



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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MEMORANDUM

DATE: September 1, 2022
TO: Planning Commission
FROM: Julia Krog, Director
SUBJECT: U_2017-0036 (AT&T) Updated Application Materials Submitted

On August 10, 2022, the Applicant submitted additional information regarding the project. The Planning Commission continued the public hearing scheduled for August 18, 2022 to September 1, 2022 to allow Staff adequate time to review the submitted materials in advance of any continued hearing. The additional information submitted consists of an Updated Alternative Site Analysis for the project. Staff has reviewed the submitted materials, which are attached to this memorandum as Attachment A, and has determined that the additional information does not alter Staff's recommendation regarding the project.

Attachment A:
AT&T Proposed Wireless Telecommunications Facility – Updated Alternatives Sites Analysis

ATTACHMENT A

AT&T Proposed Wireless Telecommunications Facility – Updated Alternative Site Analysis

The primary objective for AT&T's proposed wireless communications facility is to improve coverage along this portion of the shoreline, the nearby stretch of Highway 1, and residents in the area. Mendocino County's Guidelines for the Development of Wireless Communication Facilities, adopted August 4, 2015 (WTF Guidelines), calls for a narrative Alternative Site Analysis in order to describe the characteristics of the selected site and compare other area locations. Section B(15) of the WTF Guidelines explains that such narrative need not include alternatives that would not produce a minimum quality signal or would create substantial interference with another service. AT&T submitted an alternative sites analysis narrative as part of its Project Support Statement, which compared three candidate locations, including the proposed site at AT&T's Cable Station and two alternatives. At the request of County officials and staff, AT&T has expanded its site search and reviewed additional alternative properties to host a wireless facility that would be viable to close AT&T's coverage gap and in accordance with Mendocino County's WTF Guidelines. On the basis of this further search and analysis, AT&T has confirmed that the primary candidate – the AT&T Cable Station – is the best available and least intrusive means to close its coverage gap.

The nearest AT&T existing WTF is located seven miles southeast from the Cable Station on a ridgeline just east of Point Arena. Coverage from the Point Arena Facility dissipates near the hairpin turn on Highway 1 just north of Flumeville, an unincorporated community in Mendocino County. Thus, it does not offer a viable collocation opportunity for the present coverage objective.

The AT&T Cable Station was carefully and strategically chosen to optimize AT&T's coverage along the shoreline and Highway 1, in part because the land there juts out farther towards the ocean offering a wide line-of-sight to the coverage gap. Properties to the south, which were considered in the original Alternative Site Analysis, are not viable candidates because the closer to the center of the town of Manchester a site is located, the larger a gap is left to the north.

Having now vetted seven additional properties more inland than the Cable Station, which properties are described below, AT&T concludes that its Cable Station location provides optimal coverage along the shoreline, the relevant portion of Highway 1, and to nearby dwellings. AT&T's RF engineer determined that, due to existing terrain in the area (hills to the north and south), a site more inland will not produce sufficient coverage along Highway 1, the shoreline, or the nearby dwellings. In addition to enabling better coverage, the Cable Station site fits in better with AT&T's network functions (e.g., handoff). The Cable Station, therefore, remains the best available location from which AT&T can provide its services, including E-911, which will benefit area residents and visitors (safety to hikers, horseback riders, drivers, and surfers, etc.).

The following big-picture variables explain and support AT&T's conclusion that the Cable Station is the best available site:

- Properties further south of the Cable Station do not provide adequate line-of-sight throughout the coverage gap.
- Properties more inland have inferior line-of-sight to this portion of Highway 1, the shoreline, or dwellings in the area as compared to the Cable Station.
- Properties to the north along Highway 1 leave too large of a gap to the south.

