

**VERIZON JEFFRIES RANCH  
PDS2014-MUP-14-039; PDS2014-ER-14-002  
2535 GUAJOME LAKE ROAD  
VISTA, CA  
ALTERNATE SITE ANALYSIS**

**SITE SELECTION/PREFERRED SITES PER SECTION 6986**

Verizon Wireless is proposing a wireless telecommunication facility consisting of 12-panel antennas mounted on a 35-foot tall mono-broadleaf tree at 2535 Guajome Lake Road, Vista. Equipment will be installed adjacent to the mono-broadleaf tree within a concrete block enclosure and will include an emergency stand-by generator. The proposed project site is designated A70, limited agriculture, which is classified as a Rural Zone per Section 6983 R. of the County Zoning Ordinance. Rural zones are classified as non-preferred zones per Section 6986(a) of the County Zoning Ordinance. The mono-broadleaf tree will be located to the rear of the property; a portion of the property is being used as a nursery and another portion for horse corrals. Properties to the north and south are also zoned A-70 and are actively engaged in horticulture. The design and placement of the proposed facilities comply with the Design Regulations in section 6987 of the County's Wireless Ordinance.

The proposed site was chosen because of its location within the existing Verizon cellular network, filling a gap in the service area. The proposed site allows the applicant to provide coverage to the surrounding residential area and to the surrounding local roadways. Two existing cell sites in the Verizon network are located at Guajome Regional Park, 3004 Guajome Lake Road in the City of Oceanside and North Coast Church, 2405 North Santa Fe in the City of Vista. The proposed project will complement the existing coverage provided by these two sites in the area. Co-location opportunities for other telecommunication facilities are discussed below.

**Antenna Height Justification**

The antennas are proposed at a height of 30 feet (top of antenna) and the 4-foot microwave dish is proposed at a height of 22 feet on the 35-foot tall mono-broadleaf tree. Coverage plots, or geographical service area maps (GSA), were prepared to indicate the coverage expected from the project. The project was originally submitted with an overall tree height of 40 feet; the Bonsall Community Sponsor Group requested the height be lowered to the height limit of the zoning designation or 35 feet. The antennas and microwave dish were also lowered by five feet from the original position.

## **Evaluation of Existing Facilities and Previously Approved Wireless Facilities**

The following is a discussion of existing facilities as potential alternate sites for the proposed facility. There are three previously approved wireless facilities within a two-mile radius of the project site and one project within another jurisdiction, City of Oceanside, that were reviewed. Zoning designations in the area are primarily residential; RR1 and A70 zones predominate. None of these zones are considered preferred zones according to Section 6986(a).

- 1. ZAP 01-113, 2186 Bautista.** Sprint PCS was granted approval for a 35-foot tall mono-broadleaf with 12 antennas and ground mounted equipment within a 300 square foot building. This property is designated A70, a rural use, and is located approximately 0.74 miles to the east. Verizon did not pursue this alternate site because they located a cell site at the North Coast Church property discussed in item 7, below, which provides coverage to the same geographic service area. This alternative site would not provide coverage to the target coverage due to an intervening ridgeline between this location and the project site.
- 2. Guajome Park, 3002 Guajome Lake Road, Oceanside.** There are three wireless carriers located at Guajome Regional Park, including Verizon, AT&T, and Sprint. Coverage provided by this site enhances and complements the coverage provided by the project site. The proposed site is located 0.83 mile north of this location.
- 3. P04-027, 2440 East Vista Way.** Cingular Wireless, now AT&T, received approval for a wireless facility in 2005 for a project consisting of three panel antennas within a new faux chimney adjacent to the primary residence. The facility was never constructed. The site is almost two miles east of the project site and would not be visible to the intended coverage area; intervening ridgelines and hills block the signal back to the intended coverage area. This property is designated RR1, rural residential use and is not considered a preferred zone or location.
- 4. ZAP 95-004, East Vista Way/SR 76.** A 40-foot steel pole with six directional panel antennas and two cabinets mounted on a concrete pad at ground level is the AT&T site. The site was originally approved by US West cellular and is now controlled by AT&T. This site is over 1.5 miles from the proposed project site and cannot duplicate the proposed coverage. Intervening topography prevents any coverage to the target coverage area. This property is designated C42, visitor serving commercial, and is considered a preferred zone and preferred location; however, the site is located approximately 1.63 miles away to the east

and will not provide the necessary coverage proposed by the proposed project.

