

# Regional Planning Commission Transmittal Checklist

Hearing Date  
July 14, 2010  
August 18, 2010  
-----  
Agenda Item No. 7

**Project Number:** R2009-00167, -168, -170, -171, -172

**Case(s):** Conditional Use Permit Case No. 20090010, -011, -012, -013, -014  
Environmental Assessment Case No. 200900103, -104, -105, -106, -107

**Planner:** Mi Kim

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

**Reviewed By:** 





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

PROJECT NO. R2009-00167-(3)

CASE NO. RCUP 200900010-(3)

RPC/HO MEETING DATE July 14, 2010	CONTINUE TO August 18, 2010
AGENDA ITEM 7	
PUBLIC HEARING DATE July 14, 2010	

<b>APPLICANT</b> AT&T Wireless Services	<b>OWNER</b> AT&T Wireless Services	<b>REPRESENTATIVE</b> Steve Gonzales, Cable Engineering Services
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**REQUEST**  
 Conditional use permit to authorize the installation, operation, and maintenance of an unmanned wireless telecommunications facility mounted onto an existing utility pole in the public right-of-way.

**LOCATION/ADDRESS**  
 In the public right-of-way on Topanga Canyon Blvd near Viewridge Road, near APN 4434046012

<b>ACCESS</b> N. Topanga Canyon Road near Viewridge Road	<b>ZONED DISTRICT</b> The Malibu
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<b>ASSESSORS PARCEL NUMBER</b> N/A	<b>COMMUNITY</b> Santa Monica Mountains North Area
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<b>SIZE</b> N/A	<b>COMMUNITY STANDARDS DISTRICT</b> Santa Monica Mountains North Area CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Utility pole in the public right-of-way	R-1-12,000 (Single Family Residence – 12,000 Square Feet Required Minimum Area)
North	Vacant land, single family residence	A-1-10 (Light Agriculture-10 Acre Required Minimum Area)
East	Singles family residences	R-1-12,000
South	Vacant land, single family residences	R-1-12,000
West	Vacant land	O-S (Open Space)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Monica Mountains North Area Plan	U4- Residential 4	4 Dwelling Units Per Acre	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**  
 Categorical Exemption- Class 1 (Existing Facilities)

**PROJECT DESCRIPTION**  
 Installation, operation, and maintenance of antennas and associated equipment consisting of two 6-foot extension arms, two antennas, one battery cell, and grounding to bus bar to be mounted on an existing 38 feet utility pole.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, Conditional Use Permit Burden of Proof requirements.
  - Compatibility with the Santa Monica Mountains North Area Plan.

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

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

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



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**PROJECT NO. R2009-00168-(3)**

**CASE NO. RCUP 200900011-(3)**

<b>RPC/HO MEETING DATE</b> July 14, 2010	<b>CONTINUE TO</b> August 18, 2010
<b>AGENDA ITEM</b>	
<b>PUBLIC HEARING DATE</b> July 14, 2010	

<b>APPLICANT</b> AT&T Wireless Services	<b>OWNER</b> AT&T Wireless Services	<b>REPRESENTATIVE</b> Steve Gonzales, Cable Engineering Services
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**REQUEST**

Conditional use permit to authorize the installation, operation, and maintenance of an unmanned wireless telecommunications facility mounted onto an existing utility pole in the public right-of-way.

**LOCATION/ADDRESS**

In the public right-of-way on Topanga Canyon Blvd near Entrado Dr., near APN 4434013002

**ACCESS**

N. Topanga Canyon Road

**ZONED DISTRICT**

The Malibu

**ASSESSORS PARCEL NUMBER**

N/A

**COMMUNITY**

Santa Monica Mountains North Area

**SIZE**

N/A

**COMMUNITY STANDARDS DISTRICT**

Santa Monica Mountains North Area CSD

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Utility pole in the public right-of-way	A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)
North	Vacant land, single family residences	O-S (Open Space)
East	Vacant land	A-1-5
South	Vacant land, single family residence	A-1-5
West	Vacant land, single family residences	A-1-5

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Santa Monica Mountains North Area Plan	N5- Mountain Lands 5	One Dwelling Units Per Five Acres	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**

Categorical Exemption- Class 1 (Existing Facilities)

**PROJECT DESCRIPTION**

Installation, operation, and maintenance of antennas and associated equipment consisting of two 6-foot extension arms, two antennas, one battery cell, and grounding to bus bar to be mounted on an existing 43 feet utility pole.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, Conditional Use Permit Burden of Proof requirements.
- Compatibility with the Santa Monica Mountains North Area Plan.

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

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PROJECT NO. R2009-00170-(3)

CASE NO. RCUP 200900012-(3)

RPC/HO MEETING DATE July 14, 2010	CONTINUE TO August 18, 2010
AGENDA ITEM	
PUBLIC HEARING DATE July 14, 2010	

<b>APPLICANT</b> AT&T Wireless Services		<b>OWNER</b> AT&T Wireless Services		<b>REPRESENTATIVE</b> Steve Gonzales, Cable Engineering Services	
<b>REQUEST</b> Conditional use permit to authorize the installation, operation, and maintenance of an unmanned wireless telecommunications facility mounted onto an existing utility pole in the public right-of-way.					
<b>LOCATION/ADDRESS</b> In the public right-of-way on Topanga Canyon Blvd near Santa Maria Road, near APN 4434011010					
<b>ACCESS</b> N. Topanga Canyon Road			<b>ZONED DISTRICT</b> The Malibu		
<b>ASSESSORS PARCEL NUMBER</b> N/A			<b>COMMUNITY</b> Santa Monica Mountains North Area		
<b>SIZE</b> N/A			<b>COMMUNITY STANDARDS DISTRICT</b> Santa Monica Mountains North Area CSD		
	<b>EXISTING LAND USE</b>		<b>EXISTING ZONING</b>		
Project Site	Utility pole in the public right-of-way		A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)		
North	Vacant land, single family residences		O-S (Open Space)		
East	Single family residences, vacant land		O-S		
South	Vacant land, single family residence		C-2 (Neighborhood Business)		
West	Vacant land, single family residence		A-1-5		
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>		<b>MAXIMUM DENSITY</b>	
Santa Monica Mountains North Area Plan		N5- Mountain Lands 5		One Dwelling Units Per Five Acres	
<b>ENVIRONMENTAL DETERMINATION</b> Categorical Exemption- Class 1 (Existing Facilities)					
<b>PROJECT DESCRIPTION</b> Installation, operation, and maintenance of antennas and associated equipment consisting of two 6-foot extension arms, two antennas, one battery cell, and grounding to bus bar to be mounted on an existing 39 feet utility pole.					
<b>KEY ISSUES</b>					
<ul style="list-style-type: none"> <li>Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, Conditional Use Permit Burden of Proof requirements.</li> <li>Compatibility with the Santa Monica Mountains North Area Plan.</li> </ul>					

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

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**PROJECT NO. R2009-00171-(3)**

**CASE NO. RCUP 200900013**  
**ROAK201000008**  
**RENV 200900106**

RPC MEETING DATE July 14, 2010	CONTINUE TO August 18, 2010
AGENDA ITEM	
PUBLIC HEARING DATE July 14, 2010	

<b>APPLICANT</b> AT&T Wireless Services	<b>OWNER</b> AT&T Wireless Services	<b>REPRESENTATIVE</b> Steve Gonzales, Cable Engineering Services
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**REQUEST**  
 Conditional use permit to authorize the installation, operation, and maintenance of an unmanned wireless telecommunications facility mounted onto an existing utility pole in the public right-of-way.

**LOCATION/ADDRESS**  
 In the public right-of-way on Topanga Canyon Blvd near Keelson Drive, near APN 4441026015

<b>ACCESS</b> N. Topanga Canyon Road	<b>ZONED DISTRICT</b> The Malibu
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<b>ASSESSORS PARCEL NUMBER</b> Near Keelson Drive	<b>COMMUNITY</b> Malibu Coastal Zone
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<b>SIZE</b>	<b>COMMUNITY STANDARDS DISTRICT</b> Topanga Canyon CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Utility pole in the public right-of-way	R-1-5 (Single-Family Residence – 5 Acre Minimum Required Area)
North	Single-family residences	R-1-5; A-1-5 (Light Agriculture – 5 Acre Minimum Required Area)
East	Vacant land, single-family residences	A-1-1 (Light Agriculture – 1 Acre Minimum Required Area)
South	Vacant land, single-family residences	A-1-1
West	Vacant land, single-family residences, government land	R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Malibu Local Coastal Plan	5- Rural Land III	One Dwelling Units Per Two Acres	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

**PROJECT DESCRIPTION**  
 Installation, operation, and maintenance of antennas and associated equipment consisting of two 6-foot extension arms, two antennas, one battery cell, and grounding to bus bar to be mounted on an existing 39 feet utility pole.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, Conditional Use Permit Burden of Proof requirements.
  - Compatibility with the Santa Monica Mountains North Area Plan.

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

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**PROJECT NO. R2009-00172-(3)**

**CASE NO. RCUP 200900014  
 RENV 200900107**

RPC MEETING DATE July 14, 2010	CONTINUE TO August 18, 2010
AGENDA ITEM	
PUBLIC HEARING DATE July 14, 2010	

<b>APPLICANT</b> AT&T Wireless Services	<b>OWNER</b> AT&T Wireless Services	<b>REPRESENTATIVE</b> Steve Gonzales, Cable Engineering Services
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**REQUEST**  
 Conditional use permit to authorize the installation, operation, and maintenance of an unmanned wireless telecommunications facility mounted onto an existing utility pole in the public right-of-way.

**LOCATION/ADDRESS**  
 In the public right-of-way on Topanga Canyon Blvd near Castle Top Trail, near APN 4444020015

<b>ACCESS</b> N. Topanga Canyon Road	<b>ZONED DISTRICT</b> The Malibu
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<b>ASSESSORS PARCEL NUMBER</b> Near 4444-021-014	<b>COMMUNITY</b> Malibu Coastal Zone
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<b>SIZE</b>	<b>COMMUNITY STANDARDS DISTRICT</b> Topanga Canyon CSD
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Utility pole in the public right-of-way	R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Area)
North	Vacant land, government land	R-1-10,000
East	Single-family residences, vacant land	A-1-1 (Light Agriculture – 1 Acre Minimum Required Area)
South	Single-family residences, vacant land	R-1-10,000 (Single-Family Residence – 10,000 Square Feet Minimum Required Area)
West	Vacant land, single-family residences	R-1-10,000

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Malibu Local Coastal Plan	6 - Residential 1	1 Dwelling Unit Per Acre	See Staff Analysis

**ENVIRONMENTAL DETERMINATION**  
 Negative Declaration

**PROJECT DESCRIPTION**  
 Installation, operation, and maintenance of antennas and associated equipment consisting of two 6-foot extension arms, two antennas, one battery cell, and grounding to bus bar to be mounted on an existing 48 feet utility pole.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, Conditional Use Permit Burden of Proof requirements.
- Compatibility with the Santa Monica Mountains North Area Plan.

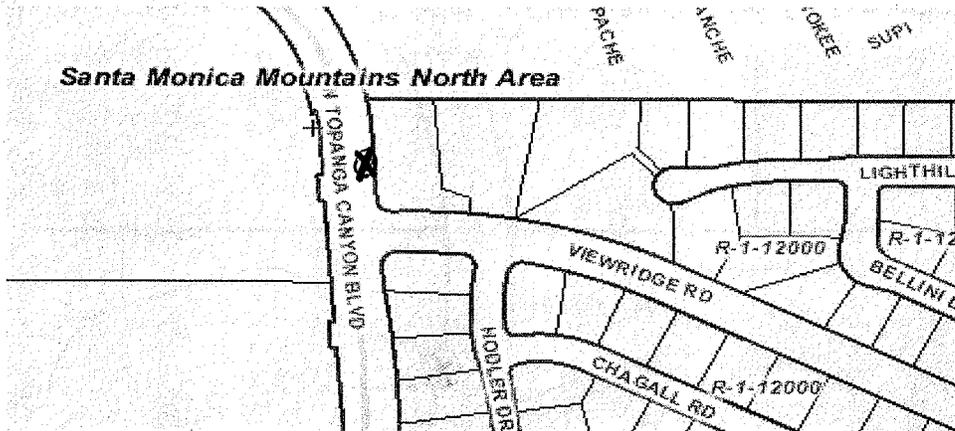
**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

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

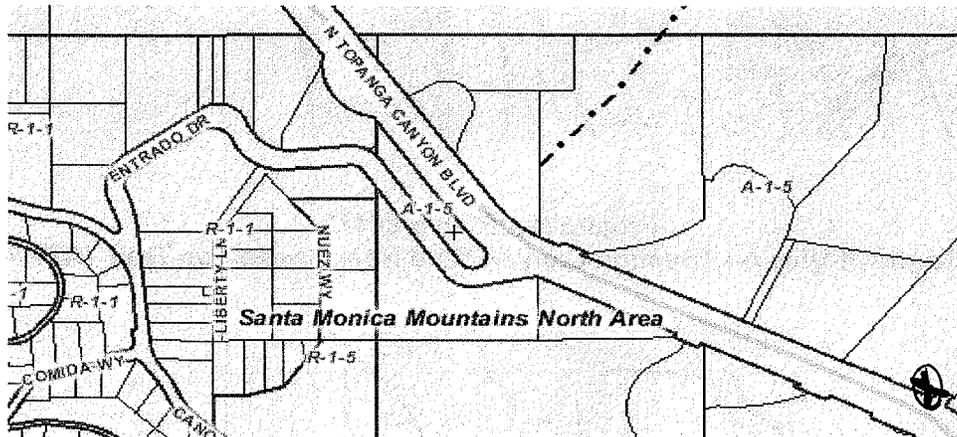
\*(O) = Opponents (F) = In Favor



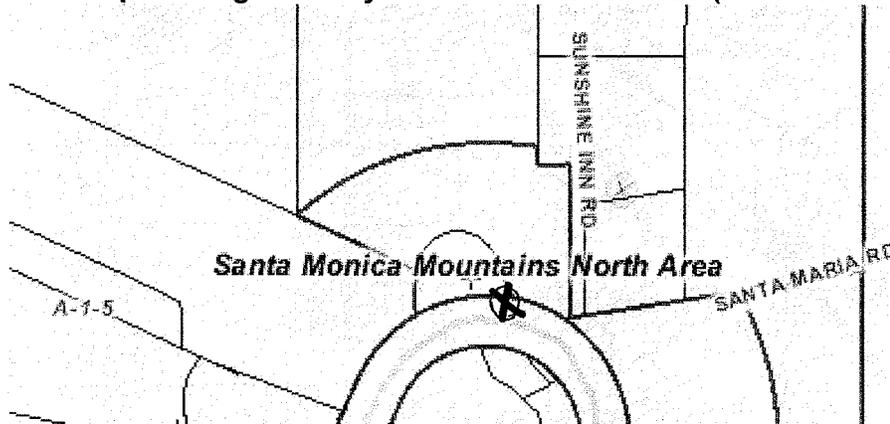
**Project No. R2009-00167**  
**In the public right-of-way near Viewridge Road (APN4434046012)**



