

ALTERNATIVES ANALYSIS



AT&T Wireless Facility



1035 SAN PABLO, ALBANY, CALIFORNIA

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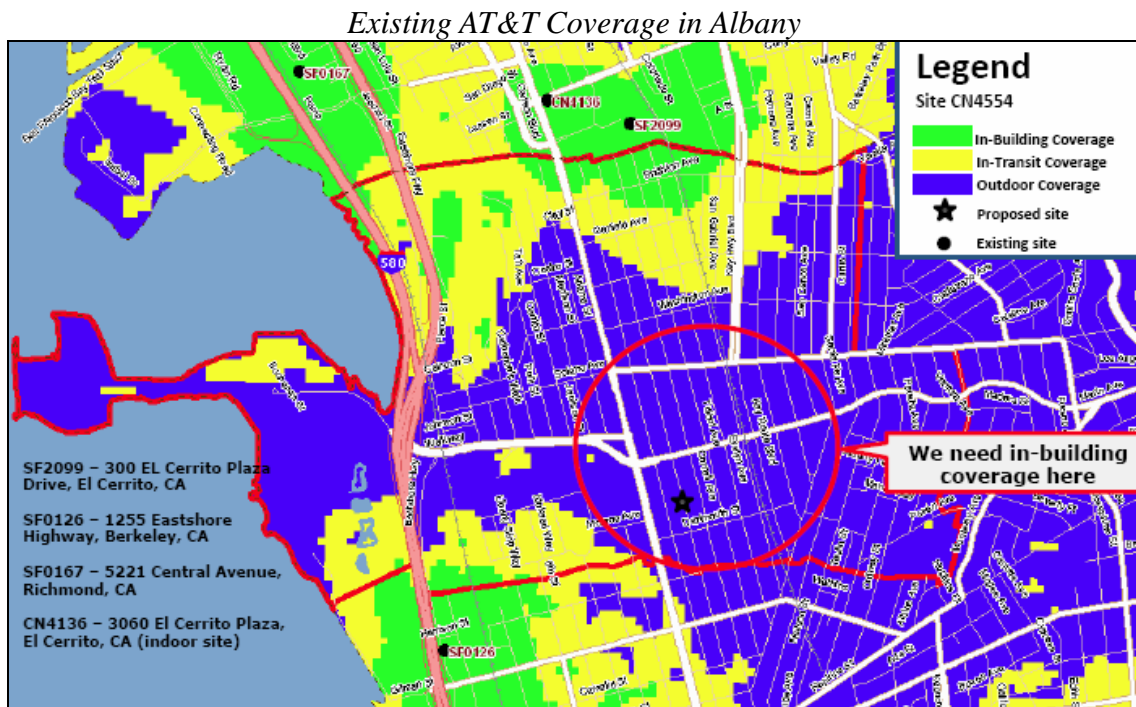
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Summary

AT&T Mobility has identified a significant gap in its 3G service in southeast Albany. AT&T Mobility proposes to install a wireless communications facility (“WCF”) at 1035 San Pablo Avenue (“The Proposed Facility”) as a means to fill this gap in coverage. The facility consists of nine panel antennas (three antennas for each of three sectors) and five equipment cabinets concealed from view by screening materials which match the color and texture of the building. The antennas will be mounted approximately 43 feet above ground level on the roof of the building, which is the tallest building in the area. The Proposed Facility is the least intrusive means to fill the significant gap of the ten alternatives investigated by AT&T Mobility as set forth below.

Objective

AT&T Mobility has identified a significant gap in its indoor 3G coverage in the southeast portion of the City of Albany, an area roughly bounded by Washington Avenue and Solano Avenue to the north; Harrison Street, Dartmouth Street and Posen Avenue to the south; Ventura Avenue to the east; and Polk Street, Taylor Street, Marin Avenue, and 8th Street to the west. The following map shows the coverage currently available in Albany.



- In-Building Coverage **Green**: AT&T customers can make and receive calls on 3G service and transmit 3G data reliably indoors.
- In Transit Coverage **Yellow**: AT&T customers can make or receive calls and transmit data reliably on 3G service in a bus, train, vehicle or other above ground transportation, and unreliably indoors .
- Outdoor Coverage **Blue**: AT&T customers can make and receive calls on 3G service and transmit 3G data outdoors but not inside of a vehicle, public transportation or indoors reliably.
- Existing AT&T Wireless communications facilities are marked with black circle.

Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependant upon topography, zoning, existing structures, collocations opportunities, available utilities, access and a willing landlord. Wireless communications is line-of-sight technology which requires WCFs to be in relatively close proximity to the wireless handsets to be served. The gently sloping urban topography of the gap to be filled in Albany requires elevation to serve a broader coverage area.

AT&T Mobility seeks to fill any significant gap in coverage using the least intrusive means under the values expressed in the Wireless Communications Facilities provisions of the Albany Municipal Code (Sec. 20.20.100 et. seq., “The Wireless Code”) and General Plan. The Wireless Code sets forth the preferences for the locations of WCFs in Albany. Facilities are effectively prohibited in residential zones (Sec. 20.20.100.D.1). In descending order, facilities are preferred in Commercial Mixed Use Districts (“CMX”), Public Facilities Districts (“PF”) and the San Pablo Commercial District (“SPC”) or Solano Commercial District (“SC”). The Wireless Code further establishes preferences for co-location (See Sec. 20.20.100.E.2.a) and for use of existing structures. Further, the Wireless Code requires maximum setback from permitted child care facilities and schools (See Sec. 20.20.100.D.3.a.) and specifies setbacks from residential districts (See Secs. 20.20.100.D.3.b and 20.20.100.D.4).

Based on the foregoing parameters, AT&T investigated available site locations that could provide coverage to the significant gap, first looking to collocate with facilities and existing structures that would provide adequate elevation for propagation of RF signal over the coverage area. AT&T Mobility also investigated preferred zoning districts and sought the use of public facilities. The result of AT&T Mobility’s analysis is set forth below.

