

Regional Planning Commission Transmittal Checklist

Hearing Date 7/28/2010
Agenda Item Number 7

Project Number: R2009-00767-(4)
Case(s): Conditional Use Permit No. 200900049
 Environmental Assessment No. 200900052
Contact Person: Tyler Montgomery, Zoning Permits II

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

Reviewed By: _____





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

PROJECT NO. R2009-00767-(4)
CONDITIONAL USE PERMIT NO. 200900049
ENVIRONMENTAL REVIEW NO. 200900052

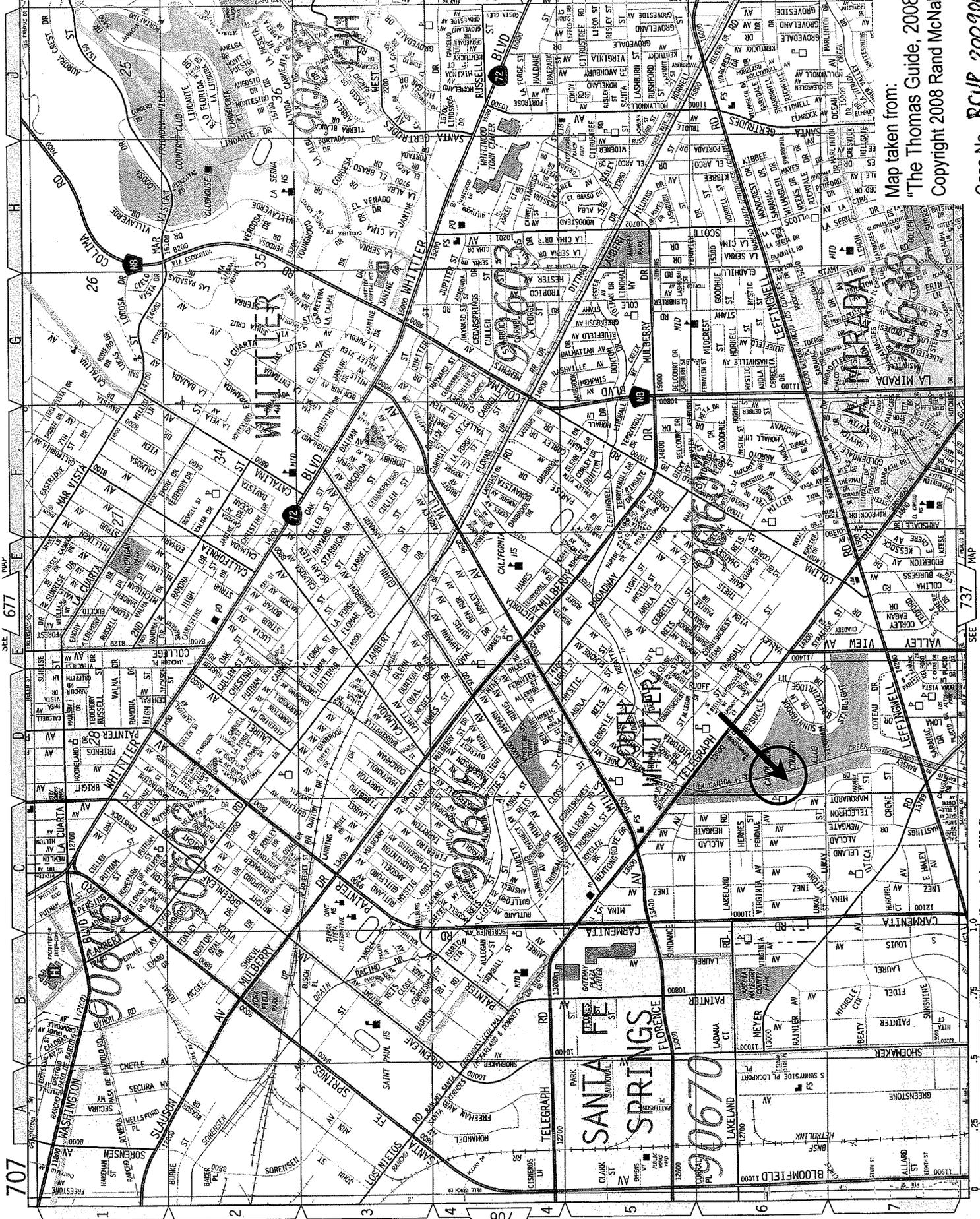
RPC MEETING DATE July 28, 2010	CONTINUE TO
AGENDA ITEM 7	
PUBLIC HEARING DATE July 28, 2010	

