A narrative that describes the general operations of the proposed use

The proposed antenna tower will generally serve the same purpose as the existing tower being replaced. The existing tower is 80 feet tall, while the new tower will be 120-feet tall, in order to meet the needs of new equipment being installed at the site.

The substation and systems to be served by the proposed tower are in operation 24 hours a day, but most maintenance activity is performed during the day. Maintenance activity is primarily performed at ground level or indoors, with intermittent activities requiring workers to climb the tower. Since the site already supports similar systems, and this tower represents an expansion of those systems, personnel activity and vehicle traffic is not expected to increase, except during initial construction of the tower. The substation yard provides plenty of parking, staging, and workspace for the construction activity without impacting neighboring properties. The substation yard is an existing property with no vegetation that will be disturbed by the proposed project. The proposed use will not cause any more water consumption than what is already consumed by employees working at the site. The activities associated with the tower will not generate waste once in service. Garbage and waste created during construction will be removed and disposed of prior to completion of the project.

The proposed project will remove the foundation used for the existing tower, which will then be replaced by a new foundation in its place for the new tower. As a result, the ground disturbance will be approximately limited to the area already occupied by the existing tower foundation, with no earth work beyond the immediate area. As with any ground disturbing work, underground utilities will be located prior to any work. If contaminated soil is identified during construction, work will be halted in order to get guidance from an Environmental specialist (several of which are employed by the applicant).

During construction, dust, smoke, and noise will be limited to that necessary to perform the work. Once the tower is in service, no dust, odors, noise, or other obnoxious emissions will be produced. Once in service, all radio frequency (RF) emissions will be well under the limits for occupational and public exposure at ground level within the substation yard and on neighboring properties, per FCC regulations 47 CFR 1.1310(b) & (c).

An analysis of how the proposal might affect adjacent uses

The subject property is in a heavy industrial area, with neighboring properties being used for shipping container storage, warehouses, and empty property. The proposed tower will be intermingled with similar existing steel lattice structures in the substation, so it is not likely to be noticed from neighboring properties. Property boundaries are nearly 1000 feet from the tower location, in all directions, minimizing any and all potential visual or physical impacts to neighboring property owners.

Approval for the structure has been granted by the Federal Aviation Administration (FAA), under Aeronautical Study 2024-ANM-6837-OE. This study determined that the proposed structure poses no hazard to air navigation. The FAA's determination did not call for the tower to have special lighting or paint, allowing the tower to blend in with its surroundings.