



## Alternative Site Analysis

# Verizon Wireless Telecommunications Facility “Pat Dorado”

Colocation on El Dorado Hills County Water District Fire Tower  
Fire Station 85

1050 Wilson Blvd., El Dorado Hills, CA 95762

APN: 121-040-25-100

Summary of Site Selection and Technical Evidence  
Conducted by On Air, LLC (agent for Verizon Wireless)

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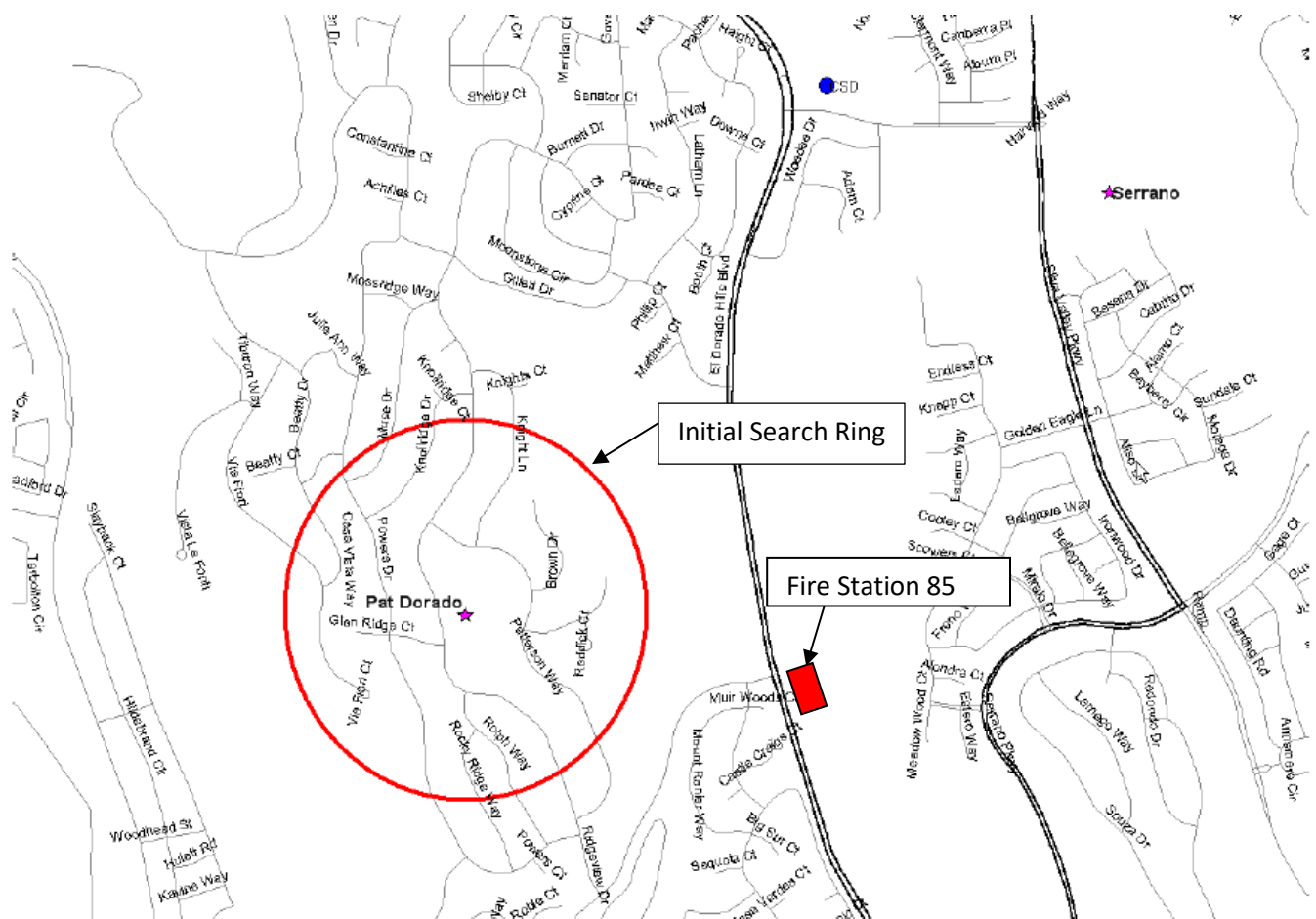
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## I. Coverage Objective

On Air, LLC has been contracted by Verizon Wireless to find an appropriate site location that will provide coverage and capacity to neighborhoods in El Dorado Hills which have been a source of customer complaints. The coverage objective is along El Dorado Hills Blvd.

