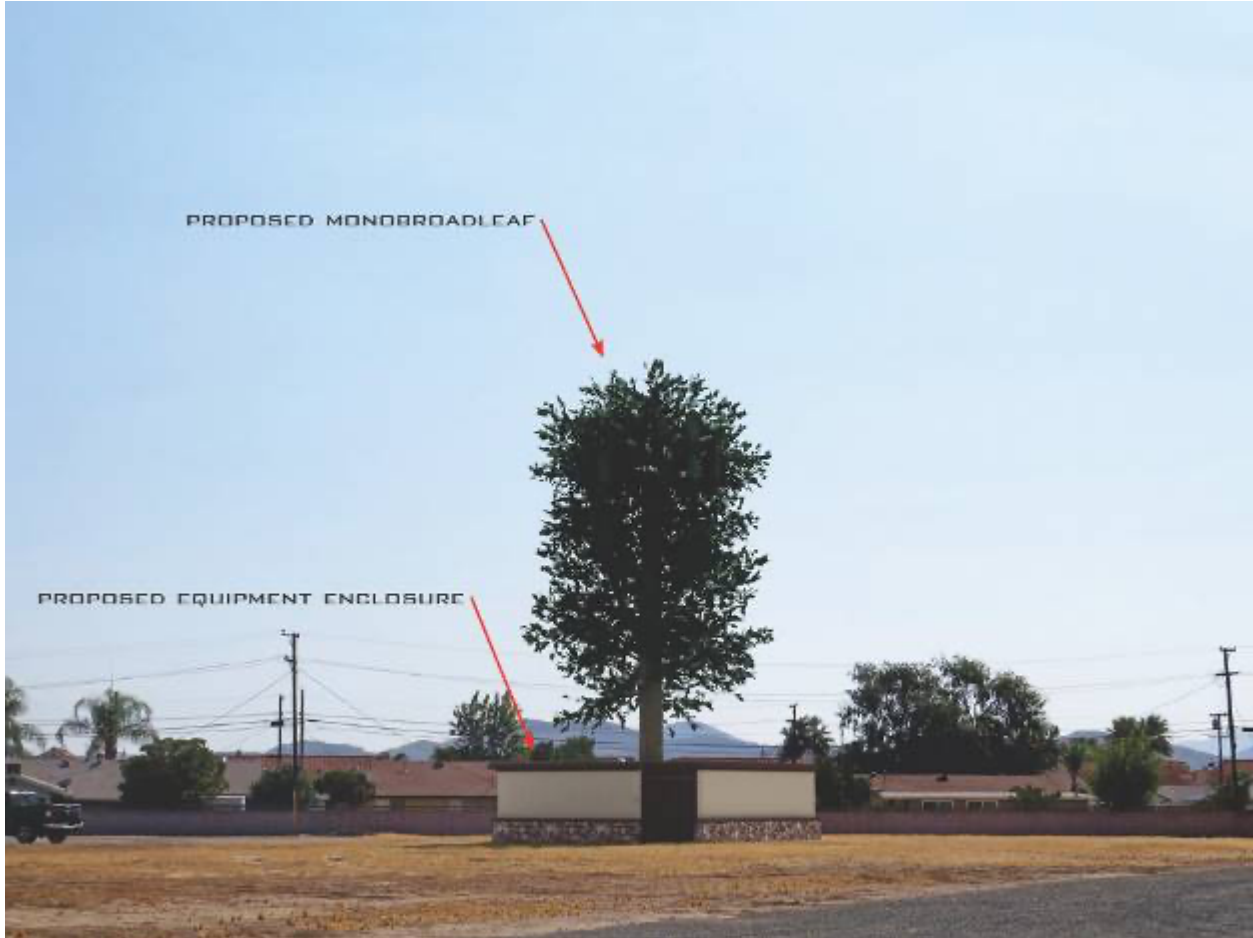


# Updated Alternative Sites Analysis (September 2022 Revision)



## **AT&T Mobility**

Wireless Telecommunications Facility  
at

29035 Del Monte Drive  
Menifee, CA

Site ID: CSL00321

## **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 Menifee. AT&T proposes to install a 60-foot tall wireless communications facility (“WCF”) disguised as a broadleaf tree (“monobroadleaf”) (“Proposed Facility”) as a means to fill this gap in coverage. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted on the monobroadleaf, with the related equipment to be housed in an equipment shelter adjacent to the monobroadleaf and surrounded by an 10-foot high CMU wall. The Proposed Facility is a stealth design to minimize visual impacts, and the facility and related equipment will blend within the existing environment. Pole-mounted equipment, including radio units, surge protectors, and antenna brackets, will be painted green to match the faux foliage. The antennas will be covered with antenna socks and fully screened by the faux tree branches and foliage. 