

TEP PHOENIX OFFICE
4710 E. ELWOOD, SUITE 9
PHOENIX, AZ 85040
480-285-0035
WWW.TEPGROUP.NET

July 10, 2024

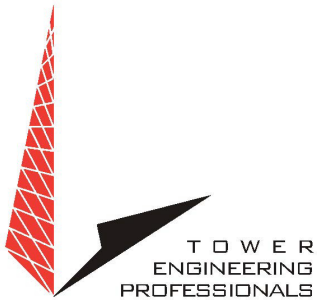
Re: Alternative Site Analysis – New Public Safety Tower/FirstNet at 440 Peralta Avenue, San Leandro, CA 94577 – Conditional Use Permit - SLEAN01 / CCL05539

To City of San Leandro Planning Department:

We are proposing a new Public Safety Tower to provide FirstNet to enhance emergency service for first responders at 440 Peralta Ave. in San Leandro. Several alternative locations were considered for this project with Commercial/Industrial corridors targeted as the preferred location. Upon review, it was noted these potential candidates would not work for the FirstNet/AT&T coverage objective.

AT&T's radio frequency ("RF") engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives. From this study, AT&T's RF engineers identified a "search ring" area where a wireless communications facility may be located to provide effective service in the target coverage area.

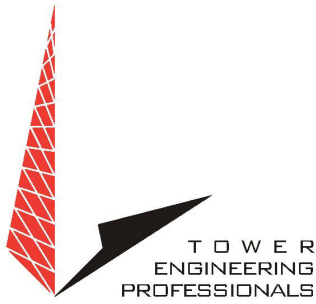
The coverage objective of this search ring requires a minimum tower height of 80' and there are no surrounding buildings within this search ring that will allow us to collocate at that height. The need for a new tower is imperative to meet this project's objectives. In addition to AT&T LTE-5G commercial facilities, this proposed Public Safety Tower will include facilities to support FirstNet. As a FirstNet site, this Public Safety Tower is part of a more significant initiative by AT&T to upgrade existing wireless sites and to build new sites to support FirstNet and deploy the new frequency band for first responders ("Band 14"). Placing antennas at the minimum height necessary to reliably make and receive telephone calls and provide data service in the presence of varying signals is crucial for the efficient and effective operation of this site as a FirstNet Network site.



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Please see the search ring illustration below that depicts the alternative sites, existing towers, and the shows the heavy residential zones that cover a majority of the search ring. Each alternative site is numbered to match the alternative list.

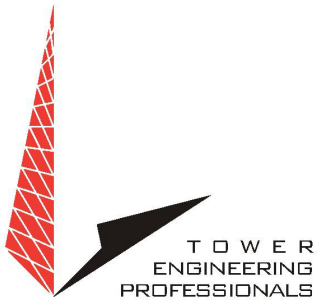




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Please see the list of eliminated candidates:

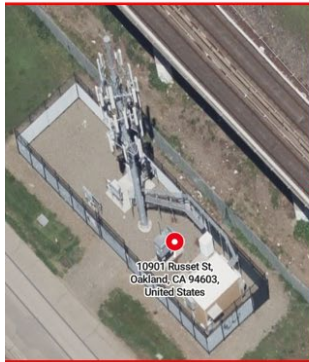
#	Owner	Zoning Use:	Parcel/Address/Coordinates	Proposal Type/Reason for Elimination
1	Siempre Verde Park Contact: (510) 577-3462	OS - Open Space	Parcel: 75-224-8-1 Address: 455 Park St, San Leandro, CA 94577 Lat/Long: 37.729309, -122.166393	New Tower / Did not meet RF (Radio Frequency) coverage objective requirements
2	Wheelcare Express Contact: (510) 436-5040	IL – Industrial Limited	Parcel: 75-224-2-3 Address:300 San Leandro Blvd San Leandro, CA 94577 Lat/Long: 37.730818, -122.168439	New Tower / Did not meet RF (Radio Frequency) coverage objective requirements
3	Norcal Waste Equipment Co./ Contact: Anthony Mirada	IL - Industrial Limited	Parcel: 75-224-4-8 Address: 299 Park St. San Leandro, CA 94577 Lat/Long: 37.730841, -122.167640	New Tower / Did not meet RF (Radio Frequency) coverage objective requirements
4	Evergreen Nursery Contact: (510) 632-1522	IL - Industrial Limited	Parcel: 75-224-4-6 Address: 350 San Leandro Blvd San Leandro, CA 94577 Lat/Long: 37.730408, -122.167332	New Tower / Property Owner was not interested.
5	Road Bear RV Rental & Sales Contact: (510) 564-4444	IL - Industrial Limited	Parcel: 75-224-6 Address: 415 Park St, San Leandro, CA 94577 Lat/Long: 37.730122, -122.166774	New Tower / Did not meet RF (Radio Frequency) coverage objective requirements
6	Alameda County Fire Dept.	DA-4(S)TOD-Residential Mixed Use (Special Review)	Parcel: 75-57-12-3 Address: 829 Alvarado St, San Leandro, CA 94577 Lat/Long: 37.725857627662954, - 122.16676283001111	New Tower / The future of the parcel is unknown as the lease is set to expire.



