Transmittal Checklist	Hearing Date 10/06/2009
	Agenda Item Number 8

Project Number: R2008-02353-(5)
Case(s): CUP No. 200800195
Contact Person: Maral M. Tashjian

Included	NA/None	Document
☒	☐	Factual
☒	☐	Property Location Map
☒	☐	Staff Report
☒	☐	Draft Findings
☒	☐	Draft Conditions
☐	☒	DPW Letter
☐	☒	FD Letter
☐	☒	Other Department's Letter(s)
☒	☐	Burden Of Proof Statement(s)
☒	☐	Environmental Documentation (IS, MMP, EIR)
☒	☐	Written Comments
☒	☐	Photographs
☐	☒	Resolution (ZC Or PA)
☐	☒	Ordinance with 8.5 X 11 Map (ZC Or PA)
☒	☐	Aerial (Ortho/Oblique) Image(s)
☒	☐	Land Use Radius Map
☒	☐	Site Plan And Elevations
☒	☐	Photo Simulations

Reviewed By: _____

Los Angeles County Department of Regional Planning 320 West Temple Street, Los Angeles, California 90012 Telephone (213) 974-6433 **PROJECT NUMBER R2008-02353-(5)** **CONDITIONAL USE PERMIT No. 200800195**	PUBLIC HEARING DATE 10/06/2009	AGENDA ITEM 8
	HO CONSENT DATE	CONTINUE TO

APPLICANT Royal Street Communications California, LLC	**OWNER** Jill Elizabeth Bock, Trustee of the Bock Family Trust	**REPRESENTATIVE** Pete Shubin, Sequoia Deployment Services, Inc.

PROJECT DESCRIPTION
The proposed wireless telecommunications facility consists of an 85-foot high faux water tower, six (6) panel antennas concealed within the faux water tank, one (1) GPS antenna, and four (4) ground-mounted equipment cabinets within a 540 square foot (18'x30') lease area, enclosed by an eight-foot tall slatted chain link fence. A 12-foot wide access easement to the project site is provided via East Avenue S-8, an unimproved dirt road.

REQUIRED ENTITLEMENTS
The applicant is requesting a Conditional Use Permit for a new unmanned Wireless Telecommunications Facility mounted on a faux water tower in the R-A-10,000 Zone.

LOCATION/ADDRESS
Northeast corner of 90th Street East and East Avenue S-8 intersection

SITE DESCRIPTION
The site plan depicts a vacant, irregularly-shaped, 1.19 acre (net) lot located at the northeast corner of the intersection of East Avenue S-8 and 90th Street East. The proposed wireless facility is located within a 540 square foot (18'x30') lease area at the southeast corner of the property, 50 feet from the side property line, and 63 feet from the property line fronting Avenue S-8 (set 12 feet back from the 51-foot wide private street dedication). The facility will be accessed by a 12-foot wide, 63-foot long access easement that extends from East Avenue S-8 to the gated enclosure.

ACCESS East Avenue S-8	**ZONED DISTRICT** Littlerock
ASSESSORS PARCEL NUMBER 3044-003-014	**COMMUNITY** Antelope Valley
SIZE 1.19 Acres	**COMMUNITY STANDARDS DISTRICT** Southeast Antelope Valley

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant	R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size)
North	Vacant	R-A-10,000
East	Single-Family Residence	R-A-10,000
South	Single-Family Residence, Vacant Land	A-1-10,000 (Light Agricultural – 10,000 sq. ft. minimum lot size)
West	Single-Family Residence	R-A-10,000

GENERAL PLAN/COMMUNITY PLAN Antelope Valley Area Plan	**LAND USE DESIGNATION** N2 (Non-Urban 2)	**MAXIMUM DENSITY** 1 du/ac

ENVIRONMENTAL DETERMINATION
Negative Declaration

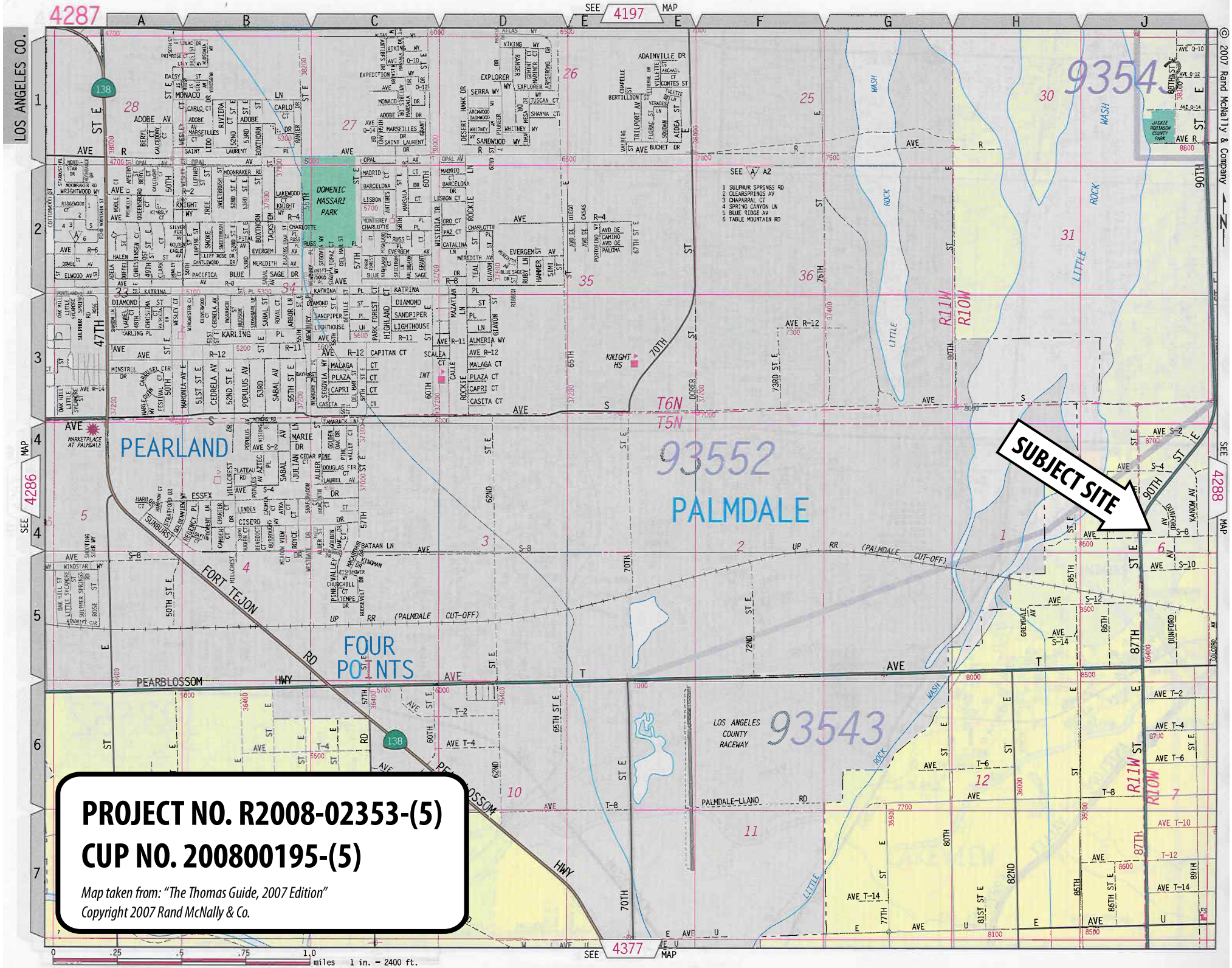
RPC LAST MEETING ACTION SUMMARY

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):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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