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 Menifee, in an area roughly bordered by McCall Boulevard to the north, Interstate 215 to the east, Newport Road to the south, and Blue Oak Circle and Ganymede Way to the west. This portion of Menifee includes many hundreds of homes in several neighborhoods, a golf course and parks, and other points of interest in the immediate vicinity. The service coverage in this portion of Menifee 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, changes in elevation, 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.

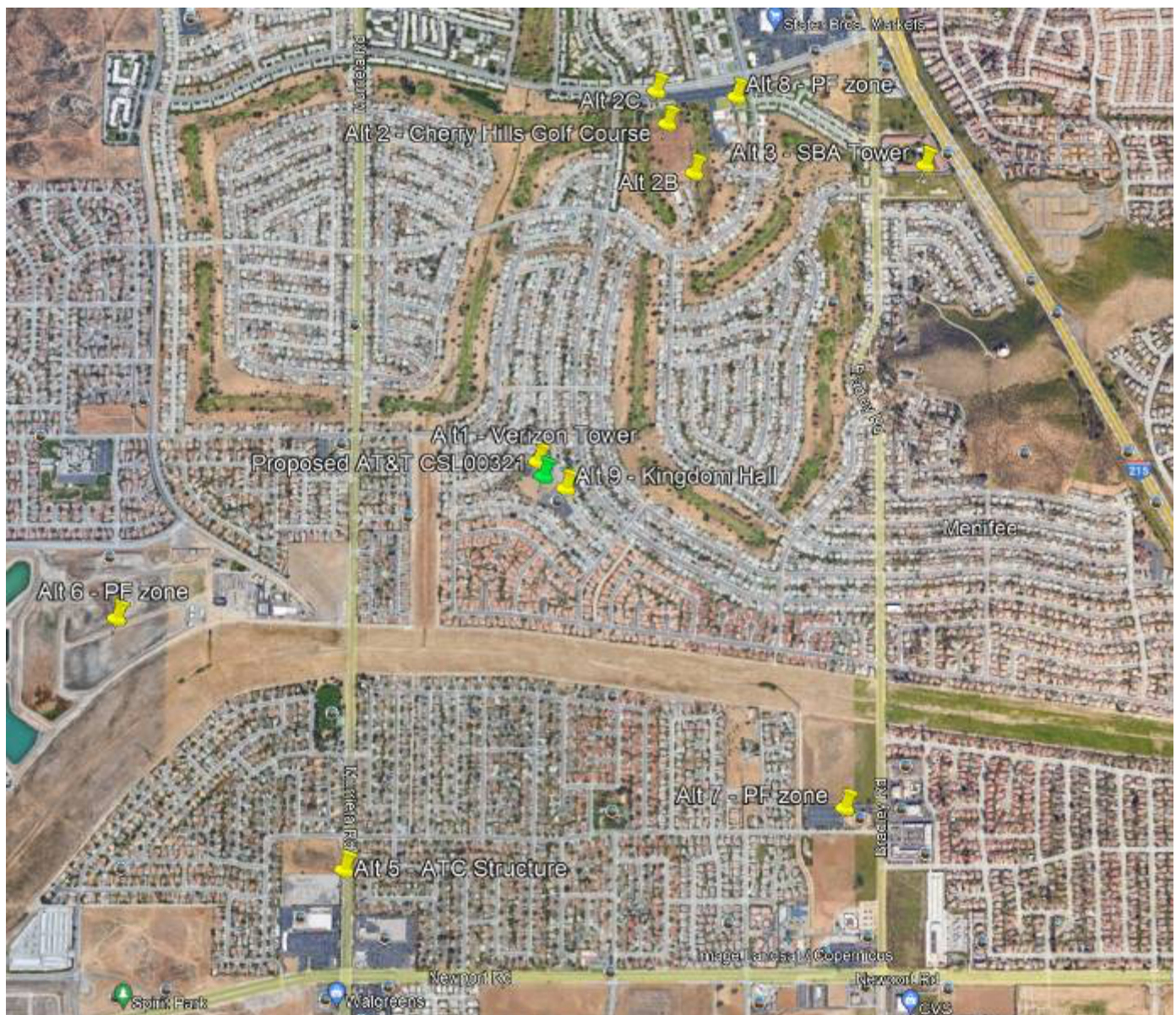
AT&T seeks to fill a significant gap in service coverage using the least intrusive means under the values expressed in the City of Menifee’s Development Code, including Chapter 9.290 regarding Wireless Communication Facilities, and in particular development standards under Section 9.290.060. Specifically, Section 9.290.060(A)(3) allows placement of WCFs on properties in residential zoning districts with non-residential uses such as churches. And Section 9.290.060(C) provides specifications for equipment concealment. AT&T’s significant service coverage gap is largely residential, which limits opportunities for collocation and siting on non-residential properties.

