

# Hearing Officer Transmittal Checklist

<b>Hearing Date</b> September 15, 2009 <b>Agenda Item Number</b> 9
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**Project Number:** R2008-02283-(5)  
**Case(s):** RCUP 200800187  
 RENV200800123  
**Contact Person:** Mi Kim Comline: 263

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Parks and Recreation Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



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

**PROJECT NO. R2008-02283-(5)**  
**CONDITIONAL USE PERMIT NO. 200800187**  
**ENVIRONMENTAL ASSESSMENT NO. 200800123**

**HO HEARING DATE**  
 September 15, 2009

**AGENDA ITEM**

**HO CONSENT DATE**

**CONTINUE TO**

**APPLICANT**

Royal Street Communications California, LLC

**OWNER**

The First Missionary Church of Littlerock

**REPRESENTATIVE**

Jerry Ambrose – Wireless  
 1 Consulting Services

**PROJECT DESCRIPTION**

Unmanned wireless telecommunications facility consisting of a new approximately 65-foot high antenna pole and panel antennas disguised as a palm tree (“Monopalm”), or cylindrical flagpole.

**REQUIRED ENTITLEMENTS**

Conditional use permit for a wireless telecommunication facility in the A-1-1 (Light Agriculture – One Acre Minimum Required Lot Area) Zone per Los Angeles County Code Section 22.24.100.

**LOCATION/ADDRESS**

37721 100<sup>TH</sup> St. East, Littlerock, CA 93543

**SITE DESCRIPTION**

Rectangular, flat, parcel developed with a church, accessory structures and parking.

**ACCESS**

Via 100<sup>th</sup> Street East

**ZONED DISTRICT**

Littlerock

**ASSESSORS PARCEL NUMBER**

3042-001-043

**COMMUNITY**

Antelope Valley

**SIZE**

12.9 Acres (Lease Area: 416 Square Feet)

**COMMUNITY STANDARDS DISTRICT**

Southeast Antelope Valley CSD

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Church	A-1-1
North	Vacant	A-1-1
East	Single family residences	A-1-1
South	Vacant, single family residences	A-1-1
West	Vacant	A-1-1

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Area Plan

**LAND USE DESIGNATION**

N2 (Non-Urban 2)

