

P12-017, Ruiz
41749 Old Highway 80, Boulevard, CA 91905
AT&T Mobility Wireless Communication Facility
Alternate Site Analysis

Project Site

The proposed project is located at 41749 Old Highway 80, Boulevard. The underlying land use designation of the proposed site is S-92, General Rural Use. Currently the on-site uses consist of a private residence on 6.18 acres. All surrounding properties are also designated S-92. S-92, General Rural Use is not a preferred zone according to Section 6986 of the County Zoning Ordinance. The proposed faux water tower design is considered a camouflaged design according to the county's ordinance.

The proposed site is situated at a strategic location west of Carrizo Gorge along Old Highway 80 and Interstate 8 and allows the applicant to provide coverage both east and west along these roadways. Project site elevation is 3278 feet above mean sea level (AMSL).

AT&T Mobility has two existing facilities to the west along Interstate 8: 1) Ribbonwood Road and I-8 (American Tower co-location), 2.7 miles west; and 2) Crestwood Road and I-8 (Golden Acorn Casino), 6.6 miles west. The proposed project will allow AT&T to extend its network east along the interstate. The next site to the east is in Imperial County east of In-Ko-Pah County Park and is 9.1 miles away.

Preferred Location Sites per Section 6986 of the County Zoning Ordinance

Water Tanks—there are no publicly-owned water tanks in the project area.

Utility Towers, Poles & Cobra Style Street Lights—There are two wooden utility poles on the property and one just off-site to the west. Use of the wooden utility poles for a wireless facility would require reducing the number of antennas, which is not a technically desirable design.

The Sunrise Power Link towers traverse the area to the north of the project site. At the request of the Boulevard community Planning Group, AT&T investigated the possibility of locating on one of the towers. We were informed by Sempra Utilities, owner of the towers, that no communication structures, including wireless antennas, are included within the final permits that rely on the extensive EIR/EIS documents and, therefore, no antennas can be attached to any of the Sunrise Power Link towers.

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

are approximately 1.5 miles west on Old Highway 80. The site is too far west to meet the coverage objectives due to the intervening hillside to the east.

County or Government Facilities—A CALTRANS road station is located on Old Highway 80 approximately one-mile west of the proposed site. The location of the road station prevents coverage to the east due to a hill that blocks the signal. Also, the county-owned Boulevard Fire Station is on Ribbonwood Road at its intersection with Old Highway 80 approximately 2.35 miles west of the project site.

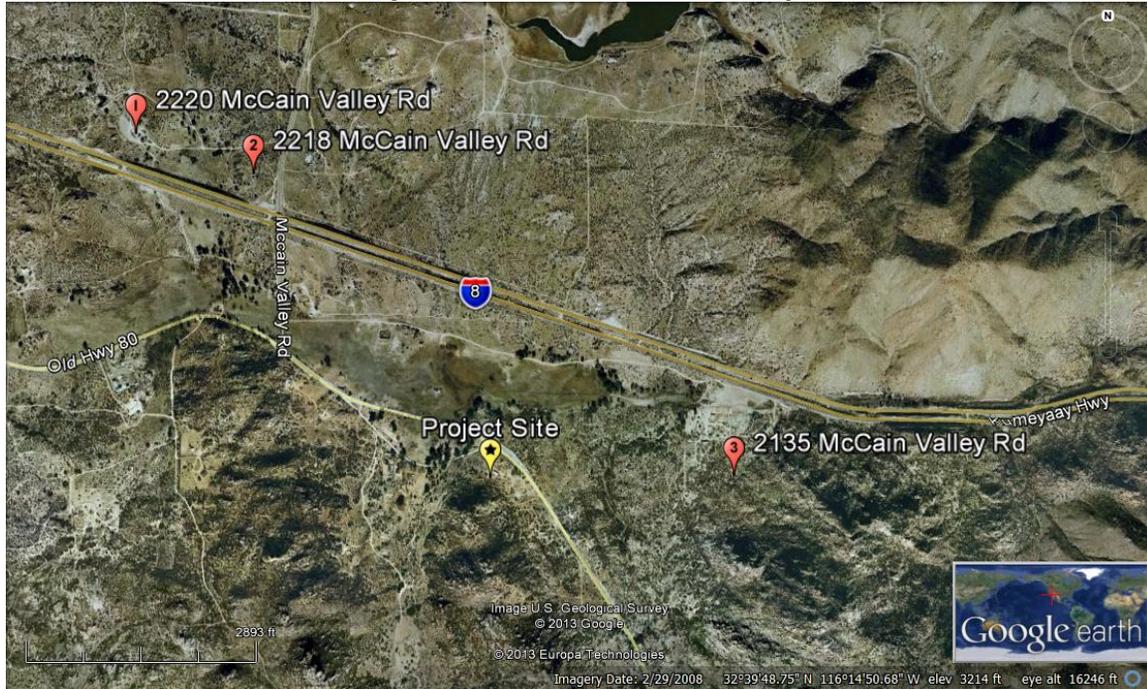
Sites Considered for Co-location per Section 6986

There are no existing wireless communication sites in the area. A previous location was considered by Cingular Wireless (now AT&T) in 2005 at 2218 McCain Valley Road, north of Interstate 8. A faux 50-ft. monopine was proposed just north of an existing billboard next to McCain Valley Road. The location of the project is identified on the aerial photo below; the McCain Valley Road site is approximately 0.85 mile west of the project site. Due to the distance of the site from the Carrizo Gorge area to the east, AT&T decided to pursue a location further east in an attempt to cover the Carrizo Gorge area on I-8. A coverage plot of the geographical service area is also shown below comparing the coverage of the McCain Valley Road site and the project site.

