



ALTERNATE SITE ANALYSIS

**Verizon Wireless Communications Facility: Stewart Canyon
2001 Old Highway 395 Fallbrook CA 92028**

PROJECT SITE SELECTION/COVERAGE OBJECTIVE

The proposed project site is zoned RR Residential, a non-preferred zone as defined in the county zoning ordinance Section 6986A 1(a). The proposed project is new 60' mono-eucalyptus with 12 antennas and 18 remote radio units (RRU), a microwave dish, and MCE equipment and emergency generator located inside a fenced compound at grade. The proposed site is located on property owned by the Palma Mesa Resort and is currently not being used as it is in an undeveloped portion of the property in between the golf course and old Hwy 395.

The site will provide better coverage along I-15 and the surrounding community. There is currently a weak signal due to terrain limitations. The site would also provide capacity offload to VZN Site Pala Mesa -1 and I-15 East Mission-2.

The proposed location was chosen due to the coverage it can provide by its strategic location and lack of nearby obstructions to allow a signal to cover the geographical service area. The location is very hidden from almost all sides and is adjacent to a densely wooded drainage area and the golf course. Pala Mesa Resort almost entirely fills the search ring. This was the preferred location by both the Resort and Verizon's RF engineer. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area per Section 6986 of the County Zoning Ordinance

There are no preferred sites per the County zoning ordinance that are suitable for the equipment needs of Verizon located in the geographical service area.

Water Tanks

There are 2 water tanks in the nearby area but both are outside of the search ring by .5 miles. There is a water reservoir owned by the Rainbow Water district that falls inside the search ring. Initial discussion with the water district concluded that due to security concerns as well as very close residential properties, this would not be the best option.

Utility Towers, Poles, Traffic Lights, Street Lights

There are no utility tower towers, poles, street lights or any other type of existing infrastructure that would provide the necessary structural support or required height to qualify as a feasible option. The 12 antennas and other equipment require a significant support structure that is not found in the search ring. The proposed mon-pine structure will provide camouflage for any visual impact made by the antennas as well as provide the structural integrity for the weight of the antennas and equipment.

Existing (3) Flag Poles:

There are (3) flag poles on the Pala Mesa Resort property that were once used as a Sprint/Nextel site. This was investigated but unfortunately is not a viable option due to the size of Verizon's required antennas. The flag poles are 3G (3rd generation) design which emphasized voice/text coverage only and would not accommodate the larger antennas/remote radios units needed to provide adequate 4G/5G voice/text and data coverage in the surrounding area. Additionally, the existing flagpoles were not high enough to provide adequate coverage to fill in Verizon's significant coverage gap.

Other Preferred Sites:

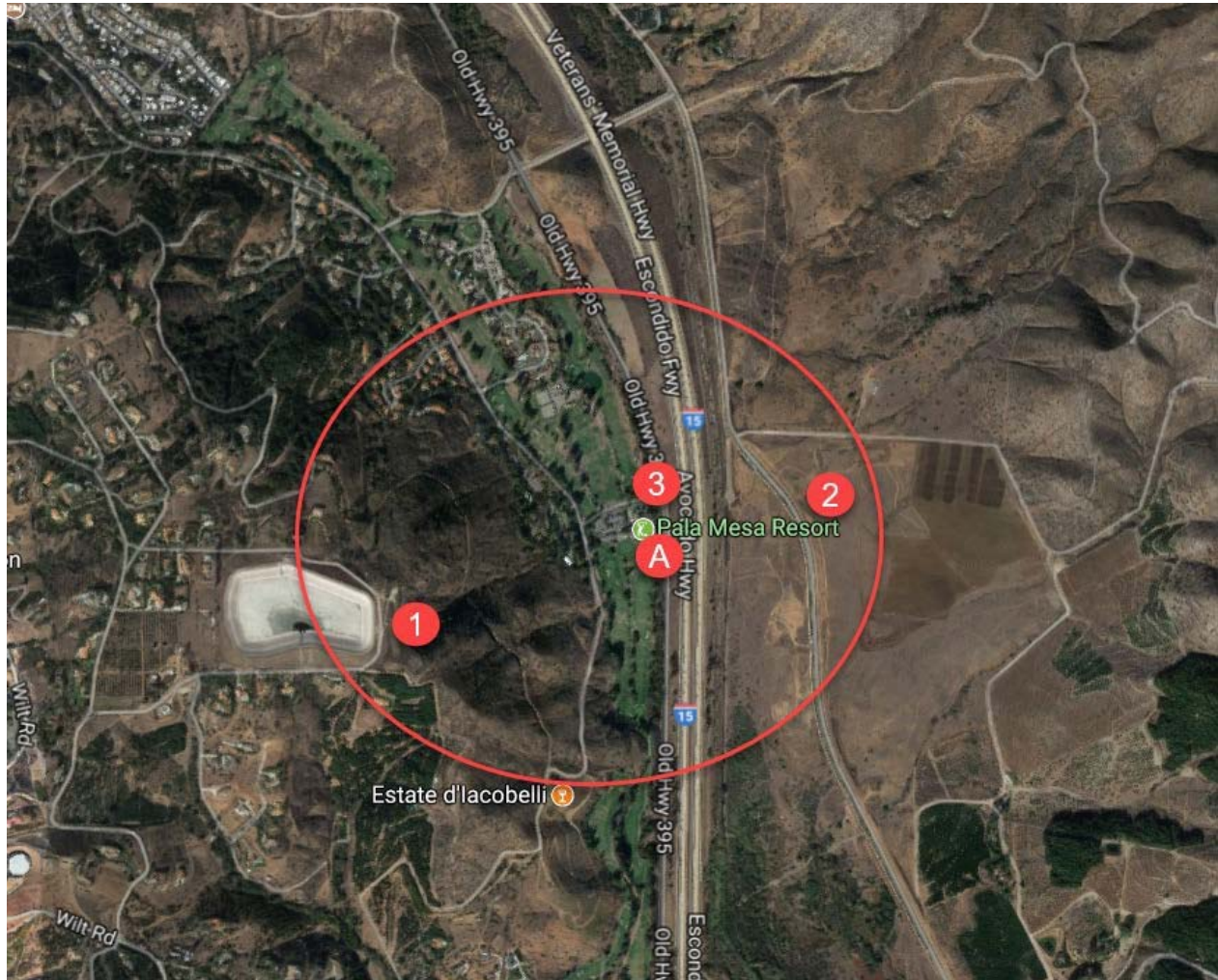
Commercial and Industrial Buildings—There are no commercial or industrial buildings in the search ring. The resort restaurant and golf course is the only non-residentially used buildings in the search ring and was a major factor in the location we chose. None of Pala Mesa Resort's buildings provide the required height for a rooftop installation.

Schools. There are no schools within the geographical service area.

Parks. There are no parks in the search ring.

Vacant Land – All property in the search ring East of I-15 is being developed into single family residential through the Horse Creek Ridge Project.

Aerial View of Alternative Sites Considered



A- Current Proposed Site Location: 2001 Old Hwy. 395 Fallbrook, CA 92028

- 1- Rainbow Water District** – Address unknown – Close proximity to single family residential and security concerns.
- 2- Vacant Property East of I-15** – Address Unknown – Currently being developed into Horse Creek Ridge.
- 3- Pala Mesa Resort** – Old Nextel Flag Poles– Not viable for todays technology.