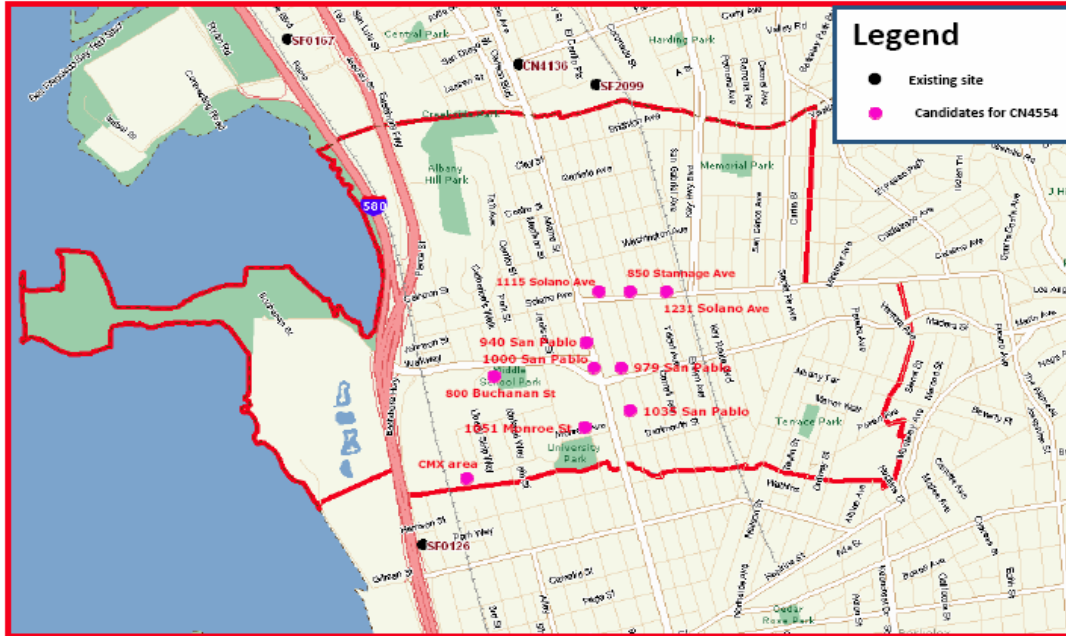
Analysis

AT&T Mobility investigated ten potential alternatives for facilities to fill the identified significant gap in Albany. Following is a map showing the locations of these alternatives (we explain below why the tenth alternative, placing a WCF in the CMX zone, is infeasible). All ten alternatives are discussed in the analysis which follows.

Locations of Candidate Sites

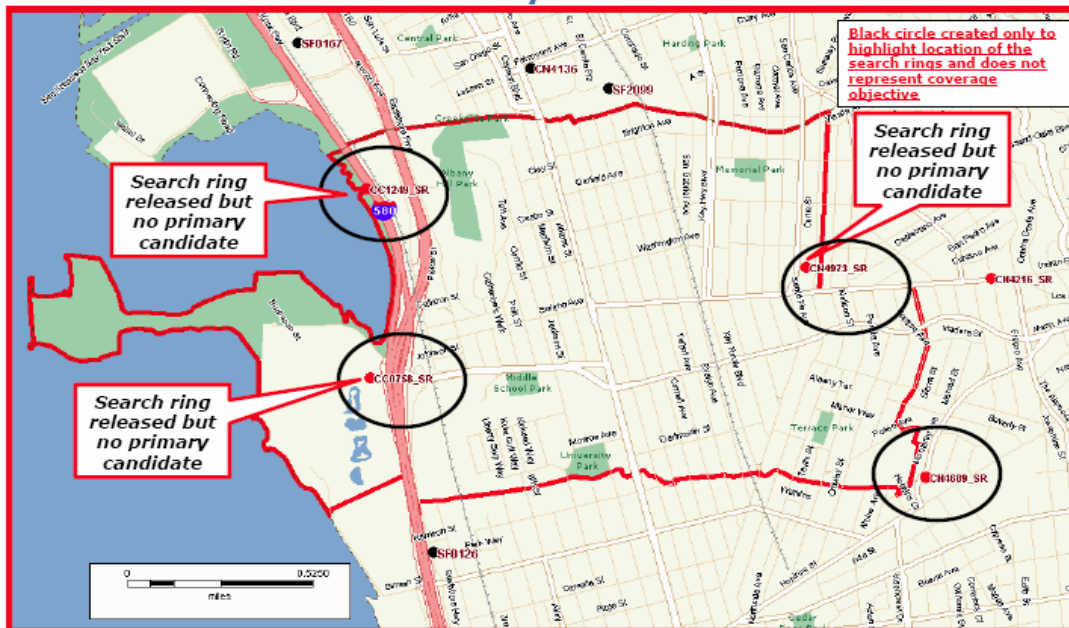
Location of current and previous candidates

February 07, 2011



New Site Build Status in Albany

February 07, 2011

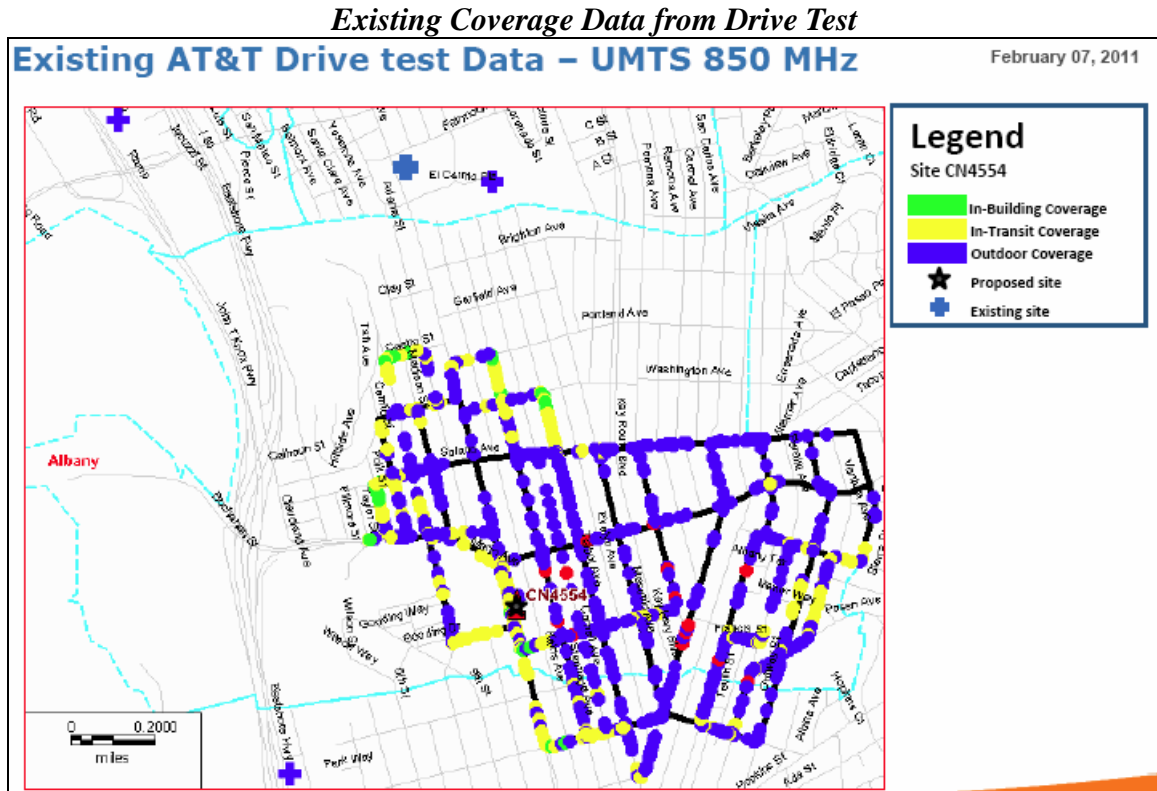


Description of Tools Used to Calculate Propagation Predictions

AT&T uses “RF” (radio frequency) Planning software, ATOLL, to analyze and predict its network’s coverage, as well as performing other analysis such as interference and hand-over data.