**MAXIMUM DENSITY**

One Dwelling Unit Per Acre

**RPC LAST MEETING ACTION SUMMARY**

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

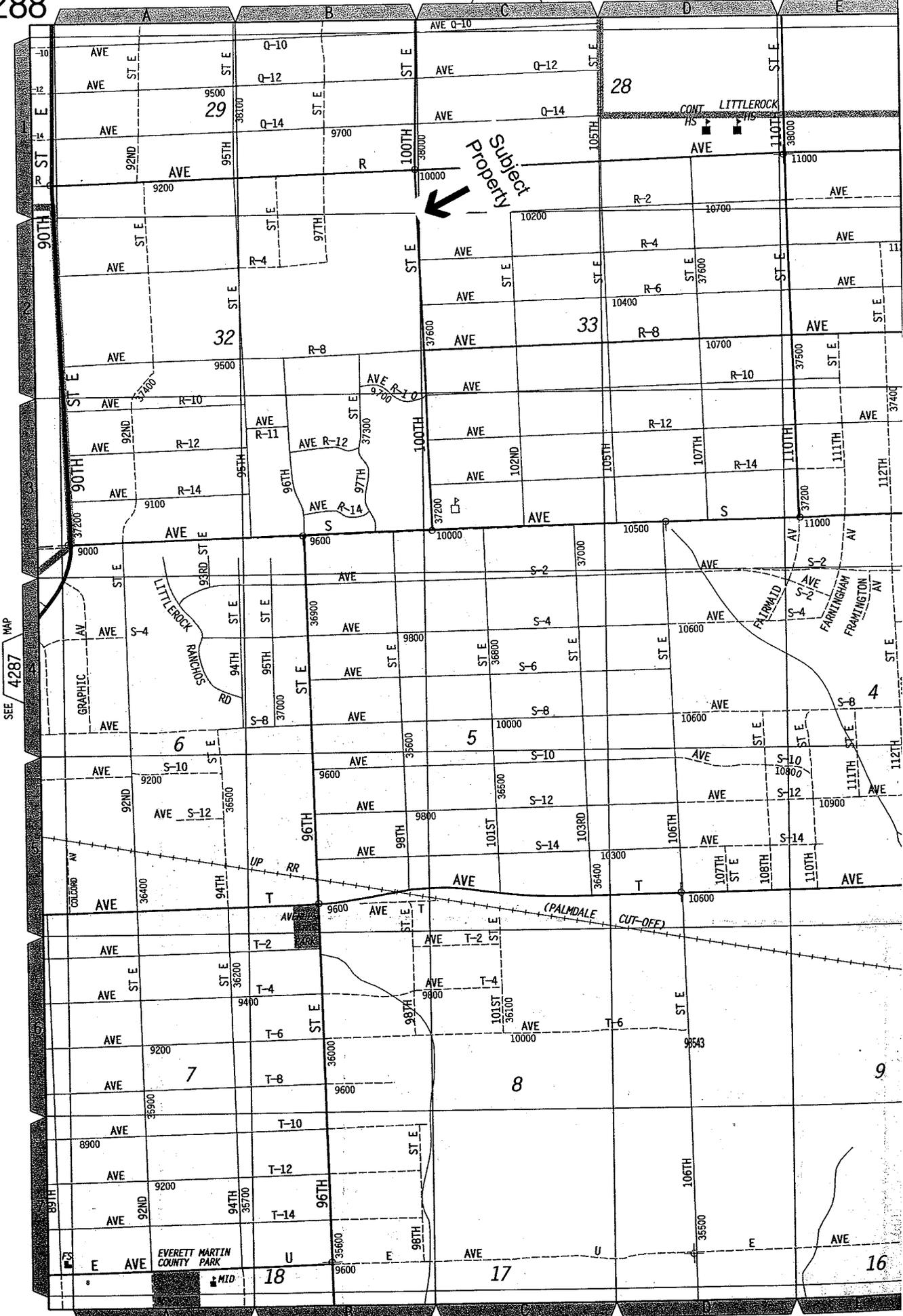
**STAFF CONTACT PERSON:**

RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING

**STAFF RECOMMENDATION (PRIOR TO HEARING):**

<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)
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\*(O) = Opponents (F) = In Favor



Subject Property

Map taken from:  
 "The Thomas Guide, 2008 Edition"  
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 Project No. R2008-02283-05  
 Case No. RCU200800187

SEE 4287 MAP

**STAFF ANALYSIS**  
**PROJECT NUMBER R2008-02283-(5)**  
**CONDITIONAL USE PERMIT NO. 200800187**  
**ENVIRONMENTAL ASSESSMENT NO. 200800123**

**PROJECT DESCRIPTION**

Royal Street Communications, LLC requests authorization to construct, maintain, and operate a 65-foot unmanned wireless telecommunications facility in an A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. The proposed wireless telecommunications facility consists of a 65-foot pole with antennas to be disguised as either a palm tree or a cylindrical flagpole with ancillary equipment cabinets to be located in the parking lot of an existing church. To ensure compatibility with the surrounding neighborhood, the wireless telecommunication facility will be disguised as a palm tree or a cylindrical flagpole. All equipment will be located within a 17 x 25 feet lease area to be enclosed by an eight-foot concrete masonry wall.

**ENTITLEMENT REQUEST**

Conditional use permit authorizing the construction, maintenance, and operation of an unmanned wireless telecommunication facility in an A-1-1 Zone.

**DESCRIPTION OF SUBJECT PROPERTY**

Location: 37721 100<sup>th</sup> Street East, Littlerock, Littlerock Zoned District.

Physical Features (topography, vegetation): Rectangular, level, 12.9-acre lot developed with a church and appurtenant structures surrounded by vacant land on three sides and single family residences on one side. The area surrounding the property is arid and rural.

Access: Via 100<sup>th</sup> Street East.

**EXISTING ZONING**

Subject Property: A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area).

Surrounding Properties:

North: A-1-1

East: A-1-1

South: A-1-1

West: A-1-1

**EXISTING LAND USES**

Subject Property: The property is developed with a church, administration building, school, parking lot, and other appurtenant structures.

Surrounding Properties:

North: Vacant land  
East: Single family residences  
South: Vacant land, single family residences  
West: Vacant land

**PREVIOUS CASES/ZONING HISTORY**

- Conditional Use Permit No. 92-207 for a school administration building, multi-purpose hall, sanctuary, and appurtenant facilities approved on July 2, 1995.
- Parcel Map No. 020195 recorded on November 6, 1990.

**CONSISTENCY WITH THE ANTELOPE VALLEY AREA PLAN**

Land Use Policy Map

Subject property is located within the Antelope Valley Area Plan ("Plan"). The Plan's Land Use Policy designation for the subject property is N2 (Non-Urban). This plan category allows a maximum density of one dwelling unit per acre. Density is not applicable to this project as the proposal is to construct an unmanned wireless telecommunication facility, not a residential facility. However, the following Non-Urban land use policy is applicable to the proposed project:

"The application process for a non-residential use in a non-urban residential area shall involve the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent land uses will be minimized."

The proposed project is appropriately conditioned and there is a public hearing to consider public testimony, including project design. The project is conditioned to construct a wireless telecommunication facility disguised either as a flagpole or a palm tree to be compatible with the surrounding neighborhood. The design preference will be decided at the public hearing pursuant to public comment.

