



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 22, 2016

TO: Susie Tae
Hearing Officer

FROM: Steve Mar *Steve Mar*
Regional Planning Assistant
Zoning Permits East

SUBJECT: **Additional Materials**
Project Number R2015-02771-(4)
Conditional Use Permit No. 201500112
HO Meeting: April 5, 2016
Agenda Item: 7

On March 1, 2016, the Hearing Officer continued the abovementioned item to allow the applicant time to prepare an alternate sites analysis in response to a comment letter that was received for the project. The applicant has submitted this requested item.

Additionally, the original alternate sites analysis, which was not included in the hearing package, is attached for your review.

If you need further information, please contact Steve Mar at (213) 974-6435 or smar@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

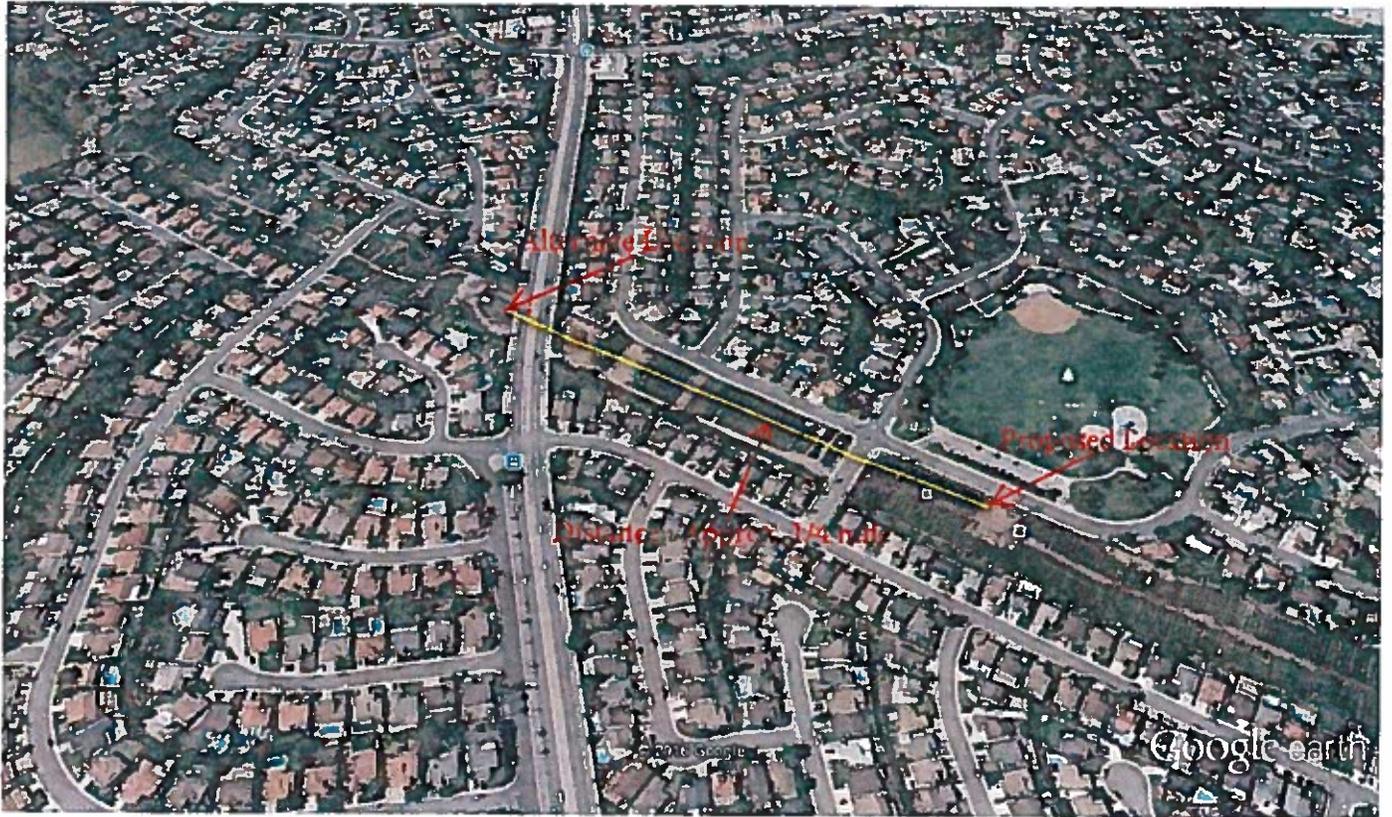
MM:SM



March 11, 2016

Alternative Site Analysis – South SCE Tower

In addition to the objective of the proposed site to fill gaps in coverage in the vicinity, there is an additional objective to locate the proposed site such that it is able to provide increased capacity to existing Verizon cell sites in the area. The site identified in the opposition letter is approximately ¼ mile south of the currently proposed site (see attached Google Earth image). Moving the site to an SCE tower south of Colima road, as specified in the opposition letter, significantly compromises the proposed site's ability to satisfy the capacity objectives because it moves the site farther away from existing sites to the north, northwest and northeast. As a result, relocating the proposed site to the opposition-specified location would increase the chances that an additional site would be needed to address the capacity issues that would be addressed by the originally proposed site location – the location that is the subject of the CUP application. The ability to meet the capacity objectives of this proposed site thereby minimizing the need for an additional site makes this location far preferable to the opposition suggested location.