APPLICANT T-Mobile/Coastal Business Group		OWNER Candlewood Country Club		REPRESENTATIVE Amiee Weeks	
REQUEST <i>Conditional Use Permit.</i> To authorize the construction, operation, and maintenance of a wireless telecommunications facility, consisting of antennas mounted on a new 70-foot high monopole disguised as a pine tree, new radio equipment cabinets, utility connections, and other appurtenant facilities on the property of an existing country club and golf course.					
LOCATION/ADDRESS 14000 Telegraph Road, within the Sunshine Acres Zoned District of Los Angeles County.			ZONED DISTRICT Sunshine Acres		
ACCESS Telegraph Road, between Victoria Avenue and Ceres Avenue			COMMUNITY South Whittier-Sunshine Acres		
SIZE 673 sq. ft. lease area (Property is approx. 100 acres)			EXISTING LAND USE Country club & golf course		EXISTING ZONING A-1 (Light Agricultural)
SURROUNDING LAND USES & ZONING North: Country club & golf course—A-1 (Light Agricultural)			East: Country club & golf course—A-1 (Light Agricultural)		
South: Telechron Elementary School—A-1 (Light Agricultural)			West: Single-family residences—A-1 (Light Agricultural); R-1 (Single-family Residence)		
GENERAL PLAN Countywide Land Use Plan	DESIGNATION O (Open Space)		MAXIMUM DENSITY N/A		CONSISTENCY See Staff Analysis
ENVIRONMENTAL STATUS CEQA Negative Declaration					
DESCRIPTION OF SITE PLAN T-Mobile/Coastal Business Group proposes to construct, operate, and maintain a wireless telecommunication facility consisting of 12 panel antennas mounted in three (3) sectors on a new 70-foot high monopole disguised as a pine tree, and six (6) equipment cabinets and utility connections located within a masonry enclosure, faced with stucco and climbing vines. These would be located on a 673 square-foot leased area of an existing golf course (Candlewood Country Club). This area is located approximately 15'-4" from the property's western boundary, approximately 10'-5" north of the property's boundary with Telechron Elementary School, and approximately 280 feet to the northeast of the intersection of Telechron Avenue and Fendale Street.					
KEY ISSUES ▪ Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.					

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



707

SEE 706 MAP

SEE 737 MAP

Map taken from:
 "The Thomas Guide, 2008 Edition"
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Case No. **RCUP 200900049**

STAFF ANALYSIS

PROJECT NUMBER:

R2009-00767-(4)

CONDITIONAL USE PERMIT NO.

200900049

ENVIRONMENTAL ASSESSMENT NO.

200900052

OVERVIEW OF THE PROPOSED PROJECT

The applicant, T-Mobile/Coastal Business Group, seeks to authorize the construction, operation, and maintenance of a wireless telecommunications facility, consisting of antennas mounted on a new 70-foot tall monopole disguised as a pine tree, new radio equipment cabinets, utility connections, and other appurtenant facilities on the property of an existing country club and golf course. The facility would be located on a 674 square-foot leased area of Candlewood Country Club, approximately 15'-4" from the property's western boundary and 10'-5" north of the property's boundary with Telechron Elementary School.

DESCRIPTION OF SUBJECT PROPERTY

Location

The facility would be located near the western edge of Candlewood Country Club, which is located at 14000 Telegraph Road (and 11705 Valley View Avenue) in the Sunshine Acres Zoned District of the unincorporated community of South Whittier.

Physical Features

The country club property is heavily landscaped and contains numerous trees, hills, water features, and turf. The 674-square-foot lease area is relatively level. The area is relatively urbanized, with property developed with single-family residences located approximately 15'-4" to the west of the proposed project site, and property developed with an elementary school located approximately 10'-5" to the south of the project site. Access to the facility would be accomplished through existing service roads for the golf course.

ENTITLEMENT

The applicant, T-Mobile/Coastal Business Group, seeks to authorize the construction, operation, and maintenance of a 70-foot-tall wireless telecommunications facility, disguised as a pine tree, within the A-1 (Light Agricultural) zone.

A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits within the A-1 zone.

EXISTING ZONING

Subject Property

The project site is zoned A-1 (Light Agricultural).

Surrounding Zones

Surrounding properties are zoned:

North: A-1 (Light Agricultural)

East: A-1 (Light Agricultural)

South: A-1 (Light Agricultural)

West: A-1 (Light Agricultural); R-1 (Single Family Residence)

EXISTING LAND USES

Subject Property

The subject property is currently developed with a country club and golf course.

Surrounding Land Use

Surrounding land uses consist of:

North: Country club and golf course

East: Country club and golf course

South: Telechron Elementary School

West: Single-family residences

PREVIOUS PERMITS

Plot Plan No. 15640 approved the expansion of the pre-existing country club to its current boundaries and improvements therein. The permit was approved on November 3, 1966.

GENERAL PLAN

Land Use Policy Map

The subject property is located within the "O" (Open Space) classification of the Countywide General Plan Land Use Element. This designation allows primarily for open space and recreational uses, although utility structures are also permitted. The proposed use, then, is consistent with this land use classification.