**Update:** City Staff repeatedly requested AT&T to reconsider collocating on the existing Verizon structure that is located on the same church property as AT&T’s proposed site for the Proposed Facility. Although the church had clearly declined to allow AT&T to further develop that structure to accommodate collocation, in August 2022 AT&T asked the church to reconsider that decision. In September 2022, the church again expressed disinterest in allowing collocation of the Proposed Facility.

## Analysis

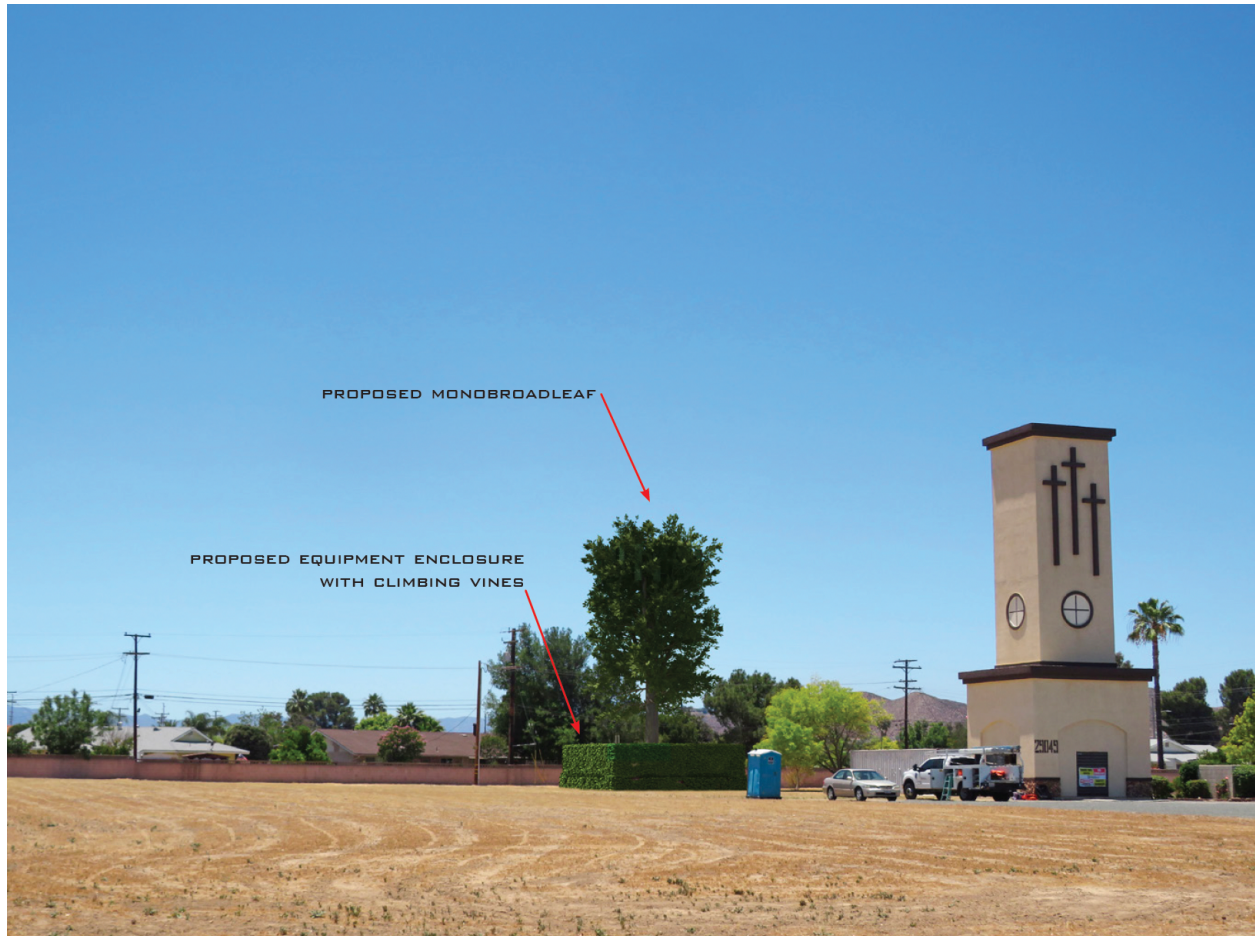
AT&T developed a search ring to identify the area where a new wireless telecommunications facility needs to be located to close AT&T's significant service coverage gap in this portion of Menifee. AT&T searched for, but did not find, viable collocation opportunities in the search area. Specifically, the property owner will not allow AT&T to collocate on the existing Verizon facility on the property. Because the vast majority of the search area and beyond consists of residential and open space zoning districts (where WCFs are prohibited), and because preferred industrial, commercial, and public facility zones are too far away to close the gap, AT&T identified this freestanding, disguised WCF on this church property as the best available and least intrusive means to close the gap. The following map shows the locations of the Proposed Facility (green pin) and the alternative sites that AT&T investigated (yellow pins).