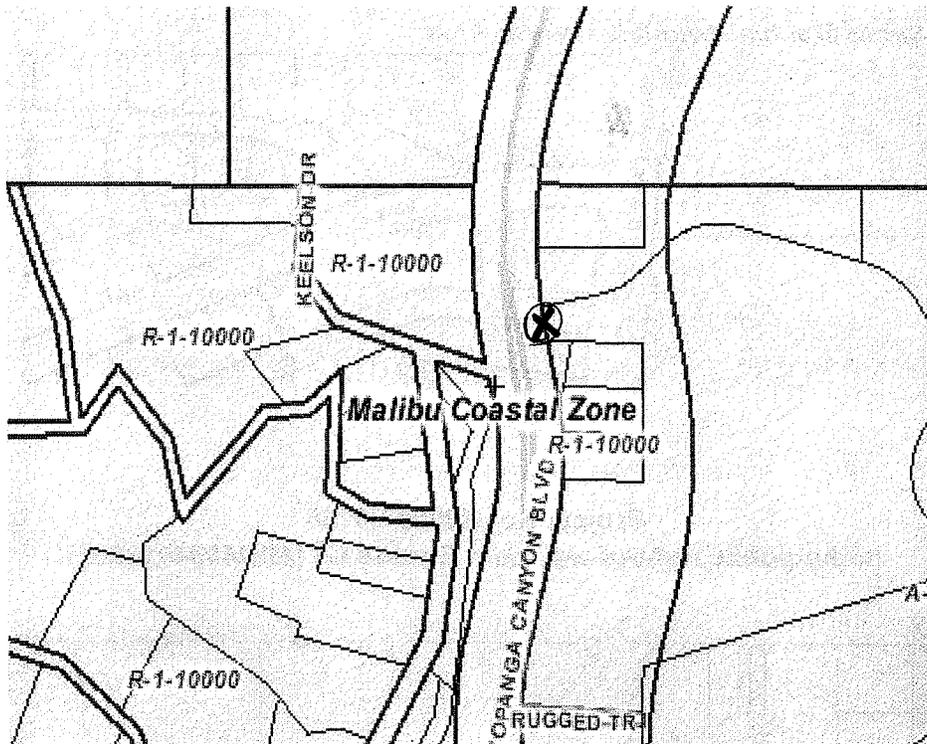
**Project No. R2009-00168**  
**In the public right-of-way near Enrado Dr (APN4434013002)**



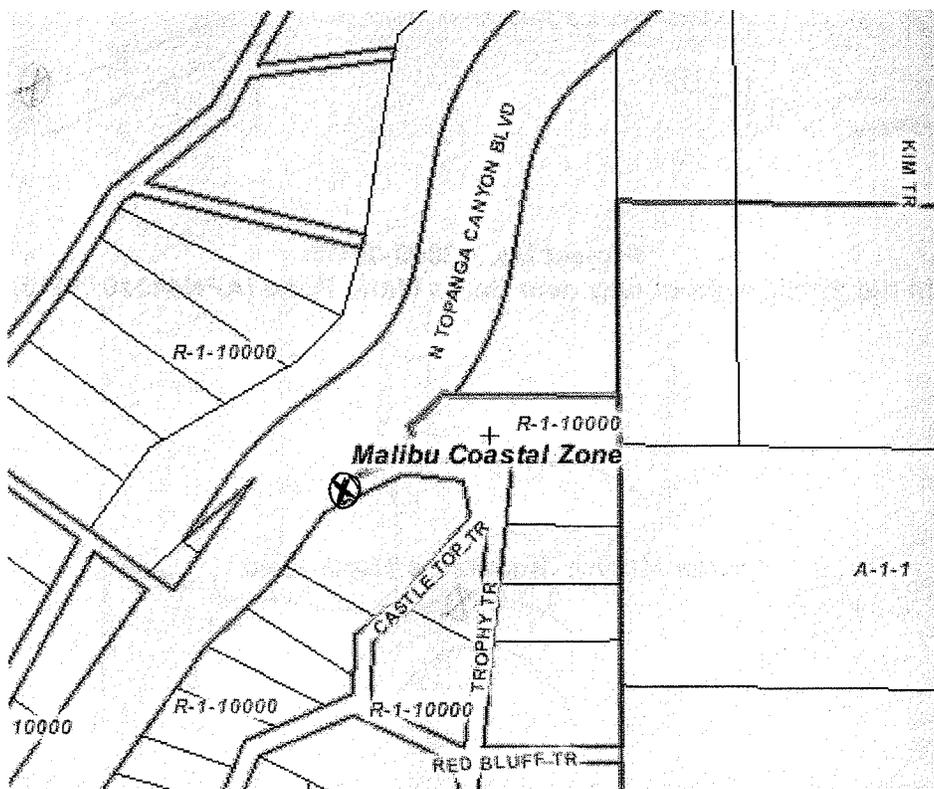
**Project No. R2009-00170**  
**In the public right-of-way near Santa Maria Road (APN4434011010)**



**Project No. R209-00171**  
**In the Public Right-Of-Way On Topanga Canyon Blvd Near Keelson Drive (APN4441026015)**



**Project No. R209-00172**  
**In the Public Right-Of-Way on Topanga Canyon Blvd Near Castle Top Trail (APN 4444020015)**



**STAFF ANALYSIS**  
**PROJECT NOS. R2009-00167, -168, -170, -171, -172**  
**CONDITIONAL USE PERMIT NOS. 200900010, -011, -012, -013, -014**  
**OAK TREE PERMIT NO. 201000008**  
**ENVIRONMENTAL ASSESSMENT NOS. 200900103, -104, -105, -106, -107**

**ENTITLEMENT REQUESTED**

Five conditional use permit to authorize the installation of one wireless telecommunication facility each on one existing utility pole at five different locations within the public right-of-way on Topanga Canyon Blvd.

One oak tree permit to authorize the encroachment into the protected zone of one oak tree on Topanga Canyon Blvd near Keelson Drive (near APN 4441026015) for Project No. 2009-00171.

**PROJECT DESCRIPTION**

The applicant, AT&T Wireless Service, requests five conditional use permits to authorize the installation, operation and maintenance of five wireless telecommunications facilities. Each wireless telecommunication facility will be installed on existing utility poles within the public right-of-way on Topanga Canyon Blvd between Mulholland Hwy and Pacific Coast Highway over approximately a 20-mile stretch.

Project Nos. R2009-00167, R2009-00170, R2009-00171, and R2009-00172 consist of installing two six-foot extension arms with two two-foot antennas on an existing utility pole at a height ranging from 24 feet to 38 feet. A microcell cabinet and junction box will also be installed on each pole. No equipment shelter is proposed as a ground rod and ground wire will connect each facility to an existing power source via a conduit trench.

Project No. R2009-00168 consists of installing a flush mounted antenna on a replacement pole. The existing 30-foot wooden utility pole will be replaced with a new 50-foot wooden pole. Two two-foot flush mounted antennas will be installed on the replacement pole at a height of 42 feet. This facility will also connect to an existing power source through a ground rod and ground wire via a conduit trench.

Project No. R2009-00171 also requires an oak tree permit for encroachment into the protected zone of one oak tree.

**DESCRIPTION OF SUBJECT PROPERTY**

Location

The subject properties are located within the public right-of-way along Topanga Canyon Boulevard near the following intersections and APNs: Viewridge Rd (APN 4434046012), Entrado Dr (APN4434013002), Santa Maria Rd (APN4434011010), Keelson Dr (APN4441026015), and Castle Top Trail (APN4444020015).

Physical Features

Project sites are located on Topanga Canyon Blvd between Mulholland Drive and Pacific Coast Hwy. This road traverses the Santa Monica Mountains region, a mountainous, rugged region.

**EXISTING ZONING**

Subject Property

Project Number	Project Site
R2009-00167	R-1-12,000 (Single Family Residence – 12,000 Square Feet Required Minimum Area)
R2009-00168	A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)
R2009-00170	A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)
R2009-00171	R-1-5 (Single Family Residence – 5 Acre Minimum Required Area)
R2009-00172	R-1-10,000 (Single Family Residence – 10,000 Square Feet Minimum Required Area)

Surrounding Property

Project Number	North	East	South	West
R2009-00167	A-1-10 <sup>1</sup>	R-1-12,000	R-1-12,000	O-S <sup>2</sup>
R2009-00168	O-S	A-1-5	A-1-5	A-1-5
R2009-00170	O-S	O-S	C-2 <sup>3</sup>	A-1-5
R2009-00171	R-1-5; A-1-5	A-1-1 <sup>4</sup>	A-1-1	
R2009-00172	R-1-10,000	A-1-1	R-1-10,000	R-1-10,000

<sup>1</sup> A-1-10 (Light Agriculture – 10 Acres Minimum Required Lot Area)

<sup>2</sup> O-S (Open Space)

<sup>3</sup> C-2 (Neighborhood Business)

<sup>4</sup> A-1-1 (Light Agriculture – 1 Acre Minimum Required Area)

**EXISTING LAND USE**

Subject Property

The proposed project sites are developed with power utility poles ranging in height from 28 feet to 48 feet in the public right-of-way.

Surrounding Properties

<b>Case Number</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
R2009-00167	Vacant land, single-family residences	Single-family residences	Vacant land, single-family residences	Vacant land
R2009-00168	Vacant land, single-family residences	Vacant land	Vacant land, single-family residences	Vacant land, single-family residences
R2009-00170	Vacant land, single-family residences	Single-family residences, vacant land	Vacant land, single-family residences	Vacant land, single-family residences
R2009-00171	Single-family residences	Vacant land, single-family residences	Vacant land, single-family residences	Vacant land, single-family residences, government land
R2009-00172	Vacant land, government land	Single-family residences, vacant land	Single-family residences, vacant land	Vacant land, single-family residences

**PREVIOUS CASES/ZONING HISTORY**

Project No. R2009-00168

Plot Plan No. 20050113 for a new single-family residence near Entrado Dr was approved on September 27, 2005.

Project No. R2009-00170

Conditional Use Permit No. 90364 for a new single-family residence in a C-3 (Unlimited Commercial) Zone, near Santa Maria Rd was approved September 1, 1993.

Project No. R2009-00171

Plot Plan No. 200400560 for a trellis over driveway near 1408 N. Topanga Canyon Blvd was approved on October 20, 2009.

Project No. R2009-00172

Conditional Use Permit No. 02-145 for a wireless microcell facility near Castle Top Trail was approved on July 20, 2003.

**SITE PLAN DESCRIPTION**

Each site plan depicts existing utility power poles in the public right-of-way on Topanga Canyon Blvd. Existing utility poles range in height from 38 feet to 50 feet. Four projects consists of two, two-foot antennas on six-foot extension arms to be mounted on existing utility poles that varies from 24 feet to 38 feet depending on the location and height of the existing power pole. One project consists of replacing the existing 30-foot pole with a 50-foot pole and installing a flush mounted antenna at a height of 42 feet. Each wireless facility will be connected to an existing power source via an underground conduit trench.

One project, Project No. R2009-00171 near Keelson Drive, will encroach within the protected zone of one oak tree. An oak tree permit has been filed, and the application has been reviewed by the Los Angeles County Forester, who has provided recommended conditions of approval. A summary of the five projects are provided below.

**Project Matrix**

<b>Project No.</b>	<b>R2009-00167</b> RCUP200900010	<b>R2009-00168</b> RCUP200900011	<b>R2009-00170</b> RCUP200900012	<b>R2009-00171</b> RCUP200900013 ROAK201000008	<b>R2009-00172</b> RCUP200900014
<b>Adjacent Address</b>	Near Viewridge Rd	Near Entrado Dr	Near Santa Maria Road	Near Keelson Dr	Near Castle Top Trail
<b>GPS Coordinates</b>	Latitude: 34°08'09.59"N Longitude: 118°35'56.51"W	Latitude: 34°07'24.12"N Longitude: 118°35'47.76"W	Latitude: 34°07'24.22"N Longitude: 118°35'27.94"W	Latitude: 34°06'37.70"N Longitude: 118°35'31.38"W	Latitude: 34°05'57.42"N Longitude: 118°35'54.98" W
<b>Site No</b>	LAM401P1	LAM401P2	LAM401P3	LAM401P4	LAM401P5
<b>Site Plan Description</b>	Pole #1639135 (2) 6-foot extension arms with (2) 2-foot antennas mounted at height of 28 feet on existing 38-foot utility pole.	Pole #GT114058 Replace existing 30-foot wood pole with new 50-foot wood pole. Mount (2) 2-foot flush mounted antennas at 42	Pole #639021E (2) 2-foot antennas on (2) 6-foot extension arm to be mounted on existing 39-foot utility pole at 28 feet height.	Pole #00099ATC (2) 2-foot antennas on (2) 6-foot extension arms to be mounted on existing 39-foot pole at 38 feet height. Ground	Pole #16641Y (2) 2-foot antennas on (2) 6-foot extension arms to be mounted on existing 48-foot pole at 24 feet height. Ground

	Ground rod and wire connect to existing power source. No equipment shelter .	feet height. Ground rod and wire to existing power source. No equipment shelter.	Ground rod and ground wire connect to existing power source. No equipment shelter.	bar and wire to existing power source. No equipment shelter.	bar and wire to existing power source. No equipment shelter.
Environmental Document	Neg Dec	Neg Dec	Neg Dec	Neg Dec	Neg Dec
Zoning	R-1-12000	A-1-5	A-1-5	R-1-5 ESHA	R-1-10000 ESHA
Land Use Plan	SMMNAP* U4 (Residential 4)	SMMNAP N5 (Mountain Lands 5)	SMMNAP N5	MLCP** 5 (Rural Land III)	MLCP 6 (Residential 1)

**CONSISTENCY WITH SANTA MONICA MOUNTAINS NORTH AREA PLAN**

Projects R2009-00167, R2009-00168, and R2009-00170 are located within the Santa Monica Mountains North Area Plan (SMMNAP). The Land Use Policy Map category for the project sites are,

R2009-00167: "U4"- Residential 4 (Four Dwelling Units Per Acre).

R2009-00168 and R2009-00170: "N5"- Mountain Lands 5 (One Dwelling Unit Per Five Acres)

Residential densities are not applicable to these proposals as these projects are nonresidential wireless telecommunications facilities in the public right-of-way. Land use policy in the SMMNAP encourages the development of wireless telecommunication facilities in a manner that preserves the character and aesthetics of the neighborhood.

"Wireless telecommunication facility sites shall preserve the character and aesthetics of areas chosen for such uses by limiting the visual and safety impacts of such facilities through careful design, screening, and mitigation requirements. The co-location and clustering of wireless telecommunication facilities and structures shall be encouraged, wherever possible, to help avert unnecessary proliferation of such facilities in public and private property."

Consistent with this policy, the proposed project will install wireless telecommunication facilities on existing utility poles. The applicant is not requesting the construction of a new pole, but the addition of antennas to existing structures. By adding the antennas to

\* Santa Monica Mountains North Area Plan  
 \*\* Malibu Local Coastal Plan

an existing structure, the applicant minimizes visual impacts of the facility. Visual impacts are further minimized by attaching the microcell cabinet and junction box on the pole and undergrounding the connection to a power source.

### **CONSISTENCY WITH MALIBU LOCAL COASTAL PLAN**

Projects R2009-00171 and R2009-00172 are located within boundaries of the Malibu Local Coastal Plan (MLCP). The land use designations for these two proposed project sites are,

R2009-00171: "5" Rural Land III (Maximum One Dwelling Unit Per Two Acres)

R2009-00172: "6" Residential I (Maximum One Dwelling Unit Per Acre)

Residential densities are not applicable to these projects as they are nonresidential wireless telecommunications facilities in the public right-of-way. Non-residential projects within the residential land use categories require conditional use permits to determine the compatibility of the proposed use with the surrounding neighborhood. It is Staff's opinion that the proposed wireless telecommunication facilities are compatible with residential uses. The projects are designed to utilize existing structures in the area to minimize the need for additional development, therefore the projects are all located on existing utility poles. This minimizes visual impacts, does not disturb new land, and maintains the character of the area.

In addition to the Malibu Land Use Plan, policies to protect sensitive environmental resources areas are implemented by the Malibu Coastal Program District. The Malibu Coastal Program (Zoning Code Section 22.44.270) requires projects in an environmentally sensitive area to be reviewed by the Environmental Review Board (ERB). Projects Nos. R2009-00171 and R2009-00172 are located in an environmentally sensitive area and were referred to ERB for review and comment. ERB finds Project No. R2009-00171 to be consistent with the resource protection policies of the Malibu Land Use Plan with the recommended project mitigation measures. ERB finds Project No. R2009-00172 to be consistent without additional project mitigation measures.