PROJECT NO. R2008-02353-(5)

CUP NO. 200800195-(5)

Map taken from: "The Thomas Guide, 2007 Edition"
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STAFF ANALYSIS
PROJECT NUMBER R2008-02353-(5)
CONDITIONAL USE PERMIT NUMBER 200800195

PROJECT DESCRIPTION

The applicant, Royal Street Communications, LLC, is requesting a Conditional Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility in the R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size) zone. The wireless telecommunications facility consists of an 85-foot high faux water tower, six (6) panel antennas concealed within the faux water tank, one (1) GPS antenna, and four (4) ground-mounted equipment cabinets within a 540 square foot (18'x30') lease area, enclosed by an eight-foot tall slatted chain link fence. A 12-foot wide access easement to the project site is provided via East Avenue S-8, an unimproved dirt road.

ENTITLEMENT REQUESTED

The applicant is requesting a Conditional Use Permit for a new unmanned Wireless Telecommunications Facility mounted on a faux water tower in the R-A-10,000 Zone.

LOCATION

The subject property is a 1.19 acre, level, irregularly-shaped parcel of land, located at the northeast corner of the intersection of 90th Street East and East Avenue S-8, within the unincorporated community of Antelope Valley, in the Littlerock Zoned District. The Assessor Parcel Number of the subject property is 3044-003-014.

SITE PLAN DESCRIPTION

The site plan depicts a vacant, irregularly-shaped, 1.19 acre (net) lot located at the northeast corner of the intersection of East Avenue S-8 and 90th Street East. The proposed wireless facility is located within a 540 square foot (18'x30') lease area at the southeast corner of the property, setback approximately 50 feet from the east property line, and 64 feet from the south property line fronting Avenue S-8 (set 12 feet back from the existing 51-foot wide right of way). The facility will be accessed by a 12-foot wide, 64-foot long access easement that extends from East Avenue S-8 to the gated enclosure.

EXISTING ZONING

Subject Property:
The project site is zoned R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size).

Surrounding Properties:
Surrounding properties are zoned as follows:
North: R-A-10,000
South: A-1-10,000 (Light Agricultural – 10,000 sq. ft. minimum lot size)
East: R-A-10,000
West: R-A-10,000

EXISTING LAND USES

Subject Property:
The subject property is currently vacant.

Surrounding Properties:
Surrounding land uses are as follows:
North: Vacant Land
South: Single-Family Residence, Vacant Land
East: Single-Family Residence
West: Single-Family Residence

ENVIRONMENTAL DOCUMENTATION

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 the provisions of Section 22.60.174 of the County Code, the Notice of Public Hearing was advertised in La Opinion and the Antelope Valley Press, on September 2, 2009. A total of 83 public hearing notices regarding the subject application were mailed out to the owners of properties located within a 1,000-foot radius of the subject property and to local community groups and residents on the Littlerock Zoned District courtesy list on August 27, 2009.

Case information materials, including the Notice of Public Hearing, Factual Sheet, Site Plans and environmental documents were forwarded to Littlerock County Library located at 35119 80th Street East, Littlerock, on August 26, 2009. The same materials were also posted on the Department of Regional Planning's website.

Pursuant to Section 22.60.175 of the County Code, the applicant shall post the public hearing notice on the property no less than 30 days prior to the public hearing date. Staff received the Certificate of Posting stating that the Notice of Public Hearing was posted on August 31, 2009, and photos of the posting from the applicant's agent.

PREVIOUS CASES/ZONING HISTORY

There are no previous zoning cases for the subject property on record.

STAFF EVALUATION

General Plan Consistency

The subject property is located within the N2 (Non-Urban 2) land use classification of the Antelope Valley Areawide General Plan. The N2 land use category is intended for residential uses at a density of one dwelling unit per acre.

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 (the Plan). While this type of use is not referenced, it may be regarded as a utility, as it provides telecommunication services for the area. The proposed unmanned wireless telecommunications facility, when appropriately conditioned, is compatible with this land use designation of the General Plan.

The following policies of The 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)*

  The applicant presented the project proposal at the Littlerock Town Council monthly meeting, on July 7, 2009. The meeting provided another opportunity for the public to participate in the decision-making process in addition to the scheduled public hearing to be held on October 6, 2009.

- *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 applicant contends that 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.

Zoning Ordinance and Development Standards Compliance

A wireless telecommunications facility use is not specified in Title 22 of the Los Angeles County Code (Zoning Code). The use that is most closely related to a wireless telecommunications facility specified in the Code is a radio or television tower. Radio and television towers are permitted in R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size) under Section 22.24.150 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

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 adequate space on the 1.19 acre subject property to accommodate the necessary vehicles routine maintenance.

Neighborhood Impact/Land Use Compatibility
The proposed use is visually compatible with the character of development in the surrounding area and will not be detrimental to the use, enjoyment, or valuation of properties in the vicinity. Conditions of approval will ensure that the project construction is consistent with the proposed design as presented in the site plans and photo simulations.

BURDEN 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.

PUBLIC COMMENTS
Staff received a letter from the Littlerock Town Council expressing approval of the proposed project (**Attachment B**). According to the letter, a vote was cast regarding the proposed project at the town council meeting held on July 9, 2009, to which the majority of the community members in attendance voted in support.

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

A Fish and Game fee of $2,068.00 ($1,993.00 plus $75.00 processing fee).

A zoning enforcement inspection fee of $750.00 to cover the costs of **five (5)** recommended biennial inspections.

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:

Staff recommends **APPROVAL** of Project Number R2008-02353-(5), Conditional Use Permit Number 200800195, subject to the attached conditions.

Prepared by Maral Tashjian, Regional Planning Assistant II
Reviewed by Samuel Dea, Supervising Regional Planner, Special Projects

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Environmental Document
Public Comment Letter
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

SD:mt
9/23/2009

PROJECT NUMBER R2008-02353-(5)
CONDITIONAL USE PERMIT NUMBER 200800195

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant, Royal Street Communications, LLC, is requesting a Conditional Use Permit to authorize the construction, operation, and maintenance of an unmanned wireless telecommunications facility in the R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size) zone. The wireless telecommunications facility consists of an 85-foot high faux water tower, six (6) panel antennas concealed within the faux water tank, one (1) GPS antenna, and four (4) ground-mounted equipment cabinets within a 540 square foot (18'x30') lease area, enclosed by an eight-foot tall slatted chain link fence. A 12-foot wide access easement to the project site is provided via East Avenue S-8, an unimproved dirt road.

