

Justification Study

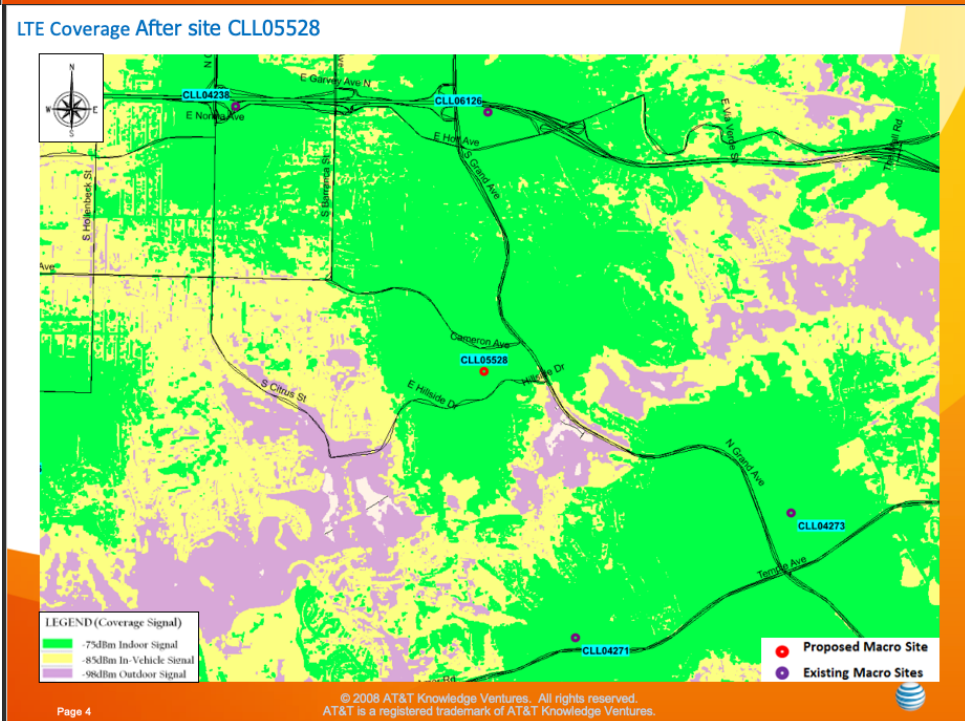
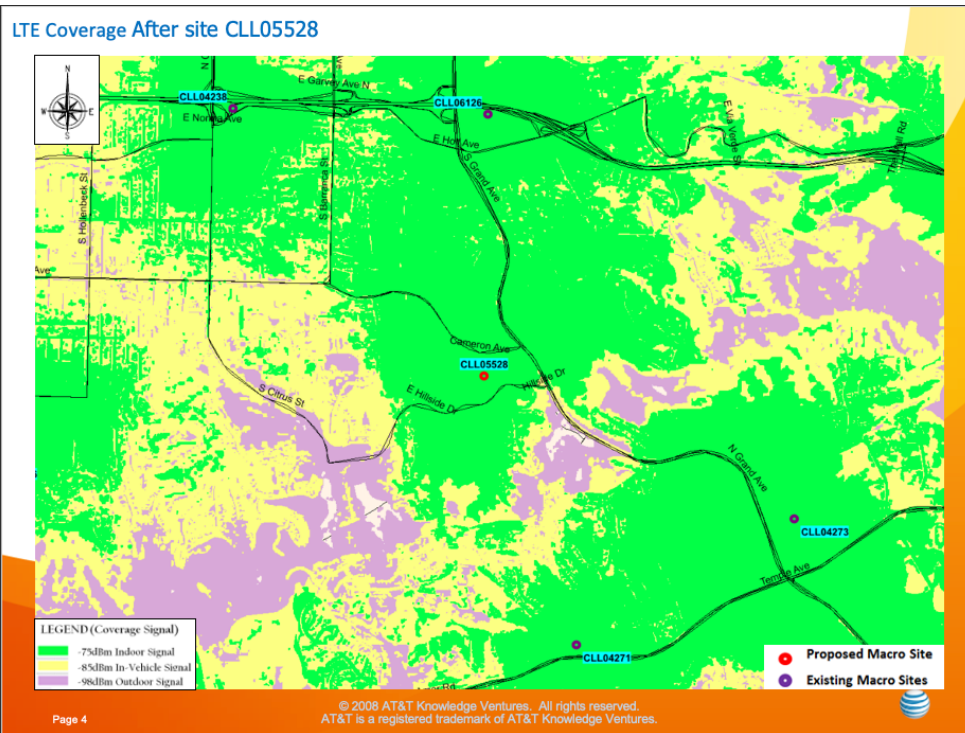
**3540 E Cameron Ave
West Covina, CA 91791**