### **COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS**

#### A-1 and R-1 Zones

A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Code). The use most closely matching a wireless telecommunication facility in the Zoning Code is a radio or television tower. Section 22.24.100 of the Zoning Code allows a radio or television tower in the A-1 Zone with a conditional use permit. Section 22.20.100 allows a radio or television tower in the R-1

Zone with a conditional use permit. Likewise, a wireless telecommunication facility requires a conditional use permit in the A-1 or R-1 Zones subject to applicable development standards and conditions. Properties on which the facilities are proposed to be located are in the public right-of-way; development standards do not apply to projects in the public right-of-way. In addition, the facilities are to be installed on existing power poles. Therefore, the development standards that would otherwise be applicable to projects located in the A-1 and R-1 zones are not applicable to the proposed wireless telecommunications facilities.

#### Parking

Section 22.52.1220 determines parking requirements for uses not specified. The subject facilities are unmanned wireless telecommunications facilities in the public right-of-way and will not require a parking space.

### **BURDEN OF PROOF/FINDINGS**

#### Conditional Use Permit Burden of Proof

For each proposed project, the applicant is required to substantiate to the satisfaction of the 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.

#### Oak Tree Permit Burden Of Proof

For Project No. R2009-00171, the applicant is required to substantiate to the satisfaction of the Commission the facts as provided in Section 22.56.2100 A. 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.

#### Malibu Coastal Program District - Environmentally Sensitive Resource Area Findings

Zoning Code Section 22.44.320 requires projects within an environmentally sensitive resource area to substantiate the following to the satisfaction of the Commission:

1. That the development is consistent with the Malibu Land Use Plan;
2. That the recommendation and any mitigation measures contained in the ERB report have been considered;
3. That there are no significant adverse impacts on the sensitive environmental resources;
4. That the burden of proof contained in subsection F2 of Section 22.56.215 has been met for developments which are located in both a significant ecological

area and a sensitive environmental resource area.

Project Nos R2009-00171 and R2009-00172 were referred to the ERB for review and comment. It is Staff's opinion that these two project have met the burden of proof for projects in sensitive environmental resource areas as the projects will not disturb any new areas, but will be installed on existing structures.

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

## **ENVIRONMENTAL DOCUMENTATION**

In accordance with the State and County CEQA guidelines, a Negative Declaration has been prepared for the projects, one each for projects R2009-00171 and R2009-00172, and one for projects R2009-00167, R2009-00168, R2009-00170. The Negative Declarations conclude that the projects will not have a significant effect on the environment. This determination is based on an Initial Study that was prepared for these projects.

## **COUNTY DEPARTMENT AND OTHER AGENCY COMMENTS**

### County of Los Angeles Fire Department

The Fire Department's Land Development Unit did not have any additional requirements for these projects.

### County of Los Angeles Forester and Fire Warden

The Forester reviewed the application and recommends approval of the request to encroach into the protected zone of one oak tree subject to conditions. One condition recommended the use of hand tools or small hand held power tools for trenching and excavation near the oak tree.

### County of Los Angeles Department of Public Works

Department of Public Works determined that the projects would be required to comply with all applicable standards for projects located in the public right-of-way, and compliance with such applicable standards would ensure that the projects did not have any adverse impacts. Compliance with standards for projects located in the public right-of-way is ensured through an encroachment permit, and the applicant is required to obtain the necessary encroachment permits after approval by the Regional Planning Commission.

### Environmental Review Board

Utility poles for Project Nos. R2009-00171 and R2009-00172 are located within a Significant Oak Woodlands and Savannas area, which is classified as SERA (Sensitive

Environmental Resource Area) by the Malibu Local Coastal Plan. In addition, Topanga Canyon Creek, an ESHA (Environmentally Sensitive Habitat Area) designated resource, is located 120 feet west of Project No. R2009-00171's utility pole.

ERB recommends the following conditions of approval for Project No. R2009-00171:

1. All of the project documents (plans, oak tree report) shall be consistent in their depiction of the oak tree and in describing the encroachment into the protected zone of the oak tree.
2. There shall be no cutting of oak tree roots during trenching.
3. The project shall adhere to all recommendations stated in the oak tree report, including the presence of a certified arborist on-site during trenching.

## **PUBLIC COMMENTS**

Staff received one phone call regarding this project. The caller noted that he and his neighbors do not have cellular phone coverage in the area. The caller wanted to know which carrier is requesting the permits.

## **STAFF EVALUATION**

The project applicant proposes to install, operate, and maintain five wireless telecommunications facilities at five different sites within the public right-of-way.

Wireless telecommunications facilities are not defined uses in the Zoning Code and staff has used "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits in the A-1 and R-1 Zones.

The projects are located within two plan areas: Santa Monica Mountains North Area Plan and Malibu Local Coastal Plan. The proposed projects are consistent with the land use policies of these plans. The projects have been designed to collate on existing structures within the public right-of-way minimizing environmental and visual impacts. In addition projects proposed within environmentally sensitive areas have been reviewed by the Environmental Review Board, and its recommendations have been included in the draft conditions.

The proposed facilities will provide wireless communication service in an area where there is a service gap. This will be especially important in the event of an emergency.

As is the current practice for facilities of this nature located on existing poles, a condition has been included to require a new conditional use permit in the event that the existing utility lines are placed underground and the wireless telecommunications facilities then need to be relocated or placed on new structures.

Staff recommends a 15-year grant term with zoning enforcement inspections every other year.

### FEES/DEPOSITS

If approved as recommended by staff, the following fees will apply unless modified by the Planning Commission:

California Department of Fish and Game:

Fees totaling \$10,426.25 (\$2,085.25 Per Project) to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game, and for filing and posting the Negative Declaration Notice of Determination with the Los Angeles County Clerk.

Department of Regional Planning, Zoning Enforcement:

Inspection deposit of \$ 8,000 to cover the costs of five required zoning enforcement inspections every other year for each of the five cases (\$200 inspection fee x 8 inspections x 5 cases). 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 Commission finds the requests satisfy the conditional use permit, oak tree permit and the Malibu Coastal Program District burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit Nos. 200900010, 200900011, 200900012, 200900013, 200900014, and Oak Tree Permit Case No. 201000008 subject to the attached conditions and findings.

**SUGGESTED MOTION**

I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE NEGATIVE DECLARATION ASSOCIATED WITH EACH OF THE CONDITIONAL USE PERMIT CASES: CASE NOS. 200900010, 200900011, 200900012, 200900013, 200900014, AND OAK TREE PERMIT CASE NO. 201000008.

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION APPROVE EACH OF THE CONDITIONAL USE PERMITS: CASE NOS. 200900010, 200900011, 200900012, 200900013, 200900014, AND OAK TREE PERMIT CASE NO. 201000008 WITH FINDINGS AND CONDITIONS."

Prepared by Mi Kim, Principal Regional Planning Assistant  
Reviewed by Mark Child, AICP, Section Head, Zoning Permits I Section

Attachments:

Factual  
Draft Findings  
Draft Conditions of Approval and Other Department Conditions and Comments  
Conditional Use Permit Burden of Proof  
Oak Tree Permit Burden of Proof  
Environmental Documentation  
ERB Minutes/Reports  
Site Plan and Elevations  
Land Use Map  
GIS Map  
Site Photos

MC:MKK  
8/2/10



**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY  
OF LOS ANGELES**

**PROJECT NOS. R2009-00167, -168, -170, -171, -172  
CONDITIONAL USE PERMIT NOS. 200900010, -011, -012, -013, -014  
OAK TREE PERMIT NO. 201000008  
ENVIRONMENTAL ASSESSMENT NOS. 200900103, -104, -105, -106, -107**

**REQUEST:**

The applicant, AT&T Wireless Services, is requesting five conditional use permits to authorize the establishment, operation and maintenance of five wireless telecommunications facilities to be installed on existing power poles at five separate locations in the public right-of-way along Topanga Canyon Blvd within the Malibu/Santa Monica Mountains area. One facility will also require an Oak Tree Permit to encroach into the protected zone of an oak tree.

**REGIONAL PLANNING COMMISSION HEARING DATE: July 14, 2010, August 18, 2010**

**PROCEEDINGS BEFORE THE COMMISSION**

**JULY 14, 2010 PUBLIC HEARING**

A duly noticed public hearing was held before the Regional Planning Commissioners Rew, Valadez, Bellamy, and Modugno. Commissioner Helsley was absent. Staff requested a continuance to August 18, 2010, when Commissioner Helsley would be present. The projects are located in the Third Supervisorial District represented by Commissioner Helsley. The continuance was granted, and the Commission announced the continued public hearing date of August 18, 2010.

**FINDINGS**

1. The applicant, AT&T Wireless Service is requesting conditional use permits to authorize the establishment, use and maintenance of five (5) wireless telecommunications facilities in the Malibu/Santa Monica Mountains area.
2. Project No. R2009-00167 consists of installing two six-foot extension arms with two two-foot antennas on an existing utility pole at a height of 28 feet. A microcell cabinet and junction box will also be installed on the pole. No equipment shelter is proposed as a ground rod and ground wire will connect each facility to an existing power source via a conduit trench.
3. Project No. R2009-00168 consists of installing a flush mounted antenna on a

replacement pole. The existing 30-foot wooden utility pole will be replaced with a new 50-foot wooden pole. Two two-foot flush mounted antennas will be installed on the replacement pole at a height of 42 feet. A microcell cabinet and junction box will also be installed on the pole. This facility will also connect to an existing power source through a ground rod and ground wire via a conduit trench

4. Project No R2009-00170 consists of installing two six-foot extension arms with two two-foot antennas on an existing utility pole at a height of 39 feet. A microcell cabinet and junction box will also be installed on the pole. No equipment shelter is proposed as a ground rod and ground wire will connect each facility to an existing power source via a conduit trench.
5. Project No R2009-00171 consists of installing two six-foot extension arms with two two-foot antennas on an existing utility pole at a height of 38 feet. A microcell cabinet and junction box will also be installed on each pole. No equipment shelter is proposed as a ground rod and ground wire will connect each facility to an existing power source via a conduit trench. Project No. R2009-00171 also requires an oak tree permit for encroachment into the protected zone of one oak tree.
6. Project No. R2009-00172 consists of installing two six-foot extension arms with two two-foot antennas on an existing utility pole at a of 48 feet. A microcell cabinet and junction box will also be installed on each pole. No equipment shelter is proposed as a ground rod and ground wire will connect each facility to an existing power source via a conduit trench.
7. Wireless telecommunications facilities are not defined uses in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits in the A-1 and R-1 Zones.
8. Any changes to the approved Exhibit "A" will required to be depicted on a revised Exhibit "A" for each site as stated in the conditions of approval.
9. The subject properties are located within the public right-of-way on Topanga Canyon Blvd.
10. The subject properties are zoned as follows:
  - R2009-00167: R-1-12,000 (Single Family Residence – 12,000 Square Feet Required Minimum Area)
  - R2009-00168: A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)
  - R2009-00170: A-1-5 (Light Agriculture – 5 Acre Required Minimum Area)

- R2009-00171: R-1-5 (Single Family Residence – 5 Acre Minimum Required Area)
- R2009-00172: R-1-10,000 (Single Family Residence – 10,000 Square Feet Minimum Required Area)

11. Surrounding properties are zoned as follows:

<b>Project Number</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
R2009-00167	A-1-10 <sup>1</sup>	R-1-12,000	R-1-12,000	O-S <sup>2</sup>
R2009-00168	O-S	A-1-5	A-1-5	A-1-5
R2009-00170	O-S	O-S	C-2 <sup>3</sup>	A-1-5
R2009-00171	R-1-5; A-1-5	A-1-1 <sup>4</sup>	A-1-1	
R2009-00172	R-1-10,000	A-1-1	R-1-10,000	R-1-10,000

12. Subject project sites are currently located within a dedicated public right-of-way, and all sites are currently developed with existing utility poles.

13. Land uses on surrounding properties are as follows:

<b>Case Number</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
R2009-00167	Vacant land, single-family residences	Single-family residences	Vacant land, single-family residences	Vacant land
R2009-00168	Vacant land, single-family residences	Vacant land	Vacant land, single-family residences	Vacant land, single-family residences
R2009-00170	Vacant land, single-family residences	Single-family residences, vacant land	Vacant land, single-family residences	Vacant land, single-family residences
R2009-00171	Single-family residences	Vacant land, single-family residences	Vacant land, single-family residences	Vacant land, single-family residences, government land
R2009-00172	Vacant land, government land	Single-family residences, vacant land	Single-family residences, vacant land	Vacant land, single-family residences

<sup>1</sup> A-1-10 (Light Agriculture – 10 Acres Minimum Required Lot Area)

<sup>2</sup> O-S (Open Space)

<sup>3</sup> C-2 (Neighborhood Business)

<sup>4</sup> A-1-1 (Light Agriculture – 1 Acre Minimum Required Area)

14. The locations of the proposed sites are divided between the boundaries of the Santa Monica Mountains North Area Plan and the Malibu Local Coastal Plan. With the conditions proposed, the facilities can be found consistent with these plans. In addition, those sites located within designated environmentally sensitive areas have been reviewed by the Environmental Review Board, and its recommendations have been included in the draft conditions.
15. The following projects are within the boundaries of the Santa Monica Mountains North Area Plan:
  - R2009-00167: "U4"- Residential 4 (Four Dwelling Units Per Acre)
  - R2009-00168: "N5"- Mountain Lands 5 (One Dwelling Unit Per Five Acres)
  - R2009-00170: "N5"- Mountain Lands 5 (One Dwelling Unit Per Five Acres)
16. The following projects are within the boundaries of the Malibu Local Coastal Plan:
  - R2009-00171: "5" Rural Land III (Maximum One Dwelling Unit Per Two Acres)
  - R2009-00172: "6" Residential I (Maximum One Dwelling Unit Per Acre)
17. The Malibu Local Coastal Plan does not specifically discuss wireless telecommunications, but such facilities are subject to conditional use permit to ensure the compatibility of the proposed use with the surrounding area.
18. Project Nos. R2009-00171 and R2009-00172 are located within environmentally sensitive areas and required review by the Environmental Review Board (ERB). ERB recommended the following two conditions be added R2009-00171:
  - a. All of the project documents (plans, oak tree report) shall be consistent in their depiction of the oak tree and in describing the encroachment into the protected zone of the oak tree.
  - b. There shall be no cutting of oak tree roots during trenching.
  - c. The project shall adhere to all recommendations stated in the Oak Tree Report dated July 5, 2009 prepared by Kay J. Greeley, including the presence of a certified arborist on-site during trenching.
19. The wireless facilities will not significantly detract from the visual qualities of the roadways and views within the area as they will be attached to existing utility poles. One wireless facility associated with Project No. R2009-00168 is a replacement pole. A 50-foot high wooden pole will replace the existing 30-foot wooden utility pole. The height of the replacement pole is consistent with the height of existing utility poles in the area, which range in height from 28 feet to 48

- feet, and will not have a significant impact on the character of the area. In addition, the replacement pole will enable the applicant to install a flush mounted antenna instead of the extension arms, which will minimize the visual intrusion of the replacement pole.
20. The A-1 and R-1 Zones do not contain development standards specifically applicable to wireless telecommunications facilities, and the generally applicable development standards for the zones would not apply within the public right-of-way area. Therefore, as proposed, the wireless telecommunications facilities are consistent with the zoning code.
  21. Wireless telecommunications facilities for Project Nos. R2009-00167, R2009-00168, and R2009-00170 are consistent with the applicable goals and policies of the Santa Monica Mountains North Area Plan. In accordance with Policy VI-31 of the Santa Monica Mountains North Area Plan, the wireless facilities have been designed to preserve the character and aesthetics of the chosen area by limiting the visual and safety impacts of such facilities by utilizing existing structures to establish the wireless facilities. The wireless facilities will be located on existing poles that are already part of the area and will not change the character of the area. In addition, the installation of the facilities on existing structures will not disturb new land and will result in minimal visual intrusion because they will not require any additional structures.
  22. Wireless telecommunications facilities for Project Nos. R2009-00171 and R2009-00172 are located within the Malibu Local Coastal Plan area. These projects have been reviewed by the Environmental Review Board and are consistent with the resource protection policies of the Malibu Land Use Plan as the facilities will be installed on existing structures and as such will have minimal impact to the area.
  23. In compliance with Section 22.56.090.A.2 of the County Code, the proposed wireless facilities will contribute to the comfort or welfare of persons residing or working in the surrounding area by providing increased coverage in an area with a service gap. The coverage will enhance communication in the area, including emergency calls.
  24. In compliance with Section 22.56.090.A.4 of the County Code, wireless facilities are adequately served by highways or streets as the facilities are located in the public right-of-way. The facilities will not generate traffic to the area other than traffic generated by periodic maintenance activities.
  25. In compliance with Section 22.56.215.F.2, wireless facilities are designed to be compatible with the natural resources of the area and will not disturb new land,

water bodies, watercourses, tributaries, wildlife corridor or other natural features as the facilities will utilize existing structures or replace an existing structure.

