



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-6433

**PROJECT NO. R2009-00684 – (5)**  
**CONDITIONAL USE PERMIT NO. 200900038**  
**ENVIRONMENTAL ASSESSMENT**  
**NO. 200900043**

HO MEETING DATE  
12/7/2010

AGENDA ITEM  
12

PUBLIC HEARING DATE  
12/7/2010

CONTINUE TO

**APPLICANT**

MCI Telecommunications Corp., aka  
Verizon Business

**OWNER**

Los Angeles SMSA Limited  
Partnership, aka Verizon Wireless

**REPRESENTATIVE**

Justin Robinson

**PROJECT DESCRIPTION**

A request for a new wireless telecommunications facility ("WTF"), consisting of a 55-foot high monopalm concealing twelve panel antennas, one four-foot diameter microwave dish, and ground equipment contained within a 184-square-foot equipment shelter within an approximately 599-square-foot lease area, located on the same lot as an existing fiber optic switching station, within the A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area) Zone, within the Palmdale Zoned District.

**REQUIRED ENTITLEMENTS**

Conditional Use Permit to authorize the installation and operation of a new WTF.

**LOCATION/ADDRESS**

1040 East Rae Street, Palmdale

**SITE DESCRIPTION**

The site plan depicts one 2,750 square foot single-story building housing a fiber optic switching facility, one 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole, one transformer, one water tank on the westerly side of the property surrounded by a block wall, one water tank on the westerly side of the property, one portable storage unit, and one 25-foot by 12-foot asphalt pad, all of which are existing and will remain. The proposed 55-foot high monopalm, concealing twelve panel antennas and one four-foot diameter microwave dish, is depicted approximately 14 feet from the northeast corner of the existing building. The appurtenant ground equipment will be contained within an approximately 184-square-foot equipment shelter within an approximately 599-square-foot lease area located approximately 10 feet south of the existing building. All of these structures are depicted on a gravel-surfaced area enclosed by a six-foot high chain link fence. The enclosed area is accessed through a gate on the westerly side of the fence. An asphalt driveway connects the enclosed area to Rae Street, an 18-foot wide private street along the north side of the subject property.

**ACCESS**

East Rae Street

**ZONED DISTRICT**

Palmdale

**ASSESSORS PARCEL NUMBER**

3053 021 800

**COMMUNITY**

Antelope Valley

**SIZE**

2.49 acres

**COMMUNITY STANDARDS DISTRICT**

None

	EXISTING LAND USE	EXISTING ZONING
Project Site	Unmanned fiber optic switching facility	A-1-1
North	Vacant Land	A-1-1
East	Single-Family Residence; Vacant Land	A-1-1; OS (Open Space)
South	California Aqueduct; Vacant Land,	A-1-1; OS
West	Single-Family Residence; Vacant Land	A-1-1; OS

**GENERAL PLAN/COMMUNITY PLAN**

Antelope Valley Area Plan

N-2 (Non-urban 2)

**MAXIMUM DENSITY**

N/A

**ENVIRONMENTAL DETERMINATION**

Negative Declaration

**RPC LAST MEETING ACTION SUMMARY**

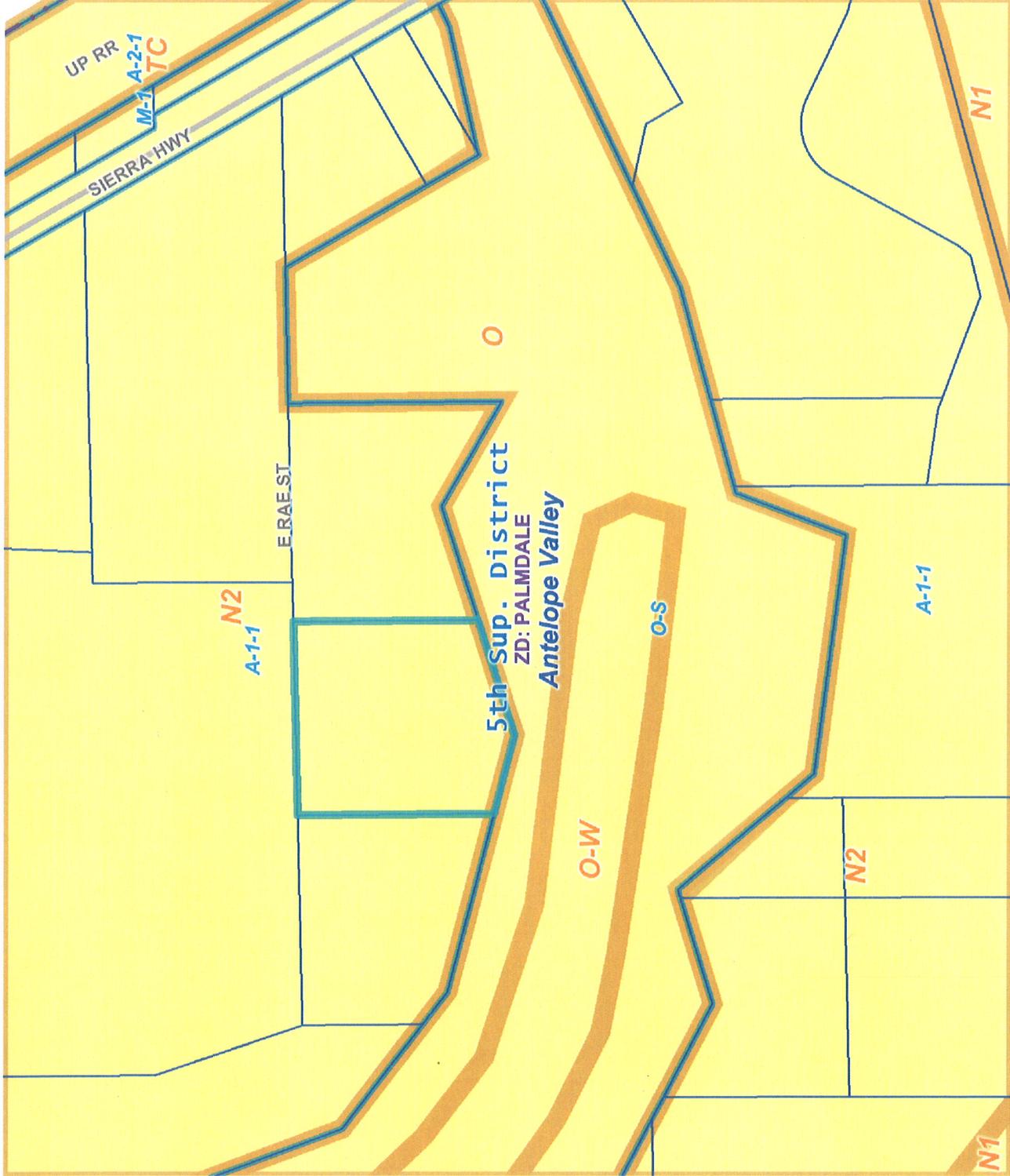
LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