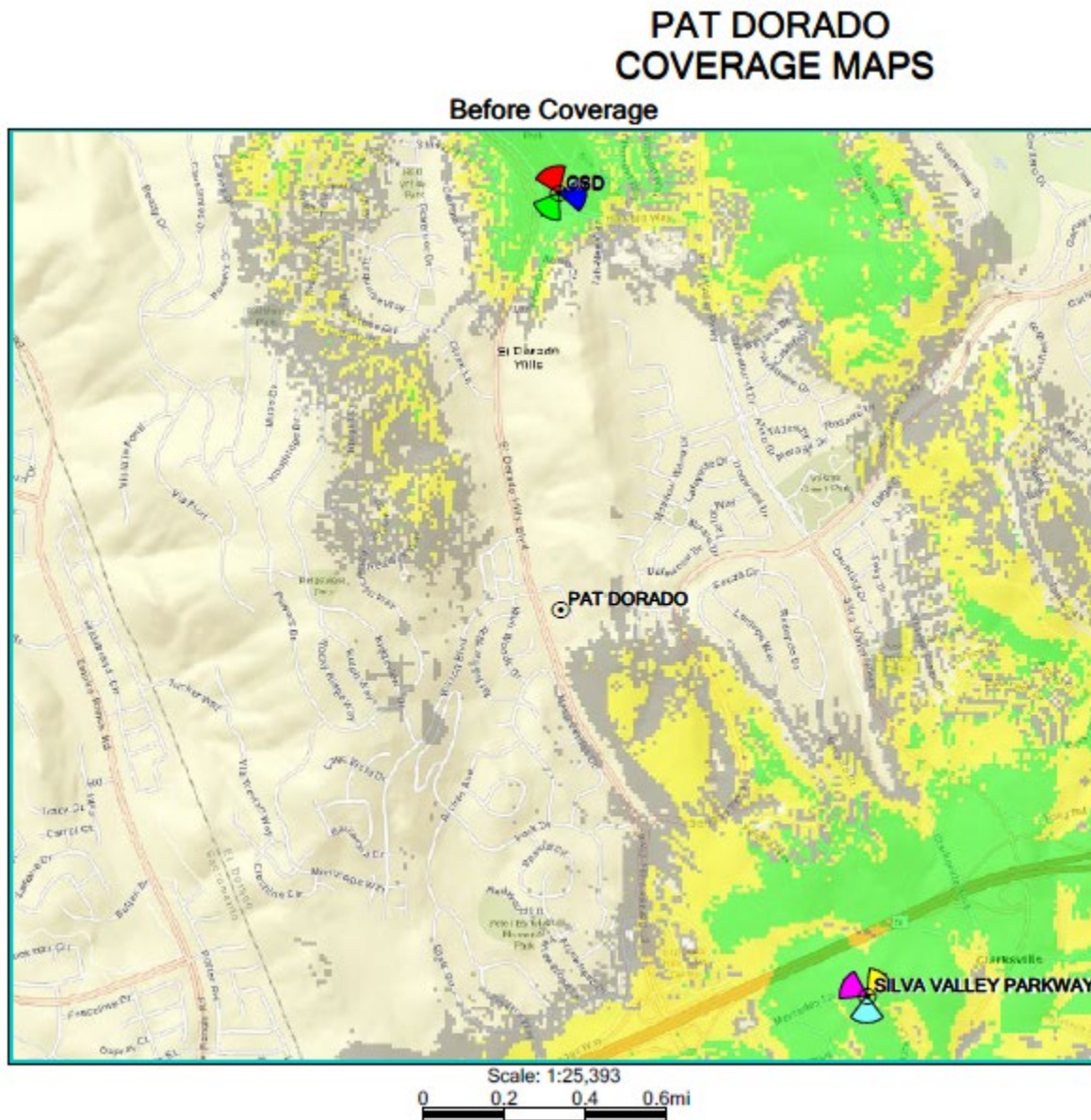
## II. Published Search Ring Information

The search ring is centered over an affluent, residential area that consists mostly of homes and a few small parks. Most of the area is subject to highly restrictive CC&Rs which have made placement of cell towers here very difficult. After several unsuccessful attempts to appropriately place a new cell tower, Verizon finally found a co-location opportunity on El Dorado Hills Fire Station 85; this parcel is not subject to restrictive CC&Rs.



### III. Service Gap Summary

The “Before Coverage” map below shows the existing coverage along El Dorado Hills Blvd.