The prediction software is calibrated with network’s live service coverage measurement data and is accurate to within the industry’s 9 dB standard deviation metric. i.e., the predicted coverage has a +/- 9 dB margin of error relative to real life measurement.

Typically, ATOLL’s predicted coverage is color coded to represent the various service coverage conditions that wireless devices can reliably operate under. For example, green levels are suitable for wireless devices to be used reliably inside most buildings, yellow levels are suitable for wireless devices to be used reliably inside most vehicles (but not reliably in the majority of buildings), and blue levels are suitable for wireless devices to be used reliably outside (but not reliably in vehicles and in buildings).



1. 1035 San Pablo Avenue -- Proposed Facility

Conclusion: Based upon the superior coverage as shown in the proposed coverage map, the camouflage design shown in the photo simulation and compliance with the Wireless Code described above, the proposed facility constitutes the least intrusive means for AT&T Mobility to provide 3G service to the significant gap described above.



Leasing/Construction Considerations

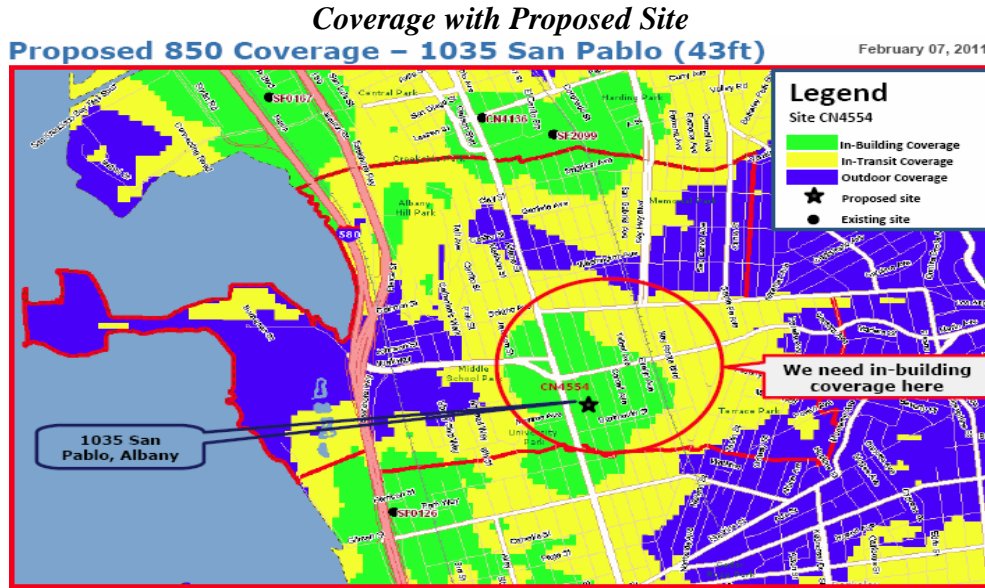
This site has a willing landlord and is feasible from a construction standpoint with all facilities being located on the rooftop of the existing building.

Zoning Considerations

The facility will be located on an existing structure in compliance with Section 20.20.100.E.3 of the Wireless Code. In addition, the building currently hosts an existing wireless facility and qualifies as a collocation under Section 20.20.100.E.2.a. Antennas and radio equipment on the facility will be camouflaged and screened from view in compliance with Section 20.20.100.E.1.j. Finally, the Proposed Facility is located in the San Pablo Commercial District, which is a permitted location for wireless facilities and meets required setbacks from adjacent residential zone according to Section 20.20.100.D.2.c. As designed the Proposed Facility will have no aesthetic impacts on the surrounding neighborhood as shown in the photo simulations provided with the use permit application and on the cover of this report.

RF Considerations

The Proposed Facility is located on the tallest building closest to the center of the identified coverage gap, providing ideal line-of-sight coverage to the identified coverage objective. A propagation map depicting the anticipated signal coverage from the facility is shown below.



2. 1000 San Pablo Avenue –Albany Fire Department

Conclusion: Landlord declined lease negotiations.



Leasing/Construction Considerations

The Albany Fire Department declined to lease the facility to AT&T for a WCF. The unavailability of this location was confirmed by Albany Planning and Building Manager Jeff Bond in November 2009, September 2010, and once again on December 16, 2010. Mr. Bond stated in correspondence from the Fire Department, “our technical consultants with Motorola have expressed concern about interference with our public safety radios. As a result, we are not interested in pursuing this”.

Zoning Considerations

A proposed replacement tower at this location would meet the zoning code with respect to collocation on PF-zoned property; however, a replacement tower would need to be larger and more obtrusive than that which currently exists at the site, thus exacerbating visual impacts.

RF Considerations

The Albany Fire Department located at 1000 San Pablo Avenue represents the only public facility (that is not a school) located sufficiently close to the center of the coverage gap to provide adequate signal propagation to the coverage objective.

3. 850 Stannage Avenue

Conclusion: Inadequate elevation to meet AT&T coverage objective



Leasing/Construction Considerations

LL was not approached due to the fact that the building is a residential use and would not meet RF or Zoning objectives.

