

**PROJECT DESCRIPTION**

**And**

**Alternative Site Analysis**

**For**



**Wireless Communication Facility**

**at**

**16401 Lakeshore Dr  
Lake Elsinore, CA 92530  
APN: 379-250-044**

**SITE NAME: CSL00342**

**Wireless Carrier Applicant:**

AT&T Wireless  
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**Applicant Representative:**

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## **I. Introduction**

AT&T Wireless is a registered public utility, licensed and regulated by the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). As a public utility, AT&T Wireless is licensed by the FCC to provide wireless communication services throughout California.

## **II. Project Overview**

AT&T Wireless has identified a deficiency in its wireless service near the intersection of Lakeshore Dr and Machado St. The determination of service deficiency in this area is based on modeled propagation maps, customer feedback and complaints, and drive data. The proposed site will extend voice and data coverage to areas near the described locations and surrounding areas.

Currently, there are excessive amounts of dropped calls, slow data processing speeds, and general service degradation in the area. Installation of the proposed site is necessary to avoid breaching system capacity limits in the area, which would result in very poor and ineffective system operations.

AT&T is proposing a new freestanding wireless communications facility (WCF) to fill in the significant gap, help off load the increasing capacity demands at the nearby sites, and provide reliable coverage to the surrounding community.

AT&T is using the least intrusive means by **proposing a 75' (feet) monopole disguised as a pine tree**. The height is necessary for the signal to propagate to coverage areas. The antennas and equipment on the pole will be screened within the tree and will be painted to match the tree. The necessary **equipment cabinets will be within an adjacent existing self-storage unit and completely hidden from view**, and an **emergency generator will be located at ground level just outside of the self-storage unit and will also be concealed from public view**.

This location is in the C-1 Neighborhood Commercial District Zone. The pole and equipment will comply with all the setbacks.

The subject property (approximately 2 acres) on which the proposed facility will be located is currently developed with a commercial self-storage facility. Surrounding properties in the vicinity are a mixture of residential and commercial properties. The adjacent properties are a mixture of residential dwelling units and commercial retail.

- The proposed conditional use is for the installation of 12 antennas divided into 3 sectors of 4 antennas per sector mounted on a new 75' (feet) mono-pine. The top of the antennas will be at 70 feet. In addition to the antennas, 36 remote radio units (RRUs) and 6 surge suppressors will be mounted behind the antennas in each sector. Two 8' diameter microwave dish are proposed to be mounted below the antennas at approximately 60 feet. The antennas and associated equipment on the pole will be painted to match the tree. There will also be 1 proposed diesel back-up generator adjacent to the pole.
- Ancillary equipment will be located at grade within an adjacent existing fully concealed self-storage unit.
- Based upon Code Section 17.186.040.D of the City of Lake Elsinore Municipal Code, this new proposed wireless communications facility project shows a scaled depiction of the maximum permitted increase as authorized by the Spectrum Act, using the proposed project as a baseline, which in this case, is a 60' (feet) baseline (See plans for details), and qualifies for the increase of one additional antenna array not to exceed 20 feet, for a maximum allowed height of up to 80' (feet). This also allows for the possibility of a future collocation, which will in turn, potentially help to mitigate the need for additional new wireless communications facilities.

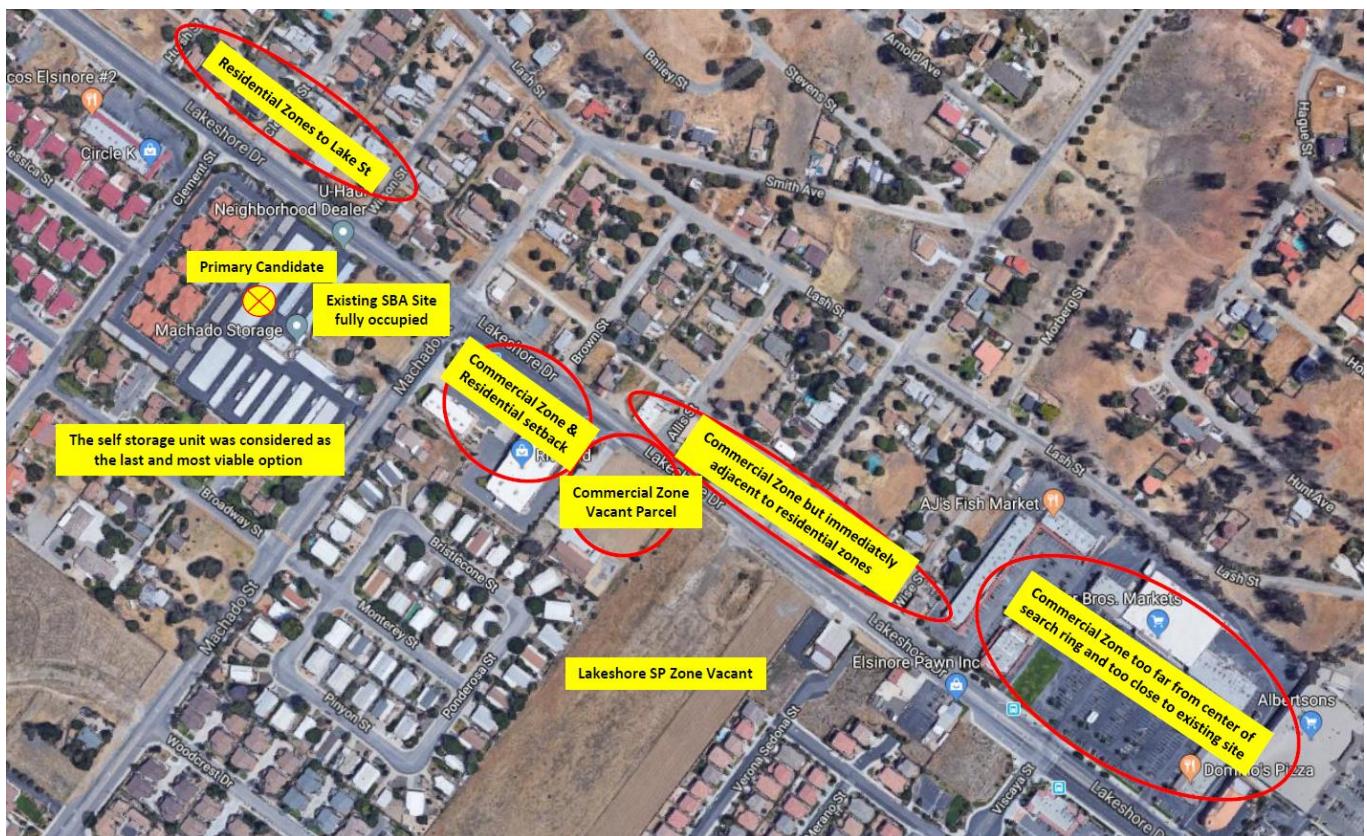
### **III. Overview of Coverage Objective(s)**

