



Sun State Towers



Applicant: Pinnacle Consulting (representing Sun State Towers)

Applicant site Name: NM14-149 Grand Slam

Co-applicant: Verizon Wireless

Co-applicant site name: NM4 Overlook WCF

Property-Owner: Los Alamos County

Project address: 580 Overlook Road White Rock, NM 87544 (Overlook Park)

APN: 104-01-0825-1495

Zoning Classification: OS-PP

Pinnacle Consulting (representing Sun State Tower) and Co-Applicant Verizon Wireless, are requesting **Planning and Zoning Commission** approval of an 80-foot tall, new Wireless Telecommunication Facility (WCF) and construction of a 20' x 30' split-faced block wall, 8-foot tall, to conceal the ground equipment.



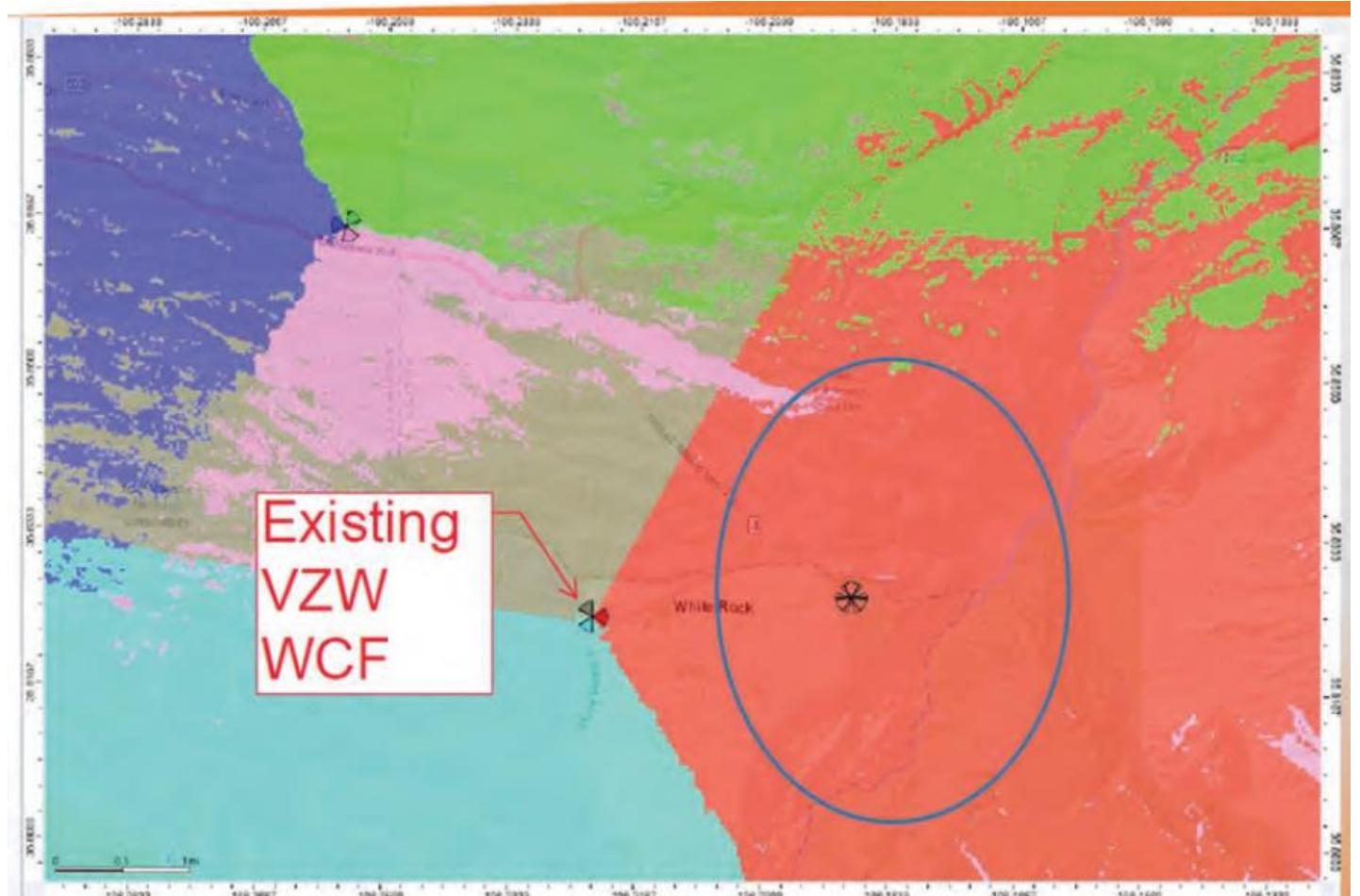
***Proposed 80'-0" Tall
Sun State Monopole***



