

Exhibit J



June 26, 2025

Mr. Tom Egeland
Deputy Director of Community Development
Deputy Zoning Administrator
1 Woolfolk Avenue, Suite 201
Louisa, VA 23093

RE: Conditional Use Permit Application; Wireless Communications Facility (WCF); Verizon Wireless, Freshwater Site; LC2025-016.

Dear Tom:

Altairis completed the review of Verizon Wireless' Conditional Use Permit (CUP).application to construct a Wireless Communications Facility "Freshwater" with a 199-ft monopole structure. The location of the proposed WCF has a Latitude/Longitude of 38°-03.8'-8.084" N / 077°-52.51'-51.344" W. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
 - a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment by a and provide a copy of the report.
Non-Comply
 - b. FAA: Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**
2. Section 86-664. Applicability: Altairis finds that Verizon Wireless' proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**
3. Section 86-665 Permitted Use Table: Altairis finds that Verizon's application for a Conditional Use Permit complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**
4. Section 86-666: Application Requirements for WCF's
 - (1) Statement of Justification:
 - a. *Geographic Area*: Verizon provided a statement to justify the need for a new WCF for improved wireless cellular coverage within the service area. **Comply**

- b. *Use of existing antenna attachments and colocations, and electric utility distribution towers within the service area:* Verizon performed a search of the area and provided an aerial view (Google Earth) around the proposed WCF. There are no existing electric utility distribution towers or WCF's that could be used to provide the desired cellular coverage objectives. **Comply**
- c. *Existing WCF's within the geographic search area.* Verizon performed a search of the area and found no existing WCF's or elevated structures within Verizon's search area. The nearest existing WCF is located approximately 5.25 miles outside of Verizon's desired search area. **Comply**
- d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF:* Verizon provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**
- e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**

(2) Location and geographic area: Sheet Z-1 of the site plan drawings contains a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-2 of the site plans. **Comply**

(3) *Visual Impact:* Verizon Wireless conducted a balloon test at 199-ft elevation at the proposed WCF monopole tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding public right of ways and residential properties were provided. Verizon also provided a description of the visual impact the monopole tower and WCF will have on the surrounding area. **Comply**

(4) *Structure Height:* The height of the proposed monopole structure will be 195-ft (199-ft overall height including the lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**

(5) *Design for Colocation:* The site plan drawings show the site will be capable of accommodating future cellular carrier colocations. Sheet C-1 (Compound Plan) shows the placement of Verizon's proposed ground equipment along with three (3)



designated spaces for future carrier ground equipment. Sheet C-2 (Tower elevation) shows capacity in the monopole structure for Verizon plus four (4) future carrier antennas. **Comply**

- (6) *Certificate of conformance with FAA regulations:* Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**
- (7) *Conformance with comprehensive plan:* Altairis finds that Verizon complies with the County's Comprehensive Plan. **Comply**
- (8) *Site Plan Required:* Verizon Wireless provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-2) along with details for site components, fencing, and landscaping. **Comply**
- 5. Section 86-667: Altairis finds that Verizon Wireless complies with all requirements of this section. **Comply**
- 6. Section 86-668: **N/A**
- 7. Section 86-669: **N/A**
- 8. Section 86-670: **N/A**
- 9. Section 86-671: **N/A**
- 10. Section 86-672: **N/A**
- 11. Section 86-673: *Setbacks:* Altairis finds that Verizon Wireless complies with the County setbacks for all adjacent properties, right of ways, and roads. The monopole structure will be constructed with breakpoint design technology. The breakpoint will occur at the 49' elevation of the tower. The breakpoint of the monopole structure was certified (signed and sealed) by licensed Professional Engineer in the Commonwealth of VA. **Comply**



12. Section 86-674: *Development standards for freestanding antenna support structures* greater than one hundred feet in height: Verizon Wireless complies with all elements of the development standards outlined in this section as outlined below: **Comply**

