



WTF HEARING PACKAGE
PROJECT NUMBER R2010-00018-(5)
CONDITIONAL USE PERMIT 201000002

HEARING DATE
May 17, 2011
ITEM
3
CONTINUED TO

HEARING OFFICER: Paul McCarthy

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PREPARED BY: Dean Edwards, Zoning Permits North

(213) 974-6443, ComLine 288, dedwards@planning.lacounty.gov

REVIEWED BY: Mark Child

A handwritten signature in blue ink, appearing to be "M Child".

STAFF REPORT
PROJECT NUMBER R2010-00018-(5)
CONDITIONAL USE PERMIT 201000002

REQUEST

The applicant, T-Mobile is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

REPRESENTATIVE: Luke Snyder

OWNER: NA – Public Right of Way

PROJECT DESCRIPTION

The proposed project consists of the construction of a WTF that includes a 53 foot tall wood pole with three panel antennas, a GPS antenna and two Local Measurement Unit (LMU) antennas mounted to the top; a four foot high power pedestal; an underground equipment vault; and two flush mounted vents.

LOCATION

The subject property is located on the east side of the **public right-of-way of 30th Street West, 56 feet north of Avenue N-8** in the unincorporated area of **Antelope Valley** and **Quartz Hill Zoned District**.

Assessor's Parcel Number(s): Adjacent To 3001-015-040

Antelope Valley Area General Plan Land Use Designation: Non-Urban 1

Zoning: A-2-2 (Heavy Agriculture)

Community Standards District: NA

SITE DESCRIPTION

The subject property is relatively flat and developed with a roadway with an unimproved parkway, a utility pole, fencing and a mailbox.

ENVIRONMENTAL DETERMINATION

The subject property is not located in a Significant Ecological Area or Ecologically Sensitive Habitat Area. The proposed project is eligible for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from California Environmental Quality Act reporting requirements.

PREVIOUS CASE/ZONING HISTORY

Request for Service: It is not necessary for Zoning Enforcement to inspect project sites located within public right of way.

PUBLIC COMMENTS

Staff instructed the applicant to contact the Quartz Hill Town Council regarding the proposed project. To date, no comments from the Council or the public have been received.

One letter of opposition (attached) was received.

ANALYSIS

The policies and guidelines of Subdivision and Zoning Ordinance Memo 01-2010 do not apply to this case because the application was deemed complete on February 16, 2010 which is before the July 26, 2010 memo date.

Height

The height of the proposed facility is 53 feet (as measured to the top of the antennas). Pursuant to Section 22.24.170, the A-2 Zone development standards do not limit the height of non-single family residential uses. Pursuant to Section 22.56.200, the Hearing Officer may prescribe the height limit when granting a conditional use permit. Since the proposed facility is of a reasonable height, Staff recommends that the Hearing Officer prescribe a 53 foot height limit for the facility.

Aesthetics/Visual Impact

The subject property is surrounded by the following land uses:

North: Single-family Residence

East: Duplex

South: Vacant Land

West: Single-family Residence and Golf Course

The proposed design is appropriate for the site and area because the facility will be constructed to be visually unobtrusive by mounting the antennas nearly flush to the pole and concealing the equipment in an underground vault.

RECOMMENDATION

Staff recommends **APPROVAL** of Conditional Use Permit 201000002 with a grant term of 15 years and biennial inspections because:

- There are no zoning violations on the property.
- With a conditional use permit, the proposed facility will comply with Zoning Ordinance height restrictions.
- The facility is designed and conditioned to be visually unobtrusive.

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

PROJECT NUMBER R2010-00018-(5)
CONDITIONAL USE PERMIT 201000002

REQUEST

The applicant, T-Mobile is requesting a conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility (WTF), a use that is subject to permit.

