

Alternative Sites Analysis



AT&T Mobility

Wireless Telecommunications Facility
At
St. Luke Presbyterian Church
10 Bayview Drive, San Rafael CA 94901
Site ID: CCL04747

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in Marin County. AT&T proposes to install a new 30-foot tall wireless communications facility (“WCF”) disguised as a bell tower structure on the grounds of the St. Luke Presbyterian Church property, Bayview drive (“Proposed Facility”) as a means to fill AT&T’s gap in coverage in this portion of the county. This property is located in a R1-B4 residential zoning district in San Rafael, Marin county. The Proposed Facility consists of building a new 12ft x 12ft x 30ft tall faux bell tower structure at the front of the church to house and camouflage AT&T’s nine panel antennas (three sets of three antennas) mounted within the new structure and associated equipment cabinets installed. The exterior of the proposed structure will be finished in materials to match the existing building. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T as explained below.

Objective

AT&T Mobility has identified a significant gap in its service coverage in San Rafael, Marin county, in an area roughly bordered by Bayview Drive. to the north and east, Bonnie Banks Way. to the west, and Point San Pedro Rd. to the south. The Proposed Facility will improve coverage to many dozens of homes in several neighborhoods, a school, Marina, Harbor, Fire Station and other points of interest in the immediate vicinity. The service coverage in this portion of the area is described in the accompanying Radio Frequency Statement.

Methodology and Zoning Criteria

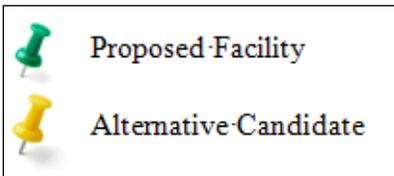
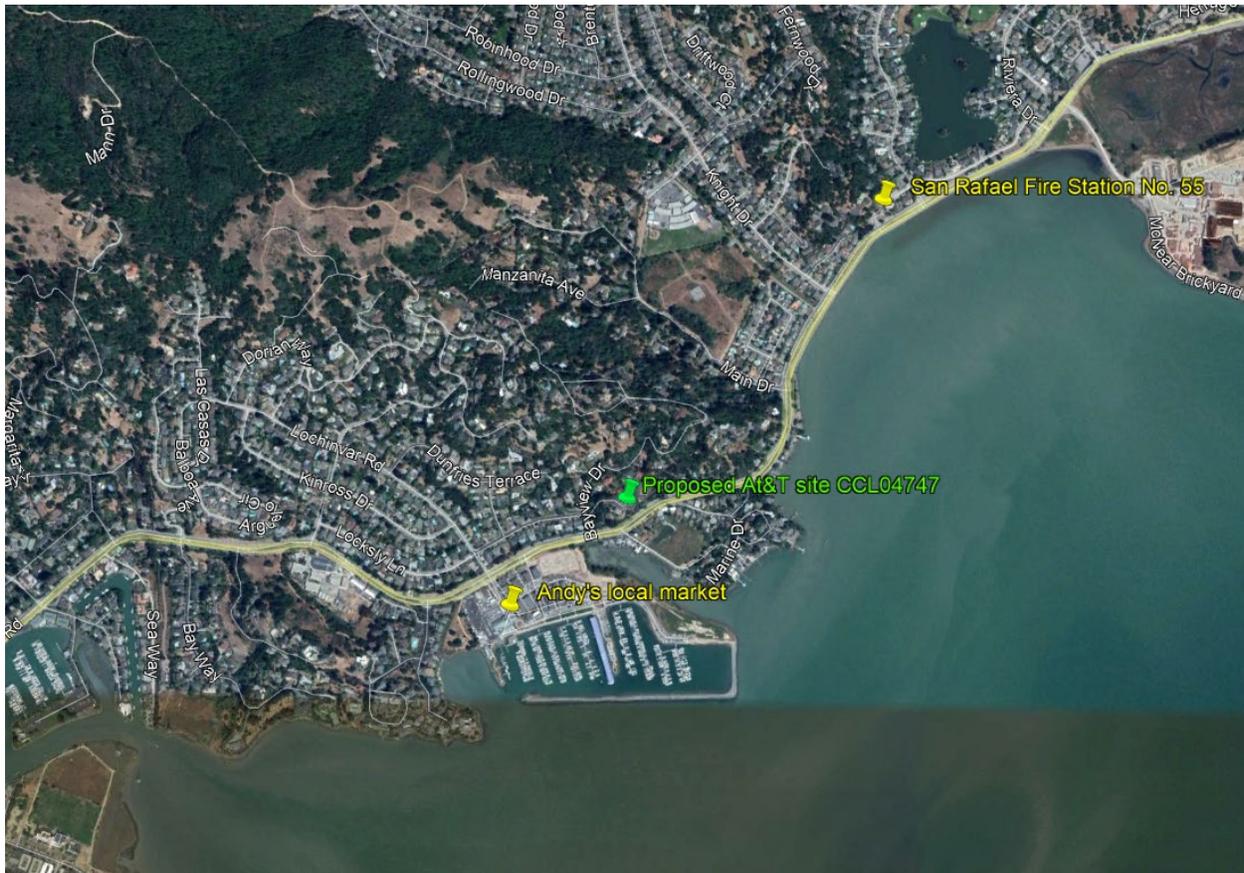
The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity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

AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the Marin County Telecommunications Facilities Policy Plan (TFPP). Thus, AT&T is guided by the County policies that establish regulatory framework for all wireless facilities in Marin County. Thus, AT&T is guided by **Policy VIS 2.2** (*Buildings, towers and antennas should be located on each site and designed in a manner which minimizes visual effects.*) and in particular **Policy VIS 2.2.9** of the (TFPP) (*Antennas and other equipment should be integrated into an existing or proposed non-communications structure*). The proposal is needed to address a significant service coverage gap by the least intrusive means. AT&T seeks to meet the Code requirements and provide the best available design by placing this WCF in a R1-B4 Residential zone at the minimum height needed to address the significant service coverage gap.

Analysis

AT&T investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of the town. AT&T searched for, but did not find, feasible collocation opportunities in and around the coverage objective. Due to the need for antennas with a centerline height of (28) feet above ground level, AT&T proposed a stealth WCF in the form of a Bell Tower. The following map shows the locations of the Proposed Facility and the alternative sites that AT&T investigated. The alternatives are discussed in the analysis which follows.

Location of Candidate Sites



Proposed Facility – St. Luke Presbyterian Church, 10 Bayview Drive, San Rafael CA



Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the proposed coverage map included in AT&T's Radio Frequency Statement, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.

The St. Luke Church property is located along Bayview Drive, off Point San Pedro Rd. in an (R1-B4) Residential zoning district. AT&T proposes to build a 30-foot tall Bell Tower structure to camouflage its nine panel antennas and associated equipment. The Proposed Facility is the best available design to minimize visual impacts in the area. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T.

Alternative 1 – San Rafael Fire Station No.55 955 Point San Pedro Rd, San Rafael, CA



Conclusion: Not Feasible

This fire station is located approximately 0.70 miles northeast from the Proposed Facility. Due to its location well to the northeast of AT&T's service objective, a WCF here would not close AT&T's significant service coverage gap.

Alternative 2 – Andy’s local market, 75 Loch Lomond Dr, San Rafael, CA



Conclusion: Not viable

Andy’s local market property is located approximately 0.30 miles to the southwest from the Proposed Facility. This property is Not viable due to elevation, available lease space, and visual impact on the local area from a public right of way. Per the values expressed in the Marin County Telecommunications Facilities Policy Plan (TFPP) **Policy VIS 2.2** (*Buildings, towers and antennas should be located on each site and designed in a manner which minimizes visual effects.*) A WCF at this location would have greater visual impact on the surrounding area.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of San Rafael. Denial of AT&T’s application would materially inhibit AT&T’s ability to provide and improve service in this portion of the town.