26. Project No. R2009-00171 will encroach into the protected zone of one oak tree. In compliance with Section 22.56.2100.A.1, the wireless facility will not endanger the health of the tree as the project has been conditioned by ERB to protect the root system of the tree and a licensed arborist is required to be present during trenching of the area around the tree.
27. Negative Declarations have been prepared for all of the proposed projects pursuant to the California Environmental Quality Act given that based on the initial studies, none of the projects will have any significant adverse environmental impacts.
28. The Fire Department Land Development Unit had no additional requirements for the permits.
29. The County Forester reviewed the Oak Tree Permit application and recommends approval of the requested encroachment into the protected zone of one oak tree subject to the recommended conditions set forth in the letter dated June 1, 2010.
30. No comments were provided to this date by the Department of Public Works.
31. Staff received one inquiry regarding the proposed projects. The caller stated that that are did not have cell phone coverage and wanted to know which carrier was proposing to install the wireless telecommunication facilities.
32. The proposed facilities will provide a service to the local community by allowing wireless communication where there is a known service gap, which will be especially important in the event of an emergency.
33. A condition has been included to require a new conditional use permit in the event that existing utility lines are placed underground as the wireless telecommunication facilities are mounted on existing utility poles.
34. Staff recommends a 15-year grant with zoning enforcement inspections every other year.
35. The following fees/deposits will apply:
  - a. Fees totaling \$10,426.25 (\$2085.25 for each project) to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game, and for filing and posting the Negative

Declaration Notice of Determination with the Los Angeles County Clerk.

- b. Inspection deposit of \$8,000 to cover the costs of the eight required zoning enforcement inspections every other year for each of the five cases (\$200 x 8 x 5).

**BASED ON THE FOREGOING, REGARDING THE CONDITIONAL USE PERMIT, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. The proposed uses will be consistent with the adopted Santa Monica Mountains North Area Plan and Malibu Local Coastal Plan;
- B. The requested uses at the proposed locations will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding areas, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the sites and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare;
- C. The proposed sites are adequate in size and shape to accommodate the development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding areas;
- D. The proposed sites are adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and by other public or private service facilities as are required;

**AND, REGARDING THE REQUIRED FINDINGS FOR THE MALIBU COASTAL PROGRAM DISTRICT, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- E. That the development is consistent with the Malibu Land Use Plan;
- F. That the recommendation and any mitigation measures contained in the ERB report have been considered;
- G. That there are no significant adverse impacts on the sensitive environmental resources; and
- H. That the burden of proof contained in subsection F2 of Section 22.56.215 has been met for developments which are located in both a significant ecological area and a sensitive environmental resource area:

- I. That the requested developments are designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
- J. That the requested developments are designed to maintain water bodies, watercourses, and their tributaries in a natural state;
- K. That the requested developments are designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
- L. That the requested developments retain sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development;
- M. That where necessary, fences or walls are provided to buffer important habitat areas from development; and
- N. That roads and utilities serving the proposed developments are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

**AND, REGARDING THE OAK TREE PERMIT FOR PROJECT NO. R2009-00171, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- O. That the encroachment into the protected zone of the oak trees and mitigation plan to remediate the impacted trees will be accomplished without endangering the health of the remaining trees subject to this Part 16-Oak Tree Permit of Title 22-Planning and Zoning Code, if any, on the subject property;
- P. That the removal or relocation of the oak tree(s) or the remediation of impacted oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- Q. That in addition to the above facts, at least one of the following findings apply:
  - i. That the removal or relocation of the oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:

- a. Alternative development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive;
- b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized;
- ii. That the oak tree(s) proposed for removal or relocation interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the tree(s); or
- iii. That the condition of the oak tree(s) proposed for removal with reference to seriously debilitating disease or danger or falling is such that it cannot be remedied through reasonable preservation procedures and practices; and
- R. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure; and
- S. That while relocation is not prohibited by this Part 16, it is a voluntary alternative offering sufficient potential danger to the health of a tree as to require the same findings as removal.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings and burdens of proof for the five conditional use permits including two within environmentally sensitive resource areas, and one oak tree permits as set forth in Sections 22.56.090, 22.56.215, and 22.56.2100, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Negative Declarations together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Negative Declarations reflect the independent judgment and analysis of the Commission, and adopts the Negative Declarations.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case Nos. 200900010, 200900011, 200900012, 200900013, and

**CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014  
10  
OAK TREE PERMIT NO. 201000008**

**FINDINGS  
Page 10 of**

200900014 and Oak Tree Permit Case No. 201000008 are **APPROVED** subject to the attached conditions.

**VOTE:**

**Concurring:**

**Dissenting:**

**Abstaining:**

**Absent:**

**Action Date:**

**MC:MKK**

**7/29/10**

**PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172  
CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014  
OAK TREE PERMIT NO. 201000008**

**CONDITIONS  
PAGE 1 of 6**

**THE FOLLOWING CONDITIONS SHALL BE APPLICABLE IN THEIR ENTIRETY TO EACH SEPARATE CONDITIONAL USE PERMIT (CUP NOS. 200900010, 200900011, 200900012, 200900013, AND 200900014) AND TO OAK TREE PERMIT NO. 201000008 UNLESS EXPRESSLY PROVIDED OTHERWISE:**

This grant authorizes the use of the subject properties for the construction, operation, and maintenance of five unmanned wireless telecommunications facilities at five separate sites located in the public right-of-way along the Topanga Canyon Boulevard between Mulholland Highway and Pacific Coast Highway and for one encroachment into the protected zone of one oak tree for Project No. R2009-00171. This grant is 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 6, and until all required monies have been paid pursuant to Condition 9 and Condition 10. 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.
3. 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.

PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172  
CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014  
OAK TREE PERMIT NO. 201000008

CONDITIONS  
PAGE 2 of 6

- 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.

4. 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.
5. 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.
6. **This grant will terminate on August 18, 2025.** 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, and such request shall be subject to the regulations in effect at that time.
7. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date the approval becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. 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 **eight (8) inspections**, one every two years. 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

PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172  
CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014  
OAK TREE PERMIT NO. 201000008

CONDITIONS  
PAGE 3 of 6

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 \$200.00 per inspection, or the current recovery cost, whichever is greater.

9. 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, the following applicable fee is required, **\$2,085.25** (\$2,010.25 for each Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. 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.
11. 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.
12. 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.
13. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works or other appropriate agency, and the permittee shall obtain an encroachment permit if deemed necessary.
14. 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.

**PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172  
CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014  
OAK TREE PERMIT NO. 201000008**

**CONDITIONS  
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15. 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.
16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." 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.
17. The facility shall be operated in accordance with regulations of the State Public Utilities Commission and in accordance with the emissions standards of the Federal Communications Commission.
18. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (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. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the FCC requirements, to the Zoning Enforcement Section of the Department of Regional Planning. If other WTFs are located on the subject property or on adjacent parcels, a cumulative radio frequency emissions report must be submitted.
19. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible collocation on the facility. Such subsequent applicants for collocation shall be subject to the regulations in effect at that time.
20. Any proposed wireless telecommunications facility that will be collocating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
21. Construction and maintenance of the facility shall take place between the hours of 9:00 AM to 5:00 PM, Monday through Friday only. Emergency repairs of the facility may occur at any time.
22. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A." Placement and height of all pole-mounted

**PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172  
CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
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OAK TREE PERMIT NO. 201000008**

**CONDITIONS  
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equipment shall be in substantial conformance with that shown on said Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.

23. 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. A copy of these conditions shall be provided to the new property owner.
24. All structures, including the antenna and equipment cabinets, shall be a neutral, earth-tone color or other camouflaging color to blend in and harmonize with the surroundings. The colors and materials of the surface shall not be glossy or reflective in appearance and shall be maintained in good condition at all times.
25. The installation of the wireless facility on a replacement pole is allowed for Project No. R2009-00168 only. The replacement utility pole shall not use white or light colored poles, but shall use poles compatible with the surrounding area.
26. Pole-mounted equipment boxes shall be placed on the side of the poles that is opposite of the roadway, when feasible.
27. 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 within 30 days of discovery to prevent occurrences of dangerous conditions or visual blight.
28. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
29. The applicant shall comply with the requirements of the California State Department of Transportation as stated in the April 13, 2010 letter from the said Department, or as otherwise required to by the said Department.
30. This grant entitles the permittee to install five wireless telecommunications facilities on existing utility poles and one replacement pole and does not entitle the permittee to retain the existing poles for its sole use or to install new poles for these five facilities in the event an existing pole is removed, such as to accommodate the undergrounding of utilities. Notwithstanding the termination date provided in Condition No. 6, if an existing pole is removed prior to the termination date of this grant, the applicant shall be required to obtain a new conditional use permit or any other applicable approval to relocate its facilities or to install a new pole and continue the use at the present location. Application for a conditional use permit at such time shall be subject to the regulations then in effect.

**PROJECT NOS. R2009-00167, R2009-00168, R2009-00170  
R2009-00171, R2009-00172**

**CONDITIONS  
PAGE 6 of 6**

**CONDITIONAL USE PERMIT NOS. 200900010, 200900011  
200900012, 200900013, 200900014**

**OAK TREE PERMIT NO. 201000008**

Replacement pole may be installed for Conditional Use Permit No. 200900011 only at the time of establishment of the facilities; however, this condition will apply if the utilities are placed underground at a later date.

31. Upon termination of this grant as provided in Condition No. 6 or if after the construction of this facility, the facility has ceased to operate for more than six months, the permittee shall remove such facility and clear the site of all equipment within 90 days of the cease of operation date at the permittee's sole expense. The permittee, at its sole expense, shall also restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility and restore the site as required herein shall constitute a public nuisance, and the permittee shall be subject to appropriate enforcement actions by the Zoning Enforcement Section of the Department of Regional Planning and any other government agency. Prior to installation of its facility, the permittee shall post a performance security, satisfactory to the Director of Public Works and provide a copy to the Zoning Enforcement Section of the Department of Regional Planning, in an amount to sufficiently cover the cost of removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may utilize the performance security and itself cause the facility to be removed.
32. The following additional conditions shall apply only to Oak Tree Permit No. 201000008:
  - a. The permittee shall comply with all requirements of the Los Angeles County Forester letter dated June 1, 2010 regarding encroachment into the protected zone of one oak tree for Project No. 2009-00171.
  - b. All of the project documents (plans, oak tree report) shall be consistent in their depiction of the oak tree and in describing the encroachment into the protected zone of the oak tree.
  - c. The permittee shall ensure that no oak tree roots are cut during trenching.
  - d. The permittee shall adhere to all recommendations stated in the oak tree report dated June 22, 2009 prepared by Kay Greeley, including the presence of a certified arborist on-site during trenching.

MC:MKK  
8/2/10

**Attachments:**

County Forester letter dated June 1, 2010

California Department of Transportation letter dated April 13, 2010

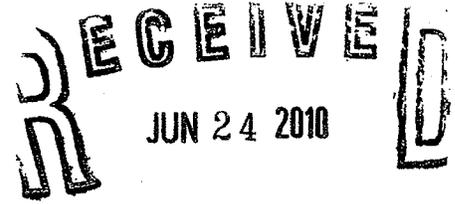
ERB Minutes / Recommendations dated May 17, 2010



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 890-4330



P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

June 1, 2010

Mi Kim, Principal Regional Planner  
Department of Regional Planning  
Zoning Permits Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Kim:

### **OAK TREE PERMIT #2010-00008, 644 U NORTH TOPANGA BOULEVARD, TOPANGA**

We have reviewed the "Request for Oak Tree Permit #2010-00008." The project is located at 644 U North Topanga Canyon Boulevard in the unincorporated area of Topanga. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Kay Greeley, the consulting arborist, dated June 22, 2009.

**We recommend the following as conditions of approval:**

#### **OAK TREE PERMIT REQUIREMENTS:**

1. This grant shall not be effective until the permittee and the owner of the property involved (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. 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. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of \$200. Such fees shall be used to compensate the County Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. The above fees provide for two (2) inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

#### SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	BRADBURY	CUDAHY	HAWTHORNE	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CARSON	DUARTE	HUNTINGTON PARK	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CERRITOS	EL MONTE	INDUSTRY	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	CLAREMONT	GARDENA	INGLEWOOD	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COMMERCE	GLENDORA	IRWINDALE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
			LA HABRA				WHITTIER

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.
5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.
6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

**PERMITTED OAK TREE ENCROACHMENT:**

7. This grant allows encroachment within the protected zone of one (1) of the Oak genus identified as "B152" on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
8. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.
9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care

and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

**MITIGATION TREES:**

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachments.
11. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.
12. Mitigation trees shall consist of indigenous varieties of grown from a local seed source.
13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The two-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

**NON-PERMITTED ACTIONS AND VIOLATIONS:**

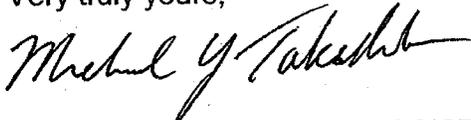
16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.
17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within two (2) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County

Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.
19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.
20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.
21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.
22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,



MICHAEL Y TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

MYT: jl

Enclosure

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7, REGIONAL PLANNING  
IGR/CEQA BRANCH  
100 MAIN STREET, MS # 16  
LOS ANGELES, CA 90012-3606  
PHONE: (213) 897-6696  
FAX: (213) 897-1337



*Flex your power!  
Be energy efficient!*

IGR/CEQA No. 100351-IS  
PN: R2009-00167,-00168, -00170, -00171, -00172  
Case: RCUP 200900010 to 200900014; ROAK 201000008  
5 Wireless Telecommunications Facilities  
Vic. LA-27 / PM 8.971

April 13, 2010

Ms. Mi Kim  
Department of Regional Planning  
County of Los Angeles  
320 West Temple St. Room #1348  
Los Angeles, CA 90012

Dear Ms. Kim:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project is a five conditional use permit applications to install separate wireless telecommunications facilities on existing or replacement utility poles within the public right-of-way.

We would like to remind you that any work to be performed within the State Right-of-way will need an Encroachment Permit from the California Department of Transportation. We remind you that any modifications to State facilities will need to meet all mandatory design standard and specifications.

Any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend that large size truck trips be limited to off-peak commute periods. Thank you for the opportunity to have reviewed this project.

If you have any questions, please feel free to contact me at (213) 897-6696 or Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 100351AL.

Sincerely,

A handwritten signature in cursive script that reads "Elmer Alvarez".

