



CITY OF WEST COVINA

PLANNING COMMISSION

**DECEMBER 14, 2021, 7:00 PM
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790**

**Livier Becerra, Chair
Nickolas Lewis, Vice Chair
Shelby Williams, Commissioner
Brian Gutierrez, Commissioner
Sheena Heng, Commissioner**

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Please call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Department staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item. Requests to speak on non-agenda items will be heard during "Oral Communications" before the Public Hearing section of the agenda. Oral Communications are limited to thirty (30) minutes. Generally, comments are limited to five minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, October 26, 2021

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

PUBLIC HEARINGS

2. **(Continued from October 26, 2021)**

CONDITIONAL USE PERMIT NO. 21-03

CATEGORICAL EXEMPTION

APPLICANT: Jessica Grevin on behalf of AT&T

LOCATION: 3540 E Cameron Avenue

REQUEST: The applicant is requesting the approval of a conditional use permit to install a 60-foot tall freestanding wireless telecommunications facility located within the Valencia Height Water District property. The proposed wireless telecommunications facility will be located adjacent to Heritage Park. The telecommunications facility would be disguised as a eucalyptus tree. Equipment cabinets will be installed within a 817-square foot leased area, which will be screened by an 8-foot high concrete masonry unit block wall enclosure.

NON-HEARING ITEMS - None

TEN-DAY APPEAL PERIOD: *Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.*

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. **NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME.** If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

3. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

- a. Forthcoming - December 28, 2021

4. **CITY COUNCIL ACTION:**

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest

ADJOURNMENT

ITEM NO. 1.

DATE: December 14, 2021

TO: Planning Commission
FROM: Planning Division
SUBJECT: Regular meeting, October 26, 2021

Attachments

Minutes 10.26.21

**These minutes are preliminary and are considered unofficial
until adopted at the next Planning Commission meeting by a majority vote.**

A G E N D A

DATE: December 14, 2021

ITEM NO.: 1

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, October 26, 2021**

Regular meeting of the Planning Commission was called to order at 7:00 p.m.in the West Covina Council Chambers.

The Commission observed a moment of silent prayer/meditation.

Commissioner Lewis lead the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Williams, Lewis

Absent: Gutierrez (excused)

City Staff Present: Burns, Martinez

APPROVAL OF MINUTES:

1. Regular meeting, October 12, 2021

The minutes were approved as submitted.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 21-03
CATEGORICAL EXEMPTION**
APPLICANT: Jessica Grevin on behalf of AT&T
LOCATION: 3540 E. Cameron Avenue
REQUEST: The applicant is requesting the approval of a conditional use permit to install a 60-foot tall freestanding wireless telecommunications facility located within the Valencia Heights Water District property. The proposed wireless telecommunications facility will be located adjacent to Heritage Park. The telecommunications facility would be disguised as a eucalyptus tree. Equipment cabinets will be installed within a 817-square foot leased area, which will be screened by an 8-foot high concrete masonry unit lock wall enclosure.

Assistant Planner Camellia Martinez presented the staff report.

Chairperson Becerra opened the public hearing.

PROPOSERS:

Jessica Grevin, applicant, spoke in favor of the application.

OPPOSERS:

Lisa (no last name given), Rick (no last name given), Ian Pike, Pati McNair, Pauline Maxwell and Elsie Messman spoke in opposition.

REBUTTAL:

Ms. Grevins rebutted testimony in opposition.

Chairperson Becerra closed the public hearing.

Discussion by the Commission.

Motion by Heng, seconded by Becerra, to deny Conditional Use Permit No. 21-03. Motion fails: 2 – 2 (Becerra, Heng in favor, Williams, Lewis opposed, Gutierrez absent.)

Motion by Lewis, seconded by Williams, to continue this matter to the November 9, 2021 regular meeting. Motion fails: 2 – 2 (Williams, Lewis in favor, Becerra, Heng opposed, Gutierrez absent).

Discussion by the Commission.

Motion by Becerra, seconded by Heng, continue this matter to the December 14, 2021 regular meeting and require the applicant to provide further community outreach to the residents (optional), provide information showing the need for the new cell site, information regarding the undergrounding of facilities, and additional photo simulations of the proposed cell site from above. Motion fails: 2 – 2 (Becerra, Heng in favor, Williams, Lewis opposed, Gutierrez absent)

Discussion by the Commission.

Motion by Becerra, seconded by Lewis, continue this matter to the December 14, 2021 regular meeting and allow the applicant to provide further community outreach to the residents, provide information showing the need for the new cell site, information regarding the undergrounding of facilities, and additional photo simulations of the proposed cell site from above if desired. Motion carried 4-0, (Gutierrez absent.)

NON-HEARING ITEMS - None

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Lewis – Code amendment for undergrounding of telecommunications facilities.

3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- a. Forthcoming – October 26, 2021
- b. Town Hall meeting regarding the Housing Element Update is scheduled for October 27, 2021 at 6:30 p.m. in the Council Chambers.

4. CITY COUNCIL ACTION:

October 19, 2021 – Code Amendment No. 20-04, R-A & R-1 Standards was introduced for first reading by the City Council. The second reading will take place at the November 2, 2021 regular City Council meeting.

October 19, 2021 – Mitigated Negative Declaration of Environmental Impact, General Plan Amendment No. 20-03, Zone Change No. 20-04, Precise Plan No. 20-48, Tree Removal Permit No. 21-12, Tentative Parcel Map No. 83444, Development Agreement No. 21-01, for 1211 Badillo Street (Amazon Distribution Facility) was approved by the City Council.

ADJOURNMENT

Chairperson Becerra adjourned the meeting at 8:40 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON:

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

(Continued from October 26, 2021)

CONDITIONAL USE PERMIT NO. 21-03

CATEGORICAL EXEMPTION

APPLICANT: Jessica Grevin on behalf of AT&T

LOCATION: 3540 E Cameron Avenue

REQUEST: The applicant is requesting the approval of a conditional use permit to install a 60-foot tall freestanding wireless telecommunications facility located within the Valencia Height Water District property. The proposed wireless telecommunications facility will be located adjacent to Heritage Park. The telecommunications facility would be disguised as a eucalyptus tree. Equipment cabinets will be installed within a 817-square foot leased area, which will be screened by an 8-foot high concrete masonry unit block wall enclosure.

BACKGROUND

The project was initially reviewed by the Planning Commission on October 26, 2021. During the public hearing, 6 individuals spoke in opposition of the project with concerns regarding a wireless facility being located in residential zoning, clarifying what the applicant meant by "dead zones," the proposed equipment not being vaulted, the potential height increase of the cell tower in the future, and the change of the neighborhood aesthetics. The Planning Commission continued the item to December 14th with direction to the applicant to provide additional photo simulations taken from the backyards of homes along Hillside Drive, the feasibility of vaulting the equipment underground, and providing information on "dropped calls." The Planning Commission also suggested that the applicant voluntarily provide some more community outreach.

DISCUSSION

To address the Planning Commission requests, the applicant has submitted the following documents:

- **Updated LTE Justification Plots** (Attachment No. 3) - The graphics have been updated.
- **Updated Photographic Simulations** (Attachment No. 7) - The photo simulations have been updated to include two new images: 1) View (F) from the trail at Heritage Park facing Northeast; and 2) View (G) from the trail facing Northwest. According to the applicant, View G was closest they were able to get from the property line of the closest residential lot on Hillside Drive.
- **Engineering Letter** (Attachment No. 8) - The letter prepared by the Engineer provides an explanation on why the proposed facility equipment can not be vaulted underground.
- **New Radio Frequency Statement and LTE Coverage Plot Plans** (Attachment No. 9) - This document expands the applicant's justification on the necessity of the proposed macro cell tower.

The applicant was not able to provide the number of "dropped calls" and AT&T users in the area as requested by the Planning Commission. AT&T's legal representative stated that the information is proprietary and is not able to be shared.

REQUIRED FINDINGS

Findings necessary for the approval of a CUP are as follows:

a. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.

The proposed location of the telecommunications facility is both desirable and necessary to meet the demand for telecommunication service within the vicinity of the site. It will reduce the "coverage gap" that currently exists in

the vicinity to provide better service. In addition, the additional telecommunication facility will allow private utility service providers to willfully and efficiently serve West Covina's homes and businesses. It will also reduce the load on existing wireless facilities in order to meet capacity needs, and provide new LTE service to the surrounding area.

The cellular antenna structure is designed as a eucalyptus tree, located in a landscaped area to the southwest side of the Valencia Heights Water District property. The minimum distance required is 100 feet from any residential property. The proposed tower and equipment structure will be located approximately 176-feet from the nearest residential property, and because of the existing landscaping and the proposed landscaping surrounding the proposed facility, the proposed location is a good location for such a facility.

b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

The proposed telecommunication facility will not be detrimental to the health, safety, peace or general welfare of persons residing in the vicinity in that it is located at least 100 feet from the nearest residence in a residentially zoned property, and is less visually obtrusive than it otherwise would be because it is surrounded by landscaping and is in a faux-eucalyptus design. A structure will screen the cabinets and equipment necessary to support the wireless telecommunication facility. The proposed equipment associated with the tower does not emit fumes, smoke, or odors that would be considered offensive and operates virtually noise free.

c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.

The site is adequate in size and shape to accommodate the proposed project and does not require any adjustments to the land to make it compatible with the surrounding area. The mono-eucalyptus wireless telecommunication facility design will limit the visual impacts of the project and help the wireless communication facility installation integrate with the surrounding visual landscape. In addition, conditions of approval have been included requiring the applicant to install vines along the fence adjacent to Heritage Park and two new eucalyptus trees to allow the structure to blend with surrounding landscaping and setting. The project is an unmanned wireless facility which will not result in requiring additional parking or affecting existing onsite parking.

d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and the street patterns of such a nature exist as to guarantee that such generation will not be channeled through residential areas on local residential streets.

The subject site's access streets are adequate in width to accommodate the proposed use. The proposed wireless facility is unmanned and therefore is not anticipated to have an increase in the amount of traffic or to alter existing traffic patterns once construction is complete. The subject site gains access from Cameron Avenue onto a private street. A new driveway will be constructed on the site. The unattended facility will require periodic maintenance checks, however, these checks will not substantially alter surrounding traffic levels or circulation patterns on Cameron Avenue and the private street.

e. That the granting of such conditional use permit will not adversely affect the general plan of the city, or any other adopted plan of the city.

The granting of the conditional use permit will not adversely affect the West Covina General Plan since the proposed use is consistent with Policy 2.3a that directs staff to "invest in infrastructure to improve the public realm" and Policy 6.24 "Ensure that new development does not expose surrounding land us to excessive noise." The proposed wireless facility would provide service for residents who are increasingly reliant on their electronic devices for many day-to-day tasks. Additionally, approval of the facility could prevent the loss of life, serious injuries, and facilitate emergency response during an act of God or a catastrophic event. Therefore, the proposed use is consistent with the goal and intent of the City's General Plan. The proposal does not conflict with any other plans in the city.

Section 26-685.998 of the Municipal Code requires the following additional findings for approval of a wireless telecommunications facility:

f. The facility structures and equipment are located, designed, and screened to blend with the existing natural environment or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunications service and the need to be compatible with neighboring residents and the character of the community.

The proposed telecommunication facility will be located, designed and screened to limit the visual impacts and help the wireless facility to integrate with the surrounding visual landscape. The proposed antenna structure will be disguised as a stealth facility, as the antennas will be hidden within the branches of the monoecalyptus tree. The tree will blend with the surrounding landscape, which includes several mature weeping willow trees, and the required installation of two eucalyptus trees.

g. The facility is designed to blend with any existing supporting structures and does not substantially alter the character of the structure or local area.

The proposed equipment structure will be designed to be consistent with other structures on the grounds of the Valencia Heights Water District property. The enclosure will feature 8-foot high solid concrete masonry block walls. The installation of new climbing vines will surround the west fence adjacent to Heritage Park for additional security and screening. The finished structure, including the tower element, will match the existing buildings in materials and color, and will also provide security by separating the tower from public access. High-quality sock covers will be required as a condition of approval.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:

Policy 2.3a Invest in Infrastructure and improve the public realm.

Policy 6.24 Ensure that new development does not expose surrounding land uses to excessive noise.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Class 3 (Section 15303 - New Construction or Conversion of Small Structures) in that it consists of the installation a new wireless facility with equipment enclosed within a small structure.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 21-6101 approving Conditional Use Permit No. 21-03.

LARGE ATTACHMENTS

Plans - Plans are available for review with a scheduled appointment. Please contact the Planning Division at (626) 939-8422 to schedule an appointment.

Submitted by: Camillia Martinez, Associate Planner

Attachments

Attachment No. 1 - Resolution of Approval

Attachment No. 2 - Justification Study

Attachment No. 3 - LTE Justification Plots

Attachment No. 4 - Collocation Study

Attachment No. 5 - Radio Frequency Report
Attachment No. 6 - Community Meeting Flyer
Attachment No. 7 - Photographic Simulations
Attachment No. 8 - Engineering Letter on Vaulted Equipment
Attachment No. 9 - Radio Frequency Statement and LTE Coverage Plot Plans
Attachment No. 10 - Staff Report 10-26-21
Attachment No. 11 - Letter from AT&T Legal Representative

PLANNING COMMISSION

RESOLUTION NO. 21-6101

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 21-03

CONDITIONAL USE PERMIT NO. 21-03

CATEGORICAL EXEMPTION

APPLICANT: Jessica Grevin on behalf of AT&T

LOCATION: 3540 E Cameron Avenue

WHEREAS, there was filed with the City, a verified application on the forms prescribed in Chapter 26, Article VI of the West Covina Municipal Code, requesting approval of a conditional use permit to:

Allow for the installation of a 60-foot high wireless communication facility designed as a eucalyptus tree with 12 panel antennas. On certain property described as follows: 8277030028

Assessor Parcel No. 8277-030-028 as shown on the latest rolls of the Los Angeles County Tax Assessor; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 26th day of October 2021 and on the 14th day of December 2021, conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The applicant is requesting the approval of a conditional use permit to allow the installation of 50-foot wireless telecommunications facility designed as a eucalyptus tree located at 3540 E Cameron Avenue (Valencia Heights Water Tanks), which is zoned “Residential Single Family” (R-1) Zone.
2. Findings necessary for approval of a conditional use permit are as follows:
 - a. *That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.*

- b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.*
- c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.*
- d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.*
- e. That the granting of such conditional use permit will not adversely affect the general plan of the city, or any other adopted plan of the city.*

Section 26-685.998 of the Municipal Code requires the following additional findings for approval of a wireless telecommunications facility:

- f. The facility structures and equipment are located, designed, and screened to blend with the existing natural environment or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunications service and the need to be compatible with neighboring residents and the character of the community.*
 - g. The facility is designed to blend with any existing supporting structures and does not substantially alter the character of the structure or local area.*
3. Pursuant to the California Environmental Quality Act (CEQA), the project is a Categorical Exemption, Class 3 (Section 15303: New construction of small new facilities), pursuant to the requirements of the California Environmental Quality Act of 1970 (CEQA) in that it consists of the installation of a new wireless facility within equipment enclosed within a small structure.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

1. On the basis of evidence presented, both oral and documentary, the Planning Commission makes the following findings for approval of a conditional use permit:
 - a. The proposed location of the telecommunications facility is both desirable and necessary to meet the demand for telecommunication service within the vicinity of

the site. It will reduce the “coverage gap” that currently exists in the vicinity to provide better service. In addition, the additional telecommunication facility will allow private utility service providers to willfully and efficiently serve West Covina’s homes and businesses. It will also reduce the load on existing wireless facilities in order to meet capacity needs, and provide new LTE service to the surrounding area.

The cellular antenna structure is designed as a eucalyptus tree, located in a landscaped area to the southwest side of the Valencia Heights Water District property. The minimum distance required is 100 feet from any residential property. The proposed tower and equipment structure will be located approximately 176-feet from the nearest residential property, and because of the existing landscaping and the proposed landscaping surrounding the proposed facility, the proposed location is a good location for such a facility.

- b. The proposed telecommunication facility will not be detrimental to the health, safety, peace or general welfare of persons residing in the vicinity in that it is located at least 100 feet from the nearest residence in a residentially zoned property, and is less visually obtrusive than it otherwise would be because it is surrounded by landscaping and is in a faux-eucalyptus design. A structure will screen the cabinets and equipment necessary to support the wireless telecommunication facility. The proposed equipment associated with the tower does not emit fumes, smoke, or odors that would be considered offensive and operates virtually noise free.
- c. The site is adequate in size and shape to accommodate the proposed project and does not require any adjustments to the land to make it compatible with the surrounding area. The monoeucalyptus wireless telecommunication facility design will limit the visual impacts of the project and help the wireless communication facility installation integrate with the surrounding visual landscape. In addition, conditions of approval have been included requiring the applicant to install vines along the fence adjacent to Heritage Park and two new eucalyptus trees to allow the structure to blend with surrounding landscaping and setting. The project is an unmanned wireless facility which will not result in requiring additional parking or affecting existing onsite parking.
- d. The subject site’s access streets are adequate in width to accommodate the proposed use. The proposed wireless facility is unmanned and therefore is not anticipated to have an increase in the amount of traffic or to alter existing traffic patterns once construction is complete. The subject site gains access from Cameron Avenue onto a private street. A new driveway will be constructed on the site. The unattended facility will require periodic maintenance checks, however, these checks will not substantially alter surrounding traffic levels or circulation patterns on Cameron Avenue and the private street.

- e. The granting of the conditional use permit will not adversely affect the West Covina General Plan since the proposed use is consistent with Policy 2.3a that directs staff to “invest in infrastructure to improve the public realm” and Policy 6.24 "Ensure that new development does not expose surrounding land us to excessive noise." The proposed wireless facility would provide service for residents who are increasingly reliant on their electronic devices for many day-to-day tasks. Additionally, approval of the facility could prevent the loss of life, serious injuries, and facilitate emergency response during an act of God or a catastrophic event. Therefore, the proposed use is consistent with the goal and intent of the City’s General Plan. The proposal does not conflict with any other plans in the city.
 - f. The proposed telecommunication facility will be located, designed and screened to limit the visual impacts and help the wireless facility to integrate with the surrounding visual landscape. The proposed antenna structure will be disguised as a stealth facility, as the antennas will be hidden within the branches of the monoeucalyptus tree. The tree will blend with the surrounding landscape, which includes several mature weeping willow trees, and the required installation of two eucalyptus trees.
 - g. The proposed equipment structure will be designed to be consistent with other structures on the grounds of the Valencia Heights Water District property. The enclosure will feature 8-foot high solid concrete masonry block walls. The installation of new climbing vines will surround the west fence adjacent to Heritage Park for additional security and screening. The finished structure, including the tower element, will match the existing buildings in materials and color, and will also provide security by separating the tower from public access. High-quality sock covers will be required as a condition of approval.
2. That pursuant to all of the evidence presented, both oral and documentary, and further based on the findings above, Conditional Use Permit No. 21-03 is approved subject to the provisions of the West Covina Municipal Code provided that the physical development of the herein described property shall conform to said conditional use permit and the conditions set forth herein which, except as otherwise expressly indicated, shall be fully performed and completed or shall be secured by bank or cash deposit satisfactory to the Community Development Director before the use or occupancy of the property is commenced and before a certificate of occupancy is issued, and the violation of any of which shall be grounds for revocation of said conditional use permit by the Planning Commission or City Council.
3. The conditional use permit shall not be effective for any purpose until the owner of the property involved (or his duly authorized representative) has filed at the office of the Community Development Director his affidavit stating he is aware of, and accepts, all conditions of this conditional use permit as set forth below. Additionally, no permits shall be issued until the owner of the property involved (or a duly authorized representative) pays all costs associated with the processing of this application pursuant to City Council Resolution No. 8690.