SITE PLAN

T-Mobile/Coastal Business Group proposes to construct, operate, and maintain a wireless telecommunication facility consisting of 12 panel antennas mounted in three (3) sectors on a new 70-foot high monopole disguised as a pine tree, and six (6) equipment cabinets and utility connections located within a seven-foot-high masonry enclosure (28' x 18'-8"), faced with stucco and climbing vines. These would be located on a 674 square-foot leased area of an existing golf course (Candlewood Country Club). The masonry structure is located approximately 15'-4" from the property's western boundary, while the monopine itself is located 24'-8" away from the property's western boundary. The lease area is also 10'-5" north of the property's boundary with Telechron Elementary School, while the monopine structure is 31'-7" away from the property's

boundary. The entire facility would be located approximately 280 feet to the northeast of the intersection of Telechron Avenue and Fendale Street.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the proposed facility is to be located is zoned A-1 (Light Agricultural). A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits.

Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The director may impose an amount of parking spaces that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits only. Maintenance vehicles would access the facility through existing golf course service roads. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by existing service roads.

Sections 22.24.110 and 22.20.120 require interior side yards of at least five (5) feet in the A-1 (Light Agricultural) zone. The proposed structures conform to this standard, as they are at least 10'-5" from adjacent properties.

Sections 22.24.110 and 22.20.110 require that every building or structure in the A-1 (Light Agricultural) zone shall have a height not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The proposed monopine structure would be 70 feet tall. As part of the conditional use permit process, structures that exceed this height may be approved on a case-by-case basis.

BURDEN OF PROOF

As required by Section 22.56.040 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design and/or suggested conditions will adequately mitigate any environmental impacts to a level of no significance. A draft version of the Initial Study was circulated to all stakeholder agencies for comments for a period of at least 30 days. A Notice of Intent to Adopt the Negative Declaration was provided to the public and posted on the Regional Planning website at the same time as the notice of public hearing, as described below. No comments were received.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 168 public hearing notices were mailed out to property owners located within the 500-foot radius of the subject property and other interested parties on June 15, 2010 regarding the project proposal. The notice was published in the *Whittier Daily News* and in *La Opinion* on June 22, 2010. Case-related materials were sent to the South Whittier Library and posted on the Regional Planning web site. The public hearing notice was posted at the project site on June 24, 2010.

Project information and photo simulations were also sent to the president of the Whittier County Community Coordinating Council (WCCCC) requesting comments or concerns. No response has been received.

Staff received two (2) phone calls regarding the project proposal, both of which were from area residents seeking information regarding the project. One caller expressed concerns regarding the close proximity of the facility to neighboring residences.

PUBLIC AGENCY COMMENTS AND RECOMMENDATIONS

Staff consulted with several stakeholder agencies through project consultation and the Initial Study process. No comments were received.

STAFF EVALUATION

T-Mobile/Coastal Business Group is proposing to construct, operate, and maintain a 70-foot-high unmanned wireless telecommunications facility, disguised as a pine tree, located on a 674-square foot lease area near the western edge of an existing golf course. The project site is zoned A-1 (Light Agricultural).

A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations

and towers” as a comparable use. Radio and television stations and towers are uses subject to conditional use permits.

The provisions listed in the County Code for A-1 zoning indicate radio and television towers (and wireless facilities) are permitted upon issuance of a conditional use permit. Setback requirements of the A-1 zone would be met by the project proposal. The CUP process also supersedes the general height limit (35 feet) of structures within the A-1 zone.

The subject property is located within the “O” (Open Space) classification of the Countywide General Plan Land Use Element. This designation allows primarily for open space and recreational uses, although utility structures are also permitted. The proposed use, then, is consistent with this land use classification.

The applicant’s representative has indicated that the specific site of the proposed facility was chosen for two factors: it would meet T-Mobile’s signal coverage specifications and would not be substantially visible from the golf course.

There is some concern—both from an area resident and Regional Planning staff—regarding the aesthetic effects of the proposed monopine structure on adjacent residences. The monopine would be located 24’-8” from the property line of the nearest single-family residence and, at 70 feet in height, would be substantially visible from the rear yards of two (2) adjacent homes and the play yard of Telechron Elementary School. This is partially mitigated by the fact that the facility would be disguised to resemble a pine tree and the fact that several other trees of similar heights are located to the east of the project site. However, none of these trees would be located between the facility and the adjacent residences.

Regional Planning staff attempted to consult with the community on the design and location of the proposed facility in order to determine whether its aesthetic impacts were acceptable. Case information and photo simulations were sent to the Whittier County Community Coordinating Council (WCCCC); however, no response was received, and additional follow-up e-mails were not answered. Public hearing notices were also sent to all property owners within 500 feet of the project site. While staff received one phone call expressing concern about the proximity of the facility to adjacent residences, the caller did not wish to formally oppose the project. No phone calls or written correspondence were received from the owners of the adjacent residences. Therefore, based on the information in the record as of the date of this report, there is no objection by the community regarding the aesthetics of this project. Given this, along with the fact that the project is designed to be disguised as a monopine tree and located in proximity to other pine trees of a similar height, staff concludes that the project will not be visually intrusive.

Due to the aforementioned factors, staff believes that the applicant has met the required burden of proof for the issuance of a conditional use permit.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** Conditional Use Permit No. 200900049, subject to the attached findings and conditions.

