



on Behalf of



**PROJECT SUPPORT STATEMENT**

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

**DEVELOPMENT APPLICATION FOR AT&T SITE "SOAPWEED"**

**AT&T SITE NUMBER: CVL03411**

**AUTHORIZED AGENT:**

**EPIC WIRELESS GROUP, LLC**

**ZONING MANAGER:**

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

**PROPERTY OWNER: DAVID RONZONE**

**LANDOWNER CONTACT: 530-409-0290**

**APN: 085-010-13-100**

**4070 STOPE DRIVE, PLACERVILLE, 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 4 Soapweed**



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**Project Background and objectives:**

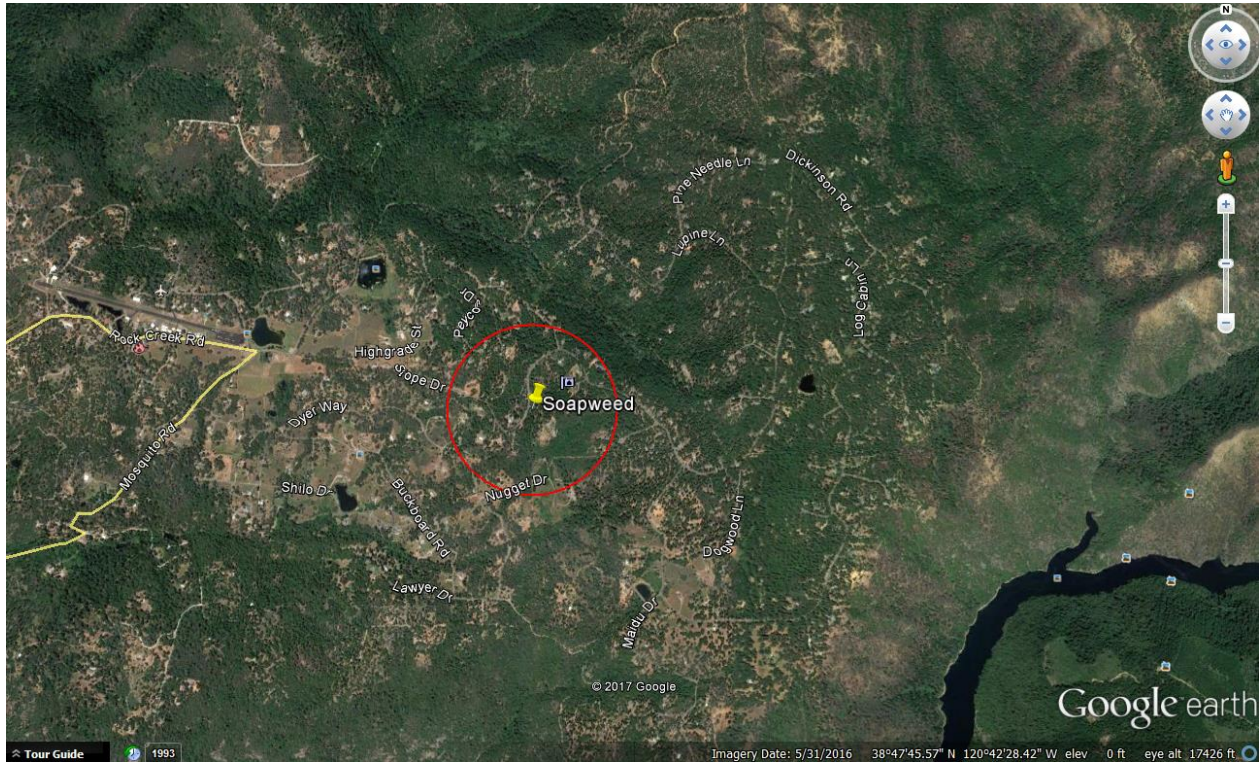
AT&T is participating in a Federal Government funded project called Connect America Fund (CAF) – which is to provide underserved areas throughout the United States in general and throughout El Dorado County in particular with hi-speed broadband internet. The build-up of hi-speed broadband internet throughout 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.