ELMER ALVAREZ  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



\*\*\*\*\*  
**NOTE: ERB MEETINGS ARE INFORMAL WORKING SESSIONS. MEMBERS ARE APPOINTED AS VOLUNTEERS TO SERVE IN AN ADVISORY CAPACITY. MINUTES ARE PREPARED BY PLANNING STAFF PRIMARILY FROM NOTES. MEETINGS ARE ALSO RECORDED ON TAPE WHICH IS USED PRIMARILY AS A BACK-UP FOR STAFF. VISITORS ARE ADVISED TO TAKE PROPER NOTES AND/OR RECORD THE MEETING. NEW OR CLARIFIED INFORMATION PRESENTED IN BIOTA REVISIONS MAY RAISE NEW ISSUES AND REQUIRE FURTHER ANALYSIS. MINUTES ARE GENERALLY APPROVED AT THE FOLLOWING MEETING. DRAFT MINUTES MAY BE REQUESTED BUT ARE SUBJECT TO REVISION.**  
\*\*\*\*\*

**ERB MINUTES  
May 17, 2010**

**NEW BUSINESS**

**1. 1:00 AT&T Wireless Services**

**Project No. R2009-00171**  
**Permit No. Conditional Use Permit No. 2009-00013**  
**Oak Tree Permit No. 2010-00008**  
**Environmental Review No. 2009-00106**

**APN: Adjacent to 4441-026-015**

**Location: Public Right of Way, Topanga Canyon Blvd., Topanga (adjacent to 1474 Topanga Canyon Blvd.)**

**Applicant: Steve Gonzales**

**Project:** The project proposes to install wireless telecommunications equipment on an existing utility pole. The installation entails attachment of two (2) 2-foot vertical directional antennas to two (2) 6-foot horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) 8-foot ground rod to be installed underground 2 feet from the existing pole. A 6-inch trench will be excavated between the ground rod and the existing pole. The existing 39-foot tall utility pole is located within the public right-of-way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located at the top of the utility pole, and the microcell and junction box will be located 7 feet – 6 inches from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically on the pole and will not extend outward. The height of the utility pole will not be increased and the equipment will not extend above the utility pole.

**Resource:** The project site is located in the Topanga Canyon area (Topanga) of the Santa Monica Mountains Malibu Local Coastal Zone. The existing utility pole is situated within a Significant Oak Woodlands and Savannas area, which is classified as SERA (Sensitive Environmental Resource Area) by the Malibu Local Coastal Plan. In addition, Topanga Canyon Creek, an ESHA-designated resource, is located 120 feet west of the utility pole. An oak tree is located along the east side of Topanga Canyon Blvd., approximately 50 to 60 feet south of the existing utility pole.

**Request:** Review the proposal for new wireless telecommunication equipment on an existing utility pole, render a decision on the project, and identify any appropriate recommendations for the project. The ERB recommendations will be used as guidelines by the Regional Planning Commission and as part of any necessary environmental review of the project under the California Environmental Quality Act (CEQA). **Projects normally exempt from CEQA are subject to environmental review when in sensitive locations [PRC §15300.2(a)].**

**ERB COMMENTS:**

- Asked about long-term maintenance for the poles, and clearance requirements around the poles.
- Inquired about the impacts necessitating the oak tree permit.
- Noted that the project documents prepared for this project state that there would be no impact to the oak tree; however, an oak tree permit is being requested and the applicant has stated that the conduit would be within the dripline.
- Noted that the trench would be within 5 feet of the dripline.
- The oak tree report should clearly state that the trench will encroach into the dripline of the oak tree.
- The project should follow all recommendations stated in the oak tree report to protect the oak tree during the work proposed for this project.

**APPLICANT COMMENTS:**

- Stated that long-term maintenance for the poles would focus on the structure of the pole and replace/repair the pole if damaged. The wireless equipment would be replaced/repared if damaged or not working properly. Only required to maintain Caltrans' standard setbacks, and to provide a safe working space for work crews.
- Responded that the trench would be within the dripline of the oak tree. An open trench along the adjacent pavement is needed for conduit between another existing pole (a power source) and the subject pole. To maintain safety clearances between the power supply, antennas, and communication equipment, either the subject pole must be extended in height to "string" power from the nearby pole or use underground conduit between the poles.

**ERB RECOMMENDATIONS:**

- 1) All of the project documents (plans, oak tree report) shall be consistent in their depiction of the oak tree and in describing the encroachment into the protected zone of the oak tree.
- 2) There shall be no cutting of oak tree roots during the trenching.
- 3) The project shall adhere to all recommendations stated in the oak tree report, including having a certified arborist present on-site during the trenching.

---

ERB Meeting Date: May 17, 2010

ERB Evaluation:             Consistent                        X   Consistent after Modifications  
                                      Inconsistent                           No decision

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2.        1:20 p.m.        AT&T Wireless Services

**Project No.**        R2009-00172  
**Permit No.**        Conditional Use Permit No. 2009-00014  
                                 Environmental Review No. 2009-00107  
**APN:**                Adjacent to 4440-020-015  
**Location:**        Public Right of Way, Topanga Canyon Blvd., Topanga (adjacent to 644  
                                 Topanga Canyon Blvd.)  
**Applicant:**        Steve Gonzales

**Proposal:**        The project proposes to install wireless telecommunications equipment on an existing utility pole. The installation entails attachment of two (2) 2-foot vertical directional antennas to two (2) 6-foot horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) 8-foot ground rod to be installed underground 2 feet from the existing pole. A 6-inch trench will be excavated between the ground rod and the existing pole. The existing 48-foot tall utility pole is located within the public right-of-way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located 24 feet from the bottom (grade level) of the pole, and the microcell and junction box will be located 7 feet – 6 inches from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically on the pole and will not extend outward. The height of the utility pole will not be increased and the equipment will not extend above the utility pole.

**Resource:**        The project site is located in the Topanga Canyon area (Topanga) of the Santa Monica Mountains Malibu Local Coastal Zone. The existing utility pole is situated within a Significant Oak Woodlands and Savannas area, which is classified as SERA (Sensitive Environmental Resource Area) by the Malibu Local Coastal Plan. In addition, Topanga Canyon Creek, an ESHA-designated resource, is located 75 feet west of the utility pole.

**Request:**        Review the proposal for new wireless telecommunication equipment on an existing utility pole, render a decision on the project, and indentify any appropriate recommendations for the project. The ERB recommendations will be used as guidelines by the Regional Planning Commission and as part of any necessary environmental review of the project under the California Environmental Quality Act (CEQA). Projects normally exempt from CEQA are subject to environmental review when in sensitive locations [PRC §15300.2(a)].

**ERB COMMENTS:**

- What are Caltrans' clearance requirements?
- Expressed its concern about the overall proliferation of wireless devices in the Santa Monica Mountains, especially those along scenic roads and in sensitive resource areas. There does not seem to be any coordination between the wireless providers in the planning and use of facilities. This is about the general issue of wireless facilities, and not these projects in particular.
- Are the various wireless companies attempting to incorporate wireless devices on less utility/power poles?
- The County should request from wireless providers the locations of all facilities to develop a composite coverage map as a way to understand cumulative impacts of wireless facilities throughout the SMM. The County should use these maps to conduct comprehensive wireless facility planning.

**APPLICANT COMMENTS:**

- Responded that the standard height requirement is 18 feet; noted that the maintenance requirements for this pole will be the same as those in the other proposed wireless project.
- There are many wireless facilities along Topanga due to the winding roads, topography, and vegetation; providers are trying to maximize coverage within a mountainous area.
- Caltrans does request co-location on existing structures; wireless providers try to co-locate; frequency separation of 12 vertical feet is required.
- Jurisdictions have requested "propagation maps" or "master maps" from wireless providers that show the before and after of facilities. Wireless providers have build-out maps of facility build-outs.

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ERB Meeting Date: May 17, 2010

ERB Evaluation:       X  Consistent                      \_\_\_ Consistent after Modifications  
                                 \_\_\_ Inconsistent                      \_\_\_ No decision

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**OTHER MATTERS**

3. Public comment pursuant to Section 54954.3 of the Government Code.

No comments from the public were made.



## 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 use enhances the health, peace, comfort, and welfare of persons residing and working in the surrounding area by providing on demand wireless voice and data connections. The proposed project will materially enhance the use, enjoyment, and value of properties in the vicinity by facilitating the communications required in today's society regardless of location. By providing on demand voice and data connections the proposed use promotes public health, safety, and the general welfare of the public by providing on demand voice and data connections to the surrounding residents and persons in the area.

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 is fully integrated with an existing utility pole.

As this project is a collocation with an existing utility

pole and is an unmanned facility there are no yards, walls, fences, parking, loading facilities, landscaping, water or sewer connections required. This project easily and seamless integrates with the surrounding area and uses.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed use will generate one vehicle trip per month on a regularly scheduled maintenance appointment.

The streets that service the proposed site are of sufficient width and improvement type to carry the kind and quantity of traffic that the proposed use will generate. The proposed use only requires electrical power and telephone connections which are available at the existing utility pole on which this project is proposed.





# OAK TREE PERMIT BURDEN OF PROOF

Please identify the number of oak trees proposed for:

\_\_\_ Removal    \_\_\_ Encroachment    1 To Remain    1 Total existing oak trees

Pursuant to Zoning Code Section 22.56.2100, the applicant shall substantiate the following:

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

A. That the proposed construction or proposed use will be accomplished without endangering the health of the remaining trees subject to Part 16 of Chapter 22.56, if any, on the subject property.

The proposed construction consist of placing wireless telecommunications equipment on an existing wood utility pole. The existing utility pole is within the drip line of an oak tree but no work proposed will touch any branches.

A utility trench will be utilized for power connections the route of which will fall outside existing drip lines

B. That the removal or relocation of the oak tree(s) proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

No removal, relocation, or trimming of the existing oak tree is proposed or considered necessary for the construction of this project. The addition of this equipment to the existing utility pole will not result in increased soil erosion as there is no diversion or increased flow of surface waters as a result of this project.

C. That in addition to the above facts, at least one of the following findings must apply:

1. That the removal of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that:

- a. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive, or
- b. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized, or

2. That the oak tree(s) proposed for removal or relocation interfere with utility service or streets and highways either within or outside of the subject property and no reasonable alternative to such interference exists other than removal of the tree(s), or

3. That the oak tree(s) proposed for removal, with reference to seriously debilitating disease or other danger of falling, is such that it cannot be remedied through reasonable preservation procedures and practices.

4. That the removal of the oak tree(s) proposed will not be contrary to or be in substantial conflict with the intent and purpose of the oak tree permit procedure.

No removal, relocation, or trimming of the existing oak tree is proposed or considered necessary for the construction of this project. A grounding rod placed at the base of the existing utility pole is the only work that will take place on or near ground level.



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

**NEGATIVE DECLARATION**

**PROJECT NUMBER: R2009-00167-(3), R2009-00168-(3), R2009-00170-(3)  
CONDITIONAL USE PERMIT CASE NOS. 200900010, 200900011, 200900012  
ENVIRONMENTAL ASSESSMENT CASE NO. 200900103, 200900104, 200900105**

1. **DESCRIPTION:**

Three conditional use permits are requested to install a wireless telecommunications facility on an existing or replacement utility pole at three separate locations in the public right-of-way along Topanga Canyon Blvd. Two projects consist of installing two (2) two-foot antennas to two (2) six-foot extension arms, one microcell cabinet, and one junction box on an existing utility pole. The antennas will be mounted at a height of 24 feet and 38 feet. The third project consists of replacing an existing 30-foot wooden utility pole with a new 50-foot pole and installing two flush mounted antennas at a height of 42 feet. Each facility will connect to an existing power source via a conduit trench.

2. **LOCATION:**

In the public right-of-way on Topanga Canyon Blvd near Viewridge Road (APN 4434046012), Entrado Drive (APN4434013002), and Santa Maria Road (APN4434011010) between Mulholland Highway and Pacific Coast Highway within the Santa Monica Mountains area.

3. **PROPONENT:**

AT&T Wireless Services  
12900 Park Plaza Dr.  
Cerritos, CA 90703

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:** Mi Kim, Zoning Permit I Section, Department of Regional Planning  
**DATE:** June 2, 2010





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

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

GENERAL INFORMATION

I.A. Map Date: 2/10

Staff Member: Mi Kim

Thomas Guide: 560 (B7); 590 (C1, C3)

USGS Quad: Topanga and Canoga Park

Location: In the public right of way on Topanga Canyon Blvd near Viewridge Road, Entrado Drive, and Santa Maria Road between Mulholland Highway and Pacific Coast Highway, Santa Monica Mountains area.

Description of Project: Three conditional use permit applications to install separate wireless telecommunications facilities on existing or replacement utility poles within the public right-of-way. Two of the projects consist of installing two antennas on six-foot extension arms on each utility pole. The antennas are to be mounted on each of the existing poles at a height of 24 feet and 38 feet. The third project consists of replacing an existing 30-foot wooden pole with a new 50-foot pole with two flush mounted antennas at 42 feet. Instead of an equipment shelter, each facility will have a ground rod and conduit trench to an existing power source.

Gross Area: N/A

Environmental Setting: The project sites are located in the unincorporated areas of Los Angeles County in the Santa Monica Mountains area. Project activities are proposed in the public right-of-way on Topanga Canyon Blvd between Navajo to the north and Encina Drive to the south. Land uses surrounding the project sites comprise of vacant lots, single- and multi-family residences, and some government buildings

Zoning: Zoning near R2009-00167 is O-S (Open Space) and R-1-12000 (Single Family Residence – 12,000 Minimum Required Area). Zoning near R2009-00168 is A-1-5 (Light Agricultural – Five Acre Minimum Required Area). Zoning near R2009-00170 is A-1-5.

General Plan: N/A

Community/Area Wide Plan: The land use policy categories are as follows: R2009-0016, U4 Residential (Santa Monica Mountains North Area Plan); R2009-00168 and R2009-00170, N5 Mountain Lands ((Santa Monica Mountains North Area Plan).

**Major projects in area:**

<u>Project Number</u>	<u>Description &amp; Status</u>
<u>RPP200501113</u>	<u>New single family residence (Approved 9/27/05)</u>
<u>CP90364</u>	<u>Single family residence in C-3 Zone (Approved 9/1/93)</u>
<u>RPP200400560</u>	<u>Reconstruct office building (Withdrawn 2/22/05)</u>
<u>RPP200900937</u>	<u>Trellis over driveway (Approved 10/20/09)</u>
<u>CP02-145</u>	<u>Wireless microcell facility (Approved 7/30/03)</u>

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

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans

Trustee Agencies

- None
- State Fish and Game
- State Parks
- \_\_\_\_\_
- \_\_\_\_\_

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns Area
- \_\_\_\_\_

County Reviewing Agencies

- Subdivision Committee
- DPW: \_\_\_\_\_
- Health Services: \_\_\_\_\_
- Fire Department
- \_\_\_\_\_

**IMPACT ANALYSIS MATRIX**

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
		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"/>
	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, inasmuch 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 EIR is required to analyze only the factors not previously addressed.

Reviewed by: Mi Kim Date: June 3, 2010

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

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 NB which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

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

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?<br><i>(L.A. County Safety Element - Fault Rupture Hazards and Historic Seismicity Map, and State of CA Seismic Hazard Zones Map - Topanga and Canoga Park Quad Sheets).</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?<br><i>Project sites are located in areas containing earthquake-induced landslides (State of CA Seismic Hazard Map - Topanga and Canoga Park Quad Sheet)</i>   |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?   |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?<br><i>Project sites R2009-00167 and R2009-00168, are located in liquefiable areas (State of Ca Seismic Hazard Zones Map - Topanga and Canoga Park Quad Sheets)</i>  |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?<br><i>Grading is not proposed.</i>   |
| g. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?   |
| h. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____  |

### STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Approval of Geotechnical Report by DPW

*Unmanned facilities.*

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><i>Project sites area adjacent to the Topanga Canyon drainage course (USGS Topanga and Canoga Park, CA Quad Sheets).</i> |
| 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>Project sites are located on 100-year flood areas (L.A. County Safety Element - Flood Inundation Hazards Map).</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 Ordinance No. 2225 C Section 308A       Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

### MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size       Project Design

*Projects are for unmanned wireless telecommunications facilities.*

### 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 impact       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)?  
Very High Fire Hazard Severity Zone (LA County Safety Element – Wildland and Urban Fire Hazards Map)
- b.    Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, 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 site 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**

- Water Ordinance No. 7834     Fire Ordinance No. 2947     Fire Regulation No. 8
- Fuel Modification/Vegetation Removal
- MITIGATION MEASURES /  OTHER CONSIDERATIONS
- Project Design                                     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?

