

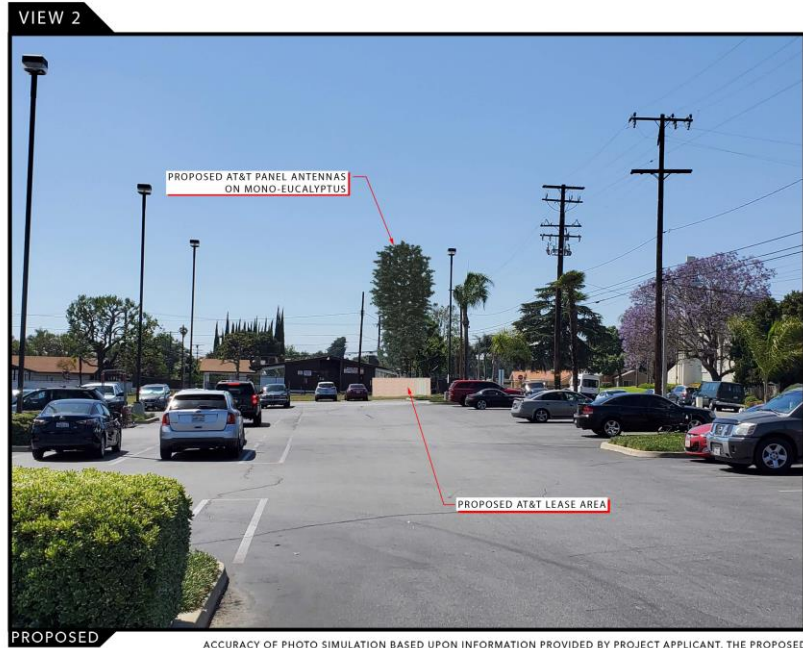
Alternative Sites Analysis



CLU6368

SITE NAME: TBD

158 W WILLOW STREET, POMONA, CA 91768



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AT&T Mobility

Wireless Telecommunications Facility

at

158 W Willow St,
Pomona, CA

Site ID: CLU6368 // CLL06368

Introduction

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (“AT&T”) has a significant gap in its service coverage in Pomona. AT&T proposes a new stealth faux mono-eucalyptus wireless communication facility on General Commercial (C-3) property located on an unimproved area at the rear of a vacant parcel that adjoins a shopping center at 158 W Willow Street with a height of 70 feet above ground level, with antennas located at an effective height of 53 feet above ground level. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted on a faux mono-eucalyptus tree, with the related equipment to be housed entirely within a 10ft tall split-face CMU wall enclosure painted sandstone with decorative cap. The Proposed Facility is designed to be “aesthetically sensitive to the project property and the surrounding neighborhood,” and the antennas will be obscured by the faux eucalyptus tree design “to minimize visibility.” We are also proposing a landscape and irrigation plan that will liven up the property and aesthetically integrate it as a respectable utility facility. 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 Pomona, in an area roughly bordered by Cary Lane to the north, El Paraiso Drive to the west, Garfield Avenue to the south, and Royalty Drive and Roosevelt Ave to the east. This portion of Pomona includes hundreds of homes in several neighborhoods, a section of the San Bernardino Freeway, as well as a multiple schools, parks, churches, a hospital, several other medical care facilities, numerous commercial buildings including restaurants, doctors’ offices, and drug stores, as well as other points of interest in the immediate vicinity. The service coverage in this portion of Pomona is described in the accompanying Radio Frequency Statement.