4. The costs and expenses of any enforcement activities, including, but not limited to attorney's fees, caused by the applicant's violation of any condition imposed by this approval or any provision of the West Covina Municipal Code shall be paid by the applicant.
5. That the approval of the conditional use permit is subject to the following conditions:
 - a. Comply with plans reviewed by the Planning Commission on October 26, 2021 which, among other things, depict a wireless telecommunications facility ("facility") designed to appear as a eucalyptus tree (this design is known in the wireless industry as a mono-eucalyptus facility), and an equipment structure with related equipment.
 - b. These conditions of approval shall be printed on or attached to the working drawings submitted to the Building Division for approval.
 - c. Comply with all requirements of the "Residential Single Family" (R-1) Zone and all other applicable standards of the West Covina Municipal Code.
 - d. The top of the facility shall be a maximum of 60-feet.
 - e. No portion of the antenna arrays shall extend beyond the branch line.
 - f. All cellular antennas mounted to the mono-eucalyptus shall have "sock covers" installed over each antenna to simulate tree branches/leaves/needles, etc. for additional stealthing.
 - g. The facility shall bear a realistic resemblance to a eucalyptus to the greatest extent possible, with emphasis on features including branches, leaves, trunk shape and trunk diameter.
 - h. The facility shall be a "heavy branched" monoeucalyptus model that includes a minimum of 3.2 branches for every lineal foot of height where branches are installed. The construction plans shall clearly indicate that there are 3.2 branches per lineal foot.
 - i. The lowest branches on the mono-eucalyptus shall be a minimum of 15 feet from the ground.
 - j. The antennas shall extend from the trunk of the tree no more than half the dimension of the branches. (alternatively at the branches shall extend at least 2 feet beyond the antenna).
 - k. The wireless facility shall be maintained in appearance, replacement of worn, faded or deteriorated portions of the wireless facility shall be replaced or repaired so that the facility appears as the project was approved.

- l. At all times the facility shall include all required branches, and any replacement branches shall be promptly installed.
- m. Any proposed change to the approved plan must first be reviewed by the Planning, Building, Fire and Police Departments and that the written authorization of the Planning Director shall be obtained prior to implementation.
- n. All outstanding fees and any required development impact fees shall be paid prior to the issuance of a building permit.
- o. The approved use shall not create a public nuisance as defined under Section 15-200 of the West Covina Municipal Code.
- p. The equipment shall have signage placed on it to warn others from tampering with the equipment. All legally required signs, including any signs required by the Federal Communications Commission, shall be maintained on site at all times.
- q. Prior to the issuance of building permits, the owner shall obtain approval from the Planning Division for all ground mounted mechanical equipment, not shown on the approved plans, and demonstrate that the equipment will not be exposed to view from all sides.
- r. A Landscaping and Irrigation plan for the areas where construction will occur shall be approved prior to the issuance of building permits that shall indicate the plant material to be installed or replaced around the lease area and the area the structure housing equipment as shown preliminarily on the approved plans
- s. Any trees removed during construction shall be replaced with two (2) 36-inch box trees per removed tree. Approval of a Tree Removal Permit may be required for the removal of any trees.
- t. Two 24 inch box eucalyptus trees shall be installed as designated on the approved site plan. The trees shall be continuously maintained and replaced if necessary.
- u. The chain-link fence dividing Heritage Park and the subject property shall have climbing vines installed and maintained for screening. Should the climbing vines die, new climbing vines shall be planted in their place.
- v. The telecommunication facility shall not be operational until final approval of the installation is given by the Planning Division.
- w. The owner/operator of the wireless facility shall remove the facility and all associated equipment and restore the property to its original condition within ninety (90) days after the abandonment, expiration or termination of the conditional use permit.

- x. The owner or operator of the facility shall submit and maintain with the City current contact information at all times. The applicant shall notify the City of any changes to the information submitted within 30 days of any change, including change of the name or legal status of the owner or operator. This information shall include the following:
 - i. Identity, including name, address, and telephone number, and legal status of the owner of the facility including official identification numbers and FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility.
 - ii. Name, address and telephone number of a local contact person for emergencies.
 - iii. Identification signs, including emergency phone numbers of the utility provider, shall be posted at communication facility sites.
- y. All communication facilities and related equipment, including lighting, fences, shields, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter, graffiti, and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed by the service provider from any facility or equipment as soon as possible, and in no instances more than 24 hours from the time of notification by the City.
- z. All wireless telecommunications facilities shall be installed and maintained in compliance with the requirements of the following:
 - i. All antennas shall be permanently and properly grounded for protection against a direct strike of lightning, with an adequate ground wire as specified by the electrical code.
 - ii. All electrical wires (excluding those wires covered in co-axial cables) connected from the electrical cabinets to the antennas or antenna support structure shall be protected in conduit, which shall be undergrounded or fixed to the ground and/or building.
 - iii. All wireless telecommunication facilities shall comply at all times with all FCC regulations rules and standards.
- aa. Co-location on the monoeucalyptus shall require the following:
 - i. The branches on the monoeucalyptus shall extend farther horizontally than the length of any antenna.
 - ii. Antenna arrays shall be fully screened with socks or sleeves.
 - iii. The equipment shall be installed only in the approved enclosed area.
 - iv. Landscaping shall be upgraded to provide screening for any additional equipment or enclosures.

bb. BUILDING DIVISION

1. Submit complete construction plans, calculations, and soils report to the Building Division for review.
2. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
3. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
4. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
5. Electrical plan check is required.

cc. FIRE DEPARTMENT

1. A Knox key box shall be installed or maintained just outside of the gate or enclosure (Prior to FINAL). The Knox box shall contain a key or combination to the gate lock, so as to allow for emergency responder access.
2. The property address, as well as the cellular company and owner's emergency contact information shall be permanently posted just outside the enclosure. The cellular or servicing company account number shall also be provided.
3. An NFPA 704 hazmat placard shall be affixed to the wall or fence surrounding the lease area (Prior to FINAL). This shall identify potential emission, battery-related and other potential hazards at the site.
4. One currently serviced and date tagged portable dry chemical fire extinguisher of a minimum 3A40BC rating, shall be mounted/maintained just inside the enclosure containing the cellular and/or generator equipment.

Additional Fire Department requirements may be set upon future review of a full set of architectural plans.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a meeting held on the 14th day of December, 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: December 14, 2021

Livier Becerra, Chairperson
Planning Commission

Paulina Morales, Secretary
Planning Commission

Justification Study

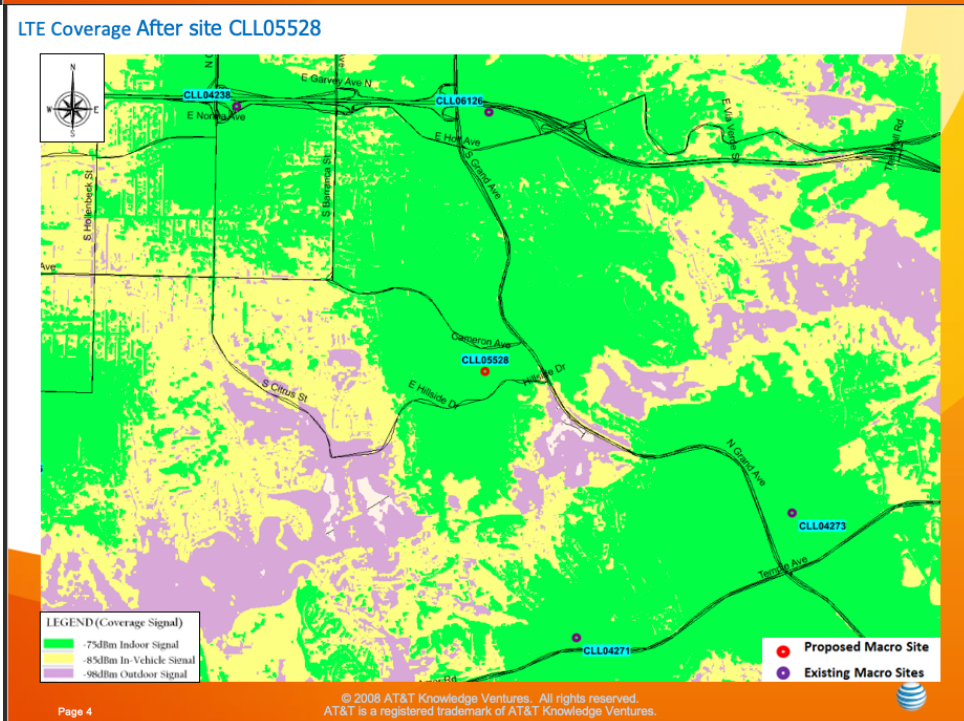
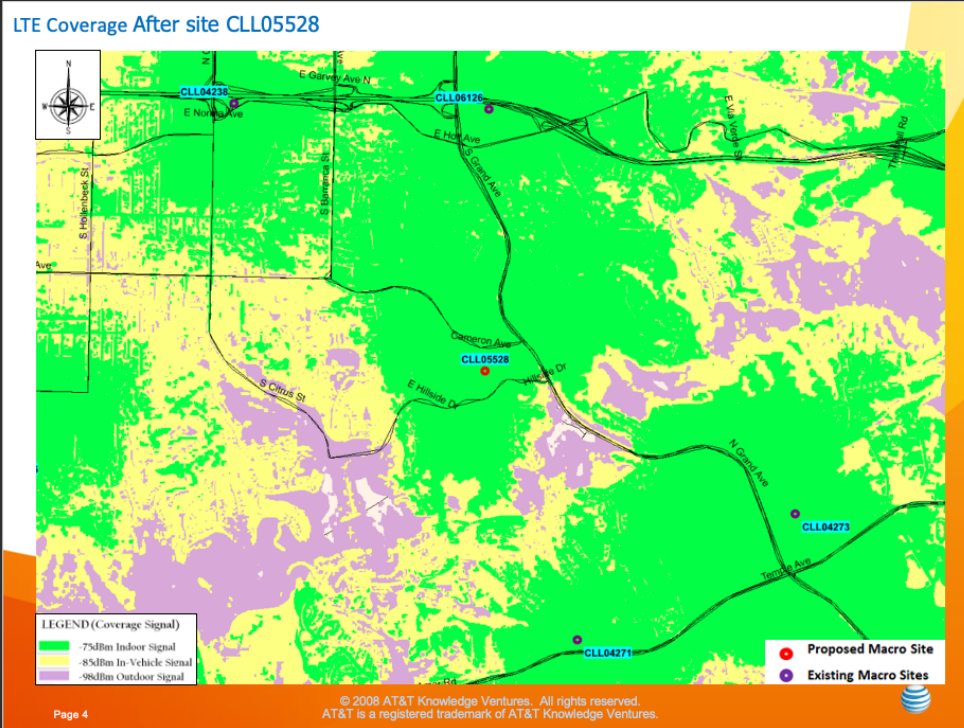
**3540 E Cameron Ave
West Covina, CA 91791**

Summary:

In October of 2018, it became necessary for AT&T Mobility (AT&T) to pursue a new wireless facility in a specific area (see images below) of City of West Covina. Due to the heavy demand for wireless voice and data, along with increased usage, the community and AT&T subscribers require a greater coverage in this area due to the lack of wireless facilities, the distance of wireless facilities, and the topography currently existing in said area. This significant gap in coverage/capacity includes the area around Heritage Park and its surrounding neighborhoods. AT&T has concluded that the proposal at 3540 E Cameron Ave constitutes the least intrusive alternative to help the identified significant gap in coverage based on the guidelines set forth in the City of West Covina ordinance. There were about three alternative properties that were review and exhausted based upon engineering analysis, surrounding topography, and landlord interest. In conclusion, Valencia Water District is the only feasible site in which meets the code requirements of the city of West Covina and the coverage needs of the citizens and emergency services providers for the immediate area.



The map below from the master plan shows the coverage before and after with the proposed cell site and the distance to the nearest cell sites.



Summary of Candidates:

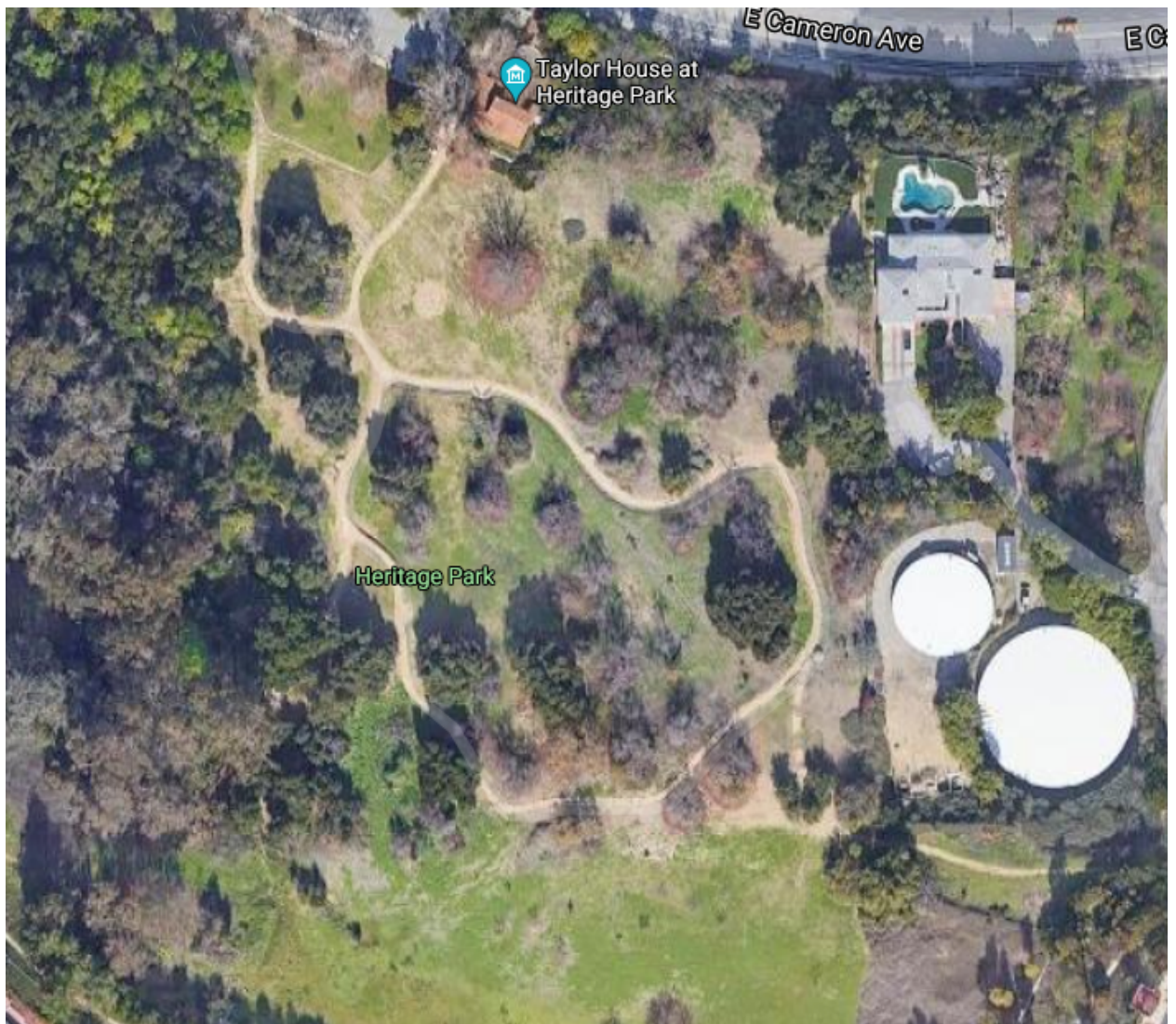
Primary candidate

1. Valencia Water District
3540 E Cameron Ave. West Covina, CA
Height: 60ft
AT&T and the Water District came to lease terms and have signed a lease agreement.



2. Heritage Park

We could not come to terms with the city on lease terms, therefore this candidate is out.



3. Water tanks off Hooper Drive:
Same thing here. The city of West Covina owns these water tanks. AT&T and the city could not come agree on lease terms therefore the site is not an option.



4. Open space off of Grand Ave and San Gabriel Valley

This property is owned by a developer, and they were not interested in leasing space to AT&T



AT&T was unable to find any existing facility within AT&T search ring to collocate on.

The new proposed facility will allow for a 2nd carrier.