Zoning Considerations

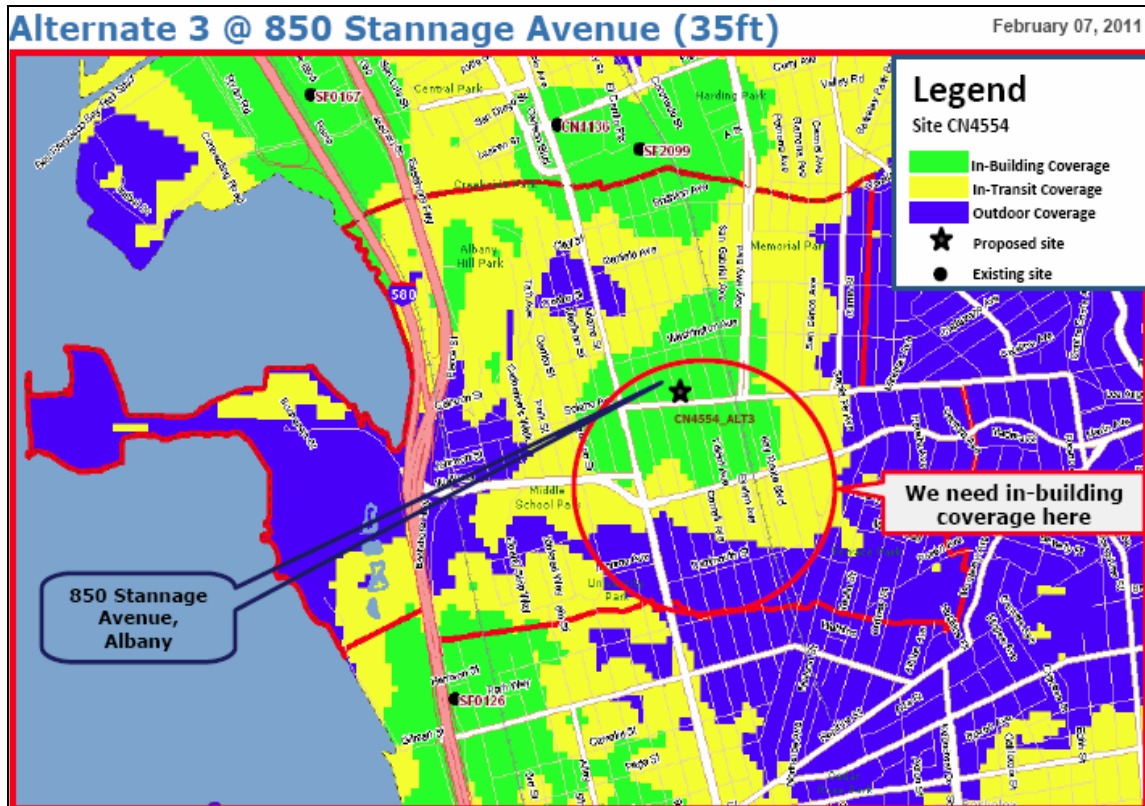
Project would not meet zoning code requirements/preferences for a collocated facility when existing collocation potential exists. There are no existing WCFs on the building.

The existing structure is residential although it is located in a commercial zone district. In order to achieve satisfactory coverage objectives an approximately 90'-tall structure would be required. This would consist of a monopole or other support tower which would be highly intrusive and inconsistent with the character of the neighborhood.

RF Considerations

A facility at this location would most likely consist of a facade mounted facility with a rad center of 33'. Propagation at this rad center would not achieve coverage objectives of the search ring, as it would have poor coverage in the southern portion of the ring. In order to achieve satisfactory coverage of the ring, a 90'-tall structure would be required.

Please see below photograph and radio frequency propagation map that demonstrates a gap in coverage if AT&T were to locate on this building.



4. 979 San Pablo Avenue

Conclusion: Inadequate elevation to meet AT&T coverage objective



Leasing/Construction Considerations

The landlord at this location would be willing to lease to AT&T.

Zoning Considerations

There are no existing WCFs at the site so it would not satisfy the Wireless Code's collocation preference.

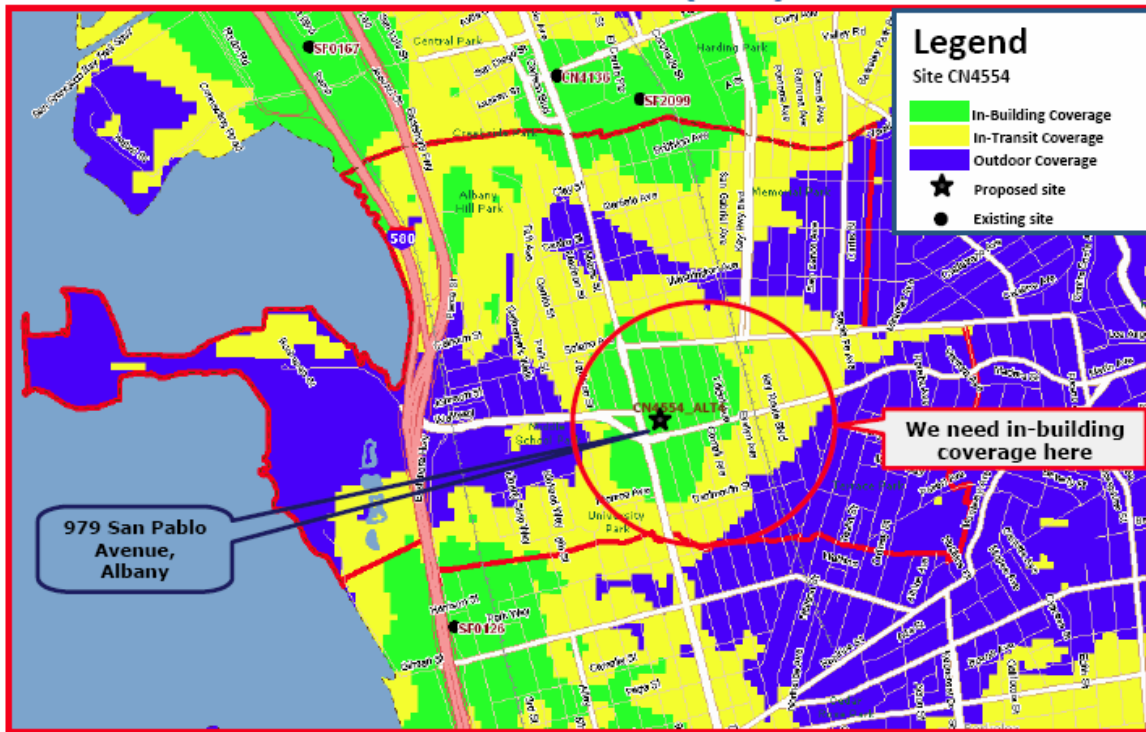
A project at this location would consist of a roof-mounted structure, which would obtain a maximum height of roughly 38' (approximately 10'-13' above existing rooftop). The most likely solution would involve a structure 5-7 feet on the rooftop in order to maintain architectural integrity of the building. However, such a proposal would be considered more intrusive than the proposed facility as it would involve an increase in height of the building and modification of existing building architecture.