Methodology and Zoning Criteria

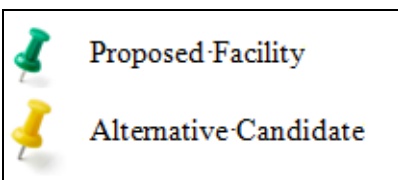
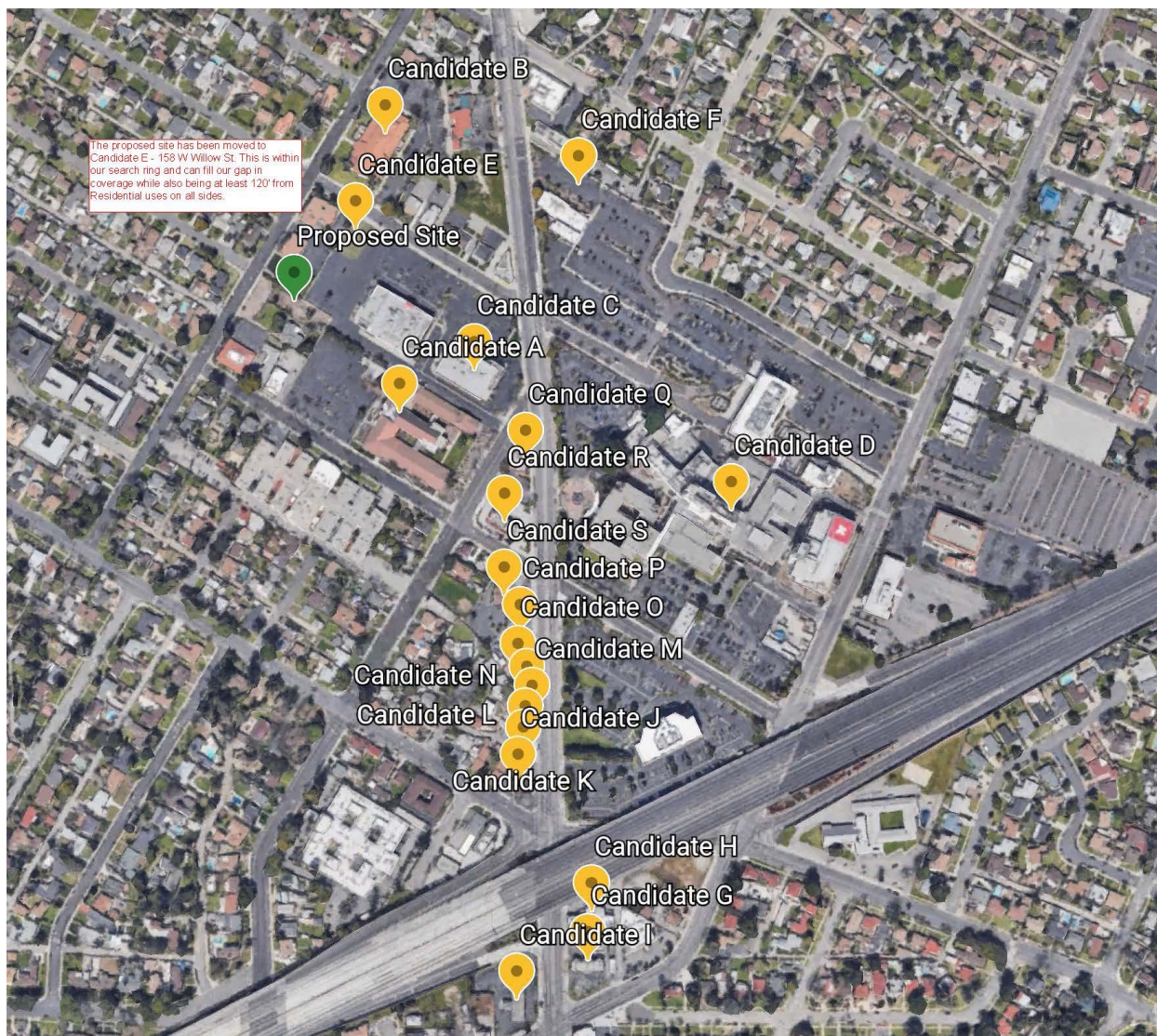
The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity 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 Pomona Zoning Code (“Code”). Thus, AT&T is guided by Section 5809-15 of the Code on “Wireless Communication Facilities.”

