

# Transmittal Checklist

Hearing Date

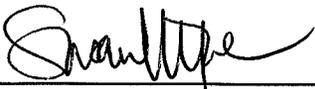
9/01/2009

Agenda Item Number

5

**Project Number:** R2009-00242-(2)  
**Case(s):** Conditional Use Permit 200900017  
**Contact Person:** Gunnar Hand, AICP

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

Reviewed By: 



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 9746433  
**PROJECT NO. R2009-00242-(2)**  
**CONDITIONAL USE PERMIT CASE NO. 200900017**

**DRAFT**

**PUBLIC HEARING DATE**  
9/1/2009

**AGENDA ITEM**  
5

**RPC DATE**

**CONTINUE TO**

**APPLICANT**

Royal Street Communications  
California, LLC

**OWNER**

Southern California Edison

**REPRESENTATIVE**

Pete Shubin

**PROJECT DESCRIPTION**

The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a "monopalm" design including an array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet (0.009 acre) lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

**REQUIRED ENTITLEMENTS**

CUP: To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility and equipment enclosure located within the C-3 (Unlimited Commercial) zone as required per Section 22.28.210.A.

**LOCATION/ADDRESS**

Southwest Corner of Centinela Avenue and Juniette Street

**SITE DESCRIPTION**

As depicted on the site plan, dated January 21, 2009, a wireless telecommunications facility consisting of a 60 foot high monopole extending 65 feet high with the "monopalm" design including six (6) panel antennas, one (1) GPS antenna, four (4) radio equipment cabinets mounted on a concrete slab, and a utility rack for future utility cabinets are proposed within a 400 square feet lease area located along the southeastern edge of the property line approximately 40 feet from the southwest and northeast property lines on a vacant parcel. The lease area is enclosed by an eight (8) foot tall concrete wall with a wrought iron entrance gate and a tube steel security fence cover. Two (2) Mexican Fan Palms are to be planted outside of the lease area, and 15 Trumpet Vines are to be planted around the equipment enclosure.

**ACCESS**

Alley via Juniette Street

**ZONED DISTRICT**

Playa Del Rey

**ASSESSORS PARCEL NUMBER**

4211-003-800

**COMMUNITY**

West Fox Hills

**SIZE**

6,000 sq ft (Parcel) & 400 sq ft (Project)

**COMMUNITY STANDARDS DISTRICT**

N/A

**EXISTING LAND USE**

**EXISTING ZONING**

	<b>EXISTING LAND USE</b>	<b>EXISTING ZONING</b>
Project Site	Vacant	C-3
North	Offices, School, City of Los Angeles	C-3
East	Offices, Retail, City of Los Angeles	C-3
South	Single Family Residence, Multi Family Residences, Retail, City of Los Angeles	C-3, R-1 (Single Family Residence)
West	Single Family Residences, Church, City of Los Angeles	R-1, R-3-DP (Limited Multiple Residence-Development Program)

**GENERAL PLAN/COMMUNITY PLAN**

General Plan

**LAND USE DESIGNATION**

1-Low Density Residential (1 to 6 du/ac)

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

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

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

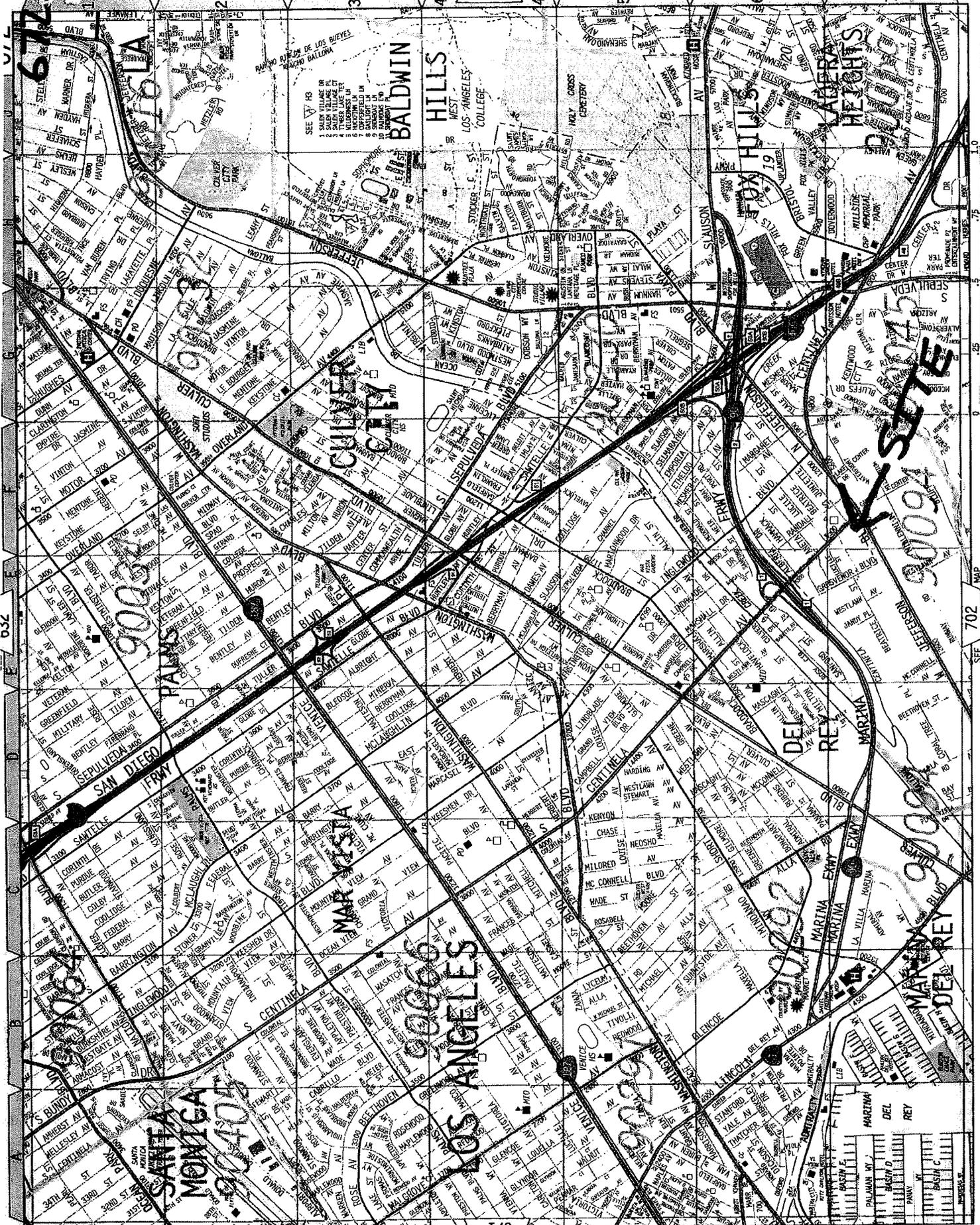
**STAFF CONTACT PERSON:**

<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>

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

<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) 0 (F) 0	(O) 0 (F) 0	(O) 0 (F) 0

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



1 in. = 2400 ft.

