

Verizon Wireless Communication Facility
North Broadway
10816 Reidy Canyon Trail
Escondido, CA 92026

Alternative Site Analysis

Site Selection / Preferred Zones per Section 6986

The proposed project is a 50' high faux broadleaf tree with 12 antennas and 12 radio remote units (RRU) mounted at the 42' level; a 4-ft. microwave dish will be mounted at the 34' level. The project is at a ground elevation of 905 feet above mean seal level (AMSL). This report on potential alternative sites is to identify sites that may have served the geographical area and the reason the site were rejected.

Antenna Height Justification

We surveyed the higher ground and found two potential candidates and then the nursery property which is approximately 60 acres. We looked at 4 locations on this property and settled for the primary candidate location. Because of the high mountains on each side of the valley, the location of this site covers the north and south part of the valley as required. At the Initial Consultation Meeting with the County, they wanted us to explore structures for the antennas other than a 50 foot tree. A water tank or any other structure of this nature would be very visible at 50 feet. RF requires 50 feet and has justified it by the coverage maps at 35, 40 and 45 feet. The County maximum Height is 35 feet on the agricultural land use.

- There are several terrain challenges surrounding the site location that make it crucial to obtain the highest rad center possible. A site with the lower overall height (45', 40' or 35') will leave coverage gaps to the east and on the north end of North Broadway as shown in the coverage maps.
- There are large groups of trees to the east that average approximately 50' or more that will dramatically attenuate the signal to the homes and roads to the NE area. Also, the majority of the homes in this area are surrounded by dense trees. The extra height requested is needed to overcome some of the losses incurred by the surrounding tree clutter.
- The design was chosen to blend with other trees in the area and additional landscaping is planned.
- Due to the drop in terrain, this location was chosen for optimal coverage. Other locations on the parcel would not meet the coverage objectives.

Evaluation of Existing and Previously Approved Wireless Facilities

There are no known existing or previously approved sites in the geographical service area.

There are three existing and previously approved sites that were evaluated, but could not be considered, because their locations are too far outside the target coverage area.

They are as follows:

Crown Castle at 27311 Mountain Meadows Road, Escondido, CA – 1.25 miles outside the target coverage area.

Crown Castle at 25880 Jesmond Dene Road, Escondido, CA – 1.58 miles outside the target coverage area.

Verizon Wireless at 2691 Mesa Rock Road, Escondido, CA – 1.78 miles outside the target coverage area.

Preferred Locations in the Geographical Service Area

The preferred zones were one plus miles away from the coverage objective going south on North Broadway. The closest was Jesmond Dene Park where Verizon Wireless has proposed another site that will be a collocation. The ring consists of covering a valley on North Broadway and the area is primarily agricultural and single family residences. There were no collocation opportunities that would meet the coverage objectives for the search area.

Water Tanks

There is one water tank in the geographical service area, which is located off of Kaywood Drive. This tank was evaluated, but could not be considered, due to the very dramatic change in terrain that would completely block coverage to the west and south.

Utility Towers, Poles, Traffic Lights, Street Lights

There are no lattice-style utility towers, traffic signals or street lights in the area; however, there are wooden utility poles along North Broadway. These are not technically feasible due to the need for 12 antennas, the accompanying remote radio units (RRUs) and the microwave dish, which need more than the wooden pole to support their weight. The proposed mono-broadleaf structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

Commercial and Industrial Buildings

There are no commercial or industrial buildings in the geographical service area.