**SITE PLAN DESCRIPTION**

The site plan depicts a 12.9 acre property, portion of which is developed with a church and appurtenant structures. The proposed wireless facility lease area is within the developed portion of the lot next to an existing structure. The lease area is approximately 425 square feet and enclosed by an eight-foot concrete masonry wall. The wireless telecommunication facility is located within the lease area. Access to the lease area is provided by a four-foot wide steel gate.

**COMPLIANCE WITH APPLICABLE ZONING STANDARDS**

A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Code). Comparable use specified in the Zoning Code is a radio or television tower. Section 22.24.100 requires a conditional use permit for a

radio or television tower in the A-1 Zone; thus, a conditional use permit is also required for the wireless telecommunication facility, a comparable use, in the A-1 Zone subject to applicable development standards and conditions.

A-1-1 Zone Development Standards.

Section 22.24.110 specifies development standards for structures in the A-1 Zone. The proposed wireless telecommunication facility meets the specified front, rear, and side yard setbacks. The subject property (12.9 acres) also meets the one acre minimum required lot area specified by the zoning designation.

Parking

Section 22.52.1220 allows the Director to determine the amount of parking required for uses not specified for parking purposes. Parking is not specified for a wireless telecommunication facility and additional parking is not recommended. The property is developed with a parking lot for the church, which is sufficient to meet the parking need of the occasional maintenance truck.

**BURDEN OF PROOF/FINDINGS**

Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Section 22.56.040 of the Los Angeles County Code. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

*Applicant's Burden of Proof responses are attached.*

**ENVIRONMENTAL DOCUMENTATION**

A Negative Declaration was prepared for this project in accordance with the State and County CEQA guidelines. The Negative Declaration concludes that the project will not have a significant effect on the environment. This determination is based on an Initial Study that was prepared for this project.

**PUBLIC COMMENT**

The applicant consulted the Littlerock Town Council. At the time of this report, no formal letter has been received from the Town Council; however, staff has been informed by the applicant that some members of the Town Council do not prefer the monopalm design. Staff also spoke with the President of the Town Council. In response to the community input, the applicant is preparing an alternative design, a cylindrical flagpole, which will be presented at the public hearing.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

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 Department or Regional Planning website posting.

**STAFF EVALUATION**

The proposed project is located on a property surrounded by vacant land on three sides. On the remaining side, single family residences are located approximately 90 feet to the east across 100<sup>th</sup> Street East; however, no single-family residence borders the subject property. A portion of the proposed wireless telecommunication facility above the existing roofline may be visible from single family residences across the street.

To minimize visual impact to the surrounding community, the wireless telecommunication facility will be disguised through stealth design. The applicant originally proposed a monopalm, a pole disguised to look like a palm tree, which was presented to the Littlerock Town Council. The Town Council stated a preference for an alternative design. In response, the applicant will prepare a site plan for a cylindrical flagpole to blend in with the desert landscape. The alternative design will be presented at the public hearing.

An Initial Study was prepared to evaluate the visual impacts of the 65-foot structure. Pursuant to the Initial Study, it has been determined that the proposed structure, if disguised through stealth design, will not have a significant impact on the environment. A Negative Declaration has been prepared for this project.

It is staff's opinion that the proposed wireless telecommunication facility is consistent with the Antelope Valley Area Plan and the zoning code, and meets the conditional use permit burden of proof.

**FEES/DEPOSITS**

If approved as recommended by staff, the following fees will apply:

Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$750 to cover the cost of five recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

**STAFF RECOMMENDATION**

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.

If the Hearing Officer finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends that the Hearing Officer close the public

**PROJECT NO. R2008-02283-(5)**  
**CONDITIONAL USE PERMIT NO. 200800187**

**PAGE 5 OF 5**  
**STAFF ANALYSIS**

hearing, adopt the Negative Declaration and approve Conditional Use Permit No. 200800187 subject to the attached conditions.

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof Statement  
Site Plan and Elevations  
Land Use Map  
GIS Map  
Site Photos

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES**

**PROJECT NO. R2008-02283-(5)  
CONDITIONAL USE PERMIT NO. 200800187  
ENVIRONMENTAL ASSESSMENT NO. 200800123**

**REQUEST:**

To construct, maintain and operate an unmanned wireless telecommunications facility consisting of 65-foot pole with antennas and ground equipment in an A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

**HEARING DATE: September 15, 2009**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

Findings

1. The applicant is requesting a conditional use permit to construct, maintain, and operate an unmanned wireless telecommunications facility consisting of a sixty-five foot pole with antennas, ground equipment cabinets and other ancillary equipment.
2. Zoning on the subject property, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), requires a conditional use permit for the wireless telecommunication facility, a use not specified in the zoning code, but comparable to the radio or television tower specified in the zoning code.
3. The location of the subject property is 37721 100<sup>th</sup> Street East, in the unincorporated community of Littlerock, within Littlerock Zoned District.
4. The subject property is a rectangular shaped 12.9-acre property developed with a church and appurtenant structures. The lease area is approximately 425 square feet next to one of the accessory structures on the property.
5. The proposed project location will not have an impact on the number of parking spaces provided. The leasehold adjoins an existing structure and does not encroach on existing parking spaces.