SEE 702 MAP

**STAFF ANALYSIS**  
**PROJECT NO. R2009-00242-(2)**  
**CONDITIONAL USE PERMIT CASE NO. 200900017**  
**FOR SEPTEMBER 1, 2009 HEARING OFFICER PUBLIC MEETING**

**PROJECT DESCRIPTION**

The applicant, Royal Street Communications California, LLC, is requesting a Conditional Use Permit ("CUP") to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility on property owned by Southern California Edison in the C-3 (Unlimited Commercial) zone. The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a "monopalm" design including an array of six (6) panel antennas and a 400 square feet equipment enclosure within a 400 square feet (0.009 acre) lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

**REQUIRED ENTITLEMENTS**

The applicant is requesting a CUP to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility in the C-3 zone as required per section 22.28.210 of the Los Angeles County Zoning Code ("Zoning Code").

**EXISTING ZONING**

**Subject Property:**

The project site is zoned C-3.

**Surrounding Properties:**

Surrounding properties are zoned as follows:

North: C-3

South: C-3, R-1 (Single Family Residence)

East: C-3

West: R-1, R-3-DP (Limited Multiple Residence- Development Program)

**EXISTING LAND USES**

**Subject Property:**

The subject property is currently an undeveloped vacant lot.

**Surrounding Properties:**

Surrounding land uses are as follows:

North: Offices, School, City of Los Angeles

South: Single Family Residence, Multi Family Residences, Retail, City of Los Angeles

East: Offices, Retail, City of Los Angeles

West: Single Family Residences, Church, City of Los Angeles

## **DESCRIPTION OF SUBJECT PROPERTY**

### **Location:**

The subject project is located on a vacant parcel at the southwest corner of Juniette Street and Centinela Avenue, within the unincorporated community of West Fox Hills in the Playa del Rey Zoned District. The property is identified with Assessor's Parcel Number 4211-003-800. The project will be accessed by an alley to the west of the parcel.

### **Physical Features:**

The subject property is an approximately 5,900 square foot (0.14 acre) level, irregular-shaped parcel of land that is undeveloped. The parcel is a corner lot south of Juniette Street, west of Centinela Avenue, east of an alleyway, and north of an adjacent commercial parcel. It is less than one and one half (1½) mile from State Route 90 ("CA-90").

## **SITE PLAN DESCRIPTION**

As depicted on the site plan, dated January 21, 2009, a wireless telecommunications facility consisting of a 60 foot high monopole extending 65 feet high with the monopalm design including six (6) panel antennas, one (1) GPS antenna, four (4) radio equipment cabinets mounted on a concrete slab, and a utility rack for future utility cabinets contained within a 400 square feet lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines on a parcel that is vacant. The lease area is enclosed by an eight (8) foot tall concrete wall with a wrought iron entrance gate and a tube steel security fence cover. Two (2) Mexican Fan Palms are to be planted outside of the lease area, and 15 Trumpet Vines are to be planted around the equipment enclosure. A 12 foot wide access road will be constructed from the alley to the lease area/monopalm".

## **ENVIRONMENTAL DETERMINATION**

A Negative Declaration was prepared for this project in accordance with the State and County California Environmental Quality Act ("CEQA") guidelines. The Negative Declaration concludes that the project will not have a significant effect on the environment. This determination is based on an Initial Study that was prepared on June 18, 2009 for this project.

## **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code and Department of Regional Planning policy, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

## **PREVIOUS CASES/ZONING HISTORY**

There are no previous cases associated with the subject property.

## STAFF EVALUATION

### General Plan Consistency

The subject property is designated as Low Density Residential (Category 1) on the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan"). The Low Density Residential designation is intended to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand. There are no specific policies related to the proposed type of use in the General Plan.

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

- Promote compatible, environmentally sensitive development of by-passed vacant land in urban areas (Policy 21, Page I-21).

The proposed wireless telecommunications facility will be installed on a vacant parcel in an already urbanized, developed area of the County. A wireless telecommunications facility on a parcel zoned C-3 (Unlimited Commercial) is a compatible use. However, the visual impact from a 65 foot structure may have potential visual and aesthetic impacts. The project has been proposed as a "monopalm" with two (2) palm trees and 15 vines to be planted for additional screening. Since the monopole is to be camouflaged and the equipment enclosure is to be screened, the project was found to be compatible.

- Preserve sound residential areas and protect them from intrusion of incompatible uses (Policy 44, Page I-24).

The proposed antennas will be designed to camouflage the monopole and antennas as a palm tree, known as a "monopalm". Two (2) additional palm trees approximately 30 feet in height will be planted on the site to give the appearance of a palm grove. 15 Trumpet Vines will be planted around the equipment enclosure to further camouflage the facility.

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

A wireless telecommunications facility may be regarded as a utility, as it provides telecommunication services for the area. The proposed unmanned wireless telecommunications facility, when appropriately conditioned, is compatible with the Category 1 Low Density Residential land use designation of the General Plan.

### Zoning Ordinance and Development Standards Compliance

A wireless telecommunications facility use is not specified in Title 22 of the Zoning Code. The use that is most closely related to a wireless telecommunications facility specified in the Zoning Code is a radio or television tower. Under Section 22.28.210 of the Zoning Code, a radio or television tower within a property zoned C-3 is subject to a Conditional Use Permit pursuant to the provisions of Part 1 of Chapter 22.56. The subject property is currently vacant. The C-3 zone has no building setbacks, and a

height limit of 13 times the buildable area or a Floor Area Ratio ("FAR") of 13. Furthermore, commercial zones are required to landscape 10 percent of the parcel. The proposed wireless telecommunications facility is located adjacent to the southeastern property line is 65 feet in height, and approximately 150 square feet of landscaping has been provided outside of the lease area.

The proposed wireless telecommunications facility will be unmanned and will be visited for periodic maintenance only. Under Section 22.52.1100 of the Zoning Code, all commercial properties must have at least one (1) parking space provided. An adjacent alleyway to the west of the property and on-street parking is sufficient for the maintenance vehicle parking requirements. The director may determine and impose an amount of parking spaces that he or she finds to be adequate to prevent traffic congestion and excessive on-street parking.

The proposed project is a small development subject to the County's Low Impact Development ("LID") Ordinance. The Exhibit "A" depicts its compliance with LID in concept only, and final approval of LID compliance will be made by the Los Angeles County Department of Public Works.

**Neighborhood Impact/Land Use Compatibility**

The subject property is surrounded by a church, single family residences, offices, and commercial retail. As such, the impact to the neighborhood is limited to the overall height of the structure. The facility is adequately camouflaged in order to reduce the visual and aesthetic impacts of the 65 foot high structure.

**Burden of Proof**

As required by Section 22.56.040 of the Zoning Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer, the following facts:

- A. *That the requested use at the location proposed will not:*
  - 1. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or*
  - 2. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
  - 3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*
  
- B. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, 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.*
  
- 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 applicant's responses are attached to this document.** Staff believes that the Burden of Proof submitted by the applicant has satisfied the provisions of the Zoning Code.

