



WIRELESS CONSULTANTS
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SITE JUSTIFICATION REPORT & PROJECT DESCRIPTION

Verizon Facility known as Firefighter Hwy

Verizon is interested in proposing a wireless telecommunication facility on a property located at 3205 Country Club Drive, Julian which is under the jurisdiction of the County of San Diego. The subject property is located in the RR zone, is on the east side of Hwy 79. The property is a partially graded residential property.

Our initial site search attempted to identify land uses that would accommodate the search ring objectives. The subject site is within the RR zone, and nearby land uses are primarily residential uses on both sides of Hwy 79. There are no preferred zones in this area. Several of the properties investigated were preferred locations, but they did not provide the necessary coverage. Many of the properties in this area have small sized lots, with steep hillsides that would not allow for a wireless telecom installation. Additionally this area contains a lot of large mature oak trees, curving roads and steep topography. All of these area constraints made it difficult to find a facility that would provide the necessary coverage along Hwy 79, southeast of Julian. The proposed site is needed to improve coverage to the residential areas along Hwy 79 and the traveling public along Hwy 79 and the Banner Pass area. The proposed location is a critical connection point to our adjacent facilities (existing and proposed). The site '78 Banner Pass', which was recently approved, is proposed to be a colocation facility with AT&T, and the site will provide additional coverage necessary in this area. Our proposed facility and the future 78 Banner Pass site will hand off connections and will allow for continuous connection along the roads in this area. An existing site 78 Banner Grade site also provides coverage along the decent from Banner Grade. Please see the included GSA maps for details on coverage caps that this site will cover.

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 – APN 292-052-06 (Majestic Pines Water Tank property)

The owner of this property (Majestic Pines Community Services District) was interested in having a wireless carrier onsite and we investigated this site as a potential location to develop a faux tree to the east of the existing water tank. The property would provide some of our coverage objective, but because of the property location and current development constraints we did not move forward with this candidate. The water tank was in a lower area surrounded by large mature oak trees. Locating a facility here would have required a taller facility and multiple facilities to provide the coverage to the residential properties in this area. There was also not much ground space available for our installation. The existing zoning for this property is RR.

2 – 3404 Hwy 79 (Julian Cuyamaca Fire Protection District 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 and due to site constraints for potential locations of our equipment, it was determined this site would not meet our coverage objectives. The property is currently vacant, but the Fire Protection District has plans to develop the property in the near future. The proposed location of the fire buildings, the low topography and the adjacent hills would provide too many constraints for the facility. If we did install a facility in this area, it would have required us to install a much taller installation, and additionally multiple sites would be required, due to large trees, topography and low elevation. Because of these physical site constraints a decision was made to not move forward with this candidate.

3 – APN 292-055-24 (Byers)

No response received from our multiple inquiries.

4 – 3645 Circle Dr (Campbell)

No response received from our multiple inquiries.

3205 Country Club Drive – 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 below the height for the zone.

We met with the owner of the property located at 3205 Country Club Drive, east of Hwy 79, 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 ridgeline above the existing residence on the property. This type of installation fits the rural nature and community character of the area. The proposed custom CMU equipment shelter and enclosure will be located adjacent to the faux water tank. The proposed 30 foot high faux water tank will be located to the southeast of the existing residence on the ridgeline behind the house. The necessary setbacks, from the property line, will be observed. Our proposed installation does not preclude further development of the property. The Julian CPG has reviewed and approved our proposed installation. Only minor changes were requested to the color of the facility and these updates have been noted on our resubmittal.

The proposed installation includes a 22 foot x 22 foot area for the faux water tank. The installation will also include an overall 37 foot 4 inch x 12 foot lease area adjacent to the proposed faux water tank. Inside of this area we will install a built in place 280 square foot custom CMU block equipment building (23 feet 4 inches x 12 feet), 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 of equipment. 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 (14 feet x 12 feet) that will contain the 30 kW emergency generator and 2 mechanical units. The emergency generator enclosure walls will be 10 feet in height to address concerns by the County for noise and fire issues. To the Northwest of the equipment and generator enclosure we will install a 30 foot high faux water tank. Inside of the water tank there will be 12 antennas, RRUs, Surge Suppressors and 3 – 4 foot microwave dishes. The Microwave dishes points to another nearby mountains and provides an essential connection in our system. Please see the attached coverage maps for details on the adjacent sites we will be connecting to. The proposed site will be reached by a 12 foot wide gravel road, which will follow a path similar to the existing informal trail. All new utilities will be placed underground and will follow our gravel access road. This gravel road would also provide the fire department a good vantage point to survey the area, in the case of a wildfire in the vicinity.

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 ridgeline above the current residence and will not be an impact to adjoining residents. The equipment shelter and generator site will be located approximately 390 feet from the current residence to the Northwest and there is a grade difference of approximately 20 feet. Our property is also higher than the other nearby residential properties. The property is about 125 ft higher in elevation and is over ½ mile from Hwy 79, to the West, so the faux water tank will be only be slightly visible, but will not stand out as a wireless facility. Our facility is considered a Low Visibility installation since the antennas will not be visible and the faux water tank is feature that could be found in a rural area. The location of the equipment shelter and enclosure will not be easily viewed by drivers on Hwy 79, given its location, the topography of the area, curvature of the Hwy, speed of traffic and the distance of our site from the Public ROW. Our proposed facility is over ½ mile away from the Hwy and will be a challenge to see. When it is seen it will not stand out more than any nearby houses on the hillsides, in that the proposed faux water tank will only be 30 feet tall. There are many another properties between our property and Hwy 79, on the West side, which buffers our property.

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

The existing zoning is RR.

Optimum capacity and coverage at this proposed Verizon facility is crucial for a coverage area in this residential area along Hwy 79. 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. All radio and power equipment will be screened from the public view along Hwy 79 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.