



Verizon Wireless Project Name: Junipero Ave

City of Signal Hill-Application for a Conditional Use Permit



Project Description

Project Site Location: 2766 St Louis Ave, Signal Hill, CA 90755

APN: 7212-016-038

Zoning: C-I Commercial Industrial

Land Use

North - Auto Center Specific Plan

South -Commercial Industrial

East – Commercial Industrial

West – Commercial Industrial

Verizon proposes to build a new unmanned wireless telecommunications facility as follows:



Scope of work: Install a 75' tall collocatable monopalm, install 12 panel antennas, install 9 RRUs, install 3 Raycap DC Surge protection devices, install 3 hybrid cables, install 1 4' Ø microwave antenna.

Installation of 1 new equipment cabinet, 1 new battery cabinet and space for 1 future cabinet on a new concrete slab behind an 8' chain link fence with slats. Installation of a new utility H-frame inside enclosure, installation of a new 30kw diesel fuel standby generator w/168 gal on a new concrete slab behind an 8' chain link fence with slats, installation of a new 200A Meter on existing building, installation of new power and fiber conduits from POC lease area, installation of power and fiber weather heads on existing building.

The standby generator will be enclosed by an 8' tall chain link with slats to mitigate noise during test time or emergency use. Generator run time is only in the event of an emergency. The generator may be run at most once per month for approximately 15 minutes to make sure it is still operational.

The proposed unmanned wireless telecommunications facility only needs periodic maintenance and will not be generating any traffic.

The Project meets the Categorical Exemption guidelines from the provisions and it should be determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) because the project consists of the construction of limited numbers of new structures and installation of small new equipment and facilities, per section 15303: "New Construction or Conversion of Small Structures".

Purpose of Facility

The purpose of the new facility is to provide additional coverage to Cherry Ave, St Louis Ave, East 28th St and surrounding areas as shown in the enclosed propagation maps. The facility will provide in-building coverage to the properties and various businesses along E 28th St and surrounding areas including but not limited to car dealerships, auto repair shops, Junipero business park, etc. where people are currently experiencing dropped calls and spotty coverage, therefore this project qualifies as a personal wireless service facility.

Visual Impact Assessment

Verizon is proposing to install a faux mono-palm to blend in with other palm trees in the area and the surrounding characteristics of the community while still providing much



needed service to the area, the location of the mono-palm is in the rear of the property. Photo simulations of the proposed facility are also included for your review.

Alternative sites

Site Name/Property Owner	Property Address	Landlord Interest	RF Acceptance
GUY MELISSA A TR GUY FAMILY DECD TRUST	2766 St Louis Ave, Signal Hill, CA 90755	Yes	Yes
DONALDSON BRIAN AND KAREN TRS;B C AND K D DONALDSON TRUST	2261 E Willow Street, Signal Hill, CA 90755	No	Yes
MODERN DRILLING CO LLC	2761 Dawson Ave, Signal Hill, CA 90755	No	Yes
AMERICAN OFFICE PARK PROP L P	2815 Junipero Ave., Signal Hill, CA 90755	No	Yes



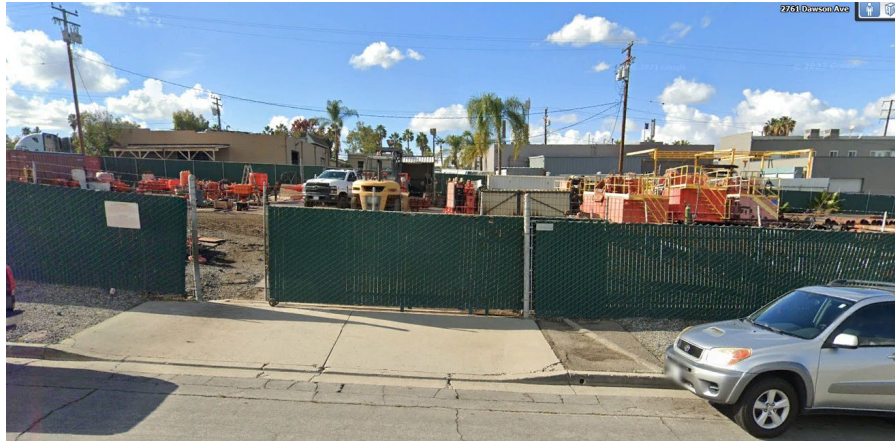
The proposed project site at 2766 St Louis Ave, Signal Hill, CA 90755 is the most suitable location to improve coverage along St Louis Ave.

In addition to the proposed location, alternate locations previewed were:





Donaldson Brian and Karen TRS, this property is a shopping center located at 2261 E Willow Street, Signal Hill, CA 90755, this property was in escrow and Donaldson did not want to enter into an agreement to lease a portion on the property to Verizon.



Modern Drilling Co LLC, this property located at 2761 Dawson Ave, Signal Hill, CA 90755 was pursued, however they were not interested, they have a large yard that is extremely busy and they did not want to disturb the business.



American Office Park Prop LP this property is a business park located at 2815 Junipero Ave, Signal Hill, CA 90755 this property was considered as a candidate however the property owners did not have interest in leasing a portion of the property for a new wireless telecommunications facility.

Collocation

Verizon Wireless will collocate on existing facilities when appropriate. The appropriateness of a site includes the available height for the antennas, the available



ground space for the equipment, the willingness of the landowner to lease space, and the like. In this instance, there is a mono-palm nearby owned by SBA however it's outside of the search ring and structurally they are not able to accommodate another tenant and they do not have additional ground.

The enclosed applications are presented for your consideration. Verizon Wireless requests a favorable determination and approval of a Conditional Use Permit and Development Review Application to build the proposed facility. Please contact me at 619-208-2063 for any questions or requests for additional information.

Respectfully submitted,

Leticia Smith for Smartlink LLC.

Authorized Agent for Verizon Wireless