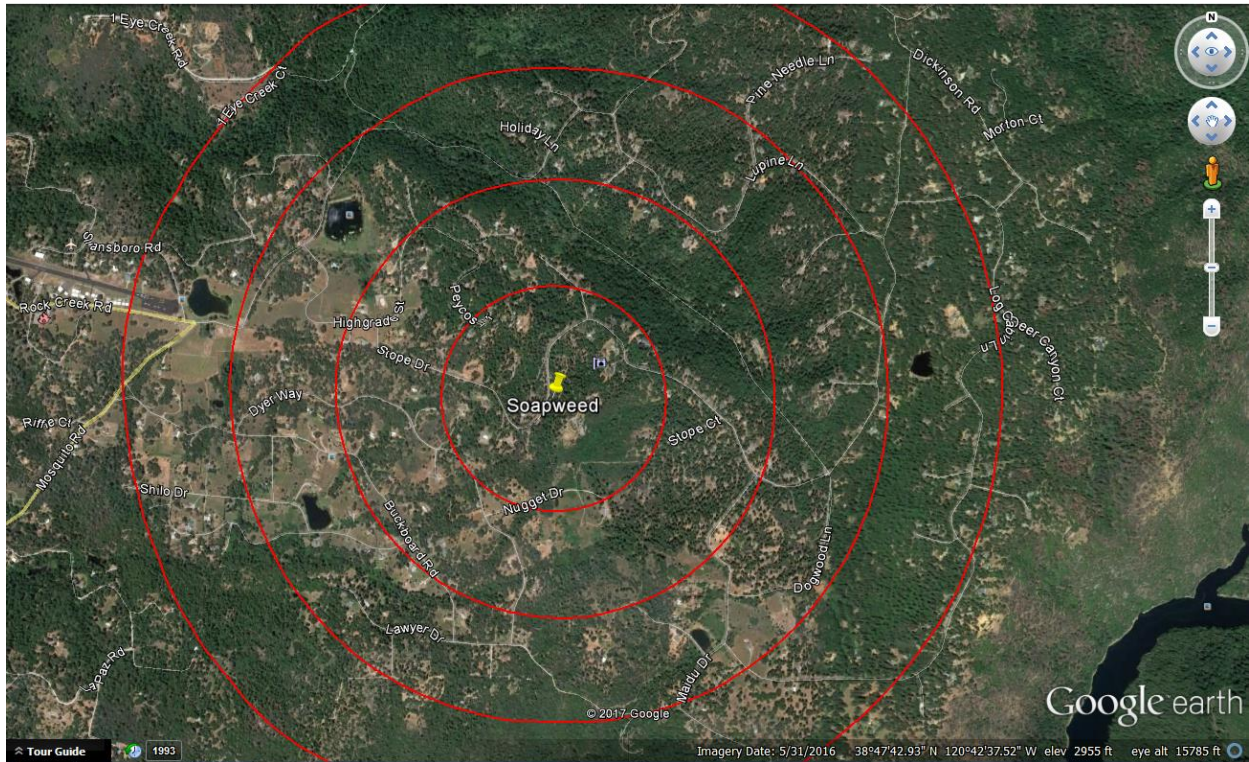
**Search Ring's Description and Objectives:**



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 40' x 45' (1,800) square foot enclosed compound (lease area). The compound will include a 140 foot Stealth Monopine tower, one equipment shelter, one 35kw standby propane generator, and one 500 gallon propane tank. This facility will be located at 4070 Stope Road, Placerville, within El Dorado County's jurisdiction in a 10 acre FR-40 zone. The site is approximately 1,360 feet west of Yankee John Creek and the area consists of evergreen trees, and rolling hills with rocky terrain.

