

Alternative Sites Analysis



Proposed



AT&T Mobility

Wireless Telecommunications Facility

At

Rahilly Park

3400 N. Parsons Avenue, Merced, CA 95340

Site ID: CVL02828

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in the City of Merced. AT&T proposes to install a new 55-foot-tall wireless communications facility (“WCF”) disguised as a monopalm tree at Rahilly Park (“Proposed Facility”) as a means to fill AT&T’s gap in coverage in this portion of the city. The city park property is located in an (R-1-6) Low Density Residential zoning district in the city of Merced. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted on a pole and camouflaged as a monopalm tree (“monopalm”), with related equipment to be housed within a 8-foot-high CMU wall enclosure finished to match existing park buildings/structures. The Proposed Facility is designed to minimize visual impacts, blend within the existing environment, and the antennas will be painted green and obscured by the faux palm branches. The new site location will have little to no negative effect on the aesthetic quality of its surroundings due to the existing tall palm trees located on the property. Effectively the existing grove of Palm trees located adjacent to the proposed site will screen much of the facility from residences and the public right of way. 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 the City of Merced, Merced County in an area roughly bordered by E. Donna Dr to the north, McKee Rd to the east, Oregon Dr to the south, and Cherokee Ave to the west. The Proposed Facility will improve coverage to many dozens of homes in several neighborhoods, community parks, elementary school, local churches and other points of interest in the immediate vicinity. The service coverage in this portion of the city is described in the accompanying Radio Frequency propagation maps.

Methodology and Zoning Criteria

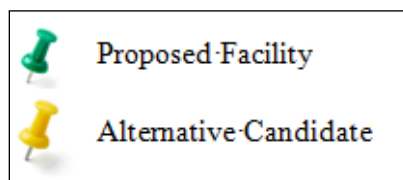
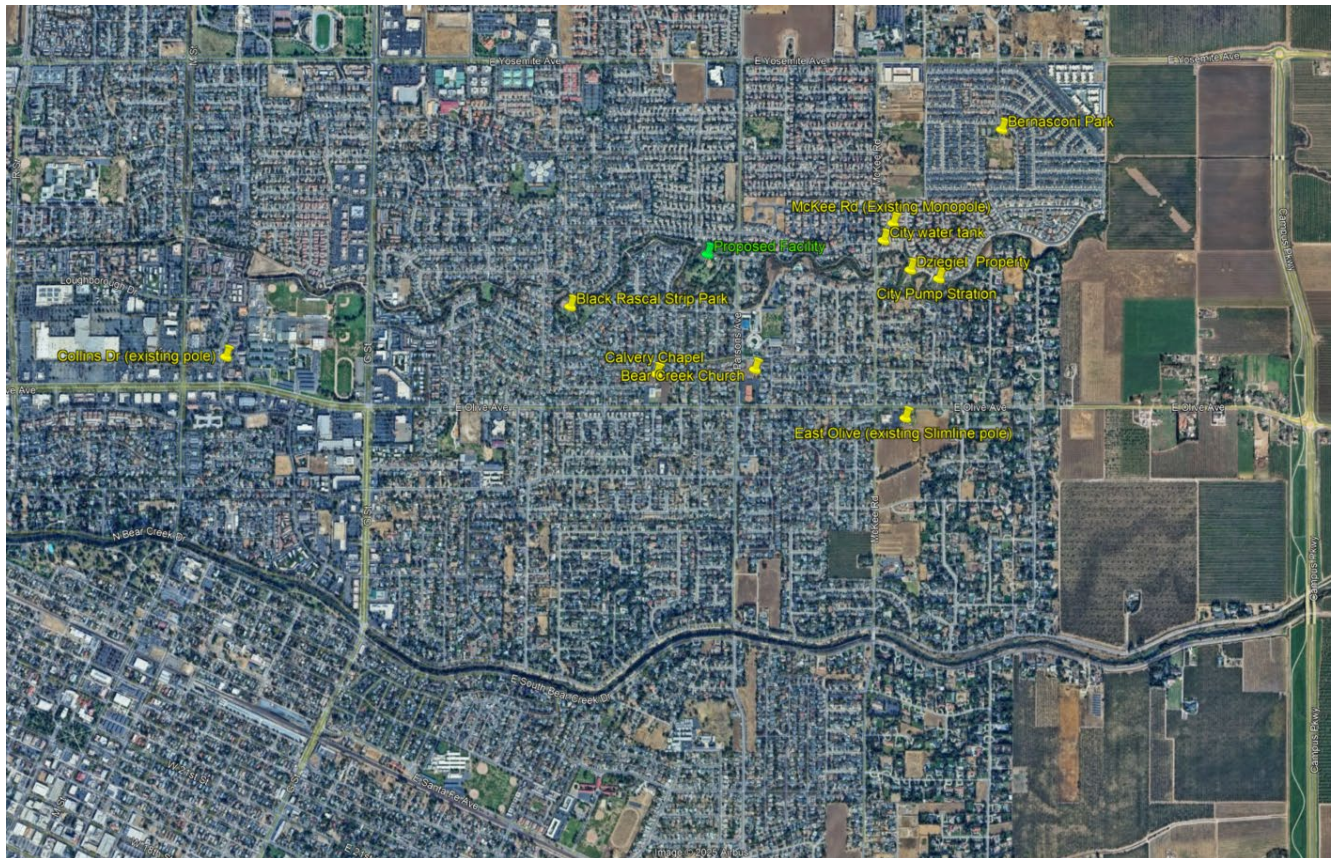
The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity 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 City of Merced Municipal Code. AT&T seeks to meet the Code requirements and provide the best available design by placing this Monopalm WCF in an (R-1-6) Low Density Residential Use zone district 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 city. 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 (53) feet above ground level, AT&T proposed a stealth WCF in the form of a Monopalm 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 – Rahilly Park 3400 N. Parsons Avenue, Merced, CA