PROCEEDINGS BEFORE THE HEARING OFFICER:
October 6, 2009 Public Hearing

To be inserted to reflect hearing proceedings.

Findings

1. The subject property is a 1.19 acre, level, irregularly-shaped parcel of land, located at the northeast corner of the intersection of 90th Street East and East Avenue S-8, within the unincorporated community of Antelope Valley, in the Littlerock Zoned District. The Assessor Parcel Number of the subject property is 3044-003-014.

2. The subject property is zoned R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size). Surrounding properties are zoned as follows:

   North: R-A-10,000
   South: A-1-10,000 (Light Agricultural – 10,000 sq. ft. minimum lot size)
   East: R-A-10,000
   West: R-A-10,000

3. The subject property is currently vacant. Surrounding land use is as follows:

   North: Vacant Land
   South: Single-Family Residence, Vacant Land
   East: Single-Family Residence
   West: Single-Family Residence

4. The site plan depicts a vacant, irregularly-shaped, 1.19 acre (net) lot located at the northeast corner of the intersection of East Avenue S-8 and 90th Street East. The proposed wireless facility is located within a 540 square foot (18'x30') lease area at the southeast corner of the property, setback approximately 50 feet from the east property line, and 64 feet from the south property line fronting Avenue S-8 (set 12 feet back from the existing 51-foot wide right of way). The facility will be accessed by a 12-foot wide, 64-foot long access easement that extends from East Avenue S-8 to the gated enclosure.

5. There are no previous zoning cases for the subject property on record.

6. The subject property is located within the N2 (Non-Urban 2) land use classification of the Antelope Valley Areawide General Plan. The N2 land use category is intended for residential uses at a density of one dwelling unit per acre.

   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 (the Plan). While this type of use is not referenced, it may be regarded as a utility, as it provides telecommunication services for the area. The proposed unmanned wireless telecommunications facility, when appropriately conditioned, is compatible with this land use designation of the General Plan.

7. The following goals and policies of the Plan are applicable to the subject project:

   A. *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.

   B. *Ensure continuing opportunity for citizen involvement in the land use decision-making process. (Policy No. 28, III-15)*

      The applicant presented the project proposal at the Littlerock Town Council monthly meeting, on July 7, 2009. The meeting provided another opportunity for the public to participate in the decision-making process in addition to the scheduled public hearing to be held on October 6, 2009.

   C. *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.

   D. *Maintain high quality emergency response services. (Policy No. 58, Page I-25).*

      The applicant contends that 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. A wireless telecommunications facility use is not specified in Title 22 of the Los Angeles County Code (Zoning Code). The use that is most closely related to a wireless

telecommunications facility specified in the Code is a radio or television tower. Radio and television towers are permitted in R-A-10,000 (Residential Agricultural – 10,000 sq. ft. minimum lot size) under Section 22.24.150 of the Zoning Code, subject to the issuance of a conditional use permit pursuant to the provisions of Part 1 of Chapter 22.56.

9. 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 adequate space on the 1.19 acre subject property to accommodate the necessary vehicles routine maintenance.

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 adequate space on the 0.6 acre subject property to accommodate the maintenance vehicles.

11. The proposed use is visually compatible with the character of development in the surrounding area and will not be detrimental to the use, enjoyment, or valuation of properties in the vicinity. 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. Staff received a letter from the Littlerock Town Council indicating support for the proposed project. According to the letter, a vote was cast regarding the proposed project at the town council meeting held on July 9, 2009, to which the majority of the community members in attendance voted in support.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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 200800195 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

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.

5. This grant shall expire unless used within two (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.

6. 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.

7. 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.

8. **This grant will terminate on October 6, 2019**. 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.

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. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **$750.00**. 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.

10. 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.

11. 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 $150 per inspection).

12. 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.

13. 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.

14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.

15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

16. 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.

17. The maximum height of the proposed facility is to not exceed 85 feet.

18. The equipment cabinets and apparatus shall be enclosed within an eight-foot high slatted chain link fence enclosing the lease area.

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:mt
9/23/09

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.

The proposed project will be unoccupied, only require a single maintenance visit per quarter and utilize existing roads for access. The project will make negligible noise that is most often less than the ambient noise level of the area surrounding the equipment. The BTS radio equipment will be located within a secure enclosure to prevent public access and avoid creating an attractive nuisance.

The proposed tower will be disguised as a pine tree. Pine trees are scattered throughout the rural desert community where the site is proposed with several existing across 90th Street East to the west of the proposed project. Wireless facilities disguised as pine trees have been located in all zoning districts and adjacent to and within all land use types without detrimental effects.

The proposed facility will be engineered to and operate within all applicable codes and ordinances to ensure it will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

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 site is open, undeveloped, desert land bordered on two sides by roads. There is sufficient space on the subject property for the proposed use and future uses. The roads adjacent to the site to the east and south will not be impacted. Care was take to ensure that the proposed site location complied with all required setbacks and was sufficiently set back from all road easements to not impact the future circulation patterns surrounding the subject property.

The proposed location on the subject property maintains the potential future use of the property by locating the proposed facility away from the main road (90th Street East) adjacent to the site and away from nearby adjacent residents by providing a fifty (50) foot setback from the nearest adjacent residential property line.

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 project site is located on a property bordered by 90th Street East to the west and Avenue S-8 to the south. The proposed project is unoccupied. After construction the proposed project will generate approximately one vehicular trip per quarter for a technician in a light truck or van. The surrounding streets are capable of supporting this minimal traffic along with the traffic generated by the uses in the surrounding area. without impeding the public right-of-way.

The proposed use requires an electrical and land line telephone interconnection. These utilities are located in the public right-of-way adjacent to the subject property and are adequate to serve the needs of the facility.