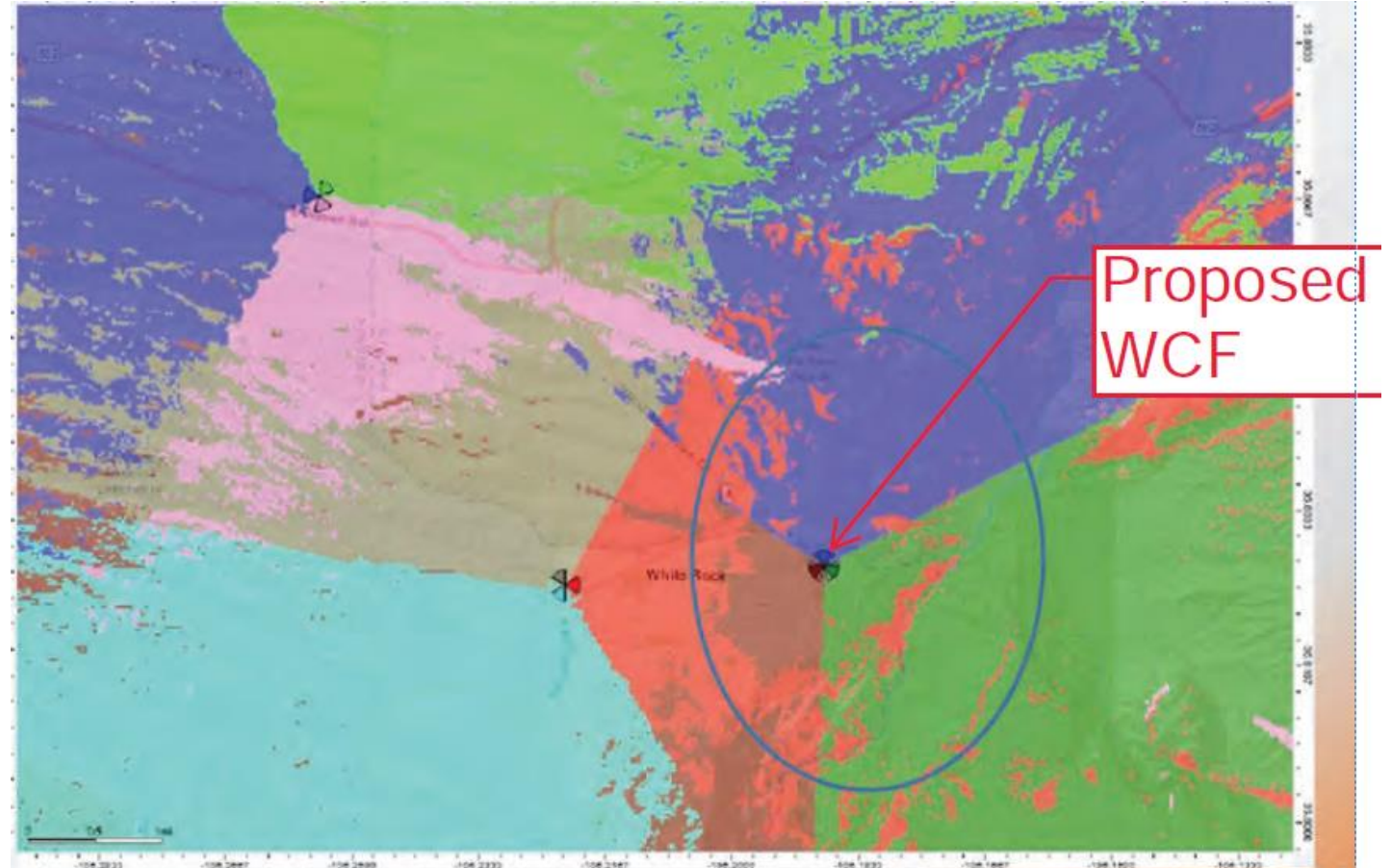
Why the proposed telecommunications facilities is needed:

- The proposed 80' WCF is needed to provide capacity relief from Verizon's existing WCF in the White Rock area, due to users in this area are demanding higher data rates for services. Verizon's measurements show a low throughput per user and the existing Verizon neighboring WCF are alarming/alerting that they are running out of capacity.
- Verizon's RF engineers identified a specific geographic area, "search ring", where a new WCF is needed to provide effective capacity service (Overlook Park). RF engineer (Steven Kennedy) performed an RF Design Analysis, to provide the planning department with propagation maps and data showing the need for the WCF.
- Since this is a capacity need, locating more antennas on the existing WCF 1.93 miles to the West that Verizon is already on will not resolve the capacity/coverage issues for the residents near Overlook Park and community events at Overlook Park.

The existing
WCF shows
current service/
capacity area in
RED.



The Proposed has less red, since the new WCF (shown in blue/green/brown) will provide new service/capacity in this new area





Why this location was selected over existing WCF:

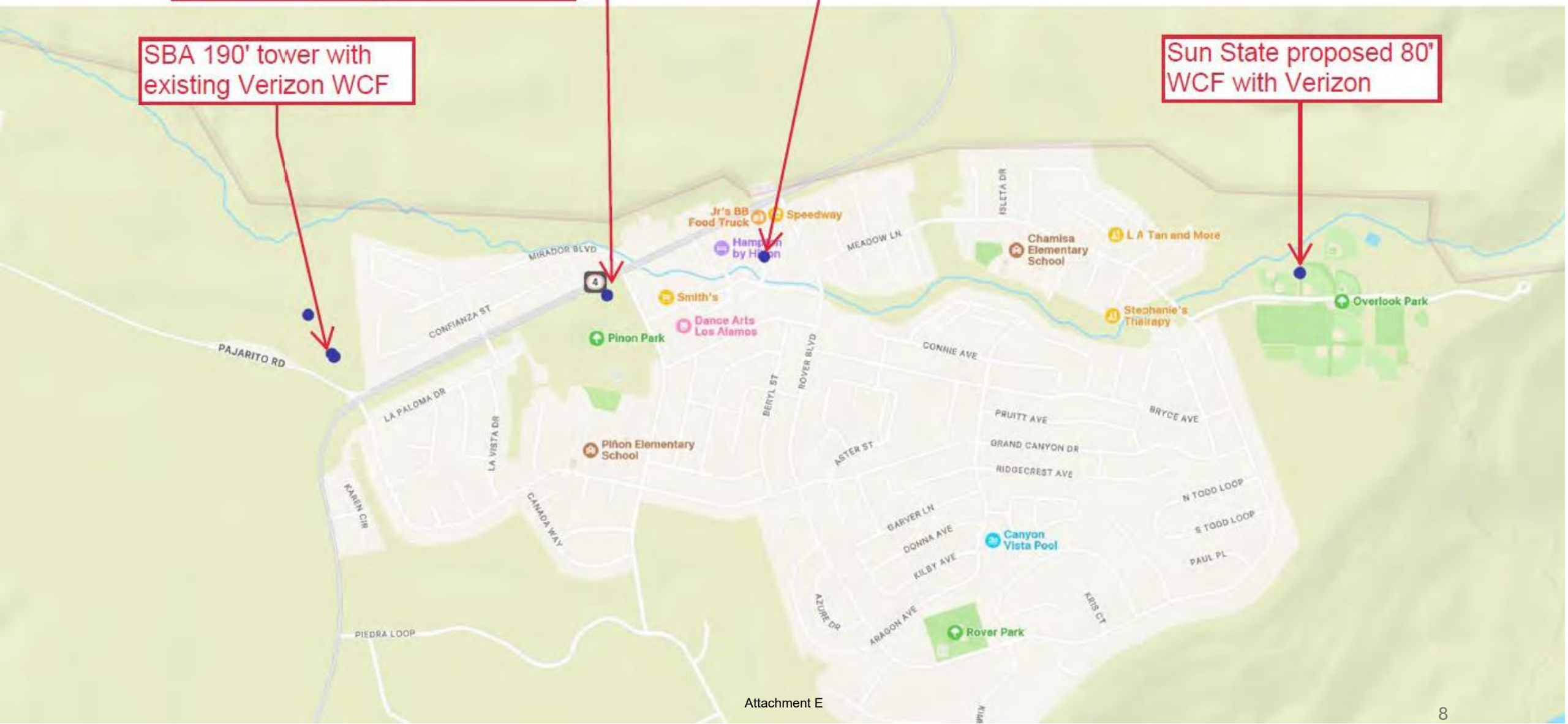
- A search was performed using antennaSearch.com, which lists (3) existing towers, but was only able to confirm (2) visually during a site visit on 07/07/2024. 190' Non-concealed SBA Tower (this is the location Verizon has an existing WCF that is running out of capacity) the other 360 Degrees Non-concealed 65' Tower, is too close to Verizon's existing WCF to meet Verizon Capacity objectives. The distance between Verizon's existing WCF and the proposed WCF is approximately two (2) miles (Please see next slide).