Google earth

feet
meters



**Supplemental Information for a Wireless Telecommunication Facility
Application for a Conditional Use Permit
County of Los Angeles**

Project Location- Verizon Wireless "Pepperbrook"

Address: 16448 Halliburton Road, Hacienda Heights, CA 91745 **APN:** 8207-019-802
Zoning: A-1 (Light Agriculture)

Project Representative

John Pappas
Eukon Group (on behalf of Verizon Wireless)
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Coverage Analysis

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap coverage:"

- .. The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a level sufficient for outdoor, in-vehicle and in-building penetration with good voice quality (threshold, -75 db).
- When other nearby sites become overloaded and more enhanced voice and data services are used (4G, etc) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

This location was selected because Verizon's radio-frequency (RF) engineers have identified a significant deficiency in capacity. The proposed facility will greatly improve capacity in the surrounding residential areas, especially along Colima Rd and Halliburton Rd. The attached RF propagation maps illustrate the coverage area as it exists, the coverage area with the proposed facility functional and the proposed facility by itself. Green indicates optimal signal strength and red indicates weak signal strength.

Alternative Site Analysis

Various sites were investigated as candidates for this proposed facility. The capacity gap area/search ring and alternative sites considered are shown respectively in Figures 1 and 2 below.

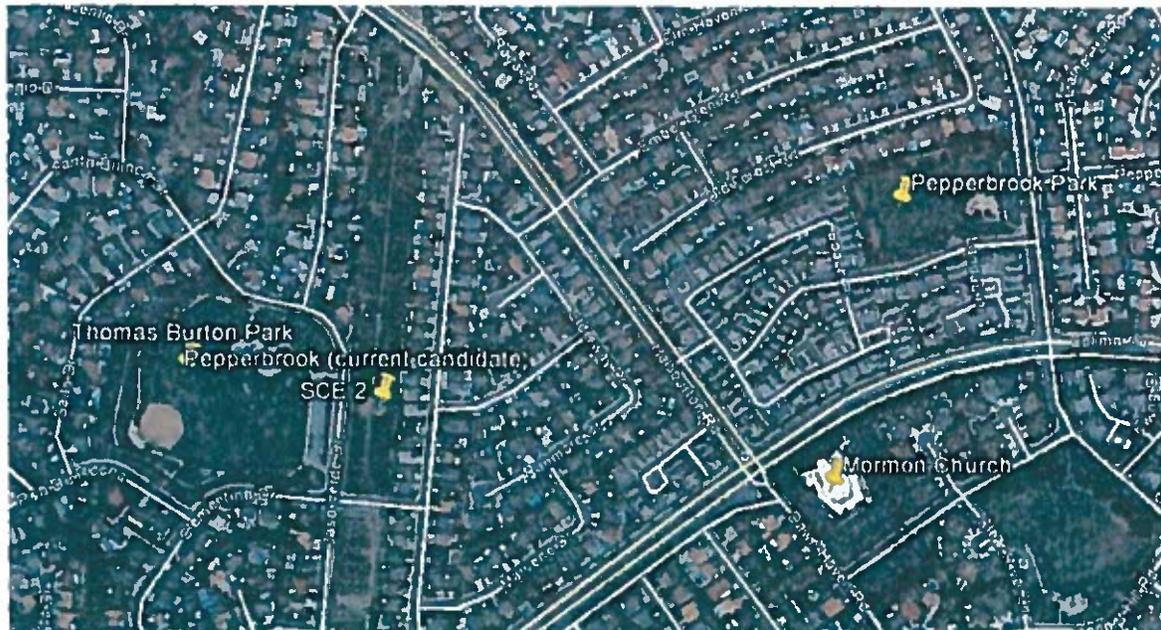
The search area ring is largely residential with a few pockets of non-residential uses. Thomas Burton Park and Pepperbrook Park were considered, however no existing vertical elements (such as ball field lights) are present at either park. The Mormon Church was eliminated because Mormon churches are not presently interested in wireless deals. There are a total of four SCE towers on the narrow strip of land currently being used as a nursery. The northeast tower is already hosting a wireless facility. Verizon chose one of the two on the south end of the property.

core

Figure 1 Search Area Ring



Figure 2: Locations of Candidates Considered



Design Analysis

The design of the facility is proposed to be an SCE tower mount. Panel antennas will be mounted onto three corners of the tower with associated equipment to be located within a CMU wall enclosure within the tower's footprint. The addition of Verizon's equipment will not alter the tower's or property's current uses. In relation to the size and height of the tower, the antennas should appear as minor additions. The nearest residential structures are at least 120 feet away.

GENERAL INFORMATION

Site Selection Process

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls are gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to begin a search for a suitable location.

During initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with Verizon.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90% of American adults subscribe to cell phone service. People of all ages increasingly rely on their cell phones to talk, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes and therefore becoming reliant on adequate service within residential neighborhoods. About 50% of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first responders.

- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cellphones to their children.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. Over half of all 911 calls are made using mobile phones.

Safety- RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP) American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), and Occupational Safety and Health Administration (OSHA), and National Institute of Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All Verizon cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

The enclosed application is presented for your consideration. Verizon requests a favorable determination and approval of a Plot Plan to build the proposed disguised facility. Please contact me at (949) 702-0666 for any questions or requests for additional information.

Respectfully submitted,



John Pappas
Authorized Agent for Verizon Wireless