### **FIELD INVESTIGATION**

A site investigation was conducted on June 24, 2009 to confirm the accuracy of the submitted site plan and land use map. The parcel is vacant and undeveloped. The chain link perimeter fence on the property was beginning to show signs of deterioration, and there was no public sidewalk or curb provided along Juniette Street. Several automobiles were parked on this unimproved right-of-way along the northwest property line. Access to the property is via an alleyway off of Juniette Street to the west of the subject property.

Several signs were identified on the property without a permit. The applicant was asked to remove these signs prior to the public hearing, and to provide evidence of their removal.

### **PUBLIC COMMENTS**

On August 18, 2009, Mr. George Gross, a nearby property owner and Vice President of the Del Rey Homeowners and Neighbors Association, called staff to express concern over the health, aesthetic, visual and community character impacts of the project. Mr. Gross noted that the Del Rey Homeowners and Neighbors Association approved a letter of opposition to the proposed project at their August 3, 2009 meeting. The letter was subsequently sent to staff and is enclosed in this report.

### **FEES/DEPOSITS**

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

#### **Zoning Enforcement:**

Inspection fees of \$750.00 to cover the costs of five (5) recommended biennial (once every two years) zoning enforcement inspections.

#### **California Department of Fish and Game:**

Current processing fee (\$2,068.00) associated with the filing and posting of a Notice of Determination for a Negative Declaration with the Los Angeles County Clerk, to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game.

### **STAFF ANALYSIS**

Staff believes that the subject project is consistent with policies of the General Plan and the provisions of the Zoning Code.

Staff believes that the Burden of Proof submitted by the applicant has satisfied the provisions of the Zoning Code.

The plans and photo simulation submitted with the application indicate that the size, design, colors, and materials of the project as currently proposed adequately camouflage the facility.

Conditions of approval will ensure that the project will be compatible with surrounding development.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends adoption of the Negative Declaration, and **APPROVAL** of Project Number R2009-00242-(2), Conditional Use Permit Number 200900017, subject to the attached conditions.

Prepared by Gunnar Hand, AICP, Senior Regional Planning Assistant, Land Divisions  
Reviewed by Susan Tae, AICP, Supervising Regional Planner, Land Divisions

**Attachments:**

- Draft Findings
- Draft Conditions of Approval
- Environmental Document
- Applicant's Burden of Proof statement
- Site Photographs
- Site Plan
- Land Use Map

# DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

**PROJECT NO. R2009-00242-(2)  
CONDITIONAL USE PERMIT CASE NO. 200900017**

**Southwest Corner of Centinela Avenue and Juniette Street**

**HEARING DATE: 9/1/2009**

## **SYNOPSIS:**

The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a "monopalm" design including an array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet (0.009 acre) lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

## **PROCEEDINGS BEFORE THE HEARING OFFICER:**

To be inserted after the public hearing to reflect the proceedings.

## **Findings**

1. The subject property is located at the southwest corner of Centinela Avenue and Juniette Street in the unincorporated community of West Fox Hills within the Playa Del Rey Zoned District. The subject parcel is a vacant property with no assigned address and Assessor Parcel Number 4211-003-800. The project site is a 0.009 acre (400 square feet) rectangular shaped lease area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The GPS coordinates of the lease area are 118° 24' 35.85"W, 33° 58' 53.75' N.
2. The applicant is requesting a Conditional Use Permit ("CUP") to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility and equipment enclosure located within the C-3 (Unlimited Commercial) zone.
3. A CUP is required for a wireless telecommunications facility in the C-3 zone per Section 22.28.210 of the Los Angeles County Zoning Code ("Zoning Code").
4. The subject property is currently designated Category 1 (Low Density Residential) within the Los Angeles Countywide General Plan ("General Plan"). The Low Density Residential category is intended to maintain the character of existing low density residential neighborhoods and also to provide additional areas to accommodate future market demand.

5. The subject property is currently zoned C-3.
6. The surrounding properties are zoned as follows:
  - North: C-3
  - South: C-3, R-1 (Single Family Residence-5,000 square feet minimum required lot area)
  - East: C-3
  - West: R-1, R-3-DP (Limited Multiple Residence-Development Program)
7. Surrounding land uses within 500 feet include:
  - North: Offices, School, City of Los Angeles
  - South: Retail, City of Los Angeles
  - East: Offices, Retail, City of Los Angeles
  - West: Single Family Residence, Church, City of Los Angeles
8. As depicted on the site plan, dated July 9, 2009, a wireless telecommunications facility consisting of a 60 foot high monopole extending 65 feet high with the "monopalm" design with palm fronds and textured bark cladding includes six (6) panel antennas, one (1) GPS antenna, four (4) radio equipment cabinets mounted on a concrete slab, and a utility rack for future utility cabinets contained within a 400 square feet lease area located along the southeastern edge of the property line approximately 40 feet from the southwest and northeast property lines on a vacant parcel. The lease area is enclosed by an eight (8) foot tall concrete wall with a wrought iron entrance gate and a tube steel security fence cover. Fifteen (15) Trumpet Vines (*Campsis Radicans*) are to be planted along the outside perimeter of the enclosure wall, and two (2) Mexican Fan Palms are to be planted outside of the lease area. A 12 foot wide access road will be constructed from the alley to the lease area "monopalm".
9. A site visit conducted on June 24, 2009 confirmed the accuracy of the site plan. The property appears to be well maintained. Several automobiles were parked along the south side of Juniette Street on the unimproved right-of-way. Several signs without a permit were affixed to the perimeter fence on the subject property, and one large sign was posted in the ground. The applicant was notified that these signs must be removed, and that they must provide proof of their removal prior to hearing.
10. For uses where parking requirements are not specific in the Zoning Code, Section 22.56.1220 authorizes the Director to impose an amount of parking space that he or she finds adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunication facility will be unmanned and will require periodic maintenance visits, approximately once per month. There is adequate space on the 0.136 acre subject property as well as on adjacent streets to accommodate parking for the maintenance vehicle.

11. The proposed project depicts compliance with Low Impact Development (LID) standards inc concept only as the Exhibit "A", and final approval of this compliance will be made by the Los Angeles County Department of Public Works.
12. The project applicant voluntarily added plantings around the perimeter wall of the lease area for additional screening of the equipment enclosure, and bark cladding to the monopole to better camouflage the "monopalm".
13. The project is located within a parcel on a corner lot that fronts Centinela Avenue and Juniette Street.
14. The site is accessed from Juniette Street to the north via a 20 foot and 10 inch wide alley, located directly west of the property.
15. There are no previous cases associated with the subject property
16. There are no open zoning violation cases on the subject property.
17. Upon the completion of an Initial Study review by the Department of Regional Planning, the project was given a Negative Declaration under the California Environmental Quality Act (CEQA) and the Los Angeles County environmental guidelines.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.
19. Mr. George Gross, Vice President of the Del Rey Homeowners and Neighbors Association, called staff to express concern over the aesthetic, visual, health and community character. Mr. Gross subsequently notified staff that the Del Rey Homeowners and Neighbors Association approved a letter of opposition to the project at their August 3, 2009 meeting. The letter of opposition was sent to staff on August 19, 2009, and it is enclosed.
20. A public hearing for Conditional Use Permit Case No. 200900017 was conducted by Mr. Alex Garcia on Tuesday, September 1, 2009 at 9:00 a.m. in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012.
21. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 10 years.
22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of

Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

As required by Section 22.56.040 of the Zoning Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer, the following facts:

- A. That the requested use at the location proposed will not:
  - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
- 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 by other public or private service facilities as are required.