HEARING DATE: May 17, 2011

FINDINGS

1. The proposed project consists of the construction of a WTF that includes a 53 foot tall wood pole with three panel antennas, a GPS antenna and two Local Measurement Unit (LMU) antennas mounted to the top; a four foot high power pedestal; an underground equipment vault; and two flush mounted vents.
2. The subject property is located on the east side of the public right-of-way of 30th Street West, 56 feet north of Avenue N-8 in the unincorporated area of Antelope Valley and Quartz Hill Zoned District.
3. The subject property is relatively flat and developed with a roadway with an unimproved parkway, a utility pole, fencing and a mailbox.
4. The Alternative Site Analysis submitted by the applicant indicated that there are no co-location opportunities within ¼ mile of the project site.
5. The proposed project is consistent with the Antelope Valley Area Plan. The land use designation of the subject property is Non-Urban 1. There are no policies in the Plan that specifically prohibit, discourage or limit the use of WTFs.
6. Title 22 of the Los Angeles County Code (Zoning Ordinance) does not specify WTF as a use. Similar uses, such as radio/television stations/towers, are subject to permit.
7. The height of the proposed facility is 53 feet (as measured to the top of the antennas). Pursuant to Section 22.24.170, the A-2 Zone development standards do not limit the height of non-single family residential uses. Pursuant to Section 22.56.200 the Hearing Officer may prescribe 53 foot height limit for the facility.
8. The subject property is adequate in size and shape to accommodate the development.
9. The subject property is adequately served by public and private service facilities as necessary. A WTF does not require sewer or water service.
10. The site is served by 30th Street West. The facility will generate approximately one maintenance vehicle trip a month which the aforementioned street should be able to accommodate. The subject property is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic associated with this project.
11. The subject property is surrounded by the following land uses:
North: Single-family Residence
East: Duplex
South: Vacant Land
West: Single-family Residence and Golf Course

12. The proposed design is appropriate for the site and area because the facility will be constructed to be visually unobtrusive by mounting the antennas nearly flush to the pole and concealing the equipment in an underground vault.
13. No comments from the Quartz Hill Town Council or the public have been received.
14. One letter of opposition was received.
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. The proposed project is eligible for a Class 3 (New Construction or Conversion of Small Structures) Categorical Exemption from California Environmental Quality Act reporting requirements.
17. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 15 years and require eight inspections.
18. 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 1 Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. That the proposed use is consistent with the adopted general plan for the area; and
- B. That the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will 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 or general welfare; and
- C. 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Therefore, 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 22.56.040 of the Los Angeles County Code.

HEARING OFFICER ACTION

1. I have considered the Class 3 Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 201000002 is **APPROVED**, subject to the attached conditions.

c: Hearing Officer, Building and Safety

MC:de

May 2, 2011

This grant authorizes the construction, operation and maintenance of a wireless telecommunications facility (WTF), subject to the following conditions of approval:

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition 6, and until all required monies have been paid pursuant to Condition 9. The recorded affidavit shall be filed and the required monies shall be paid by **July 16, 2011**.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay 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 according to Los Angeles County Code Section 2.170.010.

5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant will terminate on May 17, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department

of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.

8. This grant shall expire unless used within two years from the date of final approval by the County. The date of final approval is the date of the approval action plus any applicable appeal period. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The deposit provides for **eight (8) 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was not approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to any business that may be operated on the premises or that do not provide pertinent information about said premises.
15. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.

16. Upon completion of construction of the facility, the permittee shall submit to the Zoning Enforcement Section of the Department of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
17. 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.
18. Any proposed WTF that will be co-locating on the proposed facility will be required to submit the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of the Department of Regional Planning.
19. External lighting, including security lighting, shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
20. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
21. The project shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A". Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
22. Maintenance vehicles shall not block access to driveways or garages.
23. The maximum height of the facility shall not exceed 53 feet above finished grade.
24. Within 30 days of change in facility ownership, the permittee shall provide the Zoning Enforcement Section of the Department of Regional Planning the name and contact information of the new facility owner.
25. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant and shall have a color that blends in with the immediately surrounding environment.
26. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced within 30 days of notice. Any and all graffiti shall be removed by the operator or property owner within 48 hours. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