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

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

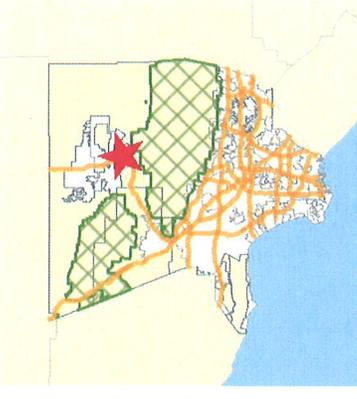
\*(O) = Opponents (F) = In Favor





- Legend**
- Parcel Boundary
  - Alterial Street
  - Highway
  - Freeway
  - Master Plan of Highways
  - Expressway - (E)
  - Freeway - (F)
  - Ltd. Secondary Highway - (S)
  - Ltd. Secondary Highway - (P)
  - Periphery - (P)
  - Major Highway - (M)
  - Major Highway - (A)
  - Major Highway - (D)
  - Secondary Highway - (S)
  - Secondary Highway - (P)
  - Existing (P) Proposed
  - Railroad or Rapid Transit
  - Railroad
  - Rapid Transit
  - Use/Proposed Rapid Transit
  - Significant Ridge/lines
  - Casual CSD Primary
  - Casual CSD Secondary
  - SMINA Significant
  - Census Tract (2000)
  - Assessor Map Book (AMB) Boy
  - County Parcel Grid
  - Zoning Map Grid
  - USGS Quad Sheet Grid
  - The Thomas Guide Grid
  - Very High Fire Hazard Severity
  - Zone
  - Community Standards District
  - CSD Area Specific Boundary
  - ESHA (Coast Only)
  - Significant Ecological Area
  - Section Line
  - Township and Range
  - National Forest
  - Equestrian District (EQD)
  - Seismic District
  - Seismic District (ZD)
  - Supervisory District Boundary
  - Safety Related Stations (From TB)
  - Fire Station
  - Highway Patrol
  - Police Station
  - Sanitation Station
  - Sheriff Station
  - Inland Waterbody
  - Perennial
  - Intermittent
  - dry
- Zoning (Boundary)**
- Zone A-1
  - Zone A-2
  - Zone B-1
  - Zone B-2
  - Zone C-1
  - Zone C-2
  - Zone C-3
  - Zone C-4
  - Zone C-M
  - Zone CPD
  - Zone C-R
  - Zone D-1
  - Zone D-2
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  - Zone M-100
- Land Use Policy (Not in Comm.)**
- 1 - Low Density Residential
  - 2 - Low/Medium Density Residential (5 to 12 du/ac)
  - 3 - Medium Density Residential (12 to 22 du/ac)
  - 4 - High Density Residential (22 or more du/ac)
  - 5 - Very High Density Residential
  - 6 - Major Industrial
  - 7 - Open Space
  - 8 - Public and Semi-Public
  - 9 - Rural/Communities
  - 10 - Non-Urban
  - 11 - Transportation Corridor

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.



**STAFF ANALYSIS**  
**PROJECT NUMBER R2009-00684 – (5)**  
**CONDITIONAL USE PERMIT NO. 200900038**

**PROJECT DESCRIPTION**

The applicant, Verizon Wireless, requests authorization to construct, maintain, and operate a 55-foot unmanned wireless telecommunications facility (“WTF”) in an A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone. The proposed WTF consists of a 55-foot high monopalm (a cell phone tower disguised to look like a palm tree) concealing 12 panel antennas and one four-foot diameter microwave dish, plus ground equipment contained within a 12-foot by 16-foot equipment shelter. The facility is located within a 600-square foot lease area on the site of an existing fiber optic switching station.

**ENTITLEMENT REQUEST**

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

**DESCRIPTION OF SUBJECT PROPERTY**

Location: 1040 East Rae Street, Palmdale, Palmdale Zoned District.

Physical Features (topography, vegetation): The generally rectangular 2.49-acre subject property slopes to the south toward the adjacent California Aqueduct. The subject property includes sparse desert scrub vegetation.

Access: Rae Street

**EXISTING ZONING**

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

Surrounding Properties:

North: A-1-1

East: A-1-1, O-S (Open Space)

South: A-1-1, O-S

West: A-1-1, O-S

## EXISTING LAND USES

Subject Property: The property is improved with a fiber optic switching facility and a 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole on the subject property.

### Surrounding Properties:

North: Vacant land

East: Single family residences, vacant land

South: California Aqueduct, vacant land

West: Single family residences, vacant land

## PREVIOUS CASES/ZONING HISTORY

There are two previous projects on the subject property:

**CUP 92099:** To authorize a radio transceiver at a telephone equipment building. Approved by the Regional Planning Commission (“Commission”) on October 14, 1992. This CUP will expire on October 1, 2012. The CUP superseded CUP 88278. **IS 92099:** Negative Declaration associated with CUP 92099 .

**CUP 88278:** To establish and operate a fiber optic cable communications equipment facility. Approved by the Hearing Officer on October 20, 1988. No expiration date for the CUP was stated in the conditions of this permit. **IS 88278:** Negative Declaration associated with CUP 88278.

There are no open zoning violations on the subject property.

## CONSISTENCY WITH THE ANTELOPE VALLEY AREA PLAN

### Land Use Policy Map

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

Communication facilities are recognized in the AVAP as public and semi-public uses typically located in non-urban environs. The proposed project is consistent with the AVAP’s requirement that the application process for non-residential uses in non-urban areas shall involve a public hearing process and appropriate conditioning of the design

of the project such that the negative impact on adjacent land uses will be minimized. (policy on non-residential uses in non-urban areas, p. VI-4 to VI-6)

The proposed project is appropriately conditioned and there is a public hearing to consider public testimony, including project design. The project is conditioned to construct a wireless telecommunication facility disguised as a palm tree to be compatible with the surrounding neighborhood.

#### Additional Applicable AVAP Provisions

The following are selected applicable AVAP goals and policies:

- Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution) and noise (Policy Statement No. 22, p. V-4) The proposed WTF will be camouflaged to blend in with the surroundings.
- Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilizations of appropriate buffers, building codes, and standards (Policy Statement No. 62, p. V-9) The proposed WTF and appurtenant equipment are located on a site already used for commercial telecommunications.

#### **SITE PLAN DESCRIPTION**

The site plan depicts one 2,750 square foot single-story building housing a fiber optic switching facility, one 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole, one transformer, one water tank on the westerly side of the property surrounded by a block wall, one water tank on the westerly side of the property, one portable storage unit, and one 25-foot by 12-foot asphalt pad, all of which are existing. The proposed 55-foot high monopalm, concealing twelve panel antennas and one four-foot diameter microwave dish is depicted approximately 12 feet from the northeast corner of the existing building. The appurtenant ground equipment will be contained within an approximately 184-square-foot equipment shelter within an approximately 600-square-foot lease area located approximately 10 feet south of the existing building. All of these structures are depicted on a gravel-surfaced area enclosed by a six-foot high chain link fence. The enclosed area is accessed through a gate on the westerly side of the fence. An asphalt driveway connects the enclosed area to Rae Street, an 18-foot wide private street along the north side of the subject property.

#### **COMPLIANCE WITH APPLICABLE ZONING STANDARDS**

A wireless telecommunications facility is a use not specified in Title 22 (Zoning Code) of the Los Angeles County Code ("County Code"). Comparable use specified in the

Zoning Code is a radio or television tower. Section 22.24.100 requires a conditional use permit for a radio or television tower in the A-1 Zone; thus, a conditional use permit is also required for the wireless telecommunication facility, a comparable use, in the A-1 Zone subject to applicable development standards and conditions.

