

PDS2018-MUP-69-129W6
CASA DE ORO #302247
TRINITY PRESBYTERIAN CHURCH
3902 KENWOOD DRIVE, SPRING VALLEY CA
ALTERNATE SITE ANALYSIS

SITE SELECTION/PROJECT DESCRIPTION

American Tower, LLC (ATC) owns and operates an existing wireless facility at this location and is proposing to modify the existing facility. Modifications include the removal and replacement of the existing faux palm tree structure with a new faux monopine structure. The facility now has one carrier and ATC is proposing to add antennas and configure the faux monopine to accommodate one additional carrier. No additional space is required for equipment at this time; the existing equipment will remain. The proposed project site is located within the Spring Valley Community Planning Area and is zoned RS, Single Family residential. The proposed site is an existing church property.

The proposed site was originally chosen because of the coverage afforded by its central location and higher ground elevation within the target coverage area. The proposed site allows the applicant to provide coverage to the major traffic corridors of State Route 94 (SR94), State Route 125 (SR125), Broadway Avenue and Spring Street.

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.

Preferred Location Sites per County Wireless Facility Ordinance, Section 6980

Water Tanks—The closest publicly-owned water tank in the area is located on Astra Way northeast of the project site (See #2 on the aerial photo exhibit) and has an existing wireless carrier on it. It is zoned residential, which only allows one carrier, or facility, without further approval of the Director. The tank is owned by the Helix Water District. Previous attempts to locate a wireless facility at this site have been unsuccessful.

Utility Towers, Poles & Cobra Style Street Lights—No utility towers are located on in the area. Many of the local utility poles for electrical and telephone lines are located underground, eliminating them as alternate locations. The poles

above ground are limited in both antenna space and equipment locations. Parking lot light standards were investigated as possible alternate sites but were found to have limited coverage potential and would not provide the needed coverage to the target coverage area.

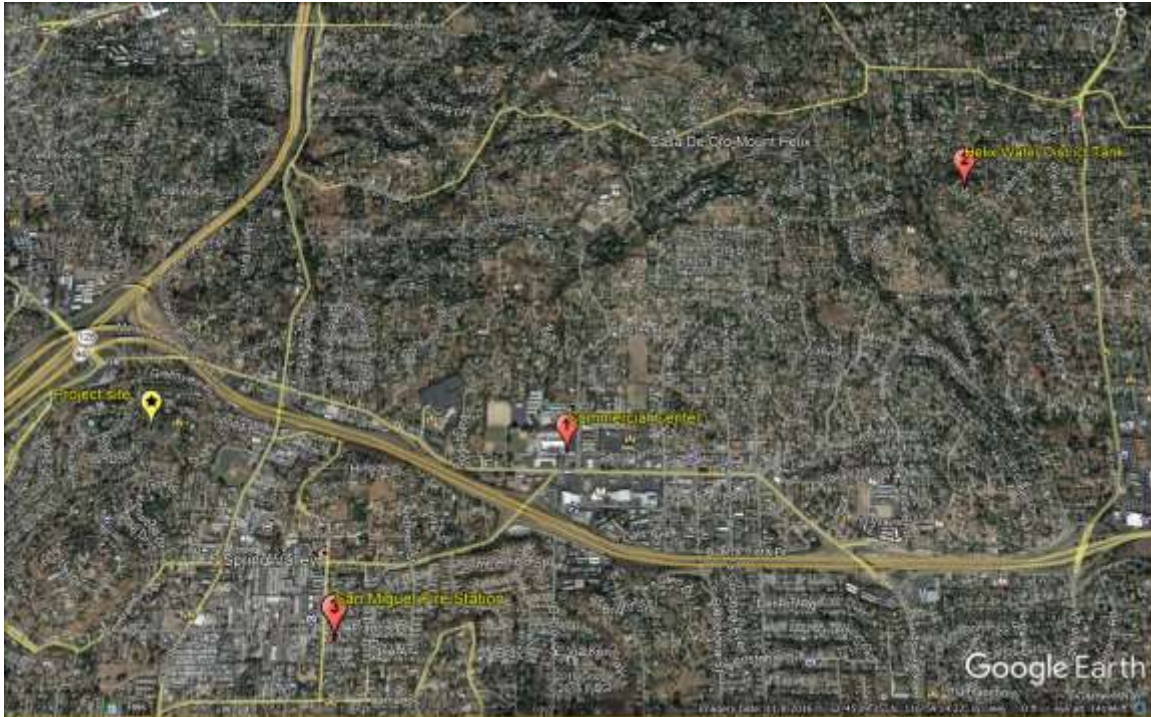
Commercial or Industrial Buildings—the closest commercial center is located north of SR94, near the Kenwood Drive off-ramp, approximately 1.2 miles away (See #1 in the aerial view exhibit). The commercial center sits lower in elevation than the project site and also sits below the level of adjacent SR94. The lack of height for an antenna structure does not allow coverage of the target area from the commercially zoned area.

Government or Publicly-owned Facilities—The San Miguel Fire District Station 14 is located at 3255 Helix St., Spring Valley, and is the closest government-owned facility to the project site. The property is zoned RS, single family residential, which is not a preferred zone. The property is in a residential neighborhood. See #3 in the aerial view exhibit.

Other Potential Sites Within the Two-Mile Radius

Additional existing wireless facilities exist within the two-mile radius of the project site but are almost exclusively residentially-zoned properties, with the exception of the commercially-zoned area discussed above. The County's wireless ordinance limits the number of wireless facilities to one per property without a Director's waiver.

Aerial of Potential Alternate Sites



- 1. Commercial Center at Kenwood Drive and Campo Road**
- 2. Helix Water District Tank, Astra Way, Spring Valley**
- 3. San Miguel Fire District Station #14, 3255 Helix St., Spring Valley**