

**Alternative Site Analysis**  
**North Peak Telecommunications Site**  
**Crown Castle**

**Introduction**

The project is an existing communications site is located near the summit of North Peak, just north of Lake Cuyamaca, in the Central Mountain Planning area of the County of San Diego. The property has a zoning designation of General Rural (S92) with a General Plan designation of Rural Lands (RL-40).

The project site is located at 35879 Mountain Circle Drive, and is developed with an existing single family residence, several sheds and accessory structures, and a total of four (4) cellular facilities. The existing Crown Castle Vulcan telecommunication facility is located in the northern portion of the property. In addition to the existing Crown Castle facility, there is an existing Verizon telecommunication facility (MUP 90-001), which is located just east of the Verizon facility, and an American Towers facility (MUP 06-100) is located immediately south of the project. In addition, a County of San Diego telecommunication facility is located further south of the project. The subject parcel is approximately 10 acres in size and the surrounding area can be categorized as residential, agricultural and vacant land use types. The property is subject to the "S" Designator that requires findings pursuant to Section 5200-5212 of the Zoning Ordinance.

The proposed project site is not located in a *preferred zone* per Section 6986 of the County Zoning Ordinance. The proposed location at an existing telecommunications facility is considered to be *preferred location*. The proposed installation is also considered to be a co-location which is a preferred location. The proposed facility consists of panel and dish antennas mounted to a proposed faux tree structure, which is classified as a camouflage wireless communication facility.

**Project Coverage Objectives**

The objective of the project is to maintain wireless service within the area along Highway 79 between Descanso to the south and Julian to the north. There is an existing site located approximately 8.25 miles south of the project site and another site located approximately 5.0 miles to the north. Coverage is also provided to portions of Sunrise Highway to the east of the site and to portions of the Cuyamaca community and residential areas to the north as well as Cuyamaca State Park to the south.

**Preferred Zones within the Project Vicinity**

Section 6986 of the County Zoning Ordinance defines preferred zones for telecommunications facilities. Preferred zones are typically either commercial or industrial zones. The majority of the

land within the proposed coverage area is either public agency lands or rural residential. The existing land uses within the project area are shown on the attached figure. The nearest commercial property is located to the north in the community of Julian. AT&T has an existing site at this location but the elevation and surrounding topography limit the coverage of this site.

### **Preferred Locations within the Project Vicinity**

Preferred locations are defined in Section 6986 of the Zoning Ordinance as existing structures such as water tanks, utility towers and poles, traffic lights, "cobra-style" street lights, and roadway overpasses. County or other governmental facilities are also considered to be preferred locations.

There are no water tanks, traffic lights, street lights or overpasses in the vicinity of the site that would meet the coverage objectives. There are several government facilities associated with Cuyamaca State Park that would be considered preferred locations. The State of California has denied all requests to locate private telecommunications facilities within the park.

### **Approved Cell Site within Project Vicinity**

With the exception of the existing telecommunications facilities located in the immediate vicinity of the existing site, there are no other approved facilities within the area that could meet the coverage objectives for the site.

The locations of the existing AT&T sites within the area are shown on the attached figure.