**THEREFORE, HEARING OFFICER ACTION:**

- 1. I have considered the Negative Declaration together with any comments received during the public review process, and find on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect of the environment, that the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and I adopt the Negative Declaration.
- 2. In view of the findings of fact presented above, Conditional Use Permit Case No. 200900017 Project No. R2009-00242-(2) is APPROVED, subject to the attached conditions.

c: Hearing Officer, Zoning Enforcement, Building and Safety

ST:GHH

Tuesday, September 1, 2009

This grant authorizes the construction, operation and maintenance of an unmanned wireless telecommunications facility, including an equipment enclosure located within the C-3 (Unlimited Commercial) zone, and is subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant;
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 6 and 10. Notwithstanding the foregoing, this condition No. 2, and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County;
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense;
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay 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; and,
  - b) At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

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

5. This grant shall expire unless used within two (2) years from the date of final approval by the County. A single one-year time extension may be requested in writing and with the payment of the applicable fee;
6. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. The current fee of **\$2,068.00** (\$1993.00 plus \$75.00 processing fee) is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse;
8. 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 Los Angeles 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;
9. **This grant will terminate on September 1, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit ("CUP") application shall be filed with 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;
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for five (5) biennial (once every two years) inspections. Inspections shall be unannounced;
11. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The

amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection);

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance;
13. All requirements of Title 22 of the Zoning Code and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans;
14. All structures shall conform to the requirements of the Division of Building and Safety of the Department of Public Works ("Public Works") or other appropriate agency and obtain an encroachment permit if deemed necessary. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles;
15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
16. Said facility shall be removed if in disuse for more than six (6) months;
17. 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 CUP. 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, upon request to of Regional Planning;
18. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities upon request by the Department of Regional Planning;
19. One (1) all-weather sign, limited to 18 inches in length and one (1) foot in height, shall be posted at the base of the tower; the sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the property

owner to call in the event of an emergency;

20. The permittee shall post an all-weather sign on the subject property in English and the predominant second language of the neighborhood with a contact number of whom to contact for property maintenance, and Regional Planning Zoning Enforcement Section I (213-974-6453) for purposes of reporting any complaints related to the operation of the facility;
21. No signage, other than that which is specifically authorized by this grant, shall be placed on the subject property. Off-site signs, the placement of portable signs on sidewalks adjacent to the subject property and temporary signs on walls, fences and poles is prohibited;
22. All buildings or structures, wall and fences shall be a neutral color, excluding black, to blend with its surroundings and shall be maintained in good condition at all times;
23. Security lighting shall be low intensity, energy efficient lighting and directed away from natural areas. Security lighting, if required, shall be on motion sensors, be of low intensity, and be directed away from residential areas. No pole-mounted lighting shall be permitted on the leasehold. Exterior lighting shall be a top-shielded or hooded design intended to direct light away from adjacent parcels and prevent off-site illumination;
24. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the California Department of Toxic Substances Control and Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;
25. The project shall be developed and maintained in substantial conformance with the plans marked Exhibit "A". Placement and height of all pole mounted equipment to 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;
26. The project shall be in substantial conformance with photo simulations approved as part of Exhibit "A" to the satisfaction of Department of Regional Planning. If changes to the project are required as a result of instruction given at the public hearing, revised photo simulations shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval;
27. No equipment shall be placed directly on the ground;
28. The maximum height of the proposed "monopalm" at the top of the fronds is not to exceed 65'-0";

29. Final approval of LID compliance shall be made by Public Works;
30. The permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, fertilizing and replacement of plants when necessary;
31. Watering facilities shall consist of a water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas;
32. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
33. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
34. 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;
35. The permittee shall maintain a current contact name, address, and phone number with Regional Planning at all times;
36. The operator shall ensure that maintenance vehicles shall not block access to driveways or garages and shall obey all applicable on-street parking regulations;
37. The operator shall have a maintenance report verifying the continued operation and maintenance of the said facility available upon request by Regional Planning; and,
38. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.



09 - 00242 #3

Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



# CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

**A. That the requested use at the location will not:**

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

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

The proposed tower will be disguised as a palm tree. Palm trees are the predominant tall elements in the surrounding area and are being planted in mass as street trees. Wireless facilities disguised as palm trees have been located in all zoning districts and adjacent to and within all land use types without detrimental effects.

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

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

The proposed project site is open and undeveloped land bordered on two sides by roads and a third by a public alley. There is sufficient space on the subject property for the proposed use and future potential SCE uses. The roads adjacent to the site to the east and north will not be impacted. Access will be obtained from the alley to the west. Care was taken to ensure that the proposed site location complied with all required setbacks and was sufficiently set back from surrounding roads to not impact the future circulation patterns or uses surrounding the subject property.

The proposed location on the subject property maintains the potential future use of the property by locating the proposed facility away from the roads along the south property line adjacent to a commercial structure. By doing this access to the remaining open area of the parcel is maintained.

**C. That the proposed site is adequately served:**

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

The proposed project site is located on a property bordered by Centinela Avenue to the east, Juniette Street to the north, and a public alley to the west. Access is obtained from the alley to avoid traffic impacts on the adjacent roads. The proposed project is unoccupied. After construction the proposed project will generate approximately one vehicular trip per quarter for a technician in a light truck or van. The surrounding streets are capable of supporting this minimal traffic along with the traffic generated by the uses in the surrounding area without impeding the public right-of-way.

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

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**Environmental Determination: Negative Declaration**  
**Project Number R2009-00242-(2)**  
**Conditional Use Number 200900017**  
**Environmental Case Number RENVT200900017**

**1. Project Description:**

The project consists of an unmanned wireless telecommunications facility consisting of a 60 foot monopole extending to 65 feet with a monopalm design including an array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet (0.009 acres) leased area located along the southeastern property line approximately 40 feet from the southwest and northeast property lines. The project is on a currently vacant parcel.

**2. Project Location:**

Southwest Corner of Centinela Avenue and Juniette Street  
APN 4211003800

**3. Proponent:**

Pete Shubin  
One Venture, Suite 200  
Irvine, CA 92618

**4. Findings of NO SIGNIFICANT effect:**

The initial study determined that the project is not likely to 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 Gunnar Hand, AICP.  
June 23, 2009



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

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

GENERAL INFORMATION

I.A. Map Date: February 18, 2009 Staff Member: Gunnar Hand, AICP  
Thomas Guide: 672 F7 USGS Quad: Venice  
Location: Southwest Corner of Centinela Avenue and Juniette Street, West Fox Hills

Description of Project: The project consists of an unmanned wireless telecommunications facility with an consisting of a 60 foot monopole extending to 65 feet with the monopalm design array of six (6) panel antennas and a 400 square feet equipment enclosure in a 400 square feet leased area located along the southeastern edge of the property line in the middle of the parcel. The project is on a currently vacant parcel.