Conclusion: Based upon location, a willing landlord and the superior coverage as shown in the AT&T Radio Frequency coverage service maps, the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objective.

The city owned park is located in a (R-1-6) Low Density Residential Zoned District at 3400 N. Parsons Avenue Ave, Merced, CA. AT&T proposes to install a 55-foot stealth monotree tower to camouflage its twelve antennas. The Proposed Facility is the best available design to minimize visual impacts in the area. The site location will have little to no negative effect on the aesthetic quality of its surroundings due to the existing grove of tall Palm trees located on the property adjacent to the proposed site. Effectively the existing grove of palm trees will screen much of the facility from residents and travelers 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 – Bear Creek Community Church 1717 E Olive Ave, Merced, CA



Conclusion: Not Permitted

This property is located approximately 0.34 miles south from the Proposed Facility. It was decided by the city planning commission that a WCF located at the church property would not meet Merced Municipal code, namely a WCF at the church property would not minimize visibility from residentially zoned properties and would not minimize scenic views from residentially zoned properties.

Alternative 2 – McKee Rd (existing Monopole tower) 3360 McKee Rd, Merced, CA



Conclusion: Not Viable or available

The Existing 72 ft. tall Monopole tower is located approximately 0.51 miles northeast from the Proposed Facility. The existing Monopole tower is owned by Crown Castle Corporation and is Not viable due to unavailable tower space, structural capacity and insufficient ground lease space within the existing Crown Castle leased premises for AT&T's proposed equipment.

Alternative 3 – City water tank, McKee Rd, Merced, CA



Conclusion: Not available

The City of Merced owned water tank is located approximately 0.48 miles northeast of the proposed Facility. The city public works and engineering Dept were not interested in leasing antenna space on the existing water tank and or ground space to AT&T at the property due to security purposes.

Alternative 4 – Dziegiel Property, Creekview Dr, Merced, CA



Conclusion: Not available

This property is located approximately 0.55 miles east from the Proposed Facility. The property owners were not interested in leasing ground space to AT&T for a WCF.

Alternative 5 – Calvary Chapel Church, 1345 E Olive Ave, Merced, CA



Conclusion: Not available

This property is located approximately 0.35 miles southwest from the Proposed Facility. The church board/representatives were not interested in leasing ground space to AT&T for a WCF.

Alternative 6 – East Olive (existing Slimline Monopole), 2222 E Olive Ave, Merced, CA



Conclusion: Not Viable

The Existing 50 ft. tall Slimline Monopole tower is located approximately 0.69 miles southeast from the Proposed Facility. The existing Slimline Monopole tower is owned by Crown Castle Corporation and is Not viable due to unavailable tower space and structural capacity for AT&T's proposed equipment.

Alternative 7 – Black Rascal Strip Park, Merced, CA



Conclusion: Not feasible

The City of Merced Park is located approximately 0.40 miles southwest of the proposed Facility. Due to its location well to the southwest of AT&T's service objective, a WCF here does not serve the target area and would not close AT&T's significant service coverage gap.

Alternative 8 – Collins Dr, (existing Slimline pole) 3168 Collins Dr, Merced, CA



Conclusion: Not feasible

This property is located approximately 1.32 miles southwest from the Proposed Facility. Due to its location well to the southwest of AT&T's service objective, a WCF here does not serve the target area and would not close AT&T's significant service coverage gap.

Alternative 9 – City Storm Pump Station #43 Creekview Dr, Merced, CA



Conclusion: Not Viable or Feasible

This undeveloped parcel owned by the city of Merced is located approximately 0.63 miles east from the proposed Facility. The undeveloped property is not viable due to inadequate access, environmental impact and lack of usable ground space for a wireless communications facility (“WCF”). Additionally, the city of Merced public works Dept. advised that this property would not be a suitable location for a new “WCF”.

Alternative 10 – Bernasconi Neighborhood Park Jardin Way, Merced, CA 95340



Conclusion: Not available

The city owned neighborhood Park is located approximately 0.87 miles northeast of the proposed Facility. The city and its Parks Dept. staff investigated this park location as a possible site for a new WCF and stated that this park location is not available to AT&T for the reason of shortage of available lease space for a WCF. Additionally, a WCF at this location would be more visible than at the Proposed Facility, especially from nearby residential neighborhoods. The Proposed Facility is less intrusive than a WCF at this neighborhood park location.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of the City of Merced. Denial of AT&T's application or a reduction in height would materially inhibit AT&T's ability to provide and improve service in this portion of the city.