



CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION & MARINE



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December 20, 2018

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing and recommend that the Site Plan Review Committee in the Department of Development Services approve a Wireless Telecommunication Facility on an existing transmission tower operated by Southern California Edison (SCE), a California corporation, and installed by T-Mobile West, (T-Mobile), a Delaware limited liability corporation, within El Dorado East Regional Park, Area III, pursuant to Section 21.56.130 (B) of the Long Beach Municipal Code, and recommend City Council execution of a Site License Agreement with SCE, as Licensee with T-Mobile, for said Wireless Telecommunication Facility. (District 5)

DISCUSSION

The Long Beach Municipal Code (Code) Chapter 21.56 sets forth the process for approving Wireless Telecommunications Facilities (WTCF) within the City of Long Beach (City). Section 21.56.130 of the Code relates specifically to WTCF proposed within Park Zoning Districts. This Section of the Code states that for parks under the jurisdiction of the Parks and Recreation Commission (Commission) that installation of a WTCF shall first be submitted to the Commission for its recommendation.

El Dorado East Regional Park, Area III, is under the jurisdiction of the Commission. Southern California Edison (SCE) has multiple utility easements throughout El Dorado, including one for transmission towers running through the entire western portion of the north-south span of El Dorado. SCE has been contacted by T-Mobile West, LLC (T-Mobile), with a proposal to attach a WTCF to one of the transmission towers in the park, (Attachment) and has requested permission from the City to allow this to occur.

It should be noted that under the Telecommunications Act of 1996, denial of WTCF applications by local agencies cannot be based on the potential adverse health impact of the Radio Frequency emissions of the WTCF.

The City of Long Beach Health Officer in the Department of Health and Human Services opined "The Health Department currently would not raise any concerns about placement of a new Wireless Telecommunication Facility in El Dorado Park, provided the facility is installed and operated in compliance with current FCC guidelines on RF exposure levels."

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Therefore, Commission action, which has been noticed to all residences within 750 feet of the SCE transmission tower, is necessary for the WTCF to go forward to the Site Plan Review Committee (SPR) within the Department of Development Services for technical approvals. If the WTCF is approved by the Commission and receives all of the necessary approvals from the SPR, then a Site License Agreement (SLA) would be presented to the City Council for final approval.

The execution of an SLA for City-owned land is under the sole purview of the City Council, but for leases or other agreements within Park Zones, a supportive recommendation of the Commission is customary. The proposed installation parameters and SLA details for the WTCF in El Dorado are as follows:

- Proposed Term: Five years, with four, five-year renewal options. (25-year total)
- Premises: Transmission tower on the SCE Utility Easement within El Dorado.
- Proposed Rent: Upon full execution of the Lease, SCE shall pay the City an initial rental payment of \$18,000 (Base Rent). Beginning in year two of the Lease and every year thereafter, the Base Rent shall be increased by 4%.
- Stealthing: There is no proposed stealthing of the WTCF as it will be elevated well above eye-level on the electrical tower; all components of the WTCF will be within existing fencing around the transmission tower.

FISCAL IMPACT

If the WTCF installation and proposed SLA are approved by the City Council, rent in the amount of \$18,000 for the Fiscal Year in which the SLA commences would accrue into the General Fund (GP) in the Department of Parks, Recreation and Marine (PR). The initial and ongoing rent would be proposed to the City Council to be earmarked for improvements or maintenance needs, or for recreational programming within the Department. There is no impact to local jobs from the suggested action.

SUGGESTED ACTION:

Approve the recommendation.

Respectfully Submitted,



STEPHEN P. SCOTT
DEPUTY DIRECTOR
BUSINESS OPERATIONS



HURLEY OWENS
MANAGER
MAINTENANCE OPERATIONS

MEMBERS OF THE PARKS AND RECREATION COMMISSION

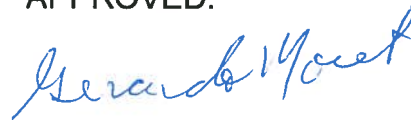
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GLADYS KAISER
MANAGER
COMMUNITY RECREATION SERVICES

APPROVED:



GERARDO MOUET
DIRECTOR

GM:SS:HO:GK:rl

Attachments: Aerial of El Dorado East Regional Park and SCE Utility Easement with Proposed
Wireless Telecommunication Facility

Attachment



El Dorado East Regional Park, Area III

Proposed Location of Wireless Telecommunication Facility