### Location of Candidate Sites





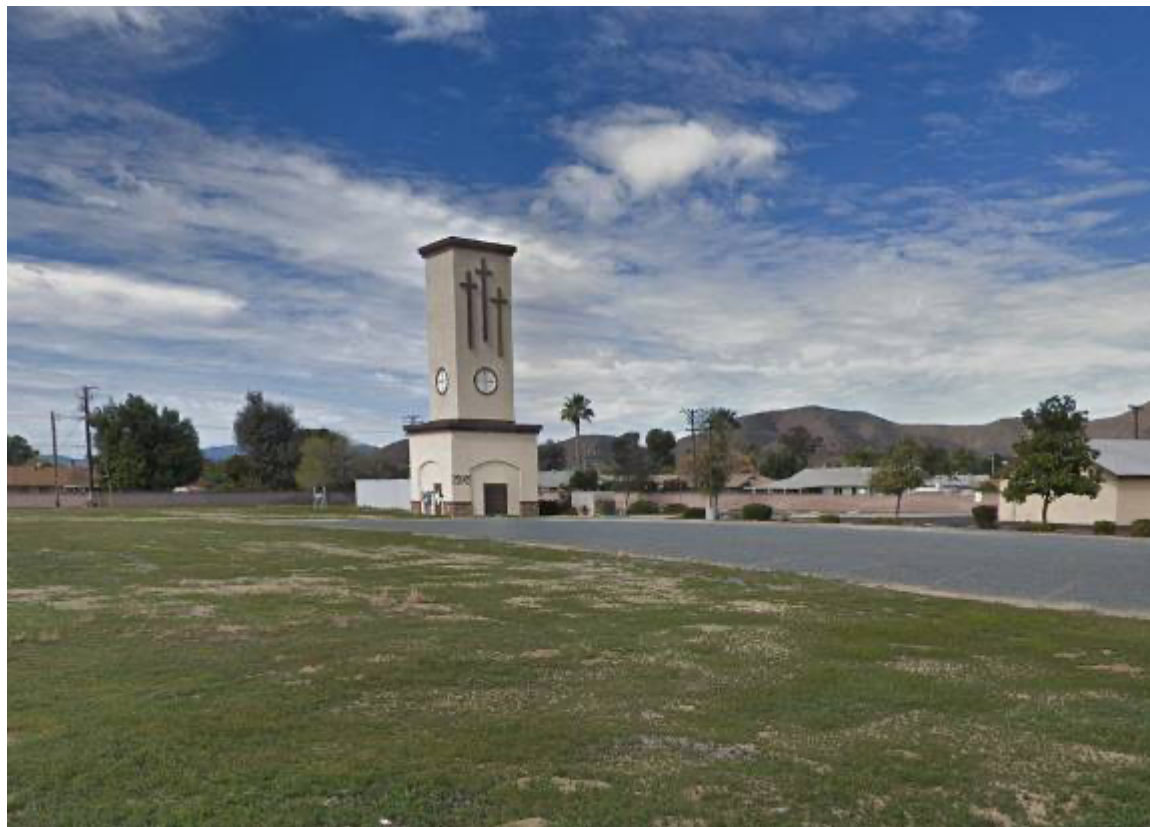
## Proposed Facility – Valley Church of Christ, 29035 Del Monte Drive