ATTACHMENT A

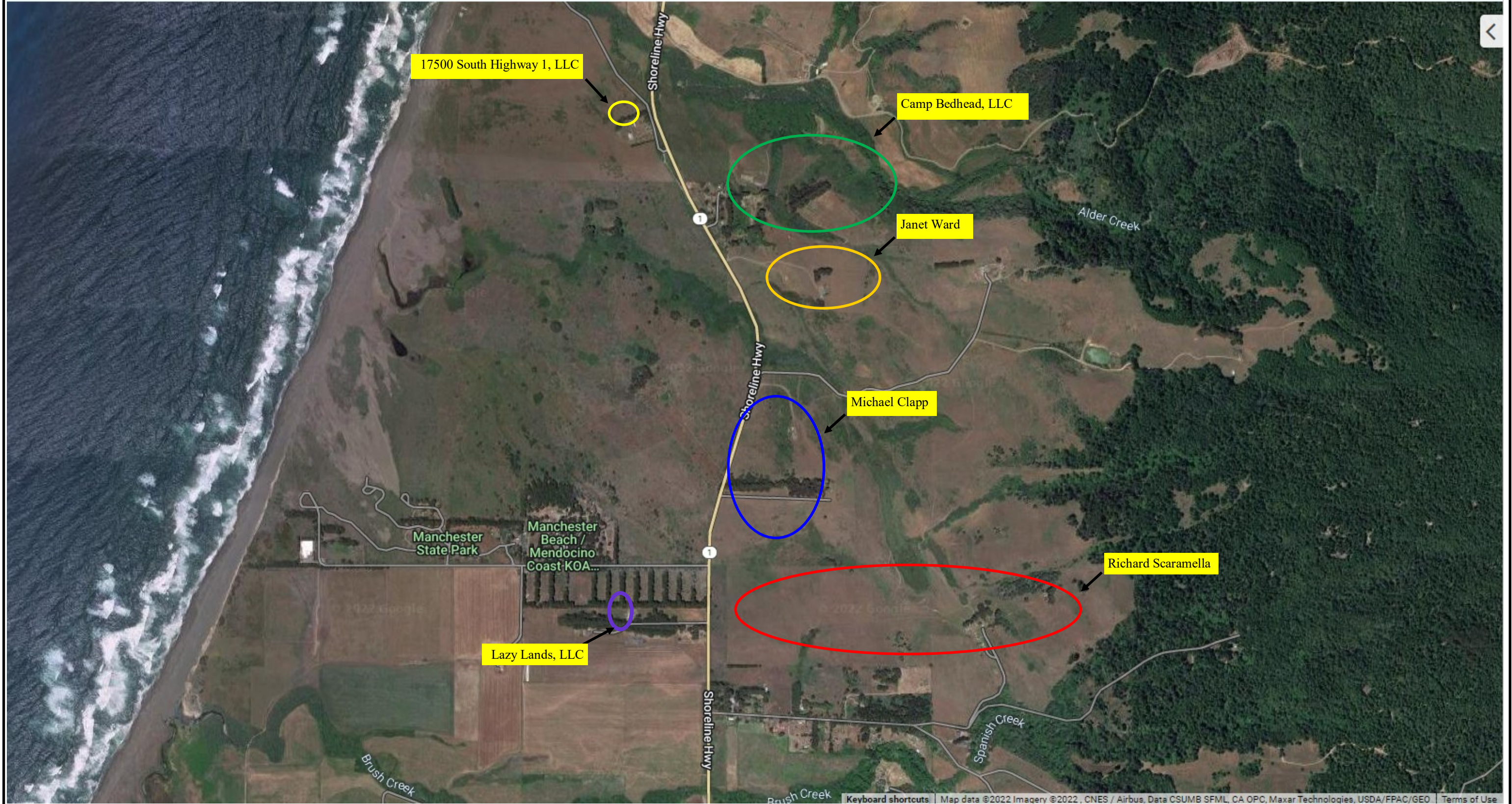
- Only two additional property owners, one to the south and one to the north, have showed interest in hosting a WTF on their property.