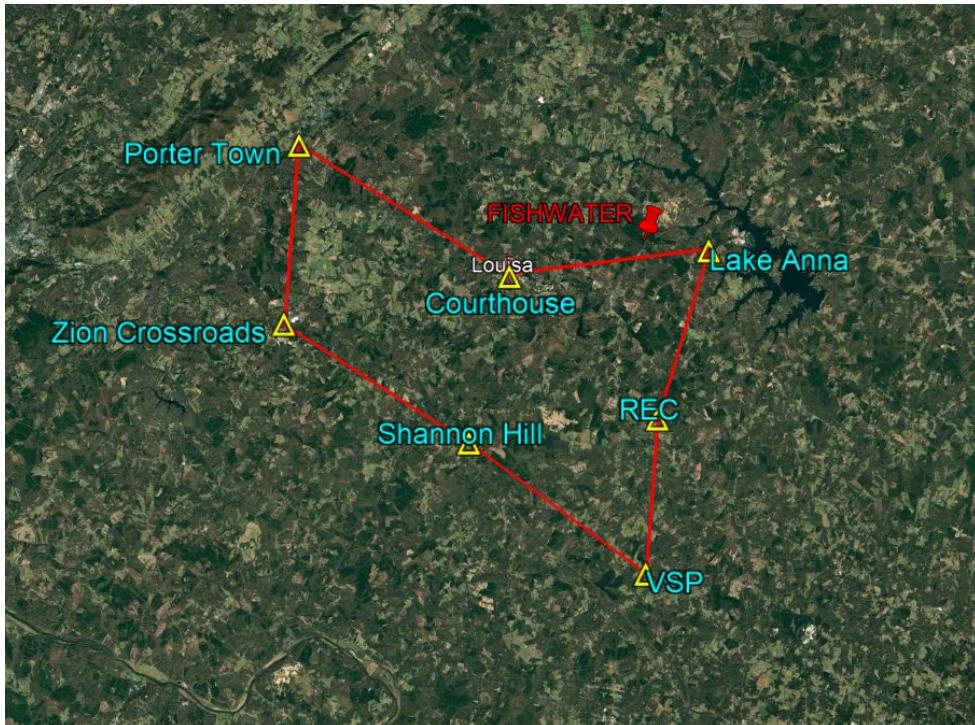
- a. Property setbacks: Verizon complies with all property setback regulations. The proposed monopole structure will employ breakpoint design technology as certified by a Professional Engineer licensed in the Commonwealth of Virginia.
- b. Equipment Cabinets: Verizon complies with compound fencing and landscape screening requirements to conceal ground equipment from public or private roads or building rooftops.
- c. Signage: Verizon acknowledges compliance with County regulations on placement of signage.
- d. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The monopole tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).
- e. Site Compound Storage: Verizon confirms that the proposed WCF will not be utilized for storage.
- f. Compliance with federal standards: Verizon affirms compliance with federal standards for interference and electromagnetic emissions.
- g. Sounds: Verizon complies commits to allowing no unusual sounds to be operated at the proposed site.
- h. Parking: The site plan incorporates a vehicle turn-around area to be used for parking.

13. Section 86-675 *Abandoned and nuisance structures*: Verizon affirms compliance with this section. **Comply**

14. Sections 86-676 – 86-681 *Reserved*: **N/A**

Additional Comments and Recommendations

1. The proposed Verizon “Freshwater” site presents no threat for obstruction of the existing Louisa County microwave network which provides connectivity for the Public Safety Communications system.



**LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES
PROPOSED VERIZON “FRESHWATER” STRUCTURE SHOWN IN RED**

2. Prior to issuance of a building permit, Altairis recommends the County require Verizon to provide the following:
 - a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
 - b. Monopole structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.
 - c. Include as part of the Construction Drawings, the monopole foundation design drawings.
 - d. Provide a copy of the geotechnical report for the monopole tower foundation.



- e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural integrity to support the proposed Verizon antenna loads.
- f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
- g. Verizon Wireless perform a Post Installation Inspection of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virginia, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete. Should you have any questions or require further information, please feel free to give me a call at (703) 255-3260.

Sincerely,

A handwritten signature in blue ink that reads "Gary M. Whitley".

Gary M. Whitley

Submittal Documents reviewed:

- 1- Application cover
- 2- Freshwater Creek -CUP App_SIGNED- 20250513
- 3- Freshwater Creek -Zoning Narrative - Final
- 4- FreshwaterCreek - FZD - Rev2 - 20250508
- 5- Freshwater Creek - Photo Sims - Rev1 - 05072025
- 6- Balloon Test Notice LS Email
- 7- Verizon Wireless Balloon Test Notice Letter_Freshwater Creek
- 8- Freshwater -Affidavit of Public Notice Balloon Test
- 9- Freshwater Creek -Carrier Notice Receipts- 20250331
- 10- Freshwater Creek - Fall Zone Letter - 20250508
- 11- Freshwater Creek -FAA NNR- 20250509
- 12- Freshwater Creek -TOWAIR NNR- 20250508
- 13- Gilman - 1000ft adjacents