STAFF USE ONLY

PROJECT NUMBER: *R2008-02353-(5)*
CASES: *RCUP200800195*
RENV200800131

* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *7/28/2009* **Staff Member:** *Maral Tashjian*

Thomas Guide: *4287 J-4* **USGS Quad:** *Littlerock*

Location: *Northeast corner of 90th Street East and East Avenue S-8 intersection (APN# 3044-003-014)*

Description of Project: *Installation of a new unmanned wireless telecommunication facility consisting of an 85-foot high faux water tower, six (6) panel antennas concealed within the faux water tank, one (1) GPS antenna, and four (4) ground-mounted radio equipment cabinets within a 540 square foot (18'x30') lease area enclosed by an 8-foot tall slated chain link fence. A 12-foot wide access easement to the project site is provided via East Avenue S-8, an unimproved dirt road. The facility will generate approximately one maintenance vehicle trip per month. No grading is proposed to accommodate the proposed improvements.*

Gross Acres: *Project Lease area: 540 square feet / Subject Site: 1.19 net acres*

Environmental Setting: *The project site is located on the southeastern corner of a vacant irregularly-shaped, corner lot at the intersection of East Avenue S-8 and 90th Street East (a county-designated two-lane major highway) in Littlerock, a rural community in the Antelope Valley area. The surrounding region exhibits level topography with sparse vegetation that mainly consists of native desert scrub and some native and non-native trees. The property lies approximately 1,000 feet (0.18 mile) to the east of Little Rock Wash, a county-designated Significant Ecological Area (SEA). There are no drainage courses on the site. Surrounding development is predominantly single-family residences on large lots ranging from one to three acres. The adjacent property to the west is developed with a commercial nursery in addition to a single-family residence. The adjacent property to the north is vacant. The adjacent properties to the south and east are developed with single-family residences.*

Zoning: *R-A-10,000 (Residential Agriculture)*

General Plan: *N/A*

Community/Area wide Plan: *N2 (Non-Urban 2 – 1 du/ac) – Antelope Valley Area Plan*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
RPP 2006-01849	*Plot Plan approved on 11/21/06 for the construction of a new single-family residence on a property to the northeast of the subject property.*
RPP 2006-01775	*Plot Plan approved on 11/08/06 for the construction of a new single-family residence on a property to the northeast of the subject property.*

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

REVIEWING AGENCIES

Responsible Agencies

- ☒ **None**
- ☐ Los Angeles Region Water Quality Control Board
- ☐ Lahontan Region Water Quality Control Board
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Trustee Agencies

- ☒ **None**
- ☐ State Fish and Game
- ☐ State Parks
- ☐ U.S. Fish & Wildlife Services

Special Reviewing Agencies

- ☐ None
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☐ Santa Monica Mountains Conservancy
- ☐ Sulphur Springs School District
- ☐ William S. Hart Union School District
- ☐ Local Native American Tribal Council
- ☐ City of Santa Clarita
- ☒ **Littlerock Town Council**

Regional Significance

- ☒ **None**
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mountains Area

County Reviewing Agencies

- ☒ **None**
- ☐ Subdivision Committee
- ☐ DPW
- ☐ Staff Biologist
- ☐ Sheriff Department
- ☐ Fire Department
- ☐ Public Health

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				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop/Hous./Emp./Rec.	24	☒	☐	☐	
	5. Mandatory Findings	25	☒	☐	☐	

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: *Maral Tashjian* Date: August 20, 2009

Approved by: *Samuel Dea* Date: August 20, 2009

☒ This proposed project is exempt from Fish and Game CEQA filling 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.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: The California Geological Survey and the 1980 Los Angeles Countywide General Plan Plate 1 map*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: The California Geological Survey and the 1980 Los Angeles Countywide General Plan Plate 5 map*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *Source: The California Geological Survey*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Source: The California Geological Survey and the 1980 Los Angeles Countywide General Plan Plate 3 map*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	☐	☒	☐	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.	☐	☒	☐	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

The subject property is currently vacant. No grading is proposed.

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.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *The project area is located approx. 1,000 feet (0.18 mile) from Little Rock Wash. (Source: Littlerock USGS Quadsheet, Grid # 34)*
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *The project area is located approx. 390 feet from the nearest 100-year flood plain. (Source: Federal Emergency Management Agency and the 1980 Los Angeles Countywide General Plan Special Management Areas map)*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The project area will remain mostly unpaved except for the installation of a raised concrete platform (approx. 50 square feet) for the equipment cabinets. No grading is proposed.*
f.	☐	☒	☐	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** / ☐ **OTHER CONSIDERATIONS**
☐ Lot Size ☐ Project Design ☐ 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.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	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.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☒	☐	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

The subject property is located in a 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.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	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

The proposed facility is located approximately 150 feet from the nearest single-family residence. The proposed use will not increase the noise level except possibly during construction. Operational noise generated from the cooling fans of the equipment cabinets and routine maintenance would be less than significant.

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.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	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.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – 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

The proposed project will not require any water or sewage access. The project proposes a paved surface area of approx. 50 square feet, which will generate little to no storm water runoff offsite.

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.	☐	☒	☐	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.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	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.	☐	☒	☐	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	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? *(Source: the 1980 Los Angeles Countywide General Plan Land Use Policy map)*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? *(Source: Littlerock USGS Quadsheet, Grid # 34)*
d.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	☐	☒	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ ERB/SEATAC Review ☐ Oak Tree Permit

The project site is located approx. 1,000 feet (0.18 mile) from the Little Rock Wash Significant Ecological Area (SEA). The subject property is undeveloped, undisturbed, and natural. The site does not appear to contain any unique biological resources.

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.	☐	☒	☐	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.	☐	☒	☐	Does the project site contain rock formations indicating potential paleontological resources?
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *Source: California Historical Resources Inventory*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *No grading or significant alteration of the existing topography is proposed.*
f.	☐	☒	☐	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

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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.	☐	☒	☐	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.	☐	☒	☐	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? *The project site is located approximately 750 feet from a Mineral Resources Area.(Source: 1980 Los Angeles Countywide General Plan Special Management Areas map)*
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	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? *The proposed project would be visible from adjacent 90th Street which has relatively undisrupted views of the hillsides in the background.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed structure, at a height of 85 feet, is substantially taller than the surrounding development. However, the applicant has mitigated potential visual intrusion to the surrounding views by disguising the structure as a faux water tower with the community's name, "Littlerock," painted on the exterior of the faux water tank. Water towers are common features of the surrounding rural landscape.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☒	☐	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.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	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.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with DPW Traffic & Lighting Division

The project would generate approximately one maintenance trip every three months.

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.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	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**

The proposed project will not require access to a sewage disposal system.

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.	☐	☒	☐	Could the project create capacity problems at the district level?
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	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.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *The nearest Sheriff station is located 10.3 miles to the northwest on 1020 E. Palmdale Blvd. The nearest fire station is located 1.7 miles to the south on 8905 E. Avenue U.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

Given the nature of the project as a non-residential use, it is unlikely to generate significant demand for fire or sheriff services.

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.	☐	☒	☐	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.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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.	☐	☒	☐	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

The subject wireless facility is unmanned and requires neither water nor generates solid waste during its operation. Routine maintenance visits will occur every three months.

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.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☒	☐	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.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *The closest single-family residence is located approximately 150 feet to the south of the proposed project, across the Avenue S-8 street. In addition, there are single-family residence located to the east and west of the subject property. As of yet, there is no scientific evidence that the wireless tower will have adverse effects to the occupants of these residences.*
d.	☐	☒	☐	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.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

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.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	☐	☒	☐	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:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	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.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	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.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	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.	☐	☒	☐	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

Littlerock Town Council

SERVING LITTLEROCK AND THE ANTELOPE VALLEY SINCE 1992

Post Office Box 190, Littlerock, California 93543 Telephone: 661-733-6811

Project No. R2008-02353
C.U.P .#200800195/RENV200800131
Location North East Corner of 90th St East and
East Ave S-8. Intersection in Littlerock

Community Studies:
Mitch Glaser,

The Littlerock Town Council has approved of this C.U.P. (Cell tower site) to go forth. With the exception that the mono pine tree will instead be a water tank with the name Littlerock printed on it's tank.