Properties vetted by Site Acquisition Specialist and RF Engineer:

- AT&T Cable Station, 45001 Kinney Road (Proposed Site)
- 18800 S. Highway 1
 - A WTF on this property, which was evaluated in AT&T's initial alternatives analysis, would not provide coverage to as many residents and would be more visible from Highway 1.
- 19850 S. Highway 1
 - A WTF on this property, which was evaluated in AT&T's initial alternatives analysis, would not provide coverage to as many residents and would be more visually impactful from nearby residences.
- 17500 South Highway 1 – APN 132-190-03 – Owned by 17500 South Highway 1, LLC
 - Letter of Interest sent certified mail on 6/29/22, received 7/2/22.
 - Property Owner interested but not viable for Coverage Purposes
- 17801 South Highway 1 – APN 132-230-01 – Owned by Camp Bedhead, LLC
 - Letter of Interest sent certified mail on 6/29/22, picked up 7/25/22
 - No response to date
- 17825 S. Highway 1 – APN 132-230-15 – Owned by Janet Ward
 - Letter of Interest sent certified mail on 6/29/22, received 7/1/22
 - No response to date
- 18650 South Highway 1 – APN 133-010-28 – Owned by Lazy Land, LLC
 - Letter of Interest sent certified mail on 6/29/22, received 7/8/22
 - Property Owner interested but not viable for Coverage Purposes
- 18251 South Highway 1 – APN 132-230-07 – Owned by Michael and Kat Clapp
 - Letter of Interest sent certified mail on 6/29/22, received 7/2/22
 - No response to date
- 18401 South Highway 1 – APN 133-060-01 – Owned by Michael and Kat Clapp
 - Letter of Interest sent certified mail on 6/29/22, received 7/2/22
 - No response to date
- 43600 Crispin Road – APN 133-060-02 – Owned by Richard Scaramella
 - Letter of Interest sent certified mail on 6/29/22, received 7/7/22
 - No response to date

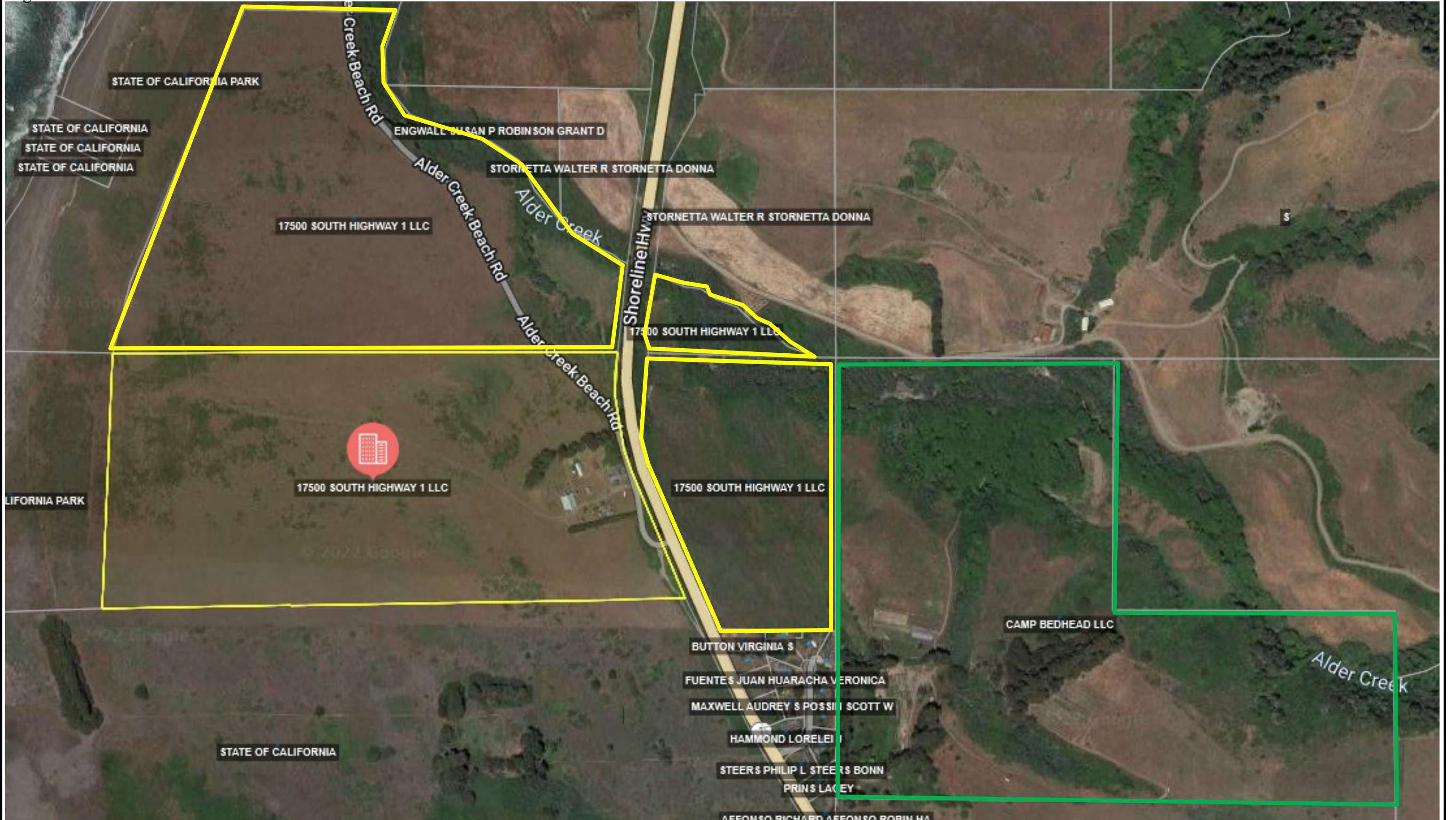
Properties vetted by Site Acquisition Specialist and RF Engineer from north to south:

1. Yellow Ring: 17500 South Highway 1 – APN 132-190-03 – Owned by 17500 South Highway 1, LLC
2. Green Ring: 17801 South Highway 1—APN 132-230-01—Owned by Camp Bedhead, LLC
3. Orange Ring: 17825 S. Highway 1 – APN 132-230-15 – Owned by Janet Ward
4. Blue Ring: 18251 South Highway 1 – APN 132-230-07 – Owned by Michael and Kat Clapp and 18401 South Highway 1 – APN 133-060-01 – Owned by Michael and Kat Clapp
5. Purple Ring: 18650 South Highway 1 – APN 133-010-28 – Owned by Lazy Land, LLC
6. Red Ring: 43600 Crispin Road – APN 133-060-02 – Owned by Richard Scaramella



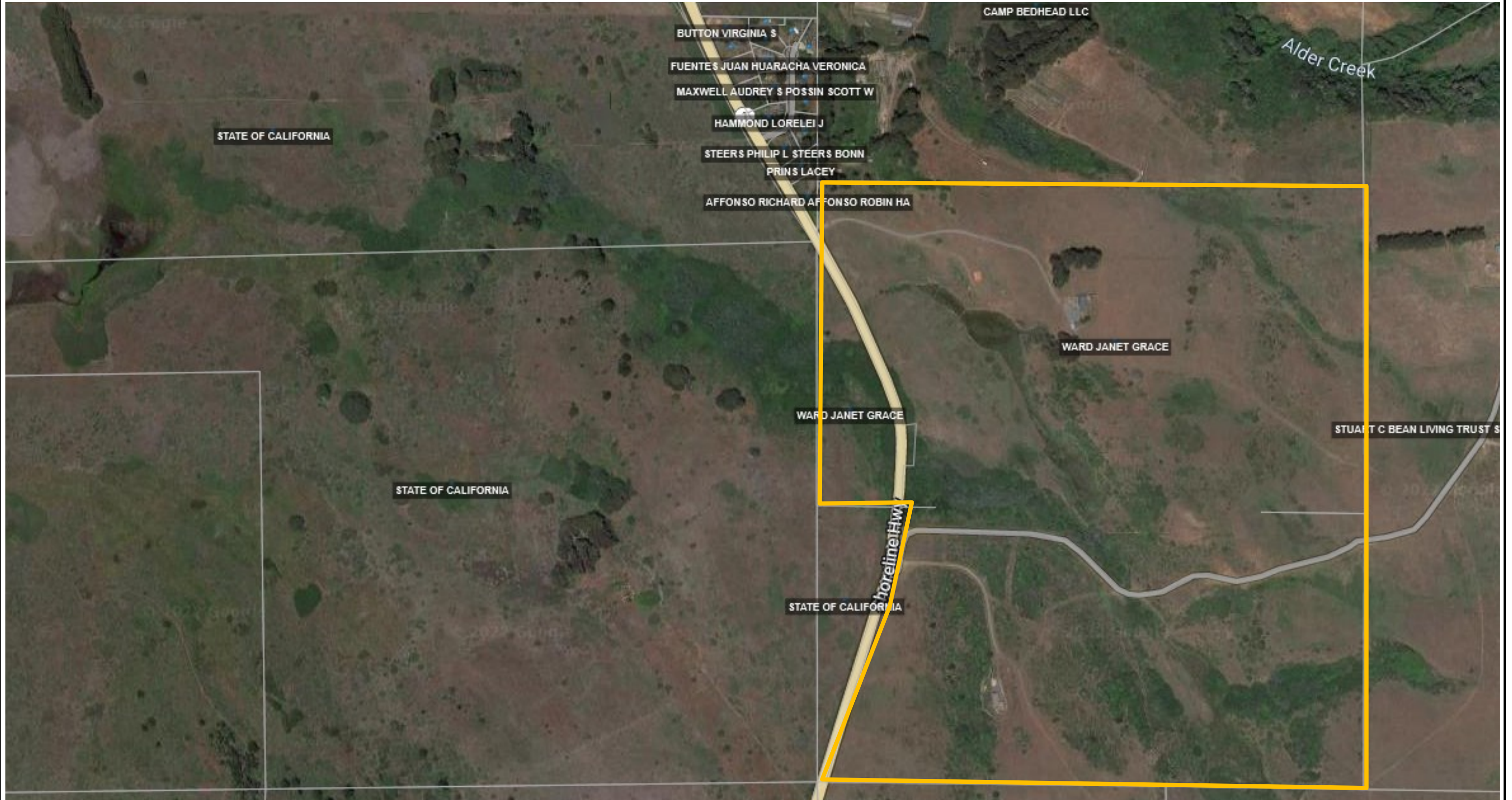
Yellow Outline: 17500 South Highway 1, LLC—APN 132-190-03—Property Owner is interested in leasing space to AT&T, however, the property does not provide adequate coverage compared to Cable Station

Green Outline: Camp Bedhead, LLC—APN 132-230-01—Property Owner did not respond to AT&T's Letter of Interest—Property is too inland and does not cover the shoreline, Highway 1, or dwellings as well as Cable Station.

