

Project Support Statement AT&T Mobility

Site Name: CCU01088 – Drakes View and Bucklin Trail
Location: 12700 State Route 1, Point Reyes Station, CA 94956
APN: 119-020-29

Introduction

AT&T Mobility is seeking to improve communications services to residences, businesses, public services, and area travelers in Marin County, in the area of eastern Tomales Bay. AT&T maintains a strong customer base in Marin and constantly strives to improve coverage for both existing and potential customers. The proposed facility is needed to close a gap in coverage to the area and will expand AT&T's existing network, which will improve call quality, signal strength, and wireless connection services in the southern region of eastern Tomales Bay. The improved wireless service will benefit travelers, public services, and roadway safety, and **will serve 451 currently unserved residences in the area.**



Facility Design and Description

AT&T Mobility proposes to install a new wireless facility screened as water tank at the above-referenced address in order to close a gap that exists in the current network. The subject parcel is located in the C-APZ-60 zone, and a 76' tank is being proposed in order to achieve the needed antenna centerline of 70'. It should be noted that the tower is being designed as a water tank in order to screen all equipment from off-site view, and the tower has been designed to accommodate the equipment of another carrier inside of the tank and lease area as well.

Details of the site layout include:

- A 50' x 50' lease area enclosing:
 - o 1 walk-in outdoor equipment cabinet
 - o Equipment pad
 - o 20kw standby diesel generator with a 190 gallon fuel tank
 - o 6' tall chain link fence with barbed wire
- 9 panel antennas mounted at a centerline of 70', on an new 76' tall water tank

Please see the attached site plans and elevations for further information regarding the layout and nature of the proposed facility.

Compliance with Pertinent Development Requirements

The proposed facility is the result of a thorough site selection process. There are several factors that contribute to the overall project design, including local zoning regulations, construction methods, topography, the AT&T network objectives, and a willing landlord. This facility is appropriately sited because it complies with the standards set forth by the County's Municipal Code as well as applicable state and federal standards regarding wireless facilities and coastal installations. Additionally, this location was able to provide with a willing landlord, utility access, while meeting the intended coverage objectives of the site.

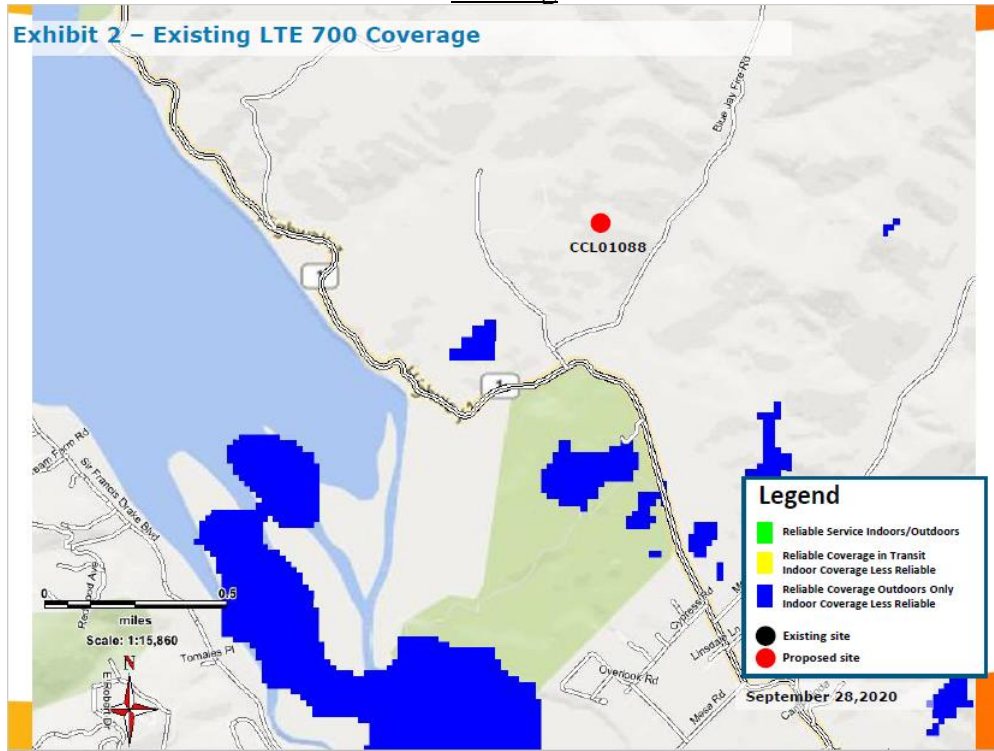
Location Selection and Need for Facility

AT&T Mobility seeks to improve wireless communication services in Marin County, and must improve coverage in the area of eastern Tomales Bay in order to meet that objective. Presently, this area of the County suffers from a complete lack of wireless coverage and low capacity levels, which can cause recurring lost calls, ineffective service, and the ability to not connect to the network at all. The need for this proposed facility is due to complaints from AT&T Mobility customers, businesses, and travelers in this area. To remedy these problems, AT&T proposes to install a new water tank facility, which will improve service to AT&T subscribers and emergency services, as well as close a significant gap in coverage that exists in this area.

