

Alternatives Analysis



AT&T Mobility

Wireless Telecommunications Facility

at

3589 Nevada Street

Pleasanton, CA

CNU4220

P13-2070

EXHIBIT B

RECEIVED

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CITY OF PLEASANTON
PLANNING DEPT.

AT&T Mobility has identified a significant gap in its service coverage throughout the City of Pleasanton. AT&T Mobility proposes to install a rooftop stealth personal wireless facility ("PWS") on a private commercial property as a means to fill this gap in coverage in Pleasanton. The proposed Facility consists of twelve panel antennas (four antennas for each of the three sectors) blending into the surrounding area by placing the antennas behind a newly designed parapet wall on the existing rooftop. The parapet wall will be designed to mimic the existing building design and materials, and incorporate windows similar to those on the existing building. The equipment cabinets will be located within an equipment shelter and will not be visible. The private landlord has entered into a lease for the required space to AT&T. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T Mobility as explained below.

Methodology and Zoning Criteria

The location of a PWS to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires PWSs to be in relatively close proximity to the wireless handsets to be served.

AT&T Mobility seeks to fill a significant gap in coverage using the least intrusive means under the values expressed in the Wireless Communication Facilities chapter of the Pleasanton Municipal Code (Chapter 18.110, the "Wireless Code") and General Plan. The Wireless Code sets forth the requirements for locations of WCFs within the City of Pleasanton. PWSs are preferred to be located in PUD (Planned Unit Development) zones - Commercial, Office, or Industrial (C. O. I, or M-U) (Sec. 18.110.050.) (Sec. 18.110.070.) Additionally, PWSs are preferred to be concealed from view and designed to be consistent the existing architectural details of a building. (Sec. 18.110.050.) Equipment cabinets and/or ground-mounted associated equipment is required to be located where they are "least visible from surrounding properties and public places." (Section 18.110.070D.)

AT&T Search Ring Area

The following map was generated by the AT&T Radio Frequency Engineers and provides the area in which siting of a new PWS will potentially best serve the coverage objective area in question. The search ring provided focused our attention on Nevada Street and Bernal Avenue. Due to the existing lower heights of the commercial buildings within the area and the City of Pleasanton's Wireless Codes preference to blend into the surrounding area the least intrusive means to cover AT&T's significant gap in coverage is the Proposed Facility. The intention is to provide coverage and service to Stanley Blvd, Bernal Avenue and the surrounding neighborhoods.



Analysis

AT&T Mobility investigated eleven potential alternatives for facilities to fill the identified coverage gap in Pleasanton. Following is a map showing the locations of these alternatives, including why the placing a PWS at these alternative properties is infeasible. The alternatives are discussed in the analysis which follows.

Location of Candidate Sites



Proposed Facility - 3589 Nevada Street, Pleasanton, CA 94566

The Proposed Facility will be located on private commercial property and will comply fully with every aspect of the Pleasanton Code. The Proposed Facility is feasible from a construction perspective and will help AT&T to close its significant service coverage gap in the vicinity.

- The Proposed Facility is located in the PUD-C district (Planned Unit Development - Commercial), a preferred zone for wireless facilities. (Section 18.110.050)
- The proposed facility is a stealth rooftop installation with the antennas being located behind a newly designed parapet wall visually designed to match the existing building. (Section 18.110.070). The proposed facility is designed to ensure that it does not appear as an antenna facility by mimicking the existing look of the building. Furthermore, the proposed facility is setback from Bernal Avenue (a main thoroughfare) and thereby less visible.
- The equipment cabinets are setback from Nevada Street and behind an existing gate and trash enclosure, where they are the least visible from surrounding properties and public places. (Section 18.11.070).
- AT&T searched for, but was unable to identify a viable collocation opportunity in the search area, however, the Proposed Facility will accommodate future collocation, in compliance with Section 18.110.060.
- The Proposed Facility is not readily visible from Highway I-580 nor Highway I-680. (Sec. 18.110.050(A)).

Alternative Site 1 – 3400 Nevada Street

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building. Placement on this rooftop would not be feasible from a coverage objective due to the existing cupolas on the rooftop. A camouflaged facility, defined as a faux tree or flagpole, would require an approximate height of 60-feet, due to the antennas being required to be stacked at different heights on the flagpole. A large, freestanding structure would not be compatible with the surroundings as there are no other buildings or freestanding structures of this height. (Section 18.110.050)

Alternative Site 2 – 3560 Nevada Street

Property owner did not express a willingness to lease to AT&T.

AT&T approached the property owner via phone calls and sent a preliminary Letter of Interest, no response was received.

Furthermore, due to the limited space on the property, a camouflaged facility, defined as a faux tree or flagpole would not be a viable option. In addition, a large-free standing structure of 60-feet, would not be compatible with the surroundings as there are no other buildings or freestanding structures of this height. (Section 18.110.050).

Alternative Site 3 – 3295 Bernal Avenue

Property does not meet RF coverage objectives.

This property is located on Bernal Avenue, a main thoroughfare in Pleasanton. This property is a single story building. Placement of a PWS on the rooftop would not satisfy RF's coverage objectives. Additionally, there is no ground space to place a free-standing structure on the property.

Alternative Site 4 – 188 Wyoming

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 5 – 3283 Bernal Avenue

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 6 – 176 Wyoming Street

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 7 – 164 Wyoming Street

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 8 – 142 Wyoming Street

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 9 - 3588 Utah Street

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

A portion of the building is outside of the search ring. Although this is a two-story building, a new PWS on this property would be no less intrusive than the proposed location. Furthermore, there is not as much available ground space for placement of ground equipment on the property.

Alternative Site 10 – 3275 Bernal Avenue

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

The building located on this property is a single story building placement on this rooftop would not be feasible from a coverage objective. A slimline monopole on this parcel would require installing a new structure of approximately 60-feet which would not meet the City's requirements for PWSs to blend in with the surrounding area as there are no other structures in this area that are 60-feet in height.

Alternative Site 11 – 3150 Bernal Avenue

Property does not offer a less intrusive means for AT&T to close the significant service coverage gap.

Property is a raw, undeveloped land. A new PWS on this property would be required to be a free standing structure. It would not be compatible with the City's ordinance requirement that new PWSs blend in with the surrounding area.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap and complies fully with the City of Pleasanton Wireless Telecommunications Ordinance (Chapter 18.110).