At our July 9, 2009 Council Meeting Mr. Pete Shubin addressed the committee regarding the towers location and construction. A vote was taken to except the location and the tower to look like a water tank simular to the one on the West end of town. This was a agreeable resolution with Mr. Shubin. A vote was called for by the President of the council, of these community members in audience the majority of them voted to except the proposal.

There fore it is agreeable to the Littlerock Town Council to have the C.U.P. by Royal Street Communications go forth with one change of the style of the tower.

E. Patrick Hough
Littlerock Town Council President

c.c. Norm Hicking, Regional Planning, James Brooks - Sun Village Town Council President, Maral Tashjian Dept. Regional Planning, Sequoia Deployment Services, Inc.

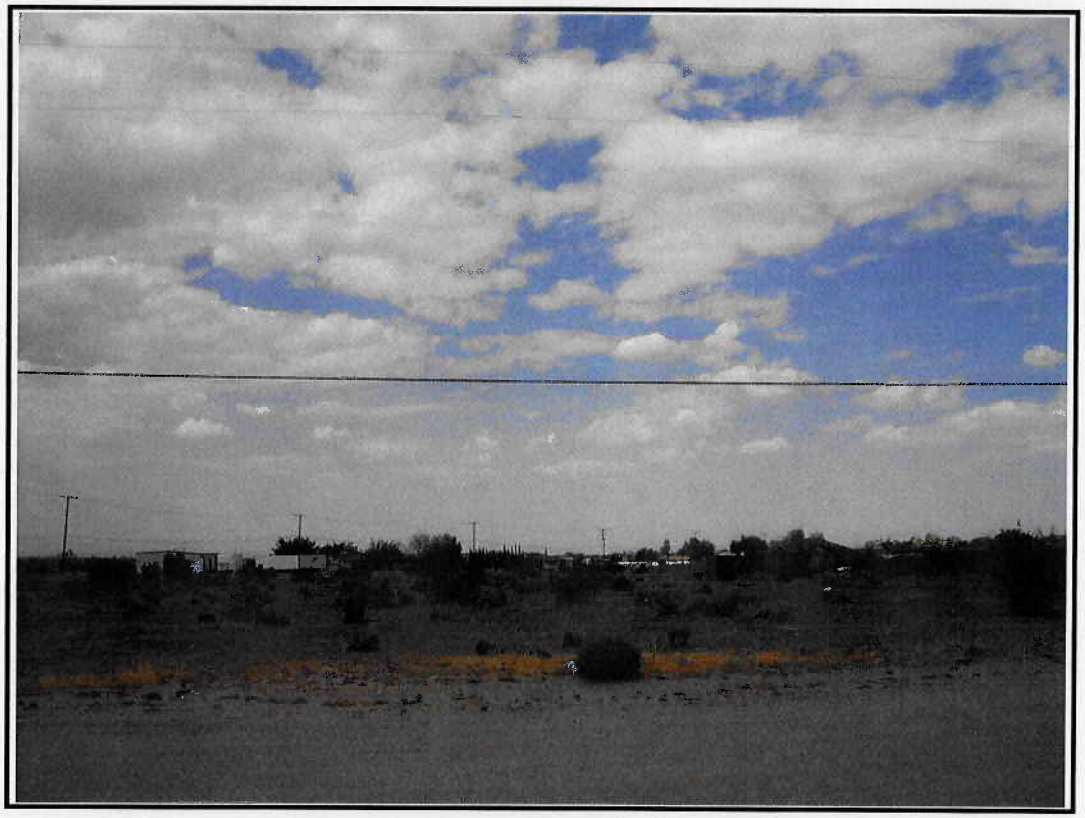
RECEIVED
AUG 13 2009

SEQUOIA
DEPLOYMENT SERVICES, INC.

SITE PHOTOGRAPHS FOR LA3705-A BOCK PINE

NE CORNER OF 90TH STREET EAST & AVENUE S-8
LITTLEROCK, CALIFORNIA 93543-1807
APN: 3044-003-014

VIEW OF THE SUBJECT PROPERTY LOOKING NORTH EAST.



VIEW OF THE SUBJECT PROPERTY LOOKING NORTH.

SEQUOIA
DEPLOYMENT SERVICES, INC.

SITE PHOTOGRAPHS FOR LA3705-A BOCK PINE

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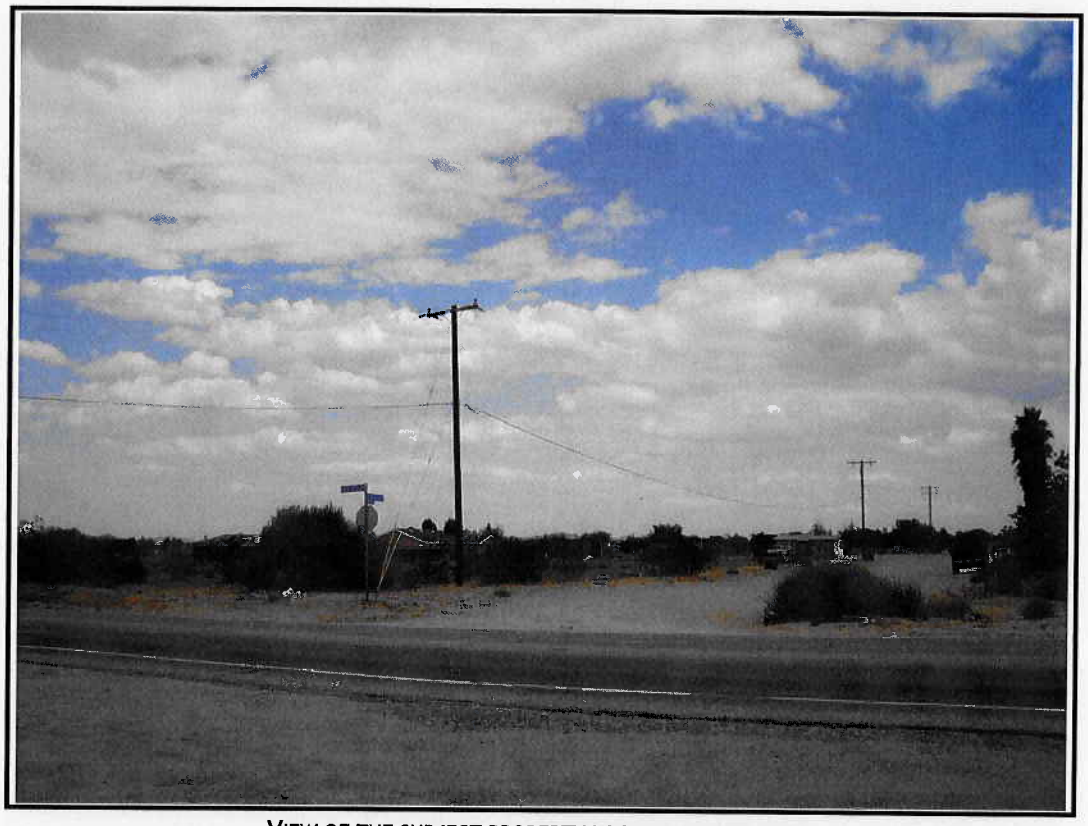
APN: 3044-003-014

VIEW OF THE SUBJECT PROPERTY LOOKING NORTH WEST.