6. The zoning on the subject property is A-1-1, which is consistent with surrounding zoning, A-1-1 to the north, east, south, and west.
7. The wireless telecommunication facility is compatible with surrounding land uses, which include vacant land to the north, single family residences to the east, vacant land to the south, and vacant land to the east.
8. The project site is classified as "N2" Non-Urban 2 in the Antelope Valley Area Plan, which allows a maximum density of one dwelling unit per acre. Density is not applicable to this project as the proposal is to construct an unmanned wireless telecommunication facility, not a residential facility. This land use category allows for non-residential use with a public hearing and appropriate conditioning of the project. The proposed project is consistent with the N2 land use map policy as the project was subject to a public hearing and appropriately conditioned.
9. The site plan depicts an unmanned wireless telecommunications facility which includes a 65-foot pole with antennas and ground equipment cabinets within a 17 x 25 feet lease area enclosed by an eight-foot high concrete masonry wall.
10. The site elevations depict the proposed wireless telecommunication facility to be 65-foot high. The heights of the equipment cabinets are not provided; however, the equipment cabinets are depicted to be approximately seven-foot high, but no taller than the eight-foot high concrete masonry wall enclosing the lease area. West Elevation depicts a four-foot wide steel gate; the South Elevation depicts a eight-foot high concrete masonry wall.
11. There are two previous zoning cases on the subject property: Conditional Use Permit 92-207 authorizing a school administration building, multi-purpose hall, sanctuary, and appurtenant facilities approved on July 2, 1995; Parcel Map 020195 recorded on November 6, 1990.
12. Pursuant to Zoning Ordinance Section 22.52.1100 (Parking - uses not specified), one parking space is required for the unmanned wireless telecommunications facility to accommodate the monthly visits from the maintenance personnel. Per Conditional Use Permit Case No. 92-207, the existing church on the subject property requires 304 parking spaces; however, 308 parking spaces are currently provided, verified by Zoning Enforcement. The existing parking lot has sufficient parking to accommodate the wireless telecommunications maintenance vehicle.
13. The closest single family residence to the proposed wireless telecommunications facility is approximately 90 feet to the east of the subject property across 100<sup>th</sup> Street East. There are no single family residences directly adjoining the subject property. The 65-foot wireless telecommunication facility will be visible from the single family residences but at a distance and over the rooftop of the existing structure.

14. 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 and property posting.
15. 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 10 years.
16. The proposed project is a small development subject to Low Impact Development (LID) standards required by the Department of Public Works prior to issuance of a building permit.
17. 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.
18. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer 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 on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
19. 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 the costs of fish and wildlife protection and management incurred by the said department.
20. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;

AND, 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 Section 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 on the environment, finds 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 fact presented above, Conditional Use Permit Case No. 200800187 is **APPROVED** subject to the attached conditions.

Attachments: Conditions of Approval  
Affidavit of Acceptance  
Negative Declaration

MC:MKK  
9/2/2009

This grant authorizes the construction of a wireless telecommunications facility consisting of a pole not to exceed 65-foot in height with no more than six affixed antennas to be disguised as a palm tree ("monopalm"), or a flagpole, and ancillary ground equipment shelters, subject to 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 conditions of this grant and that the conditions of the grant have been recorded as required by Condition Number 6, and until all required monies have been paid pursuant to Condition Number 9, and until all required fees have been paid pursuant to Condition Number 10. Notwithstanding the foregoing, this Condition No.2, and Condition Nos. 3, 4, and 8 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten 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 according to Los Angeles County Code Section 2.170.010.

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 property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on September 15, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. This grant shall expire unless used within 2 years from the date of final approval by the County. A single one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date.
9. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$750**. The deposit 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. The deposit provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

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 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 \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. Within 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** (\$1993.00 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.~~
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. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property ~~must be complied with unless otherwise set forth in these conditions or shown on the approved plans.~~
14. ~~All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.~~
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
16. 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

17. 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 prevent occurrences of dangerous conditions or visual blight.
18. LID compliance shall be met to the satisfaction of Public Works prior to building permit issuance.
19. If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit for review and approval.
20. Subject property shall be developed and maintained in substantial conformance with the approved 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.
21. The wireless telecommunication facility shall be constructed in substantial compliance with photo simulations approved as part of Exhibit "A" to the satisfaction of Department of Regional Planning. If changes to the wireless telecommunication facility are required as a result of instruction given at the public hearing, revised photosimulations shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval.
19. This grant allows for the construction, operation, and maintenance of the wireless telecommunication facility subject to the following additional conditions:
  - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - b. Said facility shall be removed if in disuse for more than six months;
  - c. 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;
  - d. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
  - e. The wireless telecommunication facility shall be camouflaged and

disguised in order to minimize visual impacts to the surrounding community in substantial conformance with photo simulations approved as part of Exhibit "A";