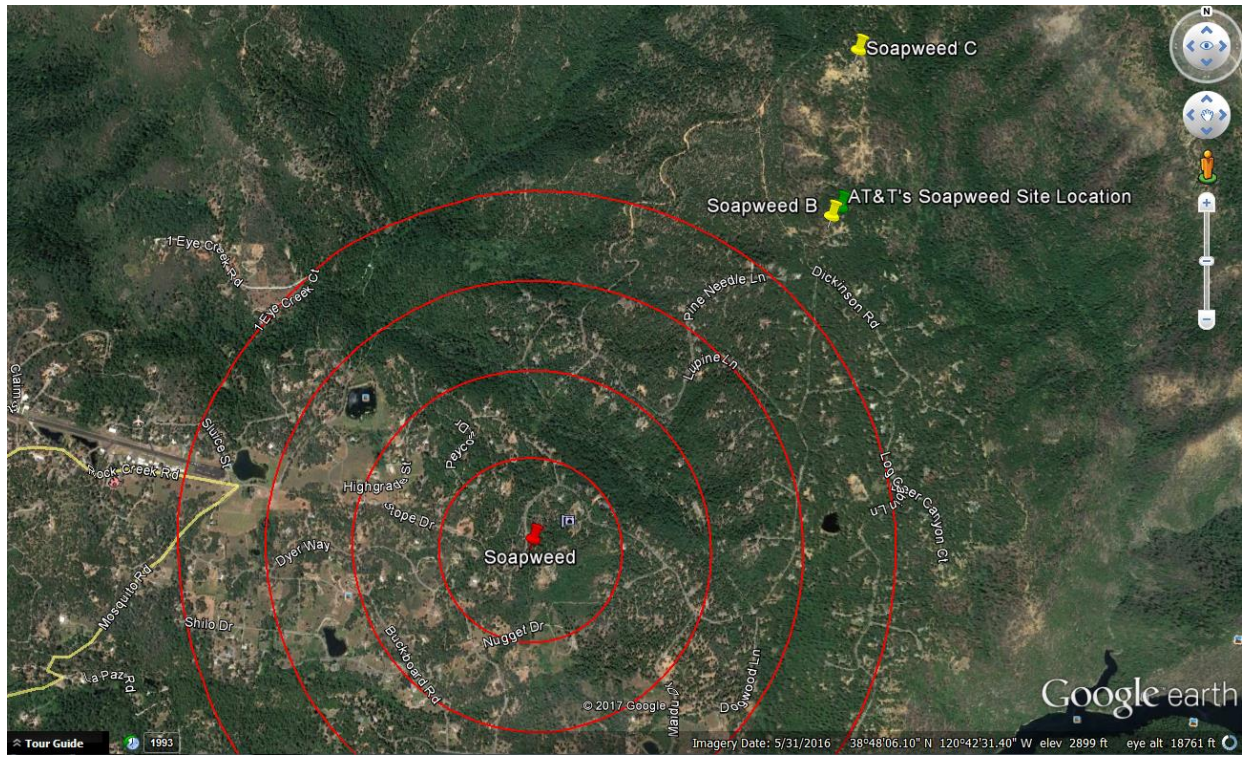
AT&T's objective for the Soapweed site is to provide wireless hi-speed broadband internet and cellular services to the nearby residences. This site is to provide hi-speed internet and enhanced cellular coverage & capacity to the Soapweed area, in all directions of the search ring which is a relatively dense underserved area. The site location's elevation is approximately 3,150 feet while the surrounding community's elevation averages around 2,900 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.

**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.

**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. Epic Wireless was forced to search well beyond AT&T's Search Ring due to the restrictions within the Swansboro Home Owners Association.

Each Alternative Site is discussed below:

**Soapweed Alternative Candidate B:**

**3300 Sanctuary Trail, Placerville, CA 95667**

**Latitude/Longitude: 38.807528, -120.698427**

**Proposal – New Tower**



**Considerations:**

Candidate B 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 11.22 acre, FR-40 zoned property owned by Collins and Judith Smith. The property is located on the east side of Sanctuary Road and the site was proposed on the southeast side of the property. Candidate B was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded 5% fewer LU's than the subject site located at 4070 Stope Drive (Subject Parcel). No Oak Woodlands would presumably need to be removed. The surrounding Land Uses are RR, MDR, and NR. The nearest dwelling unit to this site location is approximately 200 feet due southeast. This site is relatively intrusive compared to the subject parcel, however, the site in general is well hidden behind evergreen trees.

**Soapweed Alternative Candidate C:**

**3285 Sanctuary Trail, Placerville, CA 95667**

**Latitude/Longitude: 38.814186, -120.696936**

**Proposal – New Tower**



**Considerations:**

Candidate C is located approximately 1.3 miles northeast of the center of AT&T's search ring. The proposed tower would be located on a 20.14 acre, FR-40 zoned property owned by Andrew Blakeman. The property is located on the east side of Sanctuary Trail 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 45% fewer LU's than the subject site located at 4070 Stope Drive (Subject Parcel). The site location is very secluded yielding a very unobtrusive site location, however, for that reason is why the site yielded far fewer LUs than the subject site location. No Oak Woodlands would presumably be required to be removed. Long distance of trenching would be required for utilities and ultimately unlikely given the high cost associated with said trenching and installation of utilities. The surrounding Land Use is RR and NR.