White Rock Broadcasting (unable to confirm visually)

360 Degrees 65' Tower

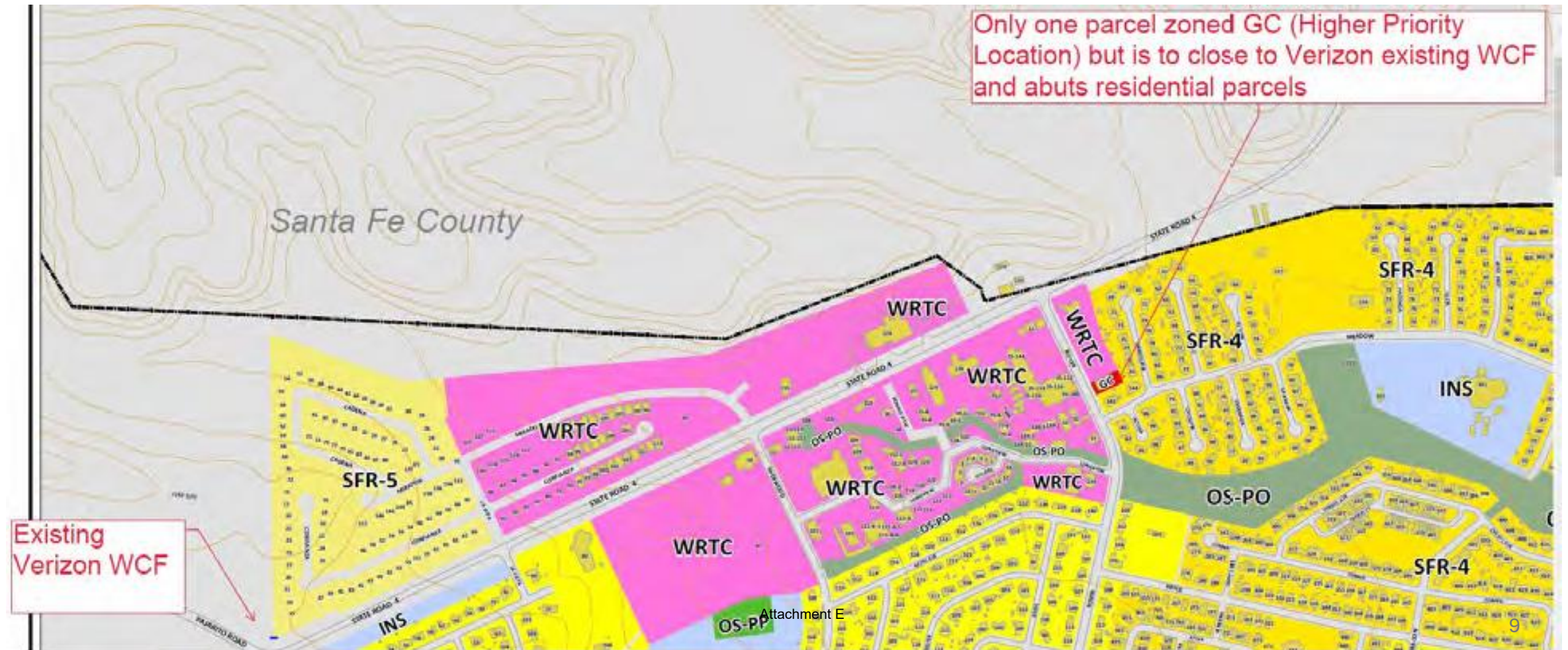
SBA 190' tower with existing Verizon WCF

