

Hearing Officer/Regional Transmittal Checklist

Hearing Date
6/15/2010
Agenda Item No.
4

Project Number: R2008-00540-(5)
Case(s): Conditional Use Permit Case No. 200800068
Environmental Assessment Case No. 200800040
Planner: Carolina Blengini

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Photo Simulation
- _____
- _____
- _____

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT No. R2008-00540-(5)
CONDITIONAL USE PERMIT No. 200800068-(5)

HO CONSENT DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE 6/15/2010	

APPLICANT Verizon Wireless	OWNER Verden Trust	REPRESENTATIVE Core Communications
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REQUEST
 Conditional Use Permit: To authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of 12 panel antennas mounted inside a 98-foot tall faux water tower located in the A-2-1 Zone.

LOCATION/ADDRESS 46412 70 th Street East, Antelope Valley – northeast of intersection between 70 th Street East and East Avenue G-8	ZONED DISTRICT Antelope Valley East
ACCESS North of East Avenue G-8	COMMUNITY Antelope Valley
	EXISTING ZONING A-2-1 (Heavy Agricultural – one acre minimum lot size)

SIZE Approximately 2,500 square feet	EXISTING LAND USE Single-family residence/vacant	SHAPE Rectangular	TOPOGRAPHY Flat
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SURROUNDING LAND USES & ZONING

North: Vacant; Single-family residence/A-1-1 (Heavy Agricultural, 1-acre minimum lot size)	East: Vacant/A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
South: Vacant/A-1-1 (Heavy Agricultural, 1-acre minimum lot size)	West: Vacant; Single-family residence/ A-2-1 (Heavy Agricultural, 1-acre minimum lot size); R-A-10,000 (Residential Agricultural – 10,000 square feet minimum lot size)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	N/A
Antelope Valley Area Plan	N1 (Non-Urban 1)	0.5 dwelling unit per acre	Yes

ENVIRONMENTAL STATUS
 Negative Declaration

DESCRIPTION OF SITE PLAN
 The applicant, Verizon Wireless, is requesting a Conditional Use Permit to authorize the construction of a new wireless telecommunication facility consisting of 12 panel antennas mounted on a 98-foot tall faux water tower, an 11'6" by 16'0" by 10'6" equipment shelter with a 1'1" tall GPS antenna, and a permanent generator mounted on an 8' by 5' concrete pad inside a 50' by 50' fenced enclosure within a 2,500 square foot leased area on an 18.6-acre property.