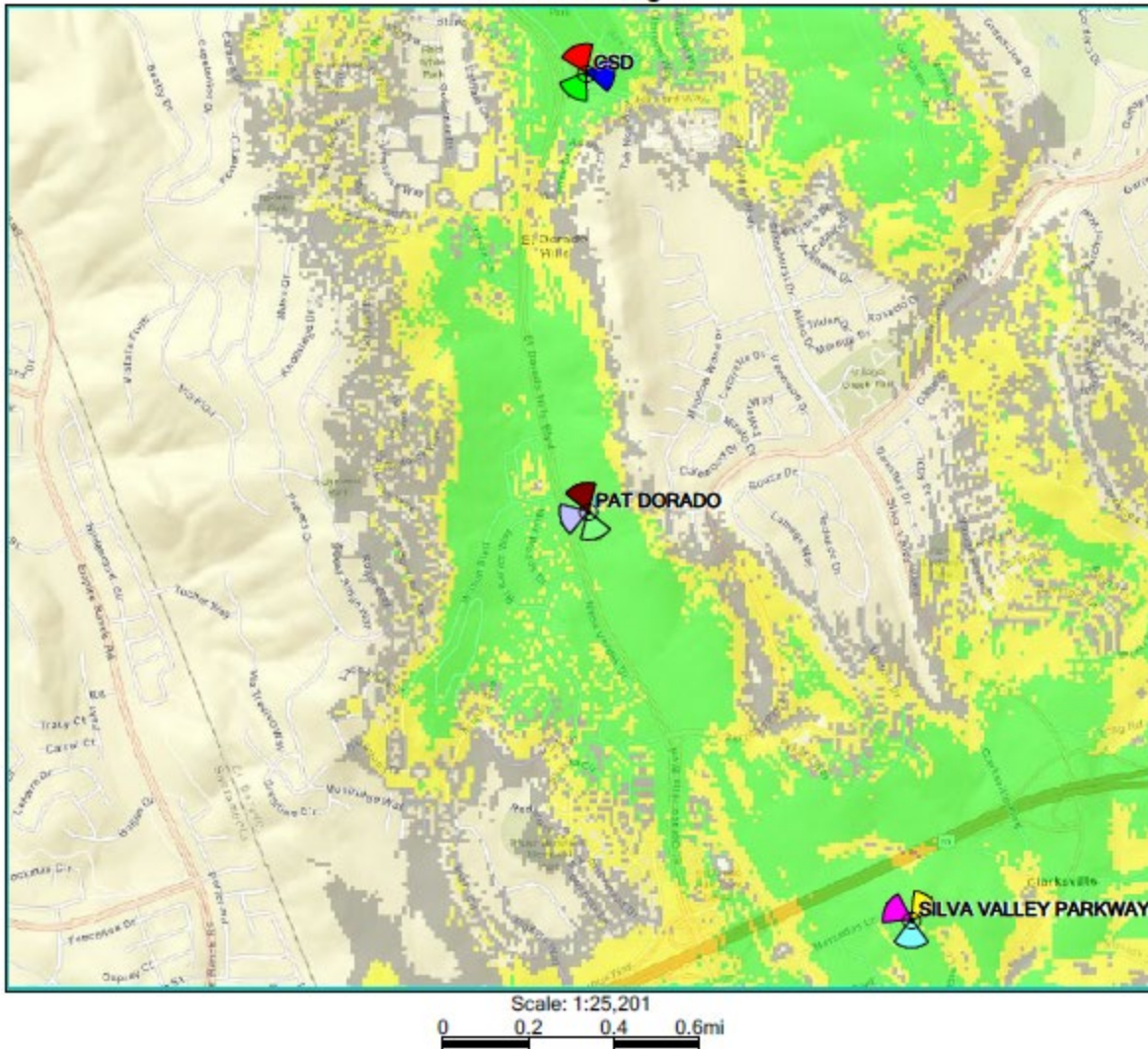
In the depiction “Before Coverage” above:

- The gray “bulls-eye” with the note “PAT DORADO” indicates the proposed site location.
- The Green areas indicate strong outdoor coverage and in-building service.
- The Yellow indicates outdoor coverage and almost no in-building service.
- The Gray indicates little to no coverage.

The “After Coverage” map below shows the improvement in coverage and capacity along El Dorado Hills Blvd.

# PAT DORADO COVERAGE MAPS

After Coverage



In the depiction “After Coverage” above:

- The green/blue/brown star with the note “PAT DORADO” indicates a new cell tower in place at Fire Station 85.
- The new coverage to the area is indicated as follows:
  - The Green areas indicate strong outdoor coverage and in-building service.
  - The Yellow indicates outdoor coverage and almost no in-building service.
  - The Gray indicates little to no coverage.