LTE Justification Plots

Market Name: Los Angeles

Site ID: CLL05528

Site Address: 3540 E Cameron Ave. Covina, CA 91791

ATOLL Plots Completion Date: Nov 24, 2021

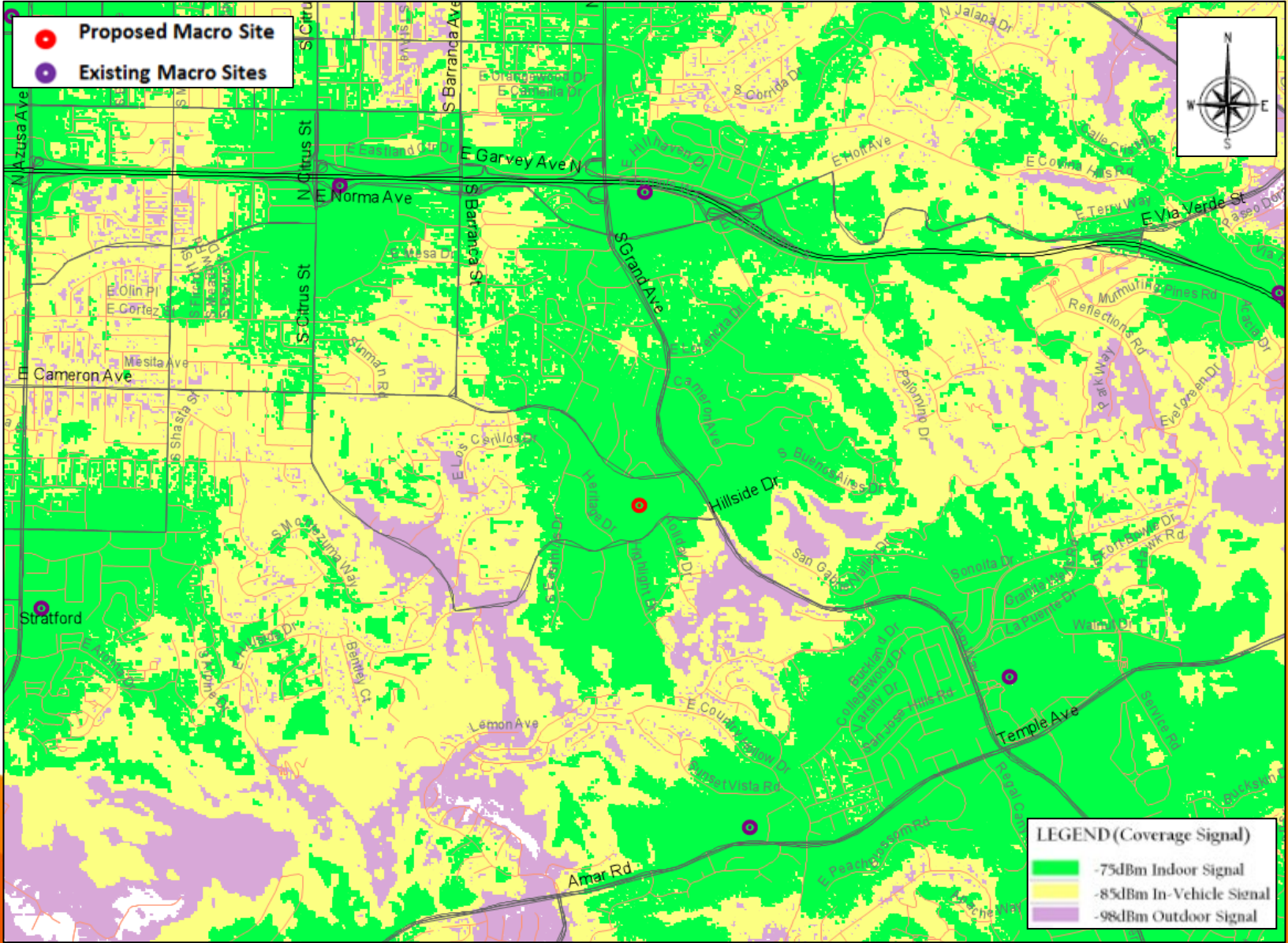


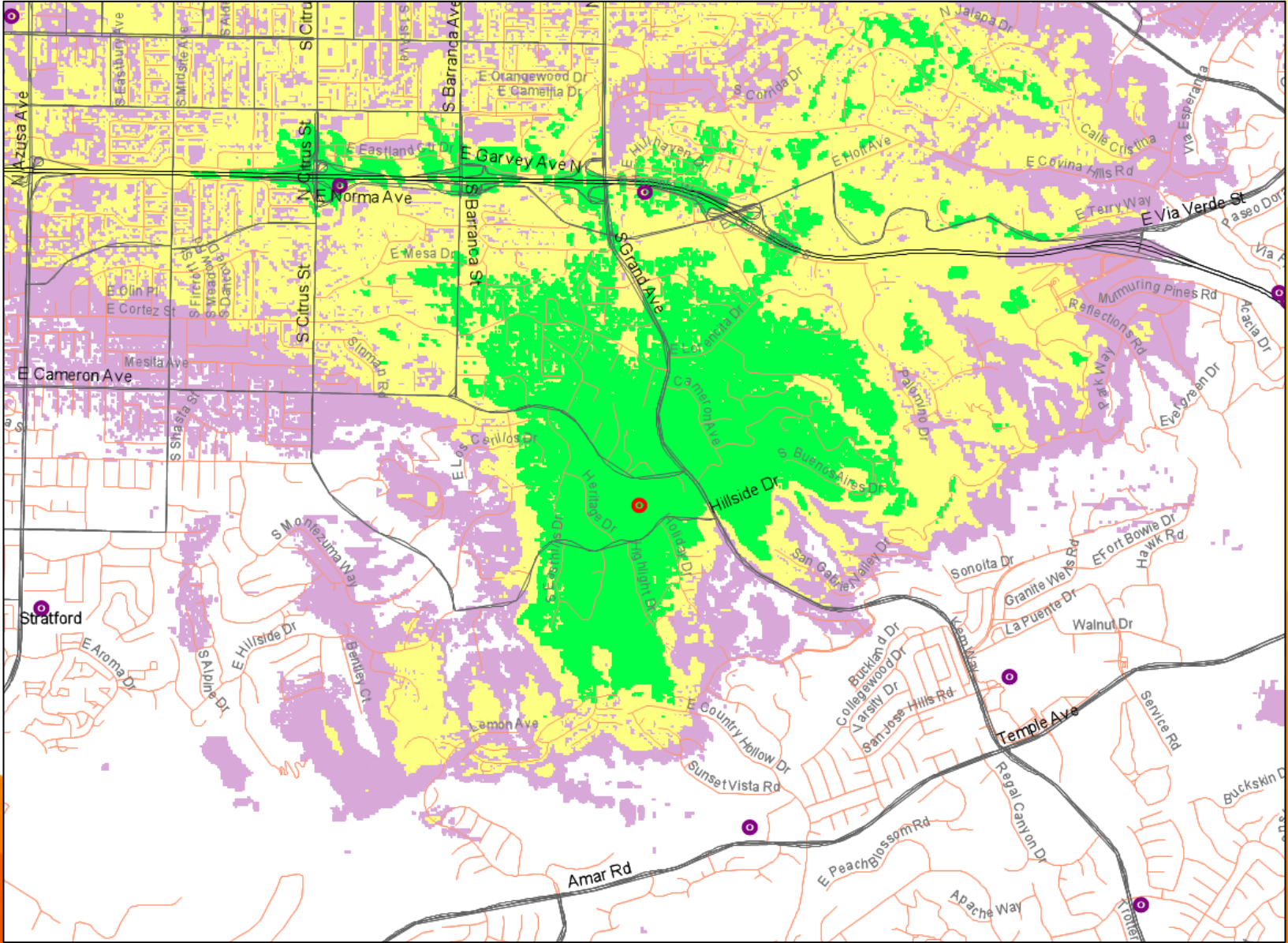
Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T **4G-LTE** network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.









Coverage Legend

Rethink Possible®



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

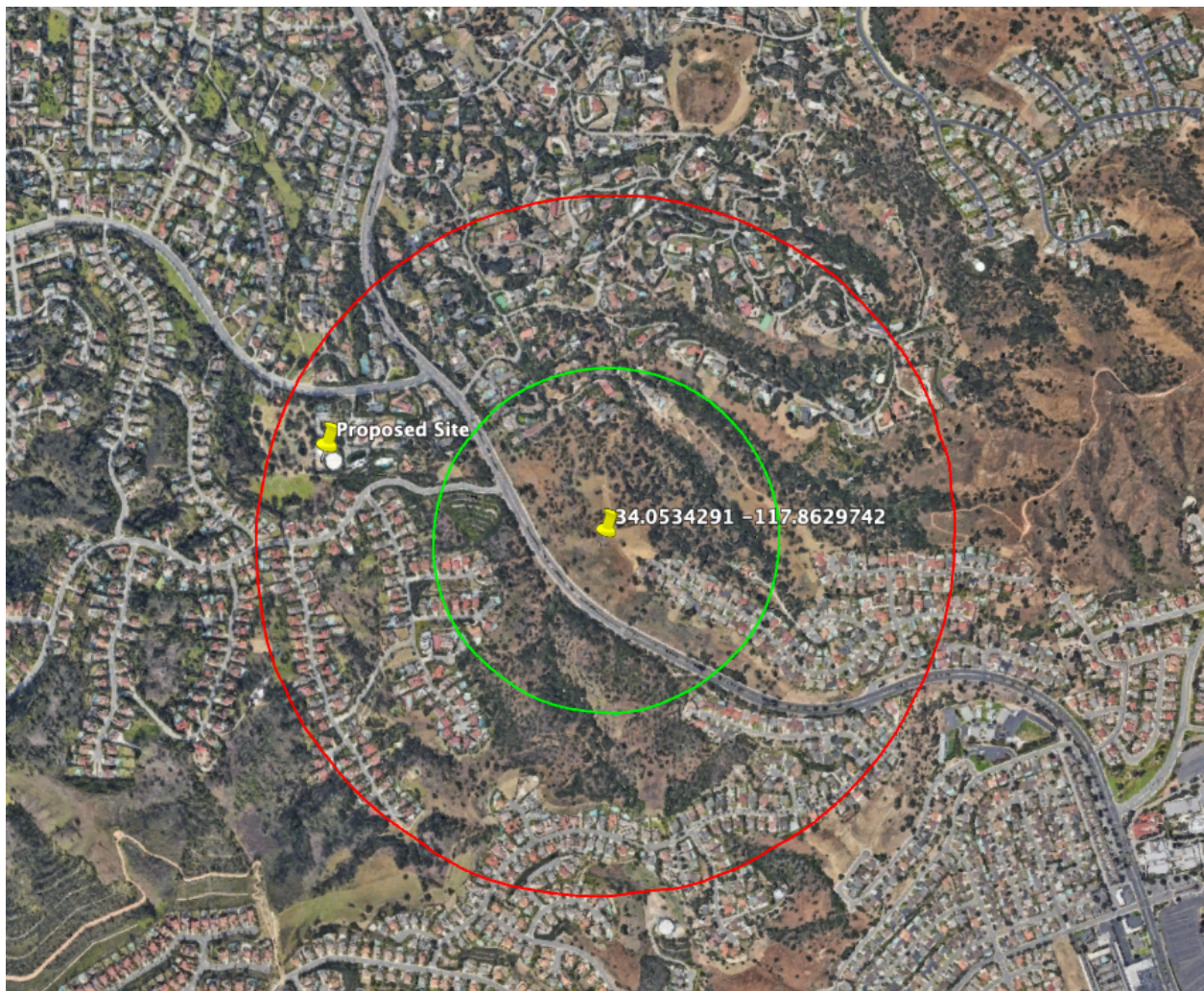
In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

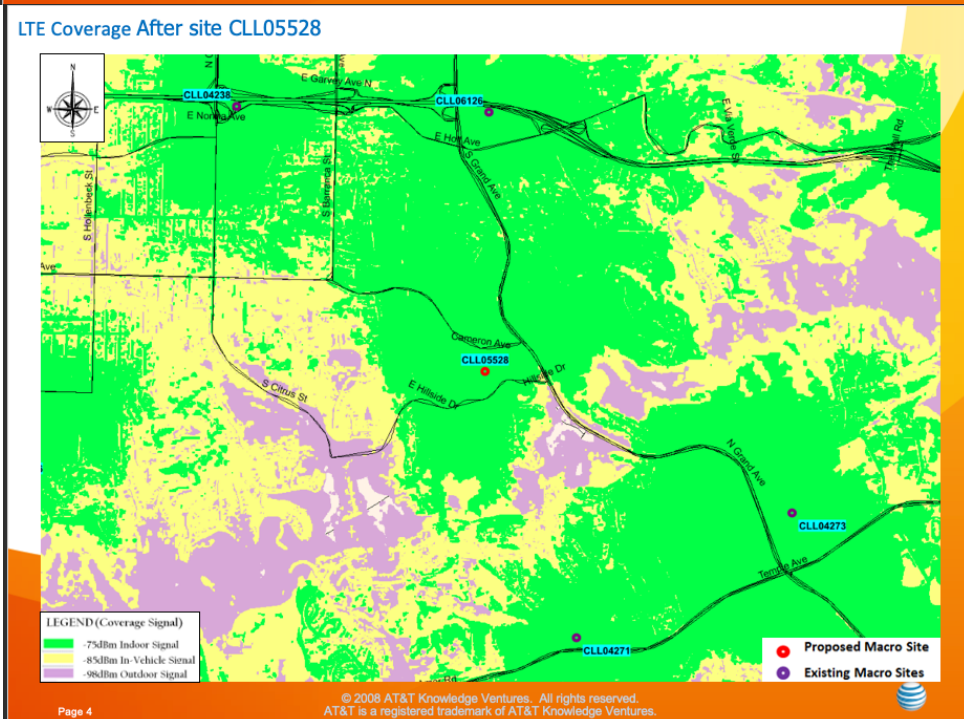
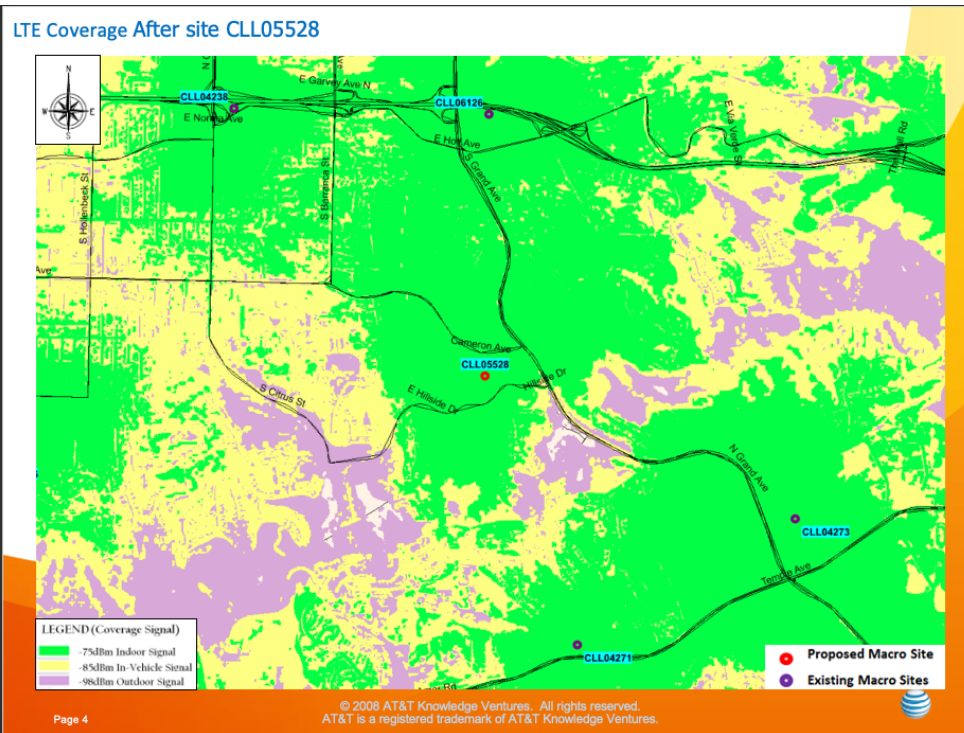
Collocation Study

3540 E Cameron Ave
West Covina, CA 91791

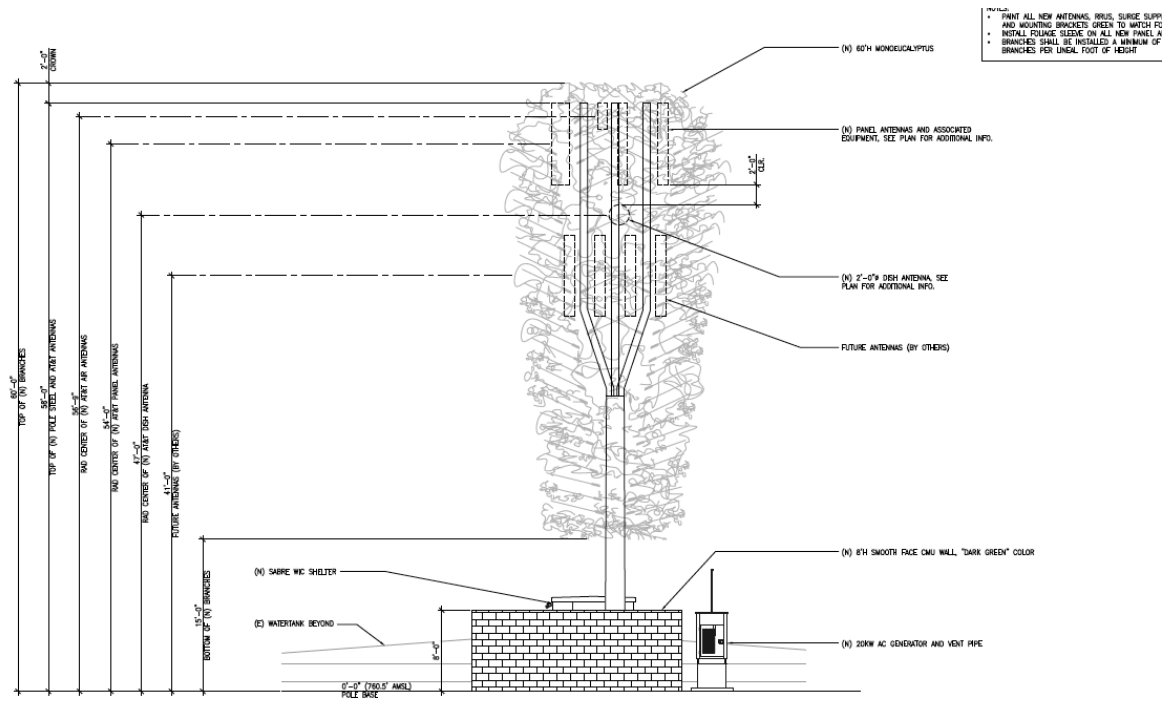
Below is the AT&T search ring we were provided. The green circle is the preferred location. This ring is .25 miles radius from the proposed location. The red ring is .5-mile radius. This ring is secondary if we are unable to find any candidates within the green ring. We were asked to find either an existing facility or a new location for a proposed cell site to obtain coverage in the area. We were unable to locate any existing facilities within the two rings, therefore AT&T is proposing a new facility. The new facility will allow for existing carriers to collocate.



The map below from the master plan shows the coverage before and after with the proposed cell site and the distance to the nearest cell sites.



A proposed facility allows for a second carrier. Please see clip from drawings below.



Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. CLL05528
MRLOS076790, MRLOS063879, MRLOS064096, MRLOS063996, MRLOS063989,
MRLOS064086, MRLOS050406
West Covina Water Tank
3540 Cameron Avenue
Covina, California 91791
Los Angeles County
34.05521700; -117.87003800 NAD83
Monotree

**The proposed AT&T installation will be in compliance with FCC regulations
upon proper installation of recommended signage.**

EBI Project No. 6221000532
March 5, 2021



Prepared for:
AT&T Mobility, LLC
c/o Bechtel Infrastructure and Power Corp.
16808 Armstrong Avenue, Suite 225
Irvine, CA 92606

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CLL05528 located at 3540 Cameron Avenue in Covina, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 1.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains the RF EME analysis for the site, including the following:

- Site Plan with antenna locations
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 21 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

As such, the proposed AT&T installation is in compliance with FCC regulations upon proper installation of recommended signage and/or barriers.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common

industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014.

The following signage is recommended at this site:

- Yellow CAUTION 2B sign posted at the base of the monotree.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. More detailed information concerning site compliance recommendations is presented in Section 4.0 and Appendix B of this report.

1.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

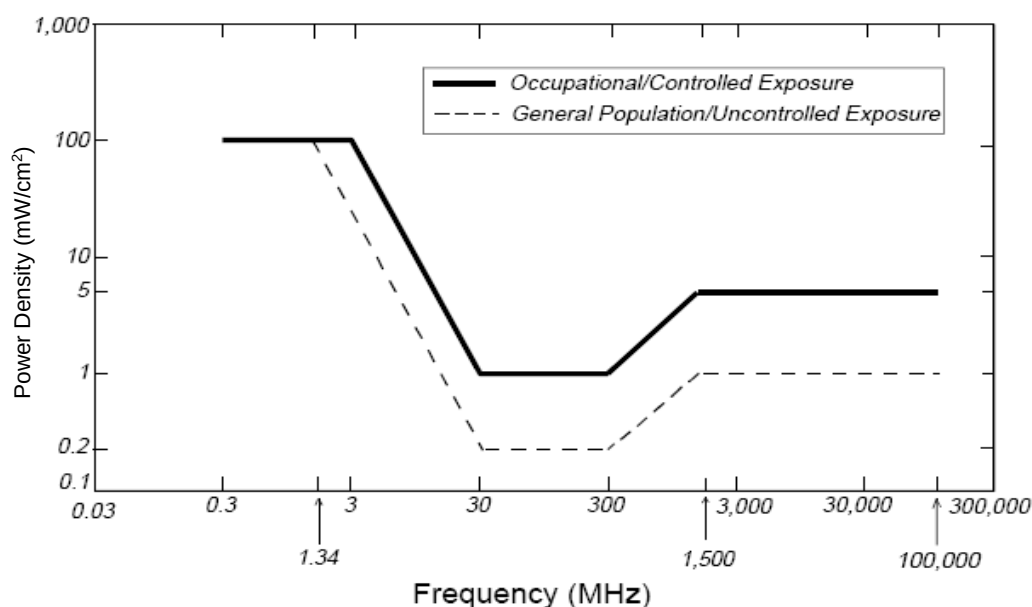
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm²)	Averaging Time [E]², [H]², or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)

Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Microwave (Point-to-Point)	5,000 - 80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (BRS)	2,600 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Wireless Communication (WCS)	2,300 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Advanced Wireless (AWS)	2,100 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio (SMR)	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Frequency Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

2.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 3.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 4.0.