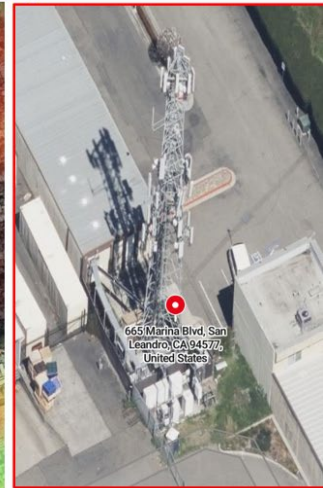
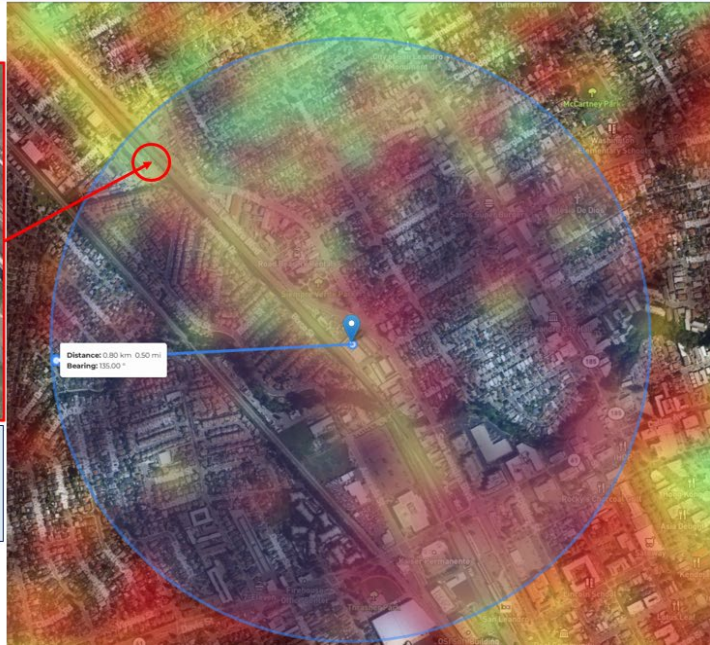
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Existing Coverage with Existing Tower Overview:

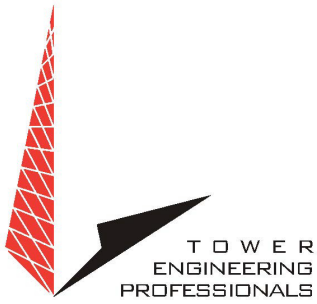
Existing AT&T coverage and Competitive Tower Overview (0.5-mile radius)



Existing SBA mono-pole located at 37.73244, -122.17162 is occupied by Verizon and T-Mobile and appears fully loaded – no available space for AT&T to collocate



Existing Crown lattice tower is located at 37.71342, -122.15556 and is 1.15-miles from current project. AT&T is already collocating on this asset.

