



GARDEN GROVE

CITY OF GARDEN GROVE

July 31, 2017

Delta Groups Engineering, Inc.
Attn: Lisa Desmond
2362 McGaw Avenue
Irvine, CA 92614

Steven R. Jones
Mayor

Phat Bui
Mayor Pro Tem - District 4

Kris Beard
Council Member - District 1

John R. O'Neill
Council Member - District 2

Thu-Ha Nguyen
Council Member - District 3

Stephanie Klopfenstein
Council Member - District 5

Kim Bernice Nguyen
Council Member - District 6

**SUBJECT: DIRECTOR'S REVIEW NO. DR-029-2017 TO ALLOW THE
INSTALLATION OF A NEW ROOF-MOUNTED ATTACHED
WIRELESS TELECOMMUNICATION FACILITY ON AN
EXISTING BUILDING LOCATED AT 13280 CHAPMAN AVENUE**

Dear Ms. Desmond,

Your request for a Director's Review to allow the installation of a new roof-mounted attached wireless telecommunication facility has been approved. This approval will allow the installation of cellular antennas and equipment to be building-mounted onto the rooftop of an existing building, located at 13280 Chapman Avenue.

The wireless telecommunication facility will consist of a total of twelve (12) 8'-0" tall panel antennas divided equally into three (3) sectors, to be located behind FRP screen enclosures that will be painted and textured to match the existing building. Also included, are two (2) equipment cabinets on the building roof behind new FRP screen walls that will also be painted and textured to match the existing building.

It has been determined that the installation of these cellular antennas will not adversely impact the adjoining properties. This decision is based upon the fact that the cellular antennas and equipment will be integrated with the design of the existing building and be screened from view. The decision to allow the installation of the building-mounted cellular antennas on this existing structure is subject to the following conditions of approval:

- A. In order to facilitate the City's rules for the regulation, placement, and construction of and its interaction with the City's Public Safety Communications Equipment Operation of the Wireless Communications Facilities ("WCF"), the applicant and all successors shall agree as follows:

1. The applicant recognizes that the frequencies used by the WCF located at 13280 Chapman Avenue, Garden Grove, may be close to the frequencies used by the City of Garden Grove for public safety. This proximity will require extraordinary "comprehensive advanced planning and frequency coordination" engineering measures to prevent interference, especially in the choice of frequencies and radio ancillary hardware. This is encouraged in the "Best Practices Guide" published by the Association of Public-Safety Communications Officials-International, Inc. (APCO) and as endorsed by the Federal Communications Commission (FCC). Applicant shall comply with such Good Engineering Practices as may be amended from time to time by the FCC in its Rules and Regulations and shall comply with all FCC regulations regarding susceptibility to radio frequency interference, frequency coordination requirements, general technical standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements, and any and all other federal statutory and regulatory requirements relating to radio frequency interference (RFI).
- B. In the event the WCF is identified as causing radio frequency interference with the City's Public Safety Communications Equipment, the following steps shall be taken:
1. Upon notification by the City of interference with Public Safety Communications equipment, the applicant (Verizon) shall utilize the hierarchy and procedures set forth in the Best Practices Guide. If the applicant (Verizon) fails to cooperate with the City in applying the procedures set forth in the Best Practices Guide in order to eliminate the interference, then the City may take such steps under law, including the initiation of appropriate proceedings with the FCC, to eliminate the interference.
 2. If there is a determination of radio frequency interference with the City's Public Safety Communications Equipment, the party which caused the interference shall be responsible for reimbursing the City for all costs associated with ascertaining and resolving the interference, including but not limited to any engineering studies obtained by the City to determine the source of the interference.
- C. The applicant shall provide a 24-hour phone number to which interference problems may be reported. This condition will also apply to all existing facilities operated by the provider in the City of Garden Grove.
- D. The applicant shall provide a "single point of contact" in its Engineering and Maintenance Departments to ensure continuity on all interference issues. The name, telephone number, fax number, and e-mail address of

that person shall be provided to the City's designated representative upon activation of the facility.

- E. The applicant shall ensure that any lessee or other users of the WCF shall comply with the terms and conditions of this permit and the applicant shall be responsible for the failure of any lessee or other users under the control of the applicant to comply.
- F. The Director's Review grants the right to the applicant to construct and use a new roof-mounted attached wireless telecommunication facility on the premises. The City, however, has concerns about the potential adverse aesthetic and other health and safety impacts of the antennas, and utility and/or mechanical equipment on the surrounding community. It is possible that future technological improvements may make the proposed telecommunication facility unnecessary or obsolete or outdated aesthetically; therefore, the particular antenna and related equipment shall be reviewed ten years from the date of this approval. At that time, the cellular provider operating the site shall agree to and update the facility as may be required by the Community and Economic Development Director or his/her designee.
- G. The City reserves the right to periodically reevaluate the antennas, and utility and/or mechanical equipment in terms of the continued need for these structures in their current size, height, and configuration, and the actual impacts on the neighborhood, community, and environment.
- H. Prior to the end of the fifth year, there will be an administrative review for compliance with the conditions of approval.
- I. In order to address concerns regarding radio emissions, the following conditions shall be complied with:
 - 1. Radio frequency emissions shall not exceed the radio frequency emission guidelines of the Federal Communication Commission (FCC); as such, guidelines may be amended from time to time.
 - 2. Prior to January 1, 2018, and each January 1st thereafter, the operator shall file with the City of Garden Grove Community and Economic Development Department for approval, a certification of compliance prepared by an independent third party, qualified to measure radio frequency emissions.
 - 3. The applicant, together with the owner of the subject site, shall provide a composite analysis of all users of the site to determine that the applicant's proposed facilities will not cause radio frequency

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interference with the City's Public Safety Communications Equipment.

4. In the event that the communication facility is abandoned or its use is discontinued, the property owner shall remove all improvements within sixty days of abandonment or discontinuance of the use, whichever occurs first.

This action can be appealed during a seven-day appeal period. Therefore, this decision will not become final until August 7, 2017. If you have any questions, please contact the Planning Services Division at (714) 741-5312.

If you have any questions, please contact Mary Medrano, Assistant Planner, in the Planning Services Division at (714) 741-5312.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa L. Kim', with a long horizontal flourish extending to the right.

LISA L. KIM
Community and Economic Development Director