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?<br><i>All project sites are located on public right-of-way on State Route 27 (Topanga Canyon Blvd.).</i>  |
| 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?<br><i>Project sites are adjacent to vacant land and on at least one side, single family residence.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?<br>_____  |
| 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?<br>_____   |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____   |

**STANDARD CODE REQUIREMENTS**

- Noise Ordinance No. 11,778                       Building Ordinance No. 2225--Chapter 35

**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?<br><hr/>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?<br><hr/>   |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?<br><hr/>     |
| 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?<br><hr/>   |
| 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?<br><hr/> |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <hr/>  |

**STANDARD CODE REQUIREMENTS**

- Industrial Waste Permit                       Health Code Ordinance No. 7583, Chapter 5
- Plumbing Code Ordinance No. 2269                       NPDES Permit Compliance (DPW)

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

- Lot Size                       Project Design

**CONCLUSION**

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

- Potentially significant impact     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 uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential 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 per Screening Tables of the CEQA Air Quality Handbook?  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project generate or is the site in close proximity to sources which 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 an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |
| h. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors: _____   |

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code Section 40506
- 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 impacted by, **air quality**?

- Potentially significant impact     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 a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
\_\_\_\_\_
- b.    Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
*Grading is not proposed.*  
\_\_\_\_\_
- c.    Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?  
*Project sites are adjacent to the Topanga Canyon drainage course (USGS Topanga and Canoga Park, CA Quad Sheets).*  
\_\_\_\_\_
- 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       Oak Tree Permit       ERB Review

**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) which indicate potential archaeological sensitivity?  
*Project sites are located directly adjacent to the Topanga Canyon drainage course (USGS Topanga*
- b.    Does the project site contain rock formations indicating potential paleontological resources?
- c.    Does the project site contain known historic structures or sites?
- 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?
- f.    Other factors? \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Lot Size       Project Design       Phase I Archaeology Report

Minimum disturbance on public right-of-way.

**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?  
\_\_\_\_\_
- 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 impact     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 which, 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 impact  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?  
*Topanga Canyon Blvd. is designated as a second priority scenic highway.*
- 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, which contains unique aesthetic features? \_\_\_\_\_
- d.    Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? \_\_\_\_\_
- e.    Is the project likely to create substantial sun shadow, light or glare problems? \_\_\_\_\_
- f.    Other factors (e.g., grading or land form alteration): \_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Lot Size       Project Design       Visual Report       Compatible Use

*Proposed facilities will be mounted on existing poles, except one existing 30-foot pole near APN4434-013-002 will be replaced with a 50-foot pole.*

**CONCLUSION**

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

- Potentially significant impact       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)?<br>_____   |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?<br>_____  |
| 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?<br>_____   |
| 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?<br>_____  |
| 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?<br>_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?<br>_____   |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____  |

MITIGATION MEASURES /  OTHER CONSIDERATIONS

- Project Design     Traffic Report     Consultation with Traffic & Lighting Division
- \_\_\_\_\_
- \_\_\_\_\_

**CONCLUSION**

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

- Potentially significant impact     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 type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><br><u>N/A</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?<br><br><u>N/A</u>                    |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____<br>_____<br>_____   |

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

**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 type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br><u>N/A</u>                                   |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?<br><u>N/A</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br><u>N/A</u>   |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br><u>N/A</u>        |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____  |

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

- Site Dedication       Government Code Section 65995       Library Facilities Mitigation Fee
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**CONCLUSION**

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

- Potentially significant impact       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?  
\_\_\_\_\_
- b.    Are there any special fire or law enforcement problems associated with the project or the general area?  
\_\_\_\_\_
- c.    Other factors? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES /  OTHER CONSIDERATIONS

Fire Mitigation Fees

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

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

- Potentially significant impact  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 Ordinance No. 2269       Water Code Ordinance No. 7834

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

Lot Size       Project Design

**CONCLUSION**

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

Potentially significant impact     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?<br>_____   |
| 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?<br>_____ |
| 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?<br>_____                           |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? _____<br>_____   |

**STANDARD CODE REQUIREMENTS**

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 impact     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?<br>_____   |
| 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?<br>_____   |
| 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?<br>_____   |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site?<br>_____   |
| 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?<br>_____   |
| 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?<br>_____  |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which 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?<br>_____ |
| 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?<br>_____                    |
| 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?<br>_____   |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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 impact     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 a 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?

*Biota.*

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- b.    Does the project have possible environmental effects which 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.

*Visual.*

---

- 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



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

NEGATIVE DECLARATION.

**PROJECT NUMBER:** R2009-00171/RENV2009-00106/RCUP2009-00013/ROAK2010-00008

**1. DESCRIPTION:**

*The project proposes to install wireless telecommunications equipment on an existing utility pole that currently contains cable and phone lines. The installation entails attachment of two (2) two-foot vertical directional antennas to two (2) six-foot (6') horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) eight-foot (8') ground rod to be installed underground two feet (2') from the existing pole. A six-inch (6") trench will be excavated between the ground rod and the existing pole. The existing 39-foot utility pole is located within the public right of way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located at the top of the utility pole, and the microcell and junction box will be located seven feet, six inches (7'-6") from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically on the pole and will not extend outward. The height of the utility pole will not be increased and the new equipment will not extend above the height of the utility pole.*

**2. LOCATION:** Topanga Canyon Boulevard right-of-way, Topanga, adjacent to APN:4441-026-015

**3. PROPONENT:**

*Steve Gonzales  
Cable Engineering Services  
Prescott Communications, Inc.  
10640 Sepulveda Blvd., Suite 1  
Mission Hills, CA 91345*

**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:** Jeffrey A. Juarez 

**DATE:** May 25, 2010



**STAFF USE ONLY**

PROJECT NUMBER: R2009-00171  
CASES: RENV2009-00106  
RCUP2009-00013  
ROAK2010-00008



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

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

GENERAL INFORMATION

I.A. Map Date: April 1, 2010 Staff Member: Jeff Juarez  
Thomas Guide: 590, C3 USGS Quad: Topanga

Location: Topanga Canyon Boulevard, Topanga (unincorporated Los Angeles County); adjacent to APN:4441-026-015

Description of Project: The project proposes to install wireless telecommunications equipment on an existing utility pole that currently contains cable and phone lines. The installation entails attachment of two (2) two-foot vertical directional antennas to two (2) six-foot (6') horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) eight-foot (8') ground rod to be installed underground two feet (2') from the existing pole. A six-inch (6") trench will be excavated between the ground rod and the existing pole. The existing 39-foot utility pole is located within the public right of way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located at the top of the utility pole, and the microcell and junction box will be located seven feet, six inches (7'-6") from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically on the pole and will not extend outward. The height of the utility pole will not be increased and the new equipment will not extend above the height of the utility pole.

Gross Acres: NA

Environmental Setting: The project site is located in the Topanga Canyon area (Topanga) of the Malibu Coastal Zone portion of the Santa Monica Mountains. Topanga is characterized by steep canyons, winding roads, oak and riparian woodlands, and several creeks, including Topanga Canyon Creek, located west of Topanga Canyon Boulevard. The surrounding area of the project site contains gently sloping terrain. Land use in the area is primarily residential and open space, with land use density ranges of one dwelling unit per acre to one dwelling unit per five acres.

Zoning: NA

General Plan: NA

Community/Area wide Plan: Malibu Local Coastal Plan

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

NA

NA

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

**REVIEWING AGENCIES**

Responsible Agencies

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Trustee Agencies

- None
- State Fish and Game
- State Parks

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area

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\_\_\_\_\_

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Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

County Reviewing Agencies

- Subdivision Committee
- DPW:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
<b>HAZARDS</b>	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"/>	
<b>RESOURCES</b>	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	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER</b>	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	26	<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.

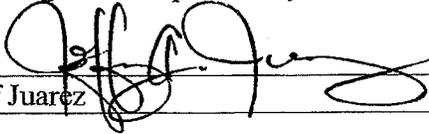
- MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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:

  
Jeff Juarez

Date:

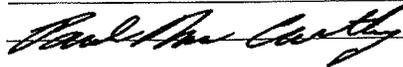
5/25/10

Approved by:

Paul McCarthy

Date:

5-25-10



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

- Determination appealed – see attached sheet.

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

**HAZARDS - 1. Geotechnical**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Approval of Geotechnical Report by DPW

*The project site is located in an area known to have geotechnical problems. However, because the project proposes to install wireless communications equipment on an existing utility pole that is located on flat terrain, and because no grading is proposed and only minor trenching will occur, the project will likely not impact nor be impacted by geotechnical factors.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? <i>A major drainage course is located in the surrounding area of the project site: Topanga Canyon Creek is approximately 120 feet west of the utility pole. This project will in no way affect this drainage course.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off? <i>The proposed project entails installation of wireless communications equipment on an existing utility pole, and does not propose any grading.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>No grading or alteration of existing drainage courses or patterns is proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

**MITIGATION MEASURES**

- Lot Size     Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input 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? <i>The project site is within the Santa Monica Mountains, a high fire hazard area. The project site is accessible by Topanga Canyon Boulevard.</i>
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? <i>The project site does not contain any dwelling units.</i>
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

- Water Ordinance No. 7834  
  Fire Ordinance No. 2947  
  Fire Regulation No. 8  
 Fuel Modification / Landscape Plan

#### MITIGATION MEASURES

#### OTHER CONSIDERATIONS

- Project Design  
  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?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" 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? <i>An increase in temporary noise levels could be generated by the wireless equipment installation activities, however this increase is expected to be minor.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Noise Control (Title 12 – Chapter 8)	<input type="checkbox"/> Uniform Building Code (Title 26 - Chapter 35)	
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS	
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Compatible Use

**CONCLUSION**

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

<input checked="" 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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**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>The proposed project will not increase stormwater runoff in the area.</i> <i>The proposed wireless telecommunications equipment will not impact water quality in any way: no grading will occur, runoff will not be increased, and drainage in the area will not be affected.</i>

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**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 checked="" 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 checked="" 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 checked="" 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? <i>Traffic will not be affected by this project; no local emissions will be generated by this project.</i>
d.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 exceed quantitative thresholds for ozone precursors)? <i>No emissions will be generated by the wireless telecommunications equipment.</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>The proposed wireless telecommunications equipment will not impact air quality in any way.</i>

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code – Section 40506
- MITIGATION MEASURES**
- Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**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

		No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project site is located within a Sensitive Environmental Resource Area (SERA) containing oak woodlands and savannahs. The immediate area of the project site is disturbed, contains both native and non-native vegetation, and Topanga Canyon Boulevard is right adjacent to the existing utility pole; the surrounding area contains residential development and open space. Because no grading is proposed and only minor trenching will occur, the project will not likely impact the SERA. Topanga Canyon Creek (a designated ESHA) is approximately 120 feet west of the utility pole. The project will in no way affect this drainage course.</i></p>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>No grading or vegetation clearance is proposed as part of this project.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>A USGS drainage course is located in the surrounding area of the project, but not in the immediate area of the utility pole. The project will not impact this local drainage course.</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?</p> <p><i>The surrounding area of the project site is characterized by oak woodlands and savannahs. There is a potential to impact one nearby oak tree due to proposed minor trenching (see 3.e, below).</i></p>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><i>A mature oak tree is located along the east side (northbound) of Topanga Canyon Boulevard and approximately 50 to 60 feet south of the existing utility pole. The pole is located well outside of the oak tree's protected zone. An oak tree report (dated July 29, 2009) prepared for this project indicates that the proposed trenching to install power conduit between the subject utility pole and a second existing utility pole located further south will pass beneath the edge of the dripline on the westerly side of the tree, and concludes that the overall anticipated impact will be minimal given the distance from the trunk to the dripline. An Oak Tree Permit application has been submitted to allow for this minor encroachment, and the project will be required to comply with all requirements of the permit to ensure protection of this oak tree.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p>

g.    Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size  Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review  Oak Tree Permit

*The proposed project was reviewed by the Environmental Review Board (ERB) on May 17, 2010, and it concluded that the project is in compliance with the policies and standards of the Malibu Local Coastal Plan. The project will be subject to the requirements of the oak tree permit.*

**CONCLUSION**

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

on ~~biotic resources?~~

Potentially significant  
significant/No impact

Less than significant with project mitigation

Less than

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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? <i>The surrounding area of the project site contains one USGS drainage course, oak woodlands and savannahs, and one oak tree located approximately 50 to 60 feet from the existing utility pole. This project will have no affect on the drainage course, and only minimal impact to the nearby oak tree due to minor trenching adjacent to the dripline of the tree.</i>
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?
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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? <i>Topanga Canyon Boulevard is not a designated scenic highway and it is not located in an area designated as a scenic corridor.</i>
b.	<input checked="" 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 checked="" 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? <i>The Topanga area contains extensive residential development.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The project will not increase the height of the utility pole, and the new equipment will not extend above the height of the pole. The proposed 6-foot horizontal extensions will be similar in length to the pole's existing horizontal supports. The proposed antennas are not particularly bulky and are not likely to be noticeable. The project proposes to match the color of the wireless equipment to the utility pole. Overall, the project will produce minimal or no visual or aesthetic impacts on the surrounding residential uses, nor on travelers along Topanga Canyon Boulevard.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

- |  |  |
|--|--|
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size            | <input type="checkbox"/> Project Design                  |
| <input type="checkbox"/> Visual Report       | <input type="checkbox"/> Compatible Use                  |

**CONCLUSION**

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The existing utility pole is located in the Topanga Canyon Boulevard right of way. However, the proposed equipment will not extend out over the boulevard and will not block visibility of the road.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Project Design     Traffic Report

**OTHER CONSIDERATIONS**

Consultation with 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

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**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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

*The proposed project does not entail new residential development that would increase demand for services.*

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

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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Fire Mitigation Fee

**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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>The existing utility pole contains cable and phone service lines, which will not be impacted by the proposed wireless equipment. The proposed equipment will be placed on the pole at required minimum distances to avoid interference or disruption of current service lines.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269

Water Code – Ordinance No. 7834

**MITIGATION MEASURES**

Lot Size

Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

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**

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>The project proposes new wireless communications equipment on an existing utility pole and is not anticipated to adversely affect the residential area located within 500 feet of the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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? <i>The existing utility pole is located within the Topanga Canyon Blvd. public right of way.</i>
b.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

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

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

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

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

### CONCLUSION

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

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

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

NEGATIVE DECLARATION

PROJECT NUMBER: R2009-00172/RENV2009-00107/RCUP2009-00014

**1. DESCRIPTION:**

*The project proposes to install wireless telecommunications equipment on an existing utility pole that currently contains power, cable, and phone lines. The installation entails attachment of two (2) two-foot vertical directional antennas to two (2) six-foot (6') horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) eight-foot (8') ground rod to be installed underground two feet (2') from the existing pole. A six-inch (6") trench will be excavated between the ground rod and the existing pole. The existing 48-foot utility pole is located within the public right of way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located 24 feet from the bottom of the pole (at grade level). The microcell and junction box will be located seven feet, six inches (7'-6") from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically to the pole and will not extend outward. The height of the utility pole will not increase and the new equipment will not extend above the utility pole.*

**2. LOCATION:** *Topanga Canyon Boulevard right-of-way, Topanga, adjacent to APN:4444-020-015*

**3. PROPONENT:**

*Steve Gonzales  
Cable Engineering Services  
Prescott Communications, Inc.  
10640 Sepulveda Blvd., Suite 1  
Mission Hills, CA 91345*

**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: Jeffrey A. Juarez 

DATE: May 25, 2010



**STAFF USE ONLY**

PROJECT NUMBER: R2009-00172  
CASES: RENV2009-00107  
RCUP2009-00014



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

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

GENERAL INFORMATION

I.A. Map Date: April 1, 2010 Staff Member: Jeff Juarez  
Thomas Guide: 590, B12 USGS Quad: Topanga  
Location: Topanga Canyon Boulevard, Topanga (unincorporated Los Angeles County); adjacent to APN:4444-020-015

Description of Project: The project proposes to install wireless telecommunications equipment on an existing utility pole that currently contains power, cable, and phone lines. The installation entails attachment of two (2) two-foot vertical directional antennas to two (2) six-foot (6') horizontal extension arms, one (1) microcell cabinet, and one (1) junction box. The project also includes one (1) eight-foot (8') ground rod to be installed underground two feet (2') from the existing pole. A six-inch (6") trench will be excavated between the ground rod and the existing pole. The existing 48-foot utility pole is located within the public right of way on the east side of Topanga Canyon Boulevard (State Highway 27) and adjacent to private residential properties. The extension arms and directional antennas will be located 24 feet from the bottom of the pole (at grade level). The microcell and junction box will be located seven feet, six inches (7'-6") from the bottom (grade level) of the pole. The microcell and junction box will be attached vertically to the pole and will not extend outward. The height of the utility pole will not increase and the new equipment will not extend above the utility pole.