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

3022 Highgrade St., Placerville, CA 95667 – APN: 085-134-13; Owner: Robert & Iris Saxon – Rejected offer

6565 Yankee John Court, Placerville, CA 95667 – APN: 085-142-03; Owner: Barbara Ashwill – No Response

3518 Stope Dr., Placerville, CA 95667 – APN: 085-291-27; Owner: Thompson’s – No Response



**Actual View of the Proposed Location:**

The proposed lease area is located on the north side of the subject property. The site will not interfere with the existing Land Use of the property - RR. Access will be directly off of Stope Drive. 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 nearest home to the site location is approximately 440 feet to the south with dense foliage between the site and the residence. No oak trees will be removed or significantly impacted by the installation of the facility. The site is highly unobtrusive to the nearby neighbors given the dense foliage and distance between the site and homes.



Assessor's Parcel Number: 085-010-13

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	90 - 12	RS 12/33 S121111	10

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
RR					PL				

2015 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
FR-40			

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
RR					PL				

2004 ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
U			

DISTRICTS:

FIRE	CSD	SCHOOL	WATER
MOSQUITO FPD		PLACERVILLE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0525E	09/26/2008	D		
06017C0525E	09/26/2008	D		
06017C0525E	09/26/2008	X		

MISCELLANEOUS DATA:

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 MICHAEL RANALLI		Mitigation Area 2	No

REMARKS:

No Eligibility Review Required

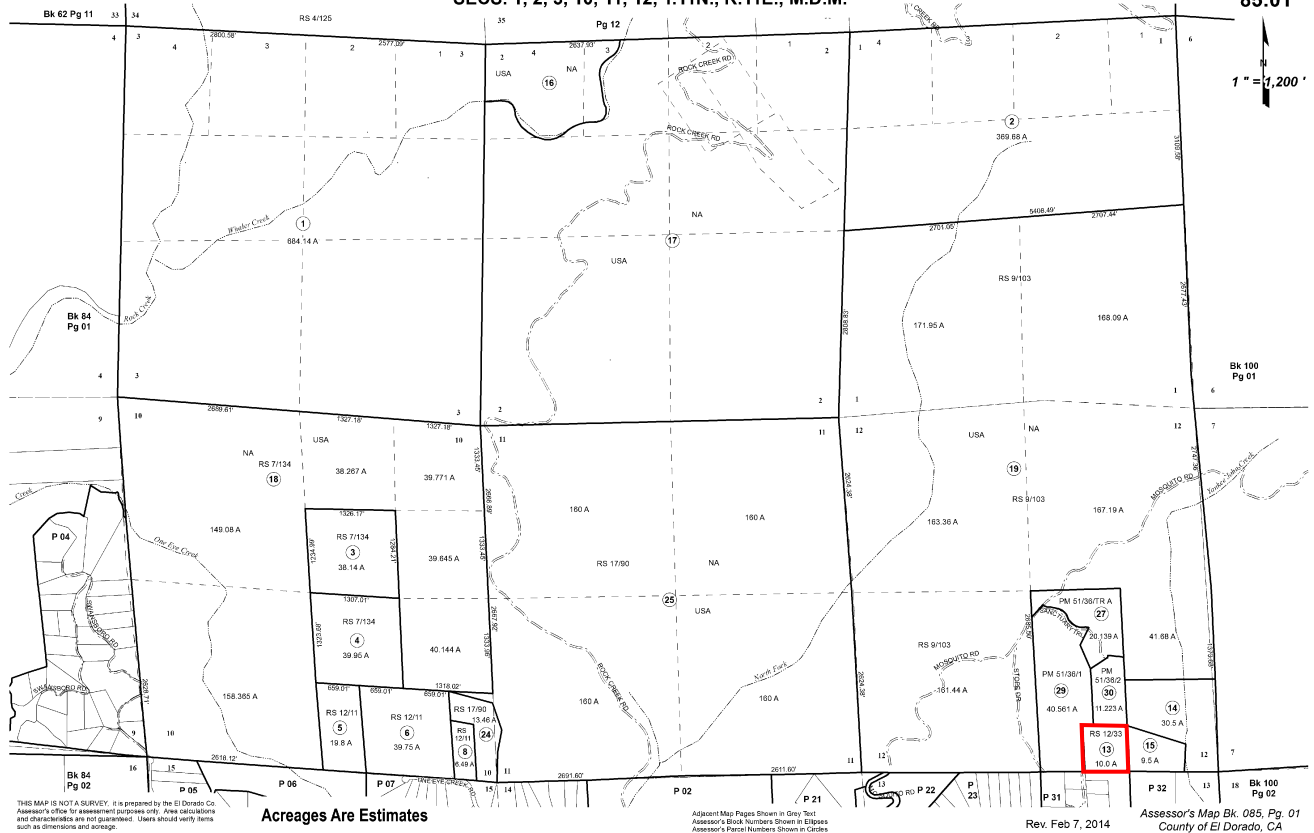
NOTE: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