VIEW OF THE SUBJECT PROPERTY LOOKING NORTH EAST.

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DEPLOYMENT SERVICES, INC.

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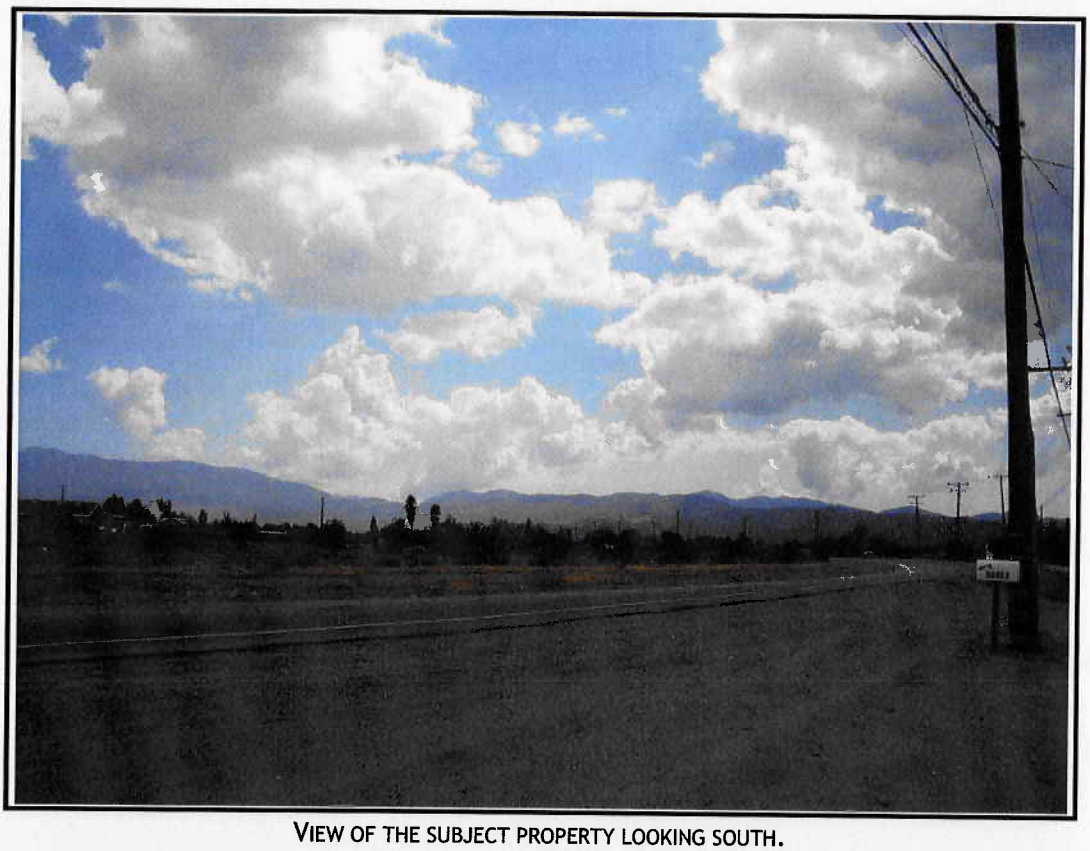

VIEW OF THE SUBJECT PROPERTY LOOKING SOUTH.

VIEW OF THE SUBJECT PROPERTY LOOKING SOUTH.

SEQUOIA
DEPLOYMENT SERVICES, INC.

SITE PHOTOGRAPHS FOR LA3705-A BOCK PINE

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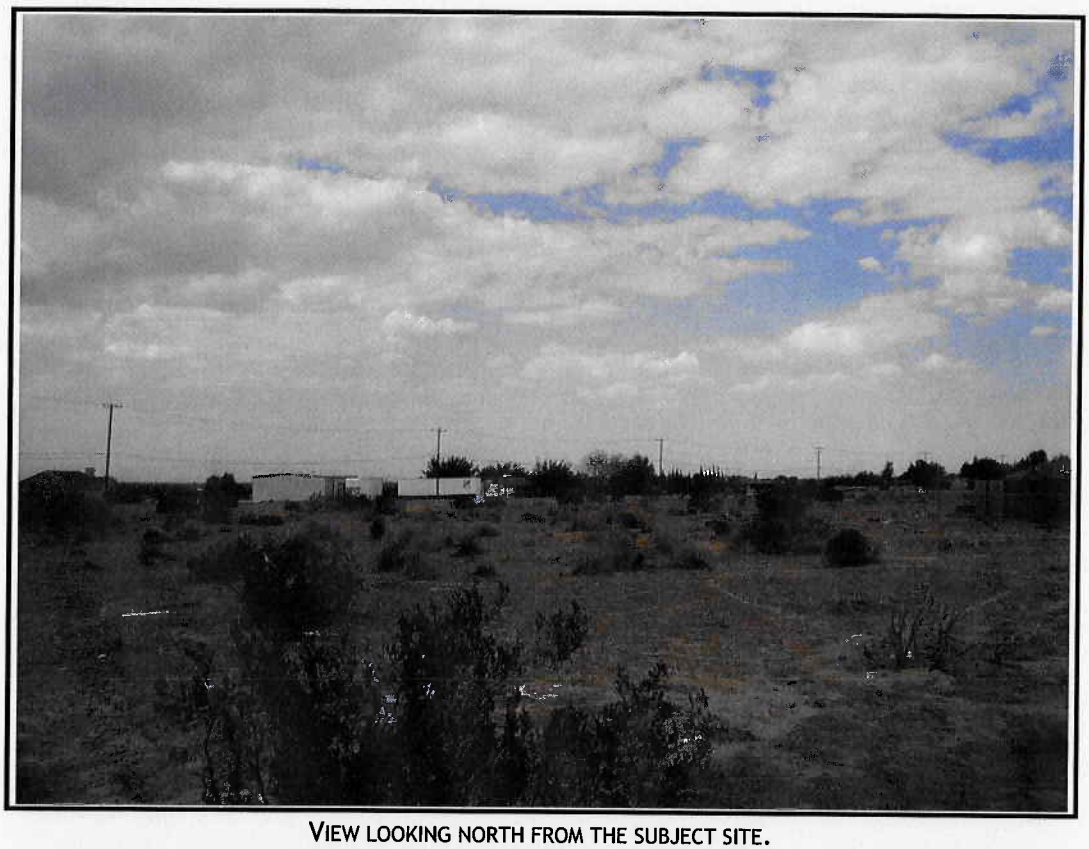

VIEW LOOKING NORTH FROM THE SUBJECT SITE.