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:

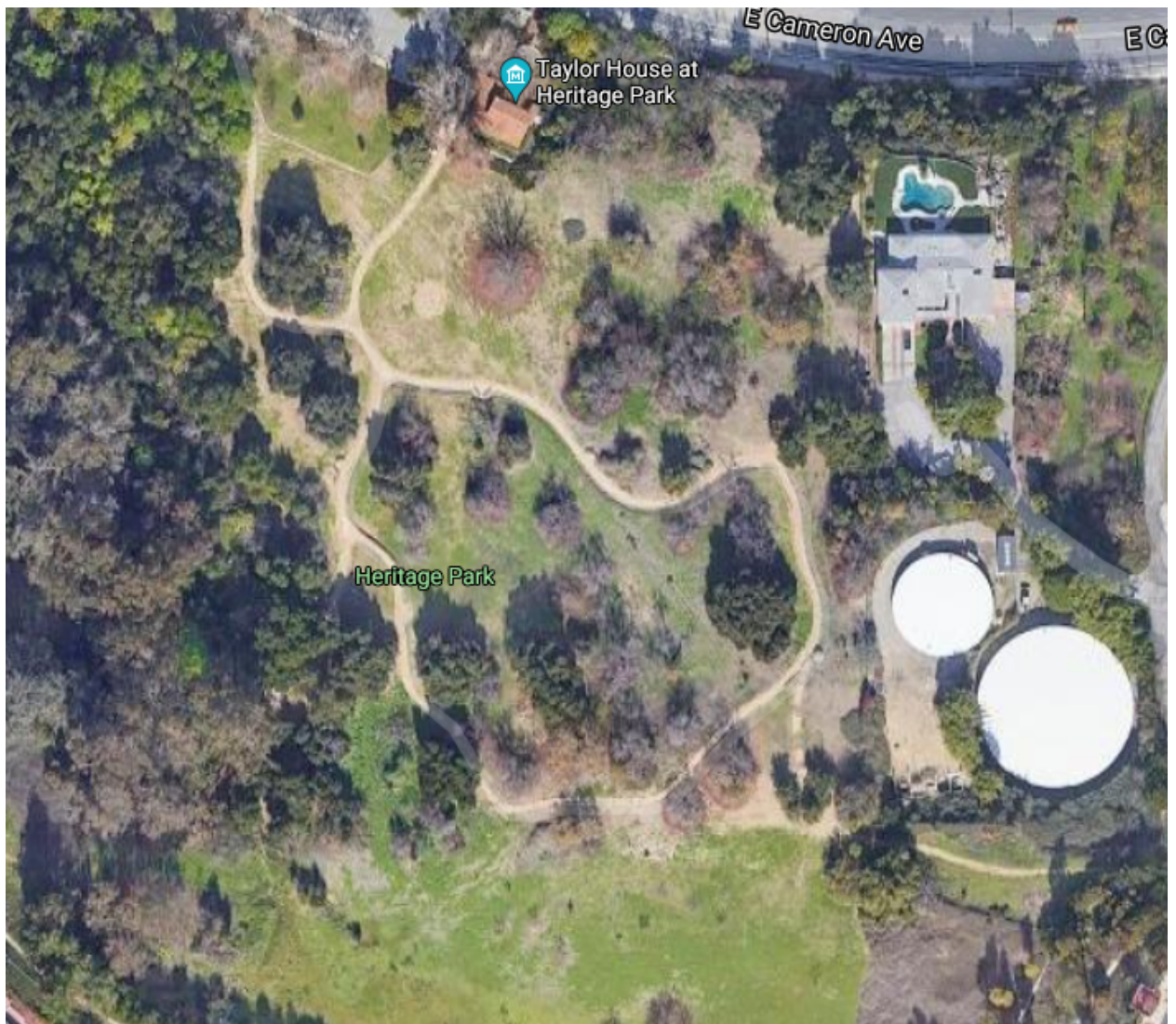
Primary candidate

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.