## IV. Methodology

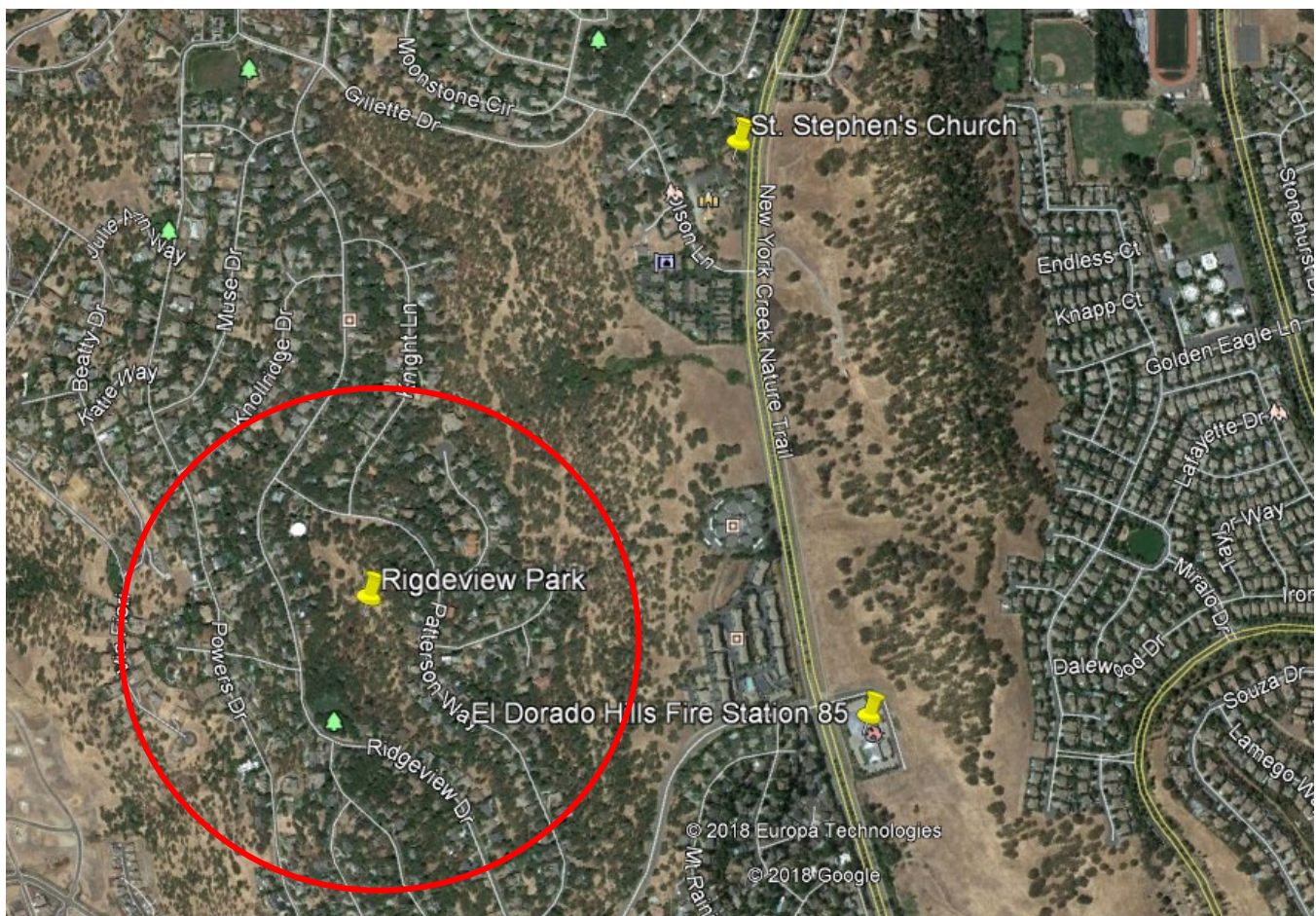
On Air and Verizon Wireless always look to the local zoning codes and general plans to identify the sites that will have the least impact to the community while still providing the

wireless communication services that the public desires. Per the zoning code of El Dorado County, and discussions with Planners, co-locations on existing infrastructure are valued above building new towers on raw land. Visual impact is also a primary concern, and Verizon Wireless always cooperates with the local jurisdiction and the community to mitigate a site's impact, if possible, through stealthing techniques and careful site selection. In addition to these considerations a viable site candidate must have a willing land owner, feasibility of construction, road access, and available telephone and electrical utilities.