FEES/DEPOSITS

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

Zoning Enforcement

1. Inspection fees of \$1000.00 to cover the costs of 5 recommended biennial zoning enforcement inspections for the conditional use permit.

SUGGESTED MOTIONS

I move that the Regional Planning Commission close the public hearing and **ADOPT** the Negative Declaration (Environmental Assessment No. 200900052).

I move that the Regional Planning Commission **APPROVE** Conditional Use Permit No. 200900049 with the attached findings and conditions.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Maria Masis, Section Head
Zoning Permits Section II

Attachments:

Draft Findings
Draft Conditions
Applicant's Burden of Proof statements
Initial Study
Site photos

MM:TM
07/14/10

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

PROJECT NUMBER R2009-00767-(4)
CONDITIONAL USE PERMIT NO. 200900049
ENVIRONMENTAL ASSESSMENT NO. 200900052

REGIONAL PLANNING COMMISSION HEARING DATE: JULY 28, 2010

SYNOPSIS:

Pursuant to Section 22.56.195 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a conditional use permit (CUP) to authorize the construction, operation, and maintenance of a wireless telecommunications facility, consisting of antennas mounted on a new 70-foot tall monopole disguised as a pine tree, new radio equipment cabinets, utility connections, and other appurtenant facilities on the property of an existing country club and golf course in the A-1 (Light Agricultural) zone. The facility would be located on a 674 square-foot leased area of Candlewood Country Club, approximately 15'-4" from the property's western boundary and 10'-5" north of the property's boundary with Telechron Elementary School.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The facility is proposed to be located near the western edge of Candlewood Country Club, which is located at 14000 Telegraph Road (and 11705 Valley View Avenue) in the Sunshine Acres Zoned District of the unincorporated community of South Whittier.
2. The country club property is heavily landscaped and contains numerous trees, hills, water features, and turf. The 674-square-foot lease area is relatively level. The area is relatively urbanized, with property developed with single-family residences located approximately 15'-4" to the west of the proposed project site, and property developed with an elementary school located approximately 10'-5" to the south of the project site. Access to the facility would be accomplished through existing service roads for the golf course.
3. The subject property is zoned A-1 (Light Agricultural).
4. Surrounding properties within the 500-foot radius of the project are zoned as follows:
 - North: A-1 (Light Agricultural)
 - South: A-1 (Light Agricultural)
 - East: A-1 (Light Agricultural)
 - West: A-1 (Light Agricultural); R-1 (Single Family Residence)
5. Land uses within 500 feet of the subject property consist of the following:

North: Country club and golf course
South: Telechron Elementary School
East: Country club and golf course
West: Single-family residences

6. Plot Plan No. 15640 approved the expansion of the pre-existing country club to its current boundaries and improvements therein. The permit was approved on November 3, 1966.
7. The subject property is located within the "O" (Open Space) classification of the Countywide General Plan Land Use Element. This designation allows primarily for open space and recreational uses, although utility structures are also permitted. The proposed use is consistent with this land use classification.
8. T-Mobile/Coastal Business Group proposes to construct, operate, and maintain a wireless telecommunication facility consisting of 12 panel antennas mounted in three (3) sectors on a new 70-foot high monopole disguised as a pine tree, and six (6) equipment cabinets and utility connections located within a seven-foot-high masonry enclosure (28' x 18'-8"), faced with stucco and climbing vines. These would be located on a 674 square-foot leased area of an existing golf course (Candlewood Country Club). The masonry structure is located approximately 15'-4" from the property's western boundary, while the monopole itself is located 24'-8" away from the property's western boundary. The lease area is also 10'-5" north of the property's boundary with Telechron Elementary School. The monopole structure itself is proposed to be located 31'-7" from the property line with the Telechron Elementary School. The facility would be located approximately 280 feet to the northeast of the intersection of Telechron Avenue and Fendale Street.
9. The property on which the proposed facility is to be located is zoned A-1 (Light Agricultural). A wireless telecommunications facility is not a defined use in the Zoning Ordinance; however, staff has traditionally utilized the defined use of "radio and television stations and towers" as a comparable use. Radio and television stations and towers are uses subject to conditional use permits.
10. Section 22.52.1220 of the County Code determines parking requirements for uses that are not specified. The director may impose an amount of parking spaces that he finds to be adequate to prevent traffic congestion and excessive on-street parking. The proposed wireless telecommunications facility will be unmanned and will require periodic maintenance visits only. Maintenance vehicles would access the facility through existing golf course service roads. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by existing service roads. The property is large and has enough room to accommodate the proposed lease area, landscaping, and wireless facilities.
11. Sections 22.24.110 and 22.20.120 require interior side yards of at least five (5) feet

from the property line in the A-1 (Light Agricultural) zone. The proposed structures conform to this standard, as they are at least 10'-5" from property lines shared with adjacent properties.

12. Sections 22.24.110 and 22.20.110 require that every building or structure in the A-1 (Light Agricultural) zone shall have a height not to exceed 35 feet above grade, except for chimneys and rooftop antennas. The proposed monopine structure would be 70 feet tall. As part of the conditional use permit process, structures that exceed this height may be approved on a case-by-case basis. This additional height is necessary in order for the facility to provide adequate wireless coverage for the adjacent area.
13. The Department of Regional Planning has determined that a Negative Declaration is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements. The Initial Study concludes that the project design will adequately mitigate any environmental impacts to a level of no significance.
14. Regional Planning staff consulted with several stakeholder agencies through project consultation and the Initial Study process. No comments were received.
15. As per the requirements of the Los Angeles County Code, the public hearing was adequately noticed through mailings, newspapers advertisement, and on-site posting. Case-related materials were also posted at the local library and on the Regional Planning web page.
16. Project information and photo simulations were also sent to the Whittier County Community Coordinating Council (WCCCC) requesting comments or concerns. No response was received.
17. Regional Planning staff received two (2) phone calls regarding the project proposal, both of which were from residents seeking information regarding the project. One caller expressed concerns regarding the proximity of the facility to neighboring residences. However, no comments were received in opposition to the project.
18. The monopine would be located 24'-8" from the property line of the nearest single-family residence and, at 70 feet in height, would be substantially visible from the rear yards of two (2) adjacent homes and the play yard of Telechron Elementary School. However, none of these trees would be located between the facility and the adjacent residences. The monopole is designed to be disguised as a monopine and located on a portion of the site where several other pine trees of similar heights are located. The equipment cabinets will be constructed of stucco-faced masonry and screened with climbing vines. Therefore, as designed, the facilities will not have any adverse aesthetic or visual impacts.
19. No phone calls or written correspondence were received from the WCCCC or owners of adjacent residences. This, along with the fact that the project is designed to be

disguised as a pine tree and located in proximity to other pine trees of a similar height, causes the project to be visually unobtrusive.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area; and
- 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; and
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features; and
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such uses 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 and burden of proof for a Conditional Use Permit as set forth in Section 22.56.195 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission adopts the Negative Declaration (Environmental Assessment No. 200900052).
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No. 200900049 is **APPROVED** subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

c: Commission Services, BOS

MM:TM
07/14/10

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a new wireless telecommunication facility consisting of new 70-foot tall monopole disguised as a pine tree, new radio equipment cabinets, utility connections, and other appurtenant facilities on the property of an existing country club and golf course in the A-1 (Light Agricultural) zone , as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. 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.
3. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and until all required fees have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this condition (No. 3), and Condition Nos. 4, 5, 6, and 10 shall be effective immediately upon final approval of this grant by the County.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to fully cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee prior to the expiration date.
7. 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.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant will terminate on July 28, 2020.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
10. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees (**currently \$2,085.25**) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on

file. The fund provides for 5 biennial inspections (i.e., one inspection every other year). Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health and safety or so as to be a nuisance.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
15. All structures, walls, and fences open to public view shall be and remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
16. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them within 24 hours of notification 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.
17. Said facility shall be removed if in disuse for more than six months.
18. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-

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

19. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will fall within the adopted Federal Communications Commission (FCC) standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit, if requested.
20. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities.
21. The monopole structure shall be developed as a monopine, consistent with the approved Exhibit "A" and the site plans and photographic simulations presented at the public hearing. The monopine pole structure shall be rounded, with the coloring and appearance substantially similar to site plans and photographic simulations provided at public hearing and incorporated as part of the approved Exhibit "A." The equipment enclosure shall be screened with climbing vines. The surface colors and materials of all facilities shall not be glossy or reflective in nature and shall be maintained in good condition at all times.
22. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained by the operator in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired as soon as reasonably possible to prevent occurrences of dangerous conditions or visual blight.
23. The monopine structure shall not exceed 70 feet in height.

MM:TM
07/14/10



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 unmanned telecommunication facility will not negatively affect the surrounding area in any

capacity. nor does it pose a detriment or endangerment to the local property or public.

in fact, this facility benefits the local people in health, safety, and general welfare due to the fact

that it enhances cellular phone efficiency. thus, cell phone users in need of emergency assistance

are able to efficiently call in case of a natural disaster, traffic accident, or criminal

incident.

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.

This site will adequately accommodate the surrounding area in all capacities.

the proposed monopine will integrate into the surrounding area due to the dense treeline.

lastly, this is an unmanned facility there is no need for parking, landscaping or loading

facilities except for the occasional maintenance once a month.

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.

telegraph road to the northeast, telechron ave. to the west allot sufficient access.

no public or private services are required by this unmanned telecommunications facility.



***** INITIAL STUDY *****

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

GENERAL INFORMATION

I.A. Map Date: 03/26/2009 Staff Member: Tyler Montgomery, Zoning Permits II
Thomas Guide: 677; D-6 USGS Quad: Whittier
Location: Western edge of Candlewood Country Club, 14000 Telegraph Road (AKA 11705 Valley View Ave.)
South Whittier, Sunshine Acres Zoned District
Description of Project: A conditional use permit application to authorize the construction, operation, and
maintenance of a 70-foot-tall wireless telecommunications facility, disguised as a pine tree (monopine).
Gross Acres: Approximately 100 acres (673 square-foot lease area)
Environmental Setting:
T-Mobile/Coastal Business Group proposes to construct, operate, and maintain a wireless telecommunication
facility consisting of 12 panel antennas mounted in three (3) sectors on a new 70-foot high monopole disguised as a
pine tree, and six (6) equipment cabinets and utility connections located within a masonry enclosure, faced with
stucco and climbing vines. These would be located on a 673 square-foot leased area of an existing golf course
(Candlewood Country Club). This area is located approximately 15'-4" from the property's western boundary,
approximately 10'-5" north of the property's boundary with Telechron Elementary School, and approximately 280
feet to the northwest of the intersection of Telechron Avenue and Fendale Street. The country club property is
heavily landscaped and contains numerous trees, hills, water features, and turf.
Zoning: A-1 (Light Agricultural)
General Plan: O (Open Space)
Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

Plot Plan 15640

Authorized expansion of the pre-existing country club to its current boundaries and improvements therein. Approved November 3, 1966.

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

REVIEWING AGENCIES

Responsible Agencies

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

Trustee Agencies

- None
- State Fish and Game
- State Parks

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- Calif. Dept. of Conservation, Division of Oil, Gas, & Geothermal Resources
- State Mining & Geology Board
- Los Angeles Dept. of City Planning
- Federal Aviation Administration

Whittier County Community Coordinating Council (WCCCC)

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- Public Works
- Fire Department
- DPH-Environmental Health

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<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"/>	<i>Proximity to residences, school</i>
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).

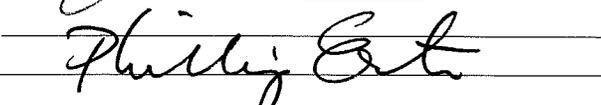
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification 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 EIR is required to analyze only the factors not previously addressed.

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

Reviewed by:  Date: 07-14-2010

Approved by:  Date: 7-14-10

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? <i>The project is not located within an Alquist-Priolo Earthquake Fault Zone (Source: California Geological Survey).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)? <i>The project site is not located in an area with major landslides (Source: California Geological Survey).</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability? <i>The project site is not located in an area with high slope instability (Source: California Geological Survey).</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The project site is not subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction. A designated liquefaction zone is located approximately 125 feet to the east (Source: State Mining & Geology Board).</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? <i>The proposed project is not considered a sensitive use.</i>
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 site is relatively flat and does not propose any grading (source: USGS Topographic Map, Whittier, California Quadrangle Sheet).</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 Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Approval of Geotechnical Report by DPW

The proposed structure will not be inhabited and will be set back more than 125 feet from the recorded liquefaction zone. The structure must receive approval from the Department of Public Works and, if required by said department, must obtain an approved geotechnical report prior to final approval.

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<i>The channel for La Canada Verde (Coyote) Creek is located approximately 290 feet east of the project site (source: USGS Topographic Map, Whittier, California Quadrangle Sheet).</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<i>The project site is not located within a flood hazard zone (Source: FEMA)</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

Building Ordinance No. 2225 – Section 308A Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>Source: Wildland and Urban Fire Hazards Map of the Los Angeles County Safety Element</i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
<i>Before final approval, the project shall receive clearance from the Los Angeles County Fire Department regarding adequate access and fire flow standards.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>The project site does not contain any dwelling units.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
<i>Before final approval, the project shall receive clearance from the Los Angeles County Fire Department regarding adequate access and fire flow standards.</i> |
| 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?
<i>The project itself does not constitute a fire hazard.</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

Water Ordinance No. 7834 Fire Ordinance No. 2947 Fire Regulation No. 8

Fuel Modification/Landscape Plan

MITIGATION MEASURES

OTHER CONSIDERATIONS

Project Design Compatible Use

Before final approval, the project shall receive clearance from the Los Angeles County Fire Department regarding adequate access and fire flow standards.

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 not located near a high noise source.</i>
b.	<input checked="" type="checkbox"/>	<input 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? <i>Telechron Elementary School is located immediately to the south of the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? <i>The project is not likely to increase ambient noise levels in the area.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Temporary construction noise would occur but would not be substantial, as it would be required to comply with all sections of the County Noise Ordinance and Building Ordinance.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size Project Design Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project site is not proposing the use of individual water wells.</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? <i>The project will not require a septic system.</i>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course? <i>The project will not require a septic system.</i>
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? <i>The project does not propose any grading, and the addition of impervious surfaces would be minimal (673 square feet).</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input type="checkbox"/> NPDES Permit CAS614001 Compliance (DPW)

MITIGATION MEASURES

Lot Size Project Design Compatible Use

OTHER CONSIDERATIONS

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)?
				<i>No dwelling units are proposed, and no new floor area or employees will be added.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
				<i>The project would generate minimal traffic.</i>
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 emissions which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

Health and Safety Code – Section 40506

MITIGATION MEASURES

Project Design Air Quality Report

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>The subject property is not located within any SEA or ESHA (Sources: Los Angeles County General Plan and Malibu Local Coastal Plan).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>The project does not propose any grading or fire clearance.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site? <i>La Canada Verde (Coyote) Creek channel is located approximately 290 feet to the west, outside of the project site.</i>
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 project site is not located within a sensitive habitat area.</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)? <i>No oak trees or other unique native trees are located on the project site.</i>
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>No known sensitive species are located in the immediate vicinity of the project site.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

ERB/SEATAC Review Oak Tree Permit

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? <i>The site contains no known archaeological resources and does not contain features indicating potential archaeological sensitivity.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources? <i>No rock formations are located on the project site.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites? <i>No known historic structures or sites are located on the project site (Source: California Historical Resources Inventory)</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? <i>No known paleontological resources or unique geologic features are located in the vicinity of the project site.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

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 is not located within a designated mineral resource area. (Source: Los Angeles County General Plan, Special Management Areas map).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? <i>The project would not result in the loss of availability of a locally important mineral resource discovery site. (Source: Los Angeles County General Plan, Special Management Areas map).</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/>

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? <i>The project would not convert farmland to non-agricultural use.</i>
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? <i>The project site is zoned A-1 (Light Agricultural); a wireless telecommunications facility is a permitted use in this zone upon issuance of a conditional use permit.</i>
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 project site is not substantially visible from a designated scenic highway or located within a designed scenic corridor. The project site is located immediately east of two (2) single-family residences and a school and would be substantially visible from these properties.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>No regional riding or hiking trails exist in the vicinity.</i></p> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The project site is located on the grounds of a country club, which contains numerous trees, water features, and other forms of landscaping.</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>Several other trees of similar height are located in close proximity to the proposed project. However, the site is immediately adjacent to two (2) single-family residences and a school, all of which consist of one-story structures.</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> <p><i>The proposed tower would be constructed of non-reflective materials and would be relatively narrow, so sun shadow would be minimal.</i></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors (e.g., grading or landform alteration)?</p> <p><i>No grading is proposed on the project site.</i></p> |

MITIGATION MEASURES

OTHER CONSIDERATIONS

- Lot Size
 Project Design
 Visual Report
 Compatible Use

The project site is on a large (100 acre) lot containing a country club, and the numerous tall trees essentially obscure it from public areas within the facility. The tower is substantially visible from two (2) single-family residences and a school immediately to the west, although it would be disguised to resemble a pine tree. In addition, these residents, the school district, and the local community council will be consulted on the design of the project through public hearing notices and direct correspondence, and efforts will be made to mitigate visual impacts on the community to a reasonable level.

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 (mid-block or intersections)? <i>The project does not propose any dwelling units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? <i>The project would generate minimal traffic.</i>
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 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?
				<i>The project site is not served by a community sewage system.</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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
				<i>The subject property would not create any dwelling units.</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?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

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 nearest fire station is approximately 0.7 miles to the north of the subject property. The nearest sheriff's substation is approximately 0.7 miles to the north at approximately the same location.</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? <i>The project would not create any special fire or law enforcement service problems.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____ _____

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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 project does not propose any dwelling units or water wells.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? <i>Before final approval, the project shall receive clearance from the Los Angeles County Fire Department regarding adequate access and fire flow standards.</i>
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>The project site has existing utility service that is adequate for the proposed use.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? 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)? <i>The project will not result in the need for expanded governmental facilities.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Prior to the issuance of final approval, the applicant shall consult with the County Fire Department to ensure the proximity of adequate water pressure and capacity for fire flow standards.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?
<hr/> <i>The tower will allow greater coverage for T-Mobile's signal within its service area.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
<hr/> <i>There are numerous trees of a similar height surrounding the project site, and the facility will be disguised as a pine tree in order to better harmonize with its surroundings.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<hr/> <i>The project will not reduce the amount of agricultural land in the area.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?
<hr/> <hr/> |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
<i>No hazardous materials exist or are proposed for the project site.</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>No pressurized tanks or hazardous wastes exist or are 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?
<i>No residences or other sensitive uses located within 500 feet of the project site would be adversely affected from an environmental safety standpoint.</i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses that indicate residual soil toxicity of the site?
<i>No known previous uses would indicate residual soil toxicity on the site.</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?
<i>The project would not have the potential to release hazardous materials into the environment.</i> |
| 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?
<i>The project would emit RF radiation below those levels determined to be hazardous by the Federal Communications Commission (FCC).</i> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
<i>The project 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>The project is not within an airport land use plan, and the proposed tower is not high enough to potentially constitute a hazard to air traffic.</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

Toxic Clean-up Plan

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input 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>A wireless telecommunications facility is a permitted use within the O (Open Space) land use classification, provided that a conditional use permit is first obtained (Source: Los Angeles County General Plan, Land Use Element).</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>A wireless telecommunications facility is allowed within the A-1 (Light Agricultural) zone, upon issuance of a conditional use permit (Source: Los Angeles County Code, Title 22).</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"/>	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? <i>The project does not propose any dwelling units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? <i>The project is not likely to induce substantial growth in the area.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing? <i>The project will not eliminate any dwelling units.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

CONCLUSION

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

Potentially significant

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

MANDATORY FINDINGS OF SIGNIFICANCE

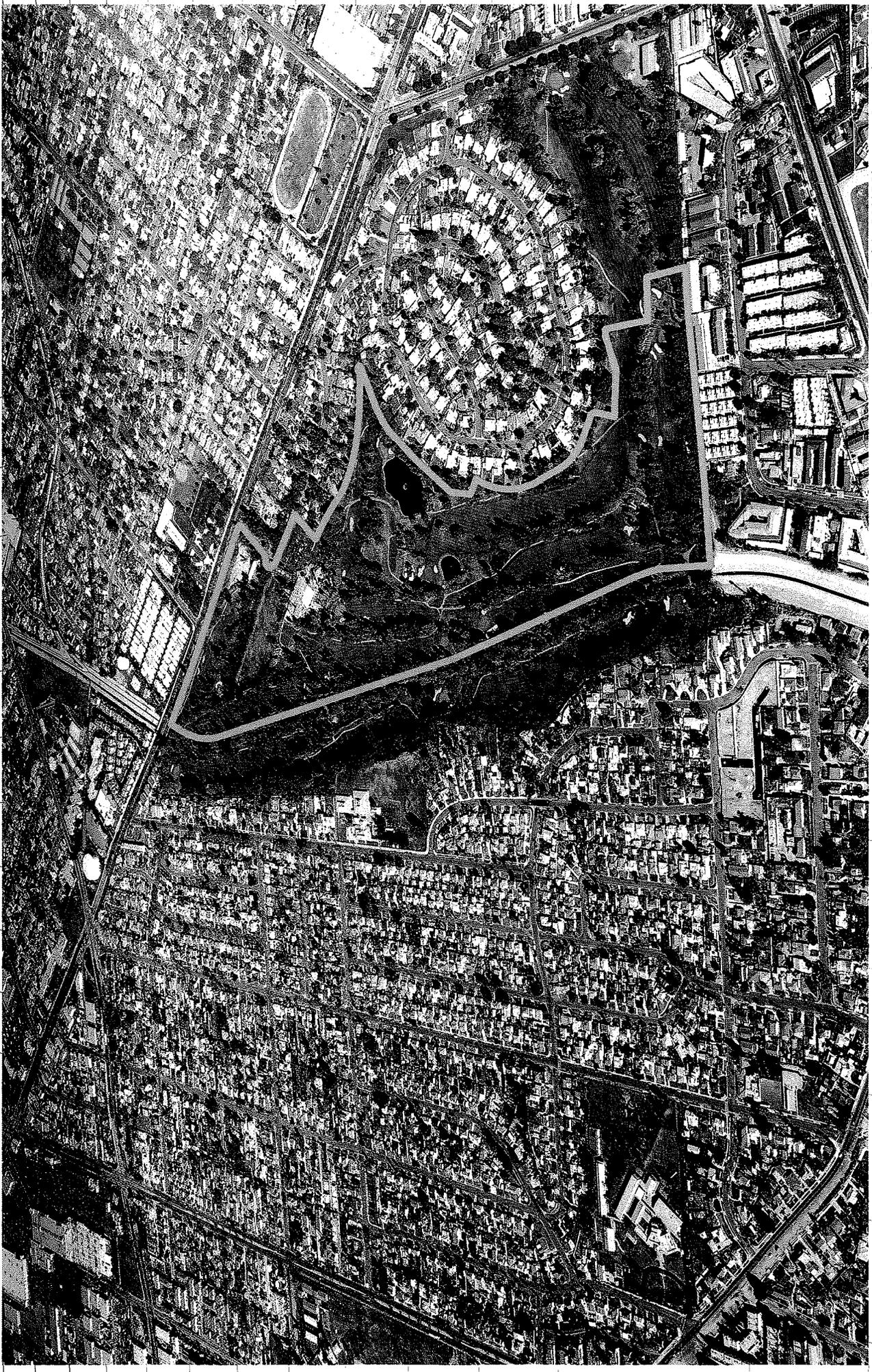
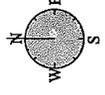
Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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?</p> <p><i>The project will not substantially degrade the environment, affect fish or wildlife habitats or populations, or eliminate archaeological or historical resources.</i></p> <hr/>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>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.</p> <p><i>The project is not likely to have a cumulatively considerable impact. There are few other similar facilities in the immediate vicinity.</i></p> <hr/>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>Any effects upon human beings would be minimal, as the project will not create unhealthful conditions, cause traffic or safety hazards, or eliminate resources. Any visual impacts would be less than significant, as the facility will be disguised as a pine tree in order to harmonize with its surroundings.</i></p> <hr/>

CONCLUSION

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

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



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Looking Southeast from the proposed site location



Looking North from proposed site location



Looking Northwest from site location



Looking West from site location



Looking South from site location



Proposed site location