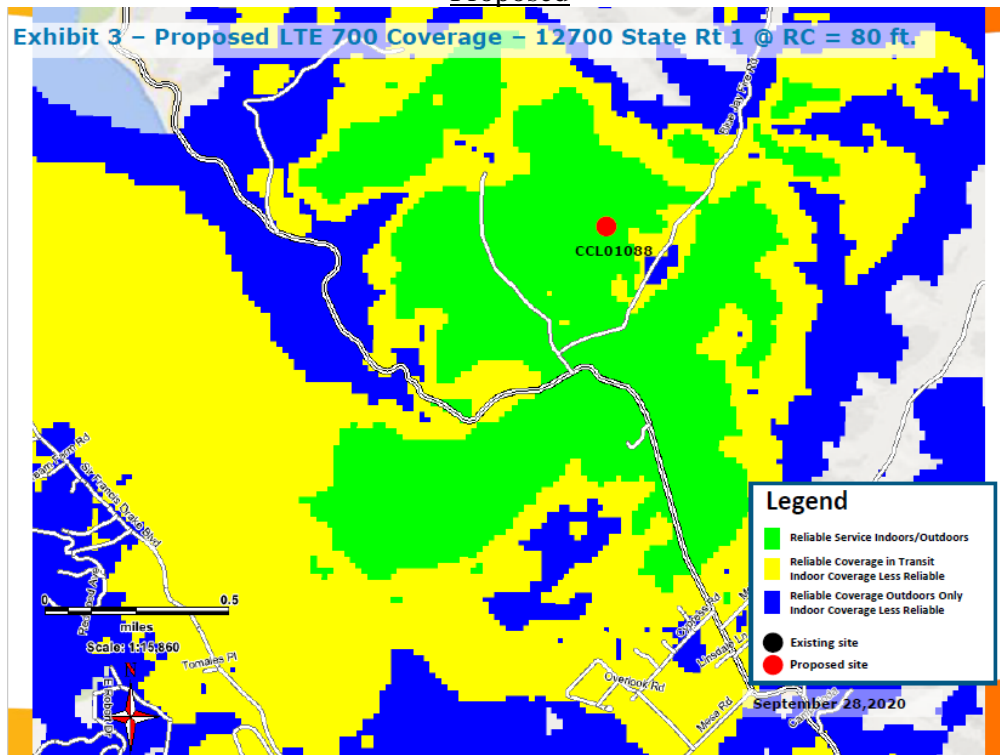
Below, please see the comparison of the two coverage maps. The first map shows the target area currently suffering from an overall lack of wireless coverage on the AT&T network. The second map demonstrates what the coverage will be like upon activation of the proposed facility.

Coverage Maps showing Existing and Proposed Coverage

Existing



Proposed



As shown in these coverage maps, the target area is currently suffering from an overall lack of reliable coverage, which includes indoor, outdoor and in-car coverage. This facility has been designed in order to remedy these issues.

Alternative Service Plans and Colocation Opportunities

At this time no alternative coverage plan is being presented. The search ring, as in the attached materials, shows that the intended service area and thus suitable location for a new facility is extremely small and specific. With this being the case, all of the potential candidates within the geographic area are similar in that there are no large buildings or structures that would be suitable for colocation or panel mounting. With this being the case, and with no suitable alternative facilities being available in the area, all proposed facilities for this site would constitute a new-build in similarly zoned property, and in the Coastal Zone.

Aesthetic Impacts

AT&T Mobility has carefully chosen a location for a new facility that will result in minimal visual impact to the surrounding area. As a water tank facility, this proposal is designed to be compatible with the uses of the surrounding area while screening all equipment from off-site view.

Please see the included photosimulations for further details.

Safety Benefits of Improved Wireless Service

AT&T offers its customers multiple services such as voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access, and E911 services. Mobile phone use has become an extremely important tool for first responders and serves as a back-up system in the event of a natural disaster.

Operations & Maintenance

The site is unmanned and requires no on-site personnel. Visitation to the site by a service technician for routine maintenance may occur up to once per week. The proposed site is entirely self-monitored and connected directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility is unmanned, there are no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

Compliance with FCC Standards

AT&T Mobility complies with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. An RF report has been prepared by independent licensed engineering firm Hammett & Edison, Inc., demonstrating that the facility has been designed to, comply with FCC requirements. In addition, AT&T complies with all FAA rules on site location and operation.

Notice of Actions Affecting This Development Permit

In accordance with California Government Code Section 65945(a), AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

Colocation Statement

This facility has been designed in order to be colocatable, both in terms of ground space within the proposed lease area and antenna space within the proposed tank.

Types of Services to Be Offered

CAF 2, FWLL, 4G LTE