RF Considerations

A facility at this location would most likely consist of a rooftop facility with a rad center of 25'-30' involving some type of rooftop extension (e.g., penthouse structure). Such a facility would provide satisfactory coverage throughout a majority of the ring similar to the proposed site; however, marginal coverage would still exist in the western portion of the ring. In order to provide coverage more similar to that of the proposed site, a structure of approximately 50 feet or more would be required.

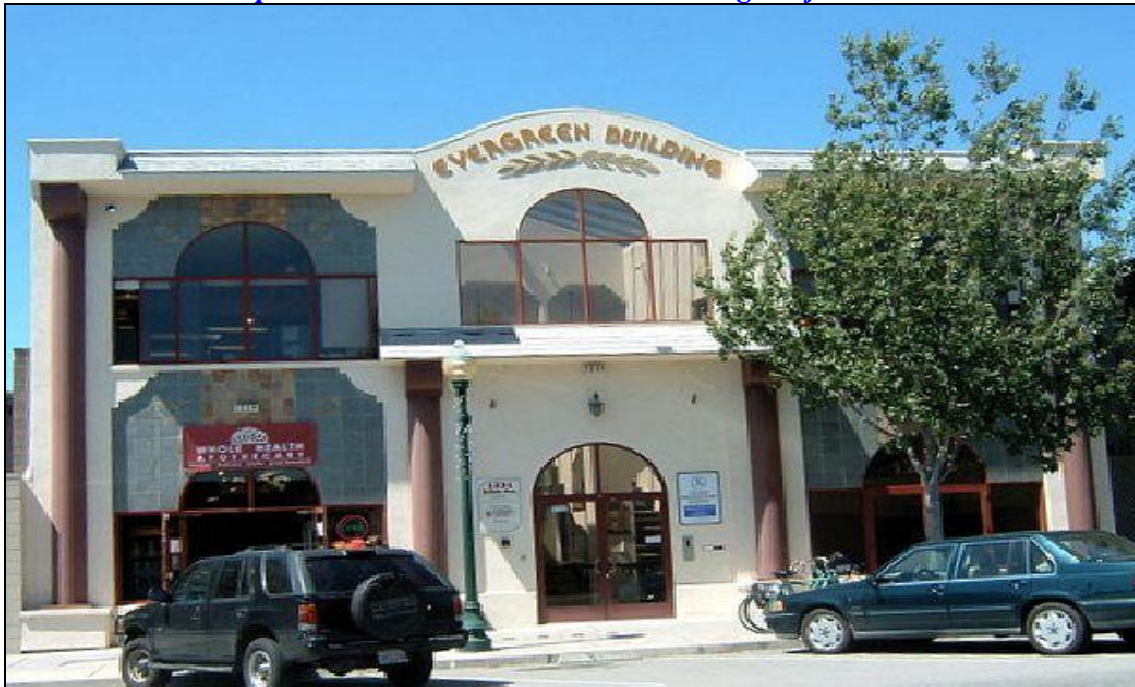
Alternate 4 @ 979 San Pablo Avenue (25ft)

February 07, 2011



5. 1231 Solano Avenue

Conclusion: Inadequate elevation to meet AT&T coverage objective



Leasing/Construction Considerations

LL was not approached due to the fact that the building is too low to meet RF objectives and would not satisfy the City's requirements for collocation.

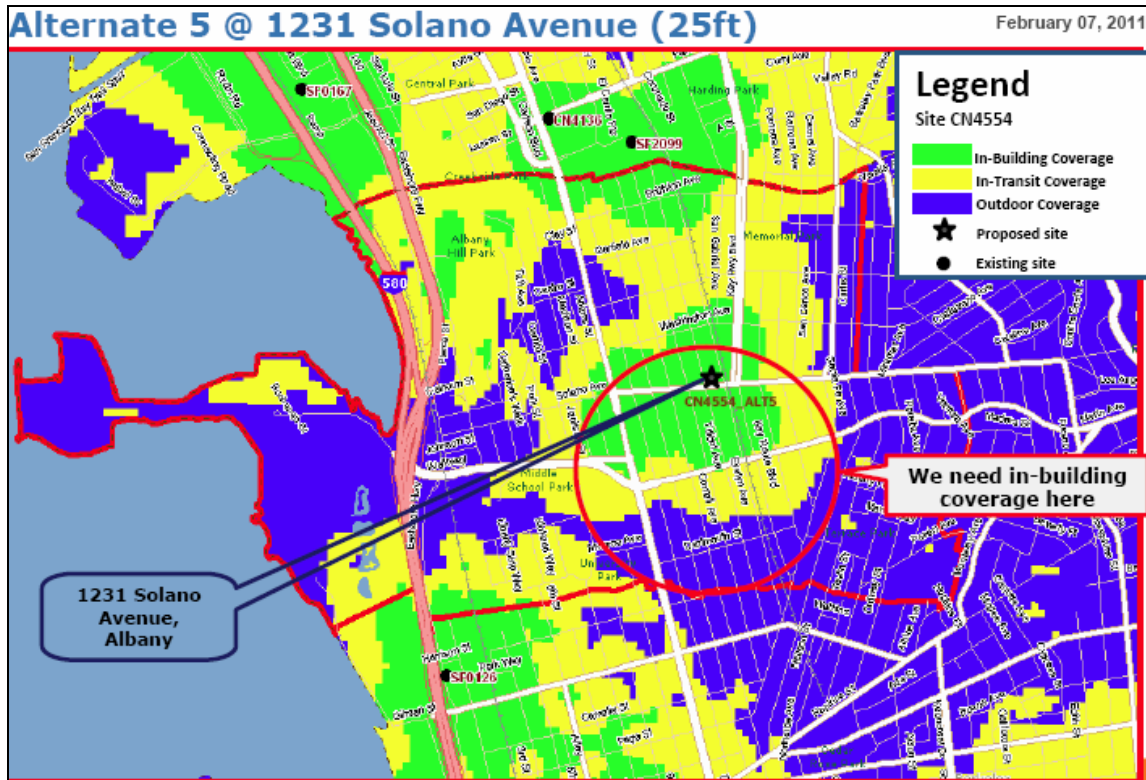
Zoning Considerations

There are no existing WCFs at the site so it would not satisfy the Wireless Code's collocation preference.

A project at this location would consist of a roof-mounted structure, which would obtain a maximum height of roughly 35' (approximately 10' above existing rooftop). The most likely solution would involve a structure 5-7 feet above the rooftop in order to maintain architectural integrity of the building. However, such a proposal would be considered more intrusive than the proposed facility as it would involve an increase in height of the building and modification of existing building architecture.