#### A-1-1 Zone Development Standards

The project site is zoned A-1-1. Pursuant to County Code Section 22.28.260, the existing use of a communication equipment building is permitted in the A-1 zone. A WTF is not a use recognized by Title 22 although a similar use of radio and television towers is a use subject to permit.

#### Parking

No parking spaces are depicted on the site plan. County Code Section 22.52.1220 states, “where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking.” Parking space for maintenance vehicles is available on-site.

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

#### Conditional Use Permit Burden of Proof

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

### **ENVIRONMENTAL DOCUMENTATION**

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

### **PUBLIC COMMENT**

Staff received one phone call from a neighbor who had received a hearing notice, inquiring about the specific location of the proposed monopalm.

## **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

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

## **STAFF EVALUATION**

The proposed project is located on a property surrounded by single-family residences on approximately two-and-one-half-acre lots to the east and west, vacant land to the north, and the California Aqueduct to the south. The single-family residence to the east is approximately 140 feet away from the proposed WTF location. The project site is approximately 940 feet west of Sierra Highway and is visible from the Sierra Highway. The applicant has stated there are no existing facilities nearby which offer the opportunity for co-location.

To minimize visual impact to the surrounding community, the wireless telecommunication facility will be disguised as a monopalm. The applicant has provided photo-simulations which depict how the proposed monopalm will appear on the site. Staff notes there are no existing palm trees on the subject property. As an alternative to the monopalm, staff recommends project design be revised to replace the monopalm with a steel tower painted in colors appropriate to blend with the surroundings and background of the tower, and that the applicant submit revised photosimulations and site plans depicting this revised project design. Staff makes this recommendation as there are no large palm trees in the immediate area of the project site, and an appropriately painted steel tower would be less conspicuous than a monopalm.

An Initial Study was prepared to evaluate the visual impacts of the 55-foot structure. Pursuant to the Initial Study, it has been determined that the proposed structure, appropriately disguised, will not have a significant impact on the environment. A Negative Declaration has been prepared for this project.

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

## **FEES/DEPOSITS**

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

Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$2,000 to cover the cost of 10 recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

### **STAFF RECOMMENDATION**

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

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approve a revised project design proposed by staff for CUP 200900038.

SMT:dck

Attachments:

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

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

**PROJECT NO. R2009-00684 – (5)  
CONDITIONAL USE PERMIT NO. 200900038**

**REQUEST:**

To construct, maintain, and operate a 55-foot unmanned wireless telecommunications facility (“WTF”) and appurtenant facilities in an A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

**HEARING DATE: December 7, 2010**

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

Findings

1. The applicant is requesting a conditional use permit to construct, maintain, and operate an unmanned wireless telecommunications facility consisting of one 55-foot high pole with antennas, ground equipment cabinets and other ancillary equipment.
2. Zoning on the subject property, A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), requires a conditional use permit for the wireless telecommunication facility, a use not specified in the Zoning Code, but comparable to the radio or television tower specified in the Zoning Code.
3. The location of the subject property is 1040 East Rae Street, in the unincorporated community of Palmdale, within Palmdale Zoned District.
4. The generally rectangular 2.49-acre subject property slopes to the south toward the adjacent California Aqueduct. The subject property includes sparse desert scrub vegetation.
5. The proposed project location will not have an impact on the number of parking spaces provided. The subject property is zoned A-1-1, which is consistent with surrounding A-1-1 zoning to the north, east, south, and west.
6. The wireless telecommunication facility is compatible with surrounding land uses, which include vacant land to the north, single family residences to the east and west, and the California Aqueduct to the south.
7. The project site is classified as “N2” (Non-Urban 2) in the Antelope Valley Area

- Plan, a component of the Los Angeles County General Plan, which allows a maximum density of one dwelling unit per acre. Density is not applicable to this project as the proposal is to construct an unmanned wireless telecommunication facility, not a residential use. This land use category allows for non-residential use with a public hearing and appropriate conditioning of the project. The proposed project is consistent with the N2 land use map policy as the project was subject to a public hearing and appropriately conditioned.
8. The site plan depicts one 2,750 square foot single-story building housing a fiber optic switching facility, one 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole, one transformer, one water tank on the westerly side of the property surrounded by a block wall, one water tank on the westerly side of the property, one portable storage unit, and one 25-foot by 12-foot asphalt pad, all of which are existing. The proposed 55-foot high monopole, concealing 12 panel antennas and one four-foot diameter microwave dish is depicted approximately 12 feet from the northeast corner of the existing building. The appurtenant ground equipment will be contained within an approximately 184-square-foot equipment shelter within an approximately 600-square-foot lease area located approximately 10 feet south of the existing building. All of these structures are depicted on a gravel-surfaced area enclosed by a six-foot high chain link fence. The enclosed area is accessed through a gate on the westerly side of the fence. An asphalt driveway connects the enclosed area to Rae Street, an 18-foot wide private street along the north side of the subject property.
  9. There are two previous projects on the subject property:
    - **CUP 92099:** To authorize a radio transceiver at a telephone equipment building. Approved by the Regional Planning Commission (“Commission”) on October 14, 1992. This CUP will expire on October 1, 2012. The CUP superseded CUP 88278. **IS 92099:** Negative Declaration associated with CUP 92099.
    - **CUP 88278:** To establish and operate a fiber optic cable communications equipment facility. Approved by the Hearing Officer on October 20, 1988. No expiration date for the CUP was stated in the conditions of this permit. **IS 88278:** Negative Declaration associated with CUP 88278.
  10. Pursuant to County Code Section 22.52.1100 (Parking - uses not specified), one parking space is required for the unmanned wireless telecommunications facility to accommodate the monthly visits from the maintenance personnel.
  11. The closest single family residence to the proposed wireless telecommunications facility is approximately 140 feet to the east of the subject property. This residence is located on an approximately 2.43-acre lot.

12. The applicant has stated there are no existing facilities nearby which offer the opportunity for co-location.
13. In order to minimize visual impacts to the surrounding community, staff recommends project design be revised to replace the monopalm with steel tower painted in colors appropriate to blend in the surroundings and background of the tower, and that the applicant submit revised photosimulations and site plans depicting this revised project design. Staff makes this proposal as there are no large palm trees in the immediate area of the project site, and an appropriately painted steel tower would be less conspicuous than a monopalm.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
15. No comments from the public have been received.
16. **SUMMARY OF EVENTS AT THE PUBLIC HEARING**
17. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.
18. The proposed project is exempt from the Los Angeles County Low Impact Development Ordinance (“LID”) as the project proposes an increase in impervious surface which is less than 50 percent of the existing amount of impervious surface.
19. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified that the project will not have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared for this project.
20. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
21. This project is subject to California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the said department.
22. The location of the documents and other materials constituting the record of

proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

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

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

HEARING OFFICER ACTION:

1. The Hearing Officer adopts the Negative Declaration.
2. In view of the findings of fact presented above, Conditional Use Permit Case No. 200900038 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions of Approval  
Affidavit of Acceptance  
Negative Declaration

SMT:dck  
11/24/2010

This grant authorizes the construction of a wireless telecommunications facility consisting of a steel tower not to exceed 55-foot in height, painted in colors appropriate to blend with the surroundings and background of the tower, with no more than 12 affixed panel antennas and one four-foot diameter microwave dish, plus ground equipment contained within a 12-foot by 16-foot equipment shelter, located at an existing fiber optic switching station.