*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 church property is located in an LDR-2 (low-density residential) zoning district. Section 9.290.060(A)(3) of City of Menifee's Development Code authorizes placing WCFs on church properties in residential zones when concealed or disguised. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) mounted on the monobroadleaf, with the related equipment to be housed in an equipment shelter adjacent to the monobroadleaf and surrounded by an 10-foot high CMU wall. The Proposed Facility is a stealth design to minimize visual impacts, and the facility and related equipment will blend within the existing environment. Pole-mounted equipment, including radio units, surge protectors, and antenna brackets, will be painted green to match the faux foliage. The antennas will be covered with antenna socks and fully screened by the faux tree branches and foliage. The Proposed Facility is the least intrusive means to fill AT&T's significant gap.

## Alternative Site 1 – Existing Verizon Tower, 29035 Del Monte Drive



*Conclusion: Not available*

This Verizon WCF is located on the same church property as the Proposed Facility. The church will not allow AT&T to extend or modify the existing WCF.

**Update:** Despite the church's initial refusals to allow AT&T to expand this existing structure to accommodate collocation of the Proposed Facility, the City Staff continued to press AT&T to seek reconsideration based on the stated preference for collocation over a new freestanding stealth structure. Thus, in August 2022, AT&T's project team reached back out to the church to seek permission to expand the Verizon structure the minimum amount needed to accommodate collocation of AT&T's Proposed Facility. Specifically, AT&T determined that to accommodate the Proposed Facility, the structure would need to be increased in height by 13 feet to fit the antennas and with a much wider structure to house AT&T's antennas and related equipment. In response, the church wrote to the city on September 7, 2022, and emphatically refusing to authorize collocation of the Proposed Facility.

## Alternative Site 2 – Cherry Hills Golf Course, 26583 Cherry Hills Boulevard



*Conclusion: Not available; not feasible*

This golf course is located in an Open Space-recreation zoning district to the north of the Proposed Facility. The property owner was not interested in leasing space for AT&T's proposed WCF. In addition, WCFs are prohibited in Open Space zones per Table 9.290.060-1 of the Menifee Development Code.

**Update:** On March 24, 2022, AT&T analyzed two additional locations (latitude/longitude coordinates below) at the Cherry Hills Golf Course:

- 2B – 33.706704, -117.194979
- 2C – 33.70904836218543, -117.19627360735767

AT&T's RF engineers determined that these locations are not viable as alternatives to the Proposed Facility because WCFs there would not close AT&T's significant coverage gap and would introduce unacceptable interference to AT&T's wireless network.



### **Alternative Site 3 – Existing SBA Tower, 28500 Bradley Road**



*Conclusion: Not available; more intrusive than Proposed facility*

This existing monopalm WCF is located residential-zoned property approximately 0.95 mile to the northeast from the Proposed Facility. Given the city discourages WCFs on residential properties, this site is more intrusive than the Proposed Facility.