5. **P06-062, 2682 Gopher Canyon Court, Vista.** The County approved this cell site for T-Mobile in 2007 but the project was never built. The project design was a faux chimney design on a new garage structure adjacent to the primary residence. After the site was approved, T-Mobile underwent a redesign of their network that eliminated further consideration for constructing the wireless facility here.
6. **P04-017, 2305 Vista Grande Drive, Vista.** Sprint PCS proposed a wireless facility consisting of a 35-foot tall mono-broadleaf tree with 12 antennas. This property is designated RR1, rural residential use and is not considered a preferred zone or location. The project was withdrawn prior to a decision.
7. **North Coast Church, 2405 North Santa Fe Avenue, Vista.** Two cell sites have been approved by the City of Vista at this location for AT&T and Verizon. The design is a water tower structure with concealed antennas.
8. **P10-007, 2766 Ormsby Way**  
An AT&T cell site was approved at this location; the design was a faux chimney, shed and equipment enclosure matching the existing residence. This site is not needed for Verizon as there is a nearby site recently approved for Verizon, see number 9 below.
9. **P13-020, 2369 Vista Way, Vista**  
This cell site was recently approved for Verizon and is a 35 foot tall mono-broadleaf with 12 antennas on a horticultural nursery. The project site will be part of the local network and complement the coverage of this site.

#### **Preferred Sites in the Geographical Service Area (GSA)**

There are no preferred sites in the geographical service area; most all zoning designations in the area are A-70 or RR, rural residential.

#### **Water Tanks**

There are no water tanks in the nearby GSA that will provide coverage.

#### **Utility Towers, utility poles, traffic signals and street lights**

There are no tall, lattice-style utility towers in the area. There are some utility poles on the local roads but few, if any, street lights. The closest traffic signal is outside the GSA.

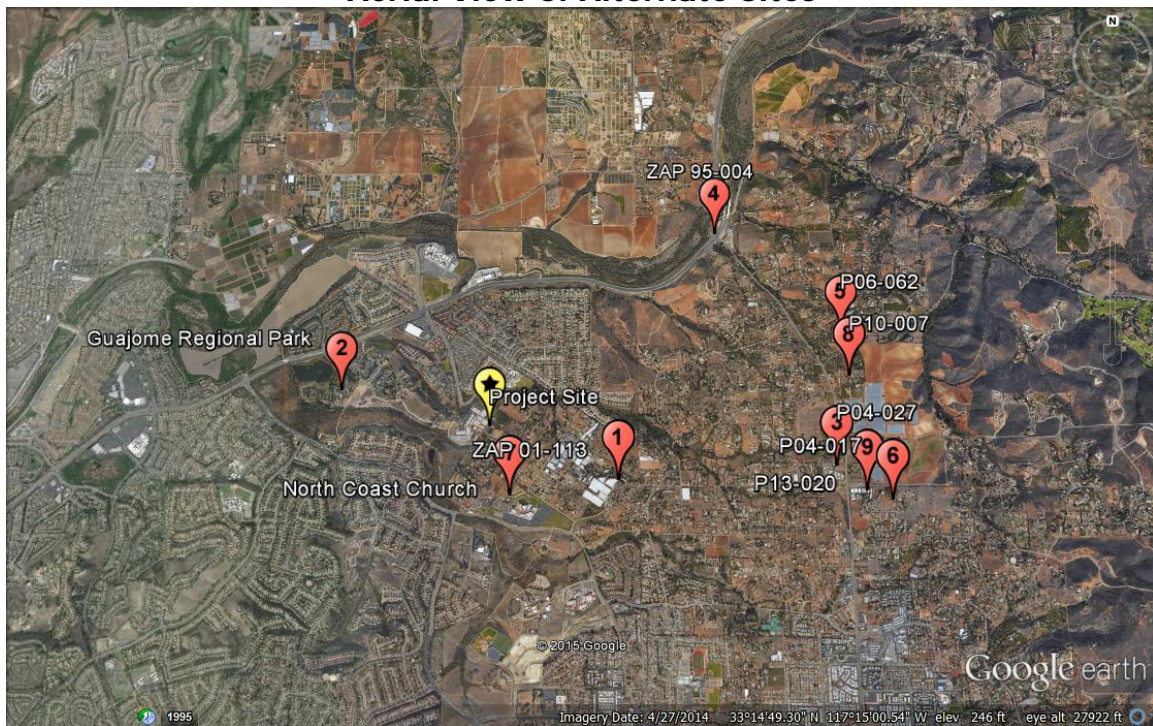
## Commercial and Industrial Buildings

There are no commercial or industrial buildings in the GSA.

## County or Other Government Facilities

Guajome Regional Park, operated by the County of San Diego was discussed in number 2, above. There is a City of Oceanside fire station located on North Santa Fe approximately 1.02 miles from the project site. Verizon's cell site at Guajome Park already provides coverage to this area.

### Aerial View of Alternate Sites



1. ZAP 01-113, 2186 Bautista, Vista
2. Guajome Regional Park (City of Oceanside)
3. P04-027, 2440 East Vista Way, Vista
4. ZAP 95-004, East Vista Way/SR 76
5. P06-062, 2682 Gopher Canyon Court, Vista
6. P04-017, 2305 Vista Grande Drive, Vista
7. North Coast Church, 2405 North Santa Fe Avenue, Vista (City of Vista)
8. P10-007, 2766 Ormsby Way, Vista
9. P13-020, 2369 Vista Way, Vista

## **Additional Sites Analyzed by Request of the Bonsall Sponsor Group**

Four separate parcels were identified by the Bonsall Sponsor Group for consideration as alternate sites. The parcels were identified by assessor parcel number (APN) and were chosen because previous permits were being processed at one time for cell sites by one of the industry wireless carriers. Three additional locations were identified for alternate site analysis by location of the intersections and by name of the occupant. Both the APN group and intersection location group are discussed below.

