

PROJECT SUPPORT STATEMENT

AT&T PROJECT NAME: FirstNet

DEVELOPMENT APPLICATION FOR AT&T SITE "Bowman & El Dorado Hills CSD"

AT&T SITE NUMBER: CVL05830

AUTHORIZED AGENT:

51 WIRELESS GROUP, LLC.

ZONING MANAGER:

JARED KEARSLEY; 209-968-4315; Jared.Kearsley@51wireless.net

PROPERTY OWNER: El Dorado Hills Community Service District

(916) 643-4372

APN: 121-040-026

3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762

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on Behalf of

FirstNet Project Background and objectives:

AT&T is proposing an unmanned Wireless Telecommunication Facility (WTF) on APN 121-040-026-000 in the unincorporated area of El Dorado Hills, CA located in El Dorado County in order to provide FirstNet services in the coverage area and to service a significant gap in LTE coverage for AT&T's customers in El Dorado Hills, CA. This proposed facility will vastly improve 4G, 5G, LTE services within this portion of El Dorado County and El Dorado Hills, CA. Additionally, this tower will provide valuable FirstNet services which include, but are not limited to: a designated spectrum (Band 14) at which provides subscribed first responder agencies more enhanced and secure communications not only within the city limits but also interjurisdictional as well.

AT&T has chosen the least intrusive viable site location that will fill this significant gap in coverage and bring vital FirstNet services to this part of El Dorado Hills and El Dorado County, CA. Four (4) other candidates/locations were investigated before selecting the CSD/Bowman property as AT&T's primary preferred candidate.

An initial desktop analysis was conducted examining a few parcels within the search ring provided to us by AT&T's engineering division, the Water Tank property, Fire Station (Verizon Site), and St. Stephen's Lutheran Church (T-Mobile Site). These options appeared to be the obvious option from the far, however, after much due diligence the locations became infeasible. After researching the sites, a few issues arose at which will be discussed in the Alternative Site Analysis.

After AT&T discovered that the three properties weren't viable, they began looking at other areas within the Search Ring for a new tower site.

Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 31' x 35' (approx. 1,085 square foot) enclosed compound [lease area]. The compound will include an 110' Faux Water Tank Tower, one equipment shelter, and one 30KW standby Diesel Generator with a 190-gallon belly tank. This facility will be located at 3321 El Dorado Hills Blvd within El Dorado County's jurisdiction on a 45-acre OS zoned property.

AT&T's objective for the Bowman CSD site is to fill a significant mobility coverage gap in the service area as well as provide FirstNet services for First Responders. The site's elevation is approximately 840' feet while the surrounding communities is rolling hills. After running a coverage simulation at the site location, AT&T is anticipating a drastic improvement to their network and for their customers.

The site location is the least intrusive option in the area given its existing OS usage and not near dwellings. The Faux Water Tank design will provide architectural features that is ideal for this area of El Dorado Hills. The fenced compound will screen all ground equipment from the public right-of-way and nearby parcels.

Potential Co-locations:



There are (2) potential Co-location opportunities in the near vicinity of the provided Search Ring that our firm investigated; however, as described above the Fire Station is not a viable option for an AT&T Collocation. The Fire Department turned down the idea of AT&T installing their equipment on the Fire Station Property and would no longer entertain the idea.



The Second Collocation that was investigated was the St. Stephen's Lutheran Church where T-Mobile has a stealthed facility. After further research, there is no additional space within the T-Mobile Stealthed Facility. Furthermore, installing a free-standing structure was not an option due to restrictive CC&R's that does not allow such free-standing structures but only attached structures to the church. For these reasons, this candidate was disqualified as a viable candidate.

Alternative Site Analysis:



Above is a map showing the Search Ring (Yellow Pin), Proposed Site (Bowman CSD) (Green Pin) and the alternative sites that were considered for placement of the telecommunications facility (Red Pins). Each non-collocation Alternative Sites are further discussed below:

El Dorado Irrigation District:

3340 Patterson Way, El Dorado Hills, CA 95762

Latitude/Longitude: 38.670990, -121.086371 (NAD83)

Proposal – Raw Land Build on Water Tank or Free-Standing Tower



Considerations:

We worked with the Water District on a conceptual design idea, however, after further internal discussion with the District’s management, the District rejected the idea of leasing space, either on the tank or on the ground, for a WTF. They expressed some historical concern from the nearby community and did not want to increase the level of concern by leasing space to AT&T for a WTF. This location was ideal from coverage standpoint, however, without lease rights AT&T cannot consider this property as a viable option. Additionally, the tower would have been placed near dwellings at which could have caused potential concerns.