- f. Security lighting within the lease area shall be directed away from residential areas. Security lighting, if mounted on the pole, shall be no higher than 12 feet high. No other lighting is permitted on the pole unless the permittee provides documentation that the lighting is required by another public agency for safety related reasons.
- g. The permittee shall post a contact number on the wall enclosing the wireless telecommunications facility lease area, next to the gate, visible to passers-by for reporting graffiti and other maintenance issues. The contact number shall be provided on a 8.5-inch by 11-inch weatherproof signage.
- h. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new property owner.

MC:MKK

9/2/2009



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the requested use at the location 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.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

CUP-Burden of Proof  
Site # LA3729 - B  
37721 100<sup>th</sup> St East, Littlerock, CA 93543

**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**

After comparison of other potential site locations in the surrounding area, the project site at 37721 100<sup>th</sup> St. East offered the most desirable location in the interest of public convenience and welfare. The proposed project design and location will have only positive effects on the community in that the project will provide access to reliable wireless telecommunications services. Reliable access to wireless services is necessary in times of emergencies, for business use, and convenient for personal and family use. The proposed use of a stealth design will allow the facility to provide reliable wireless services without being unsightly or causing adverse impacts to persons residing or working in the surrounding area.

**2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**

The proposed project will not be detrimental to the site or areas surrounding the site in that the proposed facility structures and equipment will be located, designed and screened to blend with the existing facilities in the area so as to alleviate any adverse impacts to adjacent uses and structures in the vicinity. The proposed project will be located behind the existing buildings and will not adversely impact the primary use(s) of the property.

**3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed project will not endanger or otherwise constitute a menace to the public health, safety or welfare in that the project will be unmanned and will not generate any smoke, odor, noise, or other adverse impacts to the surrounding properties. The proposed use will also have no impact on parking, traffic, circulation or density in the area. The proposed project will also not adversely affect existing viewsheds nor will it adversely affect any scenic or natural vistas.

**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 proposed project will occupy only about 500 square feet of a 12.98 acre parcel and will be located behind/away from the primary use(s) of the property. The size and shape of the property in relation to the small size of the proposed project, will allow sufficient area for required yards, walls, parking, etc.

**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**

The proposed project is unmanned so it generates no traffic above and beyond existing traffic in the area. The project will be accessed via an existing improved driveway off 100th St East.

- 2. By other public or private service facilities as are required.**

The proposed project will need connections to existing electrical and telephone services in the area. There is adequate electrical and landline telephone service to accommodate the project needs.

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**NEGATIVE DECLARATION**

**PROJECT NUMBER: R2008-02283-(5)/RCUP200800187/RENV200900123**

1. **DESCRIPTION:**

Request for a conditional use permit authorizing the construction of a new unmanned wireless telecommunications facility consisting of a 65-foot antenna support pole, three antenna arrays with a total of six panel antennas. The structure is to be disguised as a palm tree ("Monopalm"). The pole and antennas will be painted to match the colors of a palm tree. The project also includes four ground mounted ancillary electronic cabinets. The equipments will be located within a 17' x 25' lease area to be enclosed by an 8-foot concrete masonry wall.

2. **LOCATION:**

37721 100<sup>th</sup> Street East  
Littlerock, CA 93543

3. **PROPONENT:**

Royal Street Communications California, LLC  
2913 El Camino Real #561  
Tustin, CA 92782

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

**PREPARED BY:** Zoning Permit I Section, Department of Regional Planning

**DATE:** July 28, 2009



\*\*\* INITIAL STUDY \*\*\*

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

Map Date: November 14, 2008 Staff Member: Mi Kim

Thomas Guide: 4288 USGS Quad: Littlerock

Location: 37721 100<sup>th</sup> St. East, Littlerock (APN 3042-001-043)

Description of Project: An application for a Conditional Use Permit to authorize the construction of a new unmanned wireless telecommunications facility consisting of a 65-foot antenna support pole, three antennas arrays with six panel antennas. The structure is to be disguised as palm tree ("Monopalm"). The pole and antennas will be painted to match the colors of a palm tree. The project also includes four ground mounted ancillary electronic cabinets. The equipments will be located within a 17' x 25' lease area. The lease area is to be enclosed by an 8-foot concrete masonry wall.

Gross Acres: 425 square feet (lease area)

Environmental Setting: The proposed project site is a 12.9-acre lot developed with a church and accessory structures. The project site and surrounding properties are zoned for agricultural uses. Currently, surrounding land uses consist of vacant land on three sides, and single family residences on one side. The project site has level topography. The project environs are arid with desert brush and shrubs.