Gross Acres: NA

Environmental Setting: The project site is located in the Topanga Canyon area (Topanga) of the Malibu Coastal Zone portion of the Santa Monica Mountains. Topanga is characterized by steep canyons, winding roads, oak and riparian woodlands, and several creeks, including Topanga Canyon Creek, located west of Topanga Canyon Boulevard. The surrounding area of the project site contains gently sloping. Land use in the area is primarily residential and open space, with residential land use density ranges of one dwelling unit per acre to one dwelling unit per five acres.

Zoning: NA; Public right of way

General Plan: Malibu Local Coastal Plan

Community/Area wide Plan: Malibu Local Coastal Plan

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

NA NA

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

**REVIEWING AGENCIES**

Responsible Agencies

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

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Trustee Agencies

- None
- State Fish and Game
- State Parks

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Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area

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Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area

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County Reviewing Agencies

- Subdivision Committee
- DPW:

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<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY (See individual pages for details)</b>				
			<b>Less than Significant Impact/No Impact</b>			
			<b>Less than Significant Impact with Project Mitigation</b>			
			<b>Potentially Significant Impact</b>			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
<b>HAZARDS</b>	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"/>	
<b>RESOURCES</b>	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	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER</b>	1. General	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	26	<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.

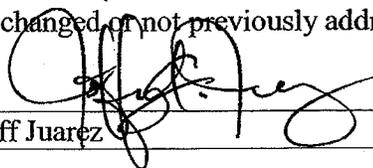
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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:

  
Jeff Juarez

Date:

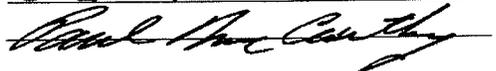
5/25/10

Approved by:

Paul McCarthy

Date:

5-25-10



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

Determination appealed – see attached sheet.

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

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

*The project site is located in an area known to have geotechnical problems. However, because the project proposes to install wireless communications equipment on an existing utility pole that is located on flat terrain, and because no grading is proposed and only minor trenching will occur, the project will likely not impact nor be impacted by geotechnical factors.*

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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? <i>A major drainage course is located in the surrounding area of the project site: Topanga Canyon Creek is approximately 75 feet west of the utility pole. This project will in no way affect this drainage course.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" 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? <i>The proposed project entails installation of wireless communications equipment on an existing utility pole, and does not propose any grading.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>No grading or alteration of existing drainage courses or patterns is proposed.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

**STANDARD CODE REQUIREMENTS**

- Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)  
 Approval of Drainage Concept by DPW

**MITIGATION MEASURES**

- Lot Size     Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input 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? <i>The project site is within the Santa Monica Mountains, a high fire hazard area. The project site is accessible by Topanga Canyon Boulevard.</i>
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? <i>The project site does not contain any dwelling units.</i>
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? <i>The existing utility pole contains power, cable, and phone service lines, none of which will be impacted by the proposed wireless equipment. The proposed equipment will be placed on the pole at required minimum distances to avoid interference or disruption of current service lines.</i>

**STANDARD CODE REQUIREMENTS**

Water Ordinance No. 7834    Fire Ordinance No. 2947    Fire Regulation No. 8  
 Fuel Modification / Landscape Plan

**MITIGATION MEASURES**

Project Design    Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input checked="" 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? <i>An increase in temporary noise levels could be generated by the wireless equipment installation activities, however this increase is expected to be minor.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

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**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Noise Control (Title 12 – Chapter 8)	<input type="checkbox"/> Uniform Building Code (Title 26 - Chapter 35)	
<input type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS	
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design	<input type="checkbox"/> Compatible Use

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**CONCLUSION**

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

<input checked="" 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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**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>The proposed project will not increase stormwater runoff in the area.</i> <i>The proposed wireless telecommunications equipment will not impact water quality in any way: no grading will occur, runoff will not be increased, and drainage in the area will not be affected.</i>

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**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 checked="" 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 checked="" 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 checked="" 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? <i>Traffic will not be affected by this project; no local emissions will be generated by this project.</i>
d.	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 exceed quantitative thresholds for ozone precursors)? <i>No emissions will be generated by the wireless telecommunications equipment.</i>
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>The proposed wireless telecommunications equipment on an existing utility pole is not expected to impact air quality in any way.</i>

**STANDARD CODE REQUIREMENTS**

- Health and Safety Code – Section 40506
- MITIGATION MEASURES**
- Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project site is located within a Sensitive Environmental Resource Area (SERA) containing oak woodlands and savannahs. The immediate area of the project site is disturbed, contains both native and non-native vegetation, and Topanga Canyon Boulevard is right adjacent to the existing utility pole; the surrounding area contains residential development and open space. Because no grading is proposed and only minor trenching will occur, the project will not likely impact the SERA. Topanga Canyon Creek (a designated ESHA) is approximately 75 feet west of the utility pole. The project will in no way affect this drainage course.</i></p>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <p><i>No grading or vegetation clearance is proposed as part of this project.</i></p>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>A USGS drainage course is located in the surrounding area of the project, but not in the immediate area of the utility pole. The project will not impact this local drainage course.</i></p>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?</p> <p><i>The surrounding area of the project site is characterized by oak woodlands and savannahs.</i></p>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><i>A mature oak tree is located along Topanga Canyon Boulevard and approximately 30 feet east of the utility pole. The oak tree is separated from the pole by a walking trail and a steep embankment. The proposed wireless equipment will not encroach into the protected zone of the oak tree canopy. An oak tree report (dated June 22, 2009) prepared for this project notes that the extension arms will terminate one foot (1') outside of the oak tree's protected zone, and that the ground rod will also be located outside of the oak tree's protected zone. Trenching will not encroach into the protected zone of the oak tree. The report finds that the project will not impact this tree.</i></p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., wildlife corridor, adjacent open space linkage)?</p>

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**MITIGATION MEASURES**

Lot Size

Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review

Oak Tree Permit

*The proposed project was reviewed by the Environmental Review Board (ERB) on May 17, 2010, and the board concluded that the project is in compliance with the policies and standards of the Malibu Local Coastal Plan.*

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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? <i>The surrounding area of the project site contains one USGS drainage course, oak woodlands and savannahs, and one oak tree located approximately 30 feet from the existing utility pole. This project will have no affect on the drainage course or oak trees in the area.</i>
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

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**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? <i>Topanga Canyon Boulevard is not a designated scenic highway and it is not located in an area designated as a scenic corridor.</i>
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? <i>The Topanga area contains extensive residential development.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The project will not increase the height of the utility pole, and the new equipment will not extend above the height of the pole. The proposed 6-foot horizontal extensions will be similar in length to the pole's existing horizontal supports. The proposed antennas are not particularly bulky and are not likely to be noticeable. The project proposes to match the color of the wireless equipment to the utility pole. Overall, the project will produce minimal or no visual or aesthetic impacts on the surrounding residential uses, nor on travelers along Topanga Canyon Boulevard.</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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

<input type="checkbox"/> MITIGATION MEASURES	<input checked="" type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
<input type="checkbox"/> Visual Report	<input type="checkbox"/> Compatible Use

**CONCLUSION**

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

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

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions? <i>The existing utility pole is located in the Topanga Canyon Boulevard right of way. However, the proposed equipment will not extend out over the boulevard and will not block visibility of the road.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Project Design <input type="checkbox"/> Traffic Report	<input type="checkbox"/> Consultation with 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

**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**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

*The proposed project does not entail new residential development that would increase demand for services.*

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

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**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Fire Mitigation Fee

**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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane? <i>The existing utility pole contains power, cable, and phone service lines, which will not be impacted by the proposed wireless equipment. The proposed equipment will be placed on the pole at required minimum distances to avoid interference or disruption of current service lines.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Plumbing Code – Ordinance No. 2269	<input type="checkbox"/> Water Code – Ordinance No. 7834
<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design

**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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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**

	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? <i>The project proposes new wireless communications equipment on an existing utility pole and is not anticipated to adversely affect the residential area located within 500 feet of the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**  
 Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" 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? <i>The existing utility pole is located within the Topanga Canyon Blvd. public right of way.</i>
b.	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

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

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation  Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

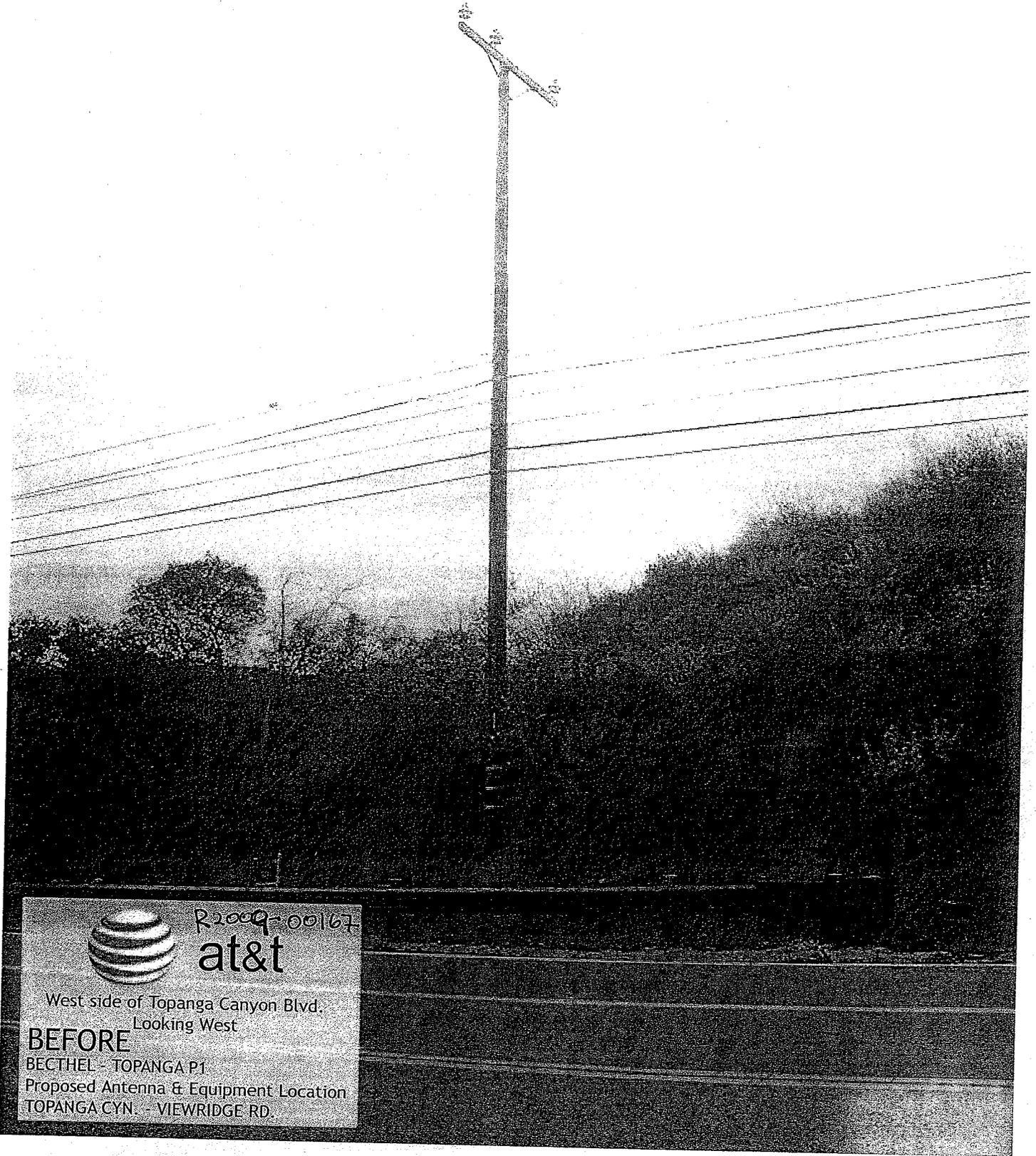
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

### CONCLUSION

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

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



R2009-00167

at&t

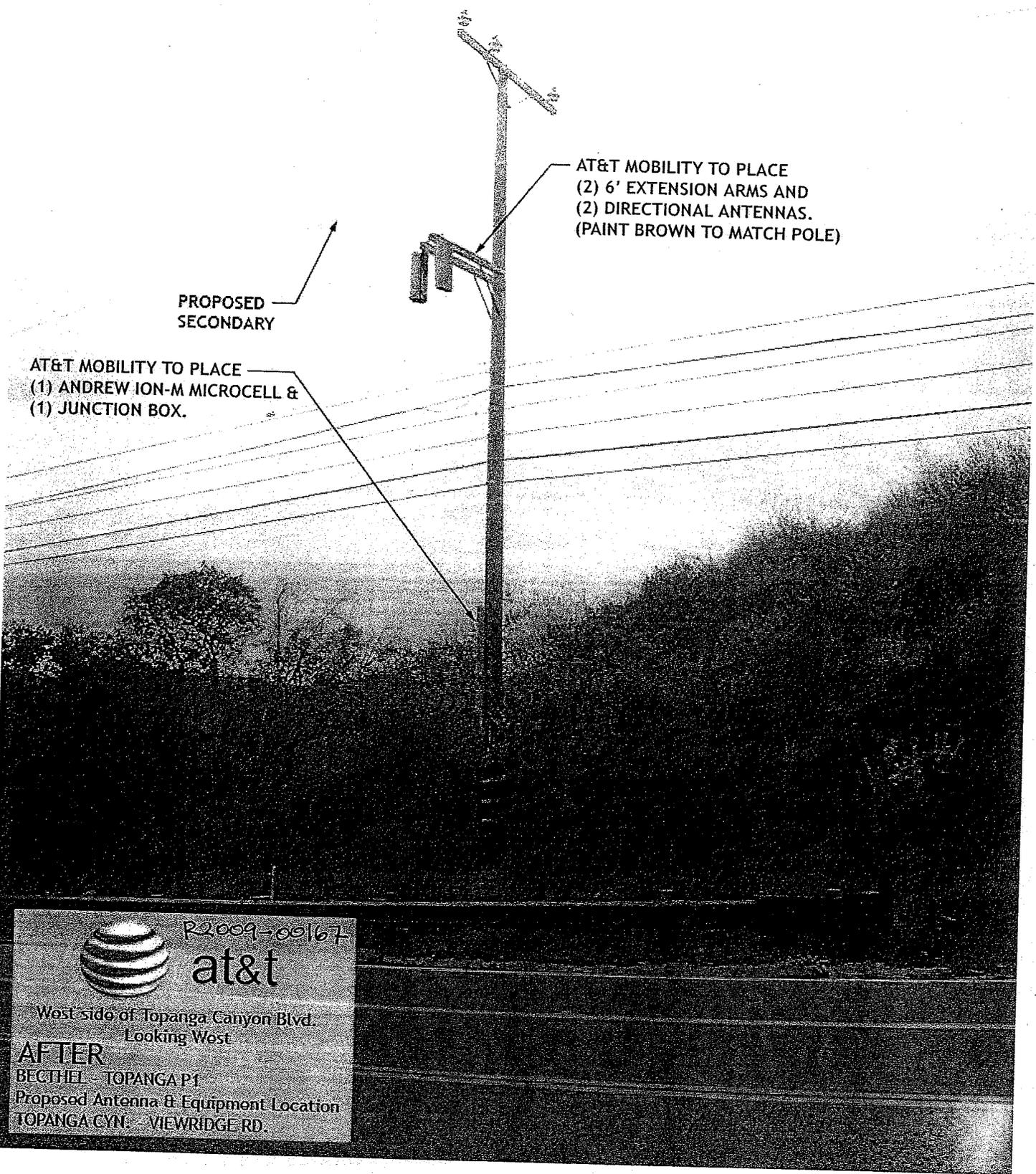
West side of Topanga Canyon Blvd.  
Looking West

**BEFORE**

BECTHEL - TOPANGA P1

Proposed Antenna & Equipment Location

TOPANGA CYN. - VIEWRIDGE RD.