RF Considerations

A facility at this location would most likely consist of a rooftop facility with a rad center of 25'-30' involving some type of rooftop extension (e.g., penthouse structure). Such a facility would provide satisfactory coverage in the northern portion of the search ring but would not achieve in-building coverage in a majority of the southern portion of the ring.



6. 1115 Solano Avenue -- Albany Theater

Conclusion: Landlord declined lease negotiations.



Leasing/Construction Considerations

The leasing manager for the Albany Theatre (run by Landmark Theaters), Jennifer Palm, verbally stated on January 13, 2011 that the landlord has no interest in leasing space to AT&T nor will they in the foreseeable future. This was again confirmed in a string of emails and letters sent to Landmark Theaters representatives in May through June 2011.

Zoning Considerations

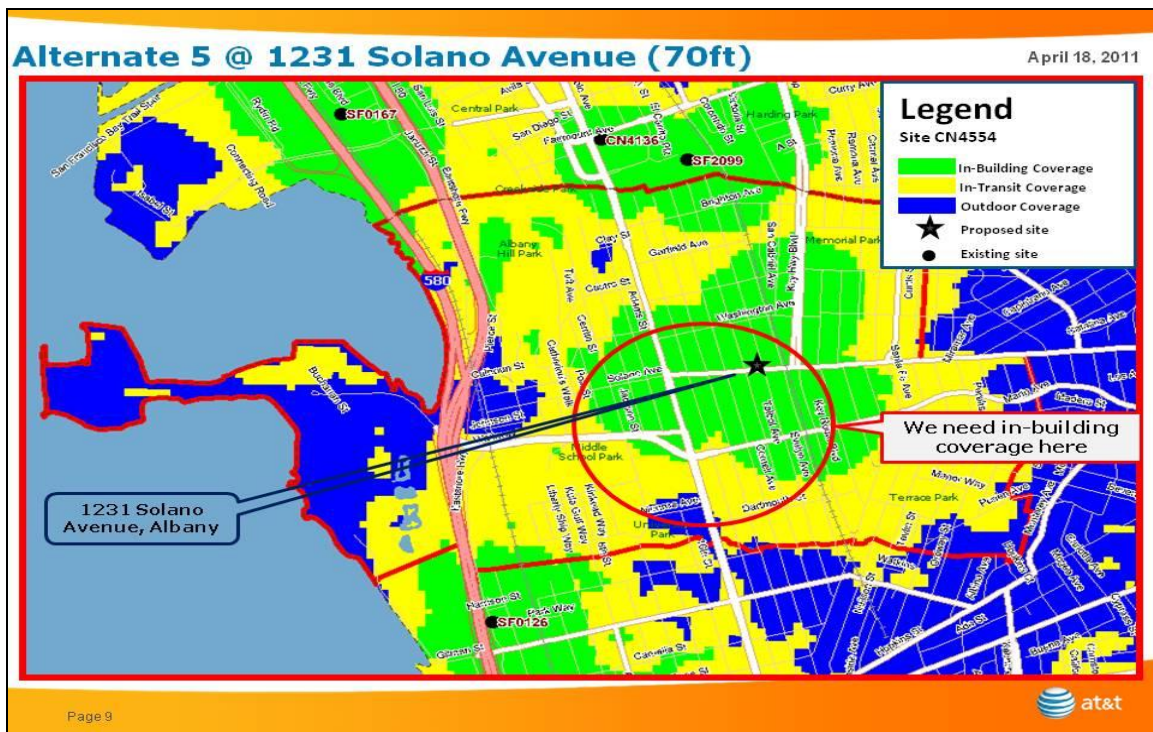
There are no existing WCFs at the site so it would not satisfy the Wireless Code's collocation preference.

It was determined that this building has likely historical significance and probable historical status. According to its website, the building that the Albany Theatre occupies was built in the 1920s, originally as a meeting hall and then a dance hall with live music. In 1935, the building was converted to the new home of the Albany Theatre. Potential historical significance would require extensive analysis by environmental consultants to comply with the California Environmental Quality Act and the National Environmental Policy Act. The site is disfavored due to cost and time delays to determine historical

significance as well as the possible impacts on a historical structure which could result from locating a WCF at this location.

RF Considerations

Facility design at this location is difficult to determine due to the architectural and historical significance of the building. Propagation maps prepared by AT&T indicate that a facility at this location could provide good in-building coverage in the northern half of the search ring but not in the southern half of the ring. Any facility at this location would likely be in the 30'-35' foot range, however, and would not provide coverage similar to the proposed project. A structure of approximately 70 feet or more would be necessary to provide coverage characteristics similar to the proposed project. See prop map below.



7. 1051 Monroe Street – University of California, Albany Unified School District

Conclusion: Disfavored location under Wireless Code



Leasing/Construction Considerations

The University of California was unresponsive when contacted by AT&T Mobility about leasing of this portion of the 75 acre raw land site.