Zoning: A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area)

Community Standards District: Southeast Antelope Valley CSD

General Plan: Antelope Valley Area Plan: N2 (Non-Urban 2 - One Dwelling Unit Per Acre)

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

CP 92-207

Sanctuary, multipurpose hall, other appurtenant facilities approved on July 2, 1995.

PM020195

Recorded November 6, 1990

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

**REVIEWING AGENCIES**

Responsible Agencies

- |   |  |
|---|--|
| <input type="checkbox"/> LA Regional Water Quality Control Board  | <input type="checkbox"/> Coastal Commission      |
| <input type="checkbox"/> Lahontan Regional Water Quality Control Board<br>(Check RWQCB if septic system proposed) | <input type="checkbox"/> Army Corps of Engineers |
|   | <input type="checkbox"/> Other                   |

Trustee Agencies

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> State Fish and Game | <input type="checkbox"/> State Parks |
| <input type="checkbox"/> Other               | <input type="checkbox"/> Other       |

Special Reviewing Agencies

- |   |   |
|---|---|
| <input type="checkbox"/> National Parks                     | <input type="checkbox"/> Elementary School District           |
| <input type="checkbox"/> National Forest                    | <input type="checkbox"/> High School District                 |
| <input type="checkbox"/> Edwards Air Force Base             | <input type="checkbox"/> Local Native American Tribal Council |
| <input type="checkbox"/> Santa Monica Mountains Conservancy | <input type="checkbox"/> Water District                       |
| <input type="checkbox"/> Other                              | <input type="checkbox"/> Other                                |

Regional Significance

- |                                |  |
|--------------------------------|--|
| <input type="checkbox"/> SCAG  | <input type="checkbox"/> Air Quality Management District |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other                           |

County Reviewing Agencies

- |   |                                |
|---|--------------------------------|
| <input type="checkbox"/> Sheriff Department                             | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |
| <input type="checkbox"/> DPW:   |                                |
| <input type="checkbox"/> Fire Dept.:                                    |                                |

DHS Environmental Health:

- Environmental Hygiene (noise, air quality and vibration)
- Solid Waste Management (landfills, trash trucks & transfer stations)
- Land Use Program (septic systems & wells)
- Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Less than Significant Impact/No Impact				
		Less than Significant Impact with Project Mitigation				
		Potentially Significant Impact				
CATEGORY	FACTOR	Pg	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Potential Concern
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:

- 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: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

- 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 - 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><i>Source: Federal Emergency Management Agency. The project site is located within FEMA 500-year flood plain.</i> |
| 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?  |
| f. | <input type="checkbox"/>            | <input 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

*Project is unmanned wireless telecommunications facility.*

### 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 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)?
<i>Source: Los Angeles County Fire Department.</i>				
b.	<input 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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input 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**

Project Design

**OTHER CONSIDERATIONS**

Compatible Use

**CONCLUSION**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> 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 type="checkbox"/>	<input checked="" 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? <i>The equipment may increase noise levels; however, it will be located adjacent to vacant lot and more than 400 feet from the closest residential lot.</i>
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 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

### 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 <i>or</i> 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 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**

- Lot Size Study
- Industrial Waste Permit
- Project Design

**OTHER CONSIDERATIONS**

- Compatible Use
- National Pollutant Discharge Elimination System (NPDES)
- Septic Feasibility

**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 type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> Air Quality Report
<input type="checkbox"/> Project Design	

**CONCLUSION**

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

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> 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 a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Sources: General Plan &amp; Malibu Land Use Plan. The project will be constructed in the existing church parking lot.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Less than 15 cubic yards of grading is proposed.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
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 type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

- Lot Size
- ERB/SEATAC Review

**OTHER CONSIDERATIONS**

- Project Design
- Oak Tree Permit
- Biological Constraints Analysis

### 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>Source: California Historical Resources Inventory.</i>
d.	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Lot Size

Cultural Resources Records Search (Quick Check)

**OTHER CONSIDERATIONS**

Project Design

Phase 1 Archaeology Report

**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?<br><i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i>                                 |
| 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?<br><i>The project site is not located in a Mineral Recovery Zone. Source: General Plan Special Management Areas map.</i> |
| c. | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/>	<input 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?
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?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Lot Size

**OTHER CONSIDERATIONS**

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 project is a 65-foot pole with six panel antennas.</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?
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 Simulation       Compatible Use

*The proposed 65-foot pole with antennas will be disguised as a palm tree. The applicant will be required to submit photo simulations and will be required to build the facility as shown on the photo simulations.*

**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 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 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)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

**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 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**

Site Dedication

**OTHER CONSIDERATIONS**

**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?
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 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

**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 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**

**OTHER CONSIDERATIONS**

- Lot Size
- Project Design
- Water Purveyor Will-serve Letter

**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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input 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?
e.	<input 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 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 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? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

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

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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**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 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 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?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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California, L.L.C.

