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SITE JUSTIFICATION REPORT & PROJECT DESCRIPTION - Updated

Verizon Facility known as Mussey Grade

Verizon is interested in proposing a wireless telecommunication facility 15890 Snuz Mountain Rd, Ramona which is under the jurisdiction of the County of San Diego. The subject property is located in the A-70 zone, is north of Dos Picos Park Rd. The property is graded and developed with a single family residence.

Our initial site search attempted to identify land uses that would accommodate the search ring objectives. The subject site is within the industrial A-70 zone, and nearby land uses are primarily residential / agriculture uses on both sides of Dos Picos Park Rd.

Several properties were investigated as potential sites and the following is our assessment of these properties:

15847 Snuz Mountain Rd (Snell 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 facility onsite. 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-70.

15725 Snuz Mountain Rd (Chick 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 site constraints (limited available ground space for our installation) 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-70.

15322 Wyeport Rd, Ramona

No response received from our multiple inquiries.

15370 Wyeport Rd, Ramona

No response received from our multiple inquiries.

15890 Snuz Mountain Road – 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. The site permits us to meet our coverage objectives, provides a crucial connection point for other sites in the areas and allows us to stay in the height for the zone.

We met with the owner of the property at 15890 Snuz Mountain Rd, and discussed several options for our installation. The design discussed and agreed upon was originally proposed to be a 35 ft faux mono-eucalyptus tree and necessary equipment on the property, in a partially disturbed area below the existing residence. After discussion with County Staff and the Ramona CPG the design was updated to a 35 ft faux water tank. There is currently an underground utility connection near our project location. The proposed faux tank, equipment shelter and enclosure will be located on a partially disturbed area off the road and is about 185 ft from the existing residence. The necessary setbacks, from the property line, will be observed. Our proposed installation does interfere with the use of the residential property.

The proposed installation will include a 41 ft 4 in x 12 ft overall equipment area. Inside of this area we will install a built in place 280 square foot CMU split face 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 clearance 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 equipment area, to the northeast, there will be a CMU split face block enclosure that will contain the emergency generator and 2 mechanical units. The generator enclosure walls will be 8 feet in height to address any potential concerns by the County for noise and fire issues. To accommodate the slight grade change in this area, the back side of the equipment shelter and enclosure will be an approximate 3 ft 4 in high retaining wall. A minimal amount of disturbance of the area is proposed with our installation. Just adjacent to the equipment shelter, to the west, we will install a 35 ft high faux water tank. The tank will contain 12 antennas, RRUs, Surge Suppressors and 1 – 4 foot microwave dish. The faux tank will look like a standard wood water tank, since the antennas are inside of the tank they are not visible to the public. The Microwave dish points to another nearby mountain and provides an essential connection in our system.

The proposed site will be reached by the existing paved access along Snuz Mountain Rd from Dos Picos Park Road, and then up the partially disturbed dirt trail/road

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 partially disturbed area of the property and will not be an impact to adjoining residents. The equipment shelter and generator site will be located approximately 325 feet from the closest residence to the southwest, and given the topography of the area and their main view sheds the site will not be readily visible to them. The proposed location of the faux water tank will not be higher than the nearby ridge lines to the north, so this will help reduce the visual impact from most surrounding properties which are much lower in elevation. Additionally there are many large boulders and shrubs in this area (approx. 6 to 10 ft in height) that will help to soften the appearance of the faux tree and equipment enclosure. The location of the equipment shelter and enclosure will not be readily visible to drivers on Dos Picos Park Rd or Mussey Grade Rd, given its location, the topography/curves of the hillside areas and mature landscaping.

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

The existing zoning is A-70.

Optimum capacity and coverage at this proposed Verizon facility is crucial for a coverage area in this residential area along Dos Picos Park Rd and Mussey Grade Rd. 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 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. The Photo Simulations give a general idea of the proposed design from public ROWs. All radio and power equipment will be screened very well or not visible from the public view along Dos Picos Park Rd and Mussey Grade Rd by virtue of its location and the topography of the area. The property is very difficult to pick out from these streets because of the distance (over 1/3 mile away and an over 300 ft elevation difference). See the updated Photo Survey package to assist in demonstrating this.

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.