Gross Acres: 400 square feet (leased area)

Environmental Setting: The proposed project site is within a vacant lot in an urban setting with limited vegetation located in the West Fox Hills unincorporated community. The project site is on flat terrain. Surrounding land uses consist of single-family residences, a church, commercial, retail, and major roadways (Centinela Avenue to the East, Jefferson Boulevard to the South, and Highway 90 to the north, ).

Zoning: C-3 (Unlimited Commercial)

General Plan: 1 (Low Density Residential)

Community/Area wide Plan: N/A

Community Standards District: N/A

**Major projects in area:**

PROJECT NUMBER

TR067206

DESCRIPTION & STATUS

Pending 216 multi-family unit development

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

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	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"/>	
<b>SERVICES</b>	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"/>	
<b>OTHER</b>	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**DEVELOPMENT MONITORING SYSTEM (DMS)**

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Urbanized Area
- Yes  No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes  No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**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.

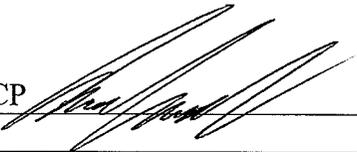
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result,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

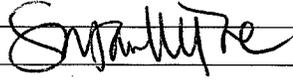
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

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 EIR is required to analyze only the factors not previously addressed.

Reviewed by: Gunnar Hand, AICP  Date: June 18, 2009

Approved by:  Date: 6/18/09

Determination appealed – see attached sheet.

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



**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input 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**

**OTHER CONSIDERATIONS**

Lot Size     Project Design

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

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

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

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

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**STANDARD CODE REQUIREMENTS**

- Water Ordinance No. 7834    Fire Ordinance No. 2947    Fire Prevention Guide No.46  
 Fuel Modification/Landscape Plan

**MITIGATION MEASURES**

- Project Design    Compatible Use

**OTHER CONSIDERATIONS**

*Project is an unmanned telecommunications facility.*

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**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 type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project site is 1,500 feet from a freeway</i> Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>The equipment may increase noise levels; however, it will be located adjacent to commercial uses and across an alley from residential development.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size     Project Design     Compatible Use

*Project is an unmanned telecommunications facility.*

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

- |  |   |
|--|---|
| <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 CAS614001 Compliance (DPW)    |

**MITIGATION MEASURES**

- Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

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

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

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

Project Design       Air Quality Report

**OTHER CONSIDERATIONS**

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

*Project is an unmanned telecommunications facility on a vacant lot in an urbanized area.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

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

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

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

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MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

*Project is an unmanned telecommunications facility.*

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

*Project is an unmanned telecommunications facility.*

**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>The project is a 65 foot tower camouflaged as a palm tree</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?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? <i>The wireless telecommunications facility is approximately 30 feet taller than surrounding uses and palm trees</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Visual Report

Compatible Use

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design     Traffic Report

Consultation with Traffic & Lighting Division

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

Potentially significant

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

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

Sanitary Sewers and Industrial Waste – Ordinance No. 6130

Plumbing Code – Ordinance No. 2269

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Project is an unmanned telecommunications facility.*

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

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MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

*Project is an unmanned telecommunications facility.*

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
				<hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

*Project is an unmanned telecommunications facility.*

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**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

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

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

*Project is an unmanned telecommunications facility.*

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <hr/> <i>The project is approximately 30 feet taller than surrounding uses and palm trees</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Compatible Use

*Project is an unmanned telecommunications facility.*  

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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 any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? <i>Additional radio-frequency radiation and electromagnetic field emissions</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

The Federal Communications Commission (FCC) regulates radio-frequency radiation and electromagnetic field emissions.

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

Potentially significant

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

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

*Project is an unmanned telecommunications facility.*

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

*Project is an unmanned telecommunications facility.*

**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?
<hr/>				
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.
<hr/>				
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



DEL REY HOMEOWNERS AND NEIGHBORS ASSOCIATION  
P. O. Box 661450  
Los Angeles, CA 90066

August 19, 2009

Gunnar Hand, AICP  
Land Divisions Section  
Los Angeles County Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

RE: Royal Street Communications  
Project Number R2009-00242-(2)  
Conditional Use Number 200900017  
Unmanned Wireless Telecommunications Facility

Dear Mr. Hand:

The Del Rey Homeowners and Neighbors Association has received many neighbor complaints about the proposed cell phone tower that is to be constructed on the southwest corner of Centinela Avenue and Juniette Street. Upon researching the project, the Del Rey Homeowners and Neighbors Association agrees with the objections.

This 65' tower is 30 feet higher than any surrounding structure and the building height limit for that area. It is totally out of character for the neighborhood. Del Rey is right in the middle of a major bird migratory route, and the area's wetlands provide a critical stopover for many species. We strongly oppose the tower on environmental grounds until we have all the facts on how this tall, intrusive tower will affect this critical flyway. We do not wish to disturb anymore of the wildlife in this area than already has been done with other ill conceived projects, e.g. mammals and birds displaced by the Playa Vista development.

We doubt there is a need for such a structure. Cell phones, internet transmission, DSL, cable, etc are all easily obtainable and reliable in the Del Rey area.

At a General Meeting in the neighborhood sponsored by the utility companies about 30 years ago in regards to the potential development of the area now know as Playa Vista, we were told that within 10 years most cables, utility poles, etc would be in underground

Celltower1.doc

Gunnar Hand, AICP

cable conduits. We not only have not had a decrease of the eyesore utility poles and lines in Del Rey, but see that only more are being added. These blots on the landscape only lessen our quality of life and diminish our property values.

Please do not grant the conditional permit for this 65' tower.