3.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofMaster™ software to estimate the worst-case power density at the site rooftop and ground-level and/or nearby rooftops resulting from operation of the antennas. RoofMaster™ is a widely-used predictive modeling program that has been developed to predict RF power density values for rooftop and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. Using the computational methods set forth in Federal Communications (FCC) Office of Engineering & Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields" (OET-65), RoofMaster™ calculates predicted power density in a scalable grid based on the contributions of all RF sources characterized in the study scenario. At each grid location, the cumulative power density is expressed as a percentage of the FCC limits. Manufacturer antenna pattern data is utilized in these calculations. RoofMaster™ models consist of the Far Field model as specified in OET-65 and an implementation of the OET-65 Cylindrical Model (Sula9). The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where

elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 21 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the nearest walking/working surfaces to the AT&T antennas on the adjacent roof level, the maximum power density generated by the AT&T antennas is approximately 0.57 percent of the FCC's general public limit (0.11 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 0.57 percent of the FCC's general public limit (0.11 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground/street level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground/street level, the maximum power density generated by the antennas is approximately 0.43 percent of the FCC's general public limit (0.086 percent of the FCC's occupational limit).

A graphical representation of the RoofMaster™ modeling results is presented in Appendix B.

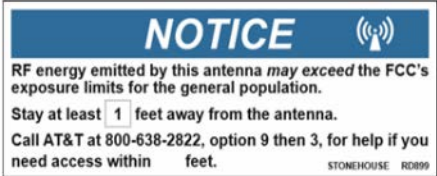
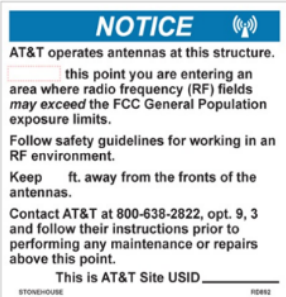
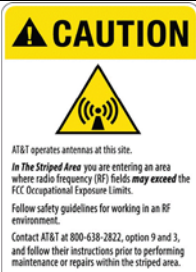
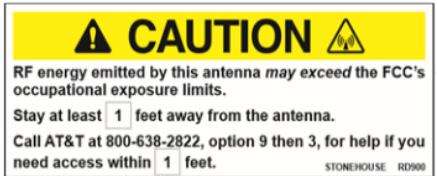
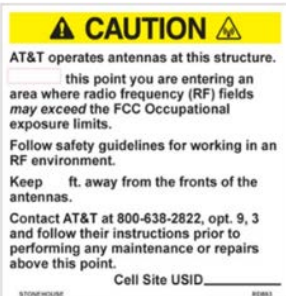
Microwave dish antennas are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. All microwaves on site are considered compliant with AT&T's guidance and were not included in the modeling analysis.

4.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

CRAN / HETNET Small Cell Decals / Signs		Alerting Signs	
	NOTICE DECAL		
	NOTICE SIGN		
	CAUTION DECAL		
	CAUTION SIGN		

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated October 28, 2014, and additional guidance provided by AT&T, the following signage is recommended on the site:

- Yellow CAUTION 2B sign posted at the base of the monotree.

No barriers are required for this site. Barriers should be constructed of weather-resistant plastic or wood fencing. Barriers may consist of railing, rope, chain, or weather-resistant plastic if no other types are permitted or are feasible. Painted stripes should only be used as a last resort and only in regions where there is little chance of snowfall. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix B.

5.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 3540 Cameron Avenue in Covina, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop or ground walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site. Additionally, there are areas where elevated workers may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 21 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

To reduce the risk of exposure and/or injury, EBI recommends that access to the monotree or areas associated with the active antenna installation be restricted and secured where possible. Signage is recommended at the site as presented in Section 4.0 and Appendix B. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

6.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

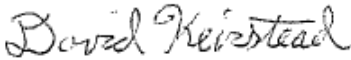
Appendix A

Personnel Certifications

Preparer Certification

I, David Keirstead, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated October 28, 2014) and on RF-EME modeling using RoofMaster™ modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Reviewed and Approved by:



sealed 17feb2021

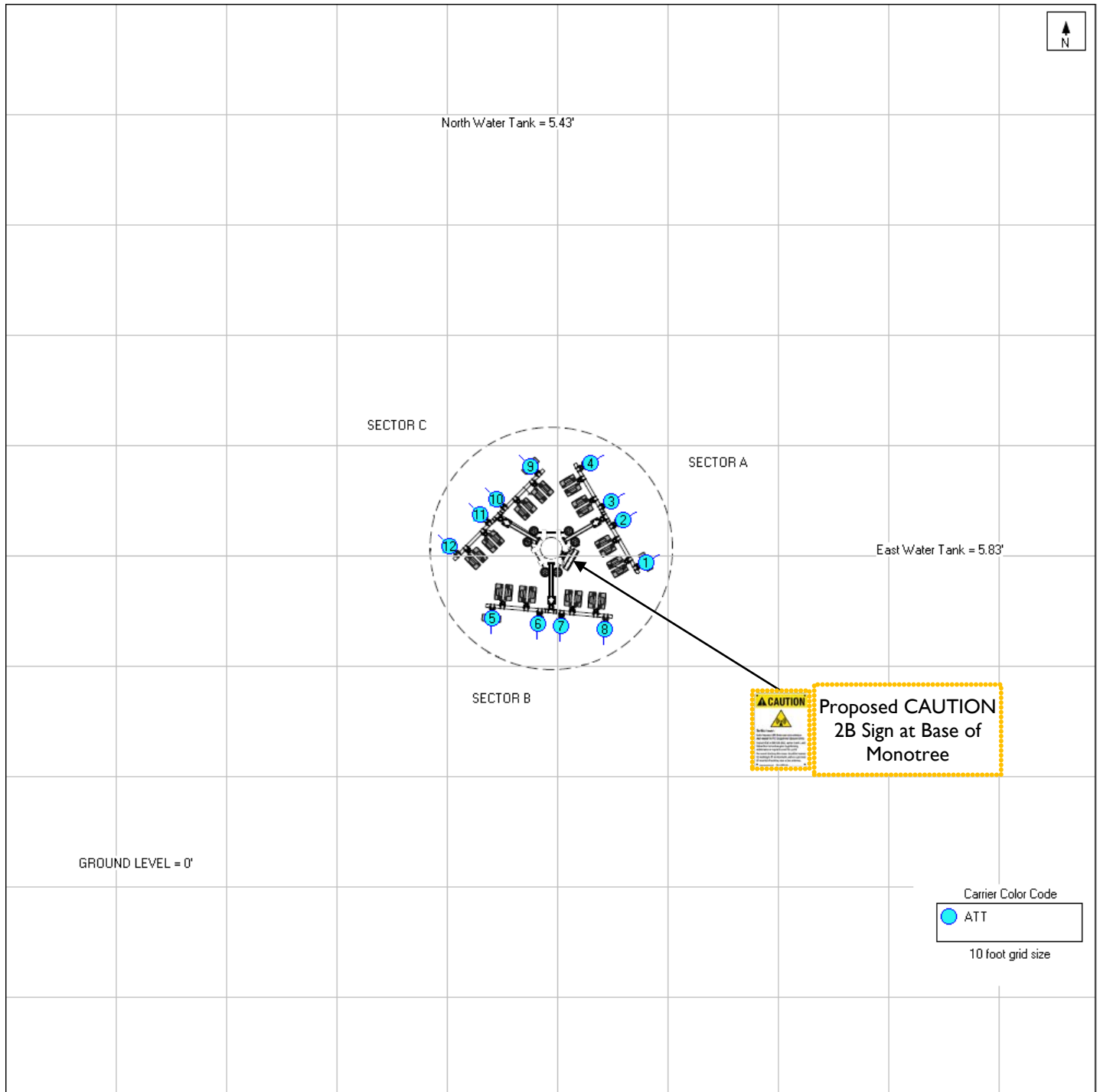
Michael McGuire
Electrical Engineer
mike@h2dc.com

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Appendix B

Compliance/Signage Plan

Ground Level Simulation



	Existing Sign
	Proposed Sign
	Installed Sign

SIGN IDENTIFICATION LEGEND			
	AT&T NOTICE 2 Sign		AT&T CAUTION 2 – Rooftop Sign
	AT&T WARNING 1B and 2A Signs		AT&T CAUTION 2B – Tower Sign
	AT&T NOTICE Small Cell Signs		AT&T CAUTION 2C – Parapet Sign
	AT&T CAUTION Small Cell Signs		AT&T TRILINGUAL NOTICE Sign

Community Meeting

AT&T Mobility's Proposed West Covina Facility



AT&T is working with the City of West Covina to obtain approval of a new facility located at 3540 E. Cameron Ave. that will improve service in your neighborhood within the city of West Covina.

AT&T is hosting a community meeting on August 23rd @5:30 p.m. via Zoom, to provide information about the proposed wireless facility in this area. AT&T encourages all community members to attend.

Join Zoom Meeting

<https://us02web.zoom.us/j/83096841622?pwd=aHlmQ0lnMEdGMdJFcm5zRDkrOHJ1UT09>

Meeting ID: 830 9684 1622

Passcode: 049420

One tap mobile

+16699009128,,83096841622# US (San Jose)

+12532158782,,83096841622# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 830 9684 1622

Find your local number: <https://us02web.zoom.us/j/kesgNMYnYP>

AT&T's proposal will involve:

- Construction of a new 60' stealth antenna structure (mono-eucalyptus) and ground enclosure within the Valencia Heights Water District Property. See image above.
- The stealth structure will conceal all the antennas and ancillary equipment from public view.
- The Ground equipment enclosure will conceal the proposed cabinets and radio equipment.

If you have any questions regarding this project, please contact:

Name: Jessica Grevin

Phone: 949-336-1550

Email: jborders@coastalbusinessgroup.net

CLL05528

WEST COVINA WATER TANK

3540 E CAMERON AVENUE

COVINA, CA 91791

 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	NO.	DATE	REVISIONS	BY
	0	05/26/21	ISSUED FOR SUBMITTAL	JFY
	1	07/15/21	PLANNING COMMENTS	JFY
	2	11/29/21	PLANNING COMMENTS	JFY
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BALLOON TEST (HIKING TRAIL AT HERITAGE PARK)



PHOTOGRAPHIC SIMULATION
PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791



DRAFTLINK

CONTACT : JOYCE YU
EMAIL : SIMS@DRAFTLINK.COM
PHONE : 949-232-5045
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NO.	DATE	REVISIONS	BY
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BALLOON TEST (ALONG CAMERON AVE)



PHOTOGRAPHIC SIMULATION
PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791

 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	NO.	DATE	REVISIONS	BY
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BALLOON TEST (RESIDENTIAL @ EAST)



PHOTOGRAPHIC SIMULATION
PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791



DRAFTLINK

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PHONE : 949-232-5045
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BALLOON TEST (TRAIL ENTRANCE AT E CAMERON AVE)



PHOTOGRAPHIC SIMULATION

PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791

 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	NO.	DATE	REVISIONS	BY
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BALLOON TEST (TRAIL ENTRANCE AT HILLSIDE DRIVE)



PHOTOGRAPHIC SIMULATION
PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791



DRAFTLINK

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PHONE : 949-232-5045
WWW.DRAFTLINK.COM

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BALLOON TEST (ALONG TRAIL FACING NORTHEAST)



PHOTOGRAPHIC SIMULATION

PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION





CLL05528
WEST COVINA WATER TANK
3540 E CAMERON AVENUE
COVINA, CA 91791

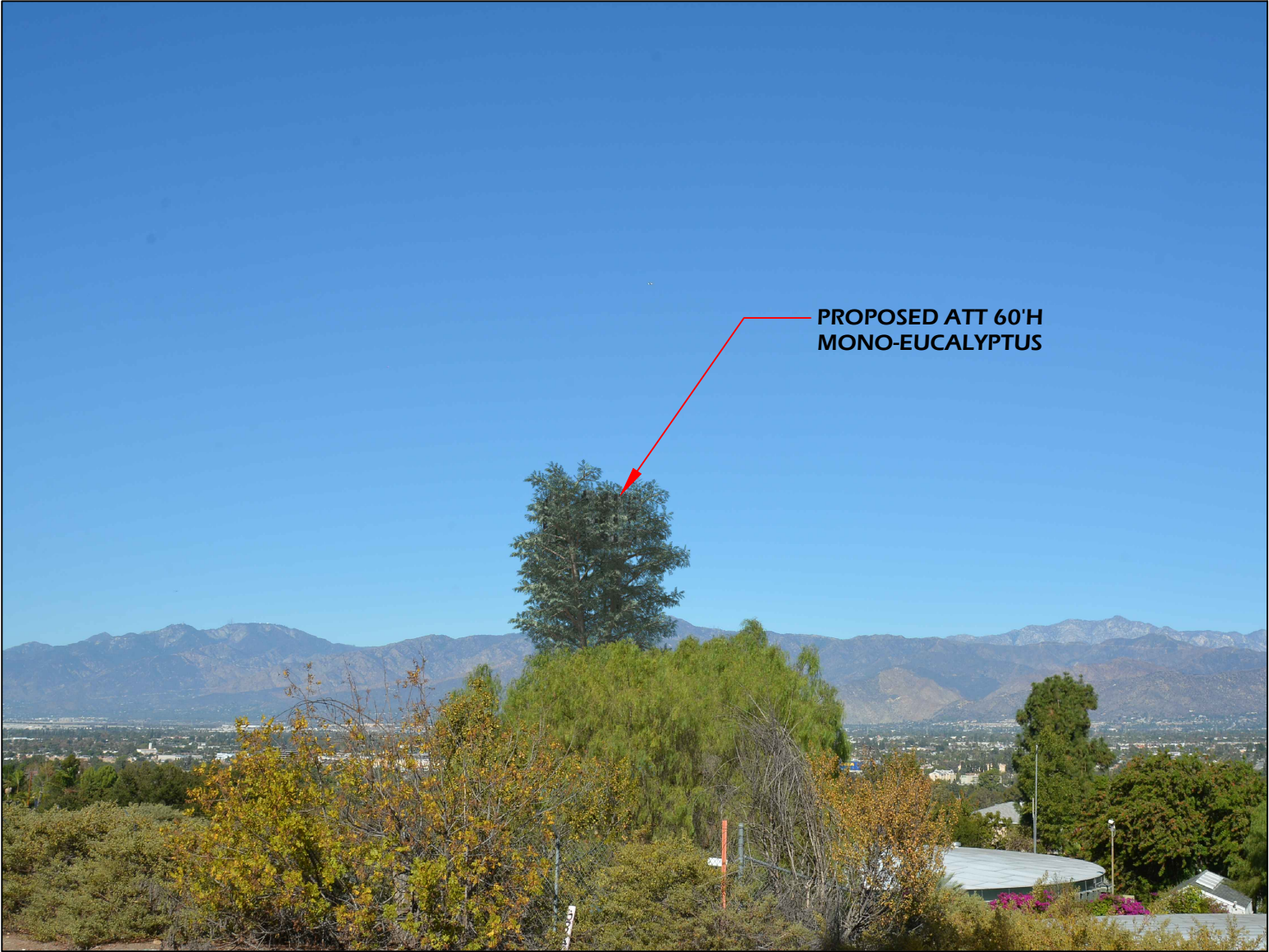
 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	NO.	DATE	REVISIONS	BY
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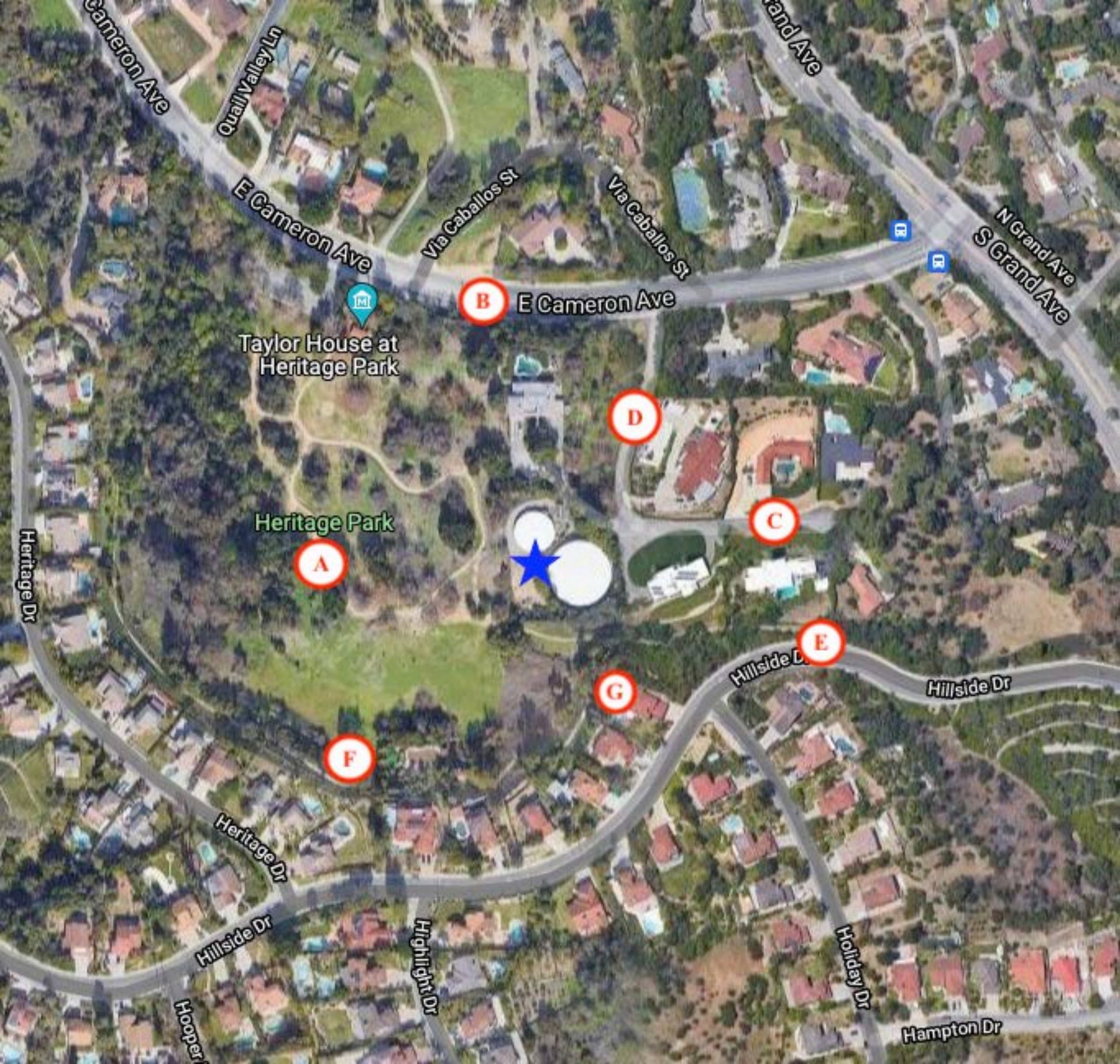


BALLOON TEST (ALONG TRAIL FACING NORTHWEST)



PHOTOGRAPHIC SIMULATION
PHOTOGRAPH TAKEN AT 35MM FOCAL LENGTH TO REPLICATE HUMAN VISION







Engineering Letter

Date : November 30, 2021

Site Number : **CLL05528**

Site Name : **ATT / West Covina Water Tank**

Address : 3540 E. Cameron Avenue
Covina, CA 91791

Subject : **Vault Installation**

The bore log data (See Exhibit 'A') from the soils report prepared by 'Geoboden' shows bedrock starting less than 3' below grade. A vault installation will require 25' deep excavation, 20' of the ground disturbance will be on bedrock. The amount of force during construction will generate substantial impact loads that may affect the adjacent retaining wall (5' east), and thereby affecting the tank (20' east). See Exhibit 'B'.