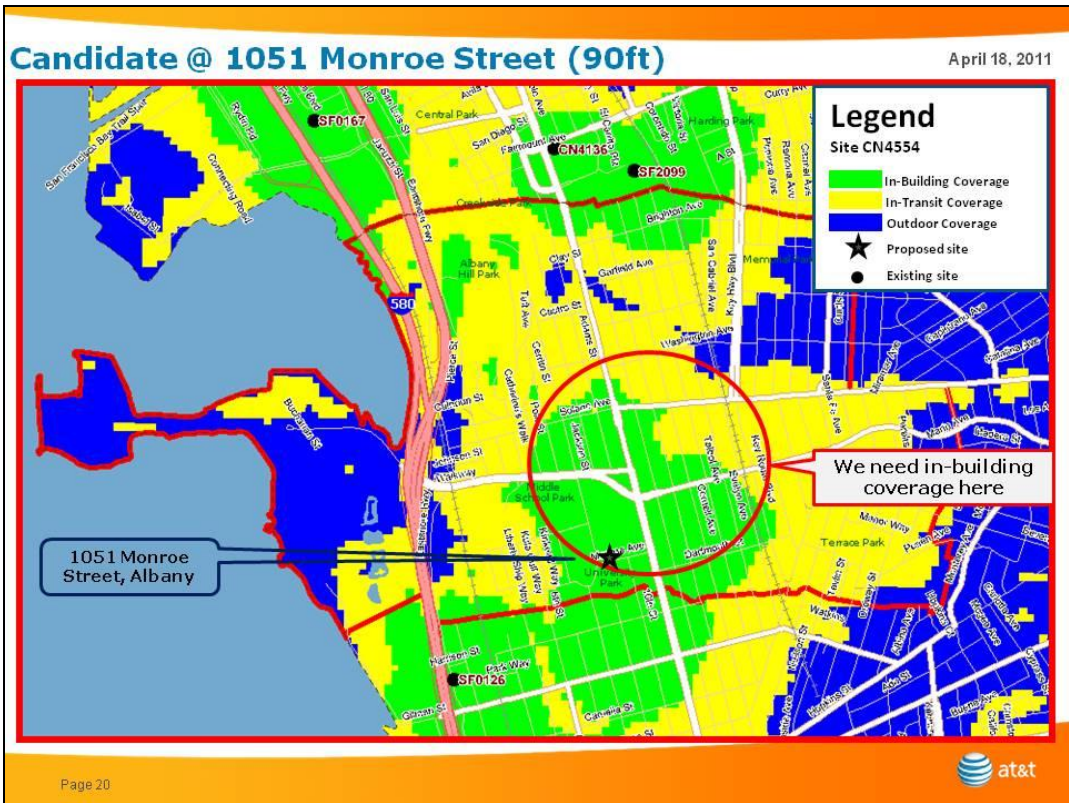
Zoning Considerations

The property is owned by the State of California and thus is not subject to the City's Zoning Code. However, a proposal at this location would be inconsistent with the City's code given its proximity to Ocean View School and the fact that it is zoned residential and would not be allowed with such a zoning designation.

A facility at this location would be a new build and would require a tower type structure. RF propagation indicates we would likely need 90 feet to cover the objective due to existing tree clutter. A proposal at this location would involve some type of tree pole. This proposal would be far more aesthetically obtrusive than the proposed project which is integrated into building architecture.

RF Considerations

RF propagation maps indicate that a 90'-tall structure would have coverage characteristics similar to that of the proposed facility. A majority of the search ring would have good in-building coverage except for the northeast quadrant. See prop map below.



8. 940 San Pablo Avenue -- Town Centre Structure
Conclusion: Landlord declined lease negotiations.



Leasing/Construction Considerations

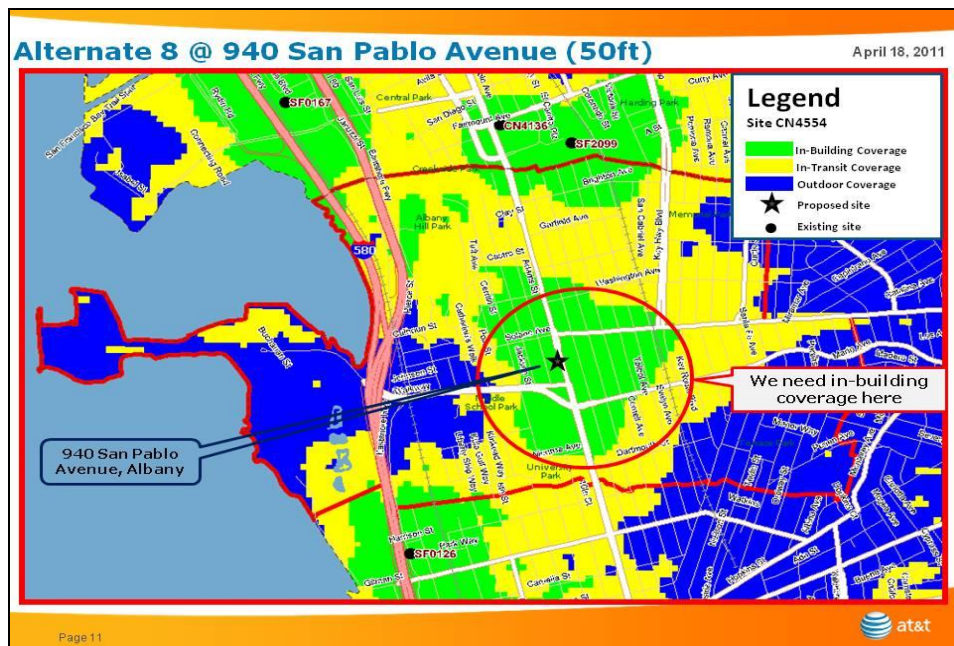
On December 6th, 2010, AT&T contacted Deborah Ritchie, owner of Ritchie Real Estate and 972 San Pablo Avenue on which the Town Centre Sign is located. As the owner had done when approached about a year and a half ago, she flatly refused AT&T's interest and offer stating clearly that she no longer will accept wireless tenants on the property. This was reconfirmed by Albany Planning and Building Manager Jeff Bond on May 19, 2011.

Zoning Considerations

A proposed facility at this location would meet zoning code requirements for collocation. However, a facility at this location would require extension of the monument sign to a height that would exceed zoning code requirements. A variance would be required and the resulting impacts are considered to be more significant than the proposed facility. AT&T investigated the property located at 924 San Pablo Avenue. Although formerly a Cingular facility, T-Mobile currently owns and operates the wireless facility at this site. The existing sign structure housing T-Mobile's antennas would not accommodate another carrier unless the height of the structure were increased another 10-15 feet. This would not only create an additional visual impact, but would require a height variance because it would exceed the maximum height of 30 feet for free-standing signs. As such this site is disfavored due to aesthetic impacts and inconsistency with the zoning code height limits.

RF Considerations

RF propagation maps indicate that a 50'-tall structure would meet a majority, but not all, of the coverage objectives for the search ring similar to the proposed location. Propagation at 35' also indicates that coverage objectives could be met similar to the proposed location; however, antennas would have to be placed at a height approximately 10 feet lower than this rad center due to the fact that an existing carrier retains the top position.



9. 800 Buchanan Street/US Agricultural Building

Conclusion: Too close to future ring



Leasing/Construction Considerations

AT&T has contacted the USDA representatives and to date they have not been able to formally decline or accept potential lease negotiations.