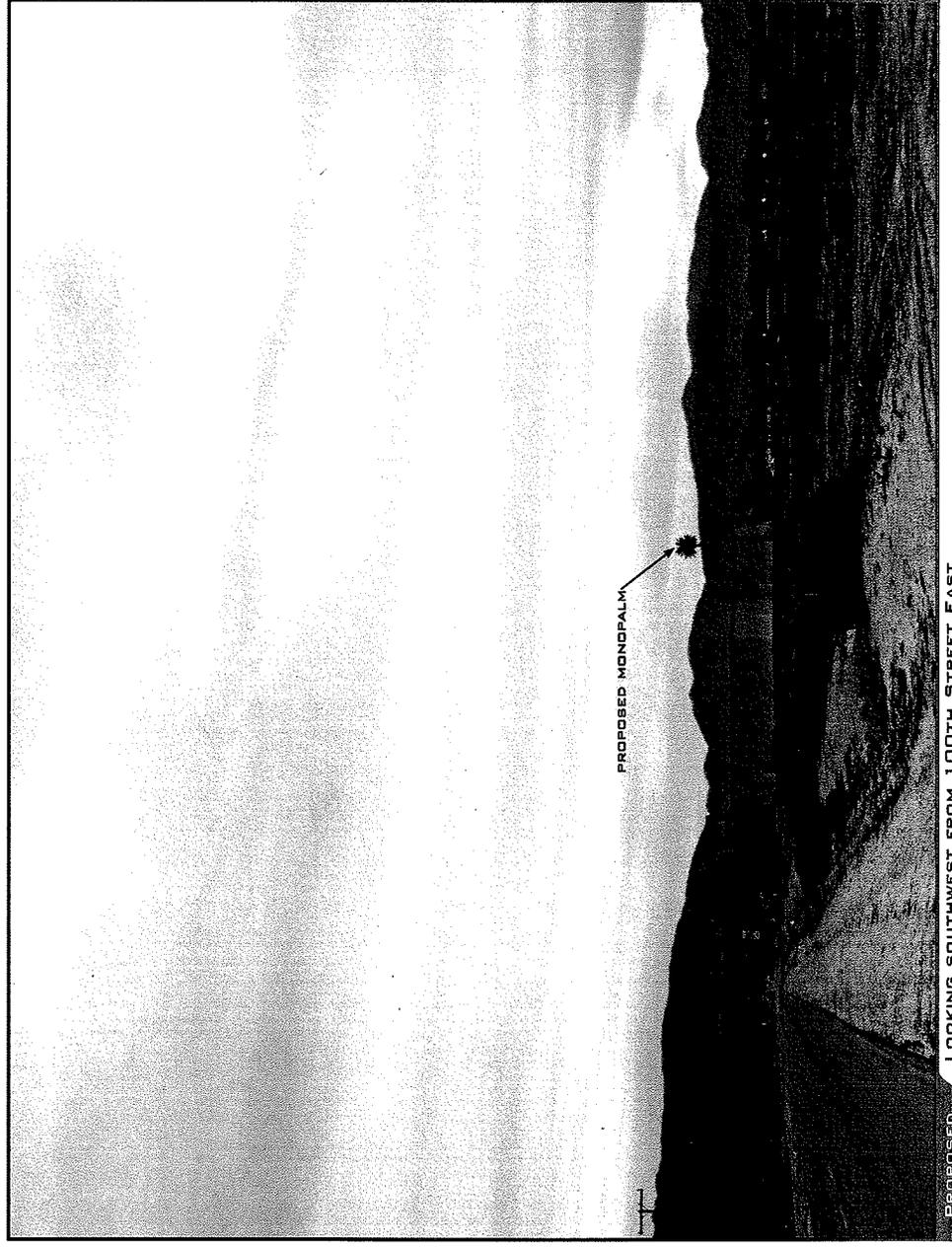
**LA 3729B**

**LIVINGSTONE CATHEDRAL**

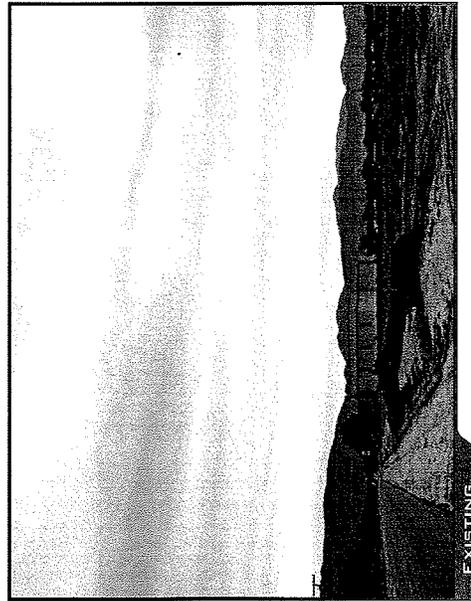
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VIEW 2