During the site visit, we noticed the water tank facility is also being utilize for civil works storage. Exhibit 'C' shows two (2) Wheel Loaders parked at the proposed lease area location. Although the prefab vault is designed for traffic load, it may not be designed for continuous dead load from multiple heavy equipment. A small payload can weigh up to 25,000 lbs, which is 4 times the weight of a standard pickup truck.

With these in mind, we suggest keeping the equipment above grade and avoid the UG vault. This decision will prevent possible structural safety issues in the future.

Sincerely,

(Bok) Johnnoah Yu, LEED AP BD+C
Architect
DCI PACIFIC, Inc.

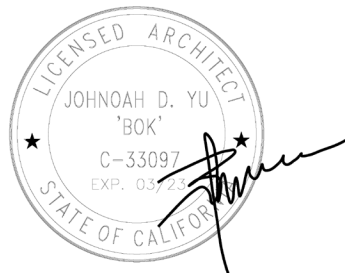


Exhibit C



AT&T Mobility Radio Frequency Statement
3540 East Cameron Avenue, West Covina, CA 91791

I am the AT&T radio frequency engineer assigned to the proposed wireless communications facility at 3540 East Cameron Avenue, West Covina, CA (“Property”). Based on my personal knowledge of the Property and with AT&T’s wireless network, as well as my review of AT&T’s records with respect to the Property and its wireless communications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in LTE service coverage, and to deploy new FirstNet service – the first-ever nationwide first-responder wireless network – in an area roughly bordered by East Virginia Avenue to the north, Palomino Drive to east, East Country Hollow Drive to the south, and Barranca Street to the west. The Proposed Facility will improve coverage to hundreds of homes in several neighborhoods, parks, a high school, and other points of interest in the immediate vicinity.

In addition to improving overall coverage, increasing data speed is critical to providing the mobile experience customers demand and to manage the unprecedented increase in mobile data usage on AT&T’s network. AT&T has experienced an estimated 470,000% increase in mobile data use on its network since the release of the iPhone in 2007. AT&T forecasts its customers’ growing demand for mobile data services to continue. The increased volume of data travels to and from customers’ wireless devices and AT&T’s wireless infrastructure over limited airwaves — radio frequency spectrum that AT&T licenses from the Federal Communications Commission.

Spectrum is a finite resource and there are a limited number of airwaves capable and available for commercial use. To ensure service quality, AT&T must knit together its spectrum assets to address customers’ existing usage and forecasted demand for wireless services, and it must use its limited spectrum in an efficient manner.

AT&T uses high-band (i.e., 2300 MHz, 2100 MHz, and 1900 MHz) and low-band (i.e., 850 MHz and 700 MHz) spectrum to provide wireless service. Each spectrum band has different propagation characteristics and signal quality may vary due to noise or interference based on network characteristics at a given location. To address this dynamic environment, AT&T deploys multiple layers of its licensed spectrum and strives to bring its facilities closer to the customer. The geographic area covered by a given site is determined by factors such as site elevation, local topography and customer usage patterns for the area. Sites must also be located with reference to other sites in the network to provide seamless mobile connectivity while also avoiding interference with one another.

The primary issue that is causing AT&T's significant service coverage gap is that there is inadequate infrastructure in the vicinity of the Property to provide in-building and in-vehicle LTE service to this portion of West Covina. AT&T currently has existing sites in the broader geographical area surrounding the Property but, as Exhibit 1 illustrates, these existing sites do not provide sufficient in-building LTE service in the gap area and does not provide sufficient in-vehicle service along significant routes in the city. The proposed facility is necessary to improve signal strength and signal quality in the area, which will improve overall coverage and increase data rates necessary for customers to receive consistently reliable wireless service. Any areas that do not meet these minimal standards represent a service coverage gap that must be closed.

The proposed facility at the Property will help close the gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. This site is part of an effort to fully deploy 4G LTE technology in the area. Specifically, the proposed facility will close this service coverage gap and provide reliable 4G LTE service for AT&T customers in the affected area. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

The proposed facility at the Property is also a part of AT&T's commitment to supporting public safety through its partnership with FirstNet, the federal First Responder Network Authority. Conceived by the *9/11 Commission Report* as necessary for first responder communications, Congress created the federal First Responder Network Authority, which selected AT&T to build and manage FirstNet, the first-ever nationwide first-responder wireless network. The proposed facility will provide new service on Band 14, which is the nationwide high-quality spectrum set aside by the U.S. government for public safety. Deployment of FirstNet in the subject area will improve public safety by putting advanced wireless technologies into the hands of public safety agencies and first responders.

To meet its coverage objectives, AT&T needs to construct a new wireless communications facility. Wireless telecommunications is a line-of-sight technology, and AT&T's antennas need to be in the gap area and at an elevation capable of propagating an effective signal throughout the gap area. To meet its service objectives for this gap area, AT&T proposes to install a new wireless telecommunications

facility disguised as a eucalyptus tree. Denial of this proposed facility or a reduction in height would materially inhibit AT&T's ability to provide and improve wireless services in this portion of the city.

It is important to understand that service problems can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legends and links to the Coverage Viewer maps indicate, these maps display approximate outdoor coverage. Actual coverage in an area may differ from the website map graphics, and it may be affected by such things as terrain, weather, network changes, foliage, buildings, construction, signal strength, high-usage periods, customer equipment, and other factors.

It is also important to note that the signal losses, slow data rates, and other service problems can and do occur for customers even at times when certain other customers in the same vicinity may not experience any problems on AT&T's network. These problems can and do occur even when certain customers' wireless phones indicate coverage bars of signal strength on the handset. The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show coverage bars of signal strength, but that customer will still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions due to service quality issues.

AT&T uses industry standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. AT&T designs and builds its wireless network to ensure customers will receive reliable in-building service quality. This level of service is critical as customers increasingly use their mobile phones as their primary communication devices. According to the Center for Disease Control and Prevention (CDC), more than 81% of California adults, and more than 98% of Californians under age 18, rely exclusively or primarily on wireless communications in their homes. And California households rely on their mobile phones to do more (E911, video streaming, GPS, web access, text, etc.). In fact, the FCC conservatively estimates that 72% of 911 calls are placed by people using wireless phones.

Exhibit 1 to this Statement is a map of the existing LTE service coverage (without the proposed installation at the Property) in the area at issue. It includes LTE service coverage provided by existing AT&T sites. The green shaded areas of the map depict acceptable in-building coverage. In-building coverage means customers are able to place or receive a call on the ground floor of a building. The yellow shaded areas depict areas within a signal strength range that provide acceptable in-vehicle service

coverage. In these areas, an AT&T customer should be able to successfully place or receive a call within a vehicle. The pink shading and unshaded (white) areas are areas within a signal strength range in which a customer might have difficulty receiving a consistently acceptable level of service. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the yellow, pink, or white category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 2 is a map that predicts LTE service coverage based on signal strength in the vicinity of the Property if the proposed facility is constructed as proposed in the application. As shown by this map, constructing the proposed facility at the Property closes this significant service coverage gap. Specifically, this map depicts a large new area of in-building service coverage (in green) throughout the defined gap area.

My conclusions are based on my knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area. I have a Bachelor Degree in Electronics and Communications from the University of Mysore, India, and have worked as an engineering expert in the wireless communications industry for more than 26 years.

Mahesh Kolur

Mahesh Kolur
AT&T Mobility Services LLC
Network, Planning & Engineering
RAN Design & RF Engineering
December 2021

Existing LTE Coverage Before site CLL05528

EXHIBIT 1

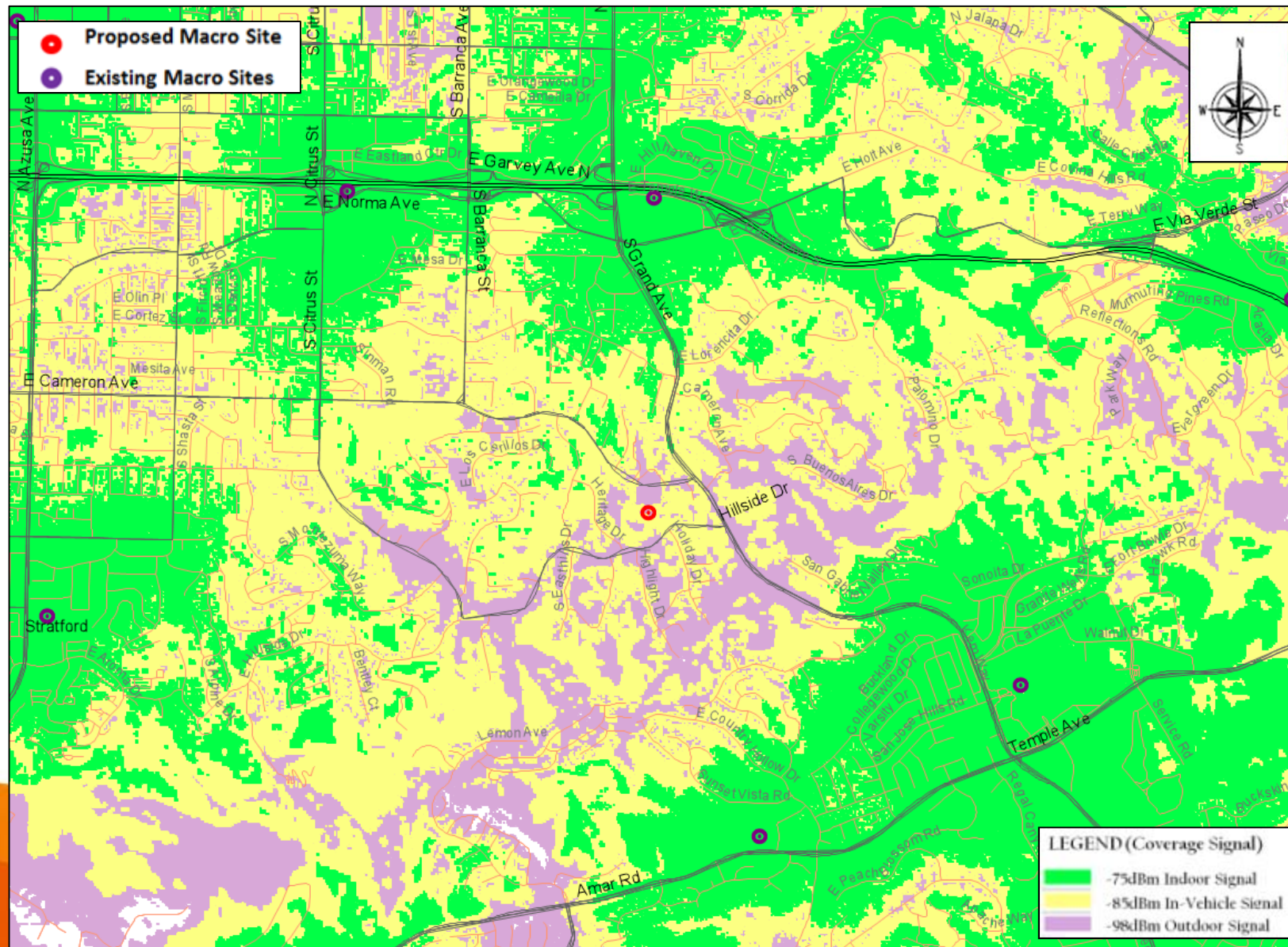
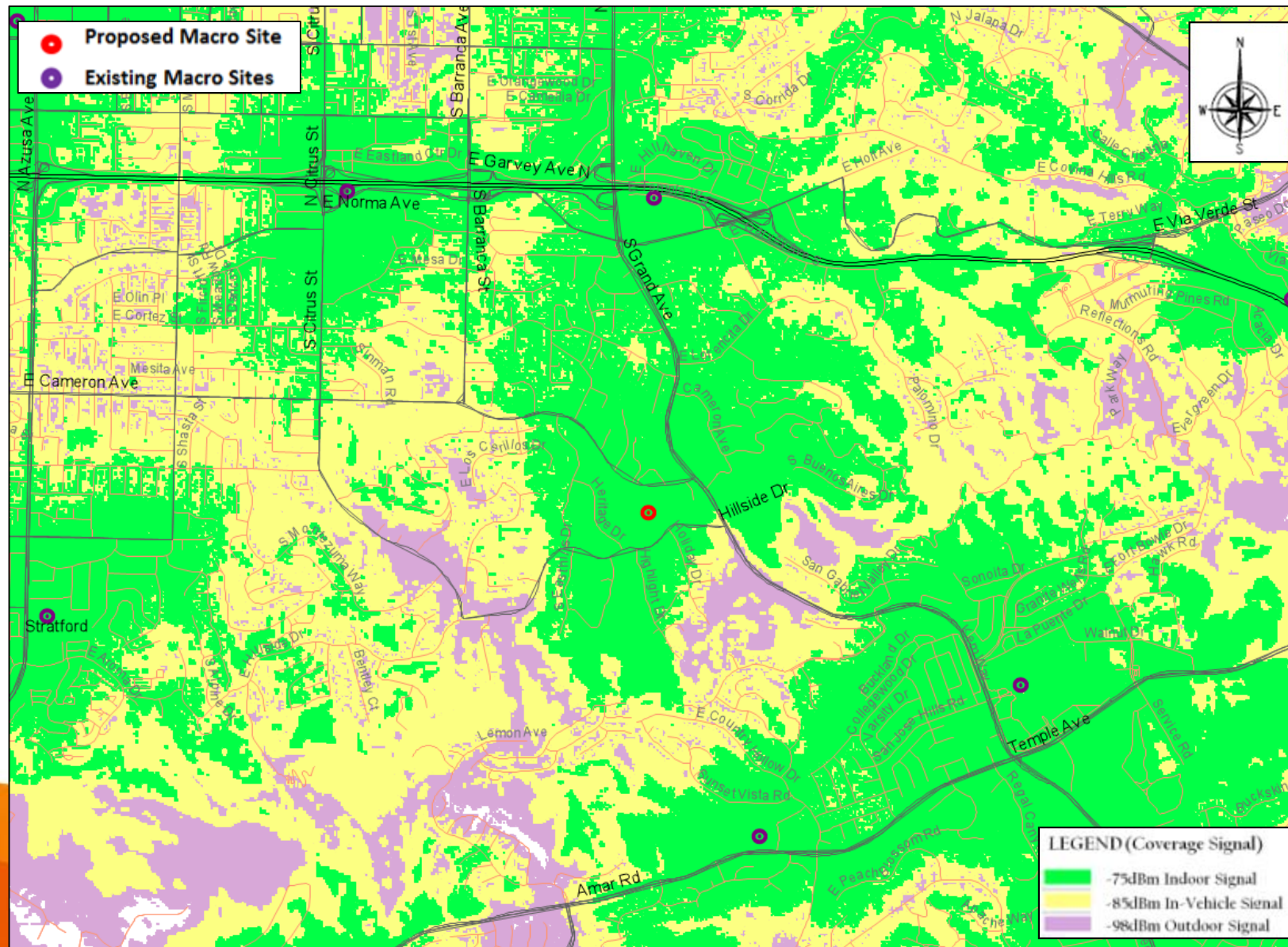


EXHIBIT 2



AGENDA**ITEM NO. 2.****DATE: October 26, 2021****PLANNING DEPARTMENT STAFF REPORT****SUBJECT****CONDITIONAL USE PERMIT NO. 21-03****CATEGORICAL EXEMPTION****APPLICANT:** Jessica Grevin on behalf of AT&T**LOCATION:** 3540 E Cameron Avenue

REQUEST: The applicant is requesting the approval of a conditional use permit to install a 60-foot tall freestanding wireless telecommunications facility located within the Valencia Height Water District property. The proposed wireless telecommunications facility will be located adjacent to Heritage Park. The telecommunications facility would be disguised as a eucalyptus tree. Equipment cabinets will be installed within a 817-square foot leased area, which will be screened by an 8-foot high concrete masonry unit block wall enclosure.

BACKGROUND

Item	Description
Zoning and General Plan	Zoning: Residential Single Family (R-1) General Plan: Neighborhood - Low Density Residential (NL)
Surrounding Land Uses and Zoning	North: Single-Family Residential (R-1) East: Unincorporated Los Angeles County (Single-Family Residential) South: Single-Family Residential (R-1); City-Owned - Open Space West: Single-Family Residential (R-1); City-Owned - Heritage Park
Current Development	Valencia Heights Water District (Water Storage Tank Facility)
Legal Notice	Public Hearing Notices have been mailed to 21 owners and occupants of properties within 300 feet of the subject site.

DISCUSSION

The proposal consists of a conditional use permit to allow the installation of a wireless communications facility designed as a 60-foot tall eucalyptus tree at the Valencia Heights Water Towers. The tree would be located on the south-west side of the grounds, adjacent to Heritage Park. The monoecalyptus tree would include 12 panel antennas arranged on three arrays (four antennas per array). The lease area

would be 817 square feet. In addition to the panel antennas, the wireless facility includes additional equipment: 1 dish antenna, 36 remote radio units, 6 DC surge suppressors, 3 DC12 surge suppressors, an equipment structure, 1 20kw AC Generac generator with a diesel fuel tank, and one GPS antenna.

The proposed wireless facility would be located on the Valencia Heights Water District property. The property is surrounded by single-family residences and Heritage Park to the west. South Hills High School is also located to the north of the project site. The property is approximately 1.26 acres in size and has two existing water tanks with a small storage building.

Wireless Facility Design

The proposed wireless facility is designed as a 60-foot tall eucalyptus tree. The monoecalyptus would have three "limbs" that extend from the main pole. Each limb would have four antennas each, located at 56 feet 9 inches feet at centerline. An additional carrier would be able to co-locate at this facility at a height of 41 feet at the centerline. Faux Branches and leaves stealth the antennas and arrays and provide the appearance of a eucalyptus tree, in an effort to substantially reduce the visual and aesthetic impacts from the surrounding public-rights-of-way and adjacent properties. High-quality "sock" covers would be required as a condition of approval to provide additional stealthing on the antennas. The antenna layout indicates the foliage of the tree would extend past the proposed antenna arrays.

The proposed monoecalyptus is surrounded by several mature trees, including weeping willow trees. As a condition of approval (2) new 24-inch box eucalyptus trees will be planted along the west fence adjacent to Heritage Park to provide additional screening. With the installation of the new eucalyptus trees, the proposed monoecalyptus would fit within the existing landscape.

