

ALTERNATIVE SITE ANALYSIS
NEW TELECOMMUNICATIONS FACILITY CONDITIONAL USE PERMIT APPLICATION
PSTC SROSA01 (AT&T CCL02094) – NORTHPOINT

Submitted to City of Santa Rosa
Planning and Economic Development

Pursuant to the City of Santa Rosa Development Code (20-44.060, Section G.1.), PSTC and AT&T explored all alternatives within the area that could meet the coverage objectives and determined there were no viable alternatives near the subject location. Possible collocations were considered first:



Small cell facility located over 1.5 miles away from subject location. This facility is not suitable for collocation nor will it provide AT&T/FirstNet the coverage it needs for the area due to the limitations of being on an existing utility pole



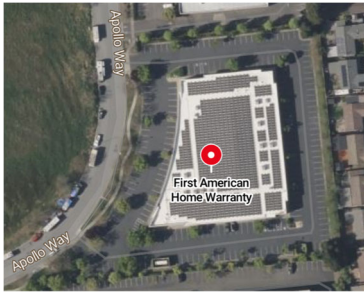
Existing facility located in faux steeple on existing church. This location is not suitable for collocation as the structure was built for only one carrier. This facility, also being over 1.5 miles away from subject location, will not provide the coverage required for AT&T/FirstNet.



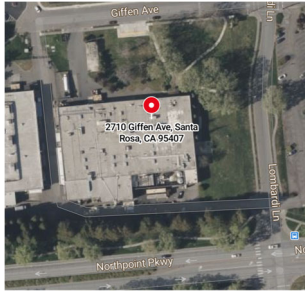
Existing monopole is located nearly 1.5 miles away from subject location and is not suitable for collocation due to its current load. Substantial construction would be required and, due to the distance from our current location, this would not meet AT&T/FirstNet's coverage objectives for the area.



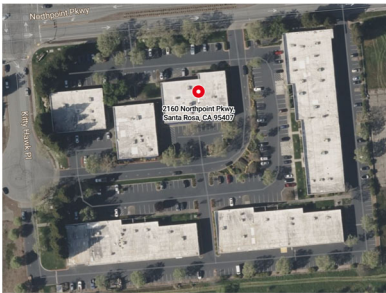
2240 Mercury Way; location was considered as an alternative to 2715 Giffen Ave., however, the property owner was not interested in leasing space for a wireless facility as most of the property has already been developed and developing a tower would take away existing parking spaces, which they were not willing to part with



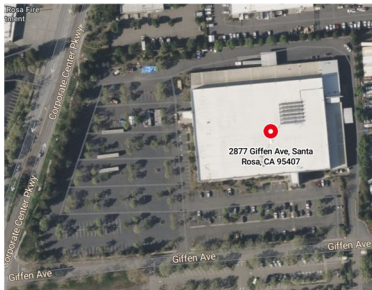
1244 Apollo Way; location was considered and the property owner was interested, however, space constraints on the property as well as the owner not agreeing to remove any existing improvements on the property, PSTC ultimately moved away from this location



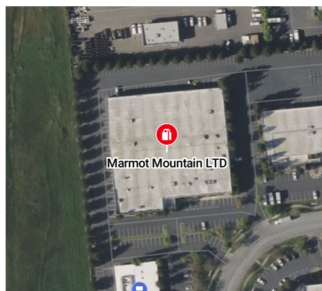
2710 Giffen Ave.; location was considered due to the amount of, perceived, available space. Property owner was not interested in leasing any space to PSTC for a proposed site at this location. No specific reason was given aside from the owners not wanting to lease space for any wireless facility



2160 Northpoint Pkwy; location was considered, but was ruled out due to the available location not being able to meet the coverage objectives for AT&T/FirstNet



2877 Giffen Ave.; location was considered as the coverage objectives for AT&T/FirstNet would have been met, however there was not sufficient space on the property and the owner was requesting rental amounts much higher than we would have agreed to and it would not have made sense to sign an agreement at this site



2321 Circadian Way; location was considered and was quickly turned away by the property owners. They had no interest in lease space on this, or any of the surrounding, properties