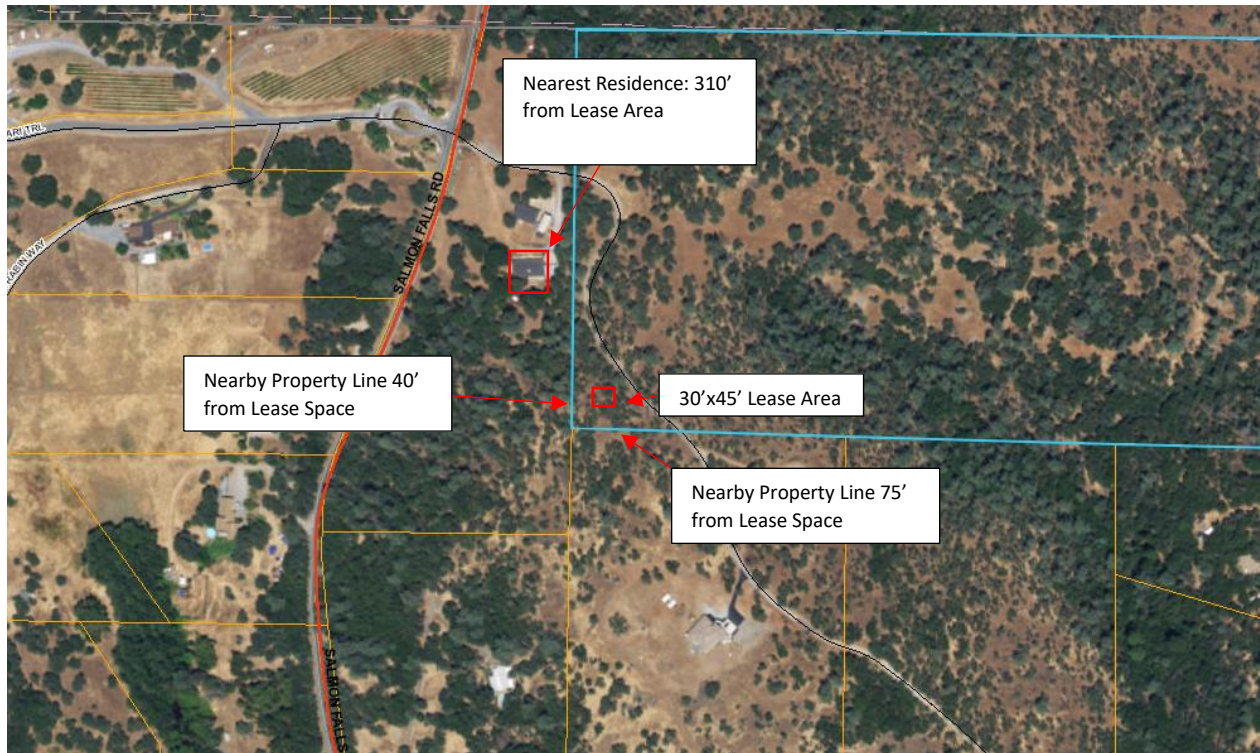






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**Overhead View of Lease Area and Distances to nearby residences:**



**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  $r$**

$$L_2 = L_1 - \left| 20 \cdot \log \left( \frac{r_1}{r_2} \right) \right| \quad L_2 = L_1 - \left| 10 \cdot \log \left( \frac{r_1}{r_2} \right)^2 \right|$$

$$r_2 = r_1 \cdot 10^{\left( \frac{L_1 - L_2}{20} \right)} \quad r_1 = \frac{r_2}{10^{\left( \frac{L_1 - L_2}{20} \right)}}$$

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 = 40'
  - a. Generator Decibel level at 40' = 53.3 dBa
  - b. HVAC Decibel level at 40' = 48.3 dBa
2. Distance to alternative nearest property line = 75'
  - a. Generator Decibel level at 75' = 47.84 dBa
  - b. HVAC Decibel level at 75' = 42.84 dBa
3. Distance to a nearest residence = 310
  - a. Generator Decibel level at 310' = 35.52 dBa
  - b. HVAC Decibel level at 310' = 30.51 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

**BBC-13X Sound Curtains**

Sound Seal's **BBC-13X** offers the benefits of both a noise barrier and a sound absorber for outdoor applications. The BBC-13X consists of a one-inch thick vinyl-coated-fiberglass-cloth faced quilted fiberglass that is bonded to a one-pound per sq. ft. reinforced loaded vinyl noise barrier. **"X"** style Sound Curtain panels are constructed with grommets across the top and **bottom, and exterior grade** Velcro seals along the vertical edges. The product is also available in roll form with edges bound or unbound.



- Class A (or 1) flammability rated per ASTM E 84
- For use on Indoor or Outdoor Applications
- Available facing colors: gray, tan, black, or off-white
- Available barrier colors: gray, tan, blue or olive drab

**Applications:**

Even in the harshest environments, with a minimum life span of 5 years\* and wind load ratings of 120 mph, this product is typically used as a **temporary noise barrier on outdoor applications such as construction site noise mitigation projects**. Also available with a two-pound psf noise barrier or a two-inch thick quilted fiberglass sound absorber for better acoustical performance.