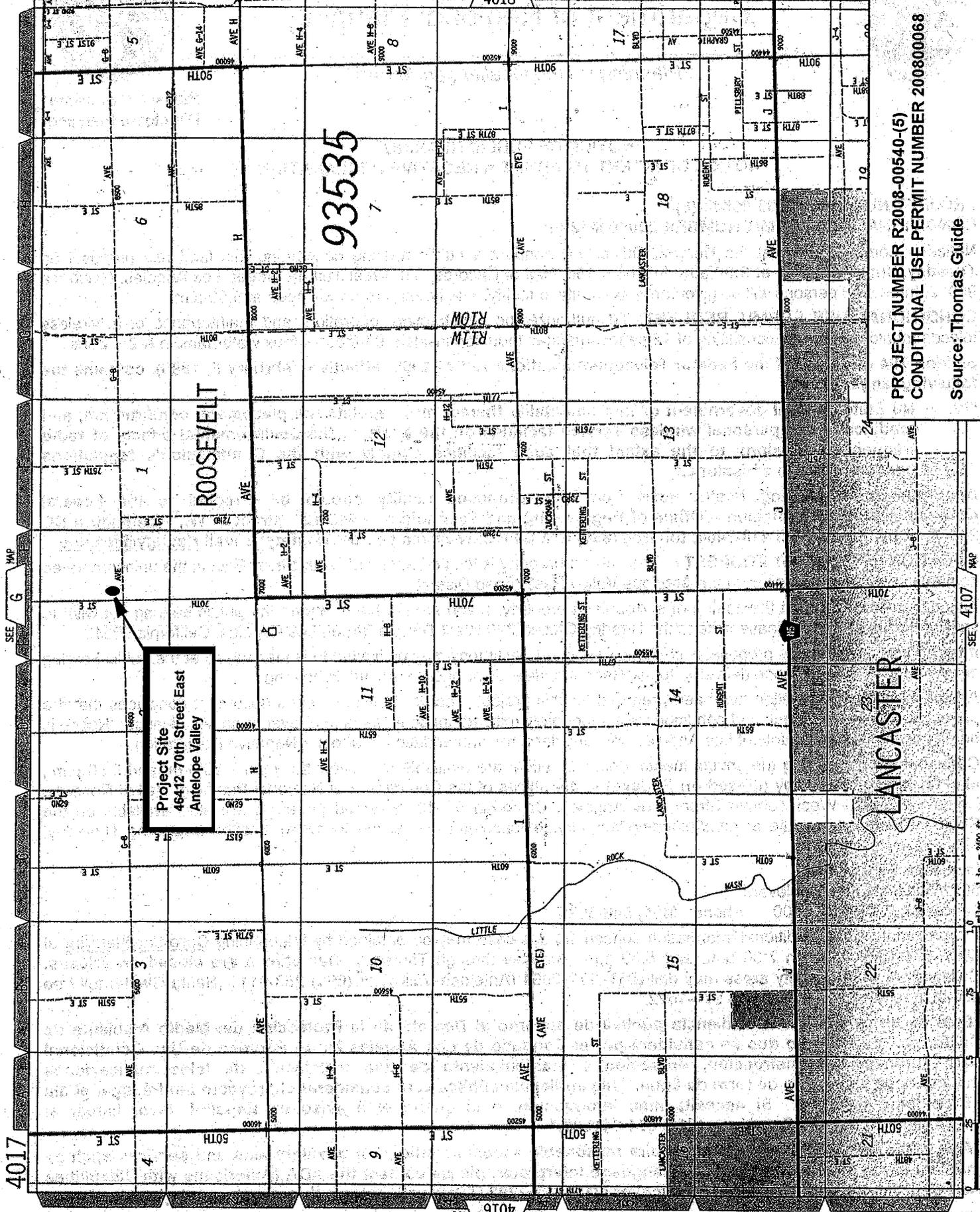
KEY ISSUES

- Satisfaction of Section 22.56.040 of the Los Angeles County Code Title 22, Conditional Use Permit Burden of Proof requirements

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

*(O) = Opponents (F) = In Favor



Project Site
 46412 70th Street East
 Antelope Valley

93535

LANCASTER

ROOSEVELT

PROJECT NUMBER R2008-00540-(5)
 CONDITIONAL USE PERMIT NUMBER 200800068

Source: Thomas Guide

STAFF ANALYSIS

PROJECT NUMBER

R2008-00540-(5)

CASE NUMBER

Conditional Use Permit Case No 200800068-(5)

OVERVIEW OF THE PROPOSED PROJECT

The applicant, Verizon Wireless, is requesting a Conditional Use Permit to authorize the construction of a new wireless telecommunication facility in the A-2-1 (Heavy Agricultural, 1 acre minimum lot size) zone. The proposed facility consists of 12 panel antennas mounted on a 98-foot tall faux water tower, an 11'6" by 16'0" by 10'6" equipment shelter with a 1'1" tall GPS antenna, and a permanent generator mounted on an 8' by 5' concrete pad inside a 50' by 50' fenced enclosure within a 2,500 square feet leased area on a 18.6-acre property.

DESCRIPTION OF SUBJECT PROPERTY

Location

The project site is located on the northeast corner of the intersection of 70th Street East and East Avenue G-8 at 46412 70th Street East, in the Antelope Valley East Zoned District.

Physical Features

The project site is approximately 2,500 square feet in area, level and located on the south-westerly portion of the 18.6 acre rectangular shaped subject property (APN 3382-011-010), facing E Avenue G-8.

REQUIRED ENTITLEMENTS

Pursuant to Section 22.56.010 of the County Code, the applicant has requested a Conditional Use Permit to authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of 12 panel antennas mounted on a 98-foot tall faux water tower in the A-2-1 zone.

EXISTING ZONING

Subject Property

The project site is zoned A-2-1 (Heavy Agricultural, 1 acre minimum lot size).

Surrounding Properties

Surrounding zoning consists of:

- North: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
- South: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
- East: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
- West: A-2-1 (Heavy Agricultural, 1-acre minimum lot size); R-A-10,000 (Residential Agricultural – 10,000 square feet minimum lot size)

EXISTING LAND USES

Subject Property

The 18.6 acre subject property is developed with an existing single-family residence that occupies approximately 1.3 acre on the southwest portion of the property.

Surrounding Properties

Surrounding land uses consist of:

- North: Vacant; Single-family residence
- South: Vacant
- East: Vacant
- West: Vacant; Single-family residence

PREVIOUS CASES/ZONING HISTORY

PM22155 – Parcel Map – Application received on 4/12/1990. Map on hold since 5/11/1990.

SITE PLAN

The site plan depicts the proposed wireless facility located within a 2,500 square foot (50'x50') lease area at the southwestern portion of the property, setback approximately 350 feet from the east property line fronting 70th Street East, 890 feet from the west property line, 570 feet from the north property line, and 26 feet back from the existing 60-foot wide right of way). The proposed wireless telecommunications facility consists of 12 panel antennas mounted on a 98-foot tall faux water tower, an 11'6" by 16'0" by 10'6" equipment shelter with a 1'1" tall GPS antenna, and a power generator mounted on an 8' by 5' concrete pad inside a 50' by 50' enclosed area with a 6-foot high chain link fence with three strands of barbed wire.