Analysis

AT&T investigated potential alternative sites for facilities to fill the identified coverage gap in this portion of Pomona. AT&T searched for, but did not find, feasible collocation opportunities in and around the coverage objective. 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.

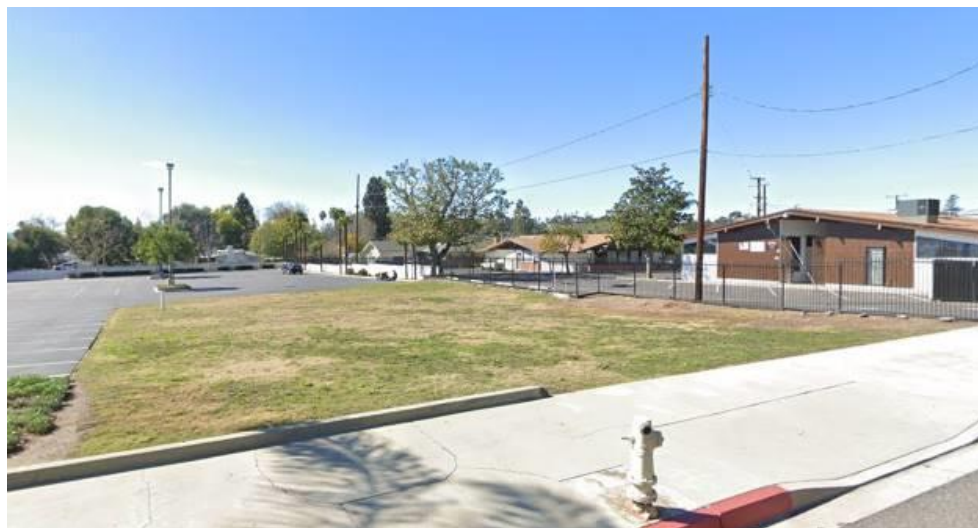
Locations of Candidate Sites



Proposed Facility – 158 West Willow St



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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.

This property is located along W. Willow St on an unimproved area that adjoins to the shopping center parking lot at 158 W. Willow Street. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted on a faux mono-eucalyptus tree, with the related equipment to be housed entirely within an 8-foot tall concrete masonry unit (CMU) enclosure with a wrought iron lid. The Proposed Facility is designed to be “aesthetically sensitive to the project property and the surrounding neighborhood,” and the antennas will be obscured by the faux eucalyptus tree design “to minimize visibility.” The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T.

Alternative Candidate Site A – Pomona First Christian Church, 1751 North Park Ave



Conclusion: Not available

This site is located at Pomona First Christian Church. Locating at the church is not an available option because the church was not interested in leasing space to AT&T to place a facility here.

Alternative Candidate Site B - Church of Jesus Christ of Latter Day Saints, 175 West Willow Street



Conclusion: Not available

This site is located at Church of Jesus Christ of Latter Day Saints. Locating at the church is not an available option because the church refused to lease space to AT&T to place a facility here.

Alternative Candidate Site C - CVS/Smart and Final Shopping Center, 150 West Willow Street



Conclusion: Not available

This site is located at a shopping center near a CVS and Smart & Final. Locating at this shopping center is not an available option because the tenant who controls the property via lease agreement refused to consent to AT&T to placing a facility here, based on restrictions in the land owner's current long term leases that prohibit development in common areas.

Alternative Candidate Site D - Pomona Valley Regional Medical Center, 1798 North Garey Ave



Conclusion: Not available

This site is located at Pomona Valley Regional Medical Center. Locating at this medical center is not an available option because the hospital refused to lease space to AT&T to place a facility here. After initial lack of interest, AT&T continued to try to work with this medical center on options for siting a facility here. At one point, the medical center indicated a possible interest and negotiations continued for some time. Unfortunately, after significant efforts and negotiations, the medical center ultimately refused to lease space to AT&T.