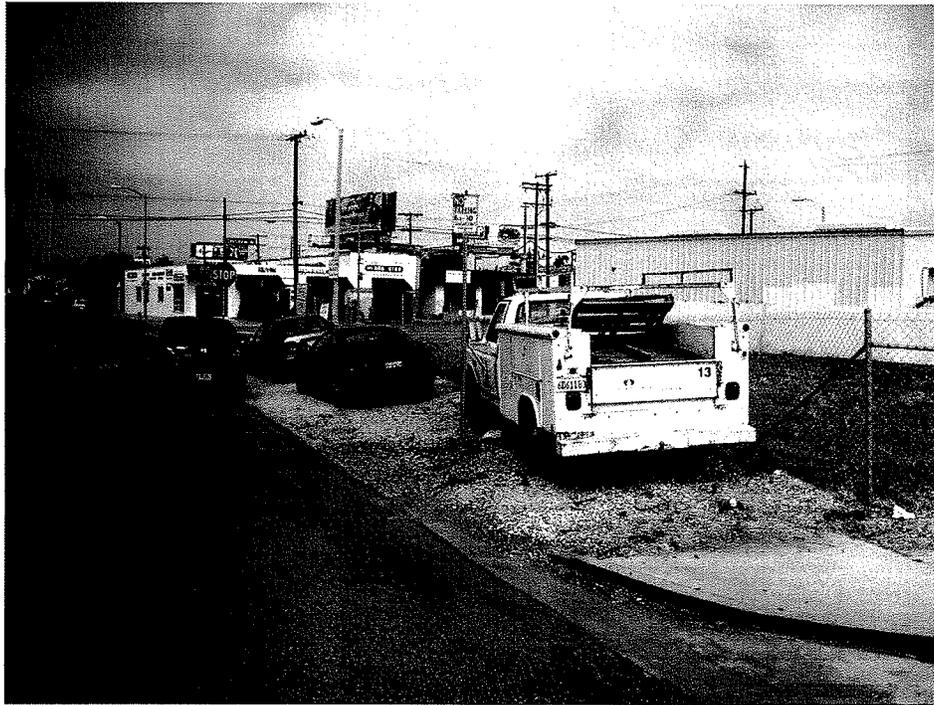
Sincerely yours,

Tobyann Mandel, Corresponding Secretary

Del Rey Homeowners and Neighbors Association



View from the Northwest of the Access Alley



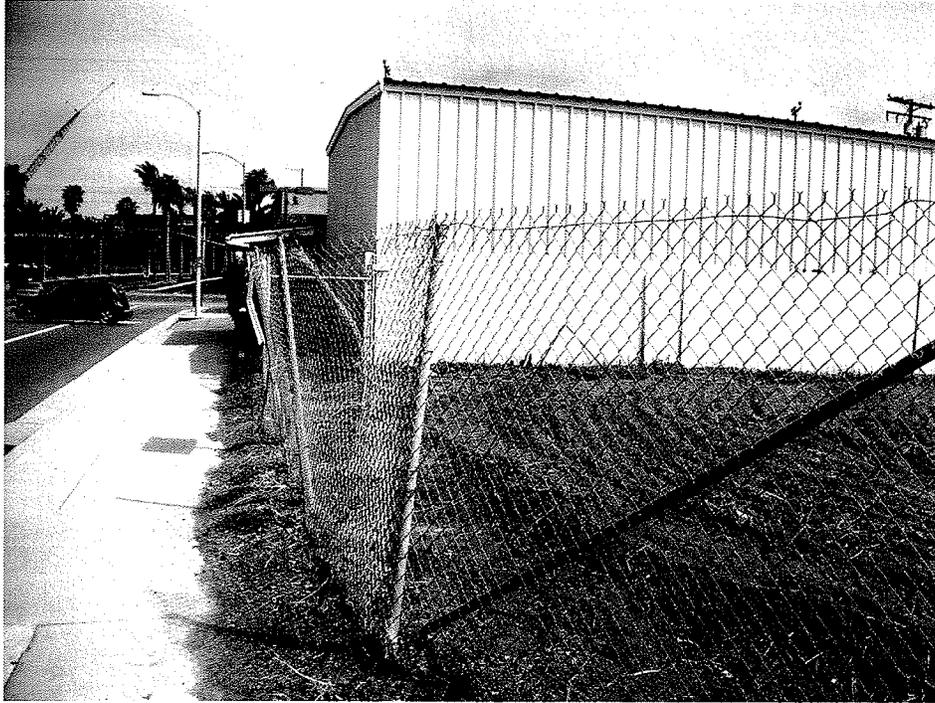
View from the West



View from the Northeast across from Juniette Street



View from the East along northern property line



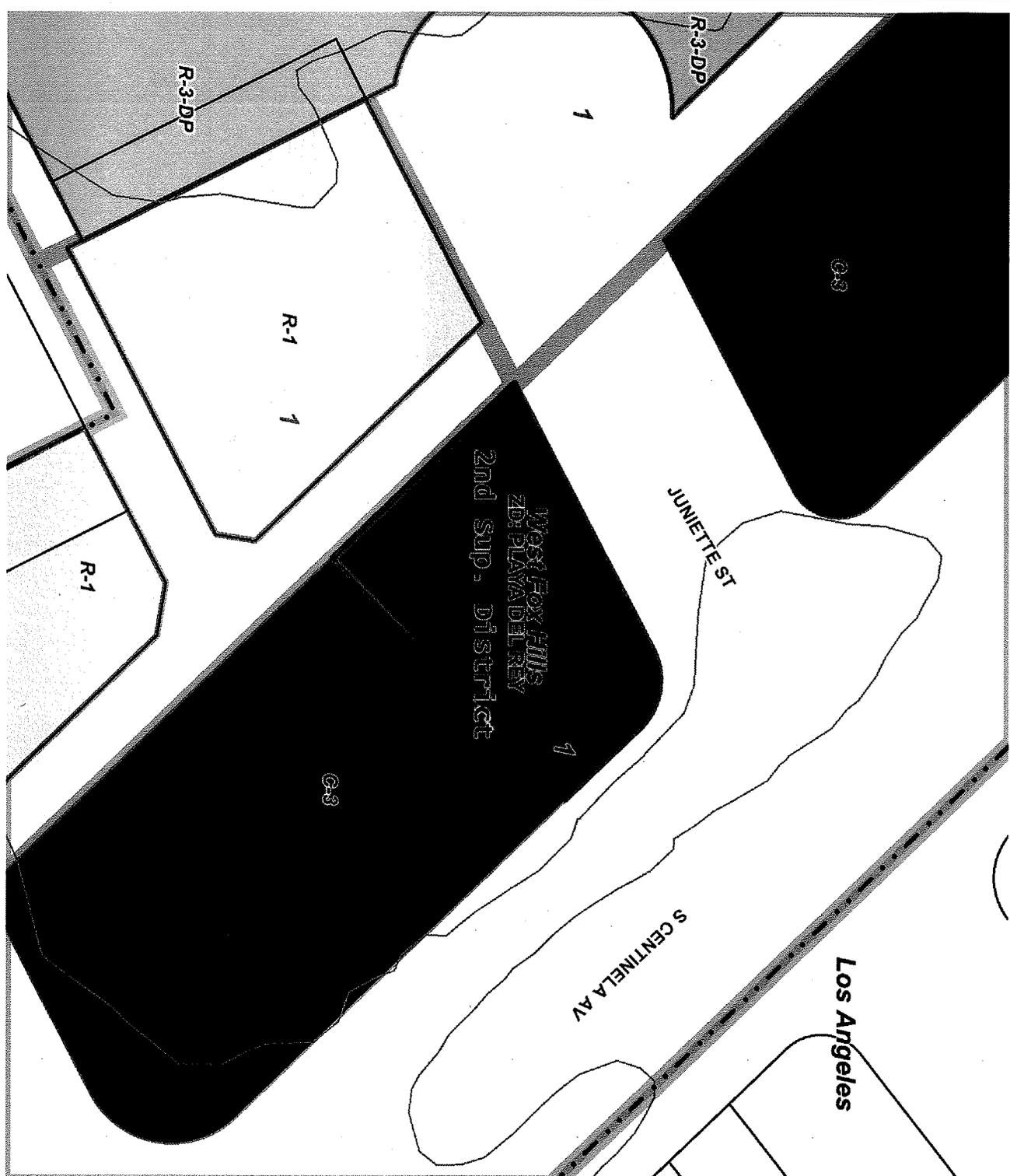
View from the Northeast along the eastern property line



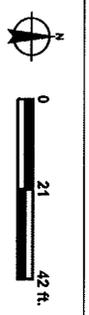
View from the East across Centinela Avenue



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 The map should be interpreted in accordance with the disclaimer statement of GIS-NET.