Sun State proposed 80' WCF with Verizon



Higher priority locations; The locations zoned WRTC & GC are too close to Verizon's existing WCF to meet Verizon Capacity objectives.

Sun State / Verizon considered the existing 80' light poles owned by Los Almos County at Overlook Park, but due to interference / shadowing issues that can be caused by the antennas, the separation requirements would be approximately 20' or more below the bottom of the light fixtures, therefore, would limit Sun State's ability to add additional carriers.





a. The Conditional Use substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.

- The proposed WCF satisfies several of the applicable goals and policies of the City Comprehensive Plan, not necessarily perfectly matching every detail, but still fitting within the overall framework. Wireless demand is growing, and robust wireless networks are essential to businesses and residences throughout the White Rock Community. 96% of Americans own a Cellular Phone, 57% of American Homes rely exclusively on cellular phones, 84% or more of 9-1-1 emergency calls are made from wireless devices. The demand for Coverage/capacity services also increases and changes. These changes require that service providers, both public and private, plan for the provision of services in a coordinated manner.



b. The Conditional Use is not detrimental to the public safety, health, or welfare.

- All telecommunications equipment will comply with all federal safety standards. Scientists have studied potential health effects of RF emissions from wireless telecommunications equipment and cell phones for decades. Based on all the research, federal agencies have concluded that equipment that complies with the FCC safety standards poses no known health risks. Citizens will not be unduly affected by this WTF, and will benefit by the improved dependability, coverage for personal, business and emergency uses. the proposed WCF would promote the public health, safety and general welfare by improving wireless communications, including emergency call capacity, in this area of the White Rock.



c. The conditional use is in conformance with all applicable provisions of this Code and other adopted county regulations.

- The WCF substantially complies with all the relevant rules and regulations outlined in the local zoning code and any additional county ordinances. The proposed WCF will not violate any existing laws or regulations regarding land development.



d. The special use shall conform to all applicable regulations of the district in which it is located.

- The Proposed WCF substantially conforms with applicable regulations of the district in which it is located.



e. The conditional use does not cause significant adverse impacts on properties in the vicinity.

- The Proposed project site is located within Overlook Park near the center at one of the Baseball Fields. The nearest residential properties are approximately 1,000' to the west. The proposed 80' tower will blend in with several existing 80' tall light poles and will have minimal effect on surrounding views.
- The site will be unmanned, and will have no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. After construction, a site Tech will visit the site approximately once a month.



f. There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures.

- The proposed WCF is unmanned and only requires Power and Telco Utilities located within White Rock Park to the north (No water or sewer is needed) existing paved streets and drives will be used to access the site, the existing drainage will not be impacted.



g. The location, size, design, and operating characteristics of the conditional use will be compatible with the use and development of properties in the vicinity.

- The Proposed 80' WCF is a passive, unmanned use, that will not provide noise, dust, traffic, light and glare, or toxic fumes. Overlook Park has several existing 80' tall Ballfield light poles that area residents are accustomed to, which will minimize the visual impact. The proposed WCF will help to maintain an adequate level of network capacity for residents near the Park and particularly at large scale events at the Park where users are congregated in one place (4th of July at Overlook Park etc.)



h. The conditional use is in compliance with the site plan procedures and requirements of section 16-74(h) and demonstrates that the site development will be compatible with properties in the vicinity.

- The WCF adheres to the site plan guidelines outlined in section 16-74(h) of the relevant zoning code, and the WCF will not negatively affect the surrounding properties, ensuring compatibility with the neighborhood. An 8-foot solid wall is proposed to surround the equipment with sloping roof to prevent or discourage ball players from attempting to retrieve fly balls from the enclosure, as requested by the director of CSD.



Questions?