VIEW LOOKING NORTH EAST FROM THE SUBJECT SITE.

SEQUOIA
DEPLOYMENT SERVICES, INC.

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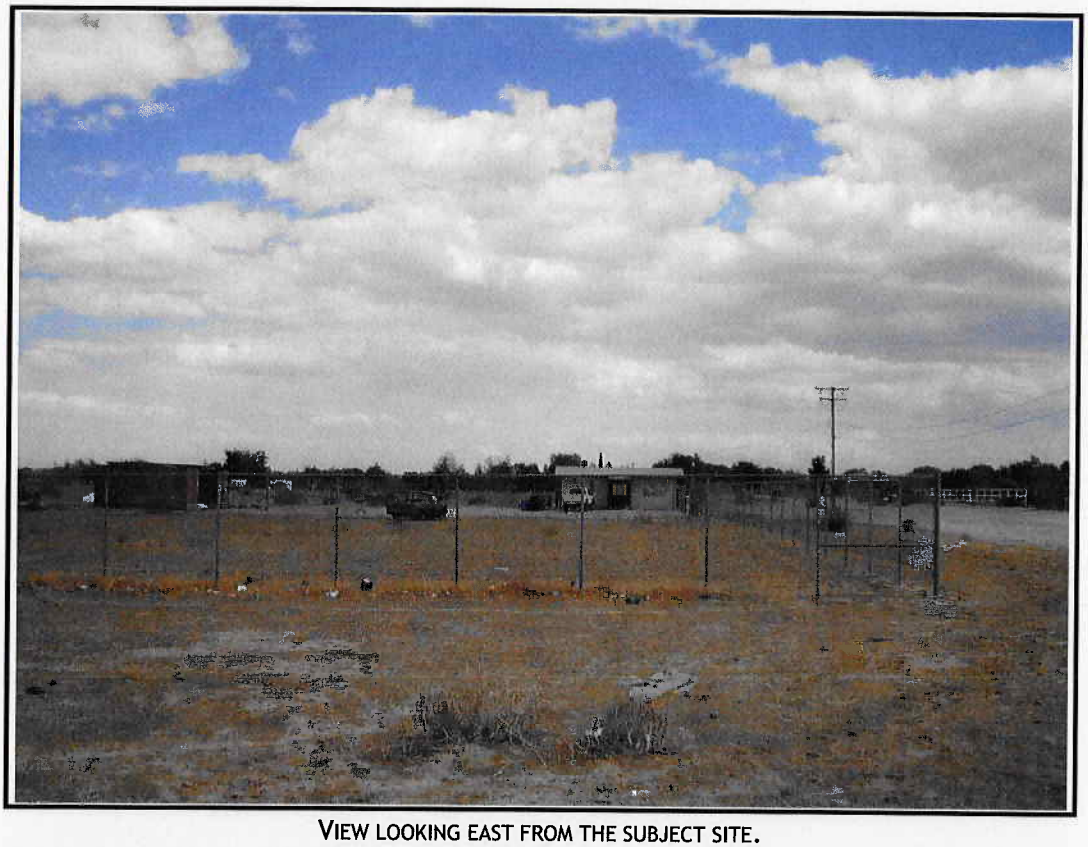

VIEW LOOKING EAST FROM THE SUBJECT SITE.

VIEW LOOKING SOUTH EAST FROM THE SUBJECT SITE.

SEQUOIA
DEPLOYMENT SERVICES, INC.

SITE PHOTOGRAPHS FOR LA3705-A BOCK PINE

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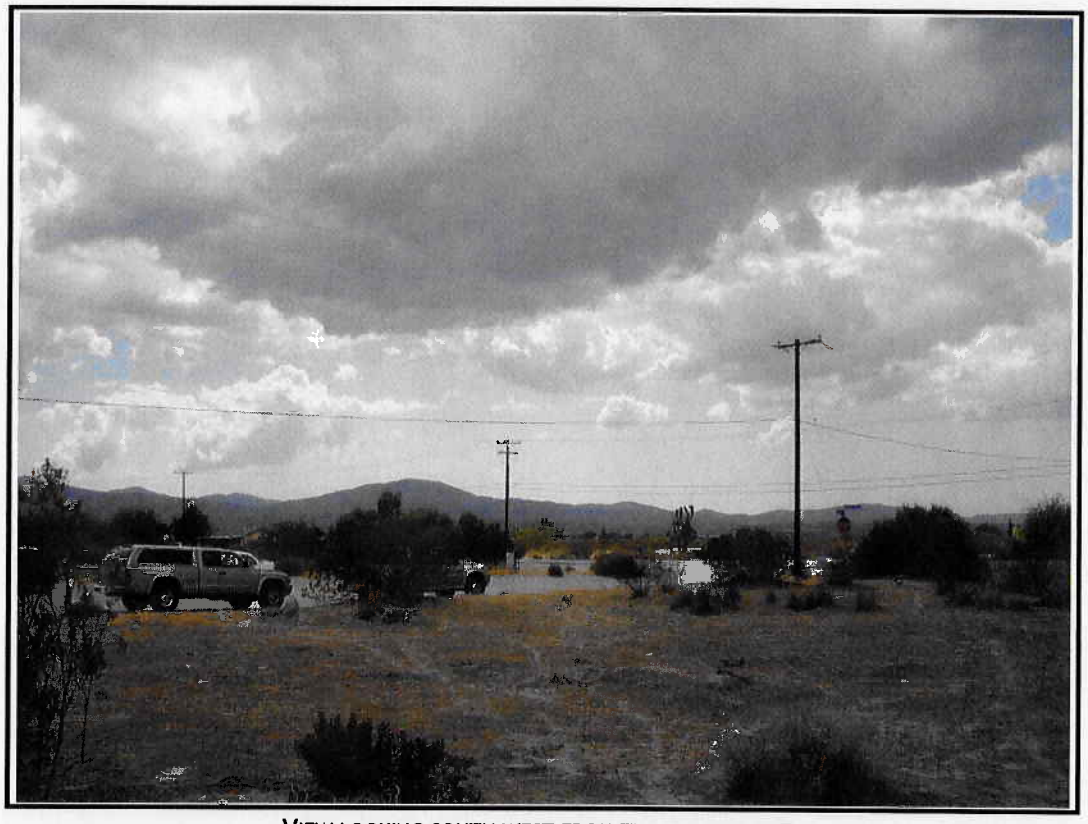
VIEW LOOKING SOUTH FROM THE SUBJECT SITE.



VIEW LOOKING SOUTH WEST FROM THE SUBJECT SITE.

SEQUOIA
DEPLOYMENT SERVICES, INC.