Wireless Facility Location

The centerline of the monoecalyptus pole will be located 155 feet 4 inches from the front property line, 176 feet 5 inches feet from the east property line, 94 feet 8 inches feet from the south property line, and 533 feet 4 inches from the west property line.

The Zoning Code requires that freestanding wireless telecommunications facilities be located a minimum of one-half mile (2,640 feet) away from any other freestanding wireless telecommunication facility. The nearest existing wireless telecommunications facility, located at Temple Ami-Shalom/Lighthouse Church addressed at 3508 E Temple Way, is approximately 5,808 feet away from the proposed monoecalyptus.

The applicant is proposing a 12-foot wide non-exclusive access from a private street to the site. The site is surrounded by an existing chain link fence, which will remain. No trees will be removed as part of this request.

Separation from Residential Uses

The Zoning Code requires that antenna support structures be at least 100 feet away from residential uses. The property on which the telecommunications facility is to be located is adjacent to residential zoned properties to the north, east, south, and west. The proposed wireless facility would be located to the far southwest side of Valencia Heights Water District property. The residential uses are more than 100 feet away from the antenna supporting structure. Specifically, the nearest residential property, located on a private street in unincorporated LA County on the east side of the proposed property, is located approximately 176-feet from the proposed wireless facility. The proposed wireless facility is located approximately 211 feet from the house itself. Therefore, the proposed wireless facility is in compliance with the municipal code separation requirement of 100 feet.

Equipment Enclosure

The proposed monoecalyptus wireless facility will be located within a 358-square foot equipment enclosure. The enclosure will feature 8-foot high solid concrete masonry block walls. The installation of new climbing vines will surround the west fence adjacent to Heritage Park for additional security and screening. The finished structure, including the tower element, will match the existing buildings in materials and color, and will also provide security by separating the tower from public access.

Justification Study

The Municipal Code Section 26-685.997 requires that prior to siting a new wireless communication facility, a justification study be prepared to identify alternatives that reduce visual impacts and number of structures. The applicant prepared an analysis evaluating the wireless carrier requirements for the installation of a cell site to close a “significant gap.” Radio signals need adequate signal strength to achieve consistent, sustainable, and reliable service to customers at a level that is sufficient for outdoor, in-vehicle and in-building penetration with good voice and data quality. In addition, a greater gap is created when other nearby sites become overloaded due to wireless voice and data service usage.

Community Outreach

The applicant held a community meeting on August 23, 2021, via Zoom (Attachment No. 6). Notices of the meeting were mailed to 18 property owners and occupants within 300 feet of the property. No members of the community attended the meeting.

REQUIRED FINDINGS

Findings necessary for the approval of a CUP are as follows:

a. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or community.

The proposed location of the telecommunications facility is both desirable and necessary to meet the demand for telecommunication service within the vicinity of the site. It will reduce the “coverage gap” that currently exists in the vicinity to provide better service. In addition, the additional telecommunication facility will allow private utility service providers to willfully and efficiently serve West Covina’s homes and businesses. It will also reduce the load on existing wireless facilities in order to meet capacity needs, and provide new LTE service to the surrounding area.

The cellular antenna structure is designed as a eucalyptus tree, located in a landscaped area to the southwest side of the Valencia Heights Water District property. The minimum distance required is 100 feet from any residential property. The proposed tower and equipment structure will be located approximately 176-feet from the nearest residential property, and because of the existing landscaping and the proposed landscaping surrounding the proposed facility, the proposed location is a good location for such a facility.

b. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare or persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

The proposed telecommunication facility will not be detrimental to the health, safety, peace or general welfare of persons residing in the vicinity in that it is located at least 100 feet from the nearest residence in a residentially zoned property, and is less visually obtrusive than it otherwise would be because it is surrounded by landscaping and is in a faux-eucalyptus design. A structure will screen the cabinets and equipment necessary to support the wireless telecommunication facility. The proposed equipment associated with the tower does not emit fumes, smoke, or odors that would be considered offensive and operates virtually noise free.

c. That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.

The site is adequate in size and shape to accommodate the proposed project and does not require any adjustments to the land to make it compatible with the surrounding area. The monoecalyptus wireless telecommunication facility design will limit the visual impacts of the project and help the wireless communication facility installation integrate with the surrounding visual landscape. In addition, conditions of approval have been included requiring the applicant to install vines along the fence adjacent to Heritage Park and two new eucalyptus trees to allow the structure to blend with surrounding landscaping and setting. The project is an unmanned wireless facility which will not result in requiring additional parking or affecting existing onsite parking.

d. That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and the street patterns of such a nature exist as to guarantee that such generation will not be channeled through residential areas on local residential streets.

The subject site's access streets are adequate in width to accommodate the proposed use. The proposed wireless facility is unmanned and therefore is not anticipated to have an increase in the amount of traffic or to alter existing traffic patterns once construction is complete. The subject site gains access from Cameron Avenue onto a private street. A new driveway will be constructed on the site. The unattended facility will require periodic maintenance checks, however, these checks will not substantially alter surrounding traffic levels or circulation patterns on Cameron Avenue and the private street.

e. That the granting of such conditional use permit will not adversely affect the general plan of the city, or any other adopted plan of the city.

The granting of the conditional use permit will not adversely affect the West Covina General Plan since the proposed use is consistent with Policy 2.3a that directs staff to "invest in infrastructure to improve the public realm" and Policy 6.24 "Ensure that new development does not expose surrounding land us to excessive noise." The proposed wireless facility would provide service for residents who are increasingly reliant on their electronic devices for many day-to-day tasks. Additionally, approval of the facility could prevent the loss of life, serious injuries, and facilitate emergency response during an act of God or a catastrophic event. Therefore, the proposed use is consistent with the goal and intent of the City's General Plan. The proposal does not conflict with any other plans in the city.

Section 26-685.998 of the Municipal Code requires the following additional findings for approval of a wireless telecommunications facility:

f. The facility structures and equipment are located, designed, and screened to blend with the existing natural environment or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunications service and the need to be compatible with neighboring residents and the character of the community.

The proposed telecommunication facility will be located, designed and screened to limit the visual impacts and help the wireless facility to integrate with the surrounding visual landscape. The proposed antenna structure will be disguised as a stealth facility, as the antennas will be hidden within the branches of the monoeucalyptus tree. The tree will blend with the surrounding landscape, which includes several mature weeping willow trees, and the required installation of two eucalyptus trees.

g. The facility is designed to blend with any existing supporting structures and does not substantially alter the character of the structure or local area.

The proposed equipment structure will be designed to be consistent with other structures on the grounds of the Valencia Heights Water District property. The enclosure will feature 8-foot high solid concrete masonry block walls. The installation of new climbing vines will surround the west fence adjacent to Heritage Park for additional security and screening. The finished structure, including the tower element, will match the existing buildings in materials and color, and will also provide security by separating the tower from public access. High-quality sock covers will be required as a condition of approval.

GENERAL PLAN CONSISTENCY

The proposed project is consistent with the General Plan. The proposal is consistent with the following General Plan Policies and Actions:

Policy 2.3a Invest in Infrastructure and improve the public realm.

Policy 6.24 Ensure that new development does not expose surrounding land uses to excessive noise.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is considered to be categorically exempt, pursuant to Class 3 (Section 15303 - New Construction or Conversion of Small Structures) in that it consists of the installation a new wireless facility with equipment enclosed within a small structure.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission adopt Resolution No. 21-6101 approving Conditional Use Permit No. 21-03.

LARGE ATTACHMENTS

Plans - Due to COVID-19, the set of plans are available for review with a scheduled appointment. Please contact the Planning Division at (626) 939-8422 to schedule an appointment.

Submitted by: Camillia Martinez, Assistant Planner

Attachments

Attachment No. 1 - Resolution

Attachment No. 2 - Justification Study

Attachment No. 3 - LTE Justification Plots

Attachment No. 4 - Collocation Study

Attachment No. 5 - Radio Frequency Report

Attachment No. 6 - Community Meeting Flyer

Attachment No. 7 - Photographic Simulations

Aaron M. Shank
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December 7, 2021

VIA EMAIL

West Covina Planning Commission
(Planning_Dept@westcovina.org)
City Hall
1444 West Garvey Avenue
West Covina, CA 91790

**RE: AT&T Application for Wireless Telecommunication Facility
3540 East Cameron Avenue**

Dear Planning Commissioners:

I write on behalf of New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (AT&T), to respectfully request that the Planning Commission approve AT&T's application for a conditional use permit seeking to place a new stealth wireless communications facility disguised as a eucalyptus tree ("Proposed Facility") on water company property and with landscaping, including planting eucalyptus trees near the Proposed Facility. AT&T's Proposed Facility will provide and improve critical wireless services to the area. This well-designed facility will minimize visual impacts and it is the best available and least intrusive means to close AT&T's significant service coverage gap in this portion of the city.

Specifically, AT&T carefully selected this property and design based on the design and development standards under the West Covina Municipal Code ("City Code"). The Proposed facility is needed to close a significant gap in LTE service coverage in a large portion of the city, and to provide new wireless service to first responders as part of FirstNet, the national first responder network authority. AT&T's application, including additional materials submitted recently, explain the data and details supporting AT&T's needs and service objectives here. This letter also offers context of applicable federal laws that guide the analysis and support the approval of AT&T's application.

AT&T's Proposed Facility

As explained in its application and the administrative record, AT&T has identified a significant gap in service coverage in the vicinity of the Proposed Facility. Because AT&T's existing wireless

infrastructure is insufficient to address this gap, AT&T needs to deploy a new wireless communications facility in this area.¹ Following a review of alternative locations, AT&T identified the proposed site following a comprehensive search for alternative sites throughout the gap area. AT&T's site analysis and selection efforts are summarized in the Alternative Sites Analysis that AT&T prepared and submitted as part of the application record.²

AT&T's project team worked hard to develop the best stealth design possible, consistent with the standards under the City Code. AT&T is particularly proud of the proposed design which will hardly be noticeable as anything other than another eucalyptus tree among other trees and vegetation on this water tank property. As shown by the photosimulations of the Proposed Facility that were submitted with the application, including additional photosimulations prepared and submitted per your request during the October 26, 2021 hearing on AT&T's application, this facility will blend well with its surroundings and will have a minimal visual impact.

AT&T Needs the Proposed Facility to Provide and Improve Wireless Services

AT&T's radio frequency engineers have identified a significant gap in service coverage in West Covina, including a large area that is roughly bordered by East Virginia Avenue to the north, Palomino Drive to east, East Country Hollow Drive to the south, and Barranca Street to the west. AT&T's submitted Radio Frequency Statement explains that this portion of West Covina includes hundreds of homes in several neighborhoods, parks, a high school, and well-traveled roads in the area.

The Proposed Facility will improve critical wireless services to the area, which are needed now more than ever, especially as customers increasingly use their mobile phones as their primary communication devices. The Center for Disease Control and Prevention studies the extent of mobile phone use, and recently found more than 81% of California adults, and more than 98% of Californians under age 18, rely exclusively or primarily on wireless communications in their homes.³ Additionally, customers rely on their mobile phones to do much more than just voice communication, including E911 service, video streaming, GPS, Internet access, and texting.

In fact, in its most recent annual report to the United States Congress, the Federal Communications Commission conservatively estimated that at least 72% of 911 calls are placed by people using wireless phones.⁴ In addition to significantly improving LTE services in this large area, AT&T's Proposed Facility will bring important new wireless services to support

¹ See Attachment A – Radio Frequency Statement

² See Attachment B – Alternative Sites Analysis

³ See *Wireless Substitution: State-level Estimates from the National Health Interview Survey, 2019*, available at https://www.cdc.gov/nchs/data/nhis/earlyrelease/Wireless_state_202108-508.pdf.

⁴ See *Twelfth Annual Report to Congress on State Collection and Distribution of 911 and Enhanced 911 Fees and Charges* (Dec. 8, 2020), available at <https://www.fcc.gov/file/20178/download>.

public safety through AT&T's partnership with FirstNet, the national First Responder Network Authority, and will improve public safety by providing advanced communications capabilities to assist public safety agencies and first responders.

Approval of AT&T's Proposal Comports with Federal Law

The federal Telecommunications Act of 1996, 47 U.S.C. § 332 ("Act") provides rights to wireless service providers and establishes limitations upon state and local zoning authorities with respect to applications for permits to construct personal wireless service facilities. The United States Supreme Court has explained that the Act was enacted in part to prioritize and streamline deployment of wireless technologies on a national basis.⁵ Indeed, rapid deployment of wireless telecommunications facilities, like the Proposed Facility, is an important national issue, especially given the trend of Americans eliminating traditional landline telephone service in favor of wireless communications.

The Act defines the scope and parameters of the city's overall review of AT&T's Application. Under the Act, the city's review of AT&T's applications must be based on substantial evidence.⁶ The "substantial evidence" requirement means that a local government's decision must be "authorized by applicable local regulations and supported by a reasonable amount of evidence."⁷ In other words, a local government must have specific reasons that are both consistent with the local regulations and supported by substantial evidence in the record to deny a permit. Local governments, therefore, cannot deny an application on an issue for which the facility complies with the local regulations (e.g., a locality cannot deny an application based on facility height where facility height will comply with the local code). Nor can a local government deny a permit application based on generalized concerns about aesthetics.⁸ And local governments are specifically precluded from considering any alleged effects of radio frequency emissions in making decisions as to the siting of wireless telecommunications

⁵ *City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115-16 (2005) ("Congress enacted the Telecommunications Act of 1996 (TCA), 110 Stat. 56, to promote competition and higher quality in American telecommunications services and to 'encourage the rapid deployment of new telecommunications technologies.' Ibid. One of the means by which it sought to accomplish these goals was reduction of the impediments imposed by local governments upon the installation of facilities for wireless communications, such as antenna towers.").

⁶ 47 U.S.C. § 332(c)(7)(B)(iii).

⁷ *Metro PCS, Inc. v. City and County of San Francisco*, 400 F.3d 715, 725 (9th Cir. 2005), abrogated on other grounds, *T-Mobile South, LLC v. City of Roswell*, 135 S.Ct. 808 (2015).

⁸ See, e.g., *See California RSA No. 4 v. Madera County*, 332 F.Supp.2d 1291, 1308-09 (E.D. Cal. 2003) (explaining "generalized expressions of concern regarding aesthetics or the effect on property values" fail to meet the substantial evidence threshold under the Act), citing *Omnipoint Corp. v. Zoning Hearing Bd.*, 181 F.3d 403, 409 (3d Cir.1999); *Cellular Telephone Co. v. Town of Oyster Bay*, 166 F.3d 490 (2nd Cir. 1999); *Telespectrum v. Public Service Com'n. of Kentucky*, 227 F.3d 414 (6th Cir. 2000); *Preferred Sites, LLC v. Troup County*, 296 F.3d 1210, 1219 (11th Cir. 2002).

facilities “to the extent such facilities comply with the FCC’s regulations concerning such emissions.”⁹

The Act also prohibits a local government from denying an application for a wireless telecommunications facility where doing so would “prohibit or have the effect of prohibiting the provision of personal wireless services.”¹⁰ Courts have found an “effective prohibition” exists where a wireless provider demonstrates (1) a significant gap in wireless service coverage, and (2) that the proposed facility would provide the “least intrusive means,” in relation to the land use values embodied in local regulations, to provide the service coverage necessary to fill that gap.¹¹ Federal courts hold that the need to provide in-building LTE services to residential areas qualifies as a significant service coverage gap.¹² Under this judicial test, if a wireless carrier satisfies both of these requirements, state and local standards that would otherwise be sufficient to permit denial of the facility are preempted and the municipality must approve the wireless facility.¹³ When a wireless provider presents evidence of a significant gap and the absence of a less intrusive alternative, the burden shifts to the local government to prove that a less intrusive alternative exists. In order to meet this burden (and overcome the presumption in favor of federal preemption), the local government must show that another alternative is available that fills the significant gap in coverage, that it is technically feasible, and that it is less intrusive than the proposed facility.¹⁴

More recently, the FCC has confirmed its rulings that an effective prohibition occurs whenever the decision of a local government materially inhibits wireless services,¹⁵ and last year this material inhibition standard was again upheld by the Ninth Circuit.¹⁶ The FCC explained that the “effective prohibition analysis focuses on the service the provider wishes to provide,

⁹ 47 U.S.C. § 332(c)(7)(B)(iv).

¹⁰ 47 U.S.C. § 332(c)(7)(B)(i)(II).

¹¹ See e.g., *Metro PCS, Inc.*, 400 F.3d at 734-35; *Sprint PCS Assets, LLC v. City of Palos Verdes Estates*, 583 F.3d 716, 726 (9th Cir. 2009).

¹² See, e.g., *T-Mobile W. Corp. v. City of Huntington Beach*, No. CV 10-2835 CAS (Ex), 2012 U.S. Dist. LEXIS 148170 (C.D. Cal. Oct. 10, 2012); *T-Mobile W. Corp. v. City of Agoura Hills*, No. CV-09-9077 DSF (PJWx), 2010 U.S. Dist. LEXIS 134329 (C.D. Cal. Dec. 20, 2010); *MetroPCS v. City & County of San Francisco*, No. C-02-3442 PJH, 2006 U.S. Dist. Lexis 43985 at *33-34 (N.D. Cal. June 16, 2006) (a gap in a provider's in-building coverage that consists of more than a few isolated pockets of inadequate in-building coverage suffices to show a significant gap exists), on remand from 400 F.3d 715 (9th Cir.2005) (“where coverage holes are large or frequent in number and size, or extend to the interior of buildings in urban areas or to a significant number of residences in well-populated areas, such coverage holds are actionable under the [Act].”).

¹³ See *T-Mobile USA, Inc. v. City of Anacortes*, 572 F.3d 987, 999 (9th Cir. 2009); *City of Agoura Hills*, supra.

¹⁴ *City of Anacortes*, 572 F.3d at 998-999.

¹⁵ See *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, FCC 18-133 (September 27, 2018) (“Infrastructure Order”) at ¶ 35; see also, *In the Matter of California Payphone Association Petition for Preemption, Etc.*, Opinion and Order, FCC 97-251, 12 FCC Rcd 14191 (July 17, 1997).

¹⁶ *City of Portland v. United States*, 969 F.3d 1020, 1034-35 (9th Cir. 2020), cert. denied, *City of Portland v. United States*, 141 S.Ct. 2855 (2021).

incorporating the capabilities and performance characteristics it wishes to employ, including facilities deployment to provide existing services more robustly, or at a better level of quality, all to offer a more robust and competitive wireless service for the benefit of the public.”¹⁷ Thus, a local government “could materially inhibit service in numerous ways – not only by rendering a service provider unable to provide existing service in a new geographic area or by restricting the entry of a new provider in providing service in a particular area, but also by materially inhibiting the introduction of new services or the improvement of existing services.”¹⁸ In fact, the FCC reiterated these conclusions earlier this year, as well as confirming a locality’s reciprocal burden of proof in the effective prohibition analysis.¹⁹

Here, AT&T has demonstrated its significant service coverage gap in the vicinity of the Proposed Facility. AT&T’s radio frequency propagation maps that AT&T has submitted in connection with this application, which are also exhibits to the Radio Frequency Statement, depict the service coverage gap that AT&T is experiencing in this portion of West Covina. The Radio Frequency Statement explains that these maps were prepared using industry-standard modeling software that AT&T’s engineers use to plan and build its wireless network. The statement explains that this program uses multiple data sources, including terrain and clutter databases, to develop real-world depictions of signal strength. These maps show that AT&T lacks adequate in-building LTE wireless service in this significant portion of the city. The proposed service coverage from the Proposed Facility is depicted in the coverage maps. As you can see, placing the Proposed Facility in this location will close AT&T’s significant service coverage gap in this area.

