



Alternative Site Analysis

**Verizon Wireless Telecommunications Facility
“Cirby Way”**

**Monopine Telecommunications Tower
APN: 427-170-035-000**

May 14, 2019

**Summary of Site Evaluations and Technical Evidence
Conducted by Epic Wireless Group, LLC.**



I. Executive Summary

In 2015 Epic Wireless Group, LLC. was contracted to identify a wireless site location and design to serve a significant gap in wireless coverage identified by Verizon Wireless in the vicinity of Roseville, California within Placer County. After conducting a thorough research and evaluation of existing buildings and structures in the area that would accommodate a collocation, Verizon Wireless determined a new tower must be constructed to adequately meet the coverage and capacity goals. The review conducted by Epic Wireless led to the conclusion that the presently proposed monopine located on a Commercially zoned parcel at APN 427-170-035-000 is the least intrusive site that can offer the needed coverage to the area suffering from a significant gap in coverage.

II. Coverage Objective

Area resident requests, customer complaints, and Verizon Wireless RF Engineers have confirmed a significant wireless coverage gap in the City of Roseville, specifically in the area along major thoroughways such as Riverside Ave and Cirby Way. The coverage objective is detailed in the attached coverage maps provided by Verizon Wireless RF Engineers. The coverage maps indicate a lack in coverage denoted as grey coloring. The lack of coverage entirely engulfs the intersection of Riverside Ave and Cirby Way and the immediate surrounding areas. This area of Roseville consists of single and multi-family residential uses, small commercial and light industrial businesses, schools, and major highways. It is Verizon Wireless' goal to provide exceptional coverage to all of its current and future customers by filling existing significant gaps in coverage as identified in this section of Roseville. The number of residents, business owners, office workers, and travelers that would benefit from this proposal each day are numbered in the thousands. Local law enforcement agencies and fire districts are often in support of increased cell coverage as improved services have proven to aid these agencies to perform their critical first response duties. In addition, the new tower will allow for collocation opportunities that may attract other carriers to this location in order to provide more enhanced coverage from multiple carriers and limit the need for additional cell facilities in the future.

III. Methodology

In identifying the least intrusive site location and design, Verizon Wireless looks to local municipal code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of a willing landlord, feasible construction, road access, available telephone and electrical utilities as well as compliance with local zoning requirements. In completing its site alternatives analysis, Epic Wireless first looked for collocation opportunities which could provide service to the identified coverage gap. Verizon Wireless first attempted to identify existing cell towers for collocation. One existing cell tower was identified in the area that could provide the needed coverage. The existing cell facility was not further pursued for the reasons outlined below:

1. Crown Castle Tower (715 Cirby Way):



The identified Crown Castle owned cell tower was the primary selected candidate to fill the identified significant gap in coverage. Epic Wireless and Verizon Wireless worked closely with Crown Castle Real Estate representatives to discuss collocating equipment on the existing structure. This existing monopole facility, pictured above, would have been required to be extended to meet the height requirements of Verizon Wireless RF Engineers. Additionally, the site required to have the existing ground compound expanded to accommodate Verizon Wireless ground equipment. The ground equipment would also need to be fed by power and fiber sources across the property to serve the site with the needed power and fiber services. Verizon Wireless made the requirements known to Crown Castle who began discussing site modifications with the underlying property owner. As this site compound needed to be enlarged and have additional utility easements encumber the property, the property owner was required to be consulted and approve any modification. Ultimately, the property owner made it clear they were unwilling to allow for any utility installations across the property or any additional increase to the ground equipment compound. The property owner did not agree to encumber their property any further, thereby preventing this site location from moving forward. Epic Wireless, on behalf of Verizon Wireless, was required to look elsewhere for an alternative site location.

IV. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of the alternative collocation possibilities. Verizon Wireless, with the help of Epic Wireless and Verizon Wireless RF Engineers, has determined the proposed site to be the best available location for a new wireless telecommunication facility in order to service the desired coverage objective and provide coverage to the existing residents, businesses, and travelers. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.