The proposed facility faces E Avenue G-8, an unimproved dirt road, and access to the leased area is provided through an 18-foot wide gate. One parking space is provided inside the leased area.

The photo simulation and plans provided by the applicant show that the wireless/water tower will be made of metal trellis and will be painted brown to simulate wood and will prevent glare.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the Non-Urban 1 (N1) land use classification in the Antelope Valley Areawide General Plan. Non-residential uses appropriate for remote locations may be allowed in Non-urban areas subject to a public hearing. Wireless telecommunications facilities are not a use that is explicitly referenced in the Antelope Valley Areawide General Plan or the Los Angeles Countywide General Plan. However, it may be regarded as a utility, as it provides telecommunication services for the area.

The following policies of the Los Angeles Countywide General Plan are applicable to the subject project:

- Assure that the new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards. (Policy No. 7, Page III-12)
The applicant is proposing a project design and location that enhances the facility's compatibility with the surrounding community's character. The wireless facility will be disguised as a faux water tower, rather than a monopole, in order to avoid introducing a structure that is not a typical feature of the surrounding rural landscape.
- Ensure continuing opportunity for citizen involvement in the land use decision-making process. (Policy No. 28, III-15)
There is a scheduled public hearing to be held on June 15, 2010. The applicant will be conditioned to present the project proposal to the Roosevelt Town Council.
- Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Policy 54, Page I-25)
The proposed project has access to existing transportation, energy, and utility infrastructure to service the facility.
- Maintain high quality emergency response services. (Policy No. 58, Page I-25).
The proposed wireless telecommunications facility will improve cellular telephone service, enhancing safety and standard usage in the area. The addition of this facility to the surrounding network of wireless facilities will improve signal coverage and cell phone reliability in the area, which will result in fewer dropped calls in times of emergency.

Development such as Wireless Telecommunication Facilities are subject to the following applicable General Conditions for Development of Non-Residential Uses in Non-Urban Areas of the Antelope Valley Area Plan (Chapter VI (Policy Maps) Section D.3, page VI-24/25):

a) Location

- (1) The proposed use should be located and designed so as not to conflict with established community land use and circulation patterns.
The proposed wireless telecommunication facility is disguised as a water tower to be compatible with the rural character of the surrounding area. The 2,500 square foot leased area is proposed to be enclosed with a 6-foot high chain link fence with direct access from E Avenue G-8 through an 18-foot wide gate. Since the proposed facility is unmanned, no traffic will be generated and it will not conflict with circulation patterns.
- (2) The necessary public services and infrastructure should be readily available.

The proposed wireless facility is unmanned and does not require any infrastructure except for electrical power, which is available.

- (3) The proposed use should be located and designed so as to provide an appropriate buffer between potentially disruptive, polluting or hazardous uses and other existing development.

The proposed wireless facility is disguised as a water tower to blend with the rural character of the surrounding area. The proposed facility is unmanned, and it will be located approximately 260 feet west of the closest residence which is located on the same parcel as the proposed facility. All the immediate surrounding parcels are vacant. Therefore, the proposed facility will not be disruptive or negatively impact other existing development.

- (4) The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses.

No odor or noise will be generated by the wireless telecommunications facility. The area in which the project is proposed is not close to a scenic highway and is not in a scenic area. However, to minimize visual impacts, the applicant proposed to disguise the facility as a water tower. Since water towers are elements frequently found in rural areas throughout the Antelope Valley, the project would keep in character with the surrounding area.

- (5) The proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint.

The applicant is not proposing any grading or change to the topography of the property which is relatively flat. Currently, the property has limited native vegetation with the majority of the subject site remaining undeveloped. The project site will occupy 2,500 square feet of the 18.6-acre property facing E Avenue G-8.

b) Access

- (1) Access, egress and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding land use patterns.

Access to the site is provided through E Avenue G-8, a 60 feet wide unimproved dirt road. One parking space for the technician will be provided within the leased area and will be used sporadically for maintenance visits. Usually, maintenance is conducted once a month.

- (2) The design and location of the project should insure that the transport of toxic, explosive, or hazardous substances will avoid existing residential communities.

No toxic, explosive or hazardous substances are contemplated to be transported as part of this request.

c) Design

- (1) The proposed site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include, whenever practical, materials appropriate to desert environs.

No landscaping is proposed since the project is located in an arid environment with sparse vegetation. The project applicant has proposed to disguise the wireless facility as a water tower to make the facility visually more compatible with the surrounding rural character of the area.