An alternate site at 2220 McCain Valley Road was also investigated but it, too, was too far west to accomplish the coverage objective in the area desired. The location was also within a 1.5 miles of an existing AT&T Mobility wireless facility on Ribbonwood Road.

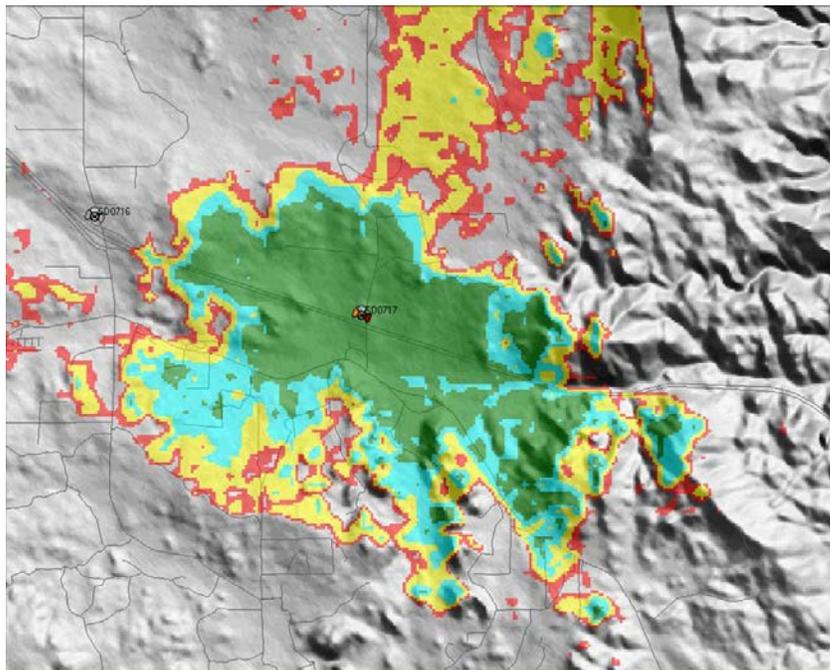
A wireless site at 2135 McCain Valley Road was discovered in the county's database but no permit information was available. To our knowledge, no wireless facility exists at this location.

Aerial View of Project Site and McCain Valley Road Alternate



Coverage Comparison of McCain Valley Road Alternate and Project Site

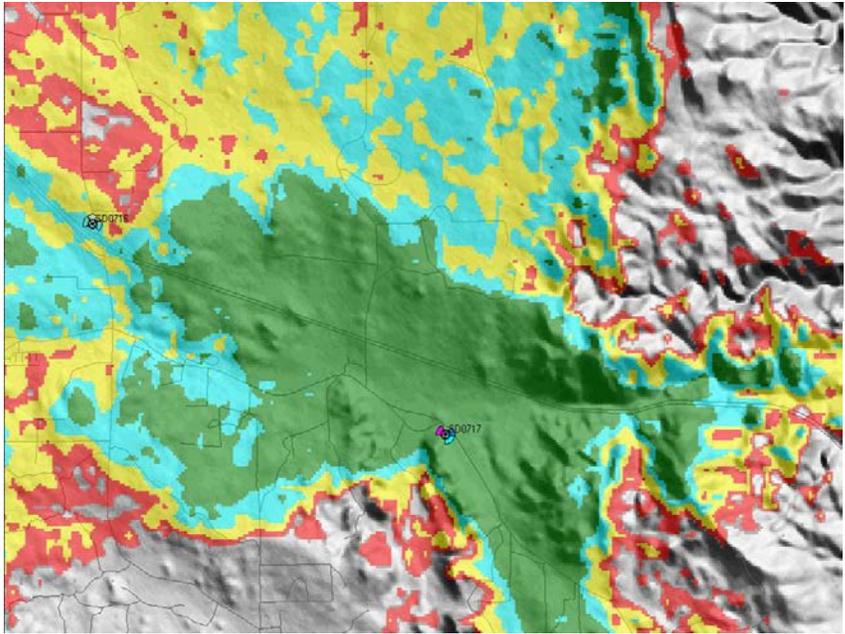
Additional coverage predictions were modeled for the McCain Valley Road alternate, as shown below, and the project site on Old Highway 80, as shown in the following exhibit. Coverage from the project site is superior in both east and west directions along Interstate 8 and the adjacent properties.



Coverage levels:

- Excellent
- Good
- Bad
- Poor
- No coverage

McCain Valley alternate coverage prediction



Coverage levels:

- Excellent
- Good
- Bad
- Poor
- No coverage

Proposed project site coverage prediction