Pacific States Development, Inc.:

Patterson Way, El Dorado Hills, CA 95762

Latitude/Longitude: 38.670579, -121.085561 (NAD83)

Proposal – Raw Land Build for New Tower



Considerations:

Candidate B was disqualified after speaking to the property owner about leasing space to AT&T for a new tower installation. The property owner expressed concern and stated that they once had an approved CUP for an AT&T WTF, however, the CC&R's restricted the use of the property and could not legally install said WTF. For this reason, this candidate was deemed disqualified.

Actual View of the Proposed Location:

Bowman / El Dorado Hills CSD:

3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762

Latitude/Longitude: 38.67331, -121.07544 (NAD83)

Proposal – Raw Land Build for New Faux Water Tank Tower



Considerations:

Candidate Bowman/CSD is on the east side of AT&T's Search Ring. The area is a cleared-out area where they don't use the property for archery. Utilities are located on the street and will be trenched up to the site. A Faux Water Tank design has been chosen to fit in with the area and provide a historical feel. The Antennae equipment will be fully concealed from the public's view. This property was the least intrusive location, and the least intrusive design is proposed in order to fill AT&T's significant gap in coverage.

on Behalf of

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. INSTALL A (P) AT&T 31' X 35' FENCED LEASE AREA (1085' SQ. FT.) & BRING POWER & TELCO UTILITIES TO SITE.
2. IMPROVE A SECTION OF (E) UPGRADE GRAVEL ACCESS ROAD, AS SHOWN, FOR ACCESS TO SITE.
3. INSTALL A (P) 110'-0" TALL FAUX WATER TANK TOWER. (P) ANTENNA RAD CENTERS @ 103', 105', & 106'-10"
4. INSTALL A (P) AT&T APPROVED PRE-MANUFACTURED (SATN-70) EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT WITHIN AT&T LEASE AREA.
5. INSTALL A 30KW AC DIESEL STANDBY GENERATOR WITH LEVEL 2 ACOUSTIC ENCLOSURE & ATTACHED 190 GAL CAPACITY UL142 BELLY TANK.
6. INSTALL CHAIN LINK FENCING W/ 10' WIDE DBL. SITE ACCESS GATE.
7. INSTALL (9) PROPOSED AT&T ANTENNAS, (6) FUTURE AT&T ANTENNAS, & (12) RRU's
8. INSTALL (9) DC POWER TRUNKS & (3) FIBER TRUNKS
9. INSTALL (1) DC50 SURGE SUPPRESSORS AT EQUIPMENT.
10. INSTALL AN ICE BRIDGE.
11. INSTALL (1) GPS UNIT.
12. INSTALL (8) 190AH BATTERIES
13. INSTALL (16) MOD-G 7' X 7' PRECAST FOUNDATION BLOCKS FOR ABOVE GROUND FOUNDATION

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 exists directly from El Dorado Hills Blvd which is also used for Bowman's Access. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for routine maintenance purposes limited to Monday through Friday between 8:00am and 5:00pm and during emergency power outages.

The tower will be built to provide co-location opportunities for future carriers or public safety entities.

Fire Suppression System:

A 15-foot-wide access route exists directly from El Dorado Hills Blvd. A Fire Department Knox Box will be located at the Facility's access gate and the Property's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter. A hammerhead turn around will be installed at the site.

Conclusion:

Candidate Bowman/CSD, APN 121-040-026, meets and exceeds the AT&T's coverage and capacity objectives for this area of El Dorado Hills and El Dorado County, CA while also providing El Dorado County and the area of El Dorado Hills with the Nation's first ever FirstNet services for our first responders. The Faux Water Tank design has been chosen to fit in with the historical nature of the area. Overall, this site location is the least impactful and least visually intrusive location within the Search Ring that fills AT&T's gap in coverage and capacity.



on Behalf of



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