

**Muth Valley  
(Louis Stelzer County Park)  
Wildcat Canyon Road  
Lakeside, CA  
Verizon Wireless Communication Facility  
Alternate Site Analysis**

**Project Site**

The proposed project is located on Wildcat Canyon Road in the Lakeside Planning Area. The underlying land use designation of the proposed site is S-92, General Rural. The project is located on a parcel that is currently used as a parking lot for the Louis Stelzer County Park and is zoned S-80, Open Space. All surrounding properties are also designated S-80, A-70, Limited Agriculture, or A-72, General Agriculture. S-80 is classified as Rural Zone in the County's Wireless Ordinance per Section 6983 R. and is not a preferred zone according to Section 6986 of the County Zoning Ordinance. The project is located on county-owned property which is developed as a parking area for the County Park. The project site is a preferred location but is in a non-preferred zone. The applicant is proposing a 35-foot tall faux water tank to conceal eight antennas, two sectors of four antennas each, along with other equipment, including a microwave dish antenna.

The proposed site is situated at a strategic location along Wildcat Canyon Road. Coverage is provided both north and south on Wildcat Canyon Road. Currently, there is a gap in Verizon coverage in this area. Project site elevation is 742 feet above mean sea level (AMSL).

**Preferred Location Sites per Section 6986 of the County Zoning Ordinance**

**Water Tanks**—there are two water tanks within a two-mile radius of the project site; one is located on Muth Valley Road, approximately one mile northwest of the project site. The other water tank is located approximately 1.5 south off El Monte Road and is owned by the Lakeside Water District. Neither of these locations was considered seriously due to the lack of coverage provided to Wildcat Canyon Road, which is the prime coverage objective.

**Utility Towers, Poles & Cobra Style Street Lights**—There are no utility towers in the area. There are no cobra style street lights in the area. Some roadside wooden utility poles exist but were not considered as possible alternate sites due to the limited number of antennas that can be attached to the poles and the fact that the poles are not located near the road in all cases. Because of the lack of any cell sites in the area, the carrier chose to develop a macro cell site with full array of 12 antennas, limiting the use of wooden utility poles, which cannot support more than three full-size antennas.

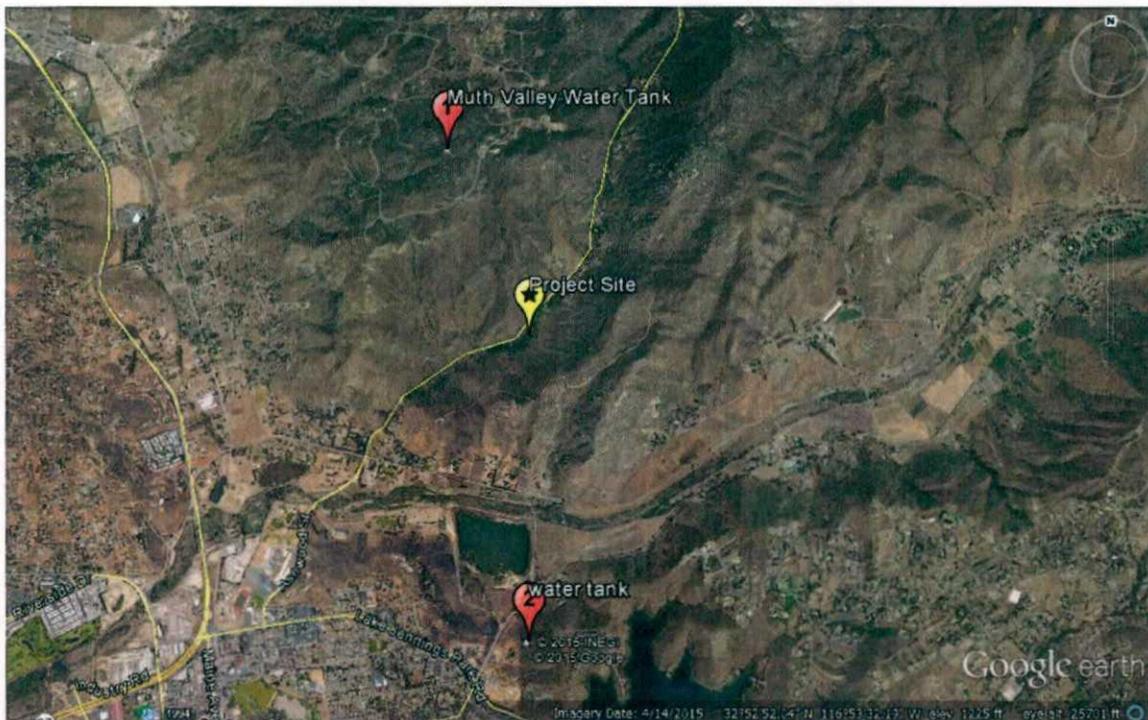
**Commercial or Industrial Buildings**—There are no commercial buildings or commercially-zoned properties in the area.

**County or Government Facilities**—The project site is a county-owned park facility.

**Private Property** – While there were a couple of private residential properties zoned Rural Residential to the north of Stelzer Park, a facility located on a residentially zoned and used parcel, did not result in a more preferred application/permit process or level of review.

**Sites Considered for Co-location per Section 6986**--There are no existing wireless communication sites in the area or within two miles of the project site.

Aerial of Area



1. Muth Valley Water Tank
2. Lakeside Water District water tank