Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213) 974-6433 **PROJECT NO. R2009-01004 – (5)** **CONDITIONAL USE PERMIT 200900065** **ENVIRONMENTAL ASSESSMENT 200900063**	HO MEETING DATE 3/15/2011	AGENDA ITEM
	PUBLIC HEARING DATE 3/15/2011	CONTINUE TO

APPLICANT	**OWNER**	**REPRESENTATIVE**
Los Angeles SMSA Limited Partnership, dba Verizon Wireless	Arthur Turner and Elizabeth Carpenter	Justin Robinson

PROJECT DESCRIPTION

A request to authorize a new wireless telecommunications facility ("WTF"), consisting of an 85-foot high monopine concealing 12 panel antennas, one four-foot diameter microwave dish, and ground equipment contained within a 192-square-foot equipment shelter, all located in the northwest corner of the subject property within a 2,500 square foot least area, within the M-1.5 (Restricted Heavy Manufacturing) Zone, within the Littlerock Zoned District.

REQUIRED ENTITLEMENTS

Conditional Use Permit to authorize the construction, maintenance, and operation of a new WTF.

LOCATION/ADDRESS

37729 90th Street East, Littlerock Antelope Valley

SITE DESCRIPTION

The site plan depicts one 2.44 acre rectangular subject property which is used for truck parking and an outside storage construction yard, with a cargo storage container for use a tool shed. The subject property is unpaved and surrounded by an eight-foot high chain link fence, which has an access gate on the along the 90th Street East frontage. Access to the subject property is provided by 90th Street East, a 80-foot to 100-foot Major Highway as depicted on the Los Angeles County Master Plan of Highways. The proposed 85-foot high monopine, which conceals 12 panel antennas and one four-foot diameter microwave dish, and the appurtenant ground equipment, which is contained within a 192-square foot equipment shelter, are is depicted within a 50-foot by 50-foot lease area in the northwest corner of the subject property. The site plan depicts a 20-foot wide easement for access and service vehicle parking extending from the property frontage along 90th Street East to the lease area.

ACCESS 90th Street East	**ZONED DISTRICT** Littlerock
ASSESSORS PARCEL NUMBER 3042 020 012	**COMMUNITY** Antelope Valley
SIZE 2.44 acres	**COMMUNITY STANDARDS DISTRICT** Southeast Antelope Valley

	EXISTING LAND USE	**EXISTING ZONING**
Project Site	Truck parking and an outside storage construction yard, with a cargo storage container for use a tool shed.	M-1.5 (Restricted Heavy Manufacturing)
North	Vacant	M-1.5
East	Single-family residences	A-1-1
South	Vacant	M-1.5
West	Vacant	A-2-1

GENERAL PLAN/COMMUNITY PLAN	**LAND USE DESIGNATION**	**MAXIMUM DENSITY**
Antelope Valley Area Plan	M (Manufacturing)	Not applicable

ENVIRONMENTAL DETERMINATION

Negative Declaration

RPC LAST MEETING ACTION SUMMARY

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

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

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

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

PROJECT NO. R2009-01004 – (5)
CONDITIONAL USE PERMIT NO. 200900065
STAFF ANALYSIS
MARCH 15, 2011 HEARING OFFICER PUBLIC HEARING

PROJECT DESCRIPTION

The applicant, Verizon Wireless, requests authorization to construct, maintain, and operate an 85-foot unmanned wireless telecommunications facility ("WTF") in an M-1.5 (Restricted Heavy Manufacturing) Zone. The proposed WTF consists of a 85-foot high monopine (a cell phone tower disguised to look like a pine tree) concealing 12 panel antennas and one four-foot diameter microwave dish, plus ground equipment contained within a 192-square foot equipment shelter. The facility is located within a 50-foot by 50-foot lease area in the northwest corner of the 2.44-acre subject property. The subject property is used for truck parking and an outside storage construction yard with a cargo storage container for use a tool shed.

ENTITLEMENT REQUEST

Conditional Use Permit authorizing the construction, maintenance, and operation of an unmanned WTF in an M-1.5 Zone.

DESCRIPTION OF SUBJECT PROPERTY

Location: 37729 90th Street East, Littlerock, Littlerock Zoned District, within the Southeast Antelope Valley Community Standards District ("CSD").

Physical Features: The rectangular 2.44-acre subject property is flat, with no remaining natural vegetation.

Access: 90th Street East, an 80-foot to 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways.

EXISTING ZONING

Subject Property: M-1.5

Surrounding Properties:
North: M-1.5
East: A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area)
South: M-1.5
West: A-2-1 (Heavy Agricultural—One Acre Minimum Required Lot Area)

EXISTING LAND USES

Subject Property: The property is used for truck parking and an outside storage construction yard, with a cargo storage container for use a tool shed. The subject property is unpaved and surrounded by an eight-foot tall chain link fence, which has an access gate on the along the 90th Street East frontage.

Surrounding Properties:
North: Vacant land
East: Single family residences
South: Vacant land
West: Vacant land

PREVIOUS CASES/ZONING HISTORY

There is one previous case for the subject property:

RPP 201000489: Plot plan for truck parking and an outside storage construction yard with a cargo storage container for use as a tool shed. Approved on January 25, 2011.

At the time of this writing, there are no outstanding zoning violations on the subject property.

CONSISTENCY WITH THE ANTELOPE VALLEY AREA PLAN

Land Use Policy Map
The subject property is located within the Antelope Valley Area Plan ("Plan"). The Plan's Land Use Policy designation for the subject property is M (Manufacturing). This plan category is intended for light, medium, and heavy industrial with service commercial. The Plan implies that the industrial uses be clean, non-polluting, with no offensive odors, and visually attractive.

Communication facilities are recognized in the Plan as public and semi-public uses typically located in non-urban environs. The proposed project is consistent with the Plan's requirement that the application process for non-residential uses in non-urban areas shall involve a public hearing process and appropriate conditioning of the design of the project such that the negative impact on adjacent land uses will be minimized. (Policy on non-residential uses in non-urban areas, pp. VI-4 to VI-6).

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

Applicable Plan Provisions
The following are selected applicable Plan goals and policies:

- Minimize environmental degradation by enforcing controls on sources of pollutants (including visual pollution) and noise (Policy Statement No. 22, p. V-4)) The proposed WTF is disguised as a pine tree.

- Mitigate where possible undesirable impacts of adjacent land uses (i.e., noise interruption, visual intrusion, and airborne emissions) through utilization of appropriate buffers, building codes, and standards (Policy Statement No. 62, p V-9) The proposed WTF and appurtenant equipment are located 378 feet back (west) from the front property line of the subject property. The lease area containing the WTF and appurtenant equipment is screened by an eight-foot high chain-link fence.

SITE PLAN DESCRIPTION

The site plan depicts one 2.44 acre rectangular subject property which is used for truck parking and an outside storage construction yard, with a cargo storage container for use a tool shed. The subject property is unpaved and surrounded by a fence, which has an access gate along the 90th Street East frontage. The proposed 85-foot high monopine, which conceals 12 panel antennas and one four-foot diameter microwave dish, and the appurtenant ground equipment, which is contained within a 192-square foot equipment shelter, are depicted within a 50-foot by 50-foot lease area in the northwest corner of the subject property. The site plan depicts a 20-foot wide easement for access and service vehicle parking extending from the property frontage along 90th Street East to the lease area.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

A WTF is a use not specified in Title 22 (Zoning Code) of the Los Angeles County Code ("County Code"). Comparable use specified in the Zoning Code is a radio or television tower.

M-1.5 Zone Development Standards.

The project site is zoned M-1.5. Pursuant to County Code Section 22.32.100, radio and television towers are an allowed use in the M-1.5 zone. A CUP is used to ensure compatibility with the surrounding neighborhood.

Parking

The site plan depicts a 20-foot wide easement for access and service vehicle parking extending from the property frontage along 90th Street East to the lease area.

CSD COMPLIANCE

The Southeast Antelope Valley CSD does not have standards applicable specifically to WTF's or similar communication towers.

BURDEN OF PROOF/FINDINGS

Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Section 22.56.040 of the Los Angeles County Code. The

applicant's response to the Burden of Proof is attached. It is staff's opinion that the applicant has met the Burden of Proof.

ENVIRONMENTAL DOCUMENTATION

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

PUBLIC COMMENT

No comments from the public have been received as of this writing.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

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

STAFF EVALUATION

The proposed project is located on a property which is across the street from single-family residences. The lots adjacent to the north, south, and west of the subject property are vacant.

The applicant has stated in correspondence that the 85-foot height of the proposed monopine is necessary in order to obtain the required coverage, and also that there are no existing facilities nearby which provide suitable opportunities for co-location. A copy of this correspondence is attached. The applicant has proposed the monopine configuration as an aesthetically attractive alternative to an un-disguised steel tower.

An Initial Study was prepared to evaluate the visual impacts of the 85-foot structure. Pursuant to the Initial Study, it has been determined that the proposed structure, if disguised as a pine tree, will not have a significant visual impact on the environment. A Negative Declaration has been prepared for this project.

It is staff's opinion that the proposed WTF is consistent with the Plan and the Zoning Code, and meets the conditional use permit burden of proof.

FEES/DEPOSITS

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

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

Environmental Filing Fee:
Within three (3) days of the approval date of this grant, the permittee shall remit a fee of **$2,119.00** (2,044.00 plus $75.00 processing fee) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code.

STAFF RECOMMENDATION

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

Staff recommends that the Hearing Officer close the public hearing, adopt the Negative Declaration, and approved CUP 200900065.

SMT:dck

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

DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2009-01004 – (5)
CONDITIONAL USE PERMIT NO. 200900065

REQUEST:
To construct, maintain, and operate an 85-foot unmanned wireless telecommunications facility ("WTF") and appurtenant facilities in the M-1.5 (Restricted Heavy Manufacturing) Zone.

HEARING DATE: March 15, 2011

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The applicant is requesting a Conditional Use Permit ("CUP") to construct, maintain, and operate an unmanned wireless telecommunications facility ("WTF") consisting of an 85-foot pole with antennas, ground equipment cabinets and other ancillary equipment.

2. A CUP for the WTF is required by Subdivision and Zoning Ordinance Policy No. 01-2010, which requires a CUP for a WTF in all zones and within the public right-of-way.

3. The location of the subject property is along 90th Street East, south of the intersection with Avenue R-4 in the unincorporated community of Littlerock, within Littlerock Zoned District and the Littlerock Community Standards District ("CSD").

4. The rectangular 2.44-acre subject property is flat, with no remaining natural vegetation. The zoning on the subject property is M-1.5. Zoning to the north and south is also M-1.5. Zoning to the east is A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area) and to the west is A-2-1 (Heavy Agricultural—One Acre Minimum Required Lot Area).

5. The WTF is compatible with surrounding land uses, which include vacant land to the north, south, and west and single family residences to the east.

6. The proposed use is consistent with the adopted general plan for the area. The project site is classified as "M" (Industrial) in the Antelope Valley Area Plan, a component of the Los Angeles Countywide General Plan. Density is not applicable to this project as the proposal is to construct an unmanned WTF, not a residential facility. This land use category allows for non-residential use with a public hearing and appropriate conditioning of the project. The proposed project is consistent with the "M" land use map designation as the project was subject to a public hearing and appropriately conditioned.

7. 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. The Initial Study determined that the project will not create any significant effects on the environment. The proposed WTF tower will be camouflaged as a pine tree to blend in with the surrounding landscape. The project will be required to meet the requirements of the Division of

Building and Safety of the Los Angeles County Department of Public Works ("Public Works"), the Los Angeles County Fire Department ("Fire Department'), and appropriate federal agencies prior to building permit issuance.

8. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required. The project site is an unmanned WTF, the operation of which generates no traffic other than the occasional visit by a maintenance vehicle. The project site takes access from 90th Street East, an 80-foot to 100-foot wide dedicated public street. Access to the WTF is provided by a 20-foot wide easement for access and service vehicle parking extending from the property frontage along 90th Street East to the lease area.

9. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features. The M-1.5 zone does not have development standards specific to WTF's or radio transmission towers. One parking space will be provided for a maintenance vehicle.

10. The site plan depicts one 2.44 acre rectangular subject property which is used for truck parking and an outside storage construction yard, with a cargo storage container for use a tool shed. The subject property is unpaved and surrounded by an eight-foot high chain link fence, which has an access gate on the along the 90th Street East frontage. One cargo storage container on the property is used as a tool shed. The proposed 85-foot high monopine, which conceals 12 panel antennas and one four-foot diameter microwave dish, and the appurtenant ground equipment, which is contained within a 192-square foot equipment shelter, is depicted within a 50-foot by 50-foot lease area in the northwest corner of the subject property. The site plan depicts a 20-foot wide easement for access and service vehicle parking extending from the property frontage along 90th Street East to the lease area.

11. There is one previous zoning case on the subject property:

    - **RPP 201000489**: Plot plan for truck parking and an outside storage construction yard with a cargo storage container for use as a tool shed. Approved on January 25, 2011.

12. Pursuant to Los Angeles County Code ("County Code") Section 22.52.1100 (Parking - uses not specified), one parking space is required for the unmanned WTF to accommodate the monthly visits from the maintenance personnel. The site plan depicts as 20-foot wide easement for service vehicle access and parking.

13. The closest single family residence to the proposed WTF is approximately 130 feet to the east of the subject property. This residence is located on an approximately one-acre lot.

14. The applicant has stated in correspondence that there are no existing facilities nearby which offer suitable opportunities for co-location.

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

16. No comments from the public have been received as of this writing.

17. SUMMARY OF EVENTS AT THE PUBLIC HEARING

18. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.

19. The proposed project is exempt from the Los Angeles County Low Impact Development Ordinance ("LID").

20. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified that the project will not have a significant effect on the environment. Based on the Initial Study, a Negative Declaration was prepared for this project.

21. This project is subject to California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the said department.

22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;

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

HEARING OFFICER ACTION:

1. The Hearing Officer has considered the Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.

2. In view of the findings of fact presented above, Conditional Use Permit No. 200900065 is **APPROVED**, subject to the attached conditions.

Attachments: Conditions of Approval
Negative Declaration

SMT:dck
3/3/2011

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1. This grant authorizes the construction of a wireless telecommunications facility ("WTF") consisting of a pole not to exceed 85 feet in height with no more than 12 affixed panel antennas and one microwave dish antenna to be disguised as a pine tree ("monopine") plus ground equipment contained within a 192-square foot equipment shelter, located on an existing industrial lot.

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 until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 4, 5, 9, and 11 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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 Regional Planning an initial deposit of $5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

   a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

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

6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant will terminate on March 15, 2031**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

9. This grant shall expire unless used within two years from the date of final approval by the County. A single one-year time extension may be requested in writing and with payment of the applicable fee prior to such expiration date.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **$2,000.00.** The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **ten (10) biennial (one every other year)** inspections. Inspections shall be unannounced.

    If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost, whichever is greater.

11. Within three (3) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code, a fee of **$2,119.00** (2,044.00 plus $75.00 processing fee) is required. No land use project subject to this requirement is final, vested or operative until the fee is paid.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the

Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

13. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.

14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

15. All structures shall conform with the requirements of the Division of Building and Safety ("Building and Safety") of the County Department of Public Works ("Public Works").

16. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

17. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

18. 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.

19. This project is exempt from the County Low Impact Development Ordinance, as the project does not propose an increase in impervious surface greater than 50 percent of the existing impervious surface.

20. If changes to the site plan are required as a result of instruction given at the public hearing, a revised Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit for review and approval.

21. Subject property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit four (4) copies of the proposed plans to the Director of Regional Planning for review and approval. All revised plans must be accompanied by the written authorization of the property owner.

22. The WTF shall be constructed in substantial compliance with photo simulations approved as part of Exhibit "A" to the satisfaction of Regional Planning. If changes to the WTF are

required as a result of instruction given at the public hearing, revised photosimulations shall be submitted to Regional Planning within sixty (60) days of the date of approval.

23. This grant allows for the construction, operation, and maintenance of the wireless telecommunication facility subject to the following additional conditions:

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

    b. Said facility shall be removed if in disuse for more than six months;

    c. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;

    d. All structures shall conform with the requirements of Building and Safety;

    e. The wireless telecommunication facility shall be camouflaged and disguised as a pine tree in order to minimize visual impacts to the surrounding community in substantial conformance with photo simulations approved as part of Exhibit "A";

    f. Security lighting within the lease area shall be directed away from residential areas. Security lighting, if mounted on the pole, shall be no higher than 12 feet high. No other lighting is permitted on the pole unless the permittee provides documentation that the lighting is required by another public agency for safety related reasons.

    g. The permittee shall post a contact number on the fence near the entrance gate to the subject property, visible to passers-by for reporting graffiti and other maintenance issues regarding the WTF. The contact number shall be provided on a 8.5-inch by 11-inch weatherproof signage.

    h. Within 30 days of change in service provider ownership, the permittee shall provide the Zoning Enforcement Section of Regional Planning the name and contact information of the new property owner.

SMT:dck
3/4/2011

From: Justin Robinson [mailto:jgrobin@aol.com]
Sent: Monday, November 08, 2010 6:08 PM
To: Kress, Donald
Cc: Justin Robinson
Subject: Re: CUP 2009 00065Littlerock--Tower Height

Donald.

In our design of the tower it is necessary at the 85' to provide our necessary coverage for this area while still maintaining attractive "slots" for co-locators.

In my investigation of co-locatable facilities, at the time our application was submitted there were none. In analyzing the two that have been constructed in this time frame since our application, it is still necessary for a site in this location. The proposed site is pretty close to equidistant from the two other newly existing sites. It is located .92 miles from the monopine and 1.21 from the recently constructed water tank.

Even with these two new facilities we would need an additional site close to this location.

Hope this information helps.

Justin

09-01004

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

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

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

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

This site will not adversely affect the surrounding areas. This site is located within an M-1 zone and borders manufacturing uses. this site is a passive use and will not create any noise, oder or other byproduct that would impact anyone adjacent to, or traveling through the area. this facility is consistent with the mandated fcc guidelines and will not be detrimental to the surrounding properties or jeopardize the surrounding areas in any way.

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

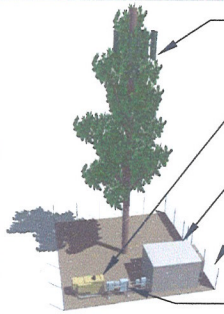
The proposed facility is only utilizing approximately 2500 square feet of the two acre parcel the site is proposed at a location where the existing use is a firewood sales yard. this site will not encroach or impact any of the adjacent properties nearby. this site will be integrated into the property, the propose antenna support structure is designed to appear as a pine tree and all associated radio equipment will be concealed within a self-contained equipment shelter.

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

the proposed site will be accessed by the existing driveway off of 90th st. e. the proposed site will not generate any increase in traffic as the verizon wireless technicians will visit the site about once a month for routine maintenance and site optimization. the existing roads and driveways are adequate for all emergency vehicles if needed.

09-01004

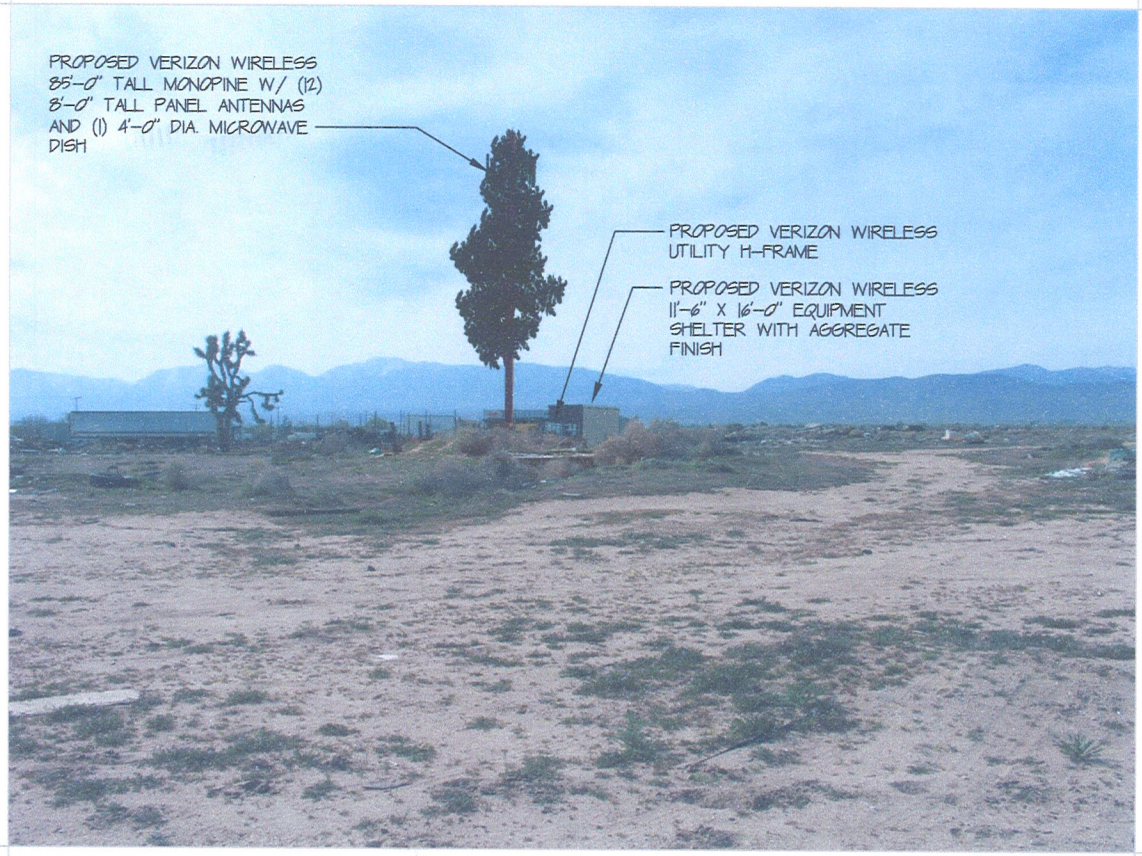
PROPOSED SITE (MODEL)



VIEW FROM NORTHWEST

DRAFTLINK
SIMS@DRAFTLINK.ORG

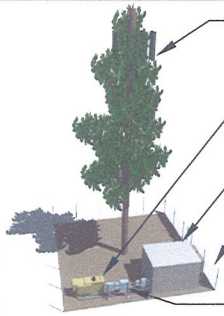
PROPOSED TELECOM SITE



EXISTING SITE

NONANTUM DEVELOPMENT GROUP INC 1750 E. OCEAN BOULEVARD, SUITE 906 LONG BEACH, CA 90802 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVE., IRVINE, CA 92618	SPRINGFIELD - TURNER 37729 90TH STREET EAST LITTLEROCK, CA 93543	PAGE 4 OF 4

PROPOSED SITE (MODEL)



PROPOSED VERIZON WIRELESS 85'-0" TALL MONOPINE W/ (12) 8'-0" TALL PANEL ANTENNAS AND (1) 4'-0" DIA. MICROWAVE DISH

PROPOSED VERIZON WIRELESS GENERATOR & SPILL CONTAINMENT PAD

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

PROPOSED VERIZON WIRELESS 8'-0" TALL CHAINLINK FENCE W/ 3 STRANDS BARBED WIRE

PROPOSED VERIZON WIRELESS UTILITY H-FRAME

VIEW FROM NORTHEAST

DRAFTLINK
SIMS@DRAFTLINK.ORG

PROPOSED TELECOM SITE

EXISTING SITE

NONANTUM DEVELOPMENT GROUP, INC. 1750 E. OCEAN BOULEVARD, SUITE 906 LONG BEACH, CA 90802 CONTACT: JUSTIN ROBINSON	verizon wireless 15505 SAND CANYON AVE., IRVINE, CA 92618	SPRINGFIELD - TURNER 37729 90TH STREET EAST LITTLEROCK, CA 93543	PAGE 2 OF 4

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

NEGATIVE DECLARATION

PROJECT NUMBER: RENV 200900063 / R2009-01004

1. DESCRIPTION:
Installation and operation of a new unmanned wireless telecommunications facility ("WTF"), including an 85-foot tall monopine concealing 12 panel antennas and one 4-foot diameter microwave dish, along with ground equipment housed in a 192-square foot structure and a back-up generator.

2. LOCATION:
37729 90th Street East, Littlerock
(APN 3042 020 0120)

3. PROPONENT:
Los Angeles SMSA Limited Partnership, dba Verizon Wireless
c/o Andres Matzkin
15505 Sand Canyon Boulevard, #D-1
Irvine, CA 93543

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

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

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

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

PREPARED BY: Donald Kress, Land Divisions Section, Department of Regional Planning
DATE: February 7, 2011

STAFF USE ONLY

PROJECT NUMBER: *R2009-01004 – (5)*
CASES: *CUP 200900065*
RENV 200900063

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

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

Map Date: *6/9/2009* Staff Member: *Donald Kress*

Thomas Guide: *4827 J:2* USGS Quad: *Littlerock*

Location: *37729 90th Street East, Littlerock*

Description of Project: *Installation and operation of a new unmanned wireless telecommunications facility ("WTF"), including an 85-foot tall monopine concealing 12 panel antennas and one 4-foot diameter microwave dish, along with ground equipment housed in a 192-square foot structure and a back-up generator.*

Gross Acres: *Subject property: 2.15 gross acres; WTF lease area: 2,500 square feet (0.05 acres) within the subject property with an eight-foot high fence around the lease area.*

Environmental Setting: *Disturbed lot with industrial use along a Major Highway. Generally flat property with small handmade piles of dirt scattered throughout the site.*

Zoning: *M-1.5 (Restricted Heavy Manufacturing Zone)*

Community Standards District: *Southeast Antelope Valley*

General Plan: *Antelope Valley Area Plan Category "M"*

Major projects in area:

PROJECT NUMBER	DESCRIPTION & STATUS
97021	*RNCR 201000006. A non-conforming review to reauthorize a 14-unit mobile home park and an auto-dismantling yard, located at 37855 90th Street East, Antelope Valley, approximately 272 feet north of the subject property. Project is in review.*
R2010-00974	*RPP 201000710. A plot plan to authorize truck parking and a construction yard at 37609 90th Street East, approximately 510 south of the subject property. Approved 9/30/2010*

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

REVIEWING AGENCIES

Responsible Agencies

- ☐ LA Regional Water Quality Control Board
- ☐ Lahontan Regional Water Quality Control Board (Check RWQCB if septic system proposed)
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐ Other

Trustee Agencies

- ☐ State Fish and Game
- ☐ Other
- ☐ State Parks
- ☐ Other

Special Reviewing Agencies

- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Santa Monica Mountains Conservancy
- ☐ Other
- ☐ Elementary School District
- ☐ High School District
- ☐ Local Native American Tribal Council
- ☐ Water District
- ☐ Other

Regional Significance

- ☐ SCAG
- ☐ Other
- ☐ Air Quality Management District
- ☐ Other

County Reviewing Agencies

- ☐ Sheriff Department
- ☐ Sanitation District (Check if sewers proposed)
- ☐ DPW: Drop-down List
- ☐ Fire Dept.: Drop-down List
- ☐ Other
- ☐ Other

DHS Environmental Health:

- ☐ Environmental Hygiene (noise, air quality and vibration)
- ☐ Solid Waste Management (landfills, trash trucks & transfer stations)
- ☐ Land Use Program (septic systems & wells)
- ☐ Cross Connection and Water Pollution Control Program (recycled and reclaimed water)

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

ENVIRONMENTAL FINDING

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

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

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

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

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

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

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

Reviewed by: T Ross Date: 2/7/11

Approved by: Susan Tae Date: 2/7/11

☐ Determination appealed – see attached sheet.

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

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Source: California Geological Survey - Alquist-Priolo Earthquake Fault Zone Map.*
b.	☐	☒	☐	Is the project site located in an area containing a major landslide(s)? *Source: California Geological Survey Landslide Map.*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *The subject property is within an area of very slight slopes. Source: Los Angeles Region Imagery Acquisition Consortium Digital Elevation Model.*
d.	☐	☒	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Source: California Geological Survey - Alquist-Priolo Earthquake Fault Zone Map*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The project proposed an unmanned WTF.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? *The project proposes minimal grading. No slopes over 25% on property.*
g.	☐	☒	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property? *Soil expansion index test results ranged from very low to medium in the area of the subject property. Source: Los Angeles County Department of Public Works*
h.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Building Code, Title 26 - Sections 110.2, 111 & 113
(Geotechnical Hazards, Engineering Geology and Soils Engineering Report, Earthquake Fault)

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Geotechnical Report by DPW

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *The project is located within the 500-year floodplain.(Source: Federal Emergency Management Agency).*
c.	☐	☒	☐	Is the project site located in or subject to high mudflow conditions?
d.	☐	☒	☐	Could the project contribute or be subject to high erosion and debris deposition from run-off? *The project proposes minimal grading.*
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The project proposes minimal grading.*
f.	☐	☒	☐	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Approval of Drainage Concept by DPW

CONCLUSION

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

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

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? *Access is provided by 90th Street East, an 80-foot to 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *The project proposes no dwelling units.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *There are no residential structures proposed on-site; therefore, there is no fireflow requirement.*
e.	☐	☒	☐	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *The project site is bordered by vacant industrial lots to the north and south, single-family residences to the east, and undeveloped vacant land to the west.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *Square footage of electrical equipment and generator enclosures does not exceed 200 square foot threshold.*
g.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Compatible Use

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	☐	☒	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☒	☐	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *In the event of power failure to the project site, the back-up generator may temporarily increase the ambient noise level. No parking areas or amplified sound systems are included in the project.*
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *In the event of power failure to the project site, the back-up generator may temporarily increase the ambient noise level. No parking areas or amplified sound systems are included in the project.*
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

☐ Health & Safety Code, Title11 – Chapter 11.38 (Water & Sewers)
☐ Environmental Protection,Title 12 – Chapter 12.80 (Storm-water & Runoff Pollution Control)
☐ Plumbing Code, Title 28 – Chapter 7; Appendices G(a), J & K (Sewers & Septic Systems)

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

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

Only minimal grading is proposed. Public Works to review grading prior to building permit issuance.

CONCLUSION

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

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

STANDARD CODE REQUIREMENTS

☐ State of California Health and Safety Code – Section 40506 (Air Quality Management District Permit)

☐ **MITIGATION MEASURES**

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Air Quality Report

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The subject property is a disturbed lot .*
c.	☐	☒	☐	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	☐	☒	☐	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? *The subject property is a disturbed lot.*
e.	☐	☒	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *The project contains no trees*
f.	☐	☒	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *Source: California Natural Diversity Database.*
g.	☐	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ ERB/SEATAC Review

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Oak Tree Permit

☐ Biological Constraints Analysis

CONCLUSION

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

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

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

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

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Cultural Resources Records Search (Quick Check)

☐ **OTHER CONSIDERATIONS**

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

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

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

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	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? *The project site is not located in a Mineral Recovery Zone.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *The project site is not located in a Mineral Recovery Zone.*
c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? *The subject property is classified as "Other Land" on the 2008 Farmland Map.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The subject property is zoned M-1.5, Industrial. There is no Williamson Act contract on the property.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *Surrounding land is classified as "Other Land" or "Urban and Built-Up Land" on the 2008 Farmland Map.*
d.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ **OTHER CONSIDERATIONS**

☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The subject property is not along a scenic highway or within a scenic corridor. The proposed project includes an 85-foot tall monopine. This structure is significantly taller than surrounding structures.*
b.	☐	☒	☐	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *There are no regional riding or hiking trails in the vicinity of the subject property.*
c.	☐	☒	☐	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features? *The subject project is on a vacant lot.*
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed project includes an 85-foot tall monopine. This structure is significantly taller than surrounding structures.*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or landform alteration)?

☐ **MITIGATION MEASURES** ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Visual Simulation ☐ Compatible Use

The WTF tower will be conditioned to be constructed as the monopine depicted in photo simulations.

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *The project will generate no traffic except for an occasional maintenance vehicle.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *Access is provided by 90th Street East, an 80-foot to 100-foot wide Major Highway as depicted on the Los Angeles County Master Plan of Highways.*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *The project will generate no traffic except for an occasional maintenance vehicle.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Project Design ☐ Traffic Report

☐ **OTHER CONSIDERATIONS**

☐ Consultation with DPW Traffic & Lighting Division

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The proposed project produces no sewage.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create capacity problems at the district level? *The project does not propose any residences.*
b.	☐	☒	☐	Could the project create capacity problems at individual schools that will serve the project site?
c.	☐	☒	☐	Could the project create student transportation problems?
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

☐ State of California Government Code – Section 53080 (School Facilities Fee)
☐ Planning & Zoning Code, Title 22 - Chapter 22.72 (Library Facilities Mitigation Fee)

☐ **MITIGATION MEASURES**

☐ Site Dedication

☐ **OTHER CONSIDERATIONS**

CONCLUSION

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

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

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
				The project creates no additional fire hazard or need for law enforcement.
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

CONCLUSION

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

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

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *The project requires no water supply.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *There are no residential structures proposed on-site; therefore, there is no fireflow requirement.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The project will receive electrical service from a power line adjacent to the subject property. The project does not required gas or propane.*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

☐ **MITIGATION MEASURES**

☐ Lot Size ☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ Water Purveyor Will-serve Letter

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The 85-foot high monopine will be the tallest structure within a 500-foot radius of the subject property.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *The subject property is classified as "Other Land" on the 2008 Farmland Map.*
d.	☐	☒	☐	Other factors?

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☒	☐	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *Previous use of the lot was for firewood sales.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *The project site is not listed in the Department of Toxic Substances Control EnviroStor Database.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *No public or public use airport or private airstrip is located within two miles of the subject property.*
i.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES**

☐ Phase 1 Environmental Assessment

☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean-up Plan

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Antelope Valley Area Plan designation is "M" (Industrial)*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *WTF's are allowed in the M-1.5 zone. A CUP is required to ensure compatibility with the surrounding neighborhood.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☒	☐	Other?
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☒	☐	Other factors?

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

CONCLUSION

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

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
				The project proposes no residences.
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
				The project is an unmanned WTF.
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing?
				There is no housing on the project site.
d.	☐	☒	☐	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
				The WTF is unmanned.
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
				There is no housing on the subject property.
g.	☐	☒	☐	Other factors?

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

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

CONCLUSION

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

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

CUP 200900065 37729 90th Street East, Littlerock photos 24 Feb. 2011 by D.C. Kress, planner

LEFT: Facing westerly across the subject property from 90th Street East.

RIGHT: Facing northwesterly across the subject property from 90th Street East.

LEFT: Facing easterly across the subject property from the west side of the property.

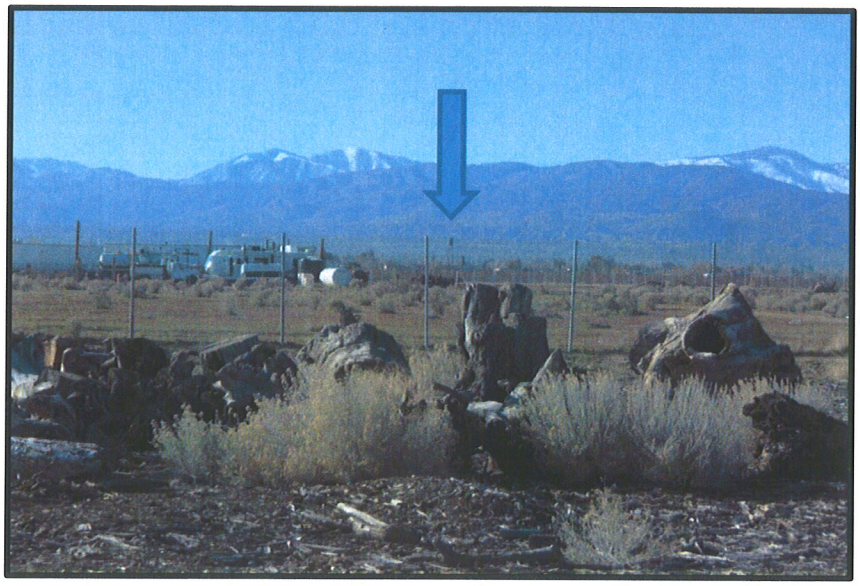
CUP 200900065 37729 90th Street East, Littlerock photos 24 Feb. 2011 by D.C. Kress, planner

LEFT: Site of proposed monopine in the northwest corner of the subject property.

RIGHT: Facing southeasterly along 90th Street East in front of the subject property.

LEFT: Facing northeasterly along 90th Street East in front of the subject property.

CUP 200900065 37729 90th Street East, Littlerock photos 24 Feb. 2011 by D.C. Kress, planner



LEFT: Facing southerly from the Subject property. Blue arrow indicates the existing WTF disguised as a water tower at the intersection of 90th Street East and Avenue S-8, approximately 1.2 miles away.

RIGHT: Facing northerly along 90th Street East in front of the subject property. The blue arrow Indicates the location of a monopine similar to the one proposed for the subject property. This existing monopine is located approximately 0.92 mile north of the subject Property, in the city of Palmdale.

LEFT: Facing westerly at monopine located in the city of Palmdale north of the intersection of 90th Street East and Palmdale Boulevard. This monopine is similar to the proposed monopine. This monopine is owned by a different cell phone service provider.

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CUP 2009 00065 New WTF--Littlerock ZD 1:2,500 scale 10 Nov 09 DCKress APN 3042 020 012

Printed On: Nov 10, 2009

Legend

- Parcel Boundary
- Arterial Street
- Highway
- Freeway

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

(e)-Existing (p)-Proposed

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

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

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

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

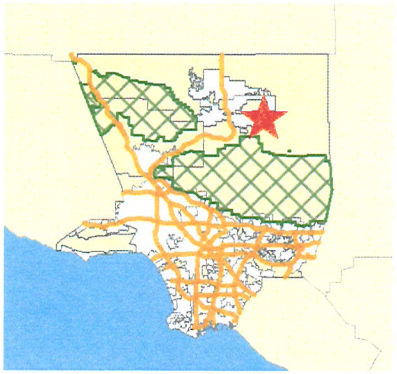
- Zoning (Boundary)

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

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

Inland Waterbody
- Perennial
- Intermittent
- Dry

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



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