**Legend**

Parcel Boundary	Zoning (Boundary)
Highway	Zone A-1
Arterial Street	Zone A-2
Freeway	Zone A-3
Master Plan of Highways	Zone A-4
Expressway - (E)	Zone B-1
Lt. Secondary Highway - (L)	Zone B-2
Major Highway - (M)	Zone B-3
Railway - (R)	Zone B-4
Major Highway - (M)	Zone C-1
Secondary Highway - (S)	Zone C-2
Proposed Highway - (P)	Zone C-3
Railroad or Rapid Transit	Zone C-4
Rapid Transit	Zone C-5
Railway	Zone M-1
Underpass Rapid Transit	Zone M-2
Railroad	Zone M-3
Rapid Transit	Zone M-4
Significant Ridgelines	Zone M-5
Catic CSD Primary	Zone M-6
Catic CSD Secondary	Zone M-7
SAMA Signmitt	Zone M-8
Census Tract (2000)	Zone R-1
Assessor Map Book (AMB) Box	Zone R-2
USGS Quad Sheet Grid	Zone R-3
The Thomas Guide Grid	Zone R-4
Very High Fire Hazard Severity Zone	Zone R-5
Community Standards District	Zone R-6
GSD (GIS) Specific Boundary	Zone R-7
ESHA (Coast Only)	Zone R-8
Significant Ecological Area (SEA) Line	Zone R-9
Township and Range	Zone W
National Forest	
Education District (EOD)	
State Oriented District (SOD)	
Zoned District (ZD)	
Supervisoral District Boundary	
Safety Related Stations (from TB)	
Fire Station	
Highway Patrol	
Police Station	
Ranger Station	
Sheriff Station	

**Landuse Policy (Not in Comm/Av)**

1 - Low Density Residential (1 to 6 du/ac)	10 - Open Space
2 - Low/Medium Density Residential (6 to 12 du/ac)	11 - Public and Semi-Public Facilities (Community)
3 - Medium Density Residential (12 to 22 du/ac)	12 - Non-Urban
4 - High Density Residential (22 or more du/ac)	13 - Transportation Corridor
5 - Major Commercial	
6 - Minor Commercial	
7 - Office	
8 - Public and Semi-Public Facilities (Community)	
9 - Open Space	

**Inland Waterbody**

Perennial
Intermittent
City

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

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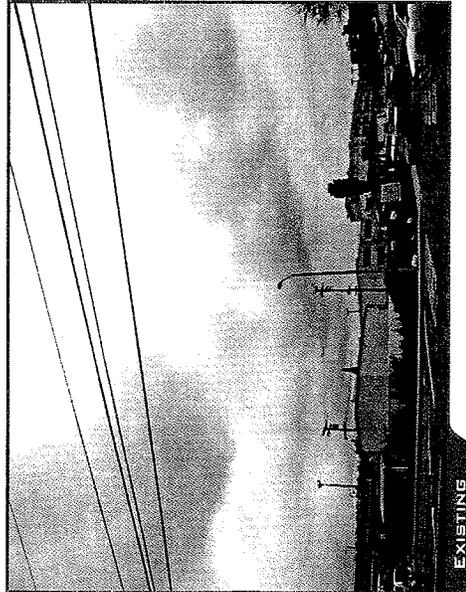
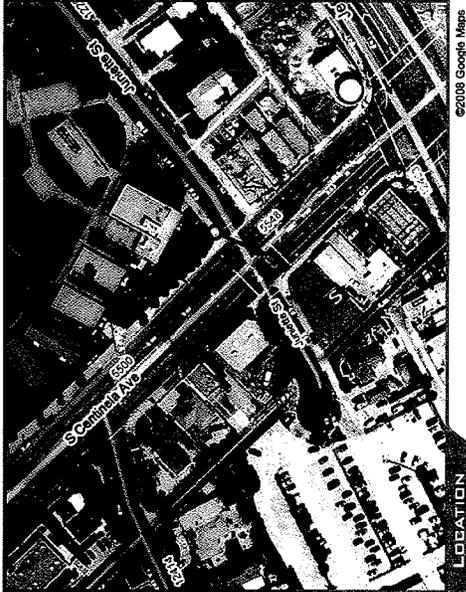
**Royal Street**  
 Communications  
 California, L.L.C.