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the 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 of the grant have been recorded as required by Condition Number 6, and until all required monies have been paid pursuant to Condition Numbers 9 and 10. Notwithstanding the foregoing, this Condition No.2, and Condition Nos. 3, 4, 8, and 10 shall be effective immediately upon final approval of this grant by the County.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code ("County Code") Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on December 7, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
8. This grant shall expire unless used within 2 years from the date of final approval by the County. A single one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$2,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (one every other year)** inspections, for a total of 10 inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall

be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, a fee of \$2,085.25 (\$2010.25 .00 plus \$75.00 processing fee) or current fee is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public’s health or safety or so as to be a nuisance.
12. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
13. Within 60 days of the approval date of this grant, the permittee shall submit for review and approval by the Los Angeles County Department of Regional Planning (“Regional Planning”) photosimulations and site plans depicting a revised project design which replaces the proposed monopalm with a steel tower, painted in colors appropriate to blend with the surroundings and background of the tower. The photosimulations will be in color, and the site plan will include a color palette.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works (“Public Works”).
15. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

16. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to prevent occurrences of dangerous conditions or visual blight.
18. This project is exempt from the Los Angeles County Low Impact Development Ordinance, as the project does not propose an increase in impervious surface greater than 50 percent of the existing impervious surface.
19. If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit for review and approval.
20. Subject property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
21. The wireless telecommunication facility shall be constructed in substantial compliance with photo simulations approved as part of Exhibit "A" to the satisfaction of Regional Planning. If changes to the wireless telecommunication facility are required as a result of instruction given at the public hearing, revised photosimulations shall be submitted to Regional Planning within sixty (60) days of the date of approval.
19. This grant allows for the construction, operation, and maintenance of the wireless telecommunication facility subject to the following additional conditions:
  - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - b. Said facility shall be removed if in disuse for more than six months;
  - c. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard

to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;

- d. All structures shall conform with the requirements of the Division of Building and Safety of Public Works;
- e. The wireless telecommunication facility shall be camouflaged and disguised in order to minimize visual impacts to the surrounding community in substantial conformance with photo simulations approved as part of Exhibit "A";
- f. Security lighting within the lease area shall be directed away from residential areas. Security lighting, if mounted on the pole, shall be no higher than 12 feet high. No other lighting is permitted on the pole unless the permittee provides documentation that the lighting is required by another public agency for safety-related reasons.
- g. The permittee shall post a contact number on the wall enclosing the wireless telecommunications facility lease area, next to the gate, visible to passers-by for reporting graffiti and other maintenance issues. The contact number shall be provided on a 8.5-inch by 11-inch weatherproof signage.
- h. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner.

SMT:dck  
11/24/2010



## 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.

This site will not adversely affect the surrounding areas. This site borders the California Aquaduct and a water treatment plant. this site is a passive use and will not create any noise, odor or other byproduct that would impact anyone adjacent to, or traveling through the area. this facility is consistent with the mandated fcc guidelines and will not be detrimental to the surrounding properties or jeopardize the surrounding areas in any way.

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 facility is only utilizing approximately 600 square feet of the two and a half acre parcel the site is proposed at a location where the existing use is a telecommunications facility. this site will not encroach or impact any of the adjacent properties nearby. this site will be integrated into the property, the propose antenna support structure is designed to appear as a palm tree and all associated radio equipment will be concealed within a self-contained equipment shelter.

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 site will be accessed by the existing driveway off of Rae street. the proposes site will not generate any increase in traffic as the verizon wireless technicians will visit the site about once a month for routine maintenance and site optimization. the existing roads and driveways are adequate for all emergency vehicles if needed.

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

**NEGATIVE DECLARATION**

**PROJECT NUMBER: RENV 200900043 / R2009-00684 -(5)**

**1. DESCRIPTION:**

*Installation and operation of a new unmanned wireless telecommunications facility ("WTF"), including an 55-foot tall monopalm concealing 12 panel antennas and one 4-foot diameter microwave dish, along with ground equipment housed in a 184-square foot structure and a back-up generator.*

**2. LOCATION:**

1040 East Rae Street, Palmdale  
(APN 3053 021 800)

**3. PROPONENT:**

Justin Robinson  
1750 E. Ocean Blvd.  
Ste. 906  
Long Beach, CA 90802

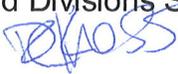
**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

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

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

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

**PREPARED BY:** Donald Kress, Land Divisions Section, Department of Regional Planning

**DATE:** November 4, 2010 



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

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

GENERAL INFORMATION

Map Date: 4/28/2009 Staff Member: Donald Kress  
Thomas Guide: 4286 USGS Quad: Palmdale  
Location: 1040 East Rae Street, Antelope Valley  
Description of Project: Installation and operation of a new unmanned wireless telecommunications facility ("WTF"), including an 55-foot tall monopalm concealing 12 panel antennas and one 4-foot diameter microwave dish, along with ground equipment housed in a 184-square foot structure and a back-up generator.  
Gross Acres: Subject property: 2.49 gross acres; WTF lease area: 599 square feet within the subject property.  
Environmental Setting: Subject property contains existing unmanned fiber optic switching station.  
Zoning: A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area)  
Community Standards District: None  
General Plan: Antelope Valley Area Plan Category "N2"

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

TR 48307

Subdivision within 1/2 mile.

TR 52934

Subdivision within 3/4 mile.

TR 060048

Subdivision within 1 1/4 miles.

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

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

Regional Significance

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

County Reviewing Agencies

- |   |                                |
|---|--------------------------------|
| <input type="checkbox"/> Sheriff Department                             | <input type="checkbox"/> Other |
| <input type="checkbox"/> Sanitation District (Check if sewers proposed) | <input type="checkbox"/> Other |
| <input type="checkbox"/> DPW: Drop-down List                            |                                |
| <input type="checkbox"/> Fire Dept.: Drop-down List                     |                                |
- DHS Environmental Health:
- Environmental Hygiene (noise, air quality and vibration)
  - Solid Waste Management (landfills, trash trucks & transfer stations)
  - Land Use Program (septic systems & wells)
  - Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

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

ENVIRONMENTAL FINDING

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

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

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

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

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

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

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

Reviewed by: DKACS Date: 11/1/10

Approved by: Abigndrina C. Baldein FOR SusanTae Date: 11/3/2010

Determination appealed – see attached sheet.