In addition, AT&T has a significant service coverage gap with respect to FirstNet services in this same significant geographic area. AT&T does not currently provide FirstNet services in the gap area, so no comparison of propagation maps is needed here. The FirstNet service, which is deployed over AT&T’s LTE architecture, will provide this new wireless service specifically for first responders in this area.

AT&T has also demonstrated that no less intrusive locations are available and feasible to close the gap. There were no existing collocation opportunities,²⁰ and AT&T and the city were unable to negotiate lease terms for potential sites on multiple city properties.²¹ Open space sites in development are unavailable because the developer would not lease space to AT&T. The only

¹⁷ Infrastructure Order at n. 95.

¹⁸ *Id.* at ¶ 37.

¹⁹ See *In the Matter of Petition for Declaratory Ruling that Clark County, Nevada Ordinance No. 4659 Is Unlawful Under Section 253 of the Communications Act as Interpreted by the Federal Communications Commission and Is Preempted*, Order, DA 21-59, WT Docket No. 19-230 (January 14, 2021), at ¶ 8.

²⁰ West Covina Municipal Code § 26-685.997(3) expresses a preference for collocation.

²¹ West Covina Municipal Code § 26-685.988(a)(1) expresses a preference to place wireless telecommunications facilities on city-owned properties. Note also that the city may not require placement of wireless telecommunications facilities on sites owned by a specific property owner. See Cal Govt Code § 65964(c).

remaining property without a residential use is the proposed site at the Valencia Water Company property.²² The Proposed Facility is not only the best available and least intrusive means, it is the only way for AT&T bring critical wireless services to the area, including in-building LTE and FirstNet services. Approval of AT&T application, therefore, will avoid an unlawful effective prohibition of wireless services.

Response to Criticisms and Requests for Information

Some residents expressed concerns about the Proposed Facility, and the Planning Commission made three specific requests of AT&T in connection with continuing the public hearing on the application. Although AT&T held a community meeting (which no members of the public attended) and submitted a complete application pursuant to the West Covina Municipal Code, AT&T has now submitted additional information, and offers these additional explanations, furthering demonstrating its compliance with local regulations and the need for approval of its application.

Significant Service Coverage Gap

AT&T's gap in its LTE service coverage in this large area of the city is measured using industry-standard network design tools and signal strength propagation maps that depict existing LTE coverage and predicted LTE coverage after the Proposed Facility is constructed and on air. In-building service is vital for customers and a service-level gap in in-building signal strength is an actionable coverage gap. These engineering calculations are based on specific service levels (identified by dbm level on AT&T's propagation maps) of a specific wireless service (LTE). The gap area is significant because it encompasses nearly 1.5 square miles and includes hundreds of homes, parks, and a high school. The gap is also significant because it includes well-traveled roads, including Grand Avenue, Cameron Avenue, and Hillside Drive.

Some members of the public and at Commissioners asked about the number of dropped calls. But dropped calls is only one metric that may or may not trigger need for a particular site. Here, instead, the key metric that triggers the need for the Proposed Facility is the inadequate signal strength throughout the area. The propagation maps clearly show the signal strength throughout the entire gap area is inadequate to support in-building LTE service. It is signal strength that AT&T must improve in order to bring LTE service to the gap area. Denial of the application based on a misapprehension for the basis of the need would clearly violate the Act by materially inhibiting AT&T from providing and improving LTE services.

In addition, there is no existing FirstNet service in the gap area. No data are required to show the complete absence of a service that is not yet offered. This service, which will greatly

²² West Covina Municipal Code § 26-685.984(a)(3) authorizes placing wireless telecommunications facilities on residential-zoned properties without residential uses.

benefit the community by providing services dedicated for first responders, will be new to the area. Thus, AT&T has a complete gap in FirstNet services in the area, and denial of its application will act as an unlawful general ban of those services in the gap area.

Above-Ground Equipment.

The City Code does not mandate undergrounding equipment on non-city property. Nevertheless, AT&T investigated whether its equipment could be vaulted at the site. On the basis of soil samples and site inspection, the engineering conclusion is that a vault is not feasible.²³

This issue initially arose from a Commissioner's concerns about graffiti, which were echoed by others during the Planning Commission hearing. AT&T understands that the water company has not experienced issues with graffiti, and is committed to keeping it that way. Further, AT&T is now proposing climbing vines and other design features to discourage graffiti. And AT&T will accept a condition of approval to remove graffiti within 72 hours of notice.

Photosimulations.

AT&T's application included numerous photosimulations that were prepared based on a balloon test that it conducted to depict the Proposed Facility at the proposed height of 60 feet above finished grade.²⁴ And in response to the Planning Commission's request, AT&T conducted a further balloon test and prepared additional photosimulations depicting the Proposed Facility. As you can see from the photosimulations, the Proposed Facility will look like a eucalyptus tree and it will meet all specifications under the City Code for faux trees.²⁵

As to aesthetics, besides simply appearing as a tree on a hillside near many other trees, the Proposed Facility will blend well into the natural and built environment, reduce visual impacts to the extent feasible, and blend with the character of the property and local area.²⁶ AT&T recognizes that some residents expressed concern over aesthetics, referring mainly to "cell towers" as a whole, without recognizing the stealth nature of the Proposed Facility. These generalized aesthetic concerns are not substantial evidence that can support denial. Still, AT&T is committed to making the Proposed Facility as aesthetic as feasible. Thus, it is proposing to add live eucalyptus trees and landscaping at the site, and it has recently added vines to conceal its equipment.

²³ See Attachment C – DCI Pacific, Inc. Letter (Nov. 30, 2021).

²⁴ West Covina Municipal Code § 26-685.988(c)(1) allows freestanding wireless facilities up to 60 feet above finished grade.

²⁵ See West Covina Municipal Code § 26-685.989(c).

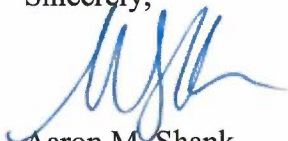
²⁶ See West Covina Municipal Code § 26-685.998.

West Covina Planning Commission
December 7, 2021
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Conclusion

AT&T is diligently seeking to upgrade its wireless network to provide adequate quality LTE service and to introduce FirstNet services to this part of West Covina. AT&T's design and proposed solution meets the city's standards, and AT&T has shown that federal law strongly supports (indeed, mandates) approval. I urge the Planning Commission to approve AT&T's conditional use application for the Proposed Facility.

Sincerely,



Aaron M. Shank

Attachment A – Radio Frequency Statement
Attachment B – Alternative Sites Analysis
Attachment C – DCI Pacific, Inc. Letter

cc: David Carmany, West Covina City Manager (dcarmany@westcovina.org)
Camillia Martinez, Assistant Planner (cmartinez2@westcovina.org)

ATTACHMENT A

AT&T Mobility Radio Frequency Statement
3540 East Cameron Avenue, West Covina, CA 91791

I am the AT&T radio frequency engineer assigned to the proposed wireless communications facility at 3540 East Cameron Avenue, West Covina, CA (“Property”). Based on my personal knowledge of the Property and with AT&T’s wireless network, as well as my review of AT&T’s records with respect to the Property and its wireless communications facilities in the surrounding area, I have concluded that the work associated with this permit request is needed to close a significant service coverage gap in LTE service coverage, and to deploy new FirstNet service – the first-ever nationwide first-responder wireless network – in an area roughly bordered by East Virginia Avenue to the north, Palomino Drive to east, East Country Hollow Drive to the south, and Barranca Street to the west. The Proposed Facility will improve coverage to hundreds of homes in several neighborhoods, parks, a high school, and other points of interest in the immediate vicinity.

In addition to improving overall coverage, increasing data speed is critical to providing the mobile experience customers demand and to manage the unprecedented increase in mobile data usage on AT&T’s network. AT&T has experienced an estimated 470,000% increase in mobile data use on its network since the release of the iPhone in 2007. AT&T forecasts its customers’ growing demand for mobile data services to continue. The increased volume of data travels to and from customers’ wireless devices and AT&T’s wireless infrastructure over limited airwaves — radio frequency spectrum that AT&T licenses from the Federal Communications Commission.

Spectrum is a finite resource and there are a limited number of airwaves capable and available for commercial use. To ensure service quality, AT&T must knit together its spectrum assets to address customers’ existing usage and forecasted demand for wireless services, and it must use its limited spectrum in an efficient manner.

AT&T uses high-band (i.e., 2300 MHz, 2100 MHz, and 1900 MHz) and low-band (i.e., 850 MHz and 700 MHz) spectrum to provide wireless service. Each spectrum band has different propagation characteristics and signal quality may vary due to noise or interference based on network characteristics at a given location. To address this dynamic environment, AT&T deploys multiple layers of its licensed spectrum and strives to bring its facilities closer to the customer. The geographic area covered by a given site is determined by factors such as site elevation, local topography and customer usage patterns for the area. Sites must also be located with reference to other sites in the network to provide seamless mobile connectivity while also avoiding interference with one another.

The primary issue that is causing AT&T's significant service coverage gap is that there is inadequate infrastructure in the vicinity of the Property to provide in-building and in-vehicle LTE service to this portion of West Covina. AT&T currently has existing sites in the broader geographical area surrounding the Property but, as Exhibit 1 illustrates, these existing sites do not provide sufficient in-building LTE service in the gap area and does not provide sufficient in-vehicle service along significant routes in the city. The proposed facility is necessary to improve signal strength and signal quality in the area, which will improve overall coverage and increase data rates necessary for customers to receive consistently reliable wireless service. Any areas that do not meet these minimal standards represent a service coverage gap that must be closed.

The proposed facility at the Property will help close the gap in coverage and help address rapidly increasing data usage driven by smart phone and tablet usage. This site is part of an effort to fully deploy 4G LTE technology in the area. Specifically, the proposed facility will close this service coverage gap and provide reliable 4G LTE service for AT&T customers in the affected area. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience.

The proposed facility at the Property is also a part of AT&T's commitment to supporting public safety through its partnership with FirstNet, the federal First Responder Network Authority. Conceived by the *9/11 Commission Report* as necessary for first responder communications, Congress created the federal First Responder Network Authority, which selected AT&T to build and manage FirstNet, the first-ever nationwide first-responder wireless network. The proposed facility will provide new service on Band 14, which is the nationwide high-quality spectrum set aside by the U.S. government for public safety. Deployment of FirstNet in the subject area will improve public safety by putting advanced wireless technologies into the hands of public safety agencies and first responders.

To meet its coverage objectives, AT&T needs to construct a new wireless communications facility. Wireless telecommunications is a line-of-sight technology, and AT&T's antennas need to be in the gap area and at an elevation capable of propagating an effective signal throughout the gap area. To meet its service objectives for this gap area, AT&T proposes to install a new wireless telecommunications

facility disguised as a eucalyptus tree. Denial of this proposed facility or a reduction in height would materially inhibit AT&T's ability to provide and improve wireless services in this portion of the city.

It is important to understand that service problems can and do occur for customers even in locations where the coverage maps on AT&T's "Coverage Viewer" website appear to indicate that coverage is available. As the legends and links to the Coverage Viewer maps indicate, these maps display approximate outdoor coverage. Actual coverage in an area may differ from the website map graphics, and it may be affected by such things as terrain, weather, network changes, foliage, buildings, construction, signal strength, high-usage periods, customer equipment, and other factors.

It is also important to note that the signal losses, slow data rates, and other service problems can and do occur for customers even at times when certain other customers in the same vicinity may not experience any problems on AT&T's network. These problems can and do occur even when certain customers' wireless phones indicate coverage bars of signal strength on the handset. The bars of signal strength that individual customers can see on their wireless phones are an imprecise and slow-to-update estimate of service quality. In other words, a customer's wireless phone can show coverage bars of signal strength, but that customer will still, at times, be unable to initiate voice calls, complete calls, or download data reliably and without service interruptions due to service quality issues.

AT&T uses industry standard propagation tools to identify the areas in its network where signal strength is too weak to provide reliable in-building service quality. This information is developed from many sources including terrain and clutter databases, which simulate the environment, and propagation models that simulate signal propagation in the presence of terrain and clutter variation. AT&T designs and builds its wireless network to ensure customers will receive reliable in-building service quality. This level of service is critical as customers increasingly use their mobile phones as their primary communication devices. According to the Center for Disease Control and Prevention (CDC), more than 81% of California adults, and more than 98% of Californians under age 18, rely exclusively or primarily on wireless communications in their homes. And California households rely on their mobile phones to do more (E911, video streaming, GPS, web access, text, etc.). In fact, the FCC conservatively estimates that 72% of 911 calls are placed by people using wireless phones.

Exhibit 1 to this Statement is a map of the existing LTE service coverage (without the proposed installation at the Property) in the area at issue. It includes LTE service coverage provided by existing AT&T sites. The green shaded areas of the map depict acceptable in-building coverage. In-building coverage means customers are able to place or receive a call on the ground floor of a building. The yellow shaded areas depict areas within a signal strength range that provide acceptable in-vehicle service

coverage. In these areas, an AT&T customer should be able to successfully place or receive a call within a vehicle. The pink shading and unshaded (white) areas are areas within a signal strength range in which a customer might have difficulty receiving a consistently acceptable level of service. The quality of service experienced by any individual customer can differ greatly depending on whether that customer is indoors, outdoors, stationary, or in transit. Any area in the yellow, pink, or white category is considered inadequate service coverage and constitutes a service coverage gap.

Exhibit 2 is a map that predicts LTE service coverage based on signal strength in the vicinity of the Property if the proposed facility is constructed as proposed in the application. As shown by this map, constructing the proposed facility at the Property closes this significant service coverage gap. Specifically, this map depicts a large new area of in-building service coverage (in green) throughout the defined gap area.

My conclusions are based on my knowledge of the Property and with AT&T's wireless network, as well as my review of AT&T's records with respect to the Property and its wireless telecommunications facilities in the surrounding area. I have a Bachelor Degree in Electronics and Communications from the University of Mysore, India, and have worked as an engineering expert in the wireless communications industry for more than 26 years.

Mahesh Kolur

Mahesh Kolur
AT&T Mobility Services LLC
Network, Planning & Engineering
RAN Design & RF Engineering
December 2021

EXHIBIT 1

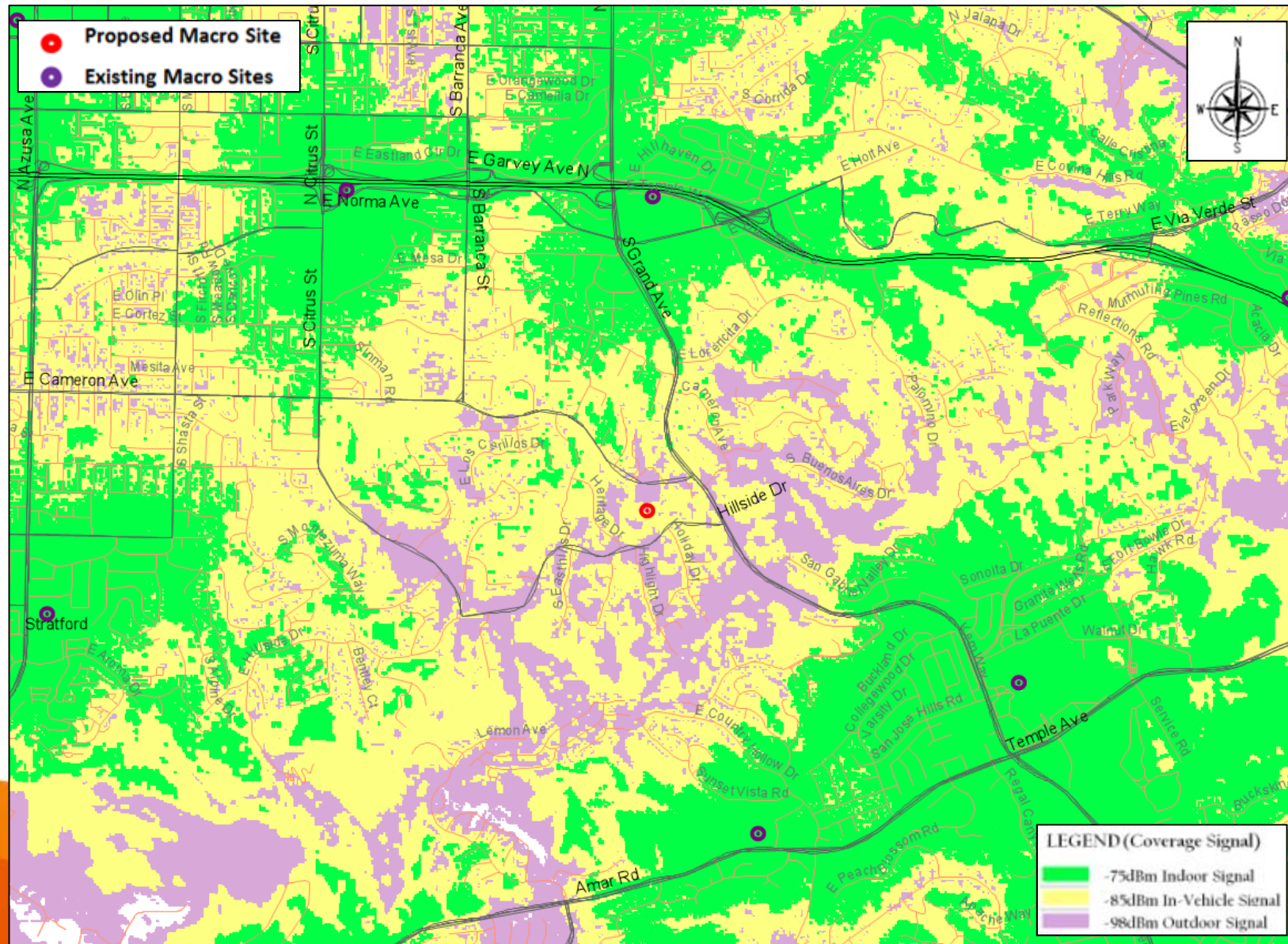
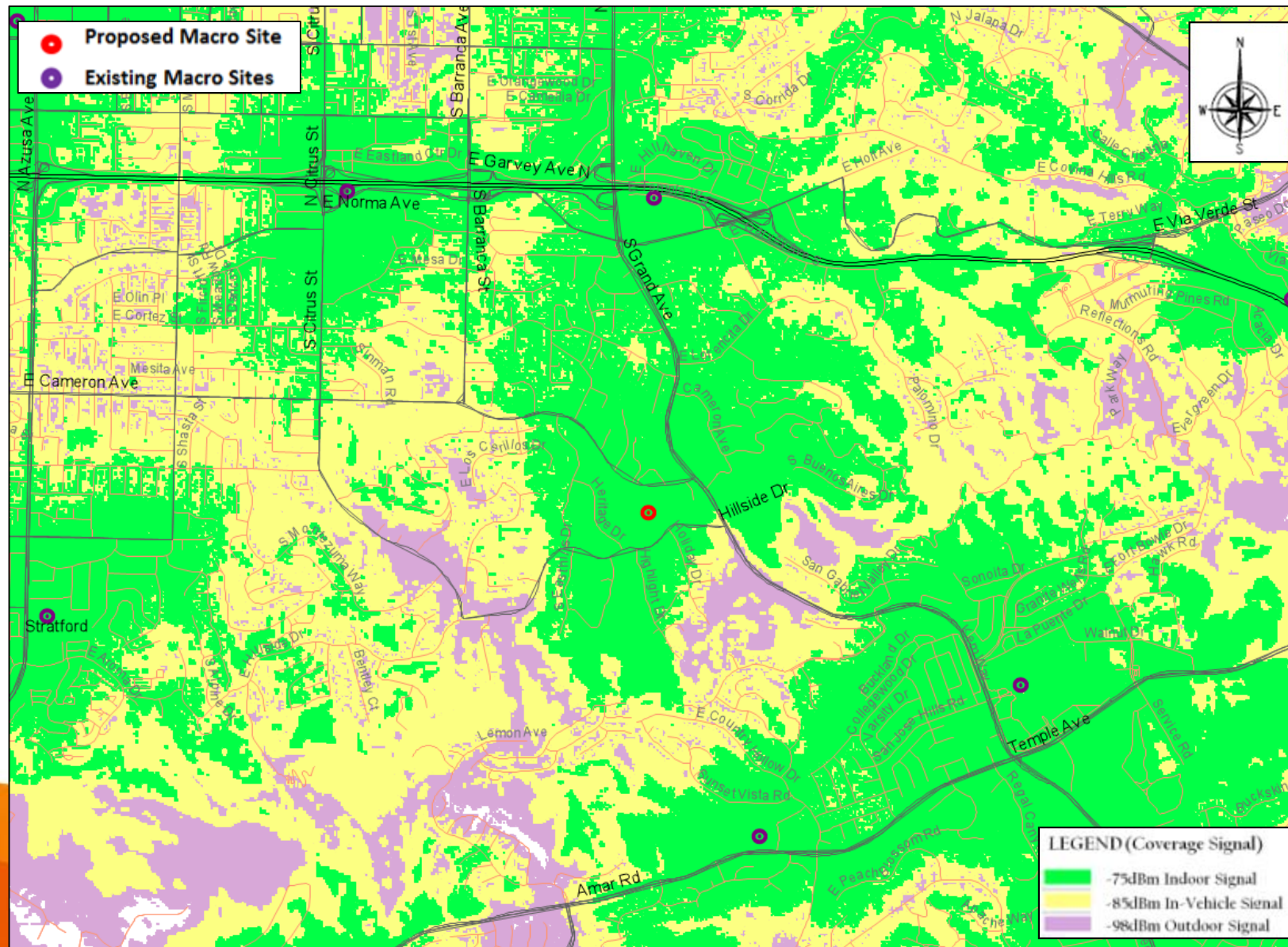