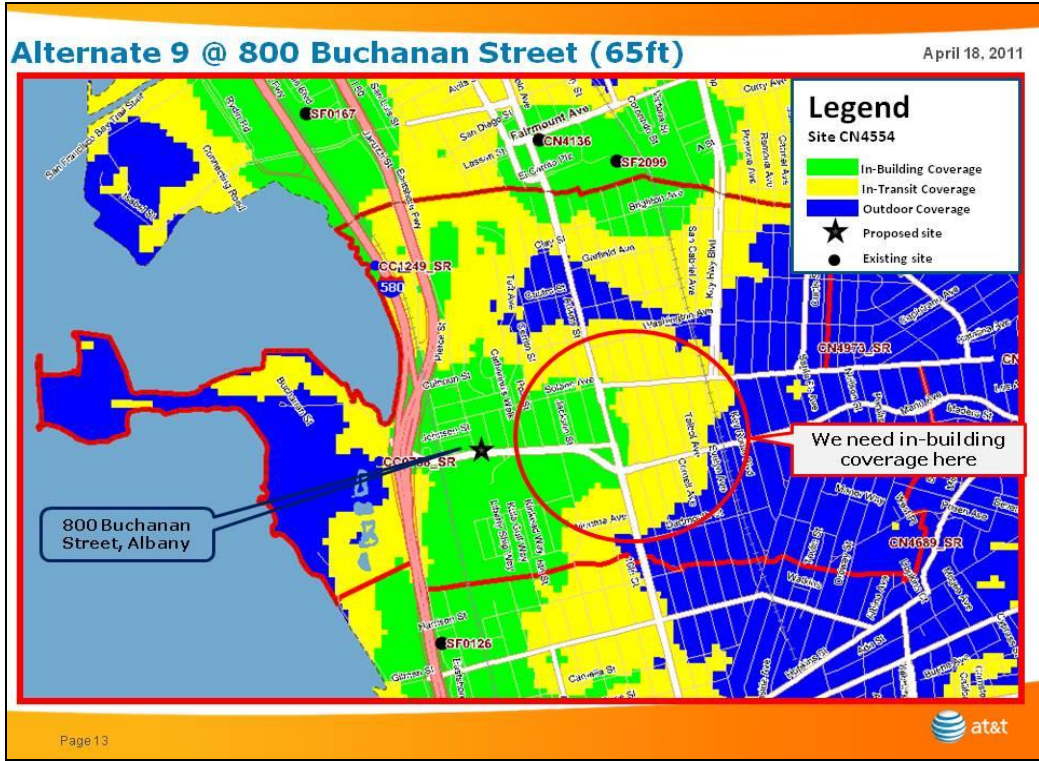
Zoning Considerations

The property is owned by the Federal Government and thus is not subject to the City's Zoning Code. However, a proposal at this location would be inconsistent with the City's code given that it would exceed height limits of the zone district.

A roof mounted facility could most likely be developed at this location, however, at the height that could be obtained on the roof a large portion of the southern part of the ring would remain with unsatisfactory coverage. Thus a tower would have to be proposed to gain the additional height. Such a facility would be much more intrusive than the proposed facility which is integrated into the existing building.

RF Considerations

A facility at this location would most likely involve a rooftop structure which could potentially achieve a height close to 65'. Propagation maps show that this height would not meet the coverage objectives of the search ring primarily because the candidate is located outside the ring and would be shooting into the designated area. In-building coverage would be good on the western half of the search ring but less than satisfactory throughout the remainder of the ring. Please see prop map below.



10. CMX District

Conclusion: Does not meet AT&T coverage objective



Leasing/Construction Considerations

Not applicable. No specific site identified for a proposed facility.

Zoning Considerations

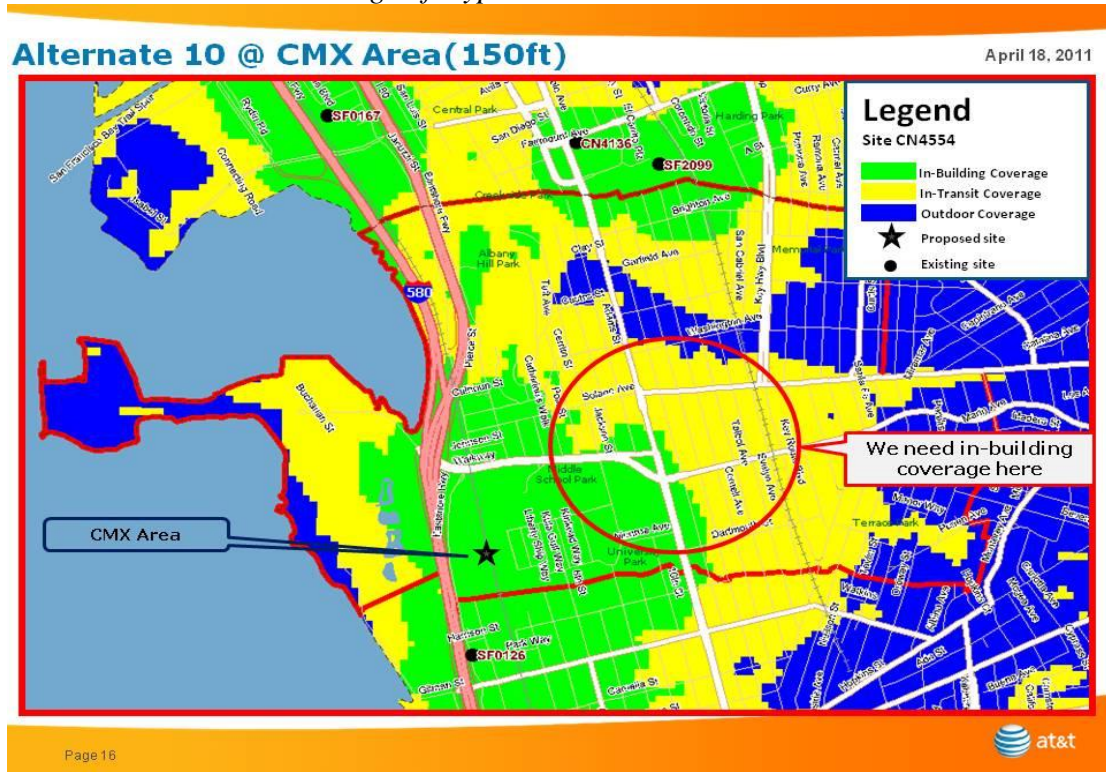
A facility in the CMX zone district would not meet the requirements of the zoning code because it would exceed the height limits of the zone district in an effort to meet the coverage objectives. The facility would also be a new build, which is not favored by the zoning code.

A facility in this area would have to be extremely tall to even remotely meet the coverage objectives of the search ring. This would create a significant visual impact and be far more intrusive than the proposed facility which is integrated into the existing building.

RF Considerations

RF coverage, even with a 150'-tall tower would not even meet half of the RF coverage objective for the search. The CMX zone district is located too far from the intended target area. See propagation map below for coverage at 150 feet.

Coverage of Hypothetical CMX District Site



Conclusion

Based on the foregoing analysis, the Proposed Facility constitutes the least intrusive means to fill the significant gap in AT&T 3G coverage based upon the values expressed in the Wireless Code and Albany General Plan. In compliance with those values, the Proposed Facility will be collocated on an existing three-story commercial building in the San Pablo Commercial District utilizing stealth and camouflage techniques to minimize aesthetic impacts. None of the other nine alternatives reviewed provided comparable signal coverage while complying with the requirements and values of the Wireless Code and General Plan.