- (2) The proposed site should be appropriately fenced, if necessary.
The proposed 2,500 square foot project site will be surrounded by a 6-foot high chain link fence with three strand barbed wire.

- (3) Consideration should be given to appropriate hours of operation.
The proposed wireless telecommunication facility is an unmanned facility and besides from periodic maintenance visits, the facility is closed. Therefore, the hours of operation are non applicable to this project.

- (4) Outdoor advertising should be designed in such a way as to minimize negative impacts on adjacent properties.
No outdoor advertising is proposed by the project applicant.

Zoning Ordinance and Development Standards Compliance

The proposed facility is located on a property zoned A-2-1 (Heavy Agriculture – one acre minimum lot size). Wireless facilities are permitted in this zone if a Conditional Use Permit has first been obtained. The A-2-1 Development Standard section requires the front, side and rear yards to be provided as required in Zone R-1.

The R-1 zone requires a minimum front yard of 20 feet, side yard of five feet and rear yard of 15 feet.

The proposed faux water tower is setback approximately 26 feet from the property line abutting E Avenue G-8. Rear and side setbacks are greater than the required by the Code. Therefore, the proposed facility is in compliance with Code requirements.

For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he or she finds adequate to prevent traffic congestion and excessive on-street parking.

The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is one designated parking space within the lease area to accommodate the necessary vehicle for routine maintenance.

Neighborhood Impact/Land Use Compatibility

The plans and photographic simulations submitted with the application illustrate that the sizes, heights, shapes, colors, and materials of the proposed structures, including the

faux water tower, are compatible with the appearance of existing structures in the proximity of the project site. Staff has determined that the proposed project, with the recommended conditions, will not adversely affect the health, peace, comfort or welfare of persons residing and working in the surrounding area, or, be materially detrimental to the use, enjoyment or valuation of other individuals' properties located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Conditions of approval will ensure that the project construction is consistent with the proposed design as presented in the site plans and photo simulations.

BURDENS OF PROOF

The applicant is required to substantiate all facts identified by Section 22.56.040 of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached (**Attachment A**). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines. The Initial Study concluded that there is no evidence that the project may have a significant effect on the environment.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to County policy, the legal notification process for public hearings involves mailing of notices to all property owners within 1,000 feet of the subject property and others requesting notification for projects in the area; placement of a legal advertisement in the local newspaper; posting of a sign on the subject property; and placement of material in the local public library, 30 days prior to the date of the hearing. For this request, a total of 63 notices were mailed on May 5, 2010. Advertisements were published on May 14, 2010 in the Antelope Valley Journal and on May 8, 2010 in La Opinion. Case materials were available for public review at the Lancaster Public Library beginning on May 15, 2010. The Notice of Public Hearing was posted on the site on May 13, 2010.

COUNTY DEPARTMENTS COMMENTS AND RECOMMENDATIONS

At the time of this report, staff has not received comments or recommendations from other County Departments.

PUBLIC COMMENTS

Staff received one phone call from a local resident on May 13, 2010. The resident requested more information about the appearance of the wireless facility. Staff referred the resident to the DRP website where the photo simulations would be available 30 days prior to the public hearing date.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Hearing Officer:

1. A Fish and Game fee of \$2,068.00 (\$1,993.00 plus \$75.00 processing fee).
2. Inspection fees of \$1,000.00 to cover the costs of five (5) biennial zoning enforcement inspections.

STAFF RECOMMENDATIONS

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing. Staff recommends **APPROVAL** of Conditional Use Permit Case No. 200800068-(5) subject to the attached draft conditions.

Report prepared by Carolina Santoro Blengini, Regional Planning Assistant II
Reviewed by Samuel Z. Dea, Section Head, Special Projects Section.

Attachments:

Burdens of Proof
Environmental Documentation
Draft Findings and Conditions
Vicinity Map
Land Use Map
Site Plan

SD:CB:cb
6/2/2010

This grant authorizes the use of the subject property for the construction, operation and maintenance of an unmanned wireless telecommunications facility as depicted on the approved Exhibit "A", subject to all of the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9 and Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten (10) days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

1. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
7. **This grant will terminate on June 15, 2020.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six (6) months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,000.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for five (5) biennial (once every two years) inspections. Inspections shall be unannounced.
9. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, a fee of **\$2,068.00** (\$1,993.00 plus \$75.00 processing fee) is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
14. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
16. Prior to use of this grant, the applicant shall present the project as describe by this grant along with pertinent site plans as presented at the June 15, 2010 public hearing to the Roosevelt Town Council and submit evidence of such meeting to the satisfaction of the Department of Regional Planning prior to the approval of the Exhibit "A."
17. The maximum height of the proposed facility is to not exceed 98 feet.
18. The equipment cabinets and apparatus shall be located within the leased area enclosed with a six-foot high chain link fence with three strands of barber wire.
19. Facility lighting shall be low intensity, activated by motion sensors, and directed away from the adjacent residential properties. No pole-mounted lighting is permitted.
20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
21. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather

permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.
23. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
24. The permittee shall provide written verification upon request that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. Upon request, the permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning.
25. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions level of all such facilities.
26. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.
27. The operator shall ensure that maintenance vehicles shall not block access to driveways or garages and shall obey all applicable on-street parking regulations.
28. An annual maintenance report verifying the continued operation and maintenance of the said facility shall be made available to the Department of Regional Planning upon request.
29. Said facility shall be removed if in disuse for more than six months.

SD:CB:cb
6/3/2010

PROJECT NUMBER R2008-00540-(5)
CONDITIONAL USE PERMIT NUMBER 200800068

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, Verizon Wireless, is requesting a Conditional Use Permit to authorize the construction of a new wireless telecommunication facility in the A-2-1 (Heavy Agricultural, 1 acre minimum lot size) zone. The proposed facility consists of 12 panel antennas mounted on a 98-foot tall faux water tower, an 11'6" by 16'0" by 10'6" equipment shelter with a 1'1" tall GPS antenna, and a permanent generator mounted on an 8' by 5' concrete pad inside a 50' by 50' fenced enclosure within a 2,500 square feet leased area on a 18.6-acre property.

PROCEEDINGS BEFORE THE HEARING OFFICER:

June 15, 2010 Public Hearing

To be inserted to reflect hearing proceedings.

Findings

1. The subject property is an 18.6 acre, level, rectangular-shaped parcel of land, located on the northeast corner of the intersection of 70th Street East and East Avenue G-8 at 46412 70th Street East, in the Antelope Valley East Zoned District. The Assessor Parcel Number of the subject property is 3382-011-010.
2. The subject property is zoned A-2-1 (Heavy Agricultural, 1 acre minimum lot size). Surrounding properties are zoned as follows:
 - North: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
 - South: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
 - East: A-1-1 (Heavy Agricultural, 1-acre minimum lot size)
 - West: A-2-1 (Heavy Agricultural, 1-acre minimum lot size); R-A-10,000 (Residential Agricultural – 10,000 square feet minimum lot size)
3. The 18.6 acre subject property is developed with an existing single-family residence that occupies approximately 1.3 acre on the southwest portion of the property. Surrounding land use is as follows:
 - North: Vacant; Single-family residence
 - South: Vacant
 - East: Vacant
 - West: Vacant; Single-family residence
4. The site plan depicts the proposed wireless facility located within a 2,500 square foot (50'x50') lease area at the southwestern portion of the property, setback approximately 350 feet from the east property line fronting 70th Street East, 890 feet from the west property line, 570 feet from the north property line, and 26 feet back from the existing 60-foot wide right of way). The facility will be accessed through 18-foot wide gate.
5. One previous case was found on this property, parcel map number PM22155. The tentative map application was received on 4/12/1990. The map has been on hold since 5/11/1990.

6. The subject property is located within the Non-Urban 1 (N1) land use classification in the Antelope Valley Areawide General Plan. Non-residential uses appropriate for remote locations may be allowed in Non-urban areas subject to a public hearing. Wireless telecommunications facilities are not a use that is explicitly referenced in the Antelope Valley Areawide General Plan or the Los Angeles Countywide General Plan. However, it may be regarded as a utility, as it provides telecommunication services for the area.
7. The following policies of the Los Angeles Countywide General Plan are applicable to the subject project:
- Assure that the new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards. (Policy No. 7, Page III-12)
The applicant is proposing a project design and location that enhances the facility's compatibility with the surrounding community's character. The wireless facility will be disguised as a faux water tower, rather than a mono-pole, in order to avoid introducing a structure that is not a typical feature of the surrounding rural landscape.
 - Ensure continuing opportunity for citizen involvement in the land use decision-making process. (Policy No. 28, III-15)
A public hearing was held on June 15, 2010. The applicant will be conditioned to present the project proposal to the Roosevelt Town Council.
 - Promote the full use of existing service systems in order to gain maximum benefit from previous public investments. (Policy 54, Page I-25)
The proposed project has access to existing transportation, energy, and utility infrastructure to service the facility.
 - Maintain high quality emergency response services. (Policy No. 58, Page I-25).
The proposed wireless telecommunications facility will improve cellular telephone service, enhancing safety and standard usage in the area. The addition of this facility to the surrounding network of wireless facilities will improve signal coverage and cell phone reliability in the area, which will result in fewer dropped calls in times of emergency.
8. Development such as Wireless Telecommunication Facilities are subject to the following applicable General Conditions for Development of Non-Residential Uses in Non-Urban Areas of the Antelope Valley Area Plan (Chapter VI (Policy Maps) Section D.3, page VI-24/25):
- a) Location
- (1) The proposed use should be located and designed so as not to conflict with established community land use and circulation patterns.
The proposed wireless telecommunication facility is disguised as a water tower to be compatible with the rural character of the surrounding area. The 2,500 square foot leased area is proposed to be enclosed with a 6-foot high chain link fence with direct access from E Avenue G-8 through an 18-foot wide gate. Since the proposed facility is unmanned, no traffic will be generated and it will not conflict with circulation patterns.

