

**MUP 13-022, VERIZON AGUACATE
PASO ROBLES ROAD, VALLEY CENTER
ALTERNATE SITE ANALYSIS**

PROJECT SITE/COVERAGE OBJECTIVE

The proposed project is located on a vacant parcel on Paso Robles Road in Valley Center. The underlying land use designation of the proposed site is A-70, Limited Agriculture, a rural use zone as designated in Section 6983 of the County Zoning Ordinance. The zone is not a preferred zone according to Section 6986 of the County Zoning Ordinance. The surrounding properties in the area of the proposed site are also designated A-70, rural use. Currently there no on-site uses; the property owner intends to plant grape vines for a vineyard. Project site elevation is 1393 feet above mean sea level (AMSL), one of the highest points in the area.

The target coverage area of the proposed site is generally from Cole Grade Road on the west to Yellow Brick Road on the east, and from Fruitvale Road on the south to Cool Valley Road on the north. The proposed site is designed to provide sufficient coverage overlap to existing sites to handoff the signal and provide high quality, consistent network operations to Verizon Wireless customers.

PREFERRED LOCATION SITES PER SECTION 6986 OF THE COUNTY ZONING ORDINANCE

WATER TANKS

1. P08-041, Valley Center Municipal Water District Water Tank, Yellow Brick Road and Emerald City Drive

This site is located too far north and east to provide coverage to the target area; coverage to the west to Cole Grade Road and south to Valley Center Road will be compromised. AT&T mobility currently has a wireless facility here and the local cable TV provider is located here. AT&T's wireless facility consists of two free-standing faux trees, which, combined with the cable provider's antennas, essentially eliminate any other placement of an antenna structure within the required setbacks.

UTILITY POLES

Utility poles exist within the area on some of the local access roads, which are 100 feet to 150 lower in ground elevation than the project site. The lower elevation limits the coverage ability of the utility poles. The project site design requires 12 panel antennas; the utility poles have a limited ability to support 12 antennas without major modifications.

COUNTY OR GOVERNMENT FACILITIES

- 2. Valley Center Middle School, Valley Center Road and Lake Wohlford Road**—this alternate is too far south and east to provide coverage to the target area. Available locations on the property lack the elevation to provide coverage as well.
- 3. Valley Center High School, Cole Grade Road and West Oak Glen Road**—this alternate is approximately 2.5 miles northwest of the project site and may become a future site candidate to cover the area west of the project site.
- 4. Adams Community Park and Library, Cole Grade Road and Valley Center School Road**—this alternate is only .3 mile south of Fruitvale Road and the existing Verizon site at number 6, below, provides coverage to this area. An elementary school is also located here and was not considered as a candidate due to corporate policy.
- 5. County Road Station, Cole Grade Road and Valley Center Road**
Verizon has an existing cell site just south of this intersection that provides coverage north on Cole Grade Road to the intersection of Fruitvale Road. The site also covers west on Valley Center Road. The proposed project will provide connectivity to this existing site and improve coverage to the area north of Fruitvale Road.

COMMERCIAL OR INDUSTRIAL BUILDINGS

6. COLE GRADE ROAD AND VALLEY CENTER ROAD

The closest commercial properties are at the intersection of Cole Grade Road and Valley Center Road, approximately 1.8 miles from the project site. This property location is across Valley Center Road from the aforementioned County Road Station site (no. 5, above). Verizon already has site in this location and the proposed site will complement and expand the existing coverage. T-Mobile also has a wireless facility located here.

EXISTING SITES

7. ZAP 01-018, Sprint PCS, 29964 Valley Center Road

In addition to the water tank site listed above as number 1, an additional existing site is approximately 1.5 miles south of the proposed site at 29964 Valley Center Road. This site is located too far south to cover the target area of the proposed site.

COBRA STYLE STREET LIGHT

There are no Cobra Style Street Lights in the project area.

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TRAFFIC LIGHT

There are no Traffic Lights in the project area.

UTILITY TOWERS

There are no Utility Towers in the project area.

AERIAL VIEW OF ALTERNATE SITES