SITE PHOTOGRAPHS FOR LA3705-A BOCK PINE

NE CORNER OF 90TH STREET EAST & AVENUE S-8
LITTLEROCK, CALIFORNIA 93543-1807
APN: 3044-003-014

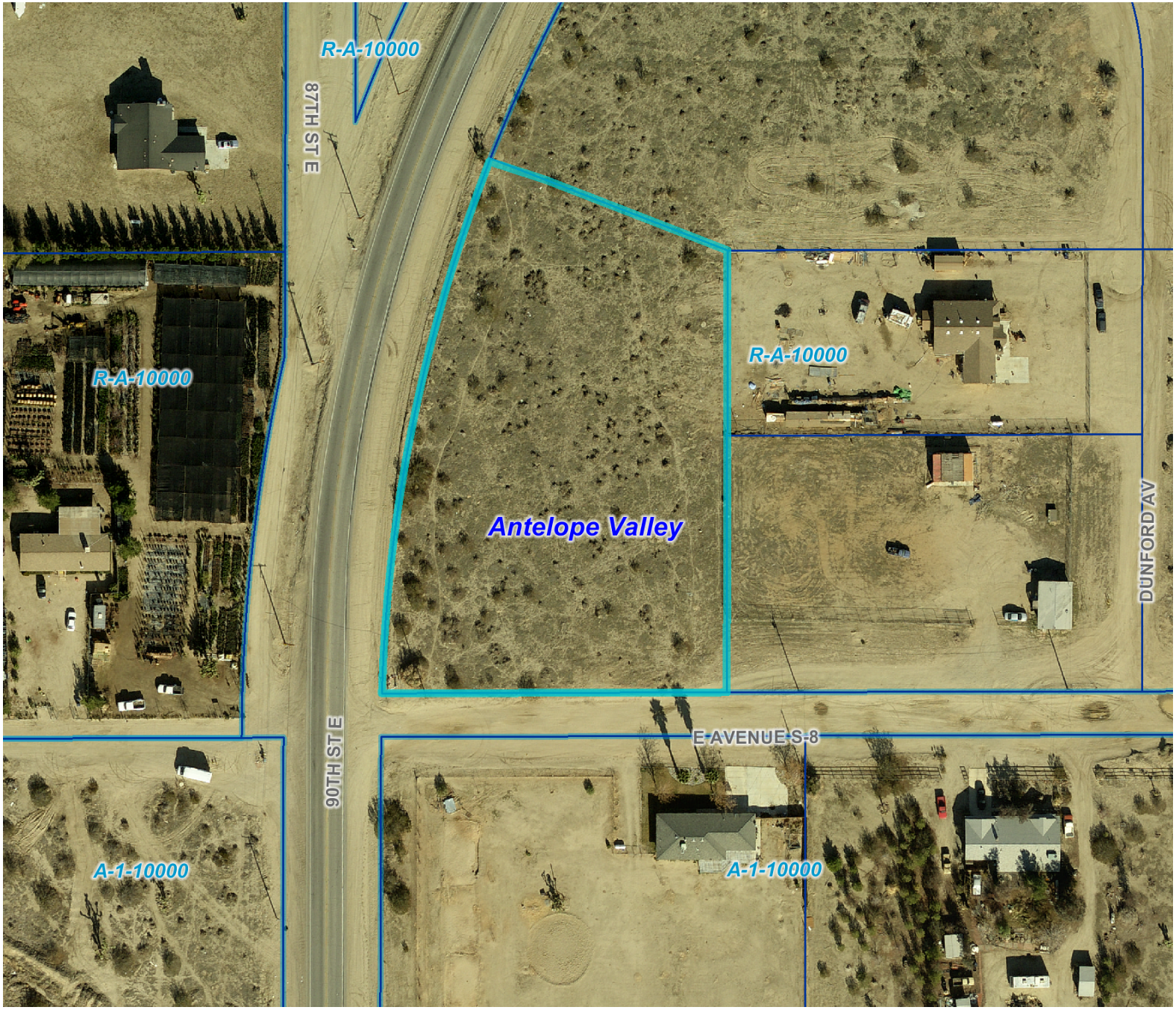
VIEW LOOKING WEST FROM THE SUBJECT SITE.

VIEW LOOKING NORTH WEST FROM THE SUBJECT SITE.

gisNET
department of regional planning

3044-003-014

Printed On: Sep 23, 2009



Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

Master Plan of Highways
- Expressway - (e)
- Expressway - (p)
- Ltd. Secondary Highway - (e)
- Ltd. Secondary Highway - (p)
- Parkway - (e)
- Parkway - (p)
- Major Highway - (e)
- Major Highway - (p)
- Secondary Highway - (e)
- Secondary Highway - (p)

(e)-Existing (p)-Proposed

Railroad or Rapid Transit
- Railroad
- Rapid Transit
- Underground Rapid Transit

Significant Ridgelines
- Castaic CSD Primary
- Castaic CSD Secondary
- SMMNA Significant

- Census Tract (2000)
- Assessor Map Book (AMB) Bdy
- Zoning Index Map Grid
- Zoning Map Grid
- USGS Quad Sheet Grid
- The Thomas Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Serverity Zone
- Community Standards District (CSD)
- CSD Area Specific Boundary
- ESHA (Coast Only)
- Significant Ecological Area (SEA)
- Section Line
- Township and Range
- National Forest
- Equestrian District (EQD)
- Transit Oriented District (TOD)
- Setback District
- Zoned District (ZD)
- Supervisorial District Boundary

Safety Related Stations (From TB)
- Fire Station
- Highway Patrol
- Police Station
- Ranger Station
- Sheriff Station

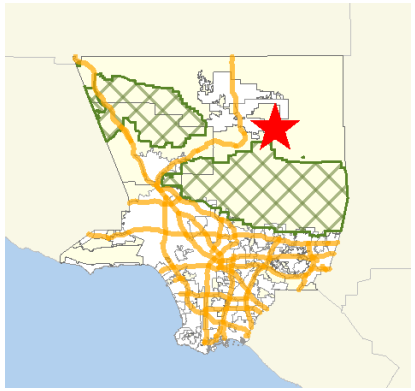
- Zoning (Boundary)

Zoning
- Zone A-1
- Zone A-2
- Zone B-1
- Zone B-2
- Zone C-1
- Zone C-2
- Zone C-3
- Zone C-H
- Zone C-M
- Zone CPD
- Zone C-R
- Zone D-2
- Zone IT
- Zone M-1
- Zone M-1.5
- Zone M-2
- Zone M-3
- Zone MPD
- Zone MXD
- Zone O-S
- Zone P-R
- Zone R-1
- Zone R-2
- Zone R-3-( )U
- Zone R-4-( )U
- Zone R-A
- Zone RPD
- Zone R-R
- Zone SP
- Zone SR-D
- Zone W

Landuse Policy (Not in Comm / Area Plan)
- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody
- Perennial
- Intermittent
- Dry

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



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0 50 100 ft.

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