- (2) The necessary public services and infrastructure should be readily available.
The proposed wireless facility is unmanned and does not require any infrastructure except for electrical power, which is available.
- (3) The proposed use should be located and designed so as to provide an appropriate buffer between potentially disruptive, polluting or hazardous uses and other existing development.
The proposed wireless facility is disguised as a water tower to blend with the rural character of the surrounding area. The proposed facility is unmanned, and it will be located approximately 260 feet west of the closest residence which is located on the same parcel as the proposed facility. All the immediate surrounding parcels are vacant. Therefore, the proposed facility will not be disruptive or negatively impact other existing development.
- (4) The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses.
No odor or noise will be generated by the wireless telecommunications facility. The area in which the project is proposed is not close to a scenic highway and is not in a scenic area. However, to minimize visual impacts, the applicant proposed to disguise the facility as a water tower. Since water towers are elements frequently found in rural areas throughout the Antelope Valley, the project would keep in character with the surrounding area.
- (5) The proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint.
The applicant is not proposing any grading or change to the topography of the property which is relatively flat. Currently, the property has limited native vegetation with the majority of the subject site remaining undeveloped. The project site will occupy 2,500 square feet of the 18.6-acre property facing E Avenue G-8.

b) Access

- (1) Access, egress and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding land use patterns.
Access to the site is provided through E Avenue G-8, an unimproved dirt road. One parking space for the technician will be provided within the leased area and will be used sporadically for maintenance visits. Usually, maintenance is conducted once a month.
- (2) The design and location of the project should insure that the transport of toxic, explosive, or hazardous substances will avoid existing residential communities.
No toxic, explosive or hazardous substances are contemplated to be transported as part of this request.

c) Design

- (1) The proposed site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include, whenever practical, materials appropriate to desert environs.

No landscaping is proposed since the project is located in an arid environment with sparse vegetation. The project applicant has proposed to disguise the wireless facility as a water tower to make the facility visually more compatible with the surrounding rural character of the area.

- (2) The proposed site should be appropriately fenced, if necessary.
The proposed 2,500 square foot project site will be surrounded by a 6-foot high chain link fence with three strand barbed wire.
 - (3) Consideration should be given to appropriate hours of operation.
The proposed wireless telecommunication facility is an unmanned facility and besides from periodic maintenance visits, the facility is closed. Therefore, the hours of operation are non applicable to this project.
 - (4) Outdoor advertising should be designed in such a way as to minimize negative impacts on adjacent properties.
No outdoor advertising is proposed by the project applicant.
9. The proposed facility is located on a property zoned A-2-1 (Heavy Agriculture – one acre minimum lot size). Wireless facilities are permitted in this zone if a Conditional Use Permit has first been obtained. The A-2-1 Development Standard section requires the front, side and rear yards to be provided as required in Zone R-1. The R-1 zone requires a minimum front yard of 20 feet, side yard of five feet and rear yard of 15 feet. The proposed faux water tower is setback approximately 26 feet from the property line abutting E Avenue G-8. Rear and side setbacks are greater than the required by the Code. Therefore, the proposed facility is in compliance with Code requirements.
10. For uses where the parking requirements are not specified in the Zoning Code, Section 22.52.1220 authorizes the director to impose an amount of parking spaces that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is one designated parking space within the lease area to accommodate the necessary vehicle for routine maintenance.
11. The plans and photographic simulations submitted with the application illustrate that the sizes, heights, shapes, colors, and materials of the proposed structures, including the faux water tower, are compatible with the appearance of existing structures in the proximity of the project site. Conditions of approval will ensure that the project construction is consistent with the proposed design as presented in the site plans and photo simulations.
12. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.
13. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified

that the project will not have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared for this project.