Alternative Candidate Site E – 1748 Alameda St.



Conclusion: This was originally denied by the Planning Commission who chose 158 W Willow as the alternative. Same property owner, but this candidate was only 10-15' away from residential use. The new Willow address will be at least 100' on all sides from residential uses.

The property owner for this alternative is the same owner as our current Proposed Facility. The property owner has indicated that this lot is a viable option for the cell tower, but this was denied by the jurisdiction because of the proximity to residential use.

Alternative Candidate Site F - Proposed Outpatient Building at 1860 North Garey Ave



Conclusion: Not available

This outpatient medical facility is owned by the same entity as Alternative Candidate Site D - Pomona Valley Regional Medical Center. Locating at this medical center is not an available option because the hospital refused to lease space to AT&T to place a facility here.

Alternative Candidate Site G – Shell Gas Station, 1518 North Garey Ave



Conclusion: Not feasible

This site is located at a Shell Gas Station. A facility at this location would be ineffective to fill AT&T's coverage gap.

Alternative Candidate Site H – Planned Parenthood, 1550 North Garey Ave



Conclusion: Not feasible

This site is located at a Planned Parenthood facility. A facility at this location would be ineffective to fill AT&T's coverage gap.

Alternative Candidate Site I – Chevron Gas Station, 1515 North Garey Ave



Conclusion: Not feasible

This site is located at a Chevron Gas Station. A facility at this location would be ineffective to fill AT&T's coverage gap.

Alternative Candidate Site J – Inda’s Tire Shop, 1607 North Garey Ave



Conclusion: Not feasible

This site is located at Inda’s Tire Shop. A facility at this location would be ineffective to fill AT&T’s coverage gap.

Alternative Candidate Site K - 1617 North Garey Ave



Conclusion: Not feasible

This site is located at a small commercial building. A facility at this location would be ineffective to fill AT&T's coverage gap.

Alternative Candidate Site L - 1621 North Garey Ave



Conclusion: Not feasible

This site is located at a small commercial building. A facility at this location would be ineffective to fill AT&T's coverage gap.

Alternative Candidate Site M – 1637 North Garey Ave



Conclusion: Not feasible; more intrusive

This site is located at a small commercial building. It is not feasible to locate at this site because there is not sufficient ground space to construct a faux tree facility. Furthermore, because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site N – 1643 North Garey Ave



Conclusion: Not feasible; more intrusive

This site is located at a small commercial building. It is not feasible to locate at this site because there is not sufficient ground space to construct a faux tree facility. Furthermore, because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site O – 1655 North Garey Ave



Conclusion: More intrusive

This site is located at a small commercial building. Because there is no immediately adjacent tree coverage, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site P – 1677 North Garey Ave



Conclusion: Not feasible; more intrusive

This site is located at a small commercial building. It is not feasible to locate at this site because there is not sufficient ground space to construct a faux tree facility. Furthermore, because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site Q – Commercial Building, 1749 North Garey Ave



Conclusion: More intrusive

This site is located at a small commercial building. There is not sufficient ground space to construct a faux tree facility at this location without destroying the existing parking lot. Furthermore, because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site R – Shopping Center, 1725 North Garey Ave



Conclusion: More intrusive

This site is located at a small commercial building. There is not sufficient ground space to construct a faux tree facility at this location without destroying the existing parking lot. Furthermore, because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Alternative Candidate Site S – USA Gas Station, 1693 North Garey Ave



Conclusion: More intrusive

This site is located at a USA gas station. Because there is no surrounding tree coverage in the near vicinity, locating at this site would be more intrusive than the Proposed Facility.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap in this portion of Pomona. Denial of this proposed facility would materially inhibit AT&T's ability to provide and improve wireless services in this portion of the city. All other properties within this search ring are residentially zoned and used so they were ruled out as possibilities.

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