EXHIBIT 2



ATTACHMENT B

Alternative Sites Analysis



AT&T Mobility

Wireless Telecommunications Facility
at
3540 East Cameron Avenue
West Covina, CA 91791

Site ID: CLL05528

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 West Covina. AT&T proposes to construct a 60-foot tall wireless communications facility (“WCF”) disguised as a eucalyptus tree (“mono-eucalyptus”) (“Proposed Facility”) as a means to fill this gap in coverage. The Proposed Facility consists of twelve panel antennas (three sets of four antennas) with a top height of 58 feet above ground, and topped with an additional two-foot crown of faux branches. The related equipment will be housed in an adjacent equipment area at the base of the mono-eucalyptus and surrounded by a 8-foot tall CMU wall, with climbing vines as additional landscaping. A backup generator will be placed near the existing water tank, and two new live eucalyptus trees will be placed on site to further conceal the equipment and blend in with the mono-eucalyptus. 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 West Covina, in an area roughly bordered by East Virginia Avenue to the north, Palomino Drive to east, East Country Hollow Drive to the south, and Barranca Street to the west. The Proposed Facility will improve coverage to hundreds of homes in several neighborhoods, parks, a high school, and other points of interest in the immediate vicinity. The service coverage and objectives, including need to improve signal strength on AT&T’s wireless network, in this portion of West Covina, are described in the accompanying Radio Frequency Statement.

Methodology and Zoning Criteria

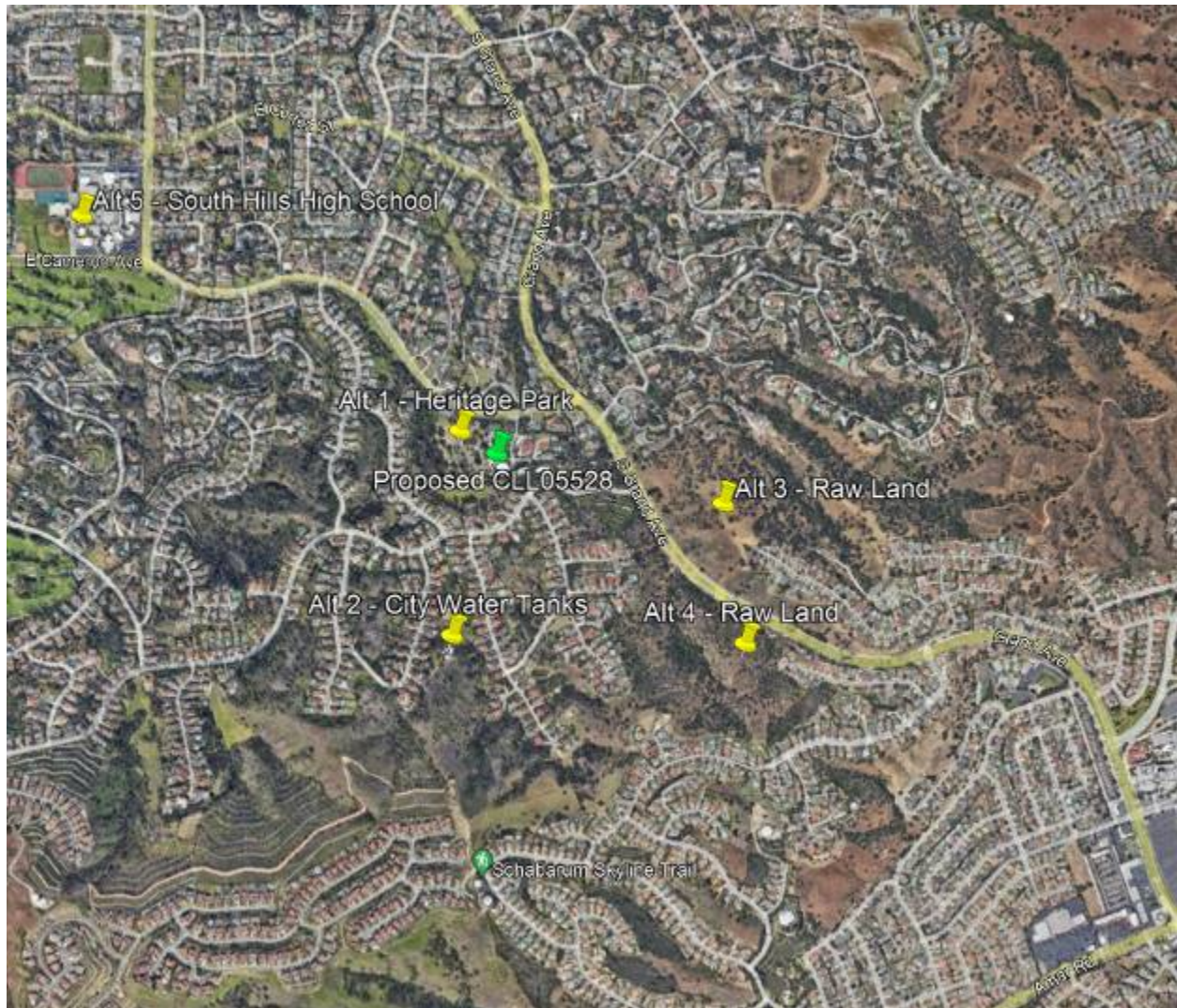
The location of a WCF to fill a significant gap in coverage is dependent upon topography, changes in elevation, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively 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 West Covina Municipal Code, including Section 26-685.988, providing development standards for wireless telecommunication facilities, Section 26-685.989, providing design standards for wireless telecommunication facilities, Section 26-685.997, regarding application requirements, and Section 26-685.988. providing findings for wireless telecommunication facilities.

Analysis

AT&T developed a search area 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 West Covina. AT&T searched for, but did not identify, viable collocation opportunities in the gap area. AT&T also searched for sites on city-owned property, but AT&T and the city were unable to agree on lease terms. 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



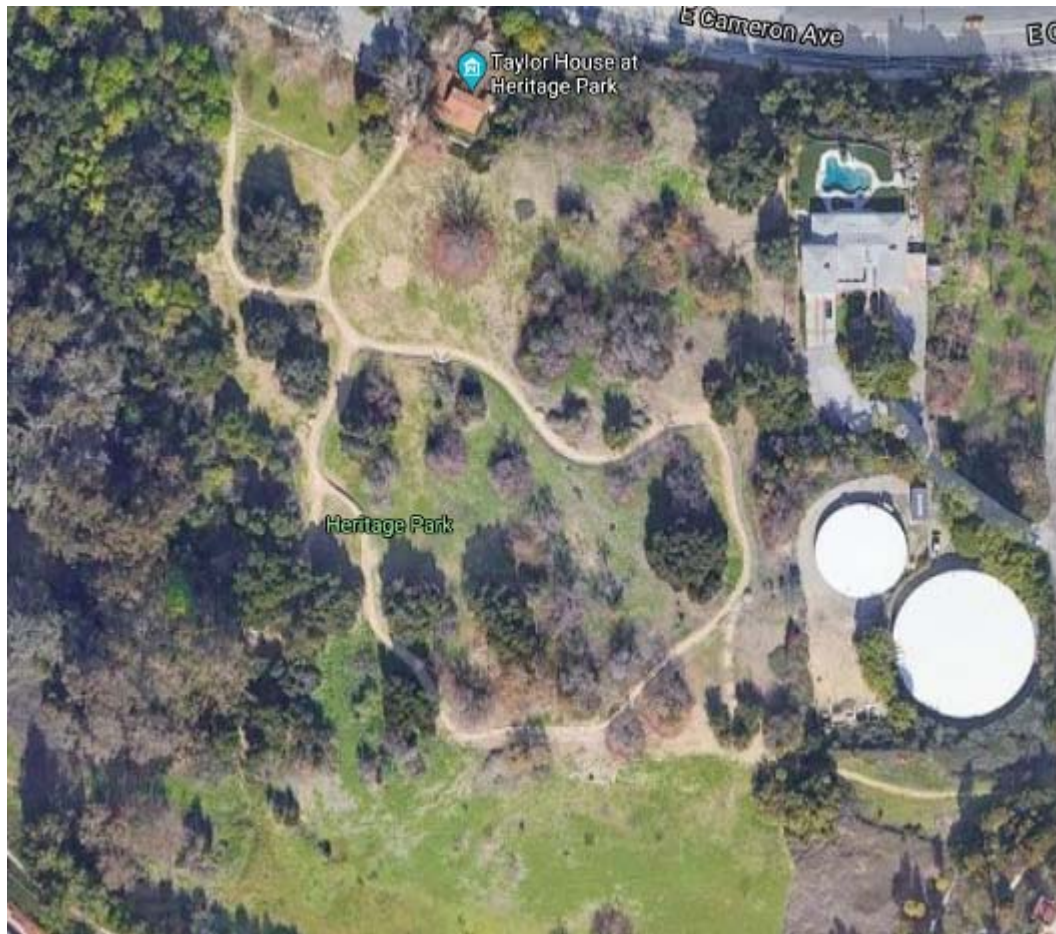
Proposed Facility – Mono-eucalyptus, Valencia Water District, 3540 East Cameron Avenue



Conclusion: Based upon location, a willing landlord and the superior service 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 objectives.

The project location is a residential-zoned parcel with a nonresidential use, the water tanks owned and operated by Valencia Water Company. Consistent with City Code Section 26-685.988(c)(1), AT&T proposes a 60-foot tall communications facility disguised as a eucalyptus tree near one of the water tanks on this property. Specifically, the Proposed Facility consists of twelve panel antennas (three sets of four antennas) with a top height of 58 feet above ground, and topped with an additional two-foot crown of faux branches. The related equipment will be housed in an adjacent equipment area at the base of the mono-eucalyptus and surrounded by a 8-foot tall CMU wall, painted desert tan and with climbing vines as additional landscaping. A backup generator will be placed near the existing water tank, and two new live eucalyptus trees will be placed on site to further conceal the equipment and blend in with the mono-eucalyptus. Existing trees will be retained. The Proposed Facility is the least intrusive means to fill AT&T's significant service coverage gap.

Alternative 1 – Heritage Park



Conclusion: Unavailable; more intrusive than Proposed Facility

This city-owned park is located adjacent to the primary candidate. AT&T and the city could not agree to lease terms to place a new WCF in this park.

Alternative 2 – City Water Tanks near Hooper Drive



Conclusion: Unavailable; more intrusive than Proposed Facility

This city property houses city-owned water tanks located approximately one-third of a mile to the south from the Proposed Facility. AT&T and the city could not agree to lease terms to place a new WCF in this park. A wireless telecommunication facility here would be nearer to residents than the Proposed Facility.

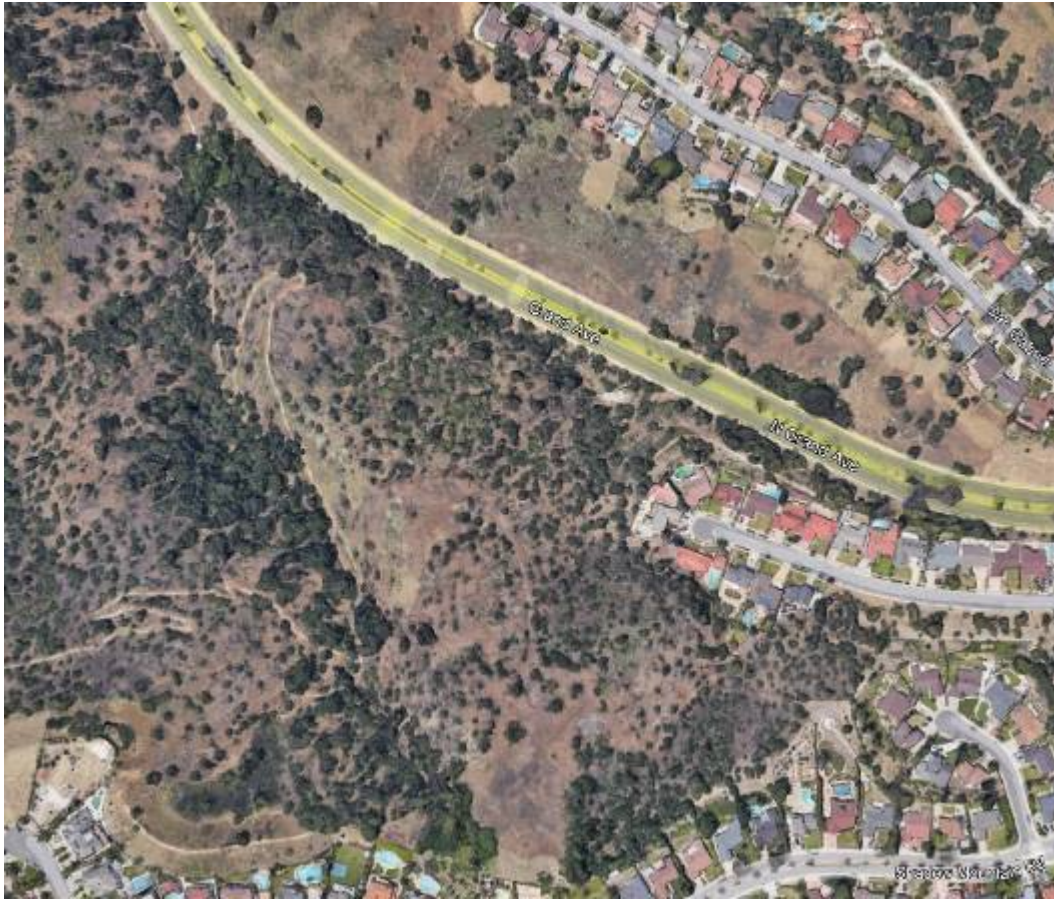
Alternative 3 – Open Space near Grand Avenue



Conclusion: Unavailable

This raw land open space property is located beyond the terminus of San Gabriel Valley Drive, approximately 0.4 mile to the southeast from the Proposed Facility. The property is owned by a developer who declined to lease space to AT&T for a WCF.

Alternative 4 – Open Space near Grand Avenue



Conclusion: Unavailable

This raw land open space property is located beyond the terminus of San Gabriel Valley Drive, approximately half a mile to the southeast from the Proposed Facility. The property is owned by a developer who declined to lease space to AT&T for a WCF.

Alternative 5 – South Hills High School



Conclusion: Unavailable

This high school is located approximately 0.8 mile to the northwest from the Proposed Facility. The school district declined interest in leasing space to AT&T for the Proposed Facility.

Conclusion

The Proposed Facility is the least intrusive means by which AT&T can close its significant service coverage gap. Denial of the site will materially inhibit AT&T from providing and improving wireless service in this portion of the city.

ATTACHMENT C

Engineering Letter

Date : November 30, 2021

Site Number : **CLL05528**

Site Name : **ATT / West Covina Water Tank**

Address : 3540 E. Cameron Avenue
Covina, CA 91791

Subject : **Vault Installation**

The bore log data (See Exhibit 'A') from the soils report prepared by 'Geoboden' shows bedrock starting less than 3' below grade. A vault installation will require 25' deep excavation, 20' of the ground disturbance will be on bedrock. The amount of force during construction will generate substantial impact loads that may affect the adjacent retaining wall (5' east), and thereby affecting the tank (20' east). See Exhibit 'B'.

During the site visit, we noticed the water tank facility is also being utilize for civil works storage. Exhibit 'C' shows two (2) Wheel Loaders parked at the proposed lease area location. Although the prefab vault is designed for traffic load, it may not be designed for continuous dead load from multiple heavy equipment. A small payload can weigh up to 25,000 lbs, which is 4 times the weight of a standard pickup truck.

With these in mind, we suggest keeping the equipment above grade and avoid the UG vault. This decision will prevent possible structural safety issues in the future.

Sincerely,

(Bok) Johnnoah Yu, LEED AP BD+C
Architect
DCI PACIFIC, Inc.

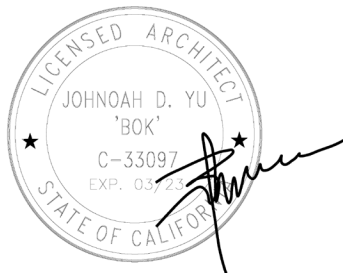


Exhibit C



ITEM NO. 3. a.

DATE: December 14, 2021

TO: Planning Commission
FROM: Planning Division
SUBJECT: Forthcoming - December 28, 2021

Attachments

Forthcoming - 12.28.21

AGENDA NO. 3. a.

DATE: December 14, 2021

FORTHCOMING PLANNING COMMISSION HEARING

December 28, 2021 Meeting cancelled – Happy Holidays!

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None

January 11, 2021

A. CONSENT CALENDAR

None

B. PUBLIC HEARINGS

None

C. NON-HEARING ITEMS

None