**LAD363D**  
**SCE JUNIETTE CENTINELA**

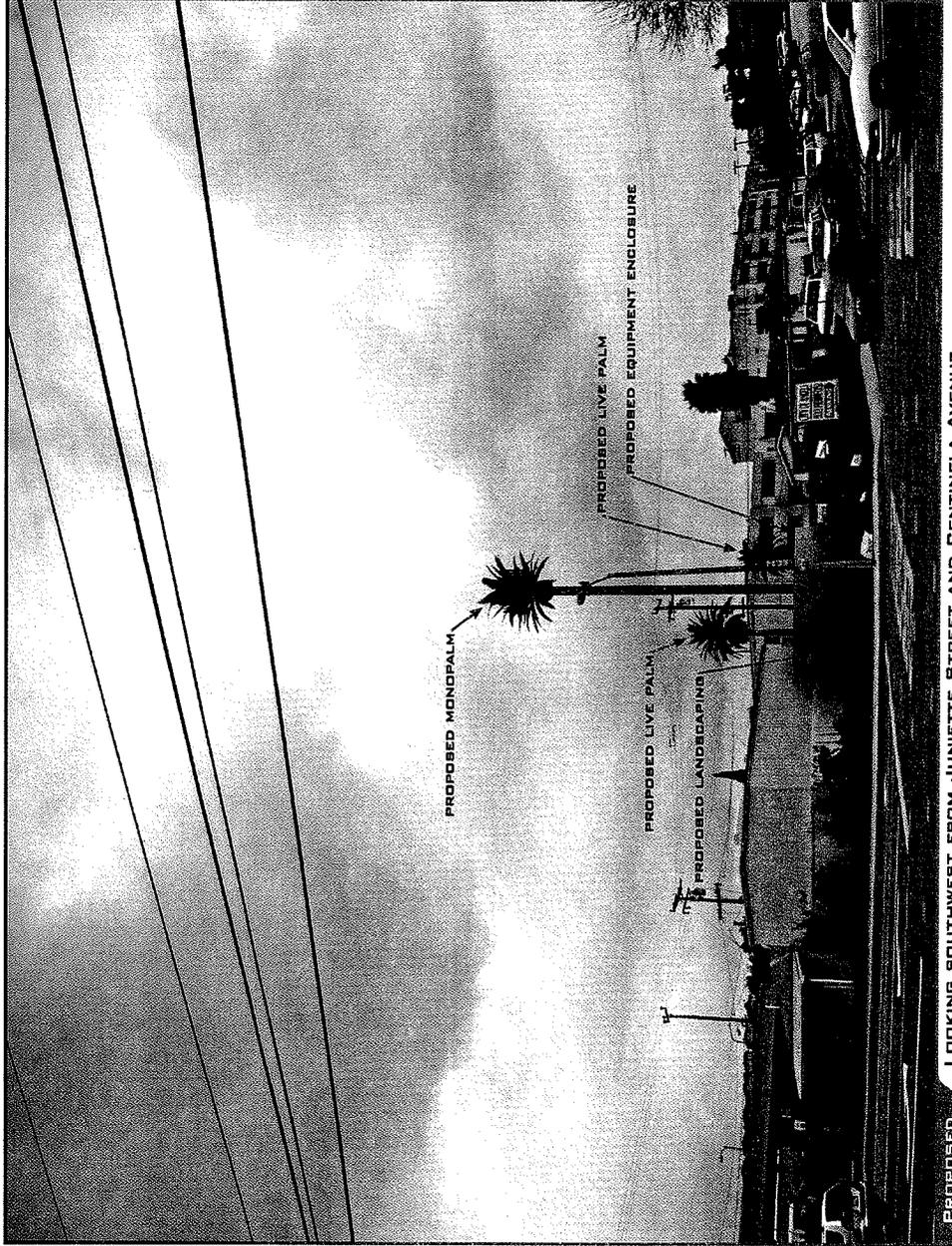
CENTINELA AVENUE AND JUNIETTE STREET LOS ANGELES CA 90066



VIEW 1



EXISTING



PROPOSED LOOKING SOUTHWEST FROM JUNIETTE STREET AND CENTINELA AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

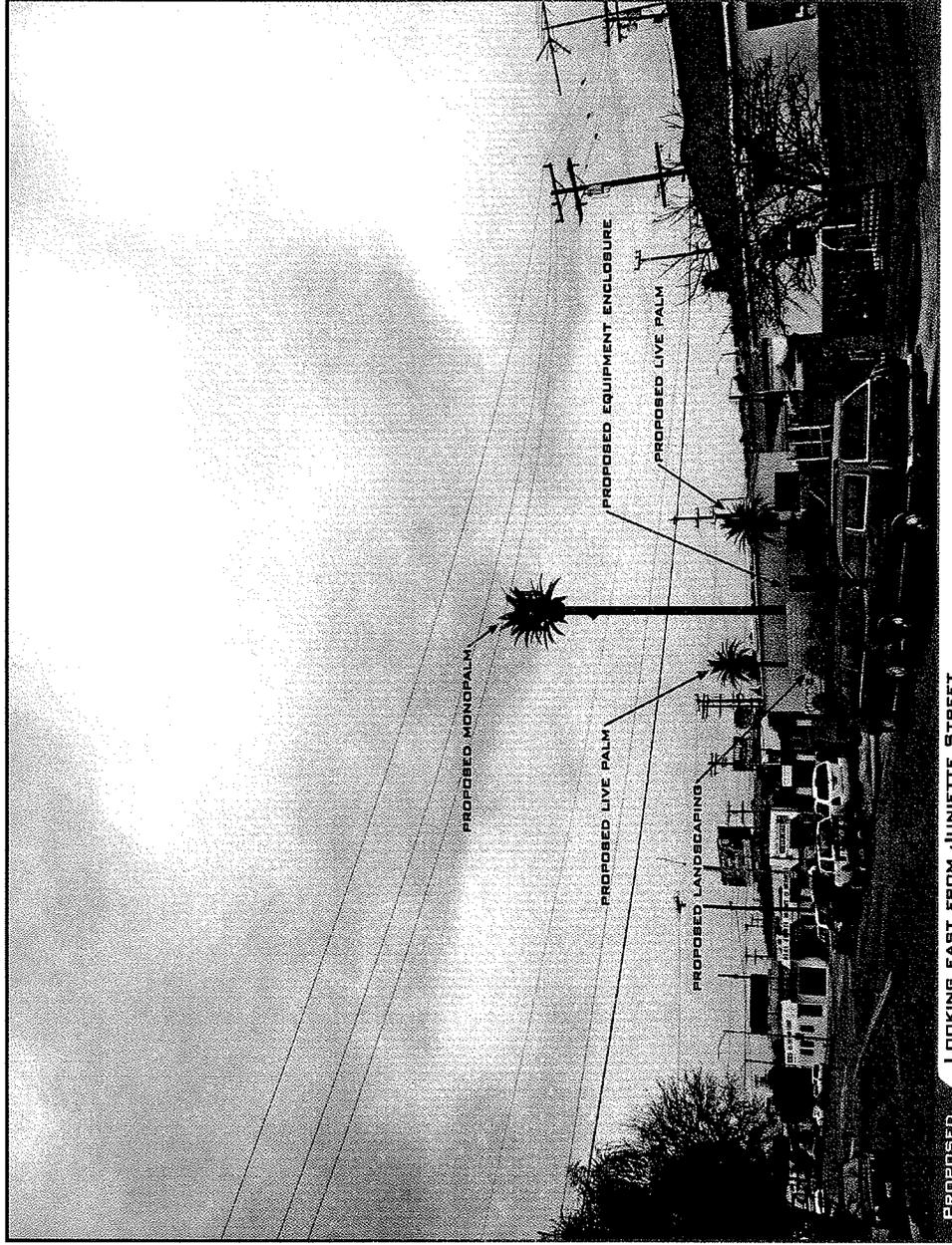
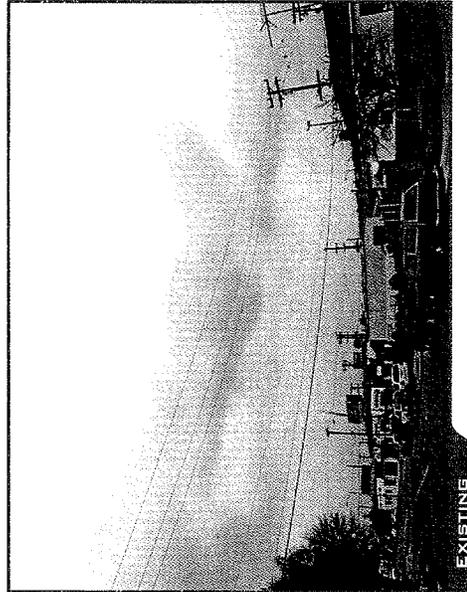
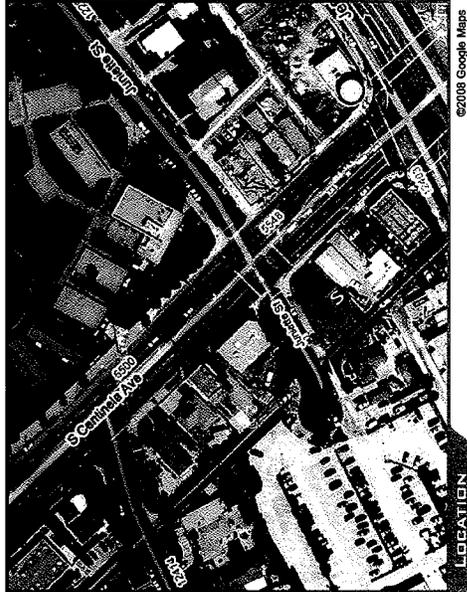
**Royal Street**  
 Communications  
 California, L.L.C.

**LA0363D**  
**SCE JUNIETTE CENTINELA**

CENTINELA AVENUE AND JUNIETTE STREET LOS ANGELES CA 90066



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.