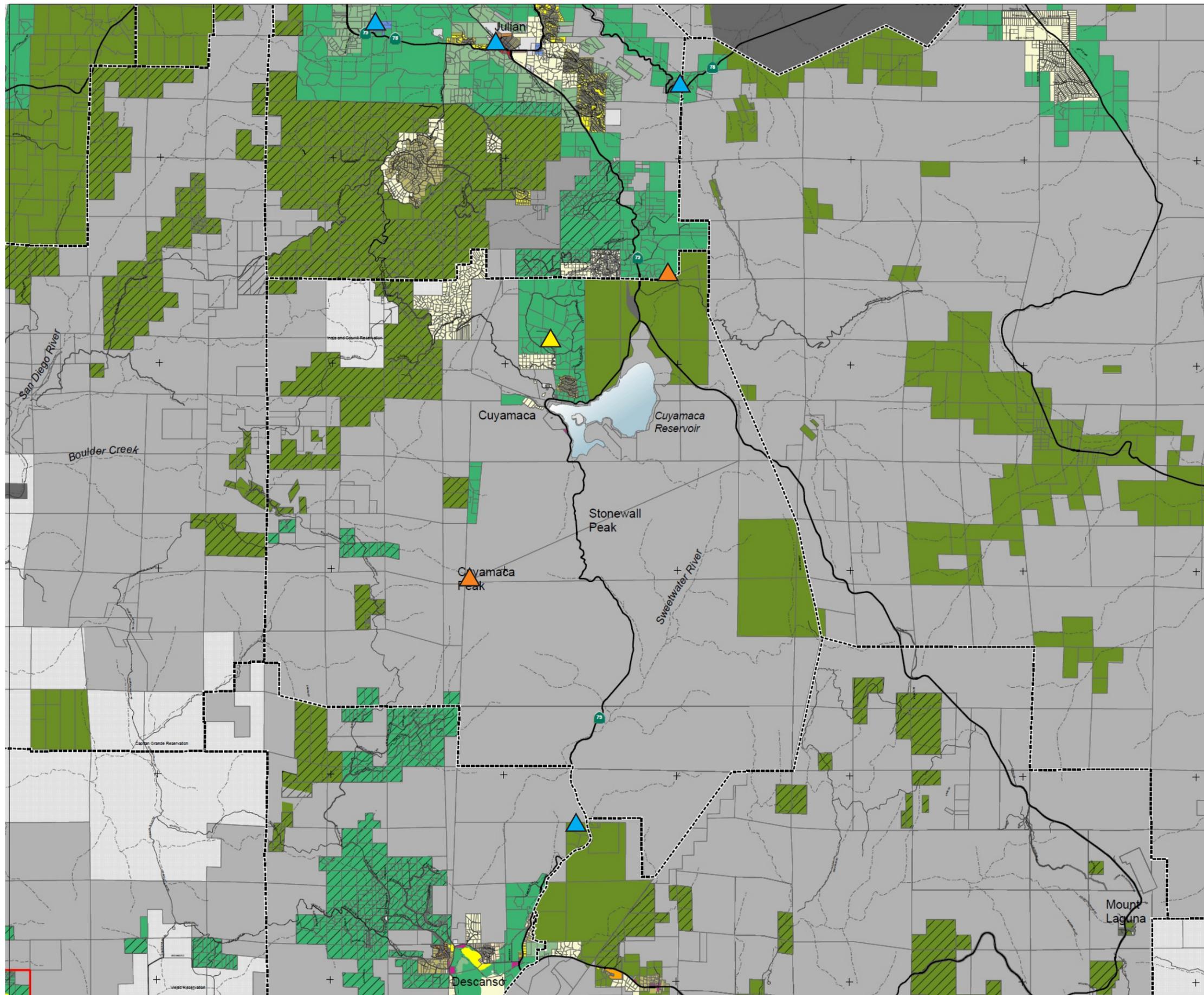
### **Alternative Sites Considered**

In order for a potential telecommunications site to be a viable alternative it must be able to meet the coverage objective, be available for lease, and have necessary infrastructure available to the site. The coverage objective area contains steep, mountainous topography with limited roads and scattered rural residential development. The properties to the south along Highway 79 between Lake Cuyamaca and Descanso are in public ownership. Sites that are considered appropriate for wireless facilities use are very limited.

The first alternative that was considered is Cuyamaca Peak. Cuyamaca Peak is located approximately 4.5 miles south of the project site on North Peak. Cuyamaca Peak is approximately 6,500 feet in elevation. There are existing antennas on the peak operated by the State of California. There is an access road and utilities to the peak. This location would provide similar coverage to the surrounding area with improved coverage to the south and within Cuyamaca State Park but reduced coverage towards Julian and in the residential areas north of Lake Cuyamaca. This alternative is not viable because the site is not available for lease. All previous attempts to develop telecommunications facilities within the park have been denied.

The second alternative location that was considered is located off the end of Winn Ranch Road approximately 2.2 miles to the northeast of the project site. This location is located on the top of a ridge to the east of Highway 79. There are existing homes within the area so it is expected that utilities are available to the location. The parcels in this area are in private ownership so it may be possible to identify a landowner willing to enter into a lease. This location is at an elevation of approximately 4,970 feet. This elevation is nearly 1,000 feet lower than the project site. Coverage from this alternative site would be limited to the portion of Highway 79 to the west of the site and limited areas to the north and south. Coverage to the south along Highway 79 and within the park would be significantly decreased due to intervening topography.

Ultimately the proposed project site was chosen because it is an established telecommunications site, has all infrastructure available to serve the project, meets the coverage objectives and has an existing lease with a willing land owner.



**General Plan Land Use Designations**

- Rural Lands (RL-20)
  - Rural Lands (RL-40)
  - Rural Lands (RL-80)
  - Specific Plan Area (residential densities in italics)<sup>4</sup>
  - Office Professional<sup>3</sup>
  - Neighborhood Commercial<sup>3</sup>
  - General Commercial<sup>3</sup>
  - Rural Commercial<sup>3</sup>
  - Public/Semi-Public Facilities<sup>3</sup>
  - Public/Semi-Public Lands (Solid Waste Facility)
  - Public Agency Lands
  - Tribal Lands
  - Open Space (Recreation)
  - Open Space (Conservation)
  - Residential 1 DU/1,2,4 Acres
  - Residential 2 DU/Acres
  - Residential 4.3 DU/Acres
  - Estate Residential 1 DU/2,4 Acres
  - Multiple Rural Use 1 DU/4,8,20 Acres
  - Intensive Agriculture 1 DU/2,4,8 Acres
  - General Agriculture 1 DU/10,40 Acres
  - Specific Plan Area
  - Public/Semi-Public Lands
  - National Forest And State Parks
  - Telecommunications
- 
- Project Site
  - Existing Telecommunications Facility
  - Alternative Site

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 Crown Castle North Peak  
 MUP-91-006W2