#### **Alternative Site 4 – Existing ATC Structure, 27860 Bradley Road**



*Conclusion: Not feasible*

AT&T already has an existing wireless communications facility on this monopalm, which is located in a Public Facility zone approximately 1.25 miles to the northeast from the Proposed Facility. Another facility here would not close AT&T's significant service coverage gap in the vicinity of the Proposed Facility.



### **Alternative Site 5 – Existing ATC Structure, 29835 Murrieta Road**



*Conclusion: Infeasible.*

This monopine WCF, which is owned American Tower Corporation and houses another AT&T WCF, is located approximately 0.80 mile to the southwest from the Proposed Facility. Adding a new facility here would not close AT&T's significant service coverage gap because this site is too far to the southwest to propagate effective signals throughout the gap area. As you can see from AT&T's propagation maps that are exhibits to the Radio Frequency Statement, coverage from this existing site (Site ID CSL00344) does not extend to the existing gap area.

## Alternative Site 6 – Public Facility Zone – Sun City Regional Water Reclamation Facility



*Conclusion: Not feasible*

This Public Facility zone is situated approximately 0.8 mile to the southwest from the Proposed Facility. This location is too far from the center of the gap area to close AT&T's significant service coverage gap.

### Alternative Site 7 – Public Facility Zone at intersection of Lazy Creek and Bradley Roads



*Conclusion: Not feasible*

This Public Facility zone is situated approximately 0.85 mile to the southeast from the Proposed Facility. This location is too far from the center of the gap area to close AT&T's significant service coverage gap.



**Alternative Site 8 – Public Facility Zone at intersection of Cherry Hills & Sun City Blvds.**

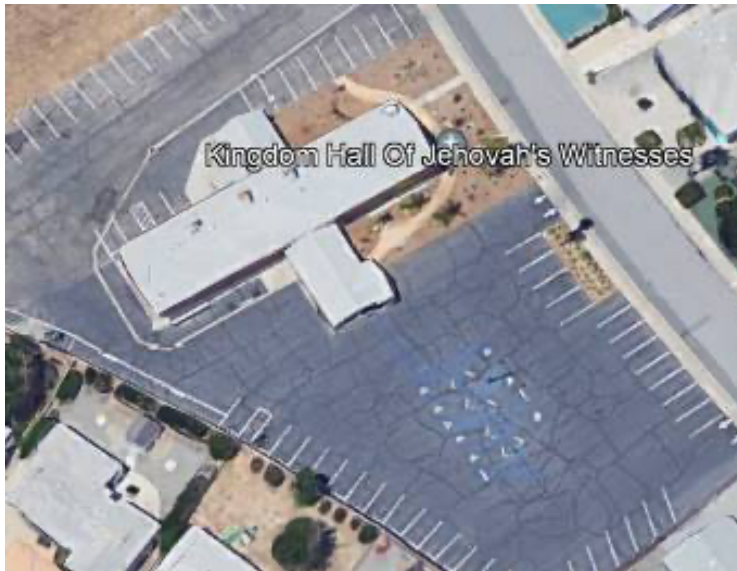


*Conclusion: More intrusive than Proposed Facility; not feasible*

This Public Facility zone is situated approximately 0.8 mile to the northwest from the Proposed Facility. This retirement community property is more intrusive than the Proposed Facility because it is a residential property and the Menifee Wireless Ordinance discourages locations on properties with residential uses.

**Update:** At the request of the City's Planning Department, AT&T reanalyzed this location. AT&T's RF engineers determined that this site is not viable as an alternative to the Proposed Facility because a WCF there would not close AT&T's significant coverage gap and would introduce unacceptable interference to AT&T's wireless network.

**Alternative Site 9 – Kingdom Hall of Jehovah’s Witnesses, 29101 Del Monte Dr.**



*Conclusion: Not available*

At the request of the City’s Planning Department, AT&T contacted church officials for this Kingdom Hall of Jehovah’s Witnesses. After expressing some initial interest to City Staff, church officials ultimately declined to lease space to AT&T for a WCF at this property.

**Overall Conclusion**

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap. No other viable site was identified. Denial of the site will materially inhibit AT&T from providing and improving wireless service in this portion of the City.