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

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

- Building Code, Title 26 - Sections 110.2, 111 & 113  
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)
- MITIGATION MEASURES  OTHER CONSIDERATIONS
- Lot Size  Project Design  Approval of Geotechnical Report by DPW

### CONCLUSION

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

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

## HAZARDS - 2. Flood

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

#### MITIGATION MEASURES

- Lot Size       Project Design

#### OTHER CONSIDERATIONS

- Approval of Drainage Concept by DPW

### CONCLUSION

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

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

**HAZARDS - 3. Fire**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input 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? <hr/> <i>The project is in a very high fire severity zone, but has adequate access</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? <hr/> <i>The project proposes no dwelling units.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

Project Design

**OTHER CONSIDERATIONS**

Compatible Use

**CONCLUSION**

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

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

**HAZARDS - 4. Noise**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>The project site is less than ¼ mile from Sierra Highway, a major highway on the Los Angeles County Master Plan of Highways, and less than ¼ mile from the Union Pacific Railroad tracks.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
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>In the event of power failure to the project site, the back-up generator may temporarily increase the ambient noise level. No parking areas or amplified sound systems are included in the project.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>In the event of power failure to the project site, the back-up generator may temporarily increase the ambient noise level. No parking areas or amplified sound systems are included in the project.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

Lot Size

**OTHER CONSIDERATIONS**

Project Design

Compatible Use

**CONCLUSION**

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

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

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |  |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having known water quality problems and proposing the use of individual water wells?<br><i>The proposed WTF requires no water.</i>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the proposed project require the use of a private sewage disposal system?<br><i>The proposed WTF requires no sewage disposal system.</i>  |
|    | <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?<br><i>The proposed WTF creates no water discharges.</i> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?   |

### STANDARD CODE REQUIREMENTS

- Health & Safety Code, Title 11 – Chapter 11.38 (Water & Sewers)  
 Environmental Protection, Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)  
 Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

### MITIGATION MEASURES

### OTHER CONSIDERATIONS

- Lot Size Study  
 Industrial Waste Permit  
 Project Design  
 National Pollutant Discharge Elimination System (NPDES) Permit  
 Compatible Use  
 Septic Feasibility

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

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

### STANDARD CODE REQUIREMENTS

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

### CONCLUSION

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

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

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The subject project is on a developed lot.</i> 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 drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>The subject project is on a developed lot.</i>
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.)? <i>The project site is a developed lot.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Oak Tree Permit

ERB/SEATAC Review

Biological Constraints Analysis

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

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

**SETTING/IMPACTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Cultural Resources Records Search (Quick Check)

Phase 1 Archaeology Report

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
|    |                          |                                     |                          | <i>The project site is not located in a Mineral Recovery Zone.</i>  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
|    |                          |                                     |                          | <i>The project site is not located in a Mineral Recovery Zone</i>   |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

CONCLUSION

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

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

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

**CONCLUSION**

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

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

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>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?</p> <p><i>The subject property is not along a scenic highway or within a scenic corridor. The proposed project includes an 55-foot tall monopalm. There is an existing 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole on the subject property. This 79.5-foot total height pole and antenna will remain.</i></p>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>The project site is approximately 1,000 feet west of the North Side Connector Trail along Sierra Highway. The proposed monopalm will be visible from this trail.</i></p>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The subject property is a developed lot.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p> <p><i>The proposed project includes an 55-foot tall monopalm. There is an existing 60-foot tall wooden pole with a 19.5-foot whip antenna attached to the top of the pole on the subject property. This 79.5-foot total height pole and antenna will remain. There are no similar towers or poles in the immediate vicinity of the subject property.</i></p>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Is the project likely to create substantial sun shadow, light or glare problems?</p>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Other factors (e.g., grading or landform alteration)?</p>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size     
  Project Design     
  Visual Simulation     
  Compatible Use

*This project will be conditioned to be constructed as depicted in photosimulations. Staff also recommends installation of living palm trees in the vicinity of the proposed monopalm.*

**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)?
				<i>The project contains no dwelling units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
				<i>The project will generate no traffic except for an occasional maintenance vehicle.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Project Design

Traffic Report

Consultation with DPW Traffic & Lighting Division

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?<br><hr/> <i>The proposed project produces no sewage.</i> |
| 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?<br><hr/> <i>The proposed project produces no sewage.</i>                    |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?<br><hr/>   |

### STANDARD CODE REQUIREMENTS

- Utilities Code, Title 20 – Division 2 (Sanitary Sewers and Industrial Waste)
- Plumbing Code, Title 28 – Chapter 7 (Sanitary Drainage)
- California Health Safety Code – Section 5474 (Sewer connection mitigation fee)

MITIGATION MEASURES

OTHER CONSIDERATIONS

### CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br><hr/> <i>The project does not propose any residences.</i>                                  |
| 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?<br><hr/> <i>The project does not propose any residences.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br><hr/> <i>The project does not propose any residences.</i>  |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br><hr/> <i>The project does not propose any residences.</i>       |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |
- 

**STANDARD CODE REQUIREMENTS**

- State of California Government Code – Section 53080 (School Facilities Fee)  
 Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)
- MITIGATION MEASURES**  **OTHER CONSIDERATIONS**
- Site Dedication
- 

**CONCLUSION**

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

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

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

**SETTING/IMPACTS**

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

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**STANDARD CODE REQUIREMENTS**

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

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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?
				<i>The proposed project requires no water service.</i>
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?
				<i>There is electrical service to the subject property.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

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

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size

Project Design

Water Purveyor Will-serve Letter

**CONCLUSION**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> 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? <i>The project is an unmanned WTF.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site? <i>There are no tanks proposed for the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Existing site is a telecommunications facility.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? <i>The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.</i>
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? <i>No public or public use airport or private airstrip is located within two miles.</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Phase 1 Environmental Assessment

Toxic Clean-up Plan

**CONCLUSION**

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

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? <i>Santa Clarita Area Plan designation is N2 (Non-Urban 2)</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Radio towers are allowed in the A-1 zone with a CUP. However, the proposed 55-foot height of the WTF tower exceeds the 35-foot height limit of the A-1 zone.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Project site is not in a Hillside Management area or SEA.</i> Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

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

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>The project proposes no residences.</i> 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"/>	<i>There is no housing on the project site.</i> Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>There is no housing on the subject property.</i> Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