14. This project is subject to California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code to defray costs of fish and wildlife protection and management incurred by the said department.
15. Staff received one phone call from a local resident on May 13, 2010. The resident requested more information about the appearance of the wireless facility. Staff referred the resident to the DRP website where the photo simulations would be available 30 days prior to the public hearing date.
16. Staff has not received comments or recommendations from other County Departments.
17. Staff finds the project to be consistent with the Los Angeles Countywide General Plan, Antelope Valley Areawide General Plan, and the provisions of the Zoning Code.
18. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to **ten (10)** years with **five (5)** biennial inspections.
19. The location of documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FORGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area;
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect of the environment, finds that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
 2. In view of the findings of facts presented above, Conditional Use Permit Number 200800068 is **APPROVED**, subject to the attached conditions.
- c: Hearing Officer, Zoning Enforcement, Building and Safety

CONDITIONAL USE PERMIT CASE – BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use will not adversely impact persons residing or working in the area, nor will it be materially detrimental to persons or properties surrounding the site. The facility will not create any hazardous materials, fumes, odors, light, glare, traffic, or significant noise. The water tank design will conceal the antennas from view in a manner that integrates the use with the surrounding agricultural/rural community. The use will be fully secured inside a fenced enclosure. The proposed facility will provide needed voice, data, and 911 services to the community of East Lancaster within a 3 to 4 mile radius of the site.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The project site is adequate in size and shape to accommodate all of the development features prescribed in Title 22. The proposed use will not impact any required yards/setbacks, parking or loading facilities, fencing, or landscaping. The use will be enclosed and secured inside a fencing (50' x 50' x 6' tall enclosure) and one (1) maintenance vehicle parking space will be provided within the enclosure. The facility has been appropriately designed as a water tank in order to integrate the use with the surrounding agricultural community.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

The proposed use is an unmanned wireless communications facility. No additional traffic will be generated by this project other than a monthly maintenance visit. The project site is adequately served by 70th Street East. The proposed use will not require other public or private service facilities.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

06/01/2010

Kristin Gallardo
Core Communications
2923 A. Saturn St.
Brea, CA 92821

SUBJECT: INITIAL STUDY DETERMINATION LETTER
Project: R2008-00540-(5)
Case: 200800040

On May 5, 2009, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- Categorical Exemption
- Negative Declaration
- Negative Declaration with modified project

If you have any questions regarding the above determination or environmental document preparation, please contact Carolina Blengini of the Special Projects Section at (213) 974-1522, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director of Planning

Samuel Dea, Supervising Regional Planner
Special Projects Section

RJB:SD:CB:cb



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: 3/13/08 Staff Member: Carolina Santoro Blengini
Thomas Guide: 4017 USGS Quad: Lancaster East
Location: 46412 70th Street East, Antelope Valley

Description of Project: Installation of a new unmanned wireless communication facility consisting of twelve (12) panel antennas mounted inside a 98-foot tall faux water tank, an 11'6" by 16'0" by 10'6" equipment shelter with a 1'1" tall GPS antenna, and a permanent generator mounted on an 8' by 5' concrete pad inside a 50' by 50' fenced enclosure within a 2,500 square feet leased area on a 18.6-acre property. The property is developed with one single-family residence, two accessory storage buildings and one water tank. All immediate surrounding properties are vacant. Access to the project site is provided via E Avenue G-8, an unimproved dirt road leading to Antelope Valley Hwy (138). No grading is proposed.

Gross Acres: Leased area: 2,500 square feet / Site: 18.6 acres

Environmental Setting: The project is located on the southwestern edge of the subject property in a rural area with flat topography. Even though the site is zoned for agriculture with prior farming activities, it is not currently being used for farming.

Zoning: A-2-1 (Heavy Agricultural – one acre minimum lot size)

General Plan: N/A

Community/Area wide Plan: N1 (Non-Urban 1 – 0.5 du/ac) – Antelope Valley Area Plan

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
PM22155	Subdivision of a 40-acre property into four lots. Application filed on 4/12/1990. Last entry on CTRACK shows a time extension granted on 10/7/1993 to 3/28/1994.
IS90208	A Mitigated Negative Declaration was issued on 6/5/1991. The conditions are "archeology stopwork and fire protection facilities."
RPP2006-01482	Plot Plan Review approved on 5/30/06 for the construction of a 514 sq. ft. one story addition and 560 sq. ft. second floor addition attached to rear of existing single-family residence on property north of the subject property.
RPP2007-00181	Plot plan approved on 03/22/07 for a new single family residence with an attached garage with setbacks shown on plans on property located at 46521 70th Street East west of the subject property.