**Product Data:**

<b>Description</b>	Vinyl coated fiberglass cloth facing on 1" quilted fiberglass 1lb-psf reinforced loaded vinyl barrier
<b>Flammability</b>	Flame Spread: 23.0 Smoke density: 30.0
<b>Nominal thickness</b>	1.0 inch
<b>Temperature range</b>	-20° to +180° F
<b>Standard roll size</b>	54" wide x 25' long
<b>Weight</b>	1.2 lb psf

**Acoustical Performance:**

Product	Sound Transmission Loss						STC
	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	
BBC-13 X	11	16	24	30	35	35	27

ASTM E-90 & E 413

Product	Sound Absorption Data						NRC
	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	
BBC-13 X	.12	.47	.85	.84	.64	.62	.70

ASTM C 423

\* when properly installed.





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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 15' WIDE GRAVEL ACCESS ROAD**
2. **(1) NEW 30' X 45' FENCED LEASE AREA**
3. **(1) NEW 6' CHAIN LINK FENCE**
4. **(1) NEW 12' WIDE DOUBLE ACCESS GATE**
5. **(1) NEW 160' 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. **(6) NEW RRUS-11, (3) NEW RRUSS-12 & (12) RRUS-32**
12. **(4) NEW SURGE SUPPRESSORS**
13. **(2) FUTURE 4' M/W DISH**

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month. A 15 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 40' feet east and 75 feet north of the nearest property lines and approximately 310 feet south-east 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 15 foot wide access route will be created directly from Gate Lane. 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. The nearest Fire Department is only 1.3 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, Gate Lane, meets the FCC's mandated objectives for the targeted area of Zee Estates 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 to the homes 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. The property's surrounding foliage and tree canopy will naturally camouflage the facility thereby proving low visual impact to the surrounding residents. Existing CC&R's on the surrounding properties prevent building commercial projects on said properties, forcing AT&T to a non-CC&R property. Between two and five Oak Woodlands will be removed or significantly impacted, pending utility trenching/boring. No special species or protected animals will be impacted per the biological resource assessment prepared by Sycamore Environmental Consultants, Inc.



**LETTER OF AUTHORIZATION  
TO FILE PERMIT APPLICATIONS**

Re: El Dorado County APN # 104-370-24-100

To Whom It May Concern:

The undersigned, Landlord, are the owners of the property located in Pilot Hill, CA 95664, County Assessor's Parcel No. #104-370-24-100, that is the subject of an CUP application for a new Telecommunications Facility. The undersigned has leased a portion of the property to AT&T Mobility C/O Epic Wirelss Group, and hereby authorizes Epic Wireless Group, its agent, to act as applicant to obtain any and all permits required for the approval and construction of this antenna/communication facility.

Landlord/Lessor: Wolfe Family Trust / Rick Wolfe

*Richard Wolfe*

\_\_\_\_\_  
Landlord

July 7, 2017

\_\_\_\_\_  
Date

Ref ID: zee estates

# Property Detail Report

For Property Located At :  
 , PILOT HILL, CA 95664



## Owner Information

Owner Name: WOLFE FAMILY TRUST  
 Mailing Address: 9289 SHADOW BROOK PL, GRANITE BAY CA 95746-9644 R037  
 Vesting Codes: // PT

## Location Information

Legal Description:	SEC 18 11 9	APN:	104-370-24-100
County:	EL DORADO, CA	Alternate APN:	104-370-24-100
Census Tract / Block:	306.01 /	Subdivision:	
Township-Range-Sect:	11-09-18	Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:	7	School District:	BLACK OAK MINE
Legal Block:		School District Name:	
Market Area:		Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

Recording/Sale Date:	05/16/2016 / 05/12/2016	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	<a href="#">21215</a>		

## Last Market Sale Information

Recording/Sale Date:	07/24/2013 / 07/11/2013	1st Mtg Amount/Type:	\$495,000 / PRIVATE PARTY
Sale Price:	\$1,000,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	<a href="#">38468</a>
Document #:	<a href="#">38467</a>	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTI
Title Company:	INTER-COUNTY TITLE CO.		
Lender:	PRIVATE INDIVIDUAL		
Seller Name:	JONES FAMILY TRUST		

## Prior Sale Information

Prior Rec/Sale Date:	12/29/1999 / 07/15/1999	Prior Lender:	
Prior Sale Price:	\$66,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	<a href="#">78721</a>	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

## Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

## Site Information

Zoning:	AE	Acres:	60.00	County Use:	RURAL LAND OVER 20 AC (24)
Lot Area:	2,613,600	Lot Width/Depth:	x	State Use:	
Land Use:	AGRICULTURAL LAND	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

## Tax Information

Total Value:	\$217,460	Assessed Year:	2016	Property Tax:	\$2,262.66
Land Value:	\$217,460	Improved %:		Tax Area:	083050
Improvement Value:		Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$217,460				