### **Parcels Identified by APN**

#### **1. APN 159-080-31, 2260 Glenview Lane, Vista**

This parcel was once considered as candidate by a couple wireless carriers in 2000 and 2003. County applications for ZAP 00-68, ZAP03-055, and P03-0034 were submitted by Sprint and Cingular, respectively. All applications were withdrawn when it was determined that the future alignment of the Melrose Drive would be impacted with the cell site locations. Melrose Drive is proposed to be extended to the north of Santa Fe Avenue and connected to Melrose Drive at Spur Avenue in the City of Oceanside.

#### **2. 159-080-23, 2283 Glenview Lane, Vista**

An application for an AT&T cell site was submitted as P05-033 in 2005. The project was withdrawn due to the possibility that the Melrose Drive extension may utilize a route that would impact the property.

#### **3. APN 159-210—30 & 37, 2502 Guajome Lake Road, Vista**

These two parcels share a common boundary as well as common ownership and are both vacant land parcels. An application for a cell site was submitted by T-Mobile on both properties as P08-042. The application was withdrawn for unknown reasons.

### **Parcels Identified by Intersection Location**

#### **4. Osborne & E. Vista Way**

Verizon has an approved permit for 2369 E. Vista Way and is in the process of starting construction on the site. See Alternate Site #9 above.

**5. Darwin Street and Temple Heights Boulevard, Oceanside**

A City of Oceanside-owned water tank is located at this intersection and both Verizon and AT&T have been working on a co-located structure; applications have been filed with the city.

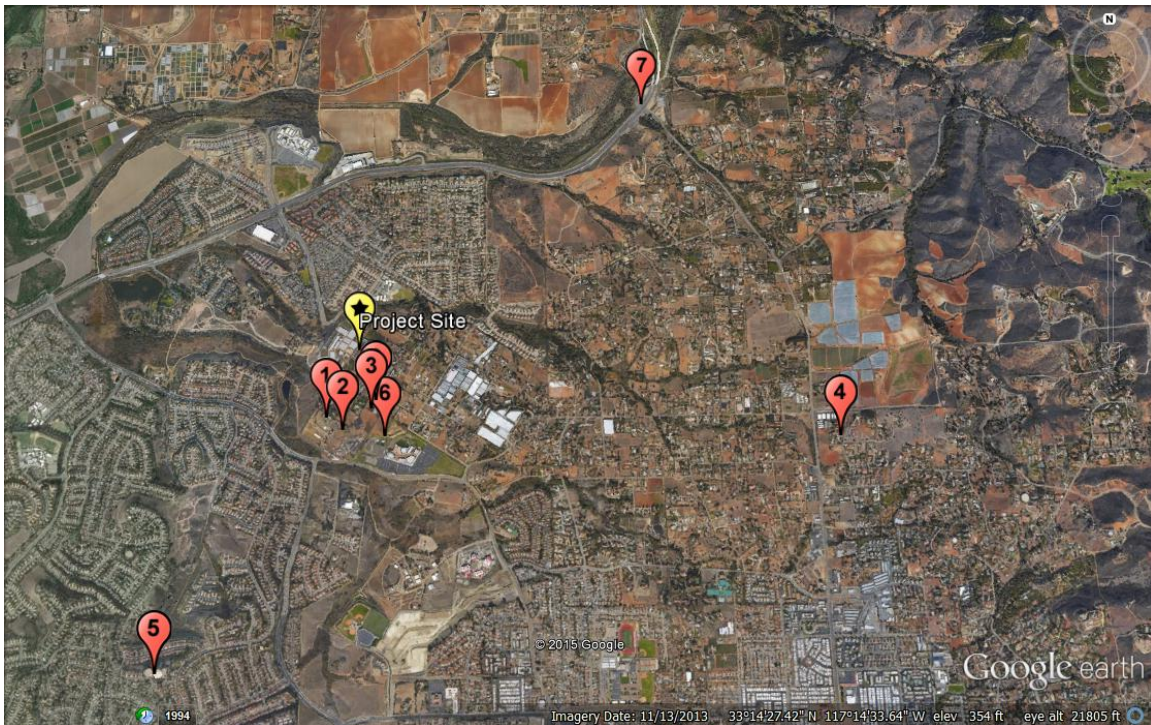
**6. North Coast Church, 2405 Santa Fe Avenue, Vista**

This site is in the City of Vista and a co-located cell site is located within a water tower structure. AT&T and Verizon both have approved permits from the City of Vista for their cell sites; AT&T is on the air and Verizon will be beginning construction in 2015.

**7. Bonsall Bridge**

This is the same property as Alternate 4 in the previous discussion of alternate sites.

**Aerial View of Bonsall CSG Identified Sites**



Numbering on this aerial view correspond to the sites numbered and discussed above.

## View of Proposed Alignment of Melrose Drive