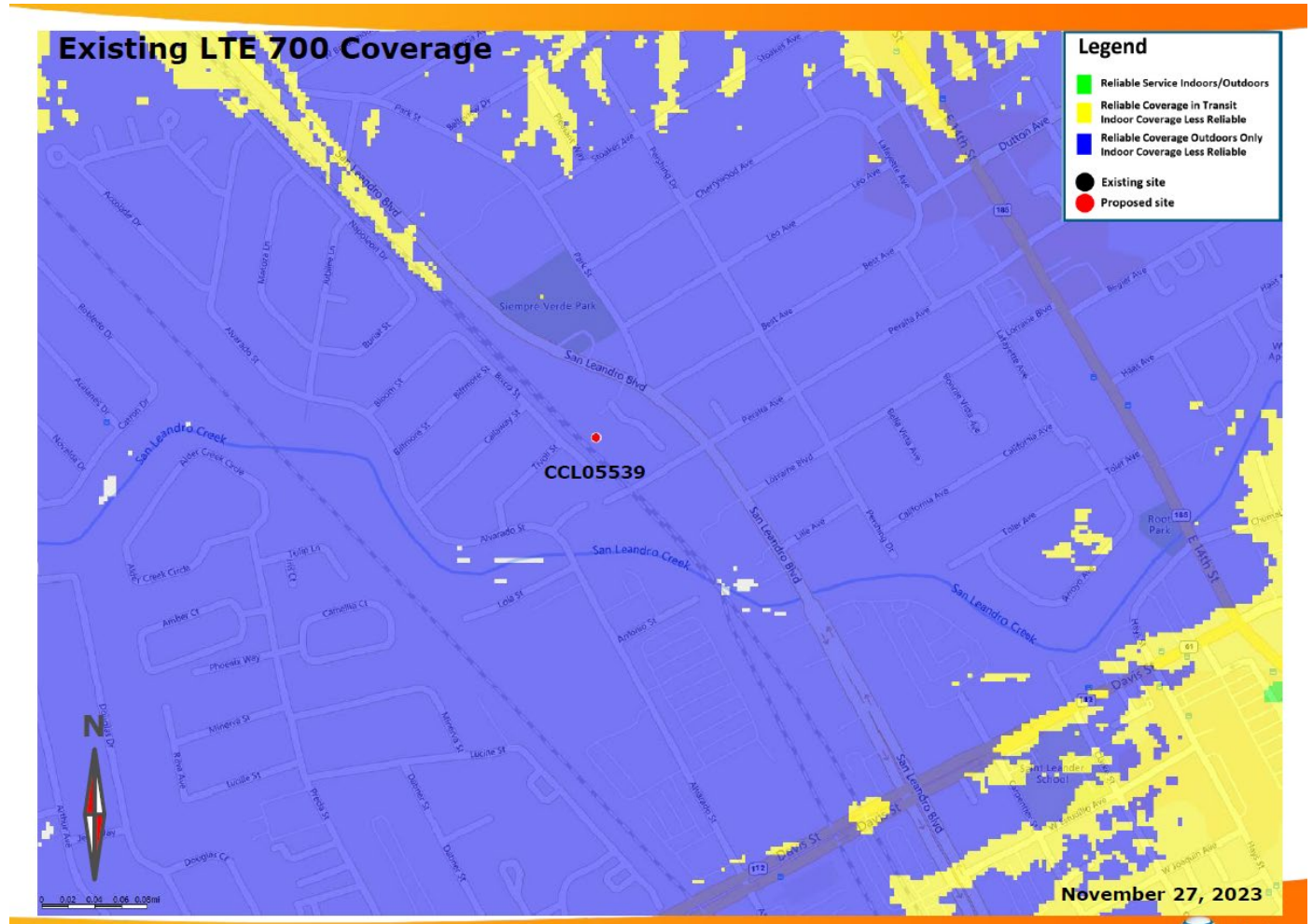


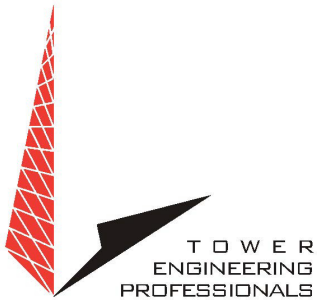
TOWER
ENGINEERING
PROFESSIONALS

Coverage Maps

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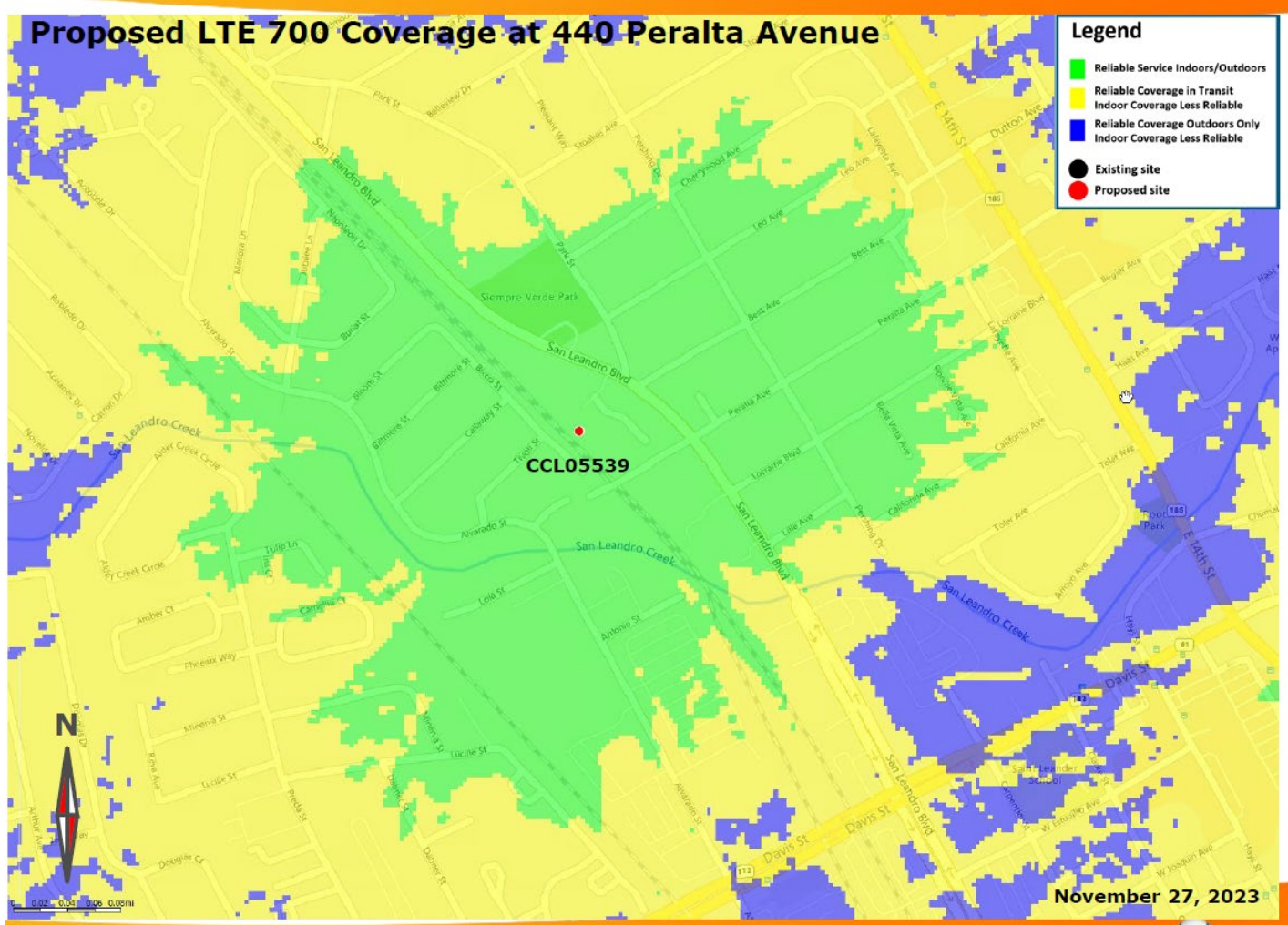
Existing Coverage:

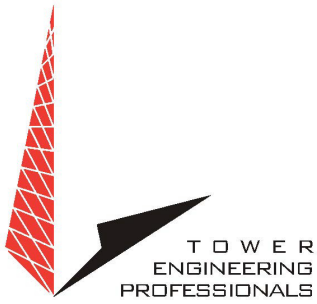




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Coverage with the Proposed Tower:





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Because 440 Peralta Ave. currently sits in a significant gap for FirstNet/AT&T this location was ultimately selected and approval for the project by property ownership was obtained. This location will help to cover and serve the surrounding industrial and residential areas.