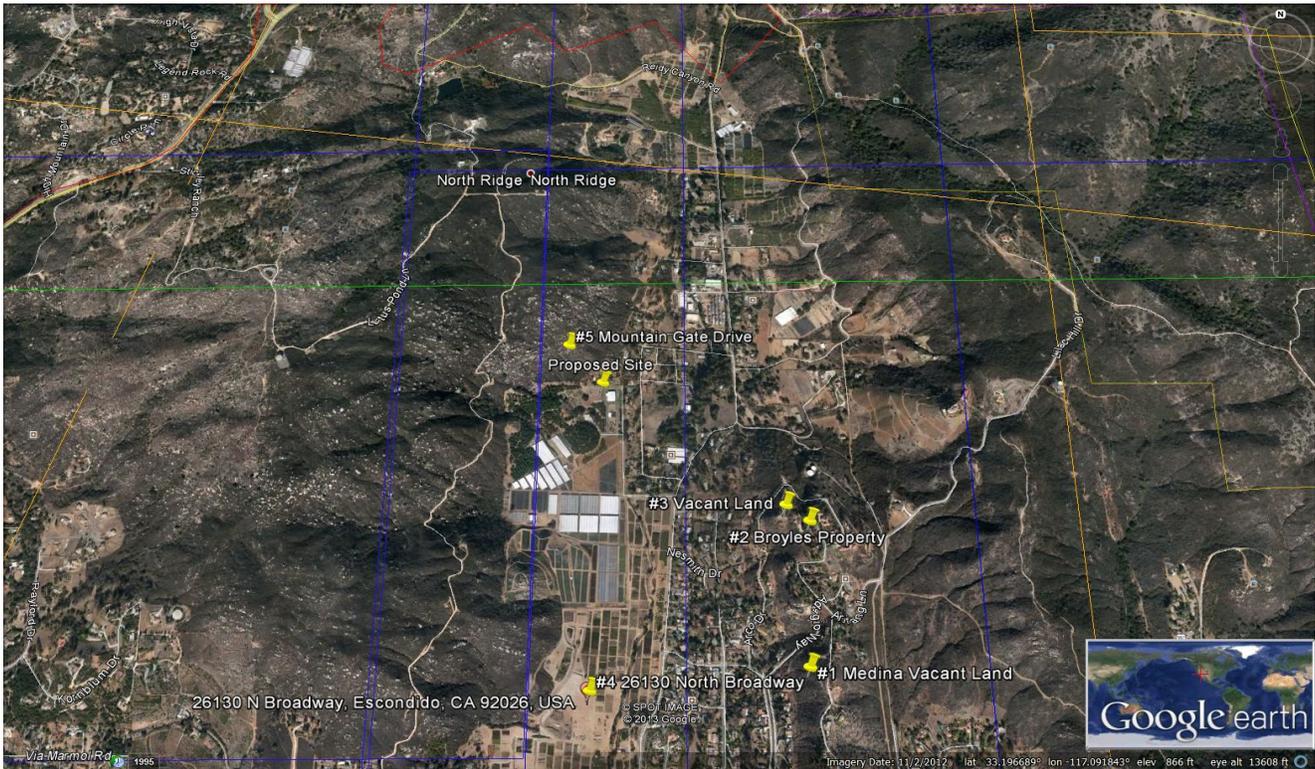
County or Other Governmental Facilities

The closest government facility, Reidy Creek Elementary, is approximately 1.79 miles south of the project site. The elementary school is not a preferred location, according to Section 6986 A.2.a of the County Zoning Ordinance.

Aerial View of Alternative Sites

The aerial view below shows the other properties that were investigated, but did not meet the coverage requirements for this ring. The numbers below correspond to the properties identified in the photo.

1. Medina Vacant Land –Skye drive - 1.39 acres of A70 vacant land. This location could not reach the northerly coverage requirement.
2. Boyles Property – 26452 Sky Drive - single family residence. This location could not reach the northerly coverage requirement.
3. Vacant Land – 11364 Harmony Pl. – This location was determined to be non-constructible due to the challenging terrain and the lack of a power source in the area.
4. 26130 North Broadway – 103 acres of A70 land – The elevation at this location is approximately 86' lower than the proposed site and would cause coverage gaps to the north.
5. Mountain Gate Drive – S88 Zoning – 40 acres - This location was determined to be non-constructible due to the very challenging terrain.



Public Benefit

The serious lack of coverage in and around the project area has significant public safety considerations. The majority of 911 calls are now placed by wireless telephones, and many of the emergency responders now rely upon the wireless networks to a large degree for their communications. The proposed wireless facility would be "E-911 compliant", meaning that emergency calls placed from the wireless phones of other carriers would connect through the proposed Verizon Wireless site. In such hilly areas, regular radio communication may not be reliable, but the cellular network provides secure communication for these areas. Also, the wireless systems have the ability to locate lost, injured or stranded persons with the GPS aspect of the cellular networks. These rural communities of the County are vulnerable to isolation in the event of wildfires, earthquakes or other public emergencies if regular landline communication becomes severed. The installation of the proposed Verizon Wireless facility would greatly enhance personal, business and emergency communication for this rural community in San Diego County.