PROPOSED  
SECONDARY

AT&T MOBILITY TO PLACE  
(2) 6' EXTENSION ARMS AND  
(2) DIRECTIONAL ANTENNAS.  
(PAINT BROWN TO MATCH POLE)

AT&T MOBILITY TO PLACE  
(1) ANDREW ION-M MICROCELL &  
(1) JUNCTION BOX.



R2009-00167

at&t

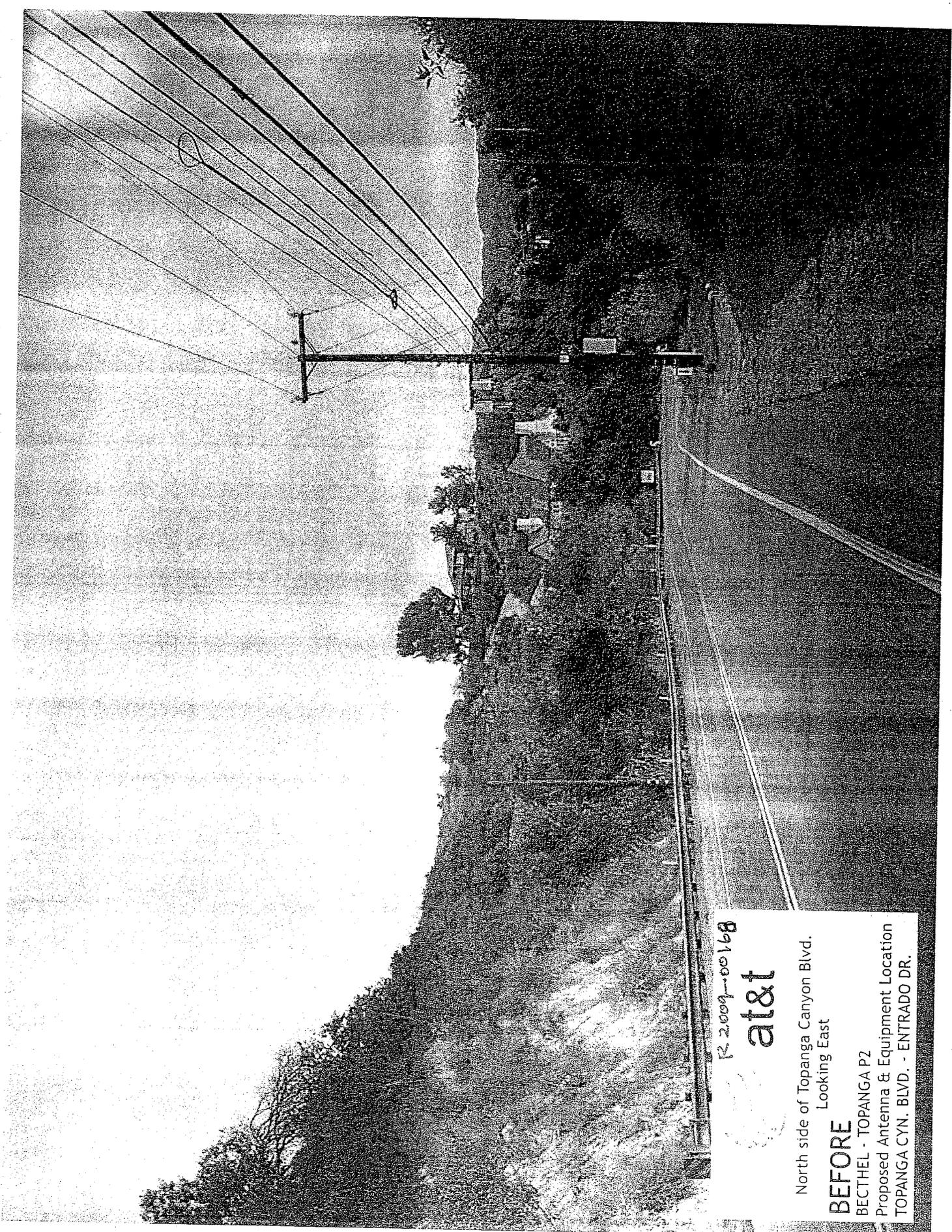
West side of Topanga Canyon Blvd.  
Looking West

**AFTER**

BECTHEL - TOPANGA P1

Proposed Antenna & Equipment Location

TOPANGA CYN. - VIEWRIDGE RD.



R. 2009-00168

at&t

North side of Topanga Canyon Blvd.  
Looking East

**BEFORE**

BECTHEL - TOPANGA P2  
Proposed Antenna & Equipment Location  
TOPANGA CYN. BLVD. - ENTRADO DR.

AT&T MOBILITY TO PLACE  
(2) FLUSH MOUNTED ANTENNAS,  
(PAINT BROWN TO MATCH POLE)

AT&T MOBILITY TO PLACE  
(1) ANDREW ION-M MICROCELL &  
(1) JUNCTION BOX.

R-20009-00163

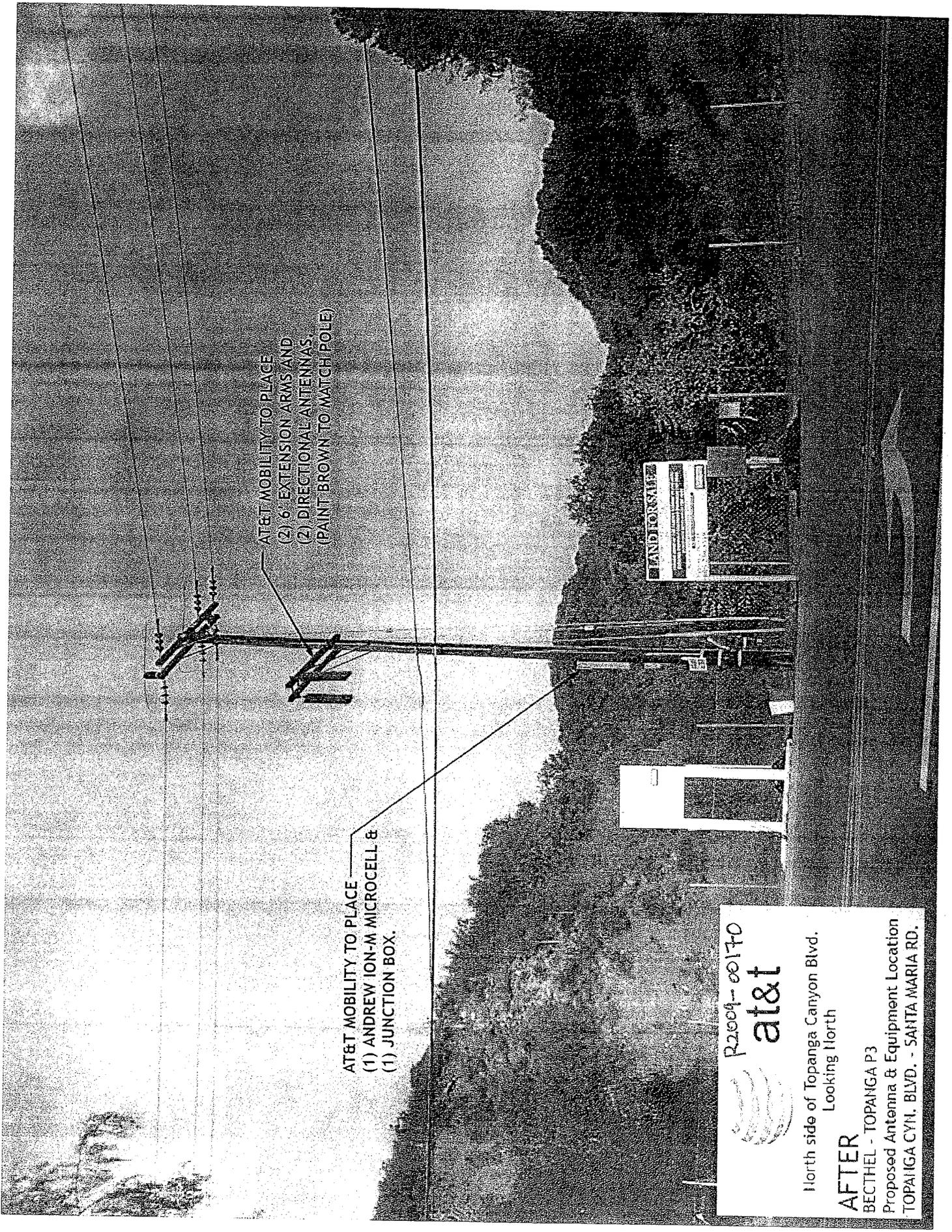


North side of Topanga Canyon Blvd.  
Looking East

**AFTER**

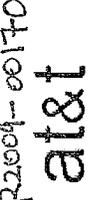
BECTHEL - TOPANGA P2  
Proposed Antenna & Equipment Location  
TOPANGA CYN. BLVD. - ENTRADO DR.





AT&T MOBILITY TO PLACE  
(2) 6' EXTENSION ARMS AND  
(2) DIRECTIONAL ANTENNAS  
(PAINT BROWN TO MATCH POLE)

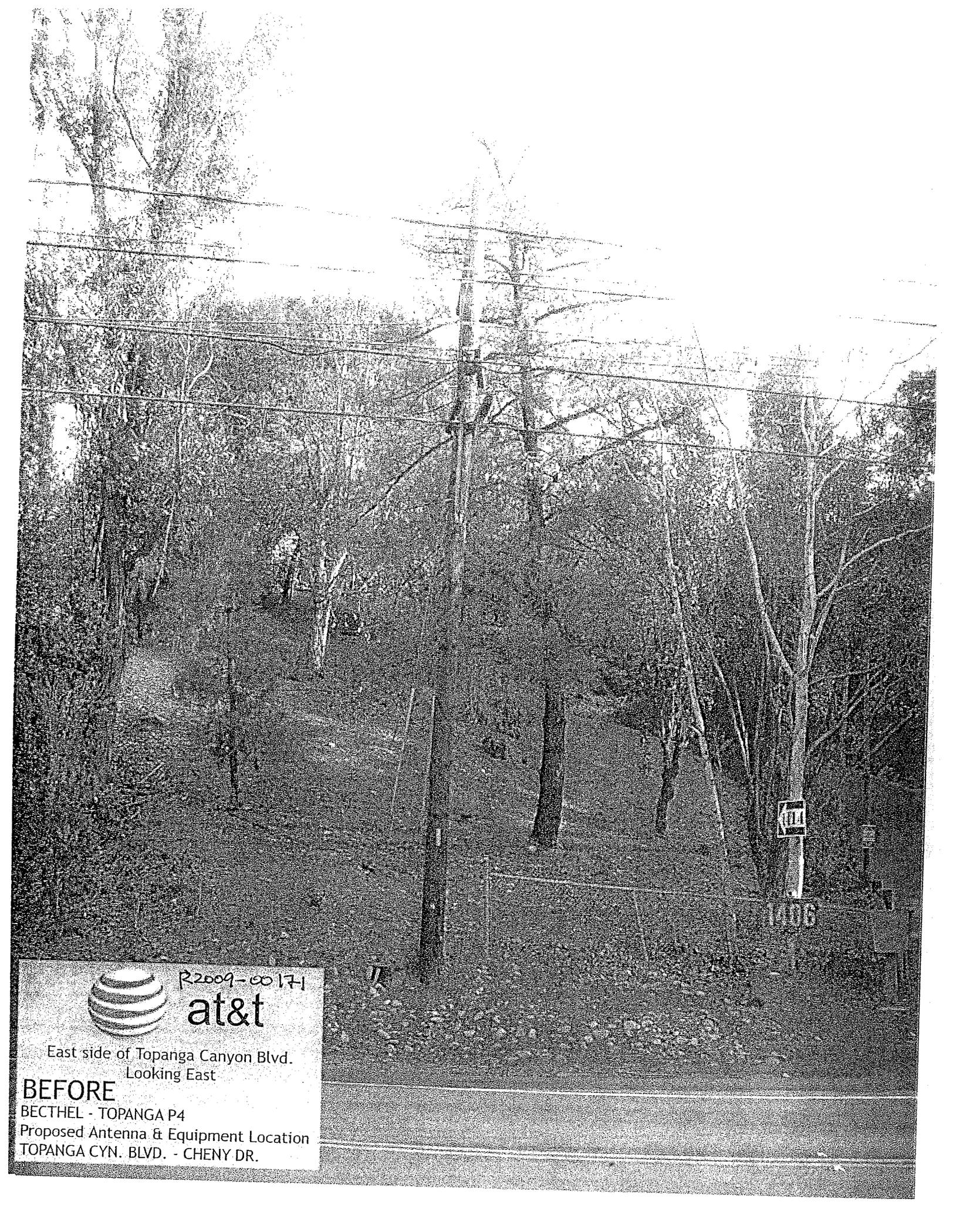
AT&T MOBILITY TO PLACE  
(1) ANDREW ION-M MICROCELL &  
(1) JUNCTION BOX.


  
 R21004-00170

North side of Topanga Canyon Blvd.  
 Looking North

**AFTER**  
 BECTHEL - TOPANGA P3  
 Proposed Antenna & Equipment Location  
 TOPANGA CYN. BLVD. - SANTA MARIA RD.

LAND FOR SALE



R2009-00171

at&t

East side of Topanga Canyon Blvd.  
Looking East

**BEFORE**

BECTHEL - TOPANGA P4

Proposed Antenna & Equipment Location  
TOPANGA CYN. BLVD. - CHENY DR.

AT&T MOBILITY TO PLACE  
(2) 6' EXTENSION ARMS AND  
(2) DIRECTIONAL ANTENNAS.  
(PAINT BROWN TO MATCH POLE)

AT&T MOBILITY TO PLACE  
(1) ANDREW ION-M MICROCELL &  
(1) JUNCTION BOX.



R2009-00171  
at&t

East side of Topanga Canyon Blvd.  
Looking East

**AFTER**

BECTHEL - TOPANGA P4

Proposed Antenna & Equipment Location  
TOPANGA CYN. BLVD. - CHENY DR.

AT&T MOBILITY TO PLACE  
(2) 6' EXTENSION ARMS AND  
(2) DIRECTIONAL ANTENNAS.  
(PAINT BROWN TO MATCH POLE)

AT&T MOBILITY TO PLACE  
(1) ANDREW ION-M MICROCELL &  
(1) JUNCTION BOX.



P 2009-60172  
**at&t**

East side of Topanga Canyon Blvd.  
Looking East

**AFTER**

BECTHEL - TOPANGA P5  
Proposed Antenna & Equipment Location  
TOPANGA CYN. BLVD. - CASTLE TOP TR.