27. Upon request, the permittee/operator shall submit annual reports to the Zoning Enforcement Section of the Department of Regional Planning to show compliance with the maintenance and removal conditions.
28. The Department of Regional Planning project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
29. Prior to the construction of the project, the permittee shall obtain an encroachment permit from the Los Angeles County Department of Public Works and provide a copy of the permit to the Zoning Enforcement Section of the Department of Regional Planning.
30. Ventilation enclosures for the project site shall be mounted to the ground surface with no projection above ground.
31. Upon termination of this grant or after the construction of this facility, the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by the Zoning Enforcement Section of the Department of Regional Planning and any other government agency. Prior to installation of its facility, the permittee shall post a performance security, satisfactory to the Director of Public Works and provide a copy to the Zoning Enforcement Section of the Department of Regional Planning, in an amount to sufficiently cover the cost of removal of the facility as provided herein. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed.
32. The placement of the facility shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.
33. If the Department of Public Works requires the facility to relocate due to street improvement projects and undergrounding of utilities, the cost of relocation of wireless facilities due to such projects shall be fully borne by the owner, operator, or permittee of the wireless facilities involved.

MC:de

5/2/2011

Attachments: Photo Simulation(s)



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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.

TO MY KNOWLEDGE THE PROPOSED PROJECT WILL NOT DO ANY OF THE ABOVE DESCRIBED. THERE HAVE IN THE PAST BEEN CONCERNS WITH PLACING A NEW POLE HOWEVER AS THE PROPOSED IS LOCATED AT END OF AN EXISTING POLE LINE. I DO NOT BELIEVE THE POLE WILL MAKE THAT MUCH DIFFERENCE

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

THE PROPOSED PROJECT IS ADEQUATE IN SIZE & SHAPE TO PROVIDE THE SURROUNDING AREA WITH THE SERVICE NEEDED WITHOUT ADVERSLY EFFECTING THE EXISTING SURROUNDING AREA.

C. That the proposed site is adequately served:

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

THE PROPOSED IS FULLFILLED BY THE ABOVE REQUIRMENTS THERE WILL STILL BE PLENTY OF PARKING FOR THE SURROUNDING RESIDENTS.



Communications, Inc.

3/2/11

Agency Permit Process
AutoCAD Drafting
City Council
Consulting
Conceptual Design
Construction Design Plans
Contract Administration
Cost Analysis
Data Base Management
Engineering Services
Feasibility Studies
HOA Meetings
Joint Pole Solutions
Lease/License Agreements
Maintenance Engineering
Outside Plant Engineering
Photo Sims
Planning Commission
Plant Construction Mgmt.
Power & Telco Services
Project Administration
Project Management
Regulatory
Reports
Schedules
Structural Analysis
System Design
Traffic Plans
Walkout Services
Warehousing
Zoning Drawings

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Attn: Dean Edwards

**RE: Alternative Site Analysis
Project Number R2010-00018-(5)
Conditional Use Permit 201000002
T-Mobile – East side of public right-of-way of 30th Street West**

To Whom It May Concern:

T-Mobile researched the possibility of co-location on existing WTF's located within ¼ mile of our subject property. However, there are not any existing WTF's located within ¼ mile. In addition, T-Mobile looked Rancho Vista Golf Course as an option, but the golf course declined and did not want a site on their property. There is also a school located nearby; but it was decided a school with children is not a viable option.

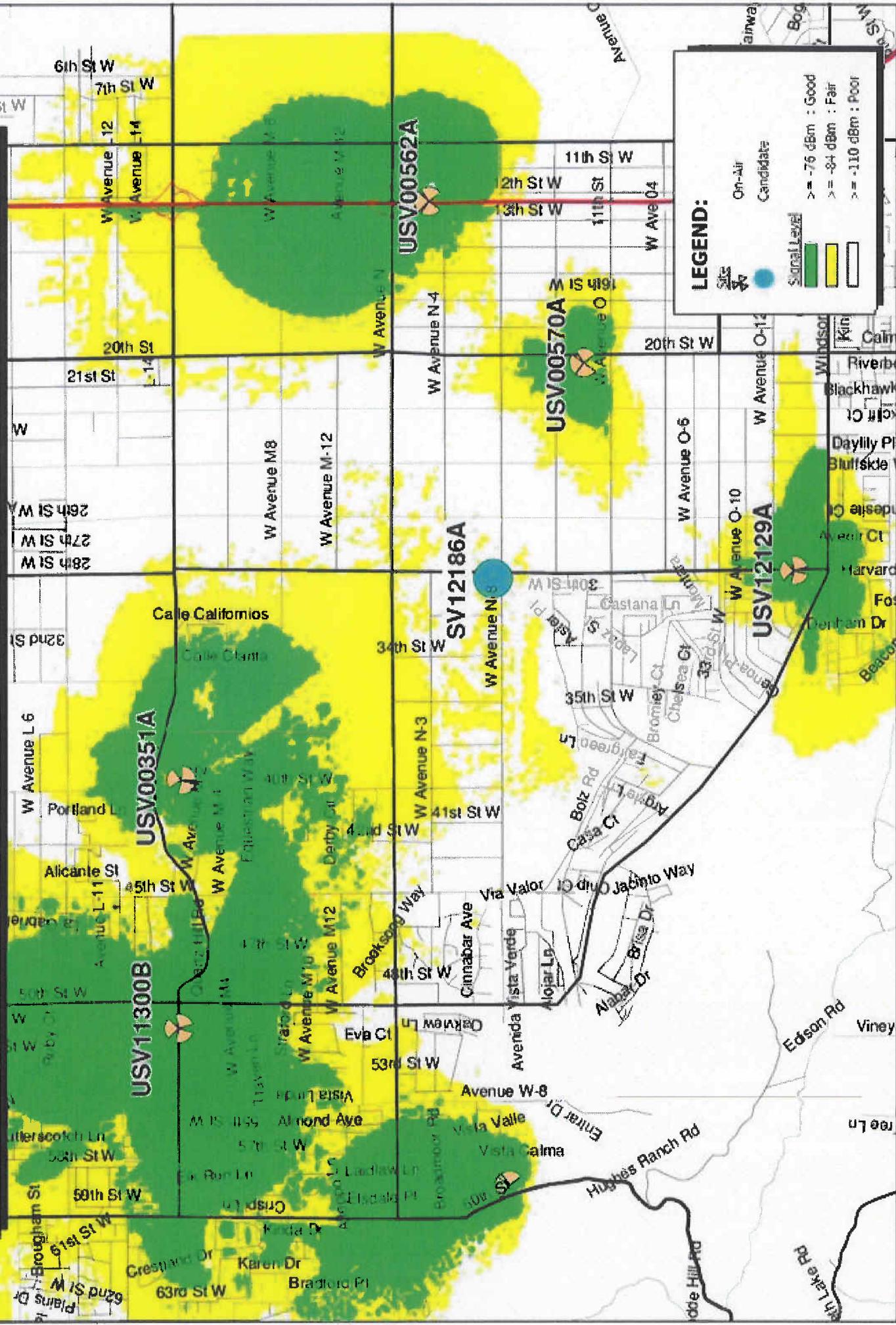
Feel free to contact me directly with any questions or comments.

Respectfully,

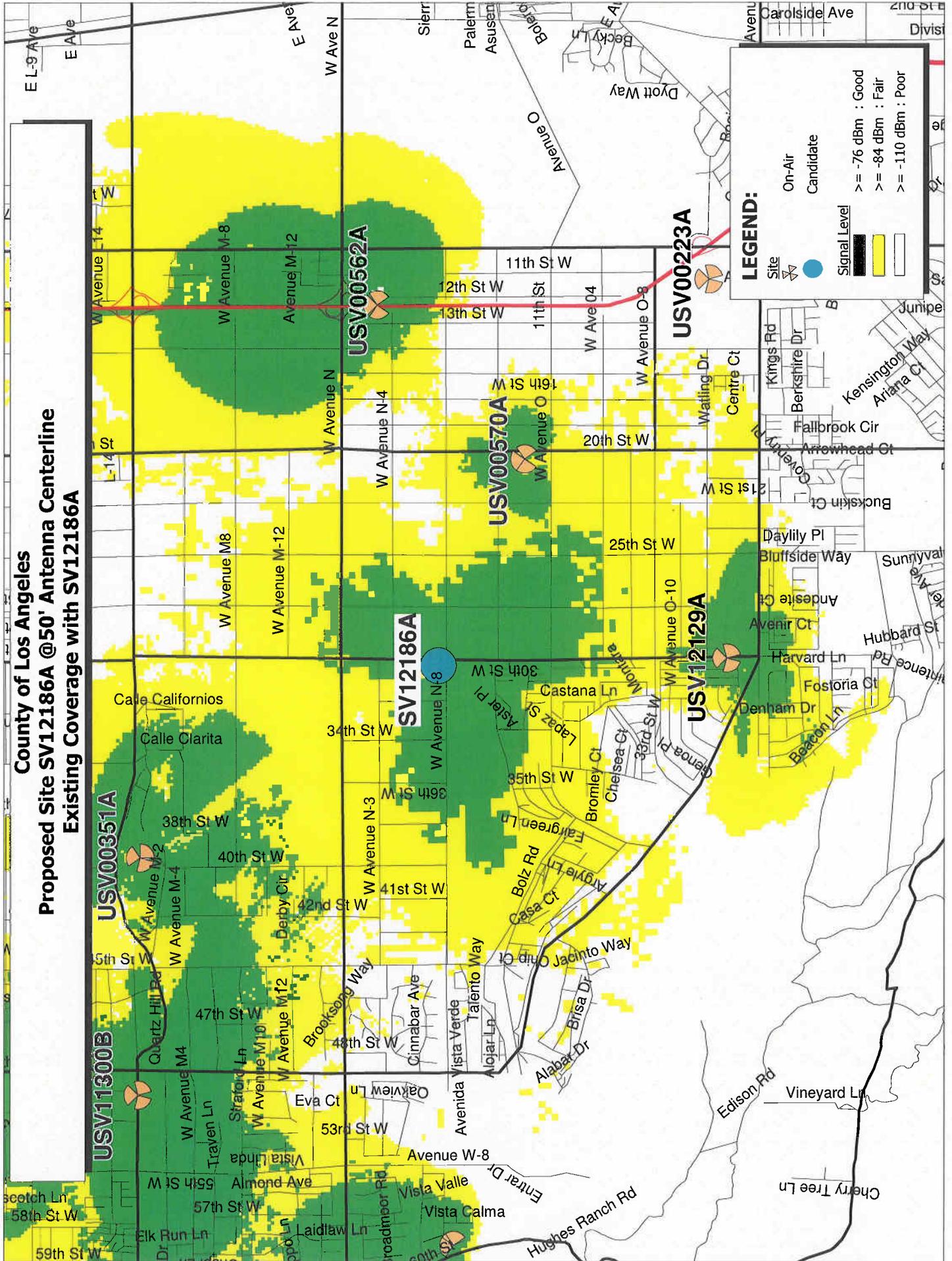
Luke Snyder
BMS Communications, Inc.
(805) 813-6443

4133 Guardian Street • Simi Valley, CA 93063
805.526.1141 • Fax 805.526.2688
Website: www.bmseng.com

**County of Los Angeles
Proposed Site SV12186A @50' Antenna Centerline
Existing Coverage without SV12186A**



**County of Los Angeles
Proposed Site SV12186A @50' Antenna Centerline
Existing Coverage with SV12186A**



LEGEND:

- Site:
- On-Air:
- Candidate:
- Signal Level:
 - Good:
 - Fair:
 - Poor:

Edwards, Dean

From: Barry McGauley [mccauleyb@yahoo.com]
Sent: Tuesday, May 03, 2011 9:48 AM
To: Edwards, Dean
Subject: Permit(s): R2010-00018-(5). RCUP 201000002 - Conditional use permit to authorize the construction, operation and maintenance of a wireless telecommunications facility. - Palmdale, CA

Dear Mr. Edwards

I very recently received a notification of the above referenced permits and express concern as the information eluded to that should be available in the Quartz Hill Library is not there. I formally lodge my objection to the grant of permission for these type of construction permits for the following reasons.

1. Public hearing is scheduled 68 miles from the community, during the normal working day generating a precursor for non attendance and bias in dismissing valid objection or representation. Public servant should be serving the tax payer as required and not remaining remote from those expecting a service.
2. Public hearing should be staged in the Palmdale area at a time outside the normal working day so that the local community and property owners directly affected can attend and make proper comment. Proper structure plans and schematics being made available for review.
3. The web site offers no plans or scale other than that stated in the factual document posted online.
4. Adjacent to domestic properties are populated with Senior Citizens, Children and animals (domestic and commercial)
5. Reduce adjacent property values even more and affect the re-sale ability of those established properties in the area.
6. There is already more than adequate coverage for telecommunications as well with several similar structures in the locale.
7. In the same areas there are large vacant lots without children, animals or properties where a structure of this kind could be positioned and made to compliment the environment as a whole without impinging on the quality of life of the people interacting with it or affecting property values in an already depressed local economy.
8. More effective review and consideration should be given to creating a more aesthetic environment for the local community as well as a sustainable future without more eyesores or encroaching into people's lives.
9. No documents appear to be available or research carried out, for this type of facility, of the effect of wireless telecommunications on people, animals and community and the already established systems or the visual effects for the community as a whole
10. Fencing and Mailbox mentioned is owned by the nearest property to this structure and should not be moved, damaged or interfered with without proper consultation, information or offer of compensation.

In addition I would state that there needs to be a very significant increase in available and understandable information available to the community and more direct consultation as a whole in particular a provision of such to the nearest properties affected. I would also like you to note that recently a gentleman was observed measuring out the area noted in the Permit(s): R2010-00018-(5). RCUP

201000002 when approached and asked what he was measuring he stated "There is to be a cable laid long this area only to connect to adjacent telecommunications box that is all" having received the notice and outlined my concerns and objections as well as the notification of the structure and would ask "Is this part of the mis-information scenario" ??

I look forward to receiving your reply, acknowledgement of receipt and confirmation of the submittance of the above to the 'Public Hearing' of this email correspondence.

Barry McGauley
40810 30th Street West
Palmdale, CA 93551

CERTIFICATE OF POSTING

-Public Hearing-
LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

PROJECT NO.: R2010-00018-(5),
CONDITIONAL USE PERMIT NO.: RCUP 201000002

Contact: Dean Edwards (213) 974-6443
DEwards@planning.lacounty.gov

CERTIFICATE OF POSTING

This Certifies that I/We have posted the "NOTICE OF PUBLIC HEARING" sign(s) for: _____
Project No.: R2010-00018-(5), RCUP 201000002

Located at: _____ **East side of the public right-of-way of 30th Street West,**
_____ **56 feet north of Avenue N-8.**

Public Hearing Scheduled: _____ **Tuesday, May 17, 2011 at 9:00 a.m.**

I hereby certify under penalty of perjury that we posted the above-mentioned
NOTICE OF PUBLIC HEARING. On the 15th Day of April, 2011.

POSTING AGENT
GC MAPPING SERVICE, INC.
3055 W. VALLEY BLVD.
ALHAMBRA, CA 91803
(626)441-1080

Edward Lopez Jr.
Agent


Signature

April 18, 2011
Date



NOTICE OF HEARING

Case Number

**R2010-00018-(5)
CUP 201000002**

May 17, 2011 at 9:00 a.m.

**Room 150
320 West Temple St.
L.A. 90012**

LABASTER 93536

**FOR INFORMATION
CALL (213) 974-6443**



PROJECT NUMBER R2010-00018-(5)



Directional Photos of Site (PAGE 1 of 6)



VIEW OF SITE FROM NORTH



VIEW OF SITE FROM SOUTH

Directional Photos of Site (PAGE 2 of 6)



VIEW OF SITE FROM EAST



VIEW OF SITE FROM WEST

Directional Photos of Site (PAGE 3 of 6)



VIEW FROM SITE LOOKING NORTH



VIEW FROM SITE LOOKING SOUTH

Directional Photos of Site (PAGE 4 of 6)



VIEW FROM SITE LOOKING EAST



VIEW FROM SITE LOOKING WEST



VIEW OF PROPOSED EQUIPMENT LOCATION



VIEW OF SITE ACCESS

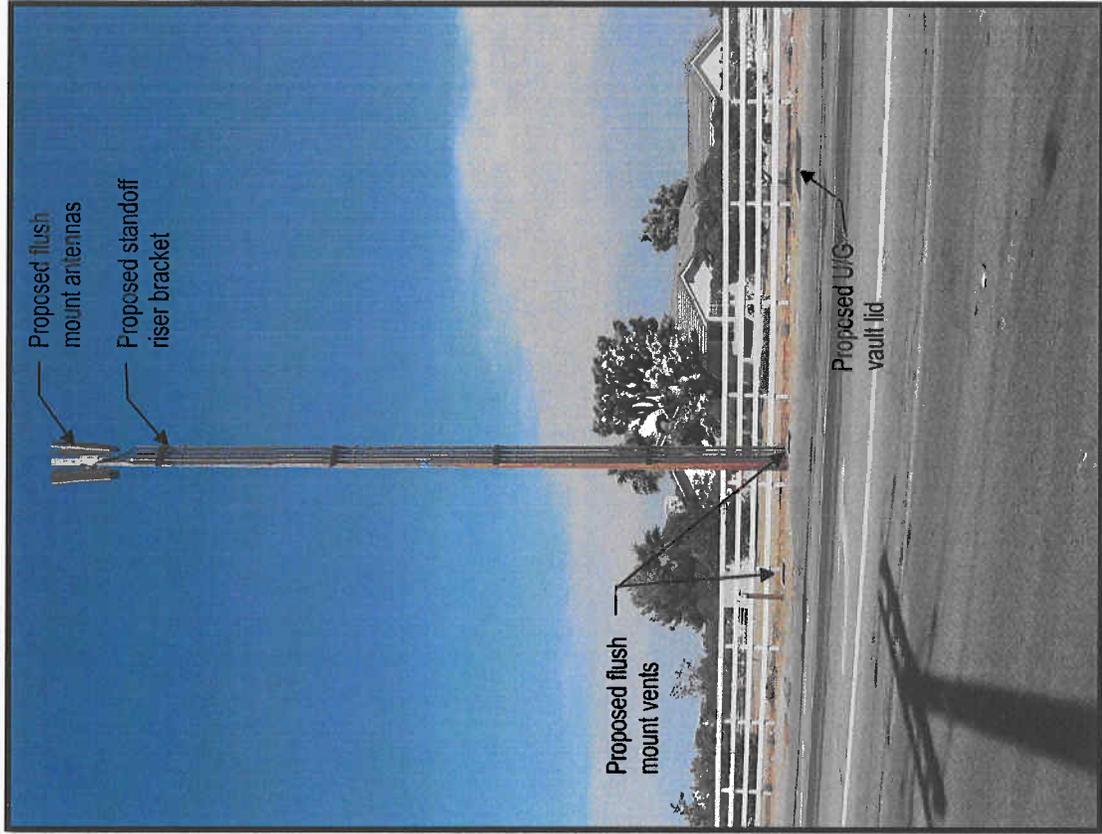
SITE #: SV12186A
SITE NAME: N-8 & 30th ROW JPA
SITE LOCATION: 40810 1/2 30th ST, PALMDALE, CA



Existing



Proposed

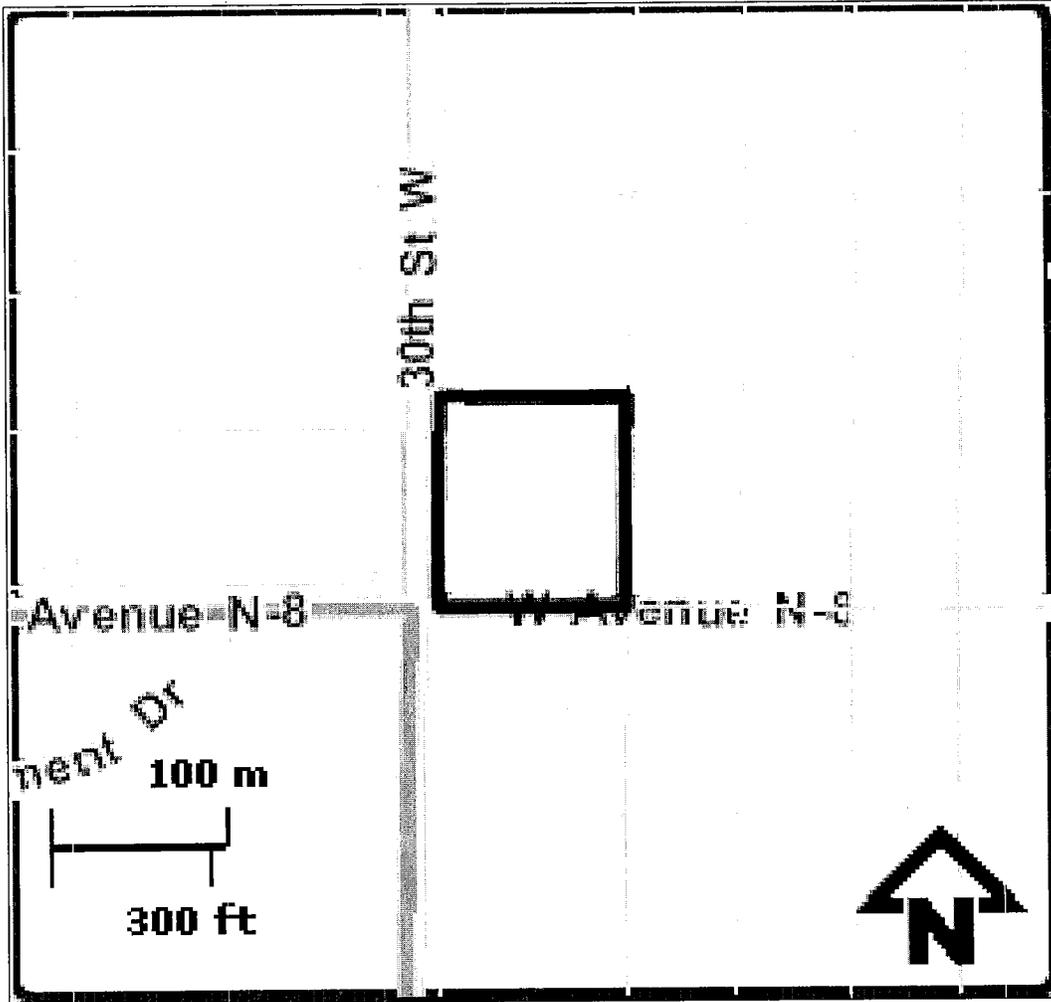


SITE #: SV12186A
SITE NAME: 30TH JPA
SITE LOCATION: 40810 1/2 30TH ST, PALMDALE, CA
Existing



Proposed





ment Dr
100 m
300 ft