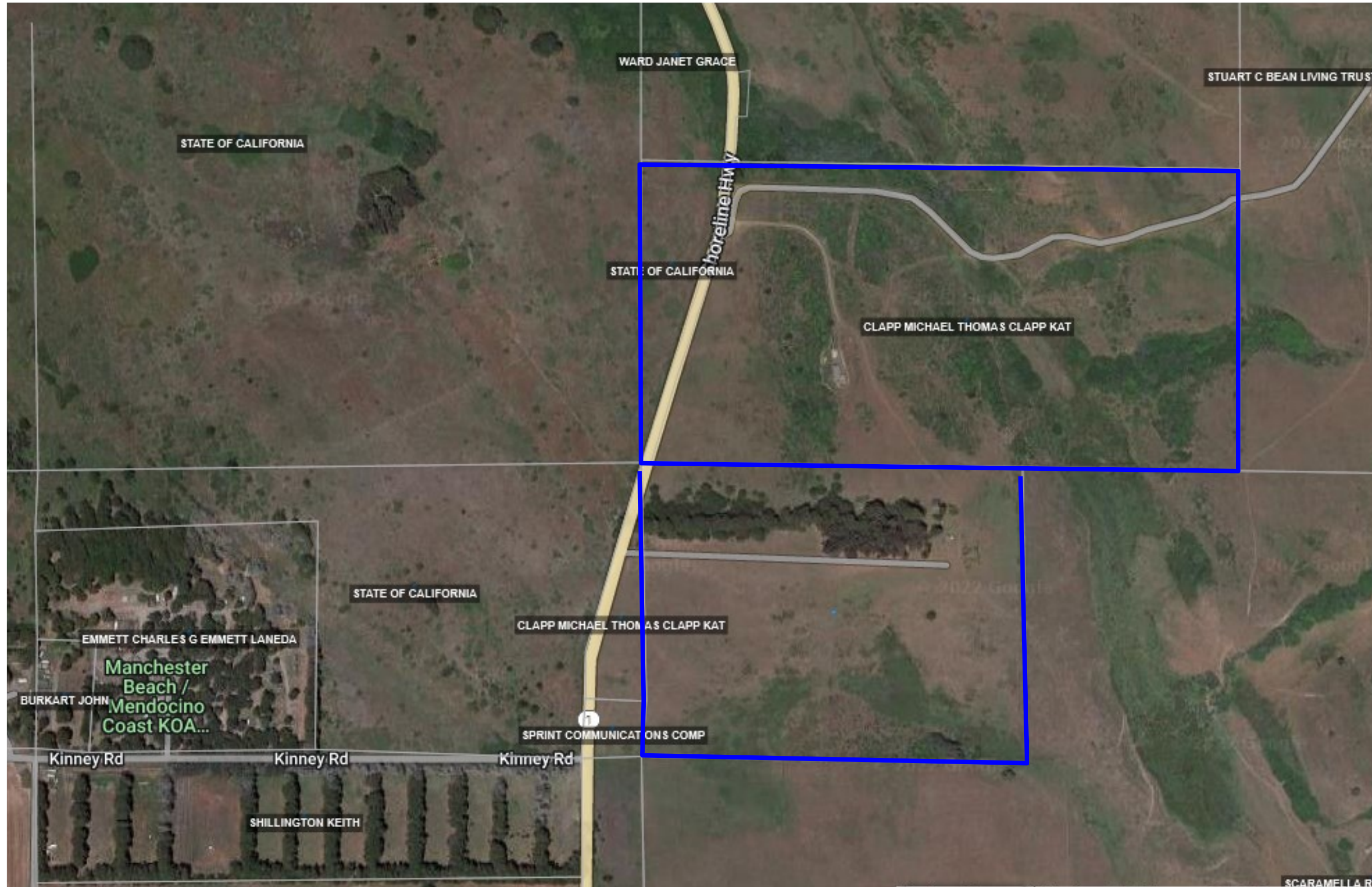


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Orange Outline: Janet Ward—APN: 132-230-15—Property Owner did not respond to AT&T's Letter of Interest—Property is too inland and does not cover the shoreline, Highway 1, or dwellings as well as Cable Station.



Blue Outline: Michael Clapp—APN: 132-230-07 and 133-060-01—Property Owner did not respond to AT&T's Letter of Interest—Property is too inland and does not cover the shoreline, Highway 1, or dwellings as well as Cable Station.



Purple Outline: Lazy Land, LLC —APN: 133-010-28—Property Owner is interested in leasing space to AT&T for a WTF, however, the site location is just too far south and inland and therefore would provide insufficient coverage compared to the Cable Station.