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**Assessor's Parcel Map**

**SECS. 1, 2, 3, 10, 11, 12, T.11N., R.11E., M.D.M.**

**85:01**



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

**Acres Are Estimates**

Adjacent Map Pages Shown in Grey Text  
 Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Rev. Feb 7, 2014

Assessor's Map Bk. 085, Pg. 01  
 County of El Dorado, CA



# El Dorado County Assessor

Web Map

08523111 085-6972812  
38.810 -120.698 Degrees

08501000 08501013 08501015 08501014 08501029 08531010 08531013 08531009 08532104

esri  
POWERED BY  
Microsoft

08501013

APN\_STATUS: 0  
USECDPRL: 29  
ACREAGE: 10  
LEGAL\_DESC: RS 12/33 S121111  
SUBDIVNAME: UNASSIGNED  
ZONEDES: FR-40

Go To Property Information Screen

By Shape By Value By Spatial

Results

Features selected: 1

08501013

APN\_STATUS: 0  
USECDPRL: 29  
ACREAGE: 10  
LEGAL\_DESC: RS 12/33 S121111  
SUBDIVNAME: UNASSIGNED  
ZONEDES: FR-40

Go To Property Information Screen

08501013

APN\_STATUS: 0  
USECDPRL: 29  
ACREAGE: 10  
LEGAL\_DESC: RS 12/33 S121111  
SUBDIVNAME: UNASSIGNED  
ZONEDES: FR-40

Go To Property Information Screen

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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  $r$**

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

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

Sound pressure level (dB) = Sound intensity level (dB)

$L_2 = L_1 -  20 \cdot \log\left(\frac{r_1}{r_2}\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 = 67.5'
  - a. Generator Decibel level at 67.5' = 48.76 dBA
  - b. HVAC Decibel level at 67.5' = 43.75 dBA
2. Distance to a nearest residence = 440'
  - a. Generator Decibel level at 440' = 32.48 dBA
  - b. HVAC Decibel level at 440' = 27.47 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						
	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	STC
BBC-13 X	11	16	24	30	35	35	27

ASTM E-90 & E 413

Product	Sound Absorption Data						
	OCTAVE BAND FREQUENCIES (Hz)						
	125	250	500	1000	2000	4000	NRC
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 40' X 45' FENCED LEASE AREA**
3. **(1) NEW 6' CHAIN LINK FENCE**
4. **(1) NEW 12' WIDE DOUBLE ACCESS GATE**
5. **(1) NEW 140' 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**

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 67.5' feet east of the nearest property lines and approximately 440 feet north 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 Stope Drive. 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 Mosquito Fire Department Station is 3.6 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, 4070 Stope Drive, meets the FCC's mandated objectives for the targeted area of Soapweed 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 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. No Oak Woodlands will be removed or significantly impacted by the installation of the Facility. 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 5%-45% more LUs than the alternative candidates. The Proposed Wireless Facility is an allowed use on the property subject to the approval of a Conditional Use Permit.

**LETTER OF AUTHORIZATION  
TO FILE PERMIT APPLICATIONS**

Re: El Dorado County APN # 085-010-13-100

To Whom It May Concern:

The undersigned, Landlord, are the owners of the property located at 4070 Stope Dr, Placerville, CA 95667, County Assessor's Parcel No. #085-010-13-100, that is the subject of a CUP application for a new AT&T Mobility Telecommunications Facility. The undersigned, Landlord, authorizes 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: David Ronzone

David Ronzone  
Landlord

5 - 11 - 17  
Date