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**LA 3729B**

**LIVINGSTONE CATHEDRAL**

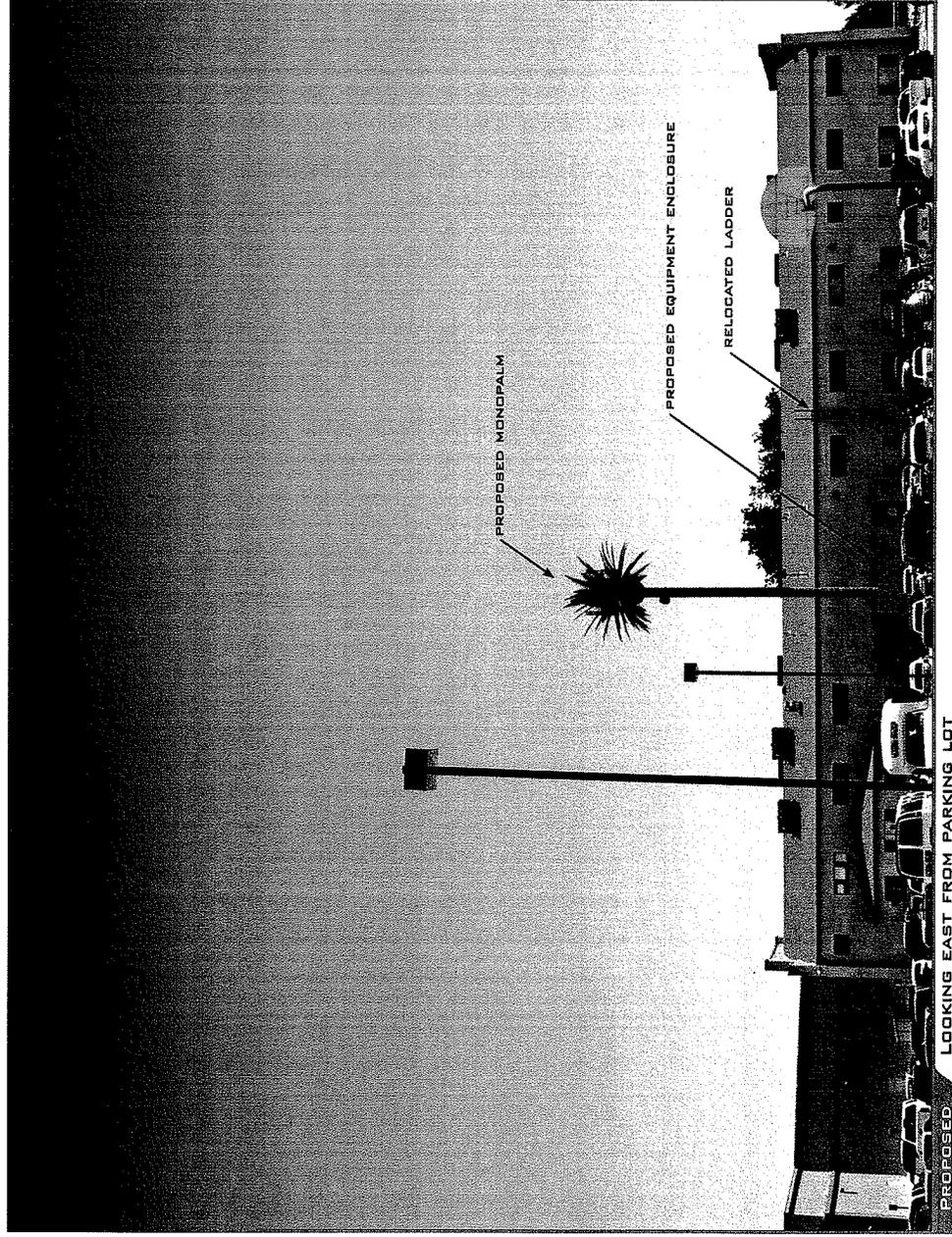
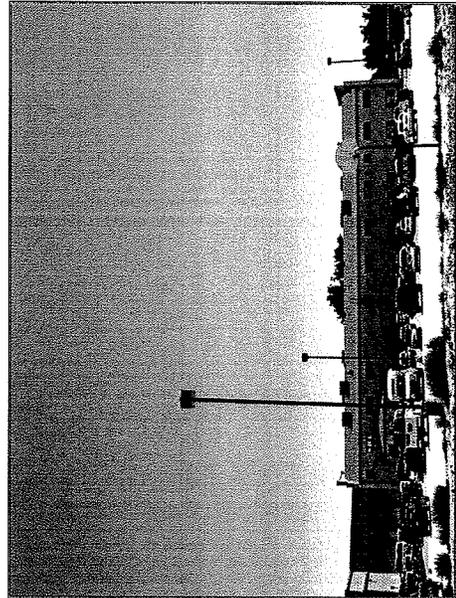
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VIEW 5



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