El Dorado Hills Fire Station 85 meets all of the provisions discussed above.

Other candidates were vetted as potential locations for the cell tower. The following is a map of disqualified candidates and a description of why each candidate was eventually disqualified.

### Map of Site Investigations



In the depiction "Map of Sites Investigations" above:

- The red circle is the approximate search ring. It is centered directly over Ridgeview Park because the ridge line would have provided good coverage of El Dorado Hills Blvd., the coverage objective area.

- The yellow pins indicate places where we investigated cell tower placements.

## **Site Investigation Analysis:**

### **Ridgeview Park:**

**Address: Patterson Way, El Dorado Hills, CA 95762**

**APN: 120-166-29-10**

Two locations were investigated at Ridge View Park by Verizon and by SBA Towers (with Verizon as a co-locator). This location could have supported a tree-pole with equipment on the ground. However, there was tremendous community backlash against placing a cell tower at Ridgeview Park and El Dorado Hills Community Service District eventually decided they could not allow a cell tower to be built on this parcel. **This site was disqualified.**

### **St. Stephen's Church**

**Address: 1001 Olson Ln., El Dorado Hills, CA 95762**

**APN: 125-131-17-100**

This site could have supported a tree-pole or a cross-type structure with equipment on the ground. However, the CC&Rs in this area prohibit antennas. Verizon determined that even though it was likely this site could be accepted in planning, the CC&R issue would still present a material risk because there is no protection from future law suits should residents decide to enforce the outright prohibition on antennas in the CC&Rs. **This site was disqualified.**

### **El Dorado Hills Fire Station 85**

**Address: 1050 Wilson Blvd., El Dorado Hills, CA 95762**

**APN: 121-040-25-100**

This is the only site that provides co-location opportunities; is close enough to the search ring to provide adequate coverage; is zoned in such a way as to allow cell towers; and is not affected by restrictive CC&Rs. **This site is Verizon's chosen candidate.**

## **V. Site Design**

Verizon Wireless is proposing to add a 12' x 12' stealth 4<sup>th</sup> story to the existing fire tower at Fire Station 85. The addition will be enclosed with fiber-reinforced plastic (aka FRP material) to match the existing roof of Fire Station 85. The addition will reach 55'-6" above ground level (AGL). Inside the enclosure, Verizon proposes to install six (6) antennas (2 per sector), and nine (9) RRUS (3 per sector), and three (3) Raycap surge protectors. The proposed center line for VZW's antennas is 52' AGL.

In a 134 SF ground equipment area (currently a trash enclosure) Verizon proposes install three (3) ground mounted equipment cabinets [one (1) proposed battery cabinet; one (1) proposed power/misc. cabinet; and one (1) future cabinet], a utility panel for telco and GPS antennas, and an H-frame for two (2) Raycap surge protectors. The ground equipment area will be enclosed with a CMU block wall and chain link, locked security gates. A new trash enclosure will be built in the southwest corner of the parking lot as well as the addition of a 9' x 18' sand pit next to the trash enclosure to benefit the Fire Department.

No generator is planned for this site. The site is backed up with batteries installed in a purpose built cabinet. For extended power outages, provisions are made to support a portable generator to maintain the site operation.

The only lighting VZW is proposing to install is “full cut-off” exterior work lighting, on a timer, to support ground based equipment maintenance.

## **VI. Benefits to the Community**

1. The increased coverage from the site will improve emergency communications services to residents in El Dorado Hills and to travelers throughout the area.
2. The site will provide the El Dorado Hills residents, schools, local businesses, and their customers with reliable in-building and in-vehicle voice, high-speed data, and internet service capabilities.
3. The tower complies with the jurisdiction’s preference to allow future co-location opportunities. There is space within the stealth enclosure where a future 2nd carrier may place their equipment (as shown on page A-4 of the drawings). The 2nd carrier will need to secure their own planning and building approvals, as well as lease their ground space direct from the landlord.

## **VII. Conclusion:**

The location of the proposed site offers coverage benefits for portions of El Dorado Hills which have not had access to higher quality wireless communications services. Verizon is complying with El Dorado County’s Development Code which prefers carriers co-locate on existing infrastructure first, before building new towers on raw land. On Air believes this proposed facility will have the least impact to the community since it is a co-location on an existing fire tower and it will be hidden behind a full enclosure of FRP material matching the Fire Station roof. No antennas will be visible to passersby.