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- | | |
|---|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Coastal Commission |
| <input type="checkbox"/> Los Angeles Region Water Quality Control Board | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Lahontan Region Water Quality Control Board | <input type="checkbox"/> |

Trustee Agencies

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> U.S. Fish & Wildlife Services |

Special Reviewing Agencies

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Sulphur Springs School District |
| <input type="checkbox"/> National Parks | <input type="checkbox"/> William S. Hart Union School District |
| <input type="checkbox"/> National Forest | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Edwards Air Force Base | <input type="checkbox"/> City of Santa Clarita |
| <input type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area | <input type="checkbox"/> Santa Clarita Water Company |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | |

Regional Significance

- | | |
|--|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> SCAG Criteria | <input type="checkbox"/> Santa Monica Mountains Area |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> |

County Reviewing Agencies

- | | |
|--|---|
| <input type="checkbox"/> Subdivision Committee | <input type="checkbox"/> Sheriff Department |
| <input type="checkbox"/> DPW: Drainage | <input checked="" type="checkbox"/> Fire Department |
| <input type="checkbox"/> Staff Biologist | <input checked="" type="checkbox"/> Health Services-Environmental Hygiene |

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)						
		CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact			Potential Concern
					Less than Significant Impact with Project Mitigation		Potentially Significant Impact	
					<input type="checkbox"/>	<input type="checkbox"/>		
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

ENVIRONMENTAL FINDING

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

[X] NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

[] MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

[] ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

[] At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Carolina Santoro Blengini Date: 01.13.09

Approved by: Samuel Dea [Signature] Date: 1/13/09

[] This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

[] Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

Subject property is currently developed with a single-family residence. The addition of a wireless telecommunication facility will not require significant amount of grading.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>The project site will be covered mainly by gravel. There will be concrete slabs under the shelter (200 square feet) and generator (40 square feet). No grading is proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

- Building Code, Title 26 – Section 110.1 (Flood Hazard)
 Health and Safety Code, Title 11 – Chapter 11.60 (Floodways)

MITIGATION MEASURES

- Lot Size Project Design

OTHER CONSIDERATIONS

- Approval of Drainage Concept by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Section 20.16.060 (Fire Flow & Fire Hydrants Requirements)
 Fire Code, Title 32 – Sections 902.2.1 & 902.2.2.1 (Access & Dimensions)
 Fire Code, Title 32 – Sections 1117.2.1 (Fuel Modification Plan, Landscape Plan & Irrigation Plan)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Compatible Use

Sparsely populated area without significant amount of foliage and vegetation.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Environmental Protection Code, Title 12 – Chapter 12.08 (Noise Control)
 Building Code, Title 26 – Sections 1208A (Interior Environment – Noise)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

Although the proposed facility is near a single-family residence, the proposed use will not increase the noise level during construction and operation stages.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)
 Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
 Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)
- MITIGATION MEASURES**
 OTHER CONSIDERATIONS
- Lot Size
 Project Design
 Compatible Use
 Septic Feasibility Study
 Industrial Waste Permit

Topography is flat and no grading is proposed. The amount of paved areas is limited to the base of the equipment cabinets that sums 166 square feet. The project site does not contain or is close to any drainage area, rivers, channels or streams. Therefore, the project will not significantly increase the amount of runoff water and cause impact on the environment.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which would exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Cultural Resources Records Search (Quick Check) Phase 1 Archaeology Report

Native American Heritage Commission Sacred Land Files Search

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? <i>Prime Farmland was identified at the parcel. However, there is no farming activity on the project site and the lease site is only a fraction of the subject property.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? <i>The area that is intended to be converted to the wireless facility is used for storage and no active farmland was identified.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The proposed tower is taller than the surrounding structures. However it is disguised as a water tower which is a structure that is typical in rural areas.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems? <i>The wireless/water tower is made of a metal trellis that allows the sun to cross the structure resulting in insignificant amount of shadow. The structure will be painted brown to simulate wood and won't provoke glare.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- State of California Government Code – Section 53080 (School Facilities Fee)
- Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>The nearest Sheriff station is located 9.5 miles to the southwest on 501 W. Lancaster Blvd. The nearest fire station is 4.7 miles to the southwest of the property.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Revenue & Finance Code, Title 4 – Chapter 4.92 (Fire Protection Facilities Fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Non-residential uses are unlike to generate significant demand for these types of service.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- Plumbing Code, Title 28 – Chapters 3, 6 & 12
- Utilities Code, Title 20 – Divisions 1, 4 & 4a (Water, Solid Waste, Garbage Disposal Districts)

MITIGATION MEASURES

Lot Size

OTHER CONSIDERATIONS

Project Design

The subject wireless facility is unmanned and neither requires water nor generates solid waste during its operation. Maintenance visits will occur monthly and for short periods of time.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to utilities services?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

California State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>There is an existing single-family residence located on the property and another single-family unit located west of the property, across 70th Street East. However, there is no indication that the wireless tower will have adverse effects to the occupants.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>The subject property is developed with a single-family residence and has no sign of previous commercial or industrial developments or large scale production farming.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES
 Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant Less than significant with project mitigation Less than significant/No Impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

- Potentially significant Less than significant with project mitigation Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact