



WIRELESS CONSULTANTS  
Lisa Mercurio – Land Use Planner  
Cell phone: (858) 248-2461  
Email: [lisa.mercurio@mmtelcominc.com](mailto:lisa.mercurio@mmtelcominc.com)

## **SITE JUSTIFICATION REPORT & PROJECT DESCRIPTION**

### ***Verizon Facility known as Deer Canyon***

Verizon is interested in proposing a wireless telecommunication facility on a vacant property off of Deer Trail and Hwy 78, Santa Ysabel which is under the jurisdiction of the County of San Diego. The subject property is located in the A-72 zone, is on the north side of Hwy 78. The property is fully graded with a split level pad, which is currently vacant.

Our initial site search attempted to identify land uses that would accommodate the search ring objectives. The subject site is within the A-72 zone, and nearby land uses are primarily residential / agriculture uses on both sides of Hwy 78.

Several properties were investigated as potential sites and the following is our assessment of these properties. Also the attached aerial indicate the location of the potential sites.

#### **1 - 27736 Hwy 78, Santa Ysabel (Trumper property)**

The owner of this property was interested in having a wireless carrier onsite and we investigated this site as a potential location to develop a faux tree or watertank. The property would provide some of our coverage objective, but because of the property location and current development we did not move forward with this candidate. The existing zoning for this property is A-72.

#### **2 - 26902 Deer Canyon Dr, Ramona (Watson property)**

The owner of this property was interested in having wireless carrier onsite and we investigated this site as a potential location. After further review it was determined due to extreme site constraints (limited open/available ground space for our installation and potential access issues) this site would not be able to accommodate our installation. It was decided to not move forward with this candidate. The existing zoning for this property is A-72.

#### **3 - APN 286-061-10 (Scannell)**

The owner of this property was interested in having a wireless carrier onsite. After further investigation of the site as a potential location it was decided to not move forward with this candidate.

#### **4 - 27949 Hwy 78, Ramona (Radigan)**

The owner of this property was interested in having a wireless carrier onsite. After further investigation of the site as a potential location it was decided to not move forward with this candidate.

**Verizon Wireless Facility (Deer Canyon)**

**6/29/14**

**off of Deer Tr & Hwy 78**

**SDC PDS RCVD 07-01-14**

**MUP14-012**

5 - 27724 Hwy 78, Ramona (Shay Trumper)

No response received from our multiple inquiries.

6 - 27052 Deer Canyon Dr, Ramona (Diaz)

No response received from our multiple inquiries.

7 - 27885 Hwy 78, Ramona (Petsch)

The owner of this property was interested in having a wireless carrier onsite. After further investigation of the site as a potential location it was decided to not move forward with this candidate.

**Off of Deer Trail and Hwy 78 – Project Description**

This site was determined to be the most viable option for locating antennas and radio equipment in order to achieve the desired coverage and capacity needs.

We met with the owner of the vacant graded property located off of Deer Trail and north of Hwy 78, and discussed several options for our installation. The design discussed and agreed upon was to install a new faux water tank and necessary equipment on the graded pads on the property. There are currently two graded pads, with a water tank, utility connections and tree around our project location. The proposed equipment shelter and enclosure will be located on the lower western pad on the property. The proposed 30 foot high faux water tank will be located on the southern end of the upper pad. The necessary setbacks, from the property line, will be observed. Our proposed installation does not preclude further development of the property with a residence.

The proposed installation will include a 41 ft 4 in x 12 foot lease area on the lower pad. Inside of this area we will install a built in place 280 square foot custom CMU block equipment building, which will contain all radio and power equipment. The equipment shelter is proposed to be 12 feet 6 inches in height at the peak of the roof. This height is needed to allow for adequate height inside for our cabinets and for future maintenance. Additionally the proposed style of building will assist it in blending in with the surrounding residential area, in that it will look like a storage building a property owner could install. Also in the lease area there will be a custom CMU block enclosure that will contain the 30 kW emergency generator and 2 mechanical units. The generator enclosure walls will be 10 feet in height to address concerns by the County for noise and fire issues. On the southern end of upper pad we will install a 30 foot high faux water tank. Inside of the water tank there will be 12 antennas, RRUs, Surge Suppressors and 1 – 4 foot microwave dish. The Microwave dish points to another nearby mountain and provides an essential connection in our system. The generator will be run every week for about 15 minutes as an “exercise” cycle. The timing of this exercise cycle can be set so as to not disturb surrounding uses.

The proposed equipment installation is to be located on a portion of the previously graded pad and will not be an impact to adjoining residents. The equipment shelter and generator site will be located approximately 480 feet from the current residence to the southwest and there is a

grade difference of approximately 55 feet. Our property is also higher than the other adjoining residential properties. The property is about 125 ft higher in elevation and is over 75 ft from Hwy 78, to the east, so the faux water tank will be slightly visible, but will not stand out as a wireless facility. The location of the equipment shelter and enclosure will not be visible to drivers on Hwy 78, given its location and the topography of the area. There is also another property between our property and Hwy 78, on the south side, which buffers our property.

This site meets the requirements of the FP-2 policy.

The existing zoning is A-72.

Optimum capacity and coverage at this proposed Verizon facility is crucial for a coverage area in this residential area along Hwy 78. Additionally, in building coverage has become as critical as street side coverage as most of Verizon's subscribers desire to use their handsets for both voice and internet use. This facility provides Verizon network coverage to both the residents of the surrounding community, as well as the driving public. Additionally, the purpose of this new site is to add both coverage and capacity in order to service more subscribers and to increase speed for the faster transmission of data.

The attached coverage maps and site justification maps detail that this facility serves a crucial role in expanding the Verizon network and meeting the demands of surrounding customers. With customers increasingly moving away from landlines and relying on mobile service providers to meet their communications needs there is increased need for wireless coverage. Furthermore, traffic and topography dictate the coverage and capacity needs that carriers try to satisfy as part of their objectives. Without the subject facility, the residents in the surrounding community would lack coverage and capacity due to the lack of additional Verizon facilities to cover the target area. Therefore, the focus of the proposed project and this permit application for this property provides technology which is crucial to the network.

Photo simulations and drawings of the proposed installation are included with this letter to better illustrate the proposed request. All radio and power equipment will be screened from the public view along Hwy 78 by virtue of its location and the topography.

### ***Conclusion***

The proposed Verizon wireless installation provides a material benefit to the community by providing communications services for personal, business, and emergency purposes. There is currently a change underway relative to communications, with communications of all kinds utilizing wireless networks. Approximately 25% of homes in the U.S. are now "wireless only", having no landlines. The rate of wireless-only homes is increasing at about 5% a year. Over 50% of all 911 calls are now done so via cellphone. Thus, providing reliable wireless services to all of our communities is vital for the public health, safety, and welfare, a basic finding for a use permit.