AT&T Wireless has identified a deficiency in its wireless service near the intersection of Lakeshore Dr and Machado St, and the surrounding vicinity from this point, especially to the east. The determination of service deficiency in this area is based on modeled propagation maps, customer feedback and complaints, and drive data. The proposed site will extend voice and data coverage to areas near the described locations and surrounding areas. The proposed installation was strategically placed, based on the availability of zoning feasible locations, to resolve coverage deficiencies and improve network reliability to the AT&T Wireless customers in the area (see separate Justification Plots and Signal Propagation Maps).

#### **IV. Alternative Site Analysis**

AT&T focused on the area near the intersection of Lakeshore Dr and Machado St. to locate a new facility and provide coverage to the surrounding area, which demonstrated a coverage deficiency. The adjacent properties to the north, south, west and east are developed with a combination of residential uses and some level commercial uses.

Below is an exhibit that shows the locations of other properties that were explored near the search ring that centered near Lakeshore Dr and Machado St, and the reasons they were not pursued. The proposed location is the closest to the identified coverage objectives. The owner was agreeable to the terms of the lease, and the large property helps to provide a buffer with the nearby residential uses, and meets the requirements of the City's zoning ordinance, so it was selected. The proposed location allows AT&T to see the coverage objectives needed to provide service to the surrounding area using its line-of-sight technology.



**Aerial Map Showing Proposed Site and Alternatives**

Based upon the above exhibit, when Code Section 17.186.070.F (which defines a Development Standard for a minimum separation from the wireless communications facility to a residential property line), is applied, many of the potential candidates are rendered less than ideal, and as further described below.

| Candidate Name                                  | Address   | Analysis  |
|---|---|---|
| Candidate 1 (Subject Site) Machado Self Storage | 16401 Lakeshore Dr                                | Owner has interest. The property is a Commercial Zone and developed. It is large enough to provide a buffer to nearby residential zones.  |
| Candidate 2 Commercial Property Rite Aid        | Southeast corner of Lakeshore Dr and Machado St   | Owner interest has not been established, but property is not large enough to provide adequate buffer to nearby residential.   |
| Candidate 3 Commercial Property Albertsons      | Northwest corner of Lakeshore Dr and Riverside Dr | Owner interest has not been established. Also, this location is too close to an existing AT&T site further east on Lakeshore Dr, and does not adequately cover areas to the east.   |
| Candidate 4 Collocation Site SBA                | 16401 Lakeshore Dr (Same Owner Site)              | There is an existing 80 foot tall monopole wireless telecommunication facility that was explored as a collocation option. However, there are currently 3 existing carriers and no additional space at a height that would meet coverage objectives. Also, there is the possibility that this would not structurally support an additional and fourth set of antennas. |

Given the limitations described above, the current proposed site is an ideal candidate that will allow the proposed wireless telecommunication facility to meet all required development standards. Furthermore, the placement and siting of the facility is centrally located within the property, which will help to mitigate its impacts to the surrounding neighborhoods.

## V. Project Benefits

The proposed project will provide the following community benefits.

- Higher data transfer rates (4 times as fast)
- Enhanced coverage (including in-building)
- Simultaneous voice and data
- Higher security and privacy for telephone users.
- Enhanced 911 (E911)