## MANDATORY FINDINGS OF SIGNIFICANCE

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

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

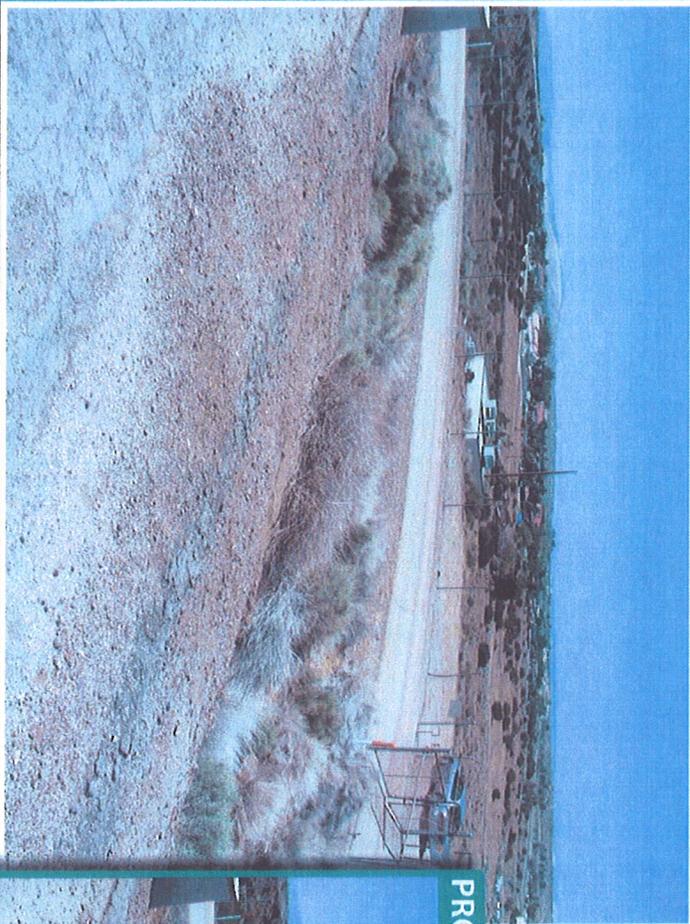
## CONCLUSION

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

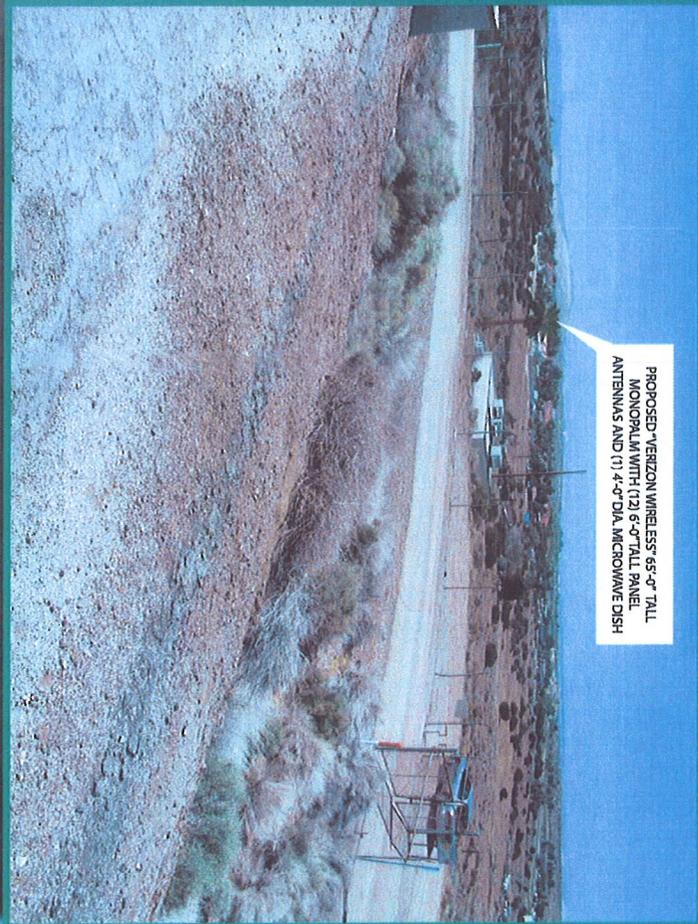
<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
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09 - 00684

**EXISTING SITE (VIEW FROM THE NORTH)**



**PROPOSED TELECOMMUNICATIONS SITE**



PROPOSED "VERIZON WIRELESS" 65'-0" TALL MONOPOL WITH (12) 6'-0" TALL PANEL ANTENNAS AND (1) 4'-0" DIA. MICROWAVE DISH



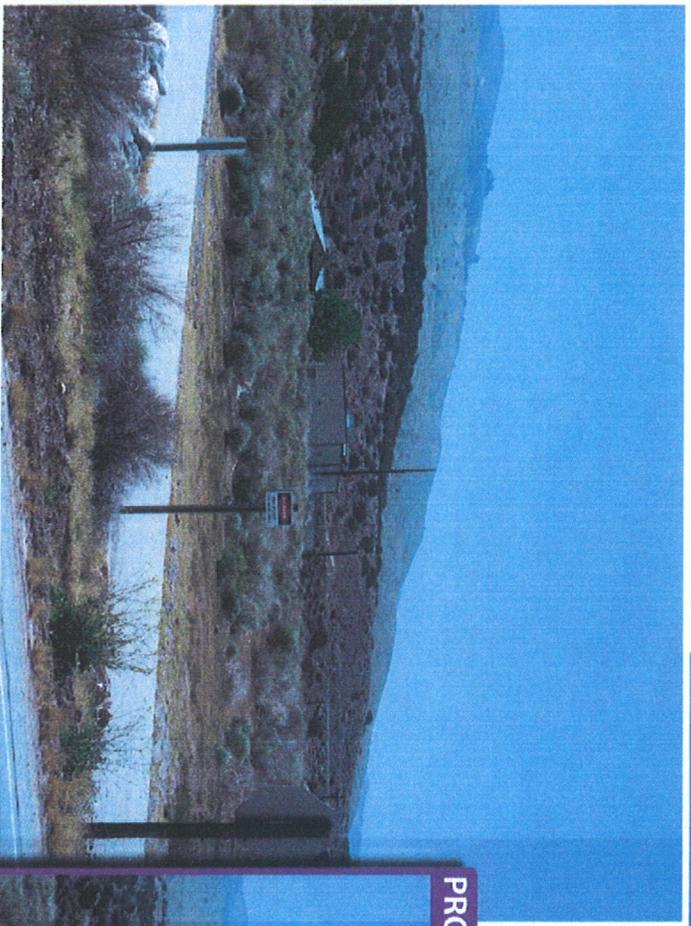
  
1750 E. OCEAN BOULEVARD, SUITE 906  
LONG BEACH, CA 90802  
Contact: JUSTIN ROBINSON

  
15505 SAND CANYON AVENUE, IRVINE, CA 92618 • (949) 286-7000

  
1040 E. RAE STREET  
PALMDALE, CA 93550

09 - 00684

### EXISTING SITE (VIEW FROM THE EAST)



### PROPOSED TELECOMMUNICATIONS SITE



**NONANTUM**  
ENGINEERING ARCHITECTURE

1750 E OCEAN BOULEVARD, SUITE 906  
LONG BEACH, CA 90802  
Contact: JUSTIN ROBINSON

**verizonwireless**

15505 SAND CANYON AVENUE IRVINE, CA 92618 • (949) 286-7000

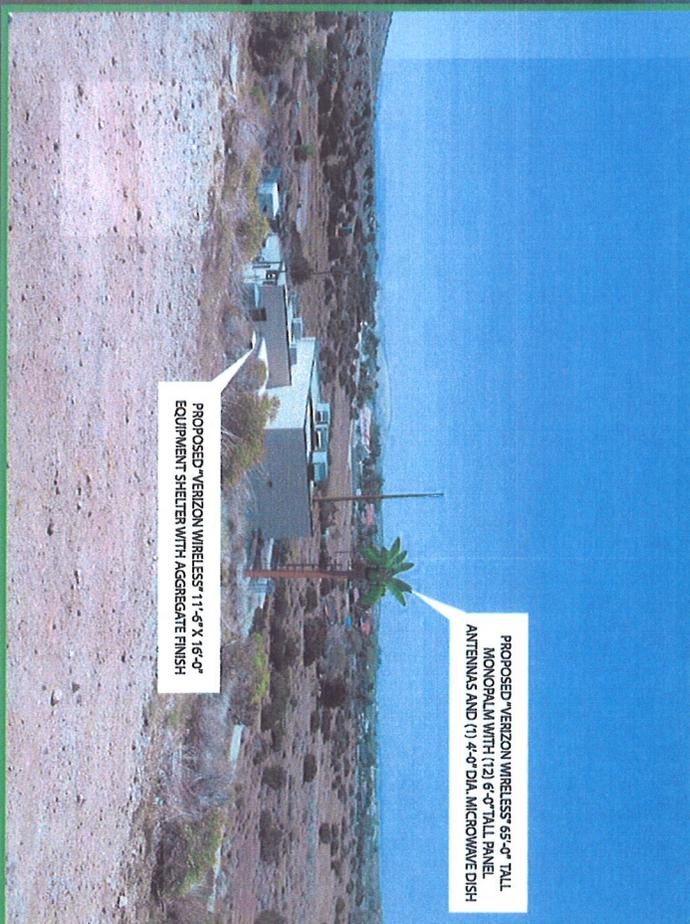
**KIMBERLY**  
1040 E. RAE STREET  
PALMDALE, CA 93550

09 - 00684

EXISTING SITE (VIEW FROM THE SOUTH)



PROPOSED TELECOMMUNICATIONS SITE



PROPOSED "VERIZON WIRELESS" 11'-6" X 16'-0" EQUIPMENT SHELTER WITH AGGREGATE FINISH

PROPOSED "VERIZON WIRELESS" 65'-0" TALL MONOPOLM WITH (12) 6'-0" TALL PANEL ANTENNAS AND (1) 4'-0" DIA. MICROWAVE DISH



1750 E. OCEAN BOULEVARD, SUITE 906  
LONG BEACH, CA 90802  
Contact: JUSTIN ROBINSON



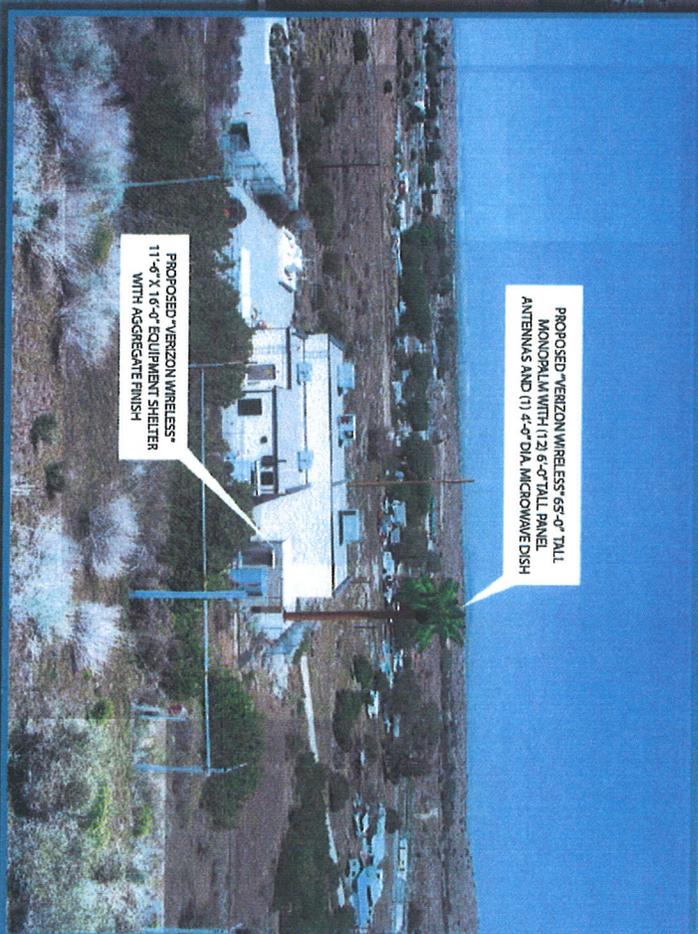
**KIMBERLY**  
1040 E. RAE STREET  
PALMDALE, CA 93550

09 - 00684

EXISTING SITE (VIEW FROM SOUTHWEST)



PROPOSED TELECOMMUNICATIONS SITE



PROPOSED VERIZON WIRELESS\* 65'-0" TALL MONOPOL WITH (1) 2' 6"-0" TALL PANEL ANTENNAS AND (1) 5'-0" DIA. MICROWAVE DISH

PROPOSED VERIZON WIRELESS\* 11'-6" X 16'-0" EQUIPMENT SHELTER WITH AGGREGATE FINISH



1750 E. OCEAN BOULEVARD, SUITE 906  
LONG BEACH, CA 90802  
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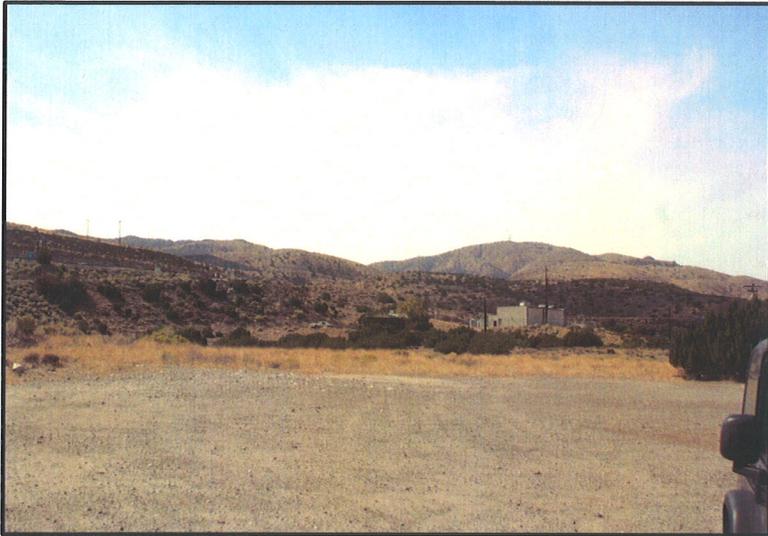
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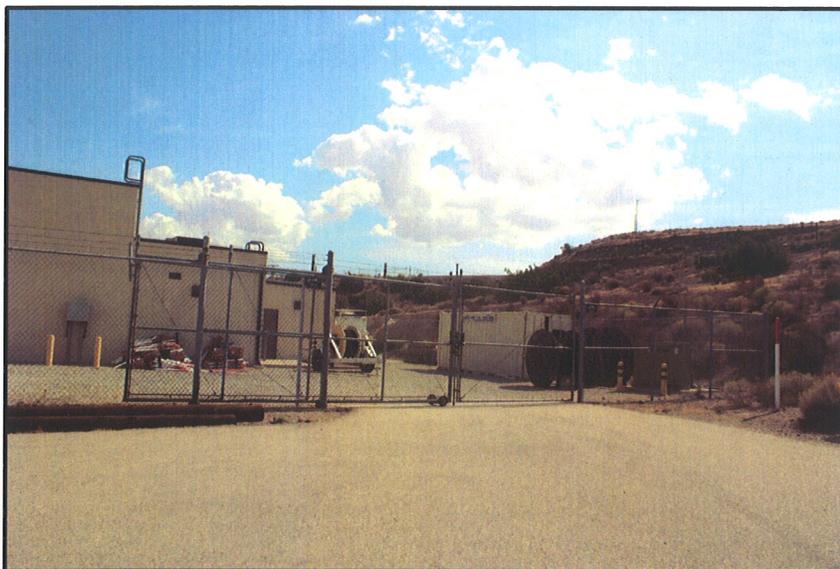
4 of 4



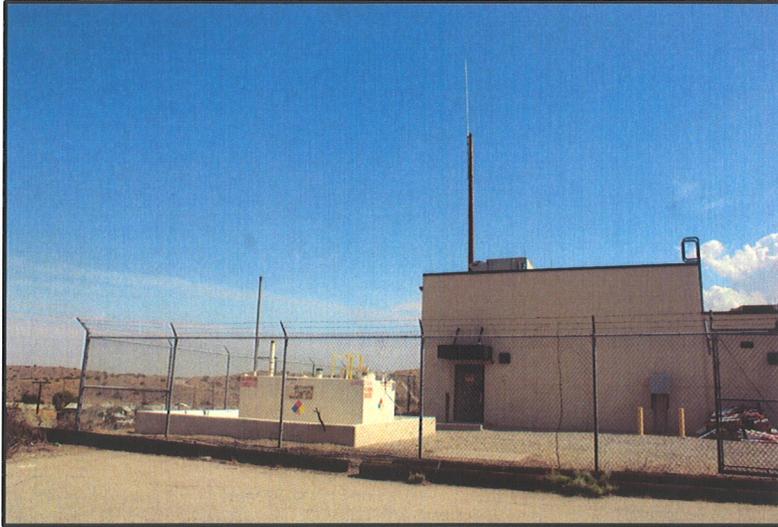


LEFT: Facing east at subject property from Sierra Highway.

RIGHT: Facing northeasterly at the subject property from Rae Street

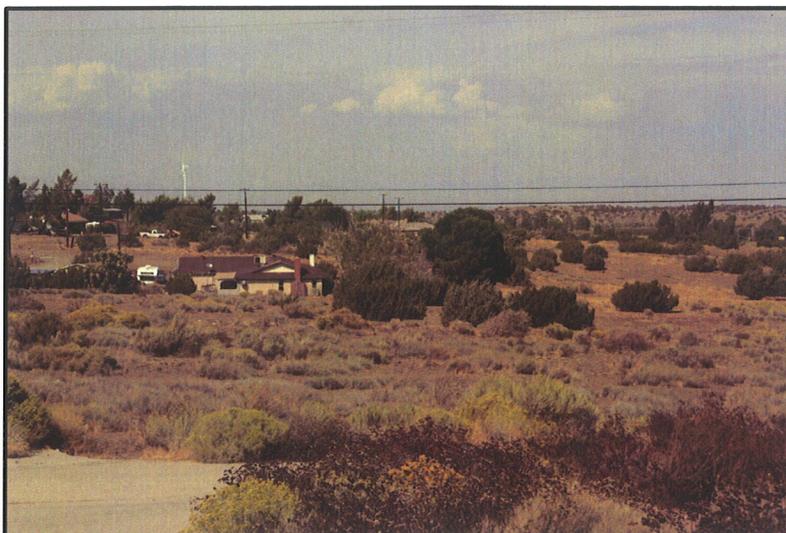
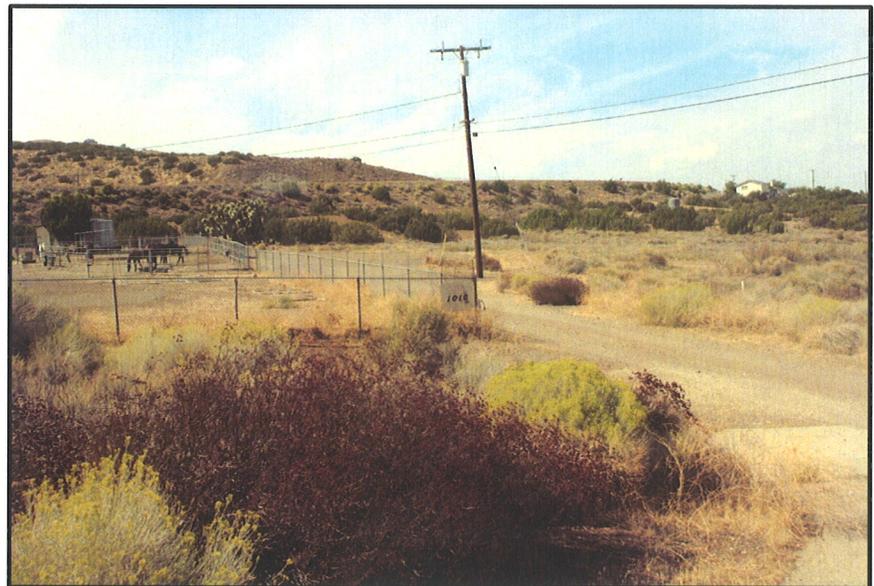


LEFT: Facing easterly at the access gate.

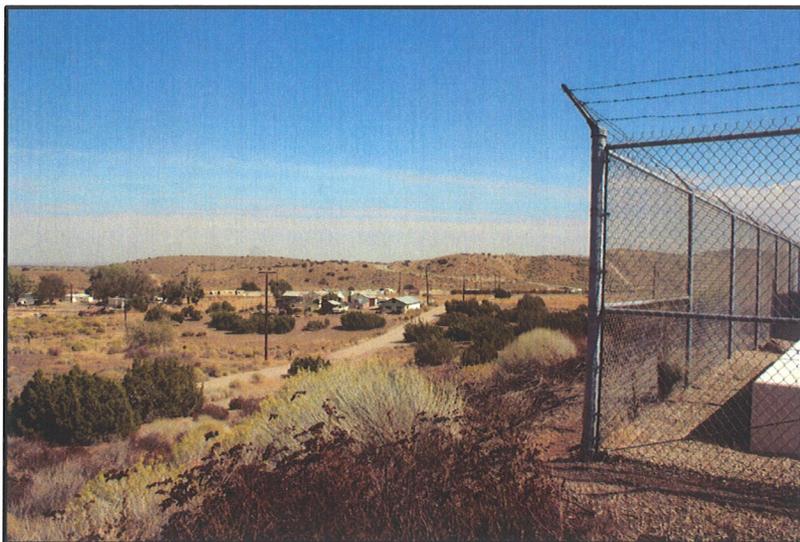


LEFT: Facing easterly at the building and diesel oil tank. Existing wooden pole with radio antenna visible in the background.

RIGHT: Facing westerly from the subject property.

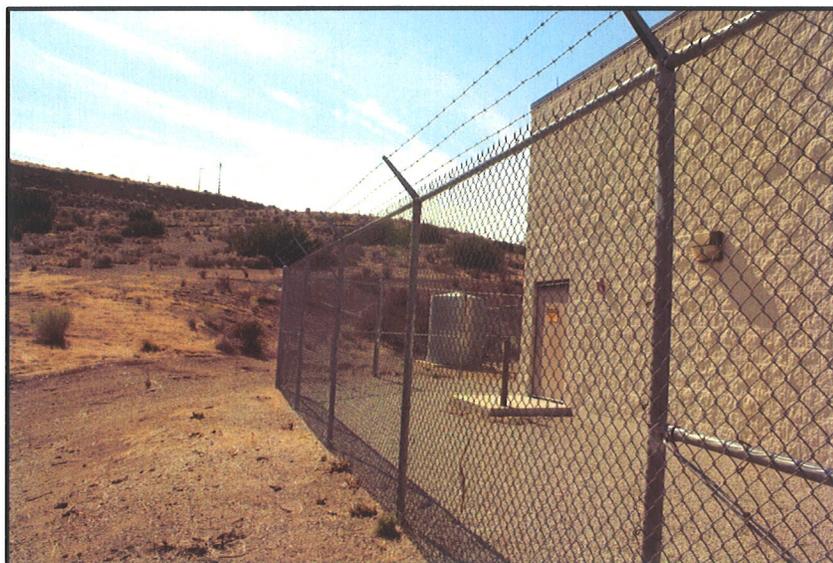


LEFT: Facing northerly from the subject property. The wind turbine in the left background is at the water treatment plant in Palmdale.



LEFT:: Facing easterly from the subject property.

RIGHT: Proposed location of monopalm in the northeast corner of the subject property.



LEFT